

5-11 OCTOBER 2026

Behind the beautiful view

Water, infrastructure and the everyday work of a villa

161,258

from Australia · August

500 m

Benoa berth

200+

UWRP programmes

49

book launches

A villa in everyday life

Last issue examined how to review an operating villa's economics. This week continues through its everyday operation: water, access, maintenance and the guest calendar.

This issue covers 5-11 October 2026. News after 11 October is excluded. Where reporting uses earlier statistics, the observation period is stated separately.

Both language editions contain the same articles and calculations. Photographs show locations; charts distinguish reported figures from DOMA's illustrative examples.

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Tegallalang · chensiyuan / CC BY-SA 4.0

What lies behind the beautiful view

Water, access and maintenance belong in the conversation about villa quality.



Uluwatu · Jakub Hafun / CC BY-SA 4.0

On 10 October, Bali's governor asked Badung officials to prioritise water disruption in Kuta Selatan. detikBali reported residents going a week without mains water. Wastewater treatment and desalination were discussed; no start date was given for a new Pecatu solution.

For an owner, this is a reason to open the property's technical file. Where does water come from, how much can be stored, and who arranges a delivery during an interruption? A general assurance about the neighbourhood says little about a particular house at full occupancy.

Our editorial reading this week is that location quality depends on everyday services. A bedroom view is visible in a photograph; reliable water supply becomes apparent during a stay. A good property description should bring aesthetics and documented system performance together.

Review the property with both the manager and a technical specialist. The manager knows guest complaints and spending history; the specialist can assess equipment against operating requirements. Together, their answers turn broad assurances into specific actions.

A villa’s water file

Four groups of information to assemble before buying or opening for guests.

Group	What to record
Source	Connection, records, bills
Storage	Usable volume, pump, level
Consumption	Meter, guests, irrigation, leaks
Backup	Delivery, access, responsible person

Start with the source: the connection agreement, documents covering the source used, and billing history. Establish which parts belong to the owner and which depend on neighbours or shared infrastructure. A shared pump needs clear access and maintenance arrangements.

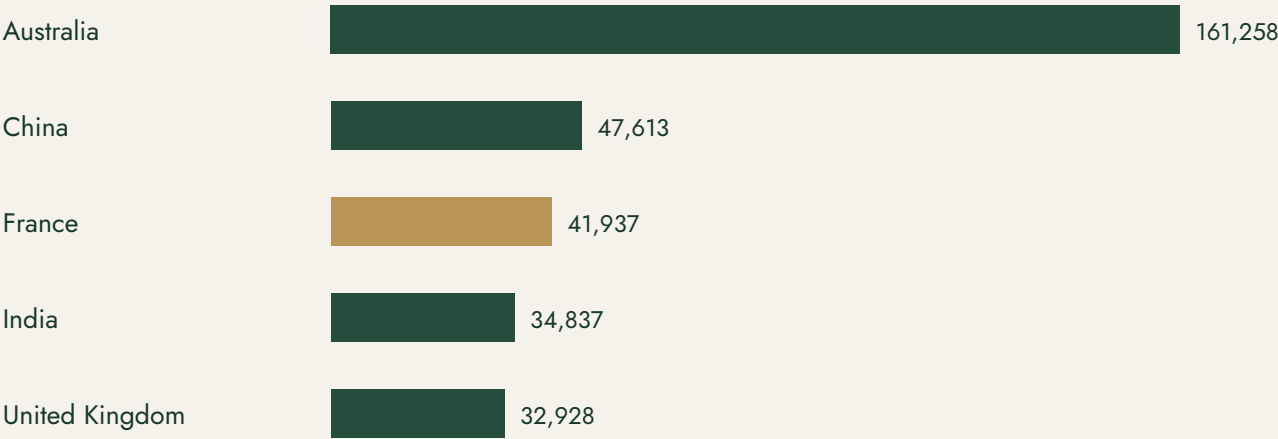
Next document storage and distribution. Usable tank capacity differs from nominal capacity if a pump cannot draw all the water. Record the pump model, service date, technician’s contact and level-checking method. The file should be usable by a replacement member of staff.

The third group is consumption. Meter readings at different guest counts reveal more than a single monthly bill. Irrigation, the pool, laundry and guest use may create different loads. Track leaks separately rather than treating them as normal demand.

Finally describe the fallback: who orders a delivery, which vehicle can reach the house, where the hose connects and how water quality is checked. A qualified specialist should determine technical solutions and suitability for each intended use.

Who is arriving in Bali

August figures reported during the past week. These count arrivals, not villa bookings.



