



SELONG RESIDENCES

SOUTH LOMBOK INDONESIA

# Why Indonesia?



Largest economy in Southeast Asia



On track to be the world's 5th largest economy by 2030



Government has identified tourism as the key focus with a target to double tourist arrivals within the next 5 years



4th largest population in the world



Vibrant domestic market with rapidly strengthening purchase power





## Why Lombok?



As the closest neighbour to Bali, Lombok has been identified by the Government as the core driver for the next stage in Indonesian tourism growth



One of the fastest-growing tourism destinations in the archipelago with an International Airport offering direct flights to Singapore, Malaysia & Australia with many more in the pipeline



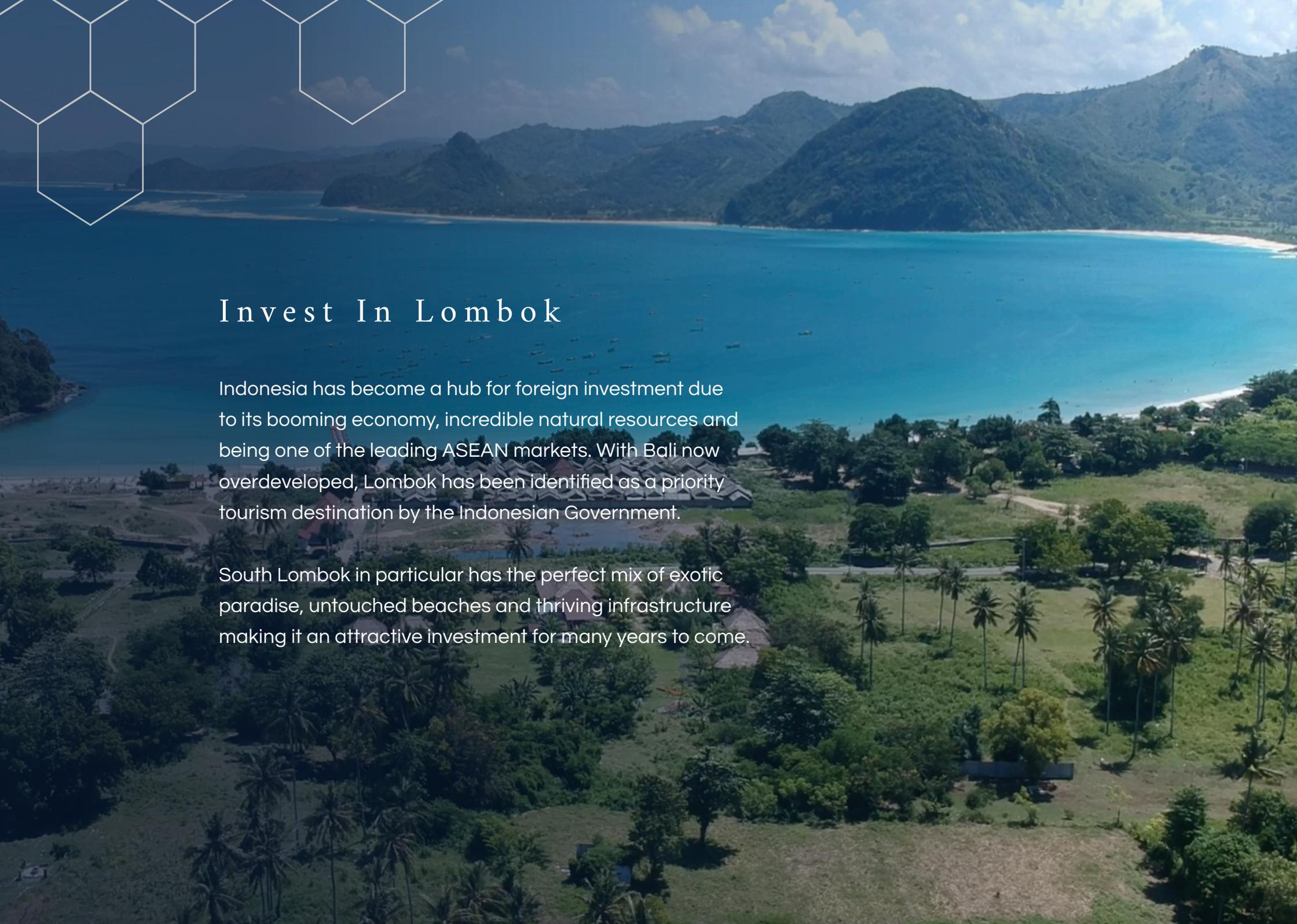
Bali connectivity via 18 flights per day as well as fast boat services



