

Rumah Pulau Saya

Built 2018

OVERVIEW

Building in rural Indonesia is somewhat different to that in a modern city.

Considerations to local customs and beliefs play a part, and consideration to environmental factors including the clay soil base, potential flooding, and earthquakes.

Not to forget that its Tropical and mildew and mold abound.

About The Block

Prior to building, 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 fields 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 and bamboo.

Man made water courses are abundant as these form part of the reticulation system for the many rice fields that surround the property.

A nearby small river meanders thru the rice fields 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 dike system to control water flow.

These dikes 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 walls surround the property must be completed prior to any building commencing.

The foundations for walls were then laid, ensuring that the completed foundation was 300mm above dike height.

Atop this a 1.8 m brick and pillar walls were completed and rendered.

To ensure the building would remain free from any possible water inundation the block was then further raised so that the actual home site is 700mm above the highest point outside the block.

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 utilized 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 aluminum.

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.

All floors are non-slip tiles. Granite tiles were used on the open plan veranda and ceramic tiles in the bedrooms, hence ensuring easy cleaning.

The kitchen has tiled floors, and all walls are tiled to the ceiling, as are the bathrooms and toilets

Ceilings and Roof

The roof is high pitched to assist with cooling and has an insulation layer. It is of steel truss foundation.

The roof tiles and all ceilings are a polymer created from recycled plastic that is resistant to both fire and mold.

Plumbing and Water

A deep well was bored to a depth of 44 metres traversing the substrate limestone capstone encountered at 40 metres to provide pristine water that from testing was pesticide and heavy metal free.

An automatic submersible pump delivers water to a 1500 litre header tank via a carbon filtration system to remove calcium.

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 pressurized system ensuring mains pressure water to all faucets.

The system has single valve operation to allow de-calcified water, to be used for both the gardens and swimming pool, hence avoiding calcium residue on paved areas.

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 commercial power is delivered to the property via the National Provider.

The power is filtered before distribution to the house via a voltage regulation system.

House wiring, including and all plugs and switches are Australian Standard.

All circuits are RCD protected.

All lighting uses low wattage LED'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.
A US sand filtration system housed in a utility room.

CCTV Internet

High speed internet is available via a Fibre Optic Cable directly to the House and WIFI is available 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 size is 1000sq metres and appears on two (2) titles.
It is 100% Freehold and there are no encumbrances what so ever.

Access to the property is via a common registered easement that is unsealed.

A registered Kia station sedan (automatic) is included with the property as are a number of outbuildings and aquaculture ponds currently used to grow freshwater fish.

There are seasonal vegetable gardens and a variety of fruit trees on both Titles.
An additional water bore, and pumps exist on the adjoining Title with electricity provided from the main property.

Please be cognizant that the property is in **Bali Indonesia**.

It is in a Rural area but can be reached via main roads and is 89km from the International Airport and there are naturally bugs that bite or sting if you let them. A modern shopping centre is 10km away.

The spoken language is Indonesian, and there are very few if any Tourists, Pubs or Nightclubs and the like.

The property has and continues to be maintained but like any building in the Tropics it has its faults.

Need more info

Please use the contact form to get in touch, or visit us, at

The Bali Reunion Club,
Tropozone Lane off Legian Street
Kuta

<http://bali-reunionclub.com>

Cheers

Bruce Sutarja

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