On 9 October, ANTARA reported five leading source markets: Australia with 161,258 arrivals, China with 47,613, France with 41,937, India with 34,837 and the United Kingdom with 32,928. France moved into third place. The observation period is August 2026.

The chart shows absolute counts. It does not give the guest mix of a particular neighbourhood or average travel spending. To connect these figures to a house, compare them with the origin of its own bookings during the same month.

In an operating report, separate guest country, sales channel and length of stay. These answer different questions. One channel may bring several nationalities, while one source market may use several platforms.

Before translating a listing or adjusting the offer, examine the property’s own funnel: views, enquiries, confirmed bookings and cancellations. A large visitor market is not necessarily the most suitable segment for every villa.

Source: ANTARA · 09.10.2026 · Bali arrivals

A country and an island: different denominators

National tourism growth does not automatically translate into returns for one property.

10.58m

Indonesia · January-August

+5.38%

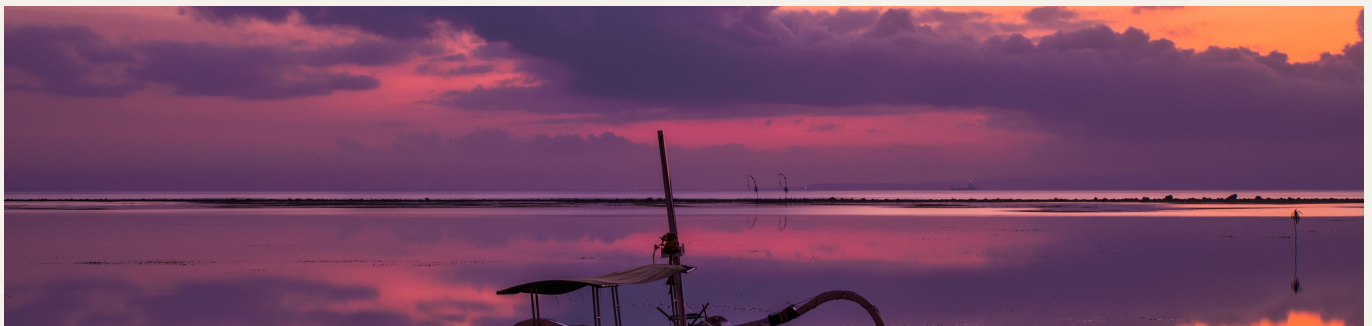
year-on-year growth

ANTARA reported on 9 October that Indonesia received 10.58 million foreign visitors in January-August 2026, up 5.38% year on year. August contributed about 1.6 million, an increase of 6.27%. These figures cover the entire country.

Several steps separate arrival in a country from paying for a particular villa: choosing an island, neighbourhood, accommodation type, dates and price. Growth at the first step does not tell us how much demand reaches the last one.

Build a comparable group around the property: nearby location, bedroom count, equipment and sales format. Compare matching periods and identify discounts, complimentary nights and closed dates separately. Results without these qualifications are easy to overstate.

A useful model check changes just one variable. For example, hold the rate constant and reduce paid nights. This makes it clear which part of the result depends on demand and which depends on pricing assumptions.



Archive location photograph · Tomasz Baranowski / CC BY 2.0

Source: ANTARA · 09.10.2026 · Indonesia arrivals

Two sides of everyday Bali

Sanur and Tegallalang: archive location photographs, not reportage from the past week.



Sanur · Tomasz Baranowski / CC BY 2.0

Sanur. Walk the guest's route from the entrance to the driver meeting point, cafés and everyday services. A map and a real walk create different impressions. Check lighting, road crossings and how convenient the route feels with luggage.



Tegallalang · chensiyuan / CC BY-SA 4.0

Tegallalang. An open landscape adds character, but a view says little about the systems behind a house. Record drainage, access-road conditions and neighbouring work separately. Photography helps select an atmosphere; a visit helps explain everyday life.

Five days of literature

The UWRF programme was presented during the week; the festival itself is still ahead.

21-25.10

festival dates

200+

programmes

49

book launches



Bali landscape · Tegallalang · chensiyuan / CC BY-SA 4.0

The Ubud Writers and Readers Festival programme was presented on 7 October. ANTARA's 8 October report gives the dates as 21-25 October, with more than 200 programmes and 49 book launches. Women's voices and emerging Balinese writers are central themes.

For a manager, this is a specific calendar window. First check confirmed stays, open nights and minimum-stay settings. Then assess the journey to venues and early luggage storage. An easy arrival can matter more than a small price adjustment.

There is no need to rebuild the whole offer around an event. Accurate route information, a quiet reading space and clear contact with the team can be enough. Promise extra services only after confirming who will deliver them.

