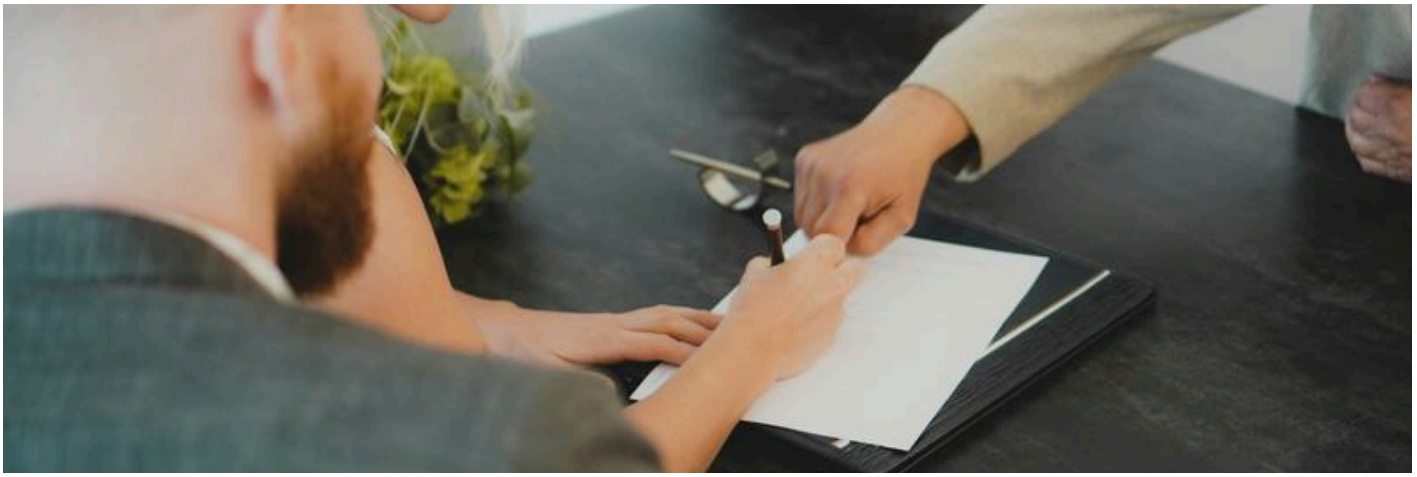


Process · transaction support

# Transaction Support in Bali: Who Does What From Reservation to Keys

November 15, 2026 · 5 min read · Ownership and tax

A Bali purchase involves the seller, a notary, often a lawyer, and you. Transaction support means one person keeps all of them on schedule.

Read online: https://riserealbali.com/guides/bali-property-transaction-support/

## In short

Transaction support in Bali means a buyer's agent runs the deal from reservation to handover. The agent shortlists properties, arranges the MOU, passes documents to the notary, follows the title and permit checks, and attends handover. The seller or developer pays the commission, which averages 5–7% on sales to foreign buyers. A clean deal closes in four to eight weeks.

**5–7%**
average commission on sales to foreign buyers, paid by the seller

**4–8 weeks**
typical time from reservation to deed on a clean file

**About 10%**
usual reservation deposit, held by the notary

**0**
buyer payments that go to the agent's account

## In this report


01 What does transaction support cover?
02 How does the deal run, step by step?
03 Who pays for transaction support?
04 Where should your money go?
05 Can the deal run while you are abroad?
06 How does Rise Real Bali support a purchase?

07 What this means for buyers
08 FAQ
09 How we know this

01 / 06

## What does transaction support cover?

Transaction support covers every step after you pick a property. The agent coordinates the seller, the notary, and your lawyer.

The agent does not hold your money and does not sign deeds. A notary or PPAT signs, and payments go to a notary or developer account.

For the full sequence of steps, see how to buy property in Bali.

