DOMA

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A week without headline deals, but with three numbers about cost

7 — 13 September 2026

574 entry refusals and 265 deportations: how the border regime actually works

Visa-on-arrival extensions up 20.3% — a signal of demand for longer stays

Minimum wage: Rp 3.2m in law against a Rp 5.2m “liveable” benchmark

Dry season: fires in Denpasar up by half in a single month

THE WEEK IN BRIEF

No regulatory news — but a clear view of what ownership actually costs

Seven days brought no decision on zoning, taxes or licensing. What they did bring is three sets of numbers, each of which lands directly on a villa owner's wallet: the border regime, staff wages and seasonal risk.

574

entry refusals at Ngurah Rai border control, January–August 2026

+20.3%

growth in visa-on-arrival extension applications

Rp 5.2m

the “liveable” benchmark against an actual minimum wage of Rp 3.2m

One. The border regime is strict but predictable. Airport immigration reported on eight months: refusals and deportations come down to formalities — no visa, less than six months of passport validity, an active ban. Not one of the reasons has anything to do with owning property. This is discipline, not a barrier.

Two. Demand is shifting toward longer stays. Visa-on-arrival extensions rose by a fifth year on year. For an owner that argues against modelling on an abstract "tourist flow" and in favour of a specific rental format — and of measuring seasonality within your own segment.

Three. Operating costs are heading up. The argument over Bali's minimum wage turns on a 1.6-fold gap between what the law requires and what is recognised as a liveable level. No decision has been taken, but the direction of pressure is clear — and staff are the second-largest running cost of a rental villa after management.

What to do with this

A quiet news week is a good moment to re-run the cost side of the model rather than the revenue side. Build wage and utility inflation into a two-to-three-year horizon, check that the insurance policy is current before the dry season peaks, and confirm the visa status of everyone who travels to the property — yours and your manager's.

VISAS AND STAY

574 entry refusals in eight months: what the immigration report shows

Immigration at I Gusti Ngurah Rai airport has published its January–August 2026 statistics. It is a routine report rather than a new campaign — which is precisely what makes it useful.

Over eight months 10,229,948 people passed through passport control at Bali's main airport, about 2% fewer than a year earlier: 5,101,550 on arrival and 5,128,398 on departure. Across that period 574 foreign nationals were refused entry. The reasons, according to Husnan Handono, head of the immigration information and communication section, are standard: no visa, a passport with less than six months' validity, active entry bans, and appearing on wanted-persons databases.

Indicator, January–August 2026	Value
Border-control passages	10,229,948
Entry refusals	574
Deportations	265
Detentions	173
Entry bans	230
Surveillance actions	228
Departure deferrals	570

A separate story from the same week shows the other side of that regime. After Mount Anak Krakatau erupted on 4–6 September, disrupting 528 flights and the plans of nearly 87,000 passengers, Indonesian immigration introduced a special stay permit for stranded foreigners — ITKT, valid up to 30 days and renewable, with overstay penalties waived. Bali's airport did not close: the eruption was some 1,300 km to the west and the disruption fell on the Jakarta hub.

Sources: Bali Discovery, 11 September 2026; Bali Discovery, 9 September 2026.

What it means for investors

The takeaway is not alarming but disciplining: almost everything that triggers a refusal or a deportation is within the traveller's own control. Choose a visa status that matches the scenario — a viewing trip, a long stay, residency; keep at least six months of passport validity; and do not count on extending once you are there. The ITKT episode adds a useful nuance: where force majeure is documented, Indonesian immigration offers a legal mechanism rather than a fine — but it only works for those who entered correctly in the first place.

DEMAND

Who is arriving, and why visa extensions are rising

The same report gives a fresh breakdown by nationality — and one figure that matters more than the rest to a rental villa owner.

Over January–August 2026, Australia leads passages through Ngurah Rai border control with 1,171,531 people, followed by China (418,373) and the United Kingdom (206,333). A note on method is essential: this counts passages through the airport's passport control, not "tourist arrivals" as the statistics agency BPS defines them. The two series do not match and are not directly comparable — BPS put Australia at 982,403 for January–July. But both pictures agree: the top of the list is made up of English-speaking markets, with Australia first by a wide margin.

Nationality	Jan–Aug 2026, border control
Australia	1,171,531
China	418,373
United Kingdom	206,333

The key figure of the week is visa-on-arrival extensions: 45,029 applications over eight months, up 20.3% year on year, while total flow fell by about 2%. Slightly fewer people are arriving, and they are staying longer. That is the most direct indicator of long-stay demand currently available.

Source: Bali Discovery, 11 September 2026.

What it means for investors

Together the two numbers — flow down 2%, extensions up 20.3% — describe a shift that a headline arrivals figure hides. The nightly rental market is competing for a shrinking flow; the long-stay market is growing. For an owner this is arithmetic rather than ideology: nightly letting brings a higher rate alongside higher running costs and turnover, long-stay brings predictability at a lower rate. The right answer depends on the district, the class of the property and who manages it, and it is settled with specific numbers rather than a general rule. The geographic mix also settles the language question: a quarter or more of your guest base is English-speaking.

COSTS

Minimum wage: a 1.6-fold gap and the argument about closing it

Bali is debating minimum pay again. For a rental villa owner this is not social policy — it is a line in the budget.

