
WEEK OF 12-19 OCTOBER 2026

When the island queues

Fuel, the rupiah and rules for booking platforms: a week that tested the operating side of every villa.

57.9m litres

of fuel delivered to Bali on
14-17 October

20 litres

limit per car under the odd-
even scheme

18,002

rupiah per dollar on 20
October, intraday

6.6m

passengers at Ngurah Rai
airport in Q3

A week that tested the operating side

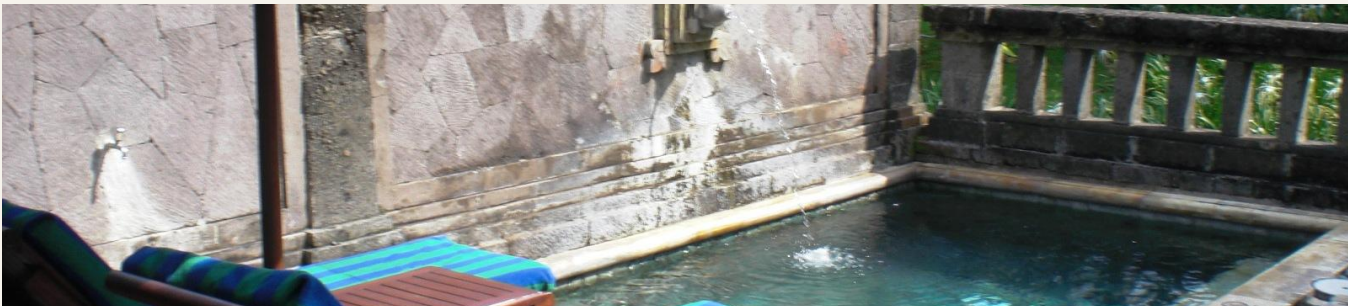
The two previous issues looked at the economics of a working villa and its everyday engineering: water, access, maintenance. This week put that to the test. From 12 October Bali lived with queues at petrol stations, on 15-17 October part of the public sector worked from home, and from 17 October an odd-even scheme has applied, now extended to 23 October.

Alongside came events that matter to a villa owner no less: the rupiah moved above 18,000 to the dollar, MSCI proposed taking Indonesia out of the emerging-markets group, the governor asked platforms not to promote unlicensed properties, and Badung merged all permits into a single window.

The issue covers 12-19 October 2026 and was prepared on 20 October. Bank Indonesia's rate decision is due on 21 October and is not included. Where publications cite earlier statistics, the period is stated separately.

Both language editions contain the same articles and calculations. Photographs show locations, not the properties in the news. Models are marked as illustrative and are not a yield forecast.

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Villa with a pool, archive photo · Matt @ PEK from Taipei, Taiwan · CC BY-SA 2.0

Seven days without petrol

A timeline from Pertamina, the Bali authorities and the specialist press. Dates are those of the events themselves.

7, 11, 13.10	Tanker deliveries to the Manggis and Sanggaran terminals. The unloading planned for the morning of 13 October was moved to the evening, according to Pertamina president Simon Aloysius Mantiri.
12.10	Acute shortages at petrol stations. In Badung queues lasted into the night, in Jembrana 14 stations ran dry. Pertamina promises to even out supply with three tankers by 16 October.
13.10	Pertamina issues a public apology after meeting Governor Wayan Koster. The governor puts stock at about 10 days for Pertalite and 10-11 days for Pertamax. Bank Indonesia publishes its estimate of the impact on the island's economy.
14-17.10	57.9 million litres delivered: 44.9 million litres of Pertalite and 13 million litres of Pertamax. The delivery fleet grows from 92 to 105 trucks with police escort. 60 stations are added to the 24 already open around the clock.
15.10	Four tanker trucks from Banyuwangi. A governor's circular orders work from home on 15-17 October for education institutions and state companies. The trade department records the first signs of food price rises.
16.10	The travel agents' association ASITA Bali reports no tour cancellations because of the queues, but itineraries are being moved from the south to less crowded areas.
17.10	Odd-even scheme for Pertalite: a 20-litre limit per car and 3 litres per motorcycle, 66 stations open around the clock, 100 TNI soldiers on night shifts. The governor orders regencies to set up control posts.
19.10	The scheme is extended to Friday 23 October. According to Pertamina, Bali's stocks cover 5-11 days depending on the fuel type.

Sources: Bali Discovery · 15.10 and 17.10.2026 · detikBali · 12.10.2026 · Antara Bali · 15.10, 16.10, 17.10.2026 · NusaBali · 13.10 and 19.10.2026 · ANTARA · 15.10.2026

How supply works and what was restricted

Bali gets its fuel by sea. One delayed ship reaches the pumps within a day or two.

2,200 kl

average daily consumption of Peralite on Bali

2

receiving terminals: Manggis and Sanggaran

105

trucks in the delivery fleet, up from 92

66

stations open 24 hours: 42 in Denpasar, 24 in Badung

The island produces no fuel. It arrives by tanker at two terminals and goes on by truck to the stations. At about 2,200 kilolitres of Peralite a day, a ten-day stock looks large, but it is spread unevenly: stations near the airport and in the south run dry first, and the queue itself becomes a cause of the shortage.

