Verified by AIREX

Demonstration example

Verification status is shown for an example property. Documentation gaps are detailed in the report.

Villa Nusa Example

Villa Nusa Example — an example property in Bali

Report ID: example-villa-nusa-full · Issued: 2026-10-12

AIREX SCORE

46

/ 100

Moderate documentary risk

Calculated documentary readiness: 46/100. Provisional calculation: applicability is not fully settled. This example is calculated from demonstration statuses; there are no actual property documents or verification. The previous 65/100 was an illustrative manual value without a document calculation. It has been replaced with a reproducible result under the method below.

Concept · after construction is complete



AI visualization of the completed property. Not its current condition.

Executive summary

The example villa is undergoing final fit-out. The cover presents the concept after construction is completed; current site conditions and the construction history appear at the end of the report. SLF, SLO and some documents for future tourist operation have not yet been provided.

Property information

Property
Villa Nusa Example · example property

Location
Bali · no address or parcel reference assigned

Illustrative price
USD 320,000 · invented estimate

Area / bedrooms
Design: building 200 m² · land 300 m² · 3 bedrooms

Transaction model
Draft 30-year lease

Stage and use
Under construction · final fit-out; tourist rental planned

DEMO · EXAMPLE PROPERTY

01 How the score is calculated

AIREX documentary readiness v1 · 2026-10-12. Provisional calculation: applicability is not fully settled.

The previous 65/100 was an illustrative manual value without a document calculation. It has been replaced with a reproducible result under the method below.

Credited 46 of 100 weighted points: 46 / 100 × 100 = 46; rounded score: 46/100.

Formula: sum of (weight × status factor) / sum of applicable and not-yet-excluded weights × 100. Only the final score is rounded; displayed breakdown figures may use two decimal places. Uncredited points indicate evidence gaps, not the probability of illegality.

Factors: verified by AIREX — 1; copy received, verification incomplete — 0.5; clarification / draft / application — 0.25; not provided or expired — 0. Partial credit indicates available material, not a valid permit.

Weights are AIREX internal editorial priorities, not statutory penalties or statistical probabilities. Each country’s complete baseline totals 100 weight units; documented exclusions change the denominator and the result is rescaled to 100.

Not applicable removes weight from both numerator and denominator only with matching status, applicability and a recorded reason. Conditional and unresolved requirements retain provisional weight: uncertainty is not a proven breach. A permit cannot be excluded merely because it is still being processed.

The score covers evidence for the stated transaction and future operation/rental. During construction, a document due before opening may not yet be due at the current stage, but launch readiness remains unconfirmed. Legal impediments are assessed separately: one critical issue can prevent a transaction or opening at any score.

Verification concerns the recorded review scope; it is not government approval or a guarantee of rights, safety or returns. A missing AIREX file does not establish that the owner lacks the document.

This example is calculated from demonstration statuses; there are no actual property documents or verification.

02 What can prevent ownership, use and letting

Three separate decisions. Points from other documents cannot replace a critical requirement. The following are legal dependencies and checks, not findings of violations at this property. Statuses and numbers are copied unchanged from the document matrix.

Own or acquire a contractual right

The decisive conditions are an eligible right, valid term, party authority and absence of blocking restrictions. One verified certificate does not settle registry and contract checks. Leasehold grants a contractual right for a term, not land ownership.
Items and current statuses: № 01 — Verified by AIREX; № 02 — Clarification needed; № 03 — Draft agreement; № 13 — No information

Build, occupy and use

Construction requires review of spatial use and applicable approval. Before occupancy, completed-building and electrical fitness are assessed separately. PBG does not settle SLF/SLO. An unissued SLF during construction is assessed as a future commissioning condition, not proof of a current construction ban.
Items and current statuses: № 04 — Clarification needed; № 05 — Verified by AIREX; № 06 — Not provided; № 07 — Not provided; № 08 — Applicability unresolved

Let the property to tourists

Also confirm contractual letting/subletting rights, suitable building use and applicable operator documents. NIB is only part of the review. Owner occupancy, long-term residential rental and tourist accommodation are assessed separately; the overall score does not establish permission to receive guests.
Items and current statuses: № 03 — Draft agreement; № 04 — Clarification needed; № 05 — Verified by AIREX; № 06 — Not provided; № 09 — Verified by AIREX; № 10 — Application in progress; № 11 — No information; № 13 — No information

03 Preliminary conclusion

Further review needs to connect the documents to the same parcel, building and operator. Obtain the outstanding evidence and address unresolved issues in the transaction terms before making a decision. A documentary score does not constitute permission to operate.

