



ISSUE 2 · SEPTEMBER 20, 2026

## Infrastructure week: the airport, the roads and the parking lots

This week, Bali's regencies and the airport operator tackled the island's real bottlenecks: runway capacity, road access, and parking. For buyers, the message is simple: getting around Bali keeps getting easier.

Read online: <https://riserealbali.com/guides/bali-market-weekly-2/>

### THE WEEK IN BRIEF

- 01 AirNav and Boeing are modeling how to raise Ngurah Rai's capacity without a second taxiway
- 02 Badung is putting Rp 4.8 trillion into construction and land purchases for parking
- 03 Bali's fishing port moves to Jembrana, freeing Benoa for cruise ships and yachts
- 04 Melbourne–Denpasar gets four flights a week starting October 19

September 14, 2026

## Bali's fishing port moves to Jembrana, freeing Benoa for cruise ships and yachts

On September 29 the first pile goes into the ground for Indonesia's national fishing port in Pengambangan, Jembrana. The contract was signed August 7; a CRBC-NINDYA joint venture is building it, funded by the Islamic Development Bank under its Integrated Fishing Ports and International Fish Markets program. Fish isn't really the point: moving the fleet out of Benoa clears that harbor for the Bali Maritime Tourism Hub, a berth for cruise liners and yachts. Benoa stops being an industrial port and becomes the south coast's marine gateway.

- **What it means:** The stretch between Benoa and Nusa Dua is trading a fishing harbor for cruise guests with a different budget. Property in that

radius on Bali tends to reprice while construction is underway, not after the ribbon-cutting.

Source: Bali Discovery · [Nusa Dua: prices and listings](#)

## INFRASTRUCTURE

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September 14, 2026

### Bali ranks third most-wanted destination in Southeast Asia, and travel budgets **are rising**

Hilton published its South East Asia Pulse Check survey. 96% of travellers in the region plan a trip within Southeast Asia in the next year, and almost 60% plan to spend more, the strongest signal in the whole study. Thailand (69%) and Indonesia (68%) show the fastest-rising budgets. Among wanted destinations, Bangkok takes 41%, Singapore 38% and Bali 34%. Travellers choose by value for money (51%) and food (47%); 78% say social media inspires the trip, and 61% have an AI tool suggest a hotel.

- **What it means:** A regional guest tends to book often and stay briefly. Apartments on Bali built for short lets absorb that demand better than large villas set up for a two-week European stay.

Source: TTG Asia

## TOURISM

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September 15, 2026

### 58% of foreign visitors travel to Indonesia partly for **the food**

The tourism ministry put a number on it: 58.34% of foreign tourists in 2025 gave food a dedicated place in their trip. The ministry is backing that up with the Wonderful Indonesia Gastronomy festival, running September 26 to October 4 in Solo and Yogyakarta under the theme "From Local Roots to Global Recognition." The country's 2026 target is 16-17 million foreign arrivals; January through July brought 8.98 million.

- **What it means:** A strong restaurant scene lifts both the average guest spend and the achievable nightly rate. It's a big part of why Canggu, Pererenan and Ubud outperform prettier but quieter locations.

## TOURISM

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September 15, 2026

### Bali links its land registry and tax base into one **shared system**

On September 15 the province of Bali signed a cooperation agreement folding land registry records and regional tax data into a single exchange, with Klungkung's land office among the participants. The point is simple: stop a plot registered to one owner from sitting in the tax database under someone else's name.

Assessments will run off reconciled, current data instead of whatever happened to be on file. The province also promises faster processing for applicants.

- **What it means:** A mismatch between the land registry and the tax office is a classic trap when buying property in Bali: the seller shows one document, the database says another. One reconciled system makes pre-purchase checks faster and cheaper.

Source: BaliNews.id · **Bali property taxes for foreigners**

## LAW

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September 15, 2026

## Tour operators pivot to niche programs: Bali wellness packages from Rp 2.8 million

At the Garuda Indonesia Travel Fair 2026, operators showed where demand is shifting. Aerowisata Travel built a Bali wellness package priced at Rp 2.8 million aimed at younger travellers, plus a four-day, three-night MotoGP package for Mandalika. Via.com launched golf tours around Bandung and Yogyakarta from Rp 10 million, two to three days. Operators aren't dressing it up: the niche is narrow, and repeat sales are hard to build.

