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The Bali Buying Checklist

Everything an international buyer should verify before purchasing property in Bali — from a developer-side insider.

01 Before you start

- ☐ **Define your goal:** investment income, relocation, or both — this decides your ownership structure, area and project type.
- ☐ **Set your full budget:** purchase price + roughly 5–8% for taxes, notary and legal fees, plus furnishing if off-plan.
- ☐ **Decide: remote or in person.** Buying remotely is fully possible — but plan how you'll verify the project (video calls, independent lawyer, escrow).
- ☐ **Set your exit horizon:** hold for yield, resell after completion, or long-term family use.

02 Choose the right ownership structure

MOST POPULAR

Leasehold · Hak Sewa

Registered lease 25–30 yrs with negotiated extensions. Open to any foreigner. Best for lifestyle + rental income.

FOR RESIDENTS

Right to Use · Hak Pakai

Land title in your own name; requires KITAS/KITAP visa. Best for a personal residence.

FOR INVESTORS

PT PMA + HGB

Foreign-owned Indonesian company; extendable to ~80 yrs. Best for portfolios & rental business.

> **Red flag:** never put freehold (Hak Milik) in a local nominee's name — it violates Indonesia's Basic Agrarian Law and courts have annulled such deals. If a seller suggests it, walk away.

03 Vet the project and the developer

- ☐ **Track record:** completed and operating projects, not just renders. Visit or video-tour a finished one.
- ☐ **Land title verified at BPN** (national land office) — your lawyer requests the check.
- ☐ **Zoning & permits:** ITR/KKPR zoning confirmation and PBG building permit (SLF on completion).
- ☐ **Who operates the property:** in-house hotel-grade management or third party? Ask for real occupancy and rate data.
- ☐ **Question the ROI model:** what occupancy, nightly rate and costs does it assume? Ask for the full financial model, not the brochure number.

04 Legal & contracts

- ☐ **Hire an independent lawyer** — not the seller's. Fees are modest compared to what they protect.
- ☐ **Licensed notary (PPAT)** executes the deal; funds move via escrow, not direct transfer.
- ☐ **Extension terms fixed in the contract** (for leasehold): price formula and procedure, not a verbal promise.
- ☐ **Exit clause:** right to assign the lease / sell the company; check any developer resale fees.
- ☐ **For off-plan:** payment schedule tied to construction milestones, delay penalties, and completion guarantees.

05 Money & taxes

- ☐ **Annual land & building tax (PBB)** is modest — around 0.1%.
- ☐ **Rental income tax** applies if you let the property — confirm the rate for your structure.
- ☐ **Check your home-country obligations** and double-tax treaties — you usually won't be taxed twice, but declare correctly.
- ☐ **Plan currency transfers:** bank requirements and documentation for sending funds to Indonesia.

06 Handover & operations

- ☐ **Snagging inspection** before final payment — document defects and deadlines to fix them.
- ☐ **SLF certificate** (fit-for-use) issued for the completed building.
- ☐ **Management agreement signed:** fees, owner nights, reporting frequency, marketing plan.
- ☐ **Keep the full document pack:** contracts, receipts, permits, tax records — needed for resale.

> **Want a second pair of eyes on a specific project?** Message 'BALI' to @diana.magnum on Instagram, or WhatsApp +62 851-9026-8329 — I'll personally answer your first questions. No pressure, no spam.

This checklist is educational and does not constitute legal, tax or investment advice. Rules and taxes change — always verify current terms and engage independent legal counsel before purchasing.