

# Taman Petanu Eco-Neighbourhood For Sale - Plot # 19



Over looking one of Bali's most sacred rivers, the Petanu River, Plot #19 is a semi-completed, Freehold or Leasehold home in the making.

Destined for the discerning buyer who wants to add their personal, creative touch to their residence, without the labour of having to start from scratch.

On 7 ARE (1 ARE= 100 square metres, 7ARE = 700 square metres) of land with the house size of 400 square metres, this property represents excellent value in a growing community of caring families.

You can read more about the neighbourhood here: [www.tamanpetanu.com](http://www.tamanpetanu.com)

For a quick overview of the property developed todate, please click the link below:

<https://youtu.be/xtQ-NEZ6294>

## **Construction completed so far:**

### **Ground Floor:**

- Bore-piled foundations into the solid bed rock
- Two large bedrooms each with ensuite bathrooms
- Large, open office or hobby area
- Open sitting area, which overlooks the river
- Guest toilet (to be fitted out)

- Foundations for outside gazebo overlooking the river
- 50,000 litre rainwater harvesting tank installed, which also acts as passive cooling for the lower floors
- Specialised sealing compound for the water tank
- Eco-septic tank ready to be installed
- A large supply of surplus teak wood timber

#### **Top Floor:**

- 100 year old, recycled teak wood building (Limmasan)
- High grade wooden floor laid (Yet to be sanded and finished)
- Dining area overlooking the river and greenery
- Concrete kitchen wet area delineated
- Large entrance doors
- Master bedroom substructure in place
- Verandah substructure installed



#### **Garden:**

- Established front garden and access pathway
- Stunning dry-stone effect front privacy wall
- Riverside garden area delineated and retaining wall installed
- The neighbourhood has garden setbacks for each plot and maintained by local staff



### Artist's impression

#### Property Includes:

Joint ownership, (included in the sale price), of the Common Areas of the community, which includes:

- Established members café, reception, toilet and office
- Downstairs below the café, is a work/yoga/ meeting/ play space
- Amphitheatre with back stage, toilet and storage facilities
- Kids play area with sand box
- Small volley ball court
- Natural (no chemicals) swimming pool, BBQ and recreational area, pool chairs and tables
- Electrical power, fibre optic cable and water supply to the property
- Parking for one vehicle and one motorbike (Vehicle pooling to be established)
- Involvement in the Community Outreach Project with 20 year leased land, recycled wooden building, concrete floor and some walls already installed, to create the Living Classroom Learning Centre.
- Established access road into the property

You can read more about the Living Classroom Learning Centre here:

[www.livingclassroombali.wordpress.com](http://www.livingclassroombali.wordpress.com)





### **Current Land Price at Taman Petanu Eco Neighbourhood**

This covers the costs for several elements including:

- The privately owned property at Plot #19
- Completed legal documents for your property ready for either title transfer and / or long term lease agreement
- Independent utility lines already drawn out to each plot:
  - Electrical power
  - Water line - backup water supply
  - Fiber optic telephone/internet
- Your shareholding in the TPEN common facilities:
  - 100% natural biological swimming pool,
  - Quaint café with rainwater harvesting and breathtaking views,
  - Amphitheater with option to enjoy or create cultural events
  - Your vehicle and one (1) motorbike parking space
  - Permanent access to the neighbourhood's common facilities

The current standard value of joining TPEN is US\$315/m<sup>2</sup> (In Bali, land is measured in ARE (1 x ARE =100 sq. metres) making Plot # 19 land size of 7 ARE (700 Square metres) = US\$220,500

**Bargain Freehold Purchase Price of Plot #19:**

**US\$295,000 negotiable**

**More About the Neighbourhood The Taman Petanu Eco Neighbourhood**



TPEN is situated 15 minutes South from Ubud, on the sacred Tukad Petanu River. The neighborhood's features:

- Permaculture systems,
- Sustainable, passive design,
- Green construction materials,
- Rainwater harvesting,
- Leading examples of solid waste and wastewater management,
- A local community "eco farm"
- Other community outreach activities.
- More information is available on the organization's website [www.TamanPetanu.com](http://www.TamanPetanu.com).

### **What are the key benefits of living in TPEN?**

Living at Taman Petanu offers its members many community & lifestyle benefits. As well as an inspired, setting in one of the most stunningly beautiful locations in Bali, in the long term,

Taman Petanu will be one of the most economically-viable options for an inspired, healthy lifestyle on Bali. Here's a summary of some key benefits...

- Living in a community / group of really interesting, inspired and dynamic people
- Great common facilities (biopool, playground, cafe etc) at fraction of the costs to maintain
- Direct access to good quality, affordable, healthy organic food (once the eco-farm is established)
- Knowing that your lifestyle has a positive regenerative impact on the environment
- Living in a community that has deep and dynamic ties with its surrounding Balinese Villages

### **Where is the neighbourhood's development at now?**

The neighborhood's common facilities were completed in 2015, and are used by TPEN members for various community activities. Some of the homes at Taman Petanu are also completed and occupied, while other homes are still under construction, and will be built as and when the owners are ready.

### **A brief introduction to our members**

What truly makes the heart of our eco neighbourhood is its members. TPEN members have varied backgrounds, our members are comprised of a mix of Indonesians, long standing Bali residents and global citizens that are active in various aspects of environmental sustainability, education, social and environmental development work, holistic business, art and design, and more.

