

NOUR'S FEES CHECKLIST FOR BUYING IN LOMBOK



1. Buyer Transfer Tax (BPHTB)

✓ 5% of the purchase price (after the tax-free threshold). Mandatory for all property purchases in Indonesia.

2. VAT (PPN) (new or off-plan only)

✓ 11% applies only if buying from a VAT-registered developer. Not applicable for resale properties

3. Notary / PPAT Fees

✓ 1 % Notary for deeds or agreements creation.

4. Legal Due Diligence

✓ Estimated USD 500 – 2,000+. Covers title status, zoning, access road, permits, and ownership history. Strongly recommended before any payment.

5. Land Survey / Measurement

✓ Estimated USD 300 – 1,000. Needed when boundaries are unclear or land needs re-measurement.

6. Foreigner Ownership Setup

✓ Estimated USD 2,000 – 6,000+. PT PMA or HGB setup,

depending on ownership structure.

7. Bank & Transfer Fees

✓ Varies depending on bank, currency, and transfer method. International transfers may include intermediary fees

8. Agent / Advisory Fees

✓ Buyer commission is 0% on standard Nour Estates listings