After the festival, compare the plan with the outcome: which dates sold, at what rate, with how many cancellations and what servicing cost. This creates the property's own event-demand history for the next season.

A peak is not a year

DOMA illustration: how five expensive nights change annual revenue.

Scenario	Revenue
180 nights × \$150	\$27,000
175 × \$150 + 5 × \$225	\$27,375
Increase before costs	\$375 / +1.39%
After assumed 25% fee	\$281.25

Take a hypothetical property selling 180 nights at \$150, generating \$27,000. If five of those nights sell for \$225 instead, the increase is \$375. Revenue becomes \$27,375, or 1.39% above the starting figure.

Only the price of five already-sold nights changes here. We add no occupancy and make no claim that the market will accept the rate. If an event creates genuinely additional nights, count them separately with their associated costs.

With an assumed fee of 25% on extra revenue, \$281.25 remains before other costs and taxes. Transfers, gifts or extra cleaning could reduce this balance. Evaluate a service package together with its price.

The purpose is to keep the scale in view. A short successful period helps, but a year depends on many ordinary weeks. Compare scenarios on the same calendar and do not apply an event rate to every available date.

DOMA editorial method and illustrative assumptions.

Benoa opens the season

Cruise traffic supports services; demand for overnight stays needs separate evidence.

Previous length



350 m

Extended berth



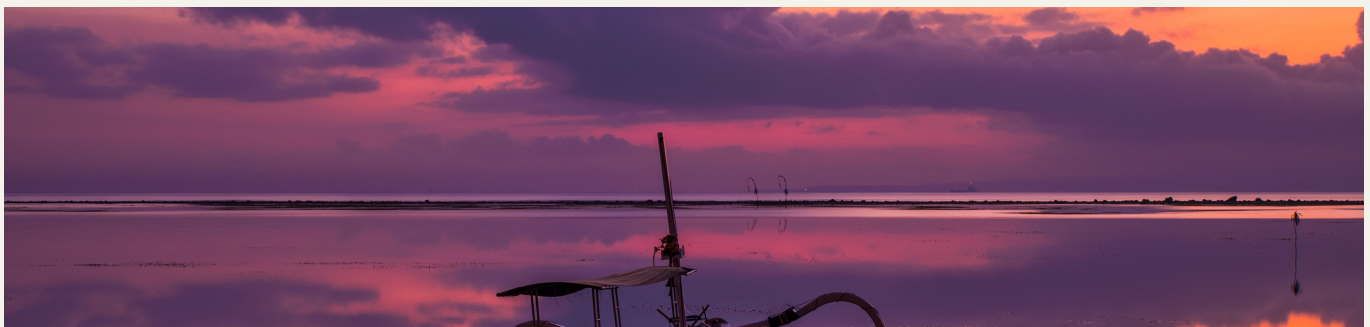
500 m

On 8 October, Benoa received Heritage Adventurer at the opening of the 2026/2027 cruise season. ANTARA reports integrated passenger services and an eastern berth extended from 350 to 500 metres. Calls by 76 cruise ships are registered for 2026; registration is not a completed call.

The type of call matters for rentals. During a destination visit, a passenger may spend the day ashore and return to the ship. At the start or end of an itinerary, the scenario changes: flights, luggage and a possible night before embarkation.

These scenarios need different products. A day visitor wants tours and transport; a pre-cruise guest needs easy check-in, luggage storage and a reliable route to the terminal. A longer berth alone does not reveal paid nights on land.

If a manager suggests targeting cruises, ask for actual enquiries and booking sources. A small, measurable trial is more useful than adding the port's whole passenger flow to a demand forecast.



Archive location photograph · Tomasz Baranowski / CC BY 2.0

Source: ANTARA · 08.10.2026 · Benoa

Environmental plans: what is known

Reporting on official intentions is different from establishing the rules for one property.

Area	Reported focus
Ubud	Solar energy
Kuta	Shuttles and parking arrangements
Next step	Check detailed measures and deadlines

On 10 October, detikBali reported Badung and Gianyar plans for low-emission areas. Solar energy for venues and accommodation was discussed for Ubud; electric shuttles and parking changes for Kuta. The measures still require further detail.

Before budgeting, create a change record: official text, geographic boundary, affected properties, deadline and responsible authority. A missing field remains an open question. A news article does not replace checking the applicable document.

Meanwhile, collect baseline information without premature spending: electricity bills, roof details, equipment locations and existing parking arrangements. This will help assess alternatives when the specifications become available.

A buyer should establish who will track changes after completion. Manager, owner and adviser need clear roles. Notice of a new requirement is useful when it leads to a defined action and deadline.