TPEN is an eclectic group of diverse people of all ages, some single, some with large families, some with families in planning. Some will be living at the neighbourhood full time, some part time, and several have plans to share or rent their homes or guest rooms to friends and visitors.

As a group, we have found a balance to ensuring that our members' personal lifestyles and privacy are respected, while also having the joy of knowing your neighbours, and the ability to act as a team when needed.

Click here to learn more about the wonderful people that are TPEN members.

<https://drive.google.com/open?id=0BxpLf4kjXWoPMGNDTlRwODZnOEK>

### **What is included in ownership?**

Items included in your ownership payment

- Ownership of your home's lot (land) and existing structures
- Your home's utility lines for: electricity, fiber optic for telephone & internet, backup water supply
- Parking space in the shared parking area
- Permanent access to the neighborhood's common facilities

### **Renting & selling on your plot**

#### **Can I rent my home at TPEN to others?**

Yes, Taman Petanu members are welcome to rent their homes as they wish, once they have ascertained the necessary legal permits to do so. There are several people within the TPEN members group who are planning to rent part or all of their homes at certain times of the year.

TPEN's site management team can provide a variety of services for home rentals including ensuring your home is properly maintained when you are not on site, greeting and orienting renters, registering renters with the local authorities (this is mandatory) and administrative support for renting, such as collecting rent and sending it to you, paying your utility bills etc. Basic service fees apply.

#### **If at some point I decide to sell home what price can I sell it for?**

TPEN proposes recommended market rates for resale, however, once you have purchased a plot at Taman Petanu you can resell your plot at the value of your choice.

#### **If I own a plot through leasehold does it affect the value of buying the holding?**

No, the price of the holdings at Taman Petanu are the same whether they are owned through Leasehold or Freehold (land title reserved for Indonesian citizens), and leasehold rights are transferrable (i.e. you can sell your plot's ownership if you choose to do so). In principle, Leasehold ownership holds the same ownership rights as Freehold ownership.

### **Does Taman Petanu provide ethical business opportunities?**

Yes. Over time, the TPEN site will continue to evolve into a thriving model of self - supporting, sustainable living. Within the neighborhood's master plan there are a variety of opportunities to establish ethical enterprises that will benefit the enterprises investors and owners, as well as the community as a whole. If you are interested in a conscious investment through enterprise opportunities at Taman Petanu please feel free to contact [info@tamanpetanu.com](mailto:info@tamanpetanu.com) to discuss opportunities, which currently include:

- The Taman Petanu community shop & cafe
- The Taman Petanu organic eco - farm
- A Taman Petanu wellness and fitness center
- Low - income housing units within Taman Petanu
- The Taman Petanu Workshop Space

### **What other costs should I anticipate if I join the neighborhood?**

Aside from the cost of purchasing your land, utility lines and permanent access to the site's common facilities, you should be prepared for:

- TPEN Maintenance fees. Each home at TPEN contributes a fair share of the general maintenance costs at the neighborhood.
- Currently for Plot #19 - Maintenance Fees for the contribution towards the Maintenance and Management of the Common Areas is approximately US\$290 per month, with dues generally paid in quarterly installments.
- The intention is to bring this down to zero, by generating income from various projects within and outside the community

### **I've read through these FAQs - how can I join TPEN?**

Taman Petanu is a living example of a well-structured, sustainable, community-oriented Eco Neighborhood. In that spirit, the membership application procedure is designed to support existing and prospective neighborhood members in sharing information and determining common ground, and shared goals.

The key steps of joining the neighborhood are:

1. Reading over the TPEN Membership Charter and the TPEN Green Building Guidelines
2. Preparing and submitting a Letter of Intent to the established TPEN members
3. Submitting an Offer to Purchase selecting Plot #19



4. Signing your purchase agreement & supporting documents
5. Arrange your payment and receive your ownership documentation
6. Joining the group for any of the fascinating TPEN community activities you wish
7. Designing & completing the developing your TPEN home, with advice from the owner if required.

### **Commitment to the Neighborhood's Charter & Green Building Guideline**

Everyone who joins TPEN is asked to sign their commitment to the neighborhood's key guiding documents, *The TPEN Membership Charter* and *the TPEN Green Building Guidelines*.

These documents have been developed collectively by the neighborhood's members, and they are designed to clarify key questions related to preserving the integrity of the neighborhood's social, natural and living environments.

Please note that these documents are 'living documents' and are open to annual review on behalf of the neighborhood's members.

### **The Neighborhood's Members Charter**

The guidelines that all Members agree to uphold for private plots and common shared areas. It clarifies how the Membership system works and how each Member has an important role to play in maintaining the integrity of the neighborhood's and its core principles and values.

Click here to view the TPEN Members Charter.

<https://drive.google.com/file/d/0BxpLf4kjXWoPbU1ySkszTklnenM/view>

### **The Neighborhood's TPEN Green Building Code**

Covers use of resources, developing in harmony with the natural features of the site, and building with environmental, community and cultural awareness. All Members are required to develop their homes within the framework of these guidelines.

Click here to view the TPEN Green Building Code.

<https://drive.google.com/open?id=0BxpLf4kjXWoPSIMxTUc1czh5UDA>

Please feel free to pose any further questions you may have.