Firm Government commitment to infrastructure development with investments already made into roads, power plants, waste management and water treatment facilities



International port terminal and marinas attracting luxury cruise ships and yachts from around the world



## Invest In Lombok

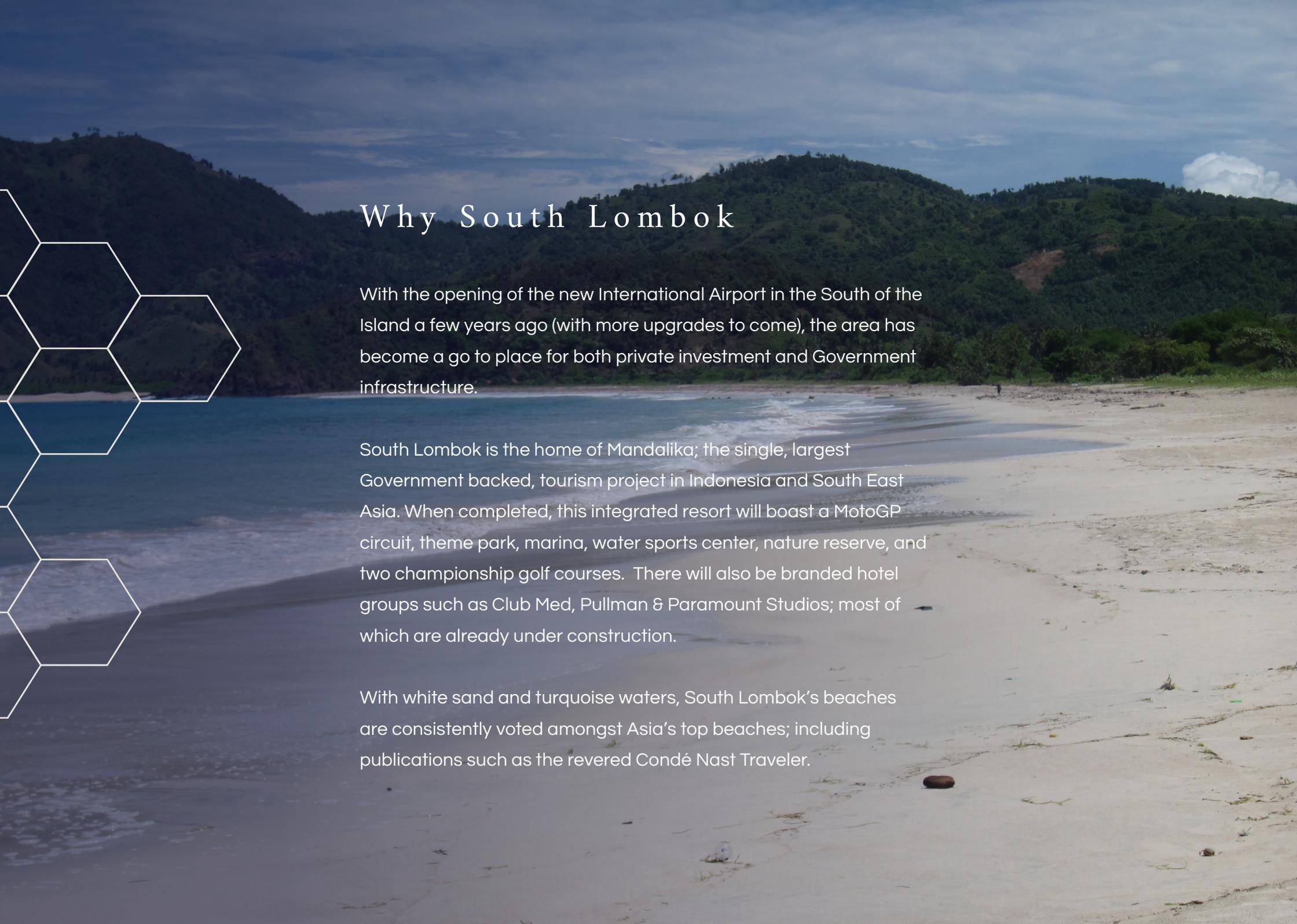
Indonesia has become a hub for foreign investment due to its booming economy, incredible natural resources and being one of the leading ASEAN markets. With Bali now overdeveloped, Lombok has been identified as a priority tourism destination by the Indonesian Government.