The week's measures fall into three layers. First, supply: tankers on 15, 16 and 17 October, trucks from Banyuwangi, a bigger fleet. Second, the selling regime: round-the-clock stations, night refuelling for lorries, priority for ambulances and fire engines. Third, demand: work from home, the odd-even scheme and limits per fill.

The odd-even scheme is set by a governor's circular and applies to Peralite across the province. Plates ending in an odd digit refuel on odd dates, even digits on even dates. The limit is 20 litres per car and 3 litres per motorcycle. Questions go to the Pertamina contact centre on 135.

Two conclusions for a villa owner. First: the restriction runs to 23 October and may be extended again, so plans for the coming arrivals should allow for staff time in queues. Second: the shortage hit subsidised Peralite harder than Pertamax. A generator or a service car on a different fuel behaves differently, and that is worth knowing in advance.

MEASURE	PERIOD	INTRODUCED BY
Work from home for education institutions and state companies	15-17 October	Governor's circular
Round-the-clock operation of 66 stations	from 14 October	Pertamina
Odd-even for Peralite, limits 20 l / 3 l	17 to 23 October	Governor's circular No. B.21.500.1/16673/V/ DISNAKER.ESDM
Control posts for subsidised fuel sales	from 17 October	Governor's instruction to regency heads

Sources: Bali Discovery · 15.10 and 17.10.2026 · ANTARA · 15.10.2026 · NusaBali · 19.10.2026

The cost of the disruption to the island

Bank Indonesia estimated the effect of seven days of shortage. For the island it is small. For a single property it is counted separately.

−0.019%

off Bali's economic growth from seven days of disruption, BI estimate

+0.018%

on the island's inflation, same estimate

7 of 20

tracked food items up in price by 15 October

2 hours

wait at the pumps on 13 October against an hour early in the week

On 13 October Bank Indonesia's Bali office estimated that a week of restrictions would cut the island's growth by about 0.019% and add 0.018% to inflation. That is an estimate for the whole province, not for the tourism sector or for rentals.

On 15 October the Bali trade department reported the first signs of food price rises: seven of twenty tracked items were dearer, and stocks of chilli and garlic were down to single tonnes. The cause is logistics: food reaches the island on fuel too.

For a villa owner this is not macroeconomics but lines in a budget. Purchases for guests, cleaning, laundry and transfers all depend on transport. If the management company works for a fixed share of revenue, its higher costs stay its problem until the contract is revised. Under a 'share plus reimbursement' scheme the difference reaches the owner in the October report.

A small effect at island level does not cancel a visible effect at the level of one house. A cancelled stay because the guest could not get through costs the owner the whole night and the island's economy almost nothing. So the sums have to be done for your own property, not from an average estimate.

Sources: NusaBali · 13.10.2026 · Antara Bali · 15.10.2026

Tourists, cancellations and rerouted tours

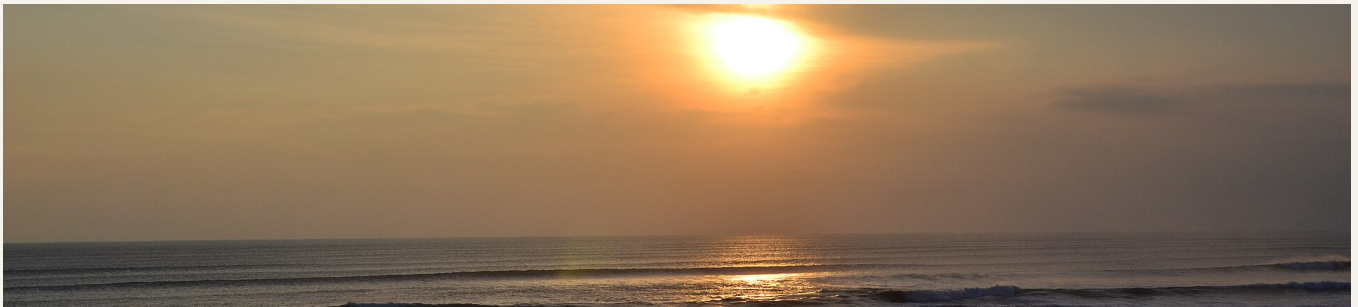
The travel agents' association records no cancellations. The airport reported a record quarter. The two facts refer to different periods.

On 16 October ASITA Bali said there had been no tour cancellations because of the fuel queues. Operators are nevertheless rebuilding tours: part of the itineraries have been moved from the densely populated south to less busy areas. The association asks the authorities not to delay a solution.

On 14 October Ngurah Rai airport reported 6.6 million passengers for the third quarter, up about 16% on last year. Management links it to interest in the island ahead of the year end. These figures were collected before the crisis and do not show how the queues will affect October.

For rentals this yields a simple rule: watch your own bookings, not general reassurances. If the week brought more questions about transfers, requests to move arrival dates or questions about a generator, that is the signal. If guests are not asking, they probably do not know, and the manager should write first.

Moving itineraries from the south to the north and east is a temporary effect, but it shows how fast the flow shifts when something breaks. Properties near the airport and the big stations win on such days. Remote villas win when they offer a transfer and describe the road honestly.



