Verified by AIREX

Demonstration example

Verification status is illustrative. Documentation findings are disclosed in the full report.

Villa Nusa Example

Villa Nusa Example — an example property in Bali

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

AIREX SCORE

46

/ 100

Moderate documentary risk

Illustrative score for an example property. The calculation and detailed score breakdown are disclosed in the full report.

Concept · after construction is complete



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

Executive summary

Example property: key specifications, the overall AIREX score and a document checklist. The cover shows the completed-property concept. Detailed analysis and photographic material are disclosed in the full report.

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 Verification documents · 13 items

The label shows whether information about a document is available in the full report. Verification results and findings use the same item number. “No information” means evidence is missing, not that the property is unlawful.

01. SHM / HGB / Hak Pakai · Registered land right	In the full report
02. BPN / Surat Ukur · Parcel and registry records	In the full report
03. Lease · Lease agreement and lessor’s authority	In the full report
04. KKPR / RDTR · Spatial-use conformity	In the full report
05. PBG / IMB · Building approval	In the full report
06. SLF · Building fitness-for-use certificate	No information
07. SLO · Electrical installation operating certificate	No information
08. AMDAL / UKL-UPL / SPPL · Environmental documents after screening	In the full report
09. NIB · Business identification number	In the full report
10. PB / SS / PB UMKU · Commercial operating documents	In the full report
11. Sertifikat Laik Sehat · Sanitary fitness	No information
12. SPPT PBB / Payment · Property tax	No information
13. Akta / SK AHU / NPWP · Operator and authority	No information

02 What the full report covers

The full report provides the detailed content of these sections:

How the score is calculated — document weights, credited points and the contribution of each item.

What can prevent a transaction, use or rental — consequences and actions to resolve outstanding issues.

Scope and limitations — what the review covers and what needs further evidence.

Current condition · construction — photographs and material showing the current stage.

Construction history — a timeline of changes and photographs by period.

Photographs and supporting material are included when available in the property dossier.

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.