



PROPERTY SEARCH / ACQUISITION / ONGOING CARE

Your investment. Our local focus.

A considered path to property ownership in Lombok, from finding the right opportunity to bringing your investment to life.

LOMBOK | SUMBA. INDONESIA.

Discovery Property Investments
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ONE RELATIONSHIP. EVERY STAGE.

A clearer view of the whole investment.

Buying overseas means more than choosing a property. It means understanding the numbers, the structure and the work that follows.

Lombok Property Investment provides buyer-side property search, acquisition and ownership coordination for foreign investors considering land, villas and income-producing property. Lombok is our primary focus; Bali and Sumba support is available on request.

Your central point of coordination

We bring together agents, Indonesian lawyers, notaries/PPAT, accountants, banks, surveyors, contractors and property operators around your objectives. You have one central contact to track the process, while each specialist takes responsibility for their professional work.

A financial perspective from the beginning

We help you assess acquisition costs, setup expenditure, rental assumptions, operating expenses and cash flow. Financial models show the assumptions behind the numbers and can compare scenarios, so your decision considers the ongoing investment as well as the purchase price.

Support that fits your stage

Choose a full acquisition engagement, help with a property you have already found, or separately scoped company setup, rental launch and ongoing management. Your written engagement sets out the deliverables, responsibilities and fees before work begins.

Meet Leonardo Rodino

Leonardo is a CPA-qualified accountant, finance professional and property investor with first-hand experience of Indonesian company establishment and property investment in Lombok. His approach is practical, measured and personally involved.

Professional responsibilities: Indonesian legal, tax, notarial, licensing and other regulated services are delivered by appropriately qualified local professionals. We coordinate the process; approvals remain with the relevant authorities and banks.

FIND. EVALUATE. ACQUIRE.

From your brief to completion.

01 Investment strategy & property search

Clarify your budget, preferred location, intended use, holding period, risk preferences and objectives. Search advertised and privately introduced opportunities, liaise with agents and owners, shortlist properties, coordinate in-person or video inspections, compare asking prices and assist with negotiations and offers.

02 Financial assessment

Prepare preliminary estimates of purchase and transaction costs, renovation or development expenditure, rental income, operating expenses, management charges and cash flow. Consider occupancy and nightly-rate assumptions, ongoing maintenance needs and alternative scenarios. Valuations and specialist feasibility studies are separately commissioned where needed.

03 Due diligence coordination

Coordinate checks by Indonesian lawyers, notaries/PPAT, surveyors and other specialists. The agreed scope can cover title and ownership, seller authority, encumbrances and disputes, boundaries, legal road access, zoning and intended use, development restrictions, building permits and certificates, property taxes, existing leases and management contracts, utilities and relevant community arrangements.

For a company acquisition, the scope also considers corporate records, tax and other liabilities, licences, employment arrangements and contracts. We track outstanding questions and professional findings for your decision before committing.

04 Transaction & ownership structure

Coordinate the professional assessment of suitable property rights, lease or corporate options, including a PT PMA where appropriate. Support the document timetable, contract review, payment milestones, completion and handover. Clients pay purchase funds directly to the relevant authorised recipients; we do not hold client purchase money.

Your decision remains yours. Legal conclusions, technical assessments and specialist advice come from the relevant professionals. Projected rental returns and capital growth are not guaranteed.

ESTABLISH. LAUNCH. MANAGE.

Care beyond the purchase.

Company, banking & business setup

Where suitable, coordinate PT PMA establishment, shareholder and director documentation, notarial work, business activities, OSS/NIB and tax registration, required licences, bank-account applications and initial accounting setup. Local professionals assess capital and investment requirements. Record capital contributions and shareholder loans appropriately with your advisers.

Property preparation & rental launch

Coordinate renovation, designers, contractors, furnishing, landscaping, utilities, internet, security, insurance enquiries and handover inspections. Prepare photography, rental descriptions, pricing, Airbnb and Booking.com listings, direct-booking plans, guest policies, house manuals, check-in systems, cleaning procedures and staffing. Rental launch is subject to required operating approvals.

