Before you pay a deposit in Lombok: five documents to ask for

Most purchases from abroad that go wrong in Indonesia go wrong at the same moment: money moved before anyone independent had checked anything. Each document below can be checked by someone other than the seller. Ask for all five in writing, before any money moves.

1 The land certificate

Ask for the type of certificate, its number and the name of the registered holder. If the seller does not own the land, ask for the notarised lease that gives them the right to build on it and to sell or lease the units.

It shows whose name is on the certificate and what gives the seller the right to sell. **It does not show** what the land office holds today. Your own notary (PPAT) confirms that, and whether the land is encumbered, before you pay.

2 The building permit and the land-use approval

Ask for the building permit (PBG) and the conformity with the spatial plan for that plot (KKPR), with their reference numbers.

They show whether building is allowed on the plot at all, and whether the use you are told about, such as holiday rental, is permitted. **They do not show** whether what is built matches the permit, or how well it is built.

3 How you would hold it as a foreigner

Ask for the route the seller offers, in writing. A foreigner cannot hold Indonesian freehold (Hak Milik). The legal routes are a lease for a fixed term (Hak Sewa), a right of use registered in your own name (Hak Pakai), or an Indonesian company with foreign shareholders (PT PMA). Ask for the draft lease, or a written description of the company route.

It shows that a clear, legal structure is on offer. An arrangement where an Indonesian holds the title on your behalf (a nominee) is not one. Whether the route suits you is a question for a lawyer and a tax adviser you choose yourself.

4 A bank account in the seller's own name

Ask for a bank letter or statement showing an account held by the person or company named as the seller in your contract.

It shows that your money would go to that seller, not to a third party or an account abroad. How the seller uses the money once it arrives, no statement can tell you.

5 The price, in writing

Ask for a dated price list or a written offer from the seller.

It fixes the asking price on a date, in a form you can hold the seller to. Whether that price is fair is a separate question.

Two things that cost nothing

Ask to use a notary (PPAT) you choose yourself, not the one the seller proposes. A buyer may instruct their own.

Notice the answers. A seller who hesitates over one of these documents has told you something useful.

Buying before it is built?

None of the five tells you whether the villa will be finished as agreed. Ask for payments tied to build stages, not to dates, and have your own engineer look at each stage.

Your next step

Create a buyer profile at **lombokhorizon.com/contact**. Two minutes, free and with no obligation. Tell us your budget, your timing and the kind of place you have in mind, and we write to you when a seller who has shown us these five documents matches.

We write for overseas buyers of property in Lombok. We ask every seller on our site for these same five documents. A project marked Verified is one where we have read all five ourselves. This page is general information, not legal, tax or investment advice. Indonesian rules change and differ by region, so have your own case confirmed by a licensed notary (PPAT), lawyer and tax adviser. Document names and holding routes are as on our pages "How we verify" (checked 27 July 2026) and "The document checklist" (re-checked 15 November 2026). hi@lombokhorizon.com