04 Verification documents · 13 items

Numbering matches the preliminary report. In this example, documents 01, 05 and 09 are marked “Verified by AIREX”; other items show findings or missing information. Verification is limited to its stated scope and does not replace outstanding permits. This is a demonstration example without actual source documents or attachments. No information means evidence has not been obtained; it does not establish that a document does not exist. Under review is not an issued approval. If a requirement does not apply to the stage or activity, record the reason and supporting source. Consequences below are conditional on a requirement applying and actually being unmet.

01. SHM / HGB / Hak Pakai · Registered land right

Verified by AIREX

In this example, AIREX has verified the supplied land-right document, matching the holder, right type and parcel. Current parcel records and encumbrances are addressed separately in item 02.

Weight 20; factor 1; credited 20 of 20; uncredited 0. Verifying this item adds 0 points out of 100, with all other applicability decisions unchanged. Full weight credited within the recorded verification scope.

Tenure: an ineligible right type, expired term or lack of holder authority can prevent acquiring or retaining the right. A foreign individual cannot acquire SHM directly. HGB and Hak Pakai are not perpetual ownership.
Action and closure condition: Before the transaction, the holder and local lawyer/PPAT check BPN records, buyer eligibility and remaining term. Close the issue only after the right, holder, parcel, term and lawful transaction structure are confirmed.

UU 5/1960 — Basic Agrarian Law
https://peraturan.bpk.go.id/Details/51310/uu-no-5-tahun-1960

PP 18/2021 — Land rights and registration; ATR/BPN status: Berlaku
https://jdih.atrbpn.go.id/peraturan/detail/946/hak-pengelolaan-hak-atas-tanah-satuan-rumah-susun-dan-pendaftaran-tanah

02. BPN / Surat Ukur · Parcel and registry records

Clarification needed

An illustrative survey shows a 300 m² parcel. No current registry search, boundary check or check of registered encumbrances has been performed in the scenario.

Weight 10; factor 0.25; credited 2.5 of 10; uncredited 7.5. Verifying this item adds 7.5 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues.

Tenure and transfer: inconsistent boundaries, area or holder, recorded encumbrances and restrictions may prevent transfer or require consents and resolution. An old certificate copy does not establish current registry status.
Action and closure condition: Before closing, PPAT/BPN check current physical and legal records and the survey. Closure requires a confirmed parcel match and documented resolution of each identified encumbrance and required consent.

PP 24/1997 — Land registration, read with later amendments
https://jdih.atrbpn.go.id/peraturan/detail/3/pendaftaran-tanah

PP 18/2021 — Land rights and registration; ATR/BPN status: Berlaku
https://jdih.atrbpn.go.id/peraturan/detail/946/hak-pengelolaan-hak-atas-tanah-satuan-rumah-susun-dan-pendaftaran-tanah

03. Lease · Lease agreement and lessor’s authority

Draft agreement

A 30-year term is proposed. The lessor’s authority, assignment, subletting, renewal and payment refund terms have not been agreed.

Weight 12; factor 0.25; credited 3 of 12; uncredited 9. Verifying this item adds 9 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues.

Use and rental: an unsigned draft does not establish an effective contractual right. Term, subletting restrictions, permitted use or lack of lessor authority may prevent occupancy, assignment or tourist letting. A lease does not transfer land ownership.
Action and closure condition: Before payment, the parties and local lawyer check the transaction basis, term, renewal, access, subletting and consents. Closure requires an executed agreement/deed, effective conditions and registration where required for the chosen transfer.

