

HOT! PROPERTY

VOLUME 8 2008 – VILLA AZAYA



CASE STUDY TWO

What was your objective in building your own villa and how did the build go along with your initial planning expectations?

Primarily, building your own home can be significantly cheaper than buying into a ready-made villa and is a much better investment. And obviously, by building yourself, you are able to customize the project to your specifications, from creating your own design to assembling your own creative team to choosing the materials. If you have a good rapport with the architect and contractor and aren't in a rush, building a home in Bali can really be a lot of fun.

We originally projected a year to complete the house but because of rain season and late delivery of some equipment it ended up taking about a year and a half to complete, starting from scratch with no electricity, running water or boundary walls. We also ended up making several revisions during the planning stages of the house.

Did you consider implementing any ecologically friendly elements in your design?

When I began planning the construction of the house over 2 years ago, there was not as much eco-friendly technology in Indonesia as we now have. We intended on installing solar panels, but a friend had advised against it because apparently the amount of calcium in the ground water that passes through the panels eventually creates blockages in the system after about a year which then renders the system useless, so I passed on

the idea. In hindsight, I think this was a mistake because we ended up installing a complete filter system that screens out calcium, sand, and other impurities from the water so I think this would have resolved any calcium issues. We did, however, implement a biological septic system that processes all the sewage water through a series of filters and deodorizers and this water is then used in the sprinkler system for the garden. I think a bio septic system is the minimum eco-friendly feature that everyone should consider when building in Bali.

What sort of issues did you encounter during the build and what advice could you offer?

In Bali, I think the most important piece of advice is to make sure that you have a lot of time to build. I made several mistakes on prior projects and it was always because we were pushing to meet a deadline. We took time to build this house and by not pushing the contractors we avoided repeating a lot of the same errors. For instance, regarding the foundations of the house, one has to make sure it dries completely and properly, or in the case of the swimming pool which has to be built at the right time of year. During construction we had an underground balancing tank that kept on collapsing because it kept filling up with rain water that we had to pump back out. The contractor began to worry but I told him not to rush it and wait it out till the rain stopped in order for things to dry thoroughly.



CASE STUDY TWO



Investment Property do's & don'ts

Discerning investors will compare basic fixtures, fittings and appliances and consider their value for money. Don't scrimp on areas like kitchens, bathrooms and pools. If they need to spend a small fortune to get the property to an acceptable standard they will walk away.

Use professionals for architecture, building, lighting and landscaping to avoid unforeseen structure problems later.

Use quality neutral furnishing so owners can add their own touches. Avoid bold colour statements, as these will be the first thing thrown out and replaced at their expense.

Good storage in every room, as clutter is soon unattractive in any villa.

Choose location carefully, close proximity to amenities and appeal to people other than yourself.

After the first big rain with strong winds it probably the best time to source any problems that you may have with the house. We found several small leaks and also discovered that during heavy rain with winds water was entering via the bottom of some windows so we had to re-seal these areas with rubber. We also came across general drainage issues so we had to raise the level of the land that the house is now on and also create a number of large holes in the garden filled with rocks (soak pits) to prevent flooding in the garden. It's quite obvious, but always make sure that your land is raised higher than the surrounding land to avoid drainage problems.

Always be very aware of your material costs, especially wood. The price of wood often jumps even though quality of the wood may not always correspond with the price increase. You have to be very flexible in choosing your materials, as the items you want may not always be available so it's always good to have several options at the ready. A few years ago, only basic 3D renderings were available. This has changed for the better and I would advise a professional 3D rendering of your project so you can examine the design at all possible angles. It's also very important to be sure to involve the landscape architect and the architect from the beginning so that you can integrate both aspects simultaneously during the build.



VILLA AZAYA - AN INVESTMENT BLUEPRINT

By S. Gamboa Photos By Lucky 8 Photography

Ideally situated a few minutes walk from Petitenget Beach but only accessible via a small road off the main street. Villa Azaya offers the comforts and functionality of a modern luxury home, the privacy of a beach side abode (200m), and the practicality of a central location. This property, consisting of a 3-bedroom main house and a separate 2-bedroom self contained guest house with open plan kitchen and living area, was originally designed as a family home and took a year and a half to build. We spoke to the owner regarding aspects of design and construction as well as valuable advice on the build.

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What was your objective when building your own villa and how did the build go along with your initial planning expectations?

Primarily, building your own home can be significantly cheaper than buying into a readymade villa and is a much better investment. And obviously, by building yourself, you are able to customize the project to your specifications, from creating your own design to assembling your own creative team to choosing the materials. If you have a good rapport with the architect and contractor and aren't in a rush, building a home in Bali can really be a lot of fun.

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