



RISE REAL BALI RESEARCH · LEASE TERMS

Bali Leasehold in Numbers: How Long Leases Run and What a Year of Ownership Costs

October 9, 2026 · 6 min read · **Market research**

The median leasehold in Bali new builds is 29 years, and 82% of projects offer 30 years or less. Only 9 of the 64 projects that spell out renewal terms fix the renewal price today. We work out what a year of ownership really costs in each area.

Read online: <https://riserealbali.com/guides/bali-leasehold-terms-data/>

IN SHORT

The median leasehold term in Bali new builds is 29 years, based on 254 projects in the Rise Real Bali database as of 9 October 2026. 82% of projects offer 30 years or less; only 7% offer 50 years or more. Renewal is usually at the market price of the day: only 9 of 64 projects fix it in advance. A year of ownership costs a median Rp 99.1 mn in Uluwatu and Rp 221 mn in Pererenan.

29 years

median leasehold term,
new builds

82%

of projects with 30 years
or less

9 of 64

projects that fix the renewal
price today

Rp 99.1 mn

median cost per lease year in
Uluwatu, the lowest

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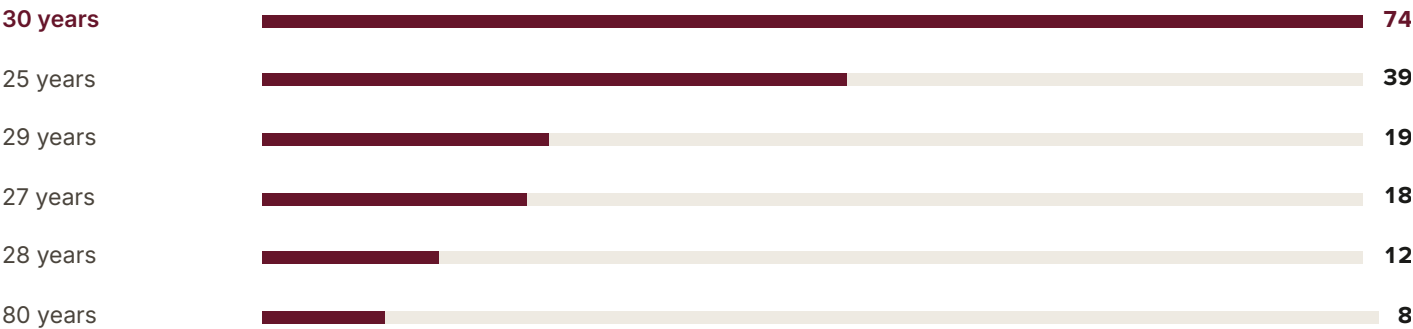
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How long is a typical leasehold in Bali?

Hak Milik, full ownership of land, is reserved for Indonesian citizens. Most foreign buyers therefore buy a leasehold: the right to use a property for the term in the contract. See can foreigners buy property in Bali.

The term is stated for 254 projects in our database. The median is 29 years; 82% offer 30 years or less; 7% offer 50 or more. The single most common term is exactly 30 years.

Most common leasehold terms, number of projects



Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 9 October 2026

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How is a Bali leasehold renewed, and at what price?

Almost every contract has a renewal clause. What matters is its terms, which 64 projects spell out in detail.

In 55 of the 64, renewal is at the market price at the time of renewal, so in 25–30 years you pay whatever the market asks then. Only 9 fix the price today: 6 at a set price and 3 with renewal already prepaid. See Bali leasehold extensions.

Leasehold renewal terms in Bali new builds

RENEWAL TERM	PROJECTS
Guaranteed, at market price on renewal	36
Right of first refusal, at market price	19
Fixed price known today	6
Renewal already prepaid	3

"30 years plus extension" and "60 years" are different things. If renewal is at market price, you are buying 30 years; the extension is an option, not part of the deal.

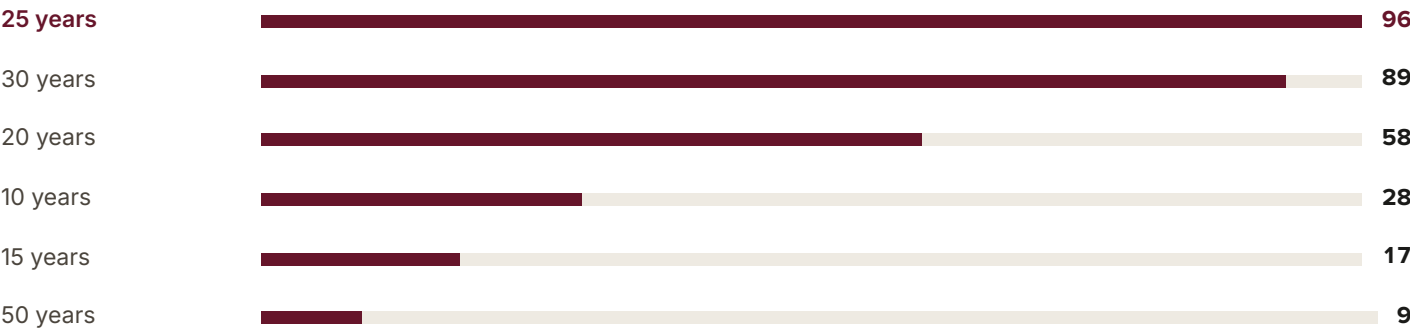
Source: Rise Real Bali database, 64 projects with detailed renewal terms

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How long is the extension?

