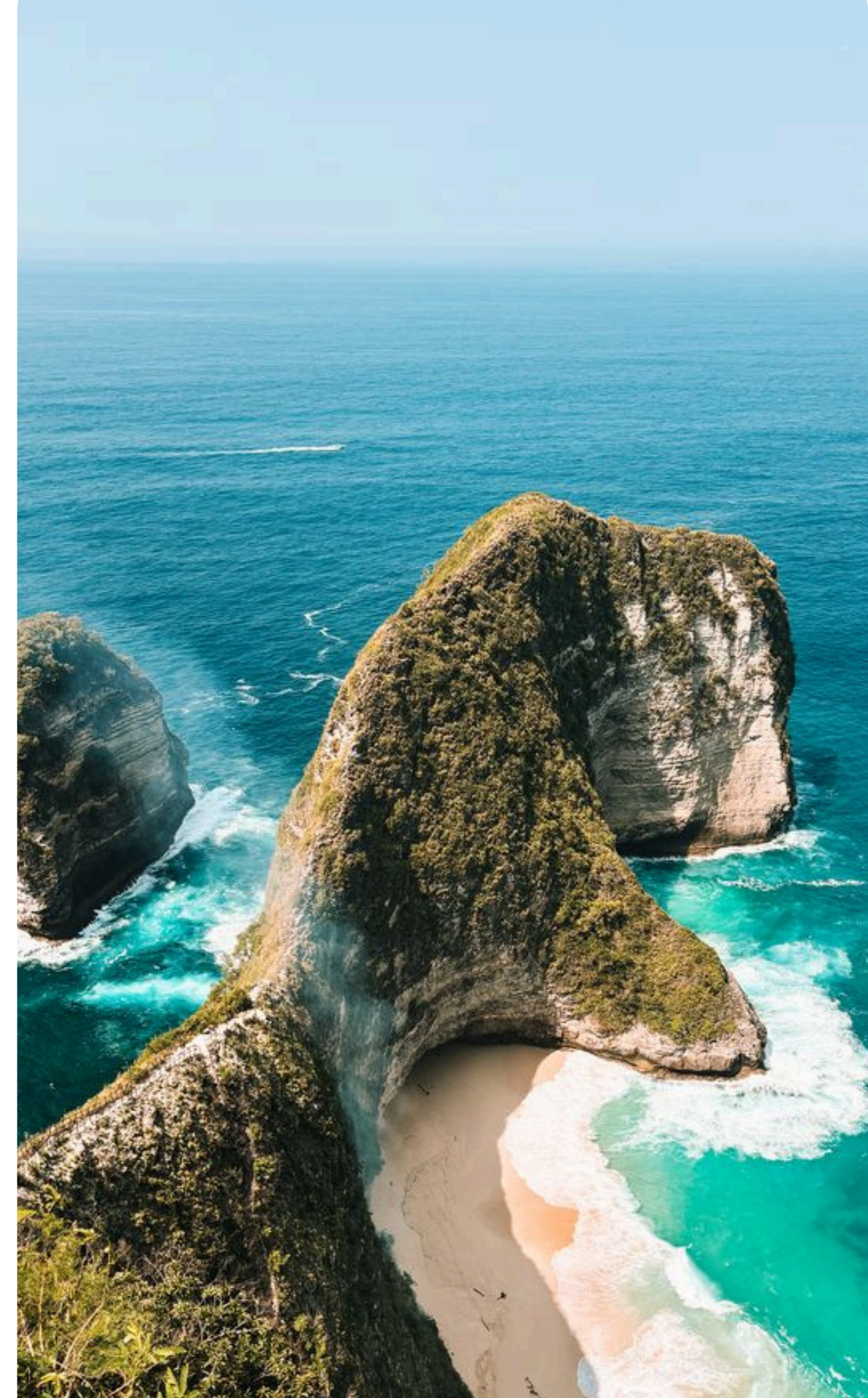




Building in Indonesia A Clear Guide for Foreign Investors

Bali • Lombok • Sumbawa

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, and Sumbawa.

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.

For many investors, Bali remains the gateway.
But Lombok and Sumbawa are increasingly seen as emerging alternatives with strong future upside.

What makes Indonesia attractive:

- strong global lifestyle appeal
- growing tourism and hospitality demand
- relatively competitive construction costs compared to many international markets
- potential to create both lifestyle assets and income-producing assets
- long-term land and development opportunities in selected locations

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



“Three Different Market”



Bali

Established. Global.
High demand.
Best for ready-to-perform
assets.



Lombok

Growing. Expanding.
Early opportunity.
Best for strategic entry.



Sumbawa

Raw. Natural.
Long-term upside.
Best for visionary investors.