Badung coast · Simon_sees from Australia · CC BY 2.0

Sources: Antara Bali · 16.10.2026 · ASITA · Antara Bali Ekonomi · 14.10.2026 · Ngurah Rai airport

What a week of disruption costs a villa

An illustrative DOMA calculation. Seven days of restrictions, a nightly-let property, management on a 'share plus reimbursement' basis.

CHANGE AGAINST A NORMAL WEEK	USD
Revenue for 2 cancelled nights (guests could not get through), 100% refund	-300.00
Saved 25% commission on the cancelled nights	+75.00
Generator fuel: 2 evenings of 4 hours, plus a reserve	-60.00
Transfers with detours and waiting, 3 trips	-45.00
Staff overtime and taxis instead of motorbikes	-40.00
Food purchases at higher prices	-25.00
Net deterioration	-395.00

Take a property with an average rate of \$150 and a normal week of five paid nights. Two nights are cancelled because the guests could not get through the queues, with a full refund. Lost revenue is \$300, and at a notional 25% commission the saving is \$75. The other lines are the week's direct costs: generator fuel, detours, overtime and purchases.

The result is \$395 worse than a normal week. This is not an estimate of actual losses on Bali but an illustration of the link between a disruption and money. It leaves out platform cancellation penalties, insurance payouts and the chance of reselling the freed nights. Each such condition changes the result and should be shown separately.

The key point of the calculation is who pays for each line. Under a fixed share of revenue, fuel and overtime stay inside the manager's commission. Under reimbursement, they reach the owner as an invoice. Read your management contract from exactly this angle before the October report arrives.

If the week repeats, the figures will not simply double: some guests will move their dates, some will not return, and staff will ask for compensation for the commute. That is why a reserve is better built from scenarios than from one round sum.

DOMA illustration. All assumptions are listed in the text. Taxes and unstated costs are not included. This is not a yield forecast.

A fuel passport for the property

Five blocks of information worth collecting now, while the queues are still fresh in memory.

BLOCK	WHAT TO RECORD
Generator	Fuel type, consumption per hour, tank size, reserve in jerrycans, who refuels and where
Transfers	Own car or contractor, fuel type, plan for a day with queues, who informs the guest
Staff	How they commute, on what, what happens when late, commute compensation
Purchasing	Regular suppliers, a week's stock, who approves price rises
Guests and contracts	Force majeure and cancellation in platform rules, notice text, who sends it

Start with the generator. The shortage hit subsidised Peralite harder than Pertamina, and diesel sold under its own rules. If the generator runs on diesel, its autonomy depends on jerrycans on site, not on the nearest station. Write down the hours of running on a full tank and the date of the last check.

In the crisis week the transfer became the main point of contact with the guest. The manager needs a pre-written text: what is happening, how long the road takes, what to do if the guest is driving. A message sent in advance cuts cancellations better than a discount afterwards.

Staff commute on motorcycles, and the 3-litre limit on odd and even days applies to them. Lateness on such days is not the employee's fault. Agree who pays for a taxi and how overtime is counted, so that the question does not arise on arrival day.

The last block is documents. Read in the platform rules what counts as force majeure and which deductions apply when a cancellation is caused by circumstances. These terms decide who pays for a stay that did not happen. A legal assessment of a specific situation is for your adviser.

DOMA editorial method. Technical decisions on the generator and fuel are for a qualified specialist.

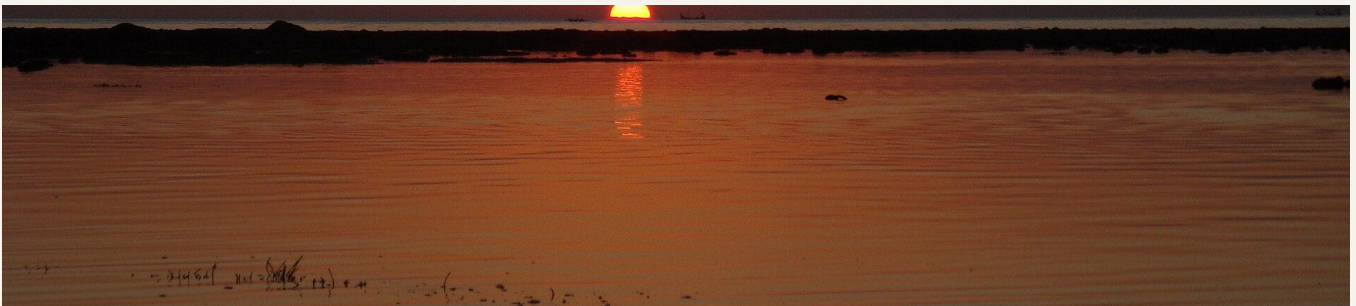
The Bukit: Uluwatu and Bingin

The peninsula in southern Badung was in the news twice this week: the governor spoke in Jimbaran, and on Pandawa the land status is being checked. Archive photographs.



Uluwatu · CPhoto, Uwe Aranas · CC BY-SA 3.0

Uluwatu. The cliff temple and the villas around it share one road, which leads to the airport through Jimbaran. On the days of queues at the stations by the terminal, that road became the longest leg of a guest's journey. When choosing a house on the Bukit, check travel time at peak hours, not the distance on the map.