South Lombok in particular has the perfect mix of exotic paradise, untouched beaches and thriving infrastructure making it an attractive investment for many years to come.

## About Selong Belanak

Selong Belanak is only 30 mins from the International airport. Once you get there, you will be greeted by one of the best beaches in Asia; stunning white sand, small waves allowing beginners to learn how to surf, and many places to buy food or a couple of cold beers. This beach is about relaxing, swimming, playing, surfing and enjoying the sun. It is for these reasons that the area around Selong Belanak is already one of the main hotspots for investment in Lombok.





## Why South Lombok

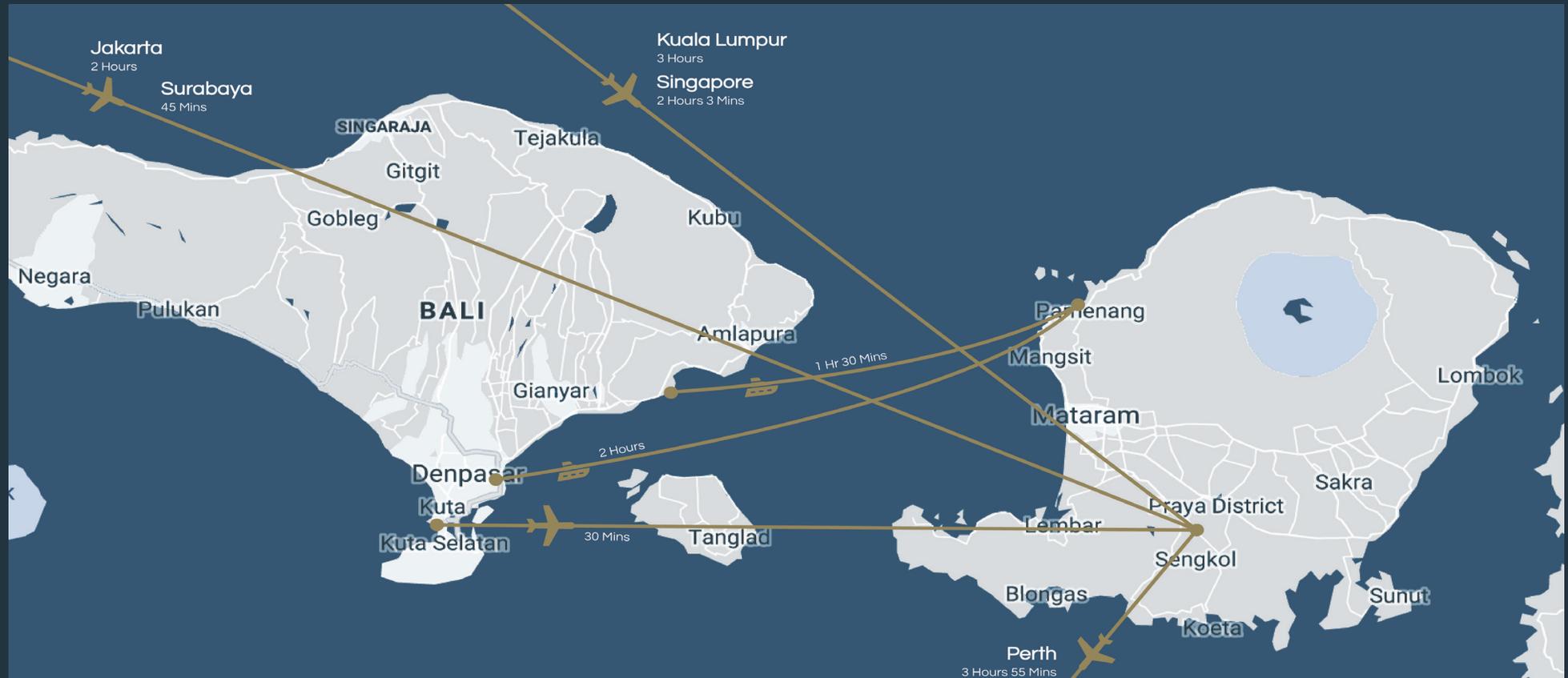
With the opening of the new International Airport in the South of the Island a few years ago (with more upgrades to come), the area has become a go to place for both private investment and Government infrastructure.