The extension length is stated for 353 projects. Most often it is 25, 30 or 20 years; 50 years appears in 9 projects.

Leasehold extension length, number of projects



Source: Rise Real Bali database, 353 projects

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What does a year of ownership cost in each area?

Terms differ, so comparing list prices is misleading. We divide the price by the lease term to get the cost of one year of ownership.

A cheap square meter is not a cheap year. Umalas has the lowest price per m² among large areas yet one of the highest costs per year. Example: a 30-year villa at Rp 5.31 bn costs Rp 177 mn a year; a 60-year villa at Rp 7.08 bn about Rp 118 mn. The second looks dearer and is a third cheaper.

Median cost per year of leasehold by area in Bali

AREA	MEDIAN TERM, YEARS	COST PER LEASE YEAR, MEDIAN	PROJECTS WITH A TERM
Uluwatu	28	Rp 99.1 mn	45
Nusa Dua	30	Rp 105 mn	13
Ungasan	30	Rp 110 mn	21
Sanur	30	Rp 121 mn	10
Ubud	29	Rp 139 mn	37
Canggu	28	Rp 141 mn	47
Seseh	27	Rp 147 mn	9
Umalas	29.5	Rp 213 mn	12
Pererenan	26.5	Rp 221 mn	12

Source: Rise Real Bali database: unit price divided by lease term; areas with 9+ projects

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How does the term affect yield and resale?

The remaining term shrinks every year, and resale value shrinks with it. In our yield model we deduct an equal share of the price for each year of the lease, so 24-year and 60-year leases become comparable. A villa at Rp 3.36 bn that nets Rp 298 mn a year yields 8.9%; on a 30-year lease each year uses up Rp 112 mn of the price, leaving Rp 186 mn, or 5.5%.

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Can a foreigner hold freehold in Bali?

Through their own Indonesian company, a PT PMA, which can hold Hak Guna Bangunan: 30 years, extended by 20, then renewed for 30. The company needs a real business activity, bookkeeping and reporting, which cost money every year. See PT PMA for property and leasehold vs freehold.

In our database freehold is marked for 24 of 816 unit types with the field filled, about 3%. The new-build market for foreigners is a leasehold market.

What this means for buyers

- 01 Plan for 25–30 years, not "60 with extension".
- 02 Read the renewal clause: 55 of 64 projects renew at the future market price.

03

Compare properties by cost per lease year, not list price.

04

A cheap square meter is not a cheap year.

05

PT PMA freehold is a separate route with its own running costs.

FAQ

How long is a leasehold in Bali?

The median across 254 new-build projects in the Rise Real Bali database is 29 years; 82% offer 30 years or less and 7% offer 50 or more.

Can you extend a leasehold in Bali?

Usually yes, but in 55 of 64 projects with detailed terms the extension is at the market price at the time. 6 fix the price today and 3 have it prepaid.

How long is a leasehold extension in Bali?

Most often 25, 30 or 20 years across 353 projects with a stated extension; 50 years in 9 projects.

What does a year of property ownership cost in Bali?

Median cost per lease year runs from Rp 99.1 mn in Uluwatu to Rp 221 mn in Pererenan: unit price divided by lease term.

Is a 30-year or a 60-year lease better value?

Compare the cost per year: a 30-year villa at Rp 5.31 bn costs Rp 177 mn a year, a 60-year villa at Rp 7.08 bn about Rp 118 mn.

Can foreigners buy freehold in Bali?

Hak Milik is for Indonesian citizens only. A foreigner can hold property through their own PT PMA company on Hak Guna Bangunan (30 + 20 + 30 years).

How we know this

Source: Rise Real Bali project database (Airtable), snapshot 9 October 2026. Lease term: 254 projects with unit prices; renewal terms: 64 projects; extension length: 353; ownership form: 816

unit types. Cost per lease year = minimum unit price divided by lease term, median per area, areas with 9+ projects.

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 9 October 2026

— Rise Real Bali yield methodology v1.1

— Basic Agrarian Law of Indonesia (UUPA 1960), Articles 21 and 26

Rise Real Bali is a real estate agency in Bali. We write from the deals we handle and from public data, and we name our sources.

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