Bingin · Tuwuh · CC BY-SA 4.0

Bingin. The beach in the cliffs where the state began a redevelopment without hotels or villas over the summer. The kiosk story on neighbouring Pandawa continues the same line: a structure by the water is checked against the setback documents, not against how many years it has stood.

Platforms and licences: the governor's call

On 16 October Wayan Koster asked booking platforms not to promote villas and guesthouses without a licence. A statement, not a new rule.

At the Musyawarah Daerah XV of ASITA Bali in Jimbaran, the governor said that online platforms should not promote villas, rental houses and hotels without a business licence. Operating without one, he said, creates unequal competition, and law-abiding businesses need certainty. Unlicensed properties, he added, should be helped to put their operations in order.

There is no new rule in the statement, but there is context. The federal mechanism already works: since 1 August platforms have been removing listings whose three fields do not match the OSS system, the NIB number, KBLI code 55193 and the NKU certificate number. Two months to fix, reinstatement under the platform's rules. The governor's call adds a provincial layer of pressure.

For an owner the checklist is unchanged: a valid business licence, a building that matches the issued PBG and SLF, and whose name the licence is in. A property without these documents may lose access to platforms if the call turns into a rule, or if a platform decides to act ahead of it.

It helps to separate three things that get mixed up in conversation: the building permit, the certificate of building fitness and the business licence. The first two relate to the house, the third to the business. Letting without the third document is technically possible, but with every statement of this kind it gets more expensive.

DOCUMENT	WHAT IT CONFIRMS	WHO SEES IT
NIB	Basic business number	Platform, OSS
KBLI 55193	Business code 'villa'	Platform, OSS
NKU	Standards certificate	Platform, OSS
PBG and SLF	Building permit and certificate of fitness	Regency

Sources: Antara Bali · 16.10.2026 · delisting mechanism: Antara · 26.05.2026, TTG Asia · 03.06.2026

Badung: a single window for permits

On 13 October the regency announced the full integration of permit issuance into its public service centre. For now it is a statement of intent.

Badung, the island's richest regency with Canggu, Seminyak, Uluwatu and Nusa Dua, is moving all permit procedures into the Mal Pelayanan Publik. The aim is simple: an applicant should not have to visit several agencies for one document.

For a villa owner or land buyer in Badung this points to more predictable procedures, but the announcement gives no timelines or service standard. When an SLA appears, compare the stated days with actual practice and build a time buffer into the launch schedule of the property.

A single window does not change the set of documents. PBG, SLF, zoning and land status are checked as before, just in one place. If a seller says 'everything is fast now', ask for the application number and its status: they show whether the package has been accepted and what is missing.

Compare it with the land registration reform: since 24 September the PERINTIS programme has applied in 95 land offices, including Gianyar, and promises a transfer of rights in ten working days. Both initiatives speed up the procedure, but neither replaces checking the property itself.



Nusa Dua, Badung · Paradisus Bali · CC BY-SA 4.0

Sources: Antara Bali · 13.10.2026 · PERINTIS: ATR/BPN via Antara · 26-27.09.2026

Fifty kiosks on Pandawa beach

NusaBali questioned the legality of structures by the water. Badung is looking for a solution. The check is not complete.

On Pandawa beach in Kuta Selatan stand 50 kiosks and a toilet block. On 15 October NusaBali asked whether they sit legally in relation to the coastal setback line. The regency replied that it is looking for a solution and that the document check continues.

The story is not about kiosks but about method. Any structure by the water raises three questions: the right to the plot, the setback line under the zoning plan, and the permit for the building itself. Separately, one checks whether the land has been transferred to the village or to other parties. The answers are needed in documents, not in conversation.

For a buyer of a villa with an ocean view this is a ready checklist. The closer the house to the water, the higher the chance that part of the grounds falls in a restricted zone. A beautiful terrace on the cliff may be exactly the element that raises the questions.

Timing matters too. Checks of this kind run for months, and all that time the property lives in uncertainty: lettable, hard to sell. If the seller ties the price to the shoreline, ask to see the price without that assumption.

01 Right to the plot

Certificate, its digital status, who owns the land under the structure

02 Coastal setback

The line under the RDTR and RTRW, distance from the waterline, what falls in the zone

03 Building permit

PBG and SLF for every structure, including small ones by the water

Source: NusaBali · 15.10.2026

Rupiah above 18,000: what happened

On 16 October the rate broke 18,000 to the dollar. The cause is not on Bali but in the MSCI index and US inflation.

18,021

opening on 16 October, 0.46% weaker than the 17,938 close

-8.01%

IHSG index on 16 October, trading was halted

\$146.3bn

international reserves at end-September

21.10

Bank Indonesia rate decision, after this issue

On 16 October MSCI proposed moving Indonesia from the emerging-markets category to Standalone. The stated reason is that improvements on the stock market are not yet durable: suspicions of coordinated trading and a lack of convincing evidence of enforcement. Submissions are accepted until 30 April 2027, with a decision expected by 30 June 2027.

The market reacted at once: the IHSG index fell 469.86 points, or 8.01%, to 5,393.92, and trading was temporarily halted. The rupiah opened at 18,021 to the dollar. Bank Indonesia announced interventions through offshore and onshore forwards, the spot market and purchases of government bonds. On 19 October the regulator confirmed it was stepping up measures on the president's instruction.