### Who does what in a Bali purchase

| Party | Role | Paid by |
|---|---|---|
| **Buyer's agent** | Shortlist, viewings, MOU, deadlines, handover | Seller or developer, inside the price |
| **Notary** | Holds the deposit, drafts the lease or contract, runs checks | Buyer, by written quote |
| **PPAT** | Signs deeds that change the land register (HGB, Hak Pakai) | Buyer, capped at 1% of the price |
| **Independent lawyer** | Reviews the contract and title on your side | Buyer |
| **You** | Passport, tax number (NPWP), decisions, payments | — |

Source: Rise Real Bali purchase methodology; PP 24/2016 on the PPAT fee cap

02 / 06

## How does the deal run, step by step?

The timeline below is for a clean file. Disputes, missing permits, or a remote signing add time.

Before any deposit, check the title, zoning, and permits. Our due diligence checklist lists each document.

**Week 0**

**Shortlist and viewing**

Live video viewing, floor plan, and the land certificate number.

**Day 0**

**MOU**

Price, reservation period, seller's documents, and refund grounds.

**Days 1–3**

**Deposit**

About 10% to the notary's account named in the MOU.

**Weeks 1–6**

**Checks**

Title, zoning, PBG and SLF, and the seller's right to sell.

**Weeks 4–8**

**Deed and handover**

Taxes paid, deed signed, balance released, keys and inventory.

Source: Rise Real Bali purchase methodology

03 / 06

## Who pays for transaction support?

On sales to foreign buyers, the seller or developer pays the agent's commission. It averages 5–7% and already sits inside the asking price.

If an agent asks you for a fee on top, get the amount in writing before you agree. Your own costs are the notary, taxes, and your lawyer.

For licensing and how to vet an agent, read how to choose a Bali real estate agent.

Source: Rise Real Bali; Trade Regulation 33/2025 as summarized in our agent guide

04 / 06

## Where should your money go?

Your money goes to a notary or the developer, never to the agent. Take account details only from the signed contract.

Match the company name on the account with the contract. A personal account of an agent or a seller's relative is a stop sign.

On off-plan deals, tie each payment to a build stage. See off-plan payments and handover.

Source: Rise Real Bali purchase methodology

05 / 06

## Can the deal run while you are abroad?

Yes. You sign a power of attorney that names each power: sign the deed, lodge documents, collect the certificate.

A power of attorney signed abroad needs one apostille stamp in a member country of the Hague Convention. Indonesia joined in 2022.

At handover, your agent or an independent inspector sends a photo and video report. Every defect gets a photo and a deadline.

Source: Presidential Regulation 2/2021 (Apostille Convention); Rise Real Bali purchase methodology

06 / 06

## How does Rise Real Bali support a purchase?

Rise Real Bali has worked in Bali as an agency since 2023. Our lawyer checks title, zoning, PBG, SLF, and the rental license before any deposit, free of charge.

The seller or developer pays our commission, so your price is the same as buying direct. Browse the property catalog or read about our team.

Send us your shortlist through the form below, and we will schedule the first video viewing.

Source: Rise Real Bali

## What this means for buyers

01 A buyer's agent coordinates the seller, notary, and lawyer from reservation to keys.

02 The seller or developer pays the commission: 5–7% on average, inside the price.

03 Money goes to a notary or developer account, never to the agent.

04 A clean deal closes in four to eight weeks.

## FAQ

### What is transaction support in Bali real estate?

A buyer's agent runs the deal from reservation to handover and coordinates the notary and lawyer.

### Who pays the agent in Bali?

On sales to foreign buyers, the seller or developer pays, inside the asking price.

### How much is the agent's commission?

On sales to foreign buyers it averages 5–7% of the price.

### How long does a Bali property deal take?

A clean deal closes in four to eight weeks from reservation.

### Do I need a notary if I have an agent?

Yes. The notary holds the deposit and signs the lease or contract; a PPAT signs title deeds.

### Can I buy without visiting Bali?

Yes, through video viewings and an apostilled power of attorney.

## How we know this

This guide draws on the site's existing guides to buying, notaries, due diligence, and agents. Facts on fees and deadlines repeat what those guides cite. The timeline is for a clean file and is not a promise.

— Rise Real Bali purchase methodology

— PP 24/2016: PPAT fee cap of 1% of the price

— Presidential Regulation 2/2021: Indonesia joins the Apostille Convention

— Trade Regulation 33/2025 as summarized in our real estate agent guide

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.

By Dmitrii Rogov, Rise Real Bali.

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### Questions about this guide?

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