Archive location photograph · chensiyuan / CC BY-SA 4.0

Source: detikBali · 10.10.2026 · Low-emission areas

Six lines for monthly control

Connect service quality to spending and supporting records.

Line	Supporting record
Water	Volume, bills, deliveries
Electricity	kWh and unit rate
Maintenance	Work and dates
Disruption	Cause, duration, bookings
Expenses	Invoices and approval
Open items	Owner and due date

A normal financial report gives amounts but may not explain why they changed. Add a unit alongside each expense: cubic metres of water, deliveries, kilowatt-hours or contractor hours. This separates price increases from consumption increases.

An incident also needs a record: date, cause, affected bookings, cost and resolution. Repeated failures become visible. Several small emergency visits may point to a planned replacement being necessary.

Agree which costs the manager can approve independently and when the owner must be contacted. A spending limit, supporting document and backup contact reduce uncertainty. Close the report with unresolved items, named owners and due dates.

The cost of a disrupted week

An illustrative reserve calculation: extra payments and lost contribution to fixed costs.

Change from normal operation	USD
Revenue: 7 cancelled nights	-1,050.00
25% fee saving	+262.50
Backup water	-240.00
Emergency callout	-180.00
Total deterioration	-1,207.50

Assume seven paid nights at \$150 are cancelled with a full refund. Lost revenue is \$1,050. If an assumed 25% fee is avoided, the loss after that saving is \$787.50. Other fixed expenses are unchanged.

Add \$240 for backup water deliveries and \$180 for an emergency callout. Cash performance deteriorates by \$1,207.50 relative to normal operations. This is not an estimate of actual losses in Bali; it illustrates downtime and extra payments together.

The model assumes the cancelled nights cannot be resold and there are no other compensations. Actual refund terms, retained fees, insurance and relocation costs may change the result. Show each condition as a separate item.

Build an operating reserve around several scenarios rather than a single round number. Identify payments needed immediately and those that can wait. Access to money during an interruption matters as much as the annual budget.

DOMA editorial method and illustrative assumptions.

The coast changes. The address remains.

Kuta, Legian and Seminyak: public improvements and coastal conditions belong in the same assessment.



Canggu · coastal illustration · Mx. Granger / CC0 1.0

On 11 October, detikBali reported efforts to accelerate the Kuta pedestrian project and beach restoration. The works were discussed in the context of the Kuta, Legian and Seminyak coastline. A particular property needs its own check of boundaries and the current work stage.

Separate long-term public improvements from temporary construction disruption. A better walking environment can be attractive, but the next guest's experience depends on the available entrance, noise and whether a car can stop nearby.

During a visit, record the whole route rather than just distance to the sea. Where is public access, how does beach width vary, and where does water drain? Observation history and a specialist's assessment reveal more than a single fair-weather photograph.

Check legal and technical constraints for the specific plot. Do not apply the conditions of a neighbouring house automatically. If a seller links the price to future public improvements, ask for a valuation that excludes that assumption.

An owner's plan for seven days

An editorial working sequence: from existing evidence to a clear decision.

01-02

Collect records

First assemble existing material: invoices, the calendar, management reports and service history. A new presentation is unnecessary if the underlying records already exist. Keep the list of missing evidence short and specific.

Then select one operating risk and one commercial question. Water backup and open dates around an event are possible examples. Limiting the scope helps finish the review: assign responsibility, obtain a calculation and agree an action.

03-04

Review scenarios

05-07

Make decisions

At the end of the week, update the budget and decision log. Leave the basis beside each figure: a document, measurement or assumption. The next management discussion can then continue the work rather than repeat broad questions.

Use the same approach to a purchase. The result should be a list of conditions to confirm before the next payment. Questions about rights, permits and contracts go to a local specialist advising on the particular transaction.



Archive location photograph · chensiyuan / CC BY-SA 4.0

How to read this issue

Coverage: 5-11 October 2026. Prepared on 14 October. Event and publication dates differ; statistics refer to the observation period stated in each article.

News is summarised from public reporting. Practical conclusions are DOMA editorial interpretation. Models on pages 9 and 13 are hypothetical, not return forecasts; taxes and unspecified costs are excluded.

01 · detikBali · 10.10.2026 · Water

02 · detikBali · 10.10.2026 · Low-emission areas

03 · ANTARA · 09.10.2026 · Bali arrivals

04 · ANTARA · 09.10.2026 · Indonesia arrivals

05 · ANTARA · 08.10.2026 · UWRF

06 · ANTARA · 08.10.2026 · Benoa

07 · detikBali · 11.10.2026 · Kuta coast

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DOMA Journal 08 · 16 pages Russian and English editions

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