- **What it means:** Wellness and sport travellers book two- to three-week stays, not five days. That guest is better served by a villa or apartment with a kitchen and workspace than by a hotel room.

Source: TTG Asia

### TOURISM

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September 15, 2026

## A four-day trail opens in northwest Bali: 16 km from Pemuteran to the national park

Astungkara Way is launching the Northwest Bali Trail: 16 kilometers over four days and three nights, from Pemuteran into West Bali National Park through dry forest, mangroves, coastline and reef. Groups stay small, six to ten people. The program covers snorkeling with a briefing on coral restoration, ranger-led walks, mangrove planting and a dinner sourced from what the group gathers along the way. Two nights are spent at Menjangan Ecolodge by Plataran, one on a community platform under a mosquito net. It starts in November; the operator has run since 2020.

- **What it means:** The northwest holds the cheapest land on the island and the longest payback horizon. Routes like this bring the first steady flow of visitors, and housing demand usually follows.

Source: The Bali Sun

### TOURISM

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September 15, 2026

## Two new restaurants open at the renovated Bali Beach complex in Sanur

Sanur gets two new venues inside the Bali Beach complex. Roso, at Bali Beach Hotel's The Heritage Collection, covers Indonesian cooking from Sumatra to Java to the Balinese coast; its name means "taste" in Javanese, and it serves breakfast 6:30-10:30 and dinner 18:00-22:30. Next door at The Meru Sanur, Arunika has opened as all-day dining with open kitchens where dishes are cooked in front of guests, from 6:30 to 22:30. Both run daily.

- **What it means:** Sanur has spent years as the quiet district for older residents, and now a restaurant scene is moving in. That's usually an early sign: rents and property prices tend to follow.

Source:

### PLACES

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September 15, 2026

## TransNusa adds Melbourne–Denpasar: four flights a week from October 19

From October 19, TransNusa flies Melbourne–Denpasar four times a week on an Airbus A320, with 20 kg of luggage included in every fare. Melbourne becomes the carrier's second Australian city after Perth, which it has served since early 2025. It's the sixth airline on the route alongside Batik Air, Garuda Indonesia, Jetstar, Qantas and Virgin Australia, taking the slot AirAsia vacated over fuel costs. The carrier says onward connections to Wakatobi and Manado are coming.

- **What it means:** Australia is the island's top source market by volume, and every new Melbourne flight feeds straight into villa bookings in Canggu and on the Bukit. For an owner, that means a steadier calendar rather than gaps between demand waves.

Source: Australian Aviation · **Bali villa rental yield**

### INFRASTRUCTURE

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September 16, 2026

## AirNav and Boeing take on Ngurah Rai's capacity, no second **taxiway** needed

AirNav Indonesia and Boeing signed a Letter of Intent on September 15 to work out how to raise takeoffs and landings at Ngurah Rai. The airport currently holds about 33 movements an hour. It has no parallel taxiway, and none is planned; instead, the reserve capacity has to come from scheduling, sequencing, and how stands and the apron are used. Boeing is modeling a full day of flights in its TAAM system, separately for east- and west-flow traffic, running three scenarios. Next comes on-site observation with controllers, airlines and ground handlers, then checking the model against AirNav's real data.

- **What it means:** Airport throughput is the ceiling on tourist arrivals, and by extension on rental occupancy. Every extra movement in the peak hour means a fuller calendar for a villa in Canggu or Pererenan, not a gap between guests.

Source: ANTARA News Bali · **Bali infrastructure projects**

### INFRASTRUCTURE

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September 16, 2026

## Badung redesigns the approach to the airport: no U-turns, no **traffic** lights

Badung is reworking traffic on the approach to Ngurah Rai. At Patung Kuda in Tuban, U-turns and traffic lights are being removed so the flow doesn't stop. Tuban itself goes one-way, some roads widen, and access to Kartika Plaza gets its own routing. In Kelan, a boulevard is being cut through vacant communal land to split the traffic streams. Kuta is also getting public-transport planning, and the former Bali Anggrek site becomes a parking lot. Transport consultants are still refining the plan; there's no timeline or budget yet.

- **What it means:** A guest judges a district by the drive in from the airport, before they've even unpacked. Untangling south Badung works directly in favor of rental rates in Kuta, Seminyak and Uluwatu: under an hour in traffic raises what a guest will pay for the night.

