

BUILDING IN BALI - EVERYTHING YOU SHOULD KNOW

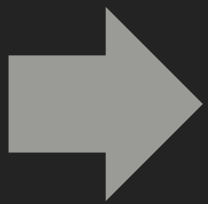
Building in Bali?

Before you build in Bali...
Read this first.
The cheat sheet nobody gave
you.

Swipe → Find out everything they won't tell you.



The reality!

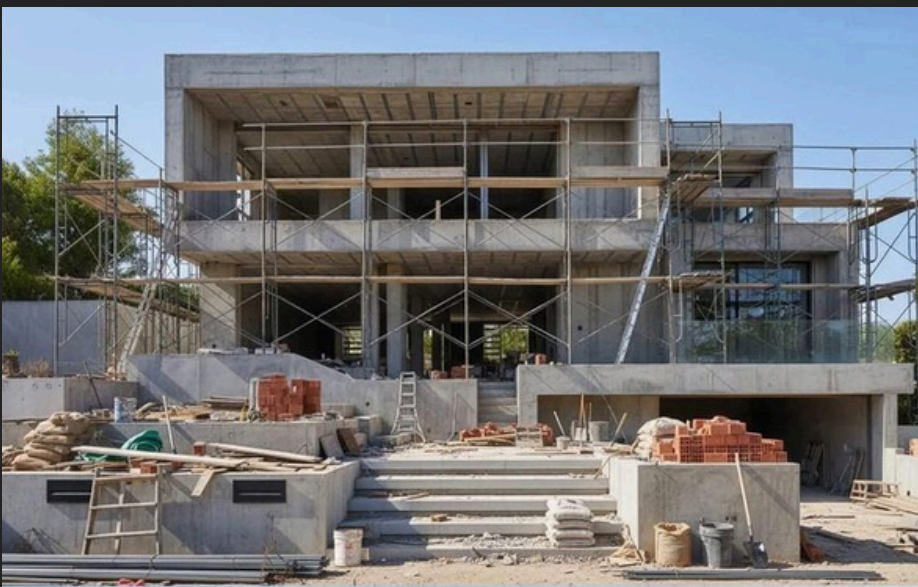


Most people who build in Bali overspend, overrun, or get stuck. ☐☐☐

Not because Bali is hard. ☐☐☐

Because nobody told them what to check. ☐☐☐☐

We're changing that.





Step 1

Check Your Plot at BPN.

Before you lay a single brick — go to the BPN office (Badan Pertanahan Nasional).



🔢 Ask for:

- The zoning status (ITR / RDTR)
- What you're legally allowed to build
- Setback rules and height limits 🔢 Build first, ask later = demolition order.



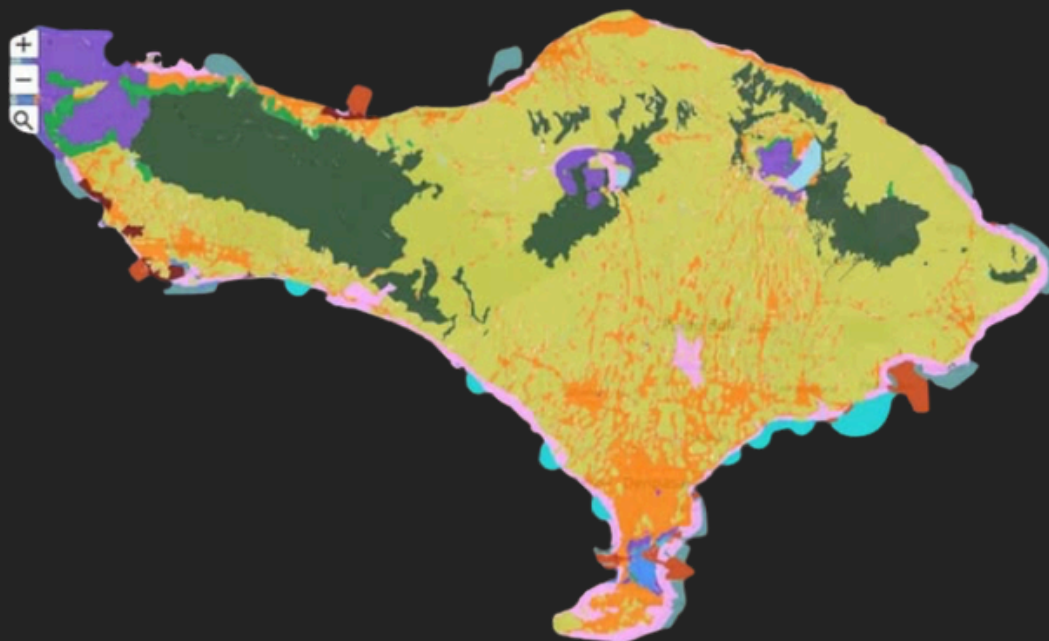


Step 2

Know Your Zone

Bali land is color-coded:

-  **Green zone** → agricultural, NO villas
-  **Yellow zone** → residential, villas OK
-  **Pink zone** → tourism, commercial OK



MUST CHECK!