South Lombok is the home of Mandalika; the single, largest Government backed, tourism project in Indonesia and South East Asia. When completed, this integrated resort will boast a MotoGP circuit, theme park, marina, water sports center, nature reserve, and two championship golf courses. There will also be branded hotel groups such as Club Med, Pullman & Paramount Studios; most of which are already under construction.

With white sand and turquoise waters, South Lombok's beaches are consistently voted amongst Asia's top beaches; including publications such as the revered Condé Nast Traveler.

# How to get there

Currently there are three airlines flying international sectors to Lombok; with Perth, Australia the latest (and closest) addition with rumours that Melbourne, Australia is to be added next. Five airlines service domestic flights from Bali, including the most popular Bali to Lombok route with five flights each way, per day. You can also catch the slow or fast boats to Lombok from Bali's Benoa Harbour. Things are on the move so more flights are being added all the time.



# What is Mandalika Lombok

Mandalika is the next world class, tourism destination in Indonesia created by the Indonesia Tourism Development Corporation (ITDC). This new destination will offer a unique experience, separating it from other noted locations around the world. Positioned in the southern part of Lombok Island with more than 16 km of sparkling white sandy beaches, the Mandalika has been designed as an ecotourism destination from the offset, incorporating Clean Solar Cell Energy, Water Desalination Plants and keeping over 51% of the resort as open 'Green Space', which will not only maintain and protect the natural beauty of the Mandalika scenery but also enhance the life and culture of the local people.

ITDC is ready to develop the beautiful area of 1,175 ha in the Mandalika which has been designated as a Special Economic Zone, encompassing the highest quality standards for both properties as well as the landscaping.



# GP Track

Indonesia will soon host a world-class motor racing event, for the first time after more than two decades, as the country has now secured a deal with Dorna Sports' MotoGP for a slot in the 2021 season.

The construction of the 4.32-kilometer racetrack through beautiful scenery from mountains to pristine beaches is part of the effort to turn Mandalika into a world-class tourist destination.



# About Us

Jalin Realty International is a privately-owned, residential project marketing and sales company specializing in off-the-plan projects.

We provide a complete range of property services including property management as well as ongoing property investment support and advice. We also assist our clients to stay abreast with the latest market trends and future property investments.

At Jalin, we believe in creating lasting relationships with our clients and partners from all corners of the globe, upholding our corporate philosophy: "The World is Our Home". We have been working with discerning property buyers for more than 30 years, enriching our client's international property portfolio with sound investments in overseas markets.



