

PRE-PURCHASE REPORT · STAGE 1, DESK REVIEW OF A LIVE CASE

Off-plan villa, Bukit peninsula, Bali (case BALI-014)

PREPARED FOR
Sample client

PRICE RANGE
\$200k to \$400k

TITLE ADVERTISED
Leasehold 30 + 30

COMPLETION ADVERTISED
2027

OUR ADVICE

Proceed only with 3 conditions

Nothing we have seen so far is a red flag. The developer publishes price, title type, lease term and completion year. But **three promises carry most of your risk**, and each needs a document before you sign: the lease extension, the building permit and the projected return.

What this means for you

- A "30 + 30" lease is only as good as the extension clause.
- A permit claimed on a website must match this exact plot in the official system.
- A 10 to 13% projected return assumes occupancy you should see evidence for.

Risk level

Medium until the documents and the site are checked.

Your money

Before signing, keep your exposure to a **refundable reservation** only. Pay the first instalment after the 3 conditions are met.



The Bukit peninsula, Bali. Location photo, not the project. Photo: Jakub Halun, CC BY-SA 4.0, Wikimedia Commons.

The nine checks

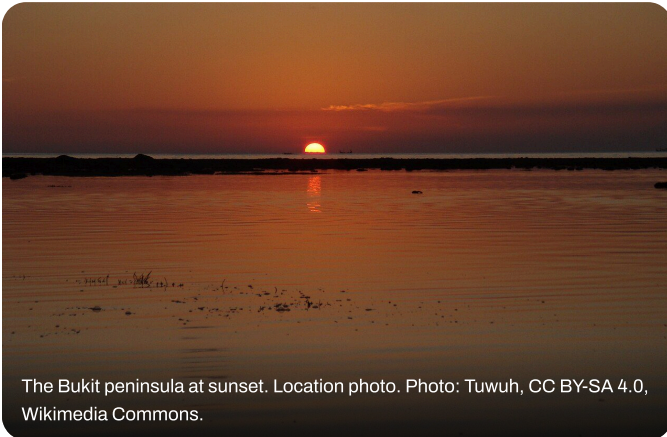
CHECK	RESULT	WHAT WE FOUND
Land title	To confirm	Advertised as leasehold. Next: certificate and lease registration at the land office.
Zoning and coast	To confirm	Advertised as zoned for short-term rentals. Next: the official spatial plan.
Building permits	To confirm	A permit is claimed. Next: confirm the number and the plot in the official system.
Developer record	Pending	Developer invited to verification on 28 Oct 2026.
Progress on site	Pending	Site visit with GPS video after the documents arrive.
Where the money goes	Pending	Payment plan and account holder to be checked.
Contract	To confirm	Extension advertised: is it binding, with a fixed price?
Transparency	Pass	Price, title type, lease term and completion year are published.
Promised returns	Concern	10 to 13% projected: compare with real occupancy and rates nearby.

What to do now

- Condition 1: the extension clause.**
Binding, at a fixed or capped price, registered with the lease.
- Condition 2: the building permit.**
PBG number that matches this plot in the official system.
- Condition 3: proof for the return.**
Occupancy and nightly rates from comparable villas, not projections.
- Then: site visit and contract review.**
We film the plot and read the payment plan before your first instalment.

Evidence

What the developer advertises on its own pages, read by the Kolaboro research agent on 28 October 2026. Advertised claims, not verified facts.



Timeline

- **28 Oct 2026** · Promises read by our AI agent
- **28 Oct 2026** · Developer invited to verification
- **Next** · Registry checks, then site visit with GPS video

Scope of this report

Stage 1 of a full check. Based on the developer's public pages and our research agent. Registry searches, site visit and contract review follow. The project is anonymised until the verification is complete and the developer has had 10 working days to reply.

Sources

- Kolaboro research agent, developer's public pages, 28 Oct 2026: kolaboro.com/research
- Photo: Cliffs of Uluwatu, Bali, Indonesia, 20220826 1006 1038.jpg, Jakub Halun, CC BY-SA 4.0, Wikimedia Commons: https://commons.wikimedia.org/wiki/File:Cliffs_of_Uluwatu,_Bali,_Indonesia,_20220826_1006_1038.jpg
- Photo: The Perfect Sunset.jpg, Tuwuh, CC BY-SA 4.0, Wikimedia Commons: https://commons.wikimedia.org/wiki/File:The_Perfect_Sunset.jpg

Kolaboro verification team

Sample report

Questions about this report?

carlos@equinoxinvestmentgroup.com