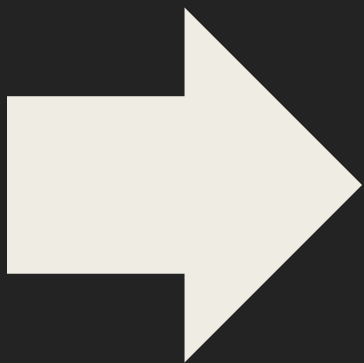
Your dream villa is only legal in the right zone.





Real Cost of Building

**Get clear numbers,
avoid getting surprised
later.**



Basic build: \$500–650/m²

Mid-range villa: \$750–1,000/m²

High-end villa: \$1,100–1,550/m²

Luxury / architect: \$1,650+/m²

RULE OF THUMB

Add 15–20% for pool, landscaping, furniture.





Hidden Costs Nobody Mentions



- PBG / IMB permits
- Surveyor + soil test
- Water bore + septic system
- Electricity upgrade (PLN)
- Banjar contribution
- Subak fees (if near rice fields)
- Ceremony days (yes, really)



RULE OF THUMB

You trade construction risk for condition risk.





Red Flags With Builders

No written contract with milestones

Asking for 50%+ upfront

No itemized BOQ (bill of quantities)

Refuses to give their NPWP (tax number)

"Trust me bro" pricing

No warranty clause

SO WHAT TO DO ?

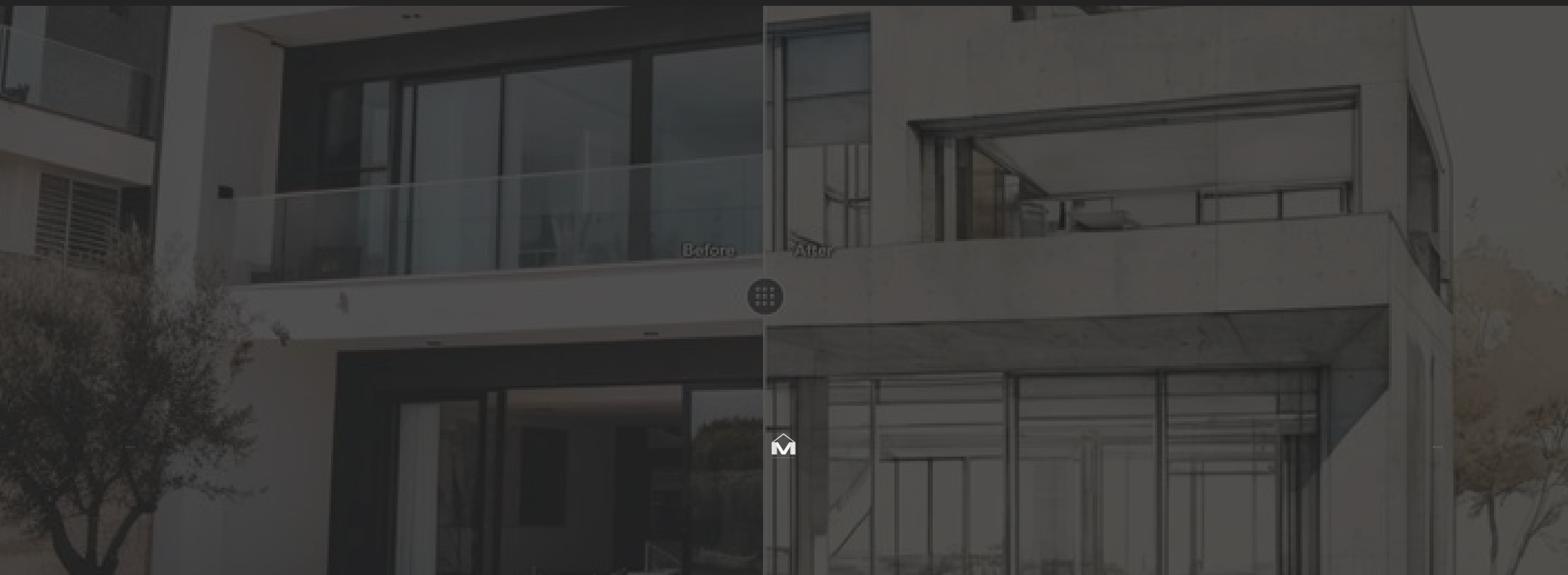
Any one of these = pause.





Rules of Thumb

- **Permits take 2–4 months before you break ground**
- **Construction takes 10–14 months (not 6)**
- **Pay in milestones — never all upfront**
- **Always hire your own supervisor, not the builder's**
- **Expect 10% variation from the initial quote ☐☐☐ Patience pays. Rushing burns.**





Building in Bali?

**We've walked this path
with dozens of owners.**

Right plot. Right permits. Right builder.

GET IN TOUCH

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