

PRE-PURCHASE REPORT · SAMPLE, DESK REVIEW

Half share in a villa in Badung, Bali, with \$1,300 a month promised

PREPARED FOR
Sample client

LOCATION
Badung, Bali

PRICE ASKED
\$66,000 for 50%

STAGE
Before paying

OUR ADVICE

Do not pay

The offer matches a case reported by ABC in March 2024: half shares in a Badung villa for \$66,000 with \$1,300 a month promised. The **contracts and locations were false**, and victims lost more than \$126,000. Before any transfer, the villa must exist, and the seller must own it.

What this means for you

- \$1,300 a month on \$66,000 is about 24% a year: far above what villas earn.
- Paying a person, not a registered company, leaves you no one to pursue.
- One site visit and one land office check would settle it in a week.

Risk level

Very high: the offer matches a reported fraud pattern.

Your money

At risk: **100% of the transfer**. In the reported case, there was no asset to recover.



Villas in Bali's hills. Illustrative photo, not related to the case. Photo: Jadi from Iran, CC BY 2.0, Wikimedia Commons.

The nine checks

CHECK	RESULT	WHAT WE FOUND
Land title	Red flag	No certificate shown in the seller's name for the villa offered.
Zoning and coast	Not checked	Irrelevant until the villa is shown to exist.
Building permits	Not checked	As above.
Developer record	Red flag	Seller is an individual, not a registered developer.
Progress on site	Red flag	The contract location did not match a real villa in the reported case.
Where the money goes	Red flag	Transfer to a personal account.
Contract	Red flag	Contracts reported as false.
Transparency	Red flag	Seller unreachable after payment.
Promised returns	Red flag	Fixed 24% a year "income" is a classic fraud signal.

What to do now

- 1 Do not transfer anything.**
Not a deposit, not a "reservation fee".
- 2 Ask for the land certificate number.**
We check it at the land office (BPN) and match the owner's name.
- 3 We visit the address in the contract.**
GPS-stamped video of what is actually there.
- 4 If you already paid,**
report to the police in Bali and in your country, and keep every message.

Evidence

Public reporting. The photos are illustrative: the villas in the reported case did not exist as described.



Timeline

- **Before 2024** · Investors offered villa shares in Badung
- **After payment** · Seller stops responding
- **23 Mar 2024** · ABC reports losses above \$126,000

Scope of this report

Desk review from public sources. This sample report shows how Kolaboro would advise a buyer considering this project today, using only what the sources listed had published by the dates shown. Kolaboro has not visited the site or reviewed the seller's documents. Statements by buyers in the press are their allegations, not findings of fact. A full check adds registry searches, a site visit with GPS-stamped video and a contract review. The seller can reply and we will add their reply.

Sources

- Own Property Abroad, 9 Apr 2024, citing ABC, 23 Mar 2024: <https://ownpropertyabroad.com/?p=11260>
- Photo: This villa with 700\$ per month. -bali (6294109563).jpg, Jadi from Iran, CC BY 2.0, Wikimedia Commons: [https://commons.wikimedia.org/wiki/File:This_villa_with_700\\$_per_month._-bali_\(6294109563\).jpg](https://commons.wikimedia.org/wiki/File:This_villa_with_700$_per_month._-bali_(6294109563).jpg)
- Photo: The Villas at Villa Campuhan in Bali (19604714236).jpg, Brett Morrison from Los Angeles, CA, USA, CC BY 2.0, Wikimedia Commons: [https://commons.wikimedia.org/wiki/File:The_Villas_at_Villa_Campuhan_in_Bali_\(19604714236\).jpg](https://commons.wikimedia.org/wiki/File:The_Villas_at_Villa_Campuhan_in_Bali_(19604714236).jpg)

Kolaboro verification team

Sample report

Questions about this report?

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