

HOT PROPERTY! – THE ARSANA ESTATE

Vol. 7 Autumn 2007



THE BIG BUILD/CASE STUDY ONE

At home on the river

OWNED BY AN INDIAN FASHION DESIGNER, THIS HOME IS PERFECTLY DESIGNED FOR BOTH ENTERTAINING AND PRIVATE LIVING. A SUBSTANTIAL, MULTI-FUNCTIONING FOUR BEDROOM VILLA THAT EMBODIES BOTH BALINESE TRADITIONAL STYLE AND ALL THE CREATIVE COMFORTS OF MODERN LIVING, BY SHARON ALEXANDER

This project initially started as a small scale holiday home for the use of the owner's guests over the design process began. Set on approximately 50 acres the project has taken two years to complete, from the initial free discussions with the architect until the finishing touches were made. The initial deadline was December 2005, for a launch event and although it was ready to live in at that stage, it took a further six months to fully complete. We talked to the owner about the experience.

Why did you decide on Bali as the ideal place for your second home?

Bali represents a unique mix of culture, nature and entertainment. It's one island full with so many different environments. The risks – climbing rivers, Semarak – is a market orientation; Uluwatu – stunning valley views, Ubud – beautiful (classy) surfing beaches, North Bali – remote black sand beaches. Destinations such as Phuket just don't have this variety.

Why build yourself rather than buy into a resort or ready built villa?

This provided the opportunity to turn an interest in interior and architectural design into a reality. An existing villa or a development was not really of interest as the design and build of a new villa – an 'end-to-end' – was an exciting challenge – an 'endless' one. An existing build or a development to someone else's vision and often where the commercial, is not quite the 'end-to-end' Bali design. However, strong

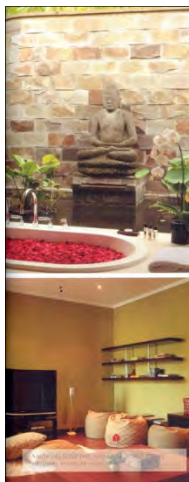
words of advice – without real passion, a flexible budget and loads of patience it is better to consider buying into an existing development.

How did you choose the location and how long to find the plot?

It took two years to find the location. Bali means different things to different people. In this case, nature and its beauty was the overriding consideration. This meant Uluwatu was the starting point. Many building locations were considered in and around Uluwatu but the agent was asked to help find something in the 'magic triangle' of Semarak, Uluwatu and Nirwana golf course. Eventually settling on a place near Kuta Kuta (located from Tanah Lot). It was an Uluwatu area rocky and only 30 minutes from Semarak, 40 minutes from Uluwatu and 10 minutes from Nirwana. It is a beautiful tropical village and the land price was also reasonable as it is an 'undiscovered' area – this allowed for the purchase of a bigger plot than the usual 10 to 15 ac.

How did you find your architect and builder, what was your involvement and relationship throughout the project?

Knowing the architect and builder was an interesting story. Several architects and builders had been referred to the site but their vision and approach did not really gel. What was really needed was someone that could connect a vision



Were there any restrictions in design or any problems during construction and how were they overcome?

There were no restrictions in design. The vision from day one was to create a three level concept to take advantage of the different aspects of the site. The original idea for the house was to be placed to take advantage of the stunning valley views, which included an impressive temple. The work had to be done in a way that was designed to bring the views of the canyon of the jungle into the living and dining areas while creating the feeling of being suspended amongst the trees. The business was very good but it was important that the fully understood the vision, which, of course, is likely to evolve during the process.

The project was very 'hands-on', with visits to the site on every second weekend, becoming every weekend as completion loomed closer. The relationship with the architect and builder was very good but it was important that they fully understood the vision, which, of course, is likely to evolve during the process.

Most of the important legal aspects of the construction were undertaken by the architect, e.g. the building permit.

What about the finishing touches? However much furniture and fittings you think you will need, this will probably be doubled by completion. Initially, the furniture was sourced from Jakarta and Bali on an ad-hoc basis, but the owner put an impressive task when not living in Bali and having a full time job. Interior company.

Complete care was the owner and was able to help select and source everything from paintings to furniture and table to a pool table – a full service, without which the family would have had nothing to sit on or eat with when they arrived.

What utilities, if any, were available on the plot? The land did not have any utilities, although there was an electric transformer with capacity for 100kVA. Electricity took about five months to arrange. Telephone in wireless. Tools were available.

THE BIG BUILD/CASE STUDY ONE

Were there any restrictions in design or any problems during construction and how were they overcome?

There were no restrictions in design. The vision from day one was to create a three level concept to take advantage of the different aspects of the site. The original idea for the house was to be placed to take advantage of the stunning valley views, which included an impressive temple. The work had to be done in a way that was designed to bring the views of the canyon of the jungle into the living and dining areas while creating the feeling of being suspended amongst the trees. The business was very good but it was important that the fully understood the vision, which, of course, is likely to evolve during the process.

The project was very 'hands-on', with visits to the site on every second weekend, becoming every weekend as completion loomed closer. The relationship with the architect and builder was very good but it was important that they fully understood the vision, which, of course, is likely to evolve during the process.

Most of the important legal aspects of the construction were undertaken by the architect, e.g. the building permit.

What about the finishing touches? However much furniture and fittings you think you will need, this will probably be doubled by completion. Initially, the furniture was sourced from Jakarta and Bali on an ad-hoc basis, but the owner put an impressive task when not living in Bali and having a full time job. Interior company.