UU 5/1960 — Basic Agrarian Law
https://peraturan.bpk.go.id/Details/51310/uu-no-5-tahun-1960

PP 24/1997 — Land registration, read with later amendments
https://jdih.atrbpn.go.id/peraturan/detail/3/pendaftaran-tanah

04. KKPR / RDTR · Spatial-use conformity

Clarification needed

The scenario assumes a map extract was provided. Its connection to the parcel and proposed activity, the applicable KKPR/RDTR route or a documented alternative procedure remain unconfirmed.

Weight 10; factor 0.25; credited 2.5 of 10; uncredited 7.5. Verifying this item adds 7.5 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues.

Construction and intended use: confirmed conflict with RDTR/RTR or KKPR conditions can prevent project approval and the proposed use, including tourist letting. Authorities determine sanctions for an established breach; a map colour alone is not a conclusion.
Action and closure condition: Before purchase for the proposed use and before construction, confirm the parcel, activity, restrictions and applicable KKPR route with DPMPTSP/spatial-planning authority. Closure requires written conformity evidence or a documented valid alternative basis.

PP 21/2021 — Spatial planning
https://jdih.atrbpn.go.id/peraturan/detail/950/peraturan-pemerintah-nomor-21-tahun-2021

Permen ATR/BPN 13/2021 — KKPR implementation
https://jdih.atrbpn.go.id/peraturan/detail/1004/peraturan-menteri-agraria-dan-tata-ruang-kepala-badan-pertanahan-nasional-nomor-13-tahun-2021

ATR/BPN Juknis 13/Juknis-PF.01/XII/2023 — KKPR nonbusiness
https://jdih.atrbpn.go.id/peraturan/detail/1144/pet

DEMO · EXAMPLE

05. PBG / IMB · Building approval

Verified by AIREX

In this example, AIREX has verified the PBG and supplied plans for the 200 m² building. PBG verification does not replace SLF or confirm readiness for tourist operation. For an older IMB, validity and applicability must be established separately.

Weight 12; factor 1; credited 12 of 12; uncredited 0. Verifying this item adds 0 points out of 100, with all other applicability decisions unchanged. Full weight credited within the recorded verification scope.

Construction: a missing required approval or conflict with approved use/plans may lead to restrictions or suspension of works/use. A valid applicable legacy IMB is accepted instead of PBG. PBG is neither land title, SLF nor a rental licence.
Action and closure condition: Before works, the owner and designer match the approval and plans through SIMBG/local technical authority. Closure requires an issued valid approval matching the parcel, function, area and works, with amendments where required.

PP 16/2021 — Official full text; Articles 1, 297 and 346
https://jdih.pkp.go.id/produk-hukum/file/pp-nomor-16-tahun-2021-tanpa-lampiran.pdf

SIMBG — official building permit and SLF service and FAQ
https://simbg.pu.go.id/dashboard

06. SLF · Building fitness-for-use certificate

Not provided

The example correspondence says “processing”. An issued SLF, its function and validity are not supplied; processing is not treated as issuance.

Weight 10; factor 0; credited 0 of 10; uncredited 10. Verifying this item adds 10 points out of 100, with all other applicability decisions unchanged. No document is present in the materials supplied to AIREX; issuance cannot yet be confirmed.

Occupancy: a required valid SLF establishes fitness of the completed building for use. Absence during construction does not establish a breach; it is a separate requirement before use. An application is not an issued SLF.
Action and closure condition: Before occupancy, the owner arranges assessment and SLF issuance/renewal through SIMBG and the competent authority. Closure requires an issued certificate and term matching the actual building/use, with identified defects resolved.

PP 16/2021 — Official full text; Articles 1, 297 and 346
https://jdih.pkp.go.id/produk-hukum/file/pp-nomor-16-tahun-2021-tanpa-lampiran.pdf

SIMBG — official building permit and SLF service and FAQ
https://simbg.pu.go.id/dashboard

07. SLO · Electrical installation operating certificate

Not provided

The SLO and its registry details are absent. Obtain the document and match it to the electrical installation serving the building.

Weight 6; factor 0; credited 0 of 6; uncredited 6. Verifying this item adds 6 points out of 100, with all other applicability decisions unchanged. No document is present in the materials supplied to AIREX; issuance cannot yet be confirmed.

