

CONSTRUCTION MONITORING REPORT · ILLUSTRATIVE EXAMPLE, FICTIONAL PROJECT

Villa Kenanga (fictional), Canggu coast, Bali

PREPARED FOR
Sample client

PRICE
€240,000

MILESTONE
3 of 6: roof structure

NEXT PAYMENT
€48,000

OUR ADVICE

Safe to pay

Our agent visited on 27 October with GPS-stamped photos and video. **The roof structure is complete and matches the drawings**, the permit matches the plot and the developer answered every question. You can pay instalment 3 of 6.

What this means for you

- What you are paying for exists and matches the plans.
- The contract protects you: a 1% monthly delay penalty and a refund right after 6 months.
- Two items to watch: payments are not in escrow, and the 8% yield assumes 70% occupancy.

Risk level

Low: milestone verified on site; two items to watch.

Your money

After this payment you will have paid **60%** for a villa that is about **60% built**: your money follows the concrete.



The nine checks

CHECK	RESULT	WHAT WE FOUND
Land title	Pass	Leasehold certificate checked at the land office; lessor and plot match the contract.
Zoning and coast	Pass	Tourism zone on the spatial plan; outside the coastal setback.
Building permits	Pass	PBG number confirmed for this plot in the official system.
Developer record	Pass	Two earlier projects delivered within 4 months of the promised date.
Progress on site	Pass	Milestone 3 verified on site: 14 photos and 2 videos, GPS ± 3 m.
Where the money goes	Concern	Payments go to the developer's company account; no escrow.
Contract	Pass	Delivery date with a 1% monthly penalty and a refund right after 6 months.
Transparency	Pass	Replied to every question within 5 days and shared all permits.
Promised returns	Concern	8% projected yield is reachable but assumes 70% occupancy.

What to do now

- 1 Pay instalment 3 of 6 (€48,000).**
Use the company account named in your contract and keep the receipt.
- 2 Ask for a monthly account statement.**
The developer has agreed to share it on request.
- 3 Next visit: milestone 4, finishes.**
Expected in about four months; we will tell you before the invoice arrives.

Evidence

Illustrative example with a fictional project, developer and figures, to show what a finished Kolaboro report looks like.



Timeline

- **Mar 2026** · Pre-purchase check passed (score 81)
- **Jun 2026** · Milestone 2 verified, safe to pay
- **27 Oct 2026** · Milestone 3 verified, safe to pay

Scope of this report

Illustrative example. Project, developer, people and figures are fictional.

Sources

- 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)
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Kolaboro verification team

Sample report

Questions about this report?

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