Source: NusaBali · **Kuta: prices and listings**

### INFRASTRUCTURE

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September 16, 2026

## Badung is building North Bali's infrastructure before the resorts arrive, **not after**

Badung regency met with business and university representatives to discuss a shift from tourism measured by headcount to tourism measured by quality. Three priorities came out of it: infrastructure for North Badung ahead of any new resorts, a stronger role for traditional pecalang at tourist sites, and order around parking in Kuta. The logic runs backwards from the usual pattern: roads and access first, construction after.

- **What it means:** If the roads north genuinely arrive before the resorts do, land there could reprice ahead of mass construction. It's a scenario worth watching.

Source: ANTARA News Bali · **Bali land prices**

### TOURISM

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September 16, 2026

## Badung puts Rp 16 billion into the Trans Metro Dewata **bus network**

Badung has allocated over Rp 16 billion to run Trans Metro Dewata in 2026. The bus network is funded jointly: Denpasar, Badung, Gianyar and Tabanan each pay for the length of route within their own territory, so the line doesn't rest on one budget. Separately, Badung is marking a dedicated green lane on the outer edge of roads 24 meters wide, reserved for feeder buses rather than general traffic.

- **What it means:** Public transport on the south of the island takes some pressure off scooter and driver demand. For rental housing, it widens the guest pool to visitors who won't get on a bike on Bali.

Source: NusaBali · **Living in Bali: pros and cons**

### INFRASTRUCTURE

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September 16, 2026

## Denpasar moves overhead cables underground on seven downtown streets **by December**

Denpasar is pulling cables off poles and into underground ducts on seven downtown streets, targeting December 2026. City utility Perumda Bhukti Praja Sewakadarma runs the work. The approach was already tested in Sanur, where five providers signed up at first and fifteen ended up sharing the duct; downtown expects several dozen. The usage fee is still being worked out, and Sanur's rate won't simply carry over. Cables move either before the duct is handed over or in the first months after.

- **What it means:** A tangle of overhead wires is the first thing that spoils a listing photo and a terrace view. Where it's gone, a district reads as more expensive, and it shows in rental listing photos.

Source: NusaBali

## INFRASTRUCTURE

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September 16, 2026

### Denpasar builds a year-round sports-tourism calendar, backed by 4.6 million arrivals

Denpasar wants sports tourism running on a permanent calendar rather than one-off events, feeding small business along the way. The forum cited the island's numbers: about 4.6 million tourists arrived between January and August 2026, more than the same period a year earlier. The city's deputy mayor picked up a separate award for the push at the eleventh Bali Tourism Award in Sanur. A near-term example is already running: the Bali Friendship Hockey Festival on September 12-13 drew six countries, including Singapore and Australia.

- **What it means:** An events calendar smooths out seasonality. For an owner near a venue, that's bookings in the months when beach demand usually dips.

Source: ANTARA News Bali · [Bali tourism statistics](#)

## TOURISM

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September 16, 2026

### Furniture makers gather in Kuta to set a target: exports up sharply within five years

HIMKI, Indonesia's furniture and craft industry association, held its fourth congress on September 15 at the Trans Hotel in Kuta. The strategy adopted there: lift furniture exports from roughly Rp 62 trillion today to about Rp 106 trillion within five years, then to around Rp 442 trillion by 2045, at 12-15% annual growth. The association's own benchmark is Vietnam, which already ships close to Rp 354 trillion worth of furniture a year. The plan leans on local timber species, craftsmanship and more technical production.

- **What it means:** Furnishing eats a sizeable share of a villa fit-out budget. A growing export-grade furniture industry means more of that spec can be sourced on the island instead of shipped in by container.

Source: NusaBali · **Cost to build a villa in Bali**

## ECONOMY

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September 16, 2026

### Indonesia's 2027 calendar: 18 holidays, 8 collective leave days, Nyepi on **March 8**

Indonesia has confirmed its 2027 calendar: 18 national holidays and 8 collective leave days, set by a joint decision of three ministries (SKB No. 1205, 3 and 2 of 2026). Nyepi, the Day of Silence, falls on Monday, March 8. Idul Fitri follows right behind it, on March 10-11, so March 2027 stacks Bali's own peak against the national one. Galungan is marked twice, on January 13 and August 12, and Kuningan on January 23 and August 21.