The second factor is external. US inflation for September came in at 3.7% year on year against the 3.6% expected, and the market does not rule out a Fed rate rise before year end. The dollar is strengthening against all the region's currencies, and BI notes that the rupiah's 0.28% weakening since the start of the quarter is in line with its neighbours.

On 20 October the rate holds around 18,002-18,046 to the dollar, with a yearly high of 18,197.5. Bank Indonesia meets on 20-21 October and announces its decision on 21 October. The consensus expects 5.75% to be held. Some economists allow for a rise to keep foreign investors.

Sources: VOI · 16.10.2026 · Antara English · 19.10.2026 · Pintu News · 20.10.2026 · Bloomberg Technoz · rate consensus

Exchange rate inside a deal: a model

How a move from 17,700 to 18,000 changes the payments on the same villa. All figures are illustrative.

LINE	AT 17,700	AT 18,000	DIFFERENCE
Villa price of \$139,000 in rupiah	Rp 2.46bn	Rp 2.50bn	+Rp 41.7m
40% construction instalment, fixed in USD	\$55,600	\$55,600	0
Same instalment, fixed in rupiah at Rp 984m	\$55,600	\$54,667	-\$933 for the buyer
Monthly revenue of Rp 45m in dollars	\$2,542	\$2,500	-\$42
Staff wages of Rp 12m in dollars	\$678	\$667	-\$11 of costs

A 1.7% move in the rate looks small until it is broken down by line. If the property price is fixed in dollars, nothing changes for a dollar buyer, while the seller receives more rupiah. If an instalment is fixed in rupiah, the dollar buyer pays less, but only on the day of payment at that rate.

Rental income usually arrives in rupiah even when the rate is quoted in dollars: platforms and local guests pay in local currency. With a weak rupiah, dollar revenue shrinks, but so do local costs: wages, utilities, maintenance. For an owner who counts in dollars, both effects move together.

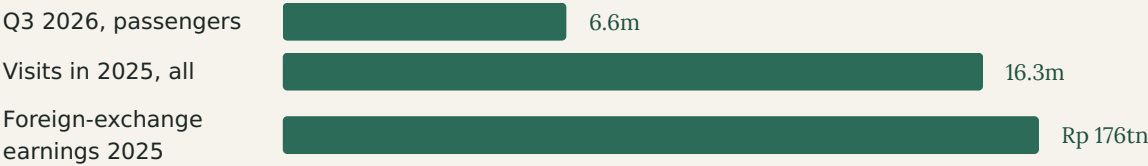
Three things are worth fixing in the contract: the currency of the price, the currency of each payment, and the rate used to convert if the two differ. The wording 'at the bank rate on the day of payment' needs to say which bank and which rate: buying, selling or mid.

There is no need to forecast the rate. It is enough to run the model at two or three values and see which lines are sensitive. If the difference is hundreds of dollars on an instalment and tens on a month, that is a working margin, not a risk. If instalments are large and spread over a year, the currency clause matters more than a discount.

DOMA illustration. Rounded to whole units. Taxes, bank fees and conversion timing are not included. We are not financial advisers. Check the terms with your own.

The airport and 16.3 million visits

Two sets of numbers from one week: the airport's quarter, and the annual totals the governor cited at the opening of ITMW.



On 14 October Ngurah Rai general manager Nugroho Jati reported 6.6 million passengers for July-September, up about 16% on last year. These are all passengers, arriving and departing, domestic and international, not foreign tourist arrivals under the BPS method.

On 17 October, opening Indonesia Tourism Marketing Week in Sanur, the governor gave the 2025 totals: 16.3 million visits to Bali, domestic and foreign together, Rp 176 trillion in tourism foreign-exchange earnings, about 55% of the national figure, and a 66% share of tourism in the island's economy. He asked the centre to allocate Bali at least 5% of that sum for infrastructure.

Between an airport passenger and a paid villa night there are several steps: island, area, type of accommodation, dates and price. Growth in the first figure does not say what share of demand reaches the last step. So a record quarter is useful as background, not as an argument in an occupancy calculation.

The list of problems the governor named alongside the figures matters more than the figures: loss of farmland, waste, traffic, a shortage of infrastructure and transport. These are exactly the areas where the province will spend money and issue rules in the coming years. A villa owner should read them as a map of future requirements.

Sources: Antara Bali Ekonomi · 14.10.2026 · Bali Viral News · 17.10.2026 · ITMW 2026, Prama Sanur Beach

Gianyar: the 2027 budget and roads

The regency that includes Ubud is debating revenue of Rp 3.75 trillion and Rp 155.4 billion for roads. For now it is a draft.

Rp 3.75tn

regency revenue in the 2027 draft budget

Rp 155.4bn

for road building and repair

12.10

draft accepted for consideration by the council

14.10

vice-regent's statement on roads

On 12 October Gianyar's council accepted the 2027 draft budget for consideration. Councillors are asking for roads, irrigation and school repairs, and propose raising revenue through tourism, levies and municipal property. On 14 October vice-regent Anak Agung Gde Mayun named the sum for roads: Rp 155.4 billion.

