



Building in Indonesia

A Clear Guide for Foreign Investors

📍 Bali 📍 Lombok 📍 Sumbawa 📍 Mentawai

From land to built asset — with clarity, structure, and trusted execution.



Why This Guide Exists

Building in Indonesia can be a strong opportunity. But at the beginning, it often feels unclear.

Most investors ask the same questions:

📍 How much does it cost?

🕒 How long does it take?

⚠️ What are the risks?

📍 Where do I start?

This guide is designed to give you a clear overview of the process.

Because a good project does not start with construction. It starts with **clarity**.



Who We Are

Beringin supports international clients in building property assets in Indonesia. We work across Bali, Lombok, Sumbawa, and Mentawai.

"Our role is not only to build. Our role is to help investors move from idea to execution — clearly and efficiently."

WE FOCUS ON



Clear Communication



Structured Process



Transparent Approach



Practical Execution




Why Indonesia

Indonesia continues to attract global interest as a destination for lifestyle, hospitality, and long-term property investment.

 **Strong global lifestyle appeal**

 **Growing tourism & hospitality demand**

 **Highly competitive construction costs**

 **Lifestyle & income-producing assets**

 **Long-term land and development opportunities in prime emerging locations**

For many investors, **Bali remains the gateway**. However, Lombok and Sumbawa are increasingly seen as emerging alternatives offering massive future upside.

For the right investor, Indonesia is not only a place to stay. It is a place to build.



Four Different Markets

Each market requires a different approach. There is no one-size-fits-all strategy.



Bali

Established and global reach.
Consistently high demand.
Best for ready-to-perform assets.



Lombok

Growing and rapidly expanding.
Emerging early opportunity.
Best for strategic entry.



Sumbawa

Raw, natural and pristine.
Significant long-term upside.
Best for visionary investors.



Mentawai

Frontier destination. Global surf recognition. Ultra-low density.
Exceptional long-term potential.

Construction Cost

How much does it cost to build a villa in Indonesia?

The honest answer is: there is no single universal price.

GENERAL BENCHMARK

USD 600 - 800 / sqm

Standard-medium quality villas

USD 1000 - 1800 / sqm

Luxury villas

Costs may increase depending on:

Site & Location

- Location & Site condition
- Access and logistics

Design & Build

- Design ambition
- Structural complexity
- Custom interior requirements

Materials & Specs

- Material specification
- Imported materials
- Premium finishes


Scope & Management

- Project management quality
- Scope & BOQ / RAB clarity
- Realistic budgeting


What Many Investors Miss

Construction cost is not the full picture.

Additional factors often include the following critical elements:

 Site preparation

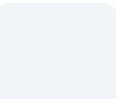
 Land condition

 Access and logistics

 Technical drawings

 Consultants

 Design changes

 Furniture and interiors

 Time delays

These elements can significantly affect the total investment.

A well-planned project minimizes surprises.

Two Common Approaches

Fixed Cost

"In a fixed cost system, the total construction price is agreed before work begins."

ADVANTAGES

- ✓ Stronger budget certainty
- ✓ Easier planning
- ✓ Lower exposure to cost fluctuation

CONSIDERATIONS

- ⓘ Flexibility is lower
- ⓘ Design changes may become expensive
- ⓘ Price usually includes contractor risk buffer

Cost + Fee

"In a cost + fee system, the client pays the actual construction cost plus a contractor or management fee."

ADVANTAGES

- ✓ Greater transparency
- ✓ More flexibility during the project
- ✓ Can be more efficient in certain project types

CONSIDERATIONS

- ⓘ Requires trust
- ⓘ Requires reporting discipline
- ⓘ Cost can shift if scope changes

Neither system is universally better.

The right choice depends on the project, the investor's priorities, and the level of flexibility needed.

