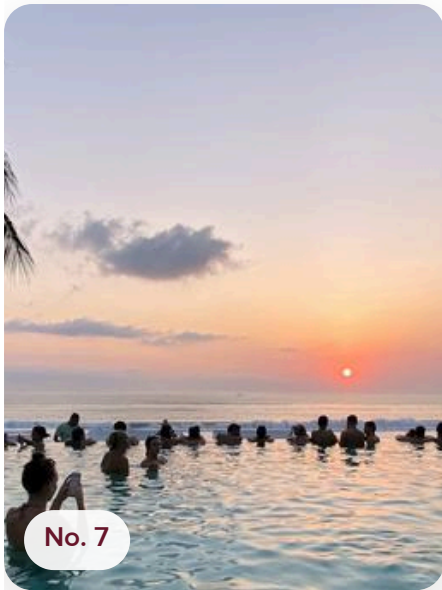




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Bali's grid at 1,379 MW peak, mortgages up 1.67% and a seventh airline on the Melbourne route

A week of infrastructure and demand: PLN reports about 299 MW of headroom and plans 2.7 GW more, while the south of Badung faces a dry-season water squeeze. Hotels and restaurants keep growing fastest of any sector, and a new airline joins the Bali – Melbourne route.

Read online: <https://riserealbali.com/guides/bali-market-weekly-7/>

THE WEEK IN BRIEF

- 01 Bali's grid: 1,678 MW of capacity against a 1,379 MW peak; about 2,744 MW planned for 2025–2034
- 02 Accommodation and food grew 11.83% in January–August 2026, the fastest of any sector
- 03 Bali mortgage lending reached Rp 13.24 trillion in August, up 1.67% year on year
- 04 TransNusa adds seven weekly Bali – Melbourne flights; Australians are about 25% of foreign arrivals

October 20, 2026

TransNusa launches Bali – Melbourne flights, seven a week

On October 19, TransNusa flew its first 8B018 service from Bali to Melbourne with 139 passengers. The return flight on October 20 brought 86 people to Bali. The route will run seven times a week in each direction. Seven airlines now fly it, including Jetstar, Qantas and Virgin Australia. Australians remain the island's main market: about 1.3 million visitors, or 25% of foreign arrivals.

- **What it means:** More flights from Australia mean more guests from Bali's main market. That supports short-term villa rental demand in the south of the island.

Source: ANTARA News Bali

TOURISM

October 22, 2026

Indonesia's accommodation and food sector grew **11.83%** in eight months, the fastest of **any sector**

The accommodation and food-and-beverage sector grew 11.83% in January–August 2026 compared with the same period of 2025, the highest growth of any sector, the tourism minister said at the Bali Poltekpar graduation in Badung. Tourism contributed 4.78% of national GDP in 2025, about Rp 1,138.9 trillion. Tourism investment rose 56.05% in 2025 and 16.64% in the first half of 2026.

- **What it means:** Hotel-sector growth means demand for overnight stays, the base of short-term villa rentals. Investment in the sector is rising for a second year.

Source: ANTARA News Bali

TOURISM

October 22, 2026

Bali's minimum wage may rise to Rp 3.45 million in **2027**

The province will review Bali's minimum wage for 2027. Under the national formula it comes to Rp 3,450,000, up 7.6%. For the tourism sector the calculation gives about Rp 3.5 million. Options for provincial, regency and sector minimums will be checked by the provincial research agency Brida.

- **What it means:** For a rental villa owner, staff costs rise from 2027. Build the increase into the management company's budget now.

Source: ANTARA News

ECONOMY

October 22, 2026

11 electric buses to run the GOR Ngurah Rai – GWK corridor, free during **the trial**

The Bali provincial transport office will run 11 electric buses, a grant from the Bali E-Mobility project, on the GOR Ngurah Rai – GWK route, the first Trans Sarbagita corridor. Each bus seats about 20 passengers with room for 10 standing and has a range of about 300 km. Service is set to start in early November 2026 and stays free during a trial expected to last until December. Rp 5 billion for operations is proposed in the 2027 provincial budget.

- **What it means:** The route links central Denpasar with the Bukit, where many villas and apartments are being built. A regular bus to GWK makes the trip easier for staff and guests without a car.

Source: NusaBali

INFRASTRUCTURE

October 23, 2026

Bali's grid peaks at 1,379 MW against 1,678 MW of capacity; PLN plans about 2.7 GW more

PLN Bali says the island's grid can supply up to 1,678 MW, with a peak load of 1,379 MW, leaving about 299 MW of headroom. Demand is rising with tourism, housing construction and electric vehicles. PLN's 2025–2034 plan adds about 2,744 MW for Bali: 886.8 MW renewable, 1,550 MW gas and 307.5 MW of storage, plus 885 km of new transmission lines.

- **What it means:** There is still headroom, but demand grows with construction. For a new house, order the connection capacity early.

Source: NusaBali

INFRASTRUCTURE

October 23, 2026

Detour at Unud campus in Jimbaran continues; road expected to reopen in late October

Work on the Catus Pata project near Udayana University's campus in Jimbaran is under way. Asphalt is laid and crews are placing paving tiles. The section at the Jalan Raya Kampus Unud junction is closed and traffic is diverted along Jalan Lingkar Timur Unud. Congestion peaks from about 2 pm to 5–6 pm almost every

day, and police say the situation is under control. The road is due to reopen in stages in late October, first in one direction.

- **What it means:** Jimbaran is the way to the southern Bukit. While the detour lasts, allow an extra half hour on evening trips toward Uluwatu and Ungasan.

Source: NusaBali

INFRASTRUCTURE

October 24, 2026

Southern Badung short of water as the utility looks for **new sources**

Badung's administration again listed water shortages in the south of the regency as a key issue. The Tirta Mangutama utility has already built a main from the Estuary plant to Nusa Dua. In a long dry season, though, the sources run low while demand grows with tourism and population. The utility is working to get the most from existing sources.

- **What it means:** For buyers in the south, including Bukit, Uluwatu and Nusa Dua, water stays on the checklist. Ask whether the property has a mains connection and its own well.

Source: NusaBali

INFRASTRUCTURE

October 24, 2026

Bali mortgage lending grows **1.67%** year on year; bad loans fall **to 2.14%**

According to Bali's financial services authority (OJK), bank mortgage lending in the province reached Rp 13.24 trillion in August 2026. Annual growth slowed to 1.67% from 3.97% a year earlier. Non-performing mortgages fell from 2.62% to 2.14%. By property location, mortgages grew 10.77% in Buleleng and 13.05% in Jembrana, while Denpasar and Tabanan declined.

- **What it means:** Local mortgage demand is growing slowly but borrowers are paying more reliably. Foreign buyers rarely use Indonesian

mortgages, so the villa market feels little effect.

Source: NusaBali

ECONOMY

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