- **What it means:** Holiday clusters drive waves of short-term rental demand and weeks when flights into the island get tight. An owner needs this calendar six months out to price the peaks correctly instead of selling them at a weekday rate.

Source: Bali Discovery · **Bali villa occupancy rates**

## TOURISM

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September 16, 2026

### QRIS heads to Australia: Indonesia's QR payment system adds four **more countries**

Bank Indonesia is in talks to extend cross-border QRIS to Australia, India, Vietnam and Saudi Arabia. The system already links Thailand, Malaysia, Singapore, Japan, South Korea and China, six of eight planned countries. It has passed 78 million users against a 70 million target, and 45 million merchant points against a goal of 47 million. Transactions stand at 15 billion against a planned 17 billion. QRIS is also picking up new formats: a mode where the cashier scans the guest's code, and contactless QRIS-Tap.

- **What it means:** Australia is the island's top source market. A guest who pays with a familiar app instead of hunting for a currency exchange tends to spend more on Bali, and it shows up in rental revenue.

Source: ANTARA News · **Transferring money to Indonesia**

## ECONOMY

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September 17, 2026

### Ngurah Rai named best airport in its category **in Asia**

InJourney Airports collected 32 ACI Customer Experience Awards 2025 across ten of its sites. Ngurah Rai took the top spot in Asia-Pacific among airports handling 15-25 million passengers a year. Jakarta's Soekarno-Hatta was named best on departure among airports above 40 million passengers, and cleanest in the region. Three more airports were recognized for five consecutive years in the program's upper ranks.

- **What it means:** How the main airport performs is part of how a guest reads the island overall. It's a slow-moving but steady factor behind demand for rental housing.

Source: Bali Discovery

## INFRASTRUCTURE

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September 18, 2026

### Badung puts Rp 4.8 trillion into construction and land purchases **for parking**

Badung regency approved amendments to its 2026 budget: spending climbs above Rp 13 trillion, with Rp 4.8 trillion of that going to capital works and infrastructure taking 59% of total spending. A separate line buys land at the most

congested points in tourist zones, mainly in Kuta, for parking. Regency revenue is forecast at Rp 10.5 trillion, with Rp 9.7 trillion of that from its own sources.

- **What it means:** Badung holds most of the island's rental stock. Money spent decongesting Kuta and adding parking directly shapes what the district looks like two or three years from now.

Source: ANTARA News Bali · **Seminyak: prices and listings**

## ECONOMY

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September 18, 2026

### Kura-Kura Bali turns a mall into a **community space**

Sira Village, inside the Kura-Kura Bali special economic zone, ran a charity pilates session with a local project connecting Bali and Kendari. About 46 people attended at Rp 75,000 a head, with every rupiah going to medical equipment for hospitals in East Nusa Tenggara: nebulizers, glucometers, breast pumps and newborn supplies. The idea behind the venue is regular community events, not retail.

- **What it means:** The everyday life around a project is what separates a place to live from a place to flip. Buyers in zones like this tend to weight it alongside transport access.

Source:

## PLACES

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September 18, 2026

### TransNusa confirms Melbourne–Bali direct flights for **October 19**

TransNusa will start flying between Melbourne and Denpasar on October 19: four times a week on an Airbus A320 with 174 seats, adding more than 70,000 seats a year and making it the sixth carrier on the route. Economy fares start at about Rp 3.76 million one-way, with 20 kg of luggage included. The airline has flown Perth for a while already; Melbourne is its second major Australian destination.

- **What it means:** Australia is Bali's leading source market for short-term rentals. Every new direct route from there feeds straight into high-season

villa bookings.

Source:

## INFRASTRUCTURE

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September 19, 2026

### Super Air Jet launches daily Bali–Bandung flights

On September 18, Super Air Jet opened a daily Bandung-Denpasar route, becoming the third carrier on it after Garuda and Citilink. The first flight landed in Denpasar at 12:14 with 179 passengers, with the return leaving the same evening. The route came back to life after Bandung's Husein Sastranegara Airport resumed commercial flights in August, having previously had them shifted to Kertajati.

- **What it means:** Domestic demand on Bali grows more quietly than international arrivals, but it's what carries the island through the shoulder season. Direct flights from Java bring both tourists and buyers from within Indonesia itself.

Source:

## INFRASTRUCTURE

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### Disclaimer

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