Electrical operation: a missing required SLO may prevent connection/capacity increases and lawful operation of the installation. An electricity supply alone does not prove certification. Bare land without an installation is assessed separately.
Action and closure condition: Before commissioning, the owner engages an authorised LIT/LIT-TR inspector. Closure requires a valid registered SLO matching the installation/capacity, completed tests and corrections. SLO does not replace the building SLF.

Permen ESDM 12/2021 — Electrical support certification
https://jdih.esdm.go.id/dokumen/view?id=2181

ESDM — SLO and electrical safety requirements
https://esdm.go.id/en/media-center/news-archives/wujudkan-kondisi-aman-perusahaan-wajib-taati-ketentuan-ketenagalistrikan

08. AMDAL / UKL-UPL / SPPL · Environmental documents after screening

Applicability unresolved

The scenario assumes an activity questionnaire was provided. The applicable AMDAL, UKL-UPL or SPPL route and supporting evidence have not yet been established.

Weight 6; factor 0.25; credited 1.5 of 6; uncredited 4.5. Verifying this item adds 4.5 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues. Applicability is not finally established; weight is retained provisionally.

Approval and operation: an incomplete applicable environmental route may prevent project approval/start-up. Requirements depend on scale, location and impact: AMDAL, UKL-UPL and SPPL are alternative routes, not three mandatory documents for every villa.
Action and closure condition: Before the relevant stage, the operator and environmental specialist confirm screening with DLH/OSS. Closure requires the applicable document and required Persetujuan Lingkungan, addressing wastewater, waste and monitoring conditions. A draft study is not approval.

PP 22/2021 — Environmental protection and management; BPK status: Berlaku
https://peraturan.bpk.go.id/Details/161852/pp-no-22-tahun-2021

Permen LHK 4/2021 — AMDAL / UKL-UPL / SPPL screening; BPK status: Berlaku
https://peraturan.bpk.go.id/Details/210998/permen-lhk-no-4-tahun-2021

09. NIB · Business identification number

Verified by AIREX

In this example, AIREX has verified the operator’s NIB and OSS registration information within the stated scope. Operating licences and sanitary fitness are addressed separately in items 10 and 11.

Weight 3; factor 1; credited 3 of 3; uncredited 0. Verifying this item adds 0 points out of 100, with all other applicability decisions unchanged. Full weight credited within the recorded verification scope.

Business activity: NIB identifies the operator/activity in OSS. Incorrect operator, KBLI or project data may obstruct business authorisation. NIB alone does not establish ownership, building readiness or fulfilment of all tourist-letting requirements.
Action and closure condition: Before commercial opening, the operator matches current NIB, KBLI, address and project status in OSS with DPMPTSP. Closure requires accurate activity data and separate checks of remaining approvals. NIB is not a universal private-home requirement.

PP 28/2025 — Risk-based business licensing; effective 5 June 2025; repeals PP 5/2021; BPK status: Berlaku
https://peraturan.bpk.go.id/Details/319773/pp-no-28-tahun-2025

OSS — Villa business classification and 2020 → 2025 conversion
https://oss.go.id/id/kbli/detail/2eebd4b4-1bf0-43eb-99de-fa767ea4fb18

DEMO · EXAMPLE P

10. PB / SS / PB UMKU · Commercial operating documents

Application in progress

An illustrative submission status is shown. The PB / SS / PB UMKU documents applicable to the proposed activity and their issuance status need clarification.

Weight 6; factor 0.25; credited 1.5 of 6; uncredited 4.5. Verifying this item adds 4.5 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues. Applicability is not finally established; weight is retained provisionally.

Tourist letting: ownership/lease rights and NIB do not replace applicable PB, Sertifikat Standar and PB UMKU. Unmet mandatory conditions may lead to warnings, suspension or licence revocation. Long-term residential letting and tourist accommodation require different assessments.
Action and closure condition: Before receiving guests, the operator and DPMPTSP/tourism authority identify the actual activity and current OSS requirements. Closure requires valid mandatory documents and fulfilled conditions. Voluntary certification must not automatically be treated as mandatory.