Complete care was the owner and was able to help select and source everything from paintings to furniture and table to a pool table – a full service, without which the family would have had nothing to sit on or eat with when they arrived.

What utilities, if any, were available on the plot? The land did not have any utilities, although there was an electric transformer with capacity for 100kVA. Electricity took about five months to arrange. Telephone in wireless. Tools were available.



THE BIG BUILD/CASE STUDY ONE

At home on the river

OWNED BY AN INDONESIAN FASHION DESIGNER, THIS HOME IS PERFECTLY DESIGNED FOR BOTH ENTERTAINING AND PRIVATE LIVING. A SUBSTANTIAL, MULTI-FUNCTIONING, FOUR BEDROOM VILLA THAT EMBRACES BOTH BALINESE TROPICAL STYLE AND ALL THE CREATURE COMFORTS OF MODERN LIVING.

BY KHANDI ALEXANDER

This project initially started as a small scale holiday home but the size of the venture grew once the design process began. Set on approximately 50 are the project has taken two years to complete from the initial first discussions with the architect until the finishing touches were made. The initial deadline was December 2005, for a family event and although it was ready to live in at that stage, it took a further six months to fully complete. We talked to the owner about the experience.

Why did you decide on Bali as the ideal place for your second home?

Bali represents a unique mix of culture, nature and entertainment. It's one island but with so many different environments: The Bukit - cliff-top views; Seminyak — up market entertainment; Ubud — stunning valley views; Dreamland — world- class surfing beaches; North Bali — remote black sand beaches. Destinations such as Phuket just don't have this variety

Why build yourself rather than buy into a resort or ready built villa?

This provided the opportunity to turn an interest in interior and architectural design into a reality. An existing villa or a development was not really of interest as the design and build of a new villa on a 'hand-picked' site is an exciting challenge — an outlet for creativity! An existing build or a development is someone else's vision and often either too commercial, a bit too quirky or 'cookie-cutter' Bali design. However, strong words of advice — without real passion, a flexible budget and loads of patience it is better to consider buying into an existing development.

How did you chose the location and how long to find the plot?

It took two years to find the location. Bali means different things to different people. In this case, nature and its beauty was the overriding consideration. This meant Ubud was the starting point. Many stunning locations were considered in and around Ubud but the activity and friends were in Seminyak, plus Ubud was a bit far from any golf courses. Finally the agent was asked to help find something in the 'magic triangle' of Seminyak, Ubud and Nirwana golf course. Eventually settling on a place near Kaba Kaba (inland from Tanah Lot): It is on an Ubud-type river valley and only 30 minutes from Seminyak, 40 minutes from Ubud and 10 minutes from Nirwana. It is in a beautiful unspoilt village and the land price was also reasonable as it is an "undiscovered" area — this allowed for the purchase of a bigger plot than the usual 10 to 15 are.

How did you find your architect and builder, what was your involvement and relationship throughout the project?

Sourcing the architect and builder was an interesting story. Several architects and builders had been taken to the site but their vision and approach did not really gel. What was really needed was someone that could convert a vision into reality. The construction was undertaken on a pro-bono basis by a Balinese architect-builder partnership called Bali Building Company or BBC for short, that was recommended by a friend who does social work funding the construction of schools and orphanages in Bali. Through helping the team win business, they could, in turn, continue to provide assistance in his social work programs.

They understood the vision and concept and were happy to take a flexible approach to the design and construction. This provided a good solution; the architect and builder came as a package with the costs rolled into one and it was good to be able to work with and support local expertise (not to mention supporting the social work aspects.)

I had seen their work elsewhere and my friend was able to vouch that it would be a quality product. The quality of the finish is very high by Balinese standards and the team were happy to refinish anything that was felt could have been done a little better. The overall experience with them was very good.

The added benefit was that as locals they were helpful in selecting and sourcing Indonesian materials and they were happy to deal with all the local community aspects of the construction (including employing labour from the village.) Furthermore, they were able to provide guidance on dealing with local rules and regulations that needed to be addressed during the construction phase.

What utilities, if any, were available on the plot?

The land did not have any utilities, although there was an electrical transformer with capacity nearby. Electricity took about four months to arrange. Telephone is wireless. Town water is available.

Were there any restrictions to design or any problems during construction and how were they overcome?

There were no restrictions to design. The vision from day one was to create a three level concept to take advantage of the different aspects of the site. The top levels (the bedroom villas) were placed to take advantage of the stunning valley views, which included an important temple. The next level down, (the living area), was designed to bring the views of the canopy of the jungle into the seating and dining areas while creating the feeling of being suspended amongst the trees. The bottom level, (the pool and the pool house) were placed to take advantage of one of the really nice features of the site; the river.

The project was very 'hands-on', with visits to the site on every second weekend, becoming every weekend as completion loomed closer. The relationship with the architect and builder was very good but it was important that they fully understood the vision, which, of course, is likely to evolve during the process.

Most of the important legal aspects of the construction were undertaken by the architect, e.g. the building permit.

What about the finishing touches?

However much furniture and fittings you think you will need, this will probably be doubled by completion. Initially, the furniture was sourced from Jakarta and Bali on an ad-hoc basis, but this was just an impossible task when not living in Bali and having a full time job. Interiors company Cempaka came onto the scene and were able to help select and source everything from paintings to knives and forks to a pool table — a full service, without which the family would have had nothing to sit on or eat with when they arrived.