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

Construction Cost

One of the first questions every investor asks is:

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

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

Construction cost depends on:

- Location
- Site condition
- Access and logistics
- Design complexity
- Material specification
- Finishing quality
- Project management quality

General benchmark:

Construction can start from around USD 600 / sqm for standard-quality villas – USD 1200 / sqm for luxury villas

From there, costs may increase depending on:

- Design ambition
- Structural complexity
- Imported materials
- Premium finishes
- Custom interior requirements

Important note:

Cost per square meter is useful as an early benchmark — but it is never the full story.

A serious project should always move toward:

- Scope clarity
- BOQ / RAB clarity
- Realistic budgeting

What Many Investors Miss

Construction cost is not the full picture.

Additional factors often include:

- 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.

There are two common approaches.

Neither system is universally better. The right choice depends on the project, the investor's priorities, and the level of flexibility needed.

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

Building Process

1. Land and project definition

Clarify the purpose of the asset:

- Private villa
- Rental villa
- Boutique resort
- Mixed-use hospitality concept

2. Site review and feasibility

Understand:

- Land contour
- Access
- Surroundings
- Utility realities
- Development constraints

3. Concept design

Shape the vision into a buildable concept:

- Layout
- Massing
- Spatial planning
- Architectural direction

5. Technical preparation

Prepare project documentation and technical coordination.

6. Permit process

Depending on the project, permit and compliance pathways must be addressed before or alongside execution.

7. Construction phase

From mobilization to structural works, MEP, finishing, and final detailing.

8. Monitoring and reporting

Control timeline, cost, communication, and quality throughout the process.

9. Handover and readiness

Final checks, corrections, and preparation for use or operation.

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

Our Service



Early Stage Development

We help you make informed decisions before construction begins, reducing risk, uncertainty, and costly revisions.

Ideal for: Investors, landowners, and first-time builders in Indonesia



Project Management

We act as your on-site representative ensuring quality, timeline, and cost control throughout construction.

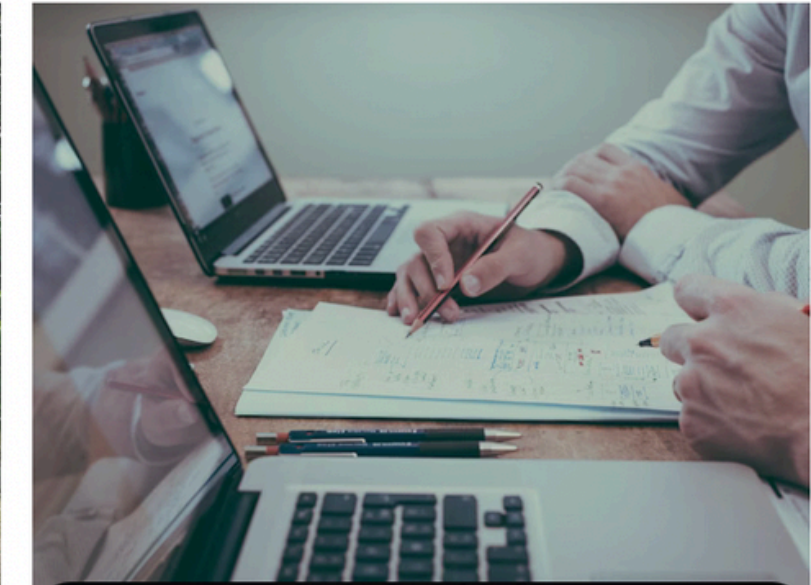
Clear communication, structured reporting, and full accountability on site.



Construction And Build

We execute projects with a focus on build quality, durability, and long-term value — aligned with international expectations and local best practices.

Build with Beringin



Consulting & Project Advisory

For clients who need clarity before committing or expanding their investment.

Strategic guidance for foreign investors

Realistic Timeline Expectation

This varies based on:

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

Typical breakdown:

- Preparation: 1–3 months (Design, Permits)
- Construction: 4–8 months (Approximately)

Delays often come from:

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



“Common Mistakes”

Many issues come from the same patterns:

- Focusing only on lowest price
- Unclear scope
- Underestimating the site
- Weak project control
- Unrealistic expectations
- Poor communication
- Wrong partner selection

Most problems can be avoided with the right structure.

Choosing The Right Partner

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

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

*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 for:

- Foreign investors entering Indonesia
- Landowners exploring development
- Boutique developers
- Hospitality-focused projects
- Anyone seeking clarity before building

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

How to Start Properly?

The first step is not construction.

It is understanding the project clearly.

A proper start may include:

- Initial discussion
- Site understanding
- Concept direction
- Preliminary budgeting

The goal is not speed.

The goal is accuracy.

Final Note

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.

Let's Discuss Your Project!

If you are planning to build in:

Bali • Lombok • Sumbawa

We are available to discuss your project.

Beringin
Building with clarity.

Contact Us

For further inquiries, please reach out below

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