PP 28/2025 — Risk-based business licensing; effective 5 June 2025; repeals PP 5/2021; BPK status: Berlaku
https://peraturan.bpk.go.id/Details/319773/pp-no-28-tahun-2025

Permenpar 6/2025 — Tourism standards; enacted 10 October 2025; status: Berlaku
https://jdih.kemenpar.go.id/peraturan/1422

OSS — Villa business classification and 2020 → 2025 conversion
https://oss.go.id/id/kbli/detail/2eebd4b4-1bf0-43eb-99de-fa767ea4fb18

DEMO · EXAMPLE

11. Sertifikat Laik Sehat · Sanitary fitness

No information

No information or certificate has been supplied. OSS lists this certificate under PB UMKU for Vila activities. Establish applicability to the proposed activity and obtain issuance evidence before opening where required.

Sanitary fitness is assessed within Commercial operation, without duplicate weight. If the certificate is required and unverified, that block cannot be fully verified; zero standalone weight does not remove a launch impediment. No document is present in the materials supplied to AIREX; issuance cannot yet be confirmed. Applicability is not finally established; weight is retained provisionally.

Tourist operation: SLS establishes sanitary fitness. The current Villa business standard includes SLS; missing required evidence leaves opening conditions unmet. This is separate from SLF and SLO.
Action and closure condition: Before opening, the operator confirms applicability for its activity with OSS/Dinas Kesehatan and completes the required health inspection. Closure requires a current SLS issued for this property by the competent authority and resolved findings.

Permenpar 6/2025 — Tourism standards; enacted 10 October 2025; status: Berlaku
https://jdih.kemenpar.go.id/peraturan/1422

OSS — Villa business classification and 2020 → 2025 conversion
https://oss.go.id/id/kbli/detail/2eebd4b4-1bf0-43eb-99de-fa767ea4fb18

12. SPPT PBB / Payment · Property tax

No information

The SPPT PBB assessment, payment evidence and arrears information have not been supplied. Match the property and tax period. A tax record does not establish ownership; transaction taxes are assessed separately for the chosen structure.

Weight 2; factor 0; credited 0 of 2; uncredited 2. Verifying this item adds 2 points out of 100, with all other applicability decisions unchanged. No document is present in the materials supplied to AIREX; issuance cannot yet be confirmed.

Transaction and costs: unconfirmed assessments/payments leave potential tax arrears and allocation of costs unresolved. A missing receipt does not establish a debt. SPPT PBB and payment do not prove ownership or authorise letting.
Action and closure condition: Before settlement, the owner and tax adviser obtain current PBB records from local Bapenda and match NOP, property and periods. Closure requires confirmed payments/balance and documented responsibility for arrears and separate transaction taxes.

Directorate General of Taxation — PBB tax designation is not ownership evidence
https://www.pajak.go.id/pajak-bumi-dan-bangunan

13. Akta / SK AHU / NPWP · Operator and authority

No information

Company deeds, AHU registration, current amendments, NPWP and signatory authority have not been supplied. For a corporate operator, establish legal capacity, permitted activities and contracting authority. A company share purchase is outside this example.

Weight 3; factor 0; credited 0 of 3; uncredited 3. Verifying this item adds 3 points out of 100, with all other applicability decisions unchanged. No document is present in the materials supplied to AIREX; issuance cannot yet be confirmed.

Contract and operator: unconfirmed corporate existence, signatory authority or required corporate consents create risks for the transaction and operation. NPWP is tax identification, not ownership evidence or an operating approval.
Action and closure condition: Before signing, the director and local lawyer check deeds, current AHU data, articles, amendments and powers of attorney. Closure requires confirmed identity/authority and required consents. A share purchase additionally requires liability and corporate due diligence.

UU 40/2007 — Company law, official text; read with current amendments
https://jdih.kemenkeu.go.id/api/download/fulltext/2007/40TAHUN2007UU.htm

05 Priorities and actions

P1 · Readiness to operate is unconfirmed

Before launch

Gap: SLF and SLO are missing. Action: the seller/operator supplies issued documents; a qualified reviewer matches the property, references and current status. Closure requires a documented review outcome, not a promise of issuance.

P1 · Tourist rental evidence is incomplete

Before a decision

Gap: applicable commercial operating documents are not fully identified. Action: the operator clarifies the activity and evidence with a relevant specialist; the reviewer records applicability and the actual status of each document.