For Ubud this is two pieces of news in one. First: the access roads to villas in the villages around the centre are either on the regency's priority list or not, and that is worth finding out before a purchase. A poor approach raises construction costs and lowers convenience for guests, and repairs at your own expense rarely pay back.

Second: the regency names tourism outright as a source of revenue. For an owner that means attention to the local accommodation tax PBJT, the former PHR. If a villa in Ubud is let, make sure the property is registered as guest accommodation and the tax is paid regularly, with proof kept for past years.

When buying a working villa, local tax arrears become part of the conversation with the new owner. Ask the seller for a payment statement and check it with the notary. The budget is not yet approved, so build neither the timing nor the result of road repairs into your sums.



Kadewatan, Ubud · Wikimedia Commons · CC BY-SA 3.0

Sources: Antara Bali · 12.10.2026 · detikBali · 14.10.2026

BPHTB: a refund still waiting

Badung's tax office has requested refunds of overpaid acquisition tax for 12 taxpayers. The money has not yet been paid.

Badung's Bapenda has requested BPHTB refunds totalling Rp 439,127,985 for twelve taxpayers. On 19 October the regency's finance office said it had not yet received the documents. Months pass between a tax office decision and payment.

BPHTB is the buyer's tax on acquiring land and buildings, 5% of the base above a tax-free threshold. It is paid before the deed is executed, and it is exactly what the first stage of the PERINTIS programme checks. An overpayment arises when a deal falls through, the tax is paid twice or the base is revised.

The practical conclusion for a buyer: keep the payment order, the contract and the cancellation documents. A refund goes through an application and a tax office decision, and this case shows that payment can lag even after a positive decision. Agree in advance who applies for the refund, the seller, the buyer or the notary, and by when.

In a deal budget, BPHTB should be treated as a cost without counting on a quick refund. If a deal collapses after the tax has been paid, the refund becomes a separate project with its own calendar. That is one more reason to pay the tax as close to signing the deed as possible, rather than early 'to speed things up'.

STAGE OF THE DEAL	WHAT HAPPENS TO BPHTB
Before the deed	Base calculation, payment, tax office check (3 days under PERINTIS)
Deed at the PPAT	Proof of payment, deed preparation (2 days)
Registration	Entry in the register, certificate issue (5 days)
Deal falls through	Refund application, tax office decision, payment by the finance office

Sources: NusaBali · 19.10.2026 · ATR/BPN on PERINTIS · VOI · 13.08.2026. We are not tax advisers. Check the sums with your own.

Waste, energy and electric vehicles

Three reports from the week on where the province is directing money and rules. None has yet become a requirement for a specific property.

TOPIC	WHAT IS KNOWN	STATUS
Waste-to-energy plant, Denpasar	1,500 tonnes of waste a day, electricity for ~50,000 homes, site in Pedungan	A 2027 launch named as the minister's hope, 15.10
Electric transport	The governor will step up the campaign, is ready to accept lower vehicle tax. 90% of air pollution comes from cars and power plants	Statement on 11.10, no document
Low-emission zones	Ubud: solar power in venues. Kuta: electric shuttles and parking	Under discussion, from issue 08

On 15 October coordinating minister Zulkifli Hasan said in Denpasar that he hopes the waste-to-electricity plant will start in 2027. The project is sized for 1,500 tonnes a day. The date remains a hope, not a schedule. For properties near the site in Pedungan, questions about smell, noise and lorry traffic are worth asking now.

On 11 October the governor said he would step up the campaign for electric transport and was ready to accept a fall in vehicle tax. The statement has no direct effect on property, but after a week without petrol the case for an electric motorbike for staff and a charging point on site has become noticeably stronger.

Together the three reports point one way: the province will ask more of tourism properties on waste, energy and transport. Waste sorting has been mandatory since 1 January 2026. Solar panels and charging are still under discussion. It pays an owner to gather the baseline data now: electricity bills, roof area, the waste collection contract.

A notice of a new rule is useful only when an action and a deadline follow it. Decide who in your set-up tracks such changes: the manager, the owner or the adviser.

Sources: detikBali · 12.10 and 16.10.2026 · journal issue 08

Ubud and Gianyar

The centre of the island prepares for a festival. The regency debates a budget for roads. Archive photographs.



Ubud, offerings · mckaysavage · CC BY 2.0

Ubud. The writers' festival runs here from 21 to 25 October, and the odd-even scheme applies until 23 October. Guests will arrive at the height of the restrictions. The manager should prepare a note on the road and the transfer in advance, rather than answer questions on arrival day.



Tirta Empul, Tampaksiring, Gianyar · Saranabhi · CC BY-SA 3.0

Gianyar. The regency that includes Ubud is debating Rp 155.4 billion for roads in 2027. For the villages around the centre this is a question of access to a specific house: whether it is on the priority list is worth finding out before a purchase, not after the first rainy season.

National housing policy

Four reports on subsidised housing. They change nothing directly for a foreigner, but they show where the market's weak point is.