01

PROJECT DEFINITION

Clarify the purpose of the asset:

- Private & rental villa
- Boutique resort
- Mixed-use hospitality

02

SITE FEASIBILITY

Understand site conditions:

- Land contour & access
- Surroundings
- Utility realities & constraints

03

CONCEPT DESIGN

Shape the vision into a buildable concept:

- Layout & massing
- Spatial planning
- Architectural direction

05

TECHNICAL PREPARATION

Prepare comprehensive project documentation and ensure technical coordination among all disciplines.

06

PERMIT PROCESS

Address permit and compliance pathways efficiently before or alongside execution depending on project scope.

07

CONSTRUCTION PHASE

Execute effectively from mobilization to structural works, MEP installations, finishing, and final detailing.

08

MONITORING

Strictly control timeline, cost, communication, and overall quality throughout the entire building process.

09

HANDOVER

Conduct final quality checks, detailed corrections, and comprehensive preparation for immediate use.

"Good construction is never just about building fast. It is about moving through each stage properly."

Realistic Timeline Expectation

Preparation

1-4 Months

Approximately

Construction

4-8 Months

Approximately

This varies based on:

- ✓ Size & Design complexity
- ✓ Site access conditions
- ✓ Decision-making speed
- ✓ Permit readiness
- ✓ Project management quality

Delays often come from:

- ! Design changes
- ! Site Condition
- ! Decision speed
- ! Coordination quality



Common Mistakes

Many issues come from the same patterns across different investments and projects.

Most problems can be avoided with the right structure.



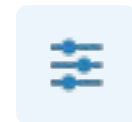
Focusing only on lowest price



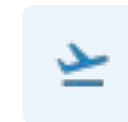
Unclear scope



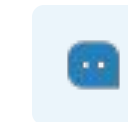
Underestimating the site



Weak project control



Unrealistic expectations



Poor communication



Wrong partner selection

Choosing The Right Partner

A construction partner should offer more than execution. Key things to look for:

- ✓ Clarity of communication
- ✓ Experience handling international expectations
- ✓ Ability to explain risks honestly
- ✓ Practical site execution capability
- ✓ Transparency of process
- ✓ Realistic budgeting approach
- ✓ Reporting discipline

The right partner reduces uncertainty.

NOT JUST COST.



The Beringin Approach

We work with a simple principle:

Clarity first. Execution second.

We begin by understanding:

- ✓ Your objective
- ✓ Your asset strategy
- ✓ Your timeline

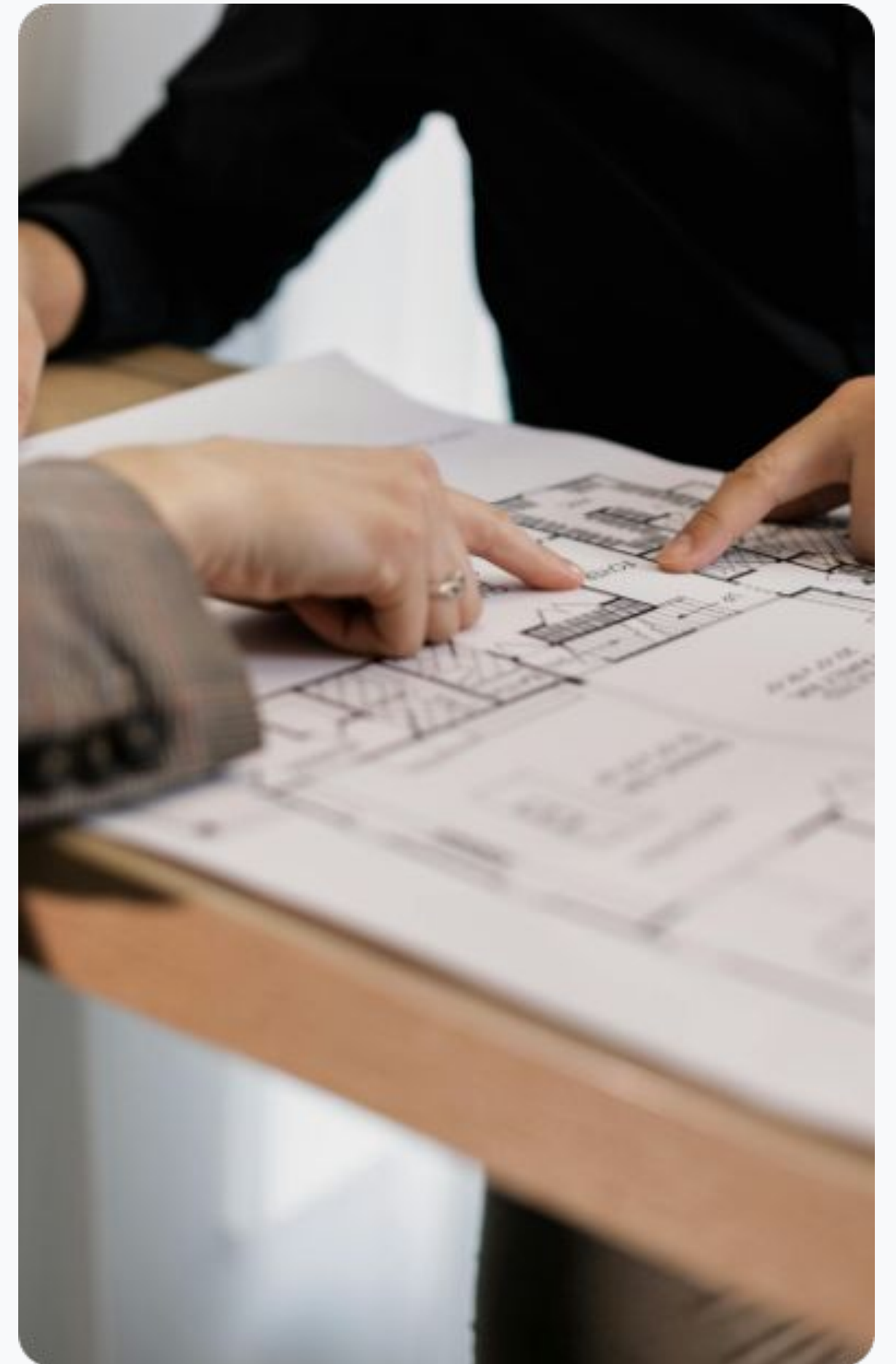
Then we structure:

- 🗑️ Scope
- 🗑️ Cost direction
- 🗑️ Project path

Execution follows with:

- ⚙️ Clear communication
- ⚙️ Transparent process
- ⚙️ Disciplined delivery

We aim to build long-term trust. Not short-term transactions.



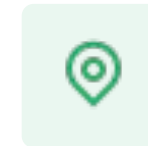
Who This Is For?

This guide is specifically designed for:

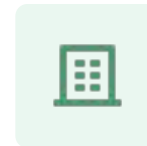
The earlier the structure is clear, the stronger the project outcome.



Foreign investors entering Indonesia



Landowners exploring development



Boutique developers



Hospitality-focused projects



Anyone seeking clarity before building

How to Start Properly?

The first step is not construction.
It is understanding the project clearly.

The goal is not speed.

The goal is accuracy.

A proper start may include:

01

Initial discussion

02

Site understanding

03

Concept direction

04

Preliminary budgeting

BERINGIN MINI GUIDE

Building in Indonesia can be highly rewarding.

But the difference between a smooth project and a stressful one often comes down to clarity.



Clear expectations.



Clear structure.



Clear execution.



BERINGIN GLOBAL
Building with clarity.

BERINGIN MINI GUIDE

Let's Discuss Your Project!

If you are planning to build in:



Bali

Lombok

Sumbawa

Mentawai



We are available to discuss your project.

Contact Us

For further inquiries, please reach out below



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