

BUYING LAND IN LOMBOK

— *your questions, answered.*

Everything you need to know before purchasing land in south Lombok — titles, legals, process, and costs, clearly explained.

01 Is there an airport near the land?

Lombok International Airport (LOP) is located in the south-central part of the island. There is no commercial airport in the west or the east of Lombok.

- Travel time from most of our south Lombok plots: 20–50 minutes.
- Direct international flights from Singapore, Kuala Lumpur, and several Indonesian cities.
- If airport proximity is a priority, let us know — we will filter our available land accordingly.

02 What land titles are available?

Most land we work with comes under one of two title types:

- SHM (Freehold) — the strongest title in Indonesia. Permanent, no expiry. Typically for Indonesian nationals or via a PT PMA for foreigners.
- HGB (Hak Guna Bangunan) — right to build and use land for up to 80 years, renewable. Can be held directly by a foreign individual — no company needed.

Every listing clearly states the title type upfront. No guesswork.

03 Can a foreigner buy land in Lombok?

Yes. Foreigners can legally acquire land in Indonesia through several routes:

- HGB title: held directly as a foreign individual. No company required. Valid up to 80 years, renewable.
- SHM freehold: acquired via a PT PMA (foreign-owned Indonesian company) which gives you full legal control through the entity.

Our notary will walk you through the best structure for your situation during due diligence.

04 How does the purchase process work?

We keep every deal clean and protected at every step:

- Select a plot and agree on price — a down payment confirms your interest.
- Your remaining funds and the land papers from the owner are held in a notary escrow account.
- Full due diligence by our notary: title check, legal status, compliance review.
- If confirmed: funds released to owner, title transfer begins.
- If due diligence fails: your money comes back. No risk.

05 What taxes and fees should I budget for?

Budget for the following on top of the agreed land price:

- BPHTB (land acquisition tax): 5% of transaction value — paid by the buyer.
- PPh (income tax on sale): 2.5% — typically paid by the seller, sometimes negotiated.
- Notary fees: usually 0.5–1% of transaction value.

We provide a full cost breakdown before you commit to anything.

06 How long does the title transfer take?

Once due diligence is confirmed and payment is made:

- Notarial deed signing: within days of payment.
- BPN (land registry) processing: 1–3 months depending on the land office.
- Final certificate in your name: issued upon BPN completion.

We track every step and keep you informed throughout the process.

07 Do I need to be in Lombok to buy?

Not necessarily. Many of our buyers complete purchases remotely:

- We handle site visits, photos, and video walkthroughs on your behalf.
- Document signing can be arranged via notarised power of attorney.
- Funds transfer directly to the notary escrow account from abroad.
- We recommend visiting at least once — but it is not a hard requirement.

08 Are installment plans or payment terms available?

Most land transactions in Lombok are done as full cash payment — this is the norm in the local market.

- In some cases, installment plans can be negotiated directly with the owner.
- This depends on the seller and the specific parcel.
- We will always tell you upfront what is possible for each listing.

09 What areas of Lombok do you cover?

We focus on the south of Lombok — the island's most in-demand region for land investment:

- Kuta Lombok and the surrounding coastal corridor.
- Selong Belanak, Mawun, and the southwest bay area.
- Inland plots with ocean views — ideal for villa development.
- Both large commercial-scale parcels and smaller residential plots.

The south offers the best combination of accessibility, scenery, and long-term investment value on the island.

10 How large are the plots? Is there a minimum size?

In the general Lombok market, most land is sold in larger parcels — typically starting from 10 to 15 are (1,000–1,500 m²) and often much more.

- At Mason Real Estate, we specifically offer smaller, more accessible parcels — from as little as 2 are.
- We split larger land ourselves so you do not have to deal with that complexity.
- Whether you need a compact plot or a large development site — we cover the full range across south Lombok.

★ **Our differentiator — plots from 2 are available**