12.10	The developers' association Himperra asks to raise the subsidised housing price cap to Rp 500 million, to put housing permits under one ministry and to grant Rp 20 million of aid per home: sales have slumped.
13.10	Housing minister Maruarar Sirait asks the agrarian reform agency BRAN to say where building is allowed: the budget is ready, but it is unclear which plots are permitted.
14.10	BP Tapera: 181,307 homes financed under the subsidised mortgage programme in 2026 against a quota of 350,000. From the start of 2025 to 14 October 2026, 459,468 units.
16.10	The government is preparing a 6% mortgage for salaries up to Rp 17 million a month. There is no document with a launch date.

None of these programmes is open to a foreign buyer, and none changes the rules for buying a villa. Together they show two things. First: domestic demand in the affordable segment is weak, with the mortgage quota half used. Second: even the minister admits it is hard to tell where building is allowed.

For Bali this is a reminder that land status and zoning remain the weak point across the country. Checking the RDTR, the plot's status and the building permit before a purchase is not a formality but protection against a story in which the state itself cannot define the boundaries.

An indirect effect may come later: if access to housing for locals is eased, pressure on the local rental and purchase market will change. There are no figures for such a conclusion yet, and we do not draw it. Watch for regulations, not ministers' statements.

Sources: detikProperti · 12.10, 13.10, 14.10, 17.10.2026

Calendar: the festival and odd-even

The Ubud Writers and Readers Festival on 21-25 October coincides with fuel restrictions to 23 October. What that changes for arrivals.

21-25.10

festival, 200+ programmes,
49 launches

to 23.10

odd-even, 20 litres per car

21.10

BI rate decision

early Nov

BPS release for September

The previous issue looked at the festival as a window of demand: five days, more than 200 programmes, 49 book launches. This week added a condition: the first three days of the festival fall under the odd-even scheme, and an extension beyond 23 October cannot be ruled out.

For the manager this means three actions. Check confirmed arrivals for 20-26 October and write to guests in advance: how to get there, how long the road from the airport takes, whether there is a transfer. Ask the driver what his plate number is and on which days he refuels. Agree who meets guests if the car is stuck in a queue.

Last issue's model showed that five expensive nights add 1.39% to a notional year's revenue. One arrival lost to the road takes away more. So in festival week the priority is not the rate but delivery: a guest who arrived without incident will come back and write a review.

After the festival it is useful to compare plan with fact: which dates sold, at what price, how many were moved and what service cost under the restrictions. Such a review builds your own history of event demand for the next season.

Sources: ANTARA · 08.10.2026 · UWRF · NusaBali · 19.10.2026 · Pintu News · 20.10.2026

A report for the crisis week

Six lines worth asking the manager for, covering 12-19 October. Each with evidence.

LINE	EVIDENCE
Cancellations and moves	Dates, reason, refund, platform deduction
Transfers	Trips, time on the road, surcharges, who paid
Generator	Hours run, litres, cost, where the fuel came from
Staff	Lateness, overtime, taxis, compensation
Purchasing	What got dearer, by how much, who approved
Open items	Owner and deadline for each

A normal report will show October's costs above September's. It will not explain what part of the difference is due to the week of restrictions and what part to the season. Add a measure to each line: litres, hours, trips. Then a rise in price can be separated from a rise in consumption.

An event should have a record: date, cause, affected bookings, costs and how it was closed. Seven days of restrictions are seven records, not one line saying 'crisis'. They show where the process worked and where decisions were made on the fly.

DOMA editorial method.

Agree which costs the manager approves alone and when they contact the owner. A limit, a supporting document and a contact for when the owner is unavailable reduce uncertainty. In a week like this a limit for urgent decisions is more useful than approving every jerrycan.

The report ends with open items, each with an owner and a date. If they include 'buy jerrycans' and 'rewrite the cancellation rules', that is a normal outcome of the week. If the list is empty, it probably has not been written.

An energy passport for the villa

Grid, back-up and budget. Three options for autonomy worth comparing before a purchase, not after the first outage.

OPTION	WHAT IT GIVES	WHAT TO CHECK
Generator	Full autonomy for hours and days	Fuel type, consumption, noise, reserve, servicing
Solar panels with a battery	Daytime output, evening reserve	Roof area, battery capacity, payback, permits
UPS on critical circuits	Minutes for the router, gate, fridge	What is connected, run time, battery replacement

The PLN grid provides Bali's main power, but outages happen, and this week added generators' dependence on fuel. Each back-up option has its role. A generator keeps a house running for days but needs fuel, which this week stood in a queue. Panels with a battery do not depend on a petrol station but give a limited evening reserve. A UPS protects only critical circuits.

Before a purchase, ask for the history: how many times a year the grid went down, for how long, what the staff did. Check the PLN connection capacity in kilowatts against the combined load of air conditioners, the pool pump and the kitchen. Insufficient capacity is a frequent cause of 'outages' that have nothing to do with the grid.

Budget for a system, not for equipment: installation, servicing, battery replacement in a few years, and fuel. A generator with no reserve in jerrycans was just a heavy object in the yard this week. The options with figures are set out in the article on a villa's power and energy at domabali.com.

Technical decisions and load calculations are for a qualified specialist. The owner's job is to get the answers to the questions in the table in writing and file them in the property's technical passport, next to the water and fuel passports.