P2 · Land-use terms remain unconfirmed

Before agreeing the transaction

Gap: the lease is a draft and a current registry check is absent. Action: the parties and a local lawyer/PPAT within their respective remit review authority, term, restrictions and payment conditions.

P2 · Plans and intended use require matching

Before closing the review

Gap: after PBG verification, the actual building, zoning and environmental route still need to be reconciled. Action: establish applicability and record remaining discrepancies, owners and resolution evidence.

06 Required next steps for this review

1. Establish the parcel, tenure, parties, stage and proposed activity; request one coherent set of documents and attachments.

2. Obtain SLF, SLO and applicable commercial operating documents, or a documented explanation of the current stage. Do not substitute promises for issued documents.

3. Independently match references, registry records, plans and contractual terms; assign an owner and target date to each unresolved item.

4. Reassess the package after the findings are addressed, then make a separate transaction decision. Uploading a file does not automatically increase the score.

DEMO · EXAMPLE PROPERTY

07 Scope and limitations

This is an example of information presentation, not a report on an existing property. The name, price, areas, lease term, statuses and score are invented; underlying documents do not exist and have not been reviewed.

The 13-item checklist covers this example of a villa under construction intended for tourist rental. Applicability depends on the parcel, building, operator and services. Water, wastewater, fire safety, restaurants, spas and other services may require additional documents. Alternative documents are not all required together.

No site inspection, structural or engineering assessment, market valuation, tax or return analysis, or document authentication has been performed. A missing file alone does not establish illegality.

AIREX Score is a separate assessment of documentary readiness. It is not government permit issuance, a legal opinion, or a guarantee of title, safety or income.

08 Official requirement sources

Tourism operation and sanitary fitness

These sources describe activity requirements; they do not confirm documents for the example property.

OSS · Vila · PB UMKU
https://oss.go.id/id/kbli/detail/2eebd4b4-1bf0-43eb-99de-fa767ea4fb18

Kementerian Pariwisata · Permenpar 6/2025
https://jdih.kemenpar.go.id/peraturan/1422

Documentary risk scale

0–20 · Critical documentary risk

Fundamental transaction evidence has substantial gaps. Core documents need to be obtained and reviewed first. A low score means evidence is insufficient; it does not establish that the property is unlawful.

21–40 · High documentary risk

Some evidence is available, but material questions about rights, the property or its operation remain unresolved. The score reflects evidence gaps and does not by itself prove a violation.

Current score · 46/100

41–60 · Moderate documentary risk

Core evidence is partly assembled. Further confirmation and resolution of identified discrepancies are needed for a decision.

61–80 · Documentation needs completion

Some documentation is substantiated, but identified documents or checks remain outstanding. A single required document can still prevent acquisition of rights, use or rental. This score does not establish lawful use; an application does not mean a permit has been issued.

81–100 · High documentary readiness

Documentation shows high readiness within the selected review scope. Individual documents may still be processing; their actual status must be stated. The score does not guarantee title, permits, safety or investment returns.

Report note: AIREX · Demonstration material. Unrelated to any real catalog listing and not a basis for a transaction.

DEMO · EXAMPLE PROPERTY

Current condition · under construction

Visualizations of an example property. Images are AI-generated; capture dates are illustrative.



Exterior and pool · final works
Illustrative date taken: 12 Oct 2026 · AI-generated image



Interior · installation and fit-out
Illustrative date taken: 12 Oct 2026 · AI-generated image

Construction history

Visualizations of an example property. Images are AI-generated; capture dates are illustrative.

October 2025



Vacant land · before construction
Illustrative date taken: 12 Oct 2025 · AI-generated image

January 2026



Foundations and pool shell
Illustrative date taken: 12 Jan 2026 · AI-generated image

April 2026



Structural frame and masonry
Illustrative date taken: 12 Apr 2026 · AI-generated image

Construction history · continued

Visualizations of an example property. Images are AI-generated; capture dates are illustrative.

July 2026



Facade finishes and initial landscaping
Illustrative date taken: 12 Jul 2026 · AI-generated image

October 2026



Final works · current condition
Illustrative date taken: 12 Oct 2026 · AI-generated image