

A quick overview about Rumah Pulau Saya.

Building in Indonesia is somewhat different. Considerations to local customs and beliefs play a part as well as the clay soil base, potential flooding, and earthquakes. Not to forget that its Tropical and mildew and mould abound.

The Block

Due diligence was applied to ensure the location was not on a flood plain or subject to major flooding by reviewing historical satellite images. The location was originally cleared and developed as a rice field and then converted to an orange orchard. The surrounding land continues to be used as rice fields or remains as jungle that is dual used for the growing of JATI which is a teak wood.

Water courses are abundant as part of the rice fields these drain into a small river that meanders eventually to the ocean which is about 1km away. We are sufficiently distant from the ocean to avoid tidal surge in the river.

Rice fields use a dyke system to control water flow. These dykes are higher than the surround rice fields and maintain the level of water within the respective field before on flowing to the next.

This height was used to determine the base level of the block when clearing was complete.

In accordance with local customs the foundations for walls that surround the property were then laid. The foundation is 300mm above dyke height, atop this a 1.8 m brick and pillar wall was completed and rendered.

To ensure the building would remain free from any water inundation the block was then further raised so that the actual home sites 700mm above the highest point outside the block and levels inside the block are contoured so all water run off flows into a drainage channel at the front of the property hence carrying all run off to the river about 200m away.

The House

Brickwork

Not at all common in Indonesia the house is a double brick construction with cavity walls. It sits on a concrete raised pad within a stone foundation. The reinforced pad utilised builder's plastic to avoid moisture wicking. Balinese bricks are known to be susceptible to moisture so all interior and exterior walls were then rendered with a concrete parge.

The double brick walls reach a height of 3 metres atop which is a concrete capping effectively sealing the top of the cavity walls and structurally reinforcing the building.

Windows & Doors

Wood abounds in Indonesia and so do termites and wood rot. For this reason, all window frames and doors are aluminium.

Interior Walls and Floors

At the time of building a sustainable bamboo manufacturing company existed on the Island producing both wall panels and flooring that was insect resistant and exceedingly strong. Staying with an ecological theme for the house the product was used for feature walls in the master bedrooms.

The material was used as the flooring for the open plan living area and sections of the floor have been exposed to excess moisture that have deteriorated its appearance, and this is accepted as a design fault. Bamboo flooring was used in both master bedrooms and remains in pristine condition.

Tiles are used in all over places with non-slip variety for flooring, walls are tiled to ceiling height.

Ceilings and Roof

The roof is high pitched to assist with cooling and is a steel truss foundation for the tiles which are made from recycled plastic. All ceilings are also recycled plastic.

Plumbing

A deep well at 44 metres provides water via a submersible pump to carbon filtration to remove calcium and a 1500 litre tank. From here the water is drawn to a Commercial Reverse Osmosis Filtration system and a header tank of 1000 litres. This reticulates water to the dwelling via a pressurised system ensuring mains pressure water to all faucets. The system has single valve operation to allow de calcified water, pre RO cleaning, to be used for both the gardens and swimming pool, hence avoiding calcium residue on paved areas.

The ground water was pretested after bore completion and did not contain any heavy metals or pathogens although some unknown coliforms were evident. These are fully removed by the RO system. The RO system is situated in a building adjacent to the house that also serves as a storeroom.

Toilets are Western and both hot and cold water is available in bathrooms and showers at mains pressure.

A storage tank and leach drain ecological septic system is in use.

Electrical

35 Amp M.E.N power is delivered to the property via the National Provider. The power is filtered before distribution to the house. House wiring, and all plugs and switches are Australian Standard. All circuits are RCD protected. All lighting uses low wattage L.E.D's. Ample 10 and 15 amp GPO's are available.

Rooms are reverse cycle air conditioned on individual power circuits to avoid overloads.

Swimming Pool

Below ground concrete pool of approx. 10,000 litres tiled. US sand filtration system housed in a utility room.

CCTV Internet

High speed internet via a Fibre to the House connection and WIFI availability throughout the dwelling. Four (4) all weather CCTV cameras monitor the property and live feed and historical can be accessed remotely if required.

Chattels

The list is extensive but includes, fridges, freezers, kitchen equipment, beds, furniture both indoor and outdoor, window treatments and a wall mounted large screen smart TV. Ceiling fans are fitted through out. There is also a pool table and dart board and a variety of built in and moveable furniture.

Caveat Emptor

The property appears on two (2) adjoining titles, it is 100% Freehold and there are no encumbrances what so every.

Access to the property is via a gazetted common easement that is unsealed. A registered Kia station sedan (automatic) is included with the property as are a number of outbuildings and two 10,000 litre ponds currently used to grow freshwater fish. There are seasonal vegetable gardens and a variety of fruit trees on both Titles. A working water bore and pumps exist on the adjoining Title.

Please be cognisant that the property is located in Bali Indonesia. It is in a Rural area and there are naturally bugs that bite or sting if you let them.

The property has been maintained but like any building in the Tropics it has its faults and yes, we are open to intelligent negotiation.

Need more info please use the contact form to get in touch.

Cheers.....