Source: article 'Bali villa power and energy' · domabali.com · 16.10.2026

Market in numbers

Confirmed data only, with date and source. The statistics period is stated separately from the publication date.

INDICATOR	VALUE	SOURCE, DATE
Fuel delivered, 14-17.10	57.9m litres	Bali Discovery, 15.10
Odd-even limit, car / motorcycle	20 l / 3 l	Bali Discovery, 17.10
Stations open 24 hours	66 (42 Denpasar, 24 Badung)	Bali Discovery, 17.10
Fuel stock, days	5-11 by type	NusaBali, 19.10
Effect on Bali growth / inflation	-0.019% / +0.018%	NusaBali, 13.10
Food items up in price	7 of 20	Antara Bali, 15.10
Ngurah Rai passengers, Q3	6.6m, about +16%	Antara Bali, 14.10
Visits to Bali, 2025	16.3m	ITMW, 17.10
Tourism FX earnings, 2025	Rp 176tn, ~55% of national	ITMW, 17.10
Tourism share of Bali's economy	66%	ITMW, 17.10
USD/IDR, 16.10 open	18,021	VOI, 16.10
USD/IDR, 20.10	18,002-18,046	Pintu News, 20.10
IHSG index, 16.10	-8.01%, 5,393.92	VOI, 16.10
Indonesia reserves, end-September	\$146.3bn	VOI, 16.10
Bank Indonesia rate	5.75%, decision 21.10	BI, 23.09
Indonesia inflation, September	3.28% y/y	BI, 01.10
Gianyar 2027 budget, revenue	Rp 3.75tn	Antara Bali, 12.10
Gianyar roads 2027	Rp 155.4bn	detikBali, 14.10
BPHTB refund, Badung	Rp 439.1m, 12 taxpayers	NusaBali, 19.10
Subsidised mortgages 2026	181,307 of 350,000	detikProperti, 14.10
Waste-to-energy plant	1,500 t/day, 2027	detikBali, 16.10
Foreign arrivals, August	685,994, +0.46% y/y	BPS via ANTARA, 01.10
Star-hotel occupancy, August	68.19%	RRI / BPS, 06.10

Quarterly and annual figures refer to the whole island or country and do not transfer to individual villas.

What we published and what to see

This week's articles

01 **Bali fuel crisis 2026**

What happened, the causes, the measures and what it means for an owner. A developing story, status updated.

02 **Bali villa power and energy**

The PLN grid, outages, generator, solar, UPS and the budget.

03 **Bali retirement visa**

E33F, E33E and Second Home. A visa is not property.

04 **Investment funnel**

Rental income or flipping, overseas taxes, starting from scratch, \$100,000: where and how.

The DOMA News section publishes 3-4 items every morning: domabali.com/en/news. All guides: domabali.com/en/blog, 106 articles in two languages.

What you can see now

Mirador Canyon Villas, Lodtunduh, Ubud

from \$139,000 · 5 of 7 available

Seven villas on the edge of a canyon, ten minutes from central Ubud. Four two-bedroom layouts, plots of 112-118 m², private pool. Yellow zone, letting is legal. Leasehold 29 + 10 + 30 years. Planned completion September 2027, payment against stage certificates.

Forma, Petulu, Ubud

\$179,000 · last villa

The project is sold out. One property remains, completing on the project schedule.

Calculator and configurator

free

domabali.com/roi and domabali.com/config: your own scenario on your own numbers.

DOMA is a real estate agency in Bali, since 2022. We select the property, check the documents, run the transaction and hand the villa over to management. This material is not a public offer or investment advice. Confirm project terms at the time of enquiry.

How to read this issue

Review period: 12-19 October 2026. Prepared on 20 October. Event and publication dates differ. Statistics refer to the period stated in each article. Bank Indonesia's decision on 21 October and the BPS release for September are not included.

News is retold from open publications. Practical conclusions are DOMA's editorial interpretation. The models on pages 07 and 14 are illustrative, not a yield forecast. Taxes, bank fees and unstated costs are not included. We are not tax or financial advisers.

Sources

01 · Bali Discovery · 15.10.2026 · Fuel crisis, WFH · 17.10.2026 · Odd-even scheme

02 · ANTARA · 15.10.2026 · Pertamina deliveries · Antara Bali · 15.10, 16.10, 17.10.2026

03 · detikBali · 12.10.2026 · Queues · 12.10 · EV · 14.10 · Gianyar roads · 16.10 · Waste-to-energy

04 · NusaBali · 13.10.2026 · BI estimate · 15.10 · Pandawa · 19.10 · Odd-even extended, BPHTB refund

05 · Antara Bali · 12.10.2026 · Gianyar budget · 13.10 · Badung MPP · 14.10 · Airport Q3 · 16.10 · Koster, platforms

06 · VOI · 16.10.2026 · Rupiah, MSCI · Antara English · 19.10.2026 · BI intervention · Pintu News · 20.10.2026

07 · Bali Viral News · 17.10.2026 · ITMW 2026 · detikProperti · 12-17.10.2026 · Housing policy

08 · Antara · 26.05.2026 and TTG Asia · 03.06.2026 · Delisting mechanism · ATR/BPN via Antara · 26-27.09.2026 · PERINTIS

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