Ongoing property management

Coordinate reservations, guest communication, pricing, check-in and check-out, cleaning, linen, consumables, staff supervision, inspections, repairs, pool and garden maintenance and suppliers. Agree spending limits and escalation arrangements before management starts. Provide monthly income, expense, occupancy and revenue reporting.

Accounting, compliance & performance

Coordinate Indonesian bookkeeping, tax filings, payroll, financial statements, investment reporting, licence administration and company records through local professionals. Additional investor administration can include cash-flow monitoring, supplier-payment oversight and tailored management reporting. Your home-country tax adviser handles your personal or home-country obligations.

Periodically review operating performance, maintenance budgets, improvement opportunities and future exit options. Separate services are scoped to your property, level of involvement and reporting needs.

Clear accountability: Your engagement identifies the service providers, reporting arrangements and tasks covered. Construction, specialist inspections, statutory compliance and property operating costs are separately budgeted.

CLEAR FEES. AGREED SCOPE.

Choose the support you need.

FULL PROPERTY ACQUISITION SERVICE

2.5%

of the final property purchase price

Minimum fee USD 7,500

Includes search through completion and due diligence coordination.

Introductory consultation 30 minutes to discuss your objectives.	Complimentary
Investment strategy & property brief Credited against the full acquisition fee.	USD 500
Due diligence coordination only For a property you have already found.	From USD 2,500
PT PMA & business setup coordination Professional, registration and banking coordination.	From USD 3,500
Property setup & holiday rental launch Listings, guest systems and operational preparation.	From USD 2,500
Renovation & project coordination Minimum coordination fee USD 2,000.	10% of project expenditure. Minimum fee USD 2,000
Ongoing property management Local operations coordination and standard reporting.	20% of gross accommodation revenue
Accounting & investor administration Additional reporting and compliance coordination.	From USD 250 per month

All amounts are in USD. Third-party costs and applicable taxes are additional. Company setup, launch, renovation and ongoing services are separately scoped. "From" fees depend on complexity. The fee basis, exclusions and engagement terms on page 6 form part of this offer.

TRANSPARENT FROM THE START.

The details that matter.

Scope & payment

Before work begins, we agree deliverables, timing, payment stages, termination terms and any retainer in writing. Any acquisition retainer is credited against the total acquisition fee. Treatment of completed work if a purchase does not proceed is agreed in advance.

No duplicate charges

The USD 500 strategy fee is credited against full acquisition. Due diligence coordination is included in full acquisition. Combined quotes identify overlapping work; standard property-management reports are not charged again under additional investor administration.

Third-party costs

Lawyers, notaries, accountants, surveys, valuations, government charges, taxes, travel and operating expenses are additional and require approval. Company capital and investment commitments are separate from service fees. Purchase money and professional charges are paid directly to the relevant authorised recipients.

Management & project fee basis

Gross accommodation revenue is accommodation income actually received, before platform commissions, excluding taxes, refundable deposits, separately charged cleaning, refunded cancellations and non-accommodation income. Owners pay staffing, cleaning, utilities, repairs, maintenance and platform costs. The project fee applies to agreed contractor and supplier expenditure, excluding acquisition, taxes, finance, separately engaged advisers and our own fee. Scope changes require written approval.

Currency, independence & professional services

USD is the reference currency; the engagement confirms lawful invoicing/payment currency, any exchange-rate basis and applicable taxes. Proposed commissions, referral payments and commercial relationships are disclosed in writing before you proceed, including their treatment alongside your fees. Services are subject to applicable licensing requirements; regulated advice is provided by qualified local professionals.

Begin with a complimentary 30-minute conversation.

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Tell us your budget, preferred location, intended use and timing.

Property investment involves risk. Financial projections are estimates, not guaranteed returns. This service offer is subject to a written engagement.

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