

**BALI**

REAL ESTATE

*Inspections*

DONE RIGHT

*your*  
**PEACE OF  
MIND**

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Professional Construction Inspections



**BALI BUILDING  
CONTROL**



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CONTROL**

# WELCOME

**Independent Building  
Inspection and Certification  
Services Ensuring Quality,  
Safety, and Compliance  
Across Bali**

**Book Your  
Professional Building  
Inspection Today**

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**Protect Your Investment  
and Ensure Every Detail  
Meets the Highest  
Standards.**

Bali Building Control (BBC) offers comprehensive, independent building inspection and certification services to ensure construction quality, safety, and compliance across residential and commercial properties in Bali. A highly knowledgeable team with over 30 years hands on experience in the Architecture and Construction Industries, BBC provides impartial assessments at every project stage—from architectural drawing reviews and ongoing construction certifications to final handover inspections.

Our tiered service packages (Silver, Gold, and Platinum) range from 40-point inspections up to in-depth technical evaluations covering structural integrity, MEP (mechanical, electrical, plumbing) systems, drainage, waterproofing, ventilation, materials, and finishing quality. BBC's approach removes the uncertainty and risk from property development by ensuring every phase of work meets professional standards before handover.





# BALI BUILDING CONTROL

Our promise: We only get paid by you.



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## SERVICES

- **Architectural Drawings Package Assessment**
- **Construction Works Certification**
- **Final Handover Certificate**
- **BMB - Bali Master Builders** (Coming Soon)

Bali Building Control is a team of highly experienced, private and impartial building inspectors led by a veteran of construction and architecture. With 30 years hands-on experience. Both in London and Bali.



# Architectural Drawings Package Assessment

Check the comprehensiveness and professional quality of the Architectural Drawings pack from your developer.

- **Silver**

General overview and report of the PDF format of your FORCON (For Construction) deck.

- **Gold**

Assessment and report of main sections (structural, MEP, Architectural) of the PDF format of your FORCON deck.

- **Platinum**

Full review, assessment, and report on your entire FORCON deck (including finishings) along with recommended best practices for any areas of concern.







# Construction Works Certification

Have your project independently and impartially inspected throughout the course of the construction works. Each and every area of work must be inspected and approved before the next phase of work is permitted to commence.

- **Silver**

Land clearance, cut and fill and below ground structural, drainage, MEP and waterproofing works.

- **Gold**

As above plus: Above ground MEP (first stage only: pipework & cabling) and main structure.

- **Platinum**

As above plus: All main architectural works such as: walls, openings, leveling, tiling, plastering, ceilings, doors, windows and MEP second stage (including: switches, sockets, sanitary-ware, pool.)





# Final Handover Certificate

A comprehensive, on-site survey conducted by a qualified team of professional inspectors to thoroughly verify that every aspect of the property aligns with the approved handover documents, design specifications, and construction quality standards before your final acceptance.

- **Silver**  
40 Point Inspection
- **Gold**  
47 Point Inspection
- **Platinum**  
55 Point Inspection





# ASSESSMENT PACKAGES



## ● Silver

### The One Day Survey Minimum Level

Includes a 40 point inspection  
- see separate sheet. A report  
and a Certificate.

## ● Gold

### The Three Day Survey Mid Level

#### *Silver with additional:*

- Equipment and appliance functionality testing
- General Ventilation and Air Flow assessment
- Water drainage efficiency/capacity (internal)
- Full ventilation/air flow system assessment
- Main finishing materials assessment and schedule
- Electricity requirements & capacity assessment
- General finishing work quality assessment

## ● Platinum

### The One Week Survey Top Level

#### *Gold with additional:*

- Water drainage efficiency/capacity (external)
- Quality control assessment of finishing works
- Accessible Cavity Inspections
- Door and window installation and functionality testing
- External drainage inspection & assessment - including roof
- Testing of all waterproof areas & surfaces
- Full survey of all internal living space sizes & dimensions specified on drawings - Including furniture
- General assessment of all service and common areas (for shared buildings only)





# ASSESSMENT PACKAGES



## ● Additional Services

For detailed and tailored requirements, you can also choose to have an expert assess a case specific aspect of work

*Please specify the additional services you require:*

- Full HVAC survey – temperature, circulation, volume and efficiency testing
- Water Ph and calcium levels assessment
- Landscaping Assessment
- Pest Prevention Assessment
- Flood Risk Assessment
- Mold Risk Assessment
- Earthquake Risk Assessment
- Fire Safety Assessment
- Comprehensive pool, pool operational equipment system and service rooms survey
- Plumbing pipework pressure test
- Electricity consumption test
- Security



# BALI BUILDING CONTROL CHECKLIST

## What's included in the Standard Silver Handover Certificate Assessment:

### Accessibility

- Road access
- Parking
- Frontage
- Entrance

### Building

- General appearance, access and layout
- Overall style and assessment

### Internal Living Areas

#### MEP (Mechanical / Electrical / Plumbing)

- Electrical
- Fuse board/s
- Lights
- Sockets
- Switches
- Grounding
- Type & size of cabling used
- Plumbing
- Toilet/s
- Shower/s
- Bath/s
- Sink/s

### Air Conditioning

- Indoor unit/s size/capacity and functionality
- Overflow position and drainage from building
- Electricity supply and isolation
- Outdoor unit position and functionality

### Drainage

- Size/dimension checking
- Toilet/s (including vent pipe assessment)
- Shower/s
- Bath/s
- Sink/s
- Air Conditioning Unit/s

### Doors and Windows

- Type and materials
- Functionality – opening, closing, sliding, water/air/ pest sealing
- Locks and security
- Glass – type, thickness and certification (if any)

### Floors, Walls & Ceilings

- Tiling – levels, grouting & general installation
- Wooden floors – levels and general installation
- Other floor installations – general assessment
- Walls and ceilings – general assessments

### Ventilation

- General assessment of extractors, fans, grills, vents and fans for all rooms

### Pool – If any

- General visual assessment
- Chlorine & Ph level check

### General Property Assessment

- Basic overall assessment of rest property



# Voices From the Owners we Protect

I've got an 8 unit villa complex in Uluwatu that needed an expert eye before my next big payment to my builder. Immediately I knew who to call, Chris's team were organized, diligent, and savvy. They pointed out some major flaws that could've been disastrous had I not consulted them in time. We've fixed all issues and I'm due for a second review soon. Absolutely recommended, and I'd even say it's a must to hire them for inspection works to overview the work of local builders.

— Steve M.

Chris's knowledge in construction and building is humbling. He's one of those rare people in Bali whose experience is actually in a related field for over a decade. Having him by your side during your project will help you sleep soundly while ur villa is building. Speaks the language, commands the local guys well, knows every detail and material, and will protect your from headaches. Worth every penny, don't make the same mistake like I did and hire them too late.

— Mihaly I.





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[www.balibuildingcontrol.com](http://www.balibuildingcontrol.com)

Comprehensive Building  
Inspections You Can Trust  
*Safeguarding Construction  
Quality Across Bali*



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Bali Indonesia