Bali's provincial minimum wage (UMP) for 2026 is Rp 3.2 million a month. The "liveable needs" benchmark (KHL), covering food, housing, education, healthcare and cultural spending, stands at Rp 5.2 million. That 1.6-fold gap is what the argument is about: it was raised publicly by I Gusti Agung Roman Kertajaya, head of the law faculty student executive at Udayana University, while Governor I Wayan Koster said regency- and city-level sectoral minimum wages (UMK) should be reviewed in light of tourism revenue. Tourism accounts for more than 60% of Bali's economy.

Regency	Minimum wage, 2026
Badung	Rp 3,791,003
Denpasar	Rp 3,499,879
Gianyar	Rp 3,316,798
Tabanan	Rp 3,287,679
The other five regencies	Rp 3,207,459

An important caveat: this is a debate and a call for review, not a decision. No increase to Rp 5.2 million has been announced, and Rp 5.2 million is not a future minimum wage but the calculated cost of a "liveable" basket.

Source: Bali Discovery, 10 September 2026.

What it means for investors

Staff are the second-heaviest operating cost of a rental villa after the management fee: cleaning, security, gardening, guest reception. Even if no UMK review happens this year, the direction of pressure is plain, and the spread between regencies is already real — Badung's minimum is nearly 18% above the five outlying regencies. One practical conclusion: model net yield with headroom for wage indexation rather than today's payroll, and check exactly what your management agreement covers — a flat percentage of revenue, or a percentage plus reimbursement of staff wages. Over five years the difference between those two structures runs into tens of thousands of dollars.

SEASON AND CONNECTIVITY

The dry season, fires, and three new routes

Two stories that rarely make investment round-ups, yet bear directly on running a property and on who your guest is.

The dry season. The Denpasar fire brigade recorded 51 fires in August against 33 in July — a rise of roughly 54% in a month, with 215 cases in the city since January. By district over the eight months: West Denpasar 75, South 67, East 38, North 35. On 11 September the brigade's head, I Made Triana, tied the increase to the continuing dry season and specifically urged residents not to burn rubbish and garden waste. For a villa owner that is a prompt to check the insurance policy, the distribution board and earthing, and what is happening on the empty lot next door: a large share of seasonal fires do not start inside the house.

Connectivity. TransNusa has opened a direct Denpasar–Phuket route with fares announced from Rp 2.3 million. Starlux resumes direct Taipei–Bali flights from 1 October. AirAsia has signed its first codeshare with Turkey's Pegasus: five European destinations via Kuala Lumpur, including London, Zurich, Athens, Ankara and Moscow, with Kuala Lumpur–Istanbul rising from four to seven flights a week from February 2027.

Electric vehicles. By the first half of 2026 Bali had 15,803 registered electric vehicles: 10,545 two-wheelers and 5,258 cars.

Sources: Bali Discovery, 12 September 2026; Antara News, 9 September 2026; The Bali Sun, 9 September 2026; Bali Discovery, 11 September 2026.

What it means for investors

None of these facts moves a property's price — which is exactly why they should be read literally. The dry season tests the quality of management: is the policy live, who watches the grounds, are there extinguishers. New routes change not the volume of demand but its composition: connections through Kuala Lumpur and Istanbul widen the geography, and with it the language of communication, the seasonality and the expectations around equipment. Fifteen thousand electric cars and scooters is the threshold at which a charge point on the grounds stops being exotic and becomes a listing filter. Small things — but they are what separates the middle of the market from the top third on occupancy.

MARKET IN NUMBERS

The macro backdrop

5.75%	3.45%	≈17,800
Bank Indonesia policy rate, held on 19 August	Bali inflation, year on year, August 2026	rupiah to the dollar, early-September reference

No new rate decision or fresh monthly statistics came out during the week: the BPS arrivals release for August is expected in early October. The standing backdrop is unchanged — August inflation of 0.61% month on month and 3.45% year on year, inside Bank Indonesia's 2.5% ± 1% target corridor, with the regulator's 2026 national growth forecast narrowed to 5.4–5.9%.

Sources: Bali Discovery, 3 September 2026; Bank Indonesia rate decision of 19 August 2026.

What we published this week

On 10 September we put out three new guides. Sanur — the island's only district where demand is outpacing supply: an absorption balance of +2.7 pp with zero rooms under construction, and a frank note on why DOMA's own projects are nonetheless in Ubud. The 15-metre rule — where the ban on building higher than a coconut palm came from, what provincial regulation No. 16/2009 actually says, and what would change if the proposed differentiated height limit of up to 45 metres is adopted. Villa handover — a checklist across eight groups of systems and the documents signed on the day the keys change hands.

We also cleared part of the site's technical backlog that week: English articles now show a visible update date, and language pairs and page titles were corrected on several pages.

DOMA OFFERS

What you can look at right now

DOMA is a real estate agency in Bali, working since 2022. We source the property, verify the documents, run the transaction and hand the villa over to management.

Current projects

Project	Entry price	Handover	Format
Mirador	from $139,000	September 2027	villas in a complex, Ubud
Forma	$179,000	per project schedule	the last villa in the project

Ownership under the contract is leasehold, 29 + 10 + 30 years — 69 years in total. Project permits are verified before the first payment.

Villa configurator — build a layout and specification to your budget

Yield calculator — model a rental scenario

Blog and **journal** — law, taxes, locations and returns

Mirador — project page with layouts and the payment schedule

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