## Our Vision

This has been our vision since Jalin began more than 40 years ago, and it has guided our staff and our business practices ever since. As an international business, we see the value of being able to live, study, work, and travel across the world. By providing opportunities to make that happen, we believe our role is to help build a global community.

In Malay, the word 'Jalin' means 'strengthening ties', while in Mandarin it means 'harmonious home'. Both meanings apply to our vision – helping people to make connections and create places to live and grow together. We do this by providing forward-thinking opportunities and long-term security.

## Our Offices

Melbourne, Jakarta, Singapore, Hong Kong, Beijing, Kuala Lumpur

## How to own land/property in Indonesia:

All land sold by Jalin Realty is owned by Jalin Realty, so when you buy from us we can hold your land in our Jakarta company as your nominee or leasehold using the company PMA until you decide on the right structure for you.

Ownership of Freehold land (Freehold, Hak Milik) is a benefit only available to Indonesian citizens, and foreign citizens have often partnered with an Indonesian citizen to acquire land, through several non-registered legal agreements to gain beneficial ownership and control over that land for their own use.

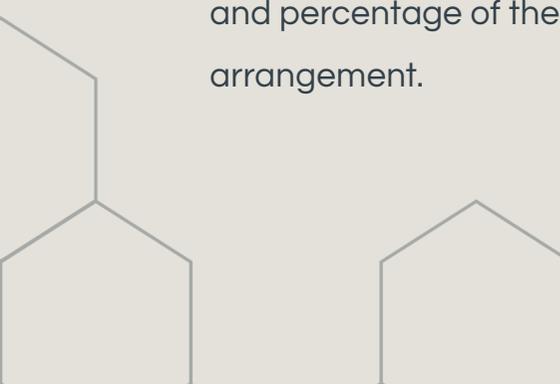
The Indonesian partner will normally charge an annual fee and percentage of the eventual selling price as part of this arrangement.

Although this is a common way to operate, it's important to know that this system is not formally accepted by Indonesian courts and the investor stands a risk to lose his/her investment.

Penanaman modal asing (pma) translates as: Foreign investment company. The legal entity through which a foreign person, foreign company, or foreign government body can conduct business in Indonesia is the PT PMA.

Individuals who are Indonesian citizens are entitled to own land under the Hak Milik title.

Foreigners may acquire other forms of entitlements over land such a leasehold rights (Hak Sewa) or the right to use the land (Hak Pakai)



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# HGB – a secure and recognized way to own land in Indonesia

HGB (Hak Guna Bangunan) is an endorsed legal and transparent way for foreign citizens to invest in land in Indonesia, albeit only when they intend to build within a set timeframe. HGB titles are registered by the government and can be held either in an Indonesian citizen's name or by an Indonesian legal entity.

These entities can be set up as a PT / limited liability company under Indonesian law and domiciled in Indonesia. The company can be structured to be either 100% foreign owned, operated jointly under a JV partnership or 100% Indonesian owned.

The HGB title runs over 30 years with extensions for 20 or 30 years at a time. An extension means paying an administration fee which is currently approx. 2100 Euro for a 20 year extension. This title can be transferred to, or inherited by, both foreigners and Indonesian citizens.

Banks and financial institutions will accept HGB land for mortgage and securitization purposes because it is covered by the same planning and land use provisions as Freehold land. All in all, HGB is a secure and recommended way to invest in Indonesia for foreign citizens.



## Leasehold rights (Hak Sewa)

Foreign individuals however, may legally enter into leasehold agreements for long-term leases, which are notarized by a public notary (PPAT) and recorded with the Indonesian Ministry of Law.

Under the Indonesian Civil Code, leasehold rights are protected in the event of death/bankruptcy of the lessor in the event of a sale of the freehold land. In both cases, the lease will continue for its full duration.

Investors own the rights of the lease for the duration that has been paid and they have the right to on-sell the remaining years left of the lease as well as pass the lease title on via inheritance.

This structure is the most secure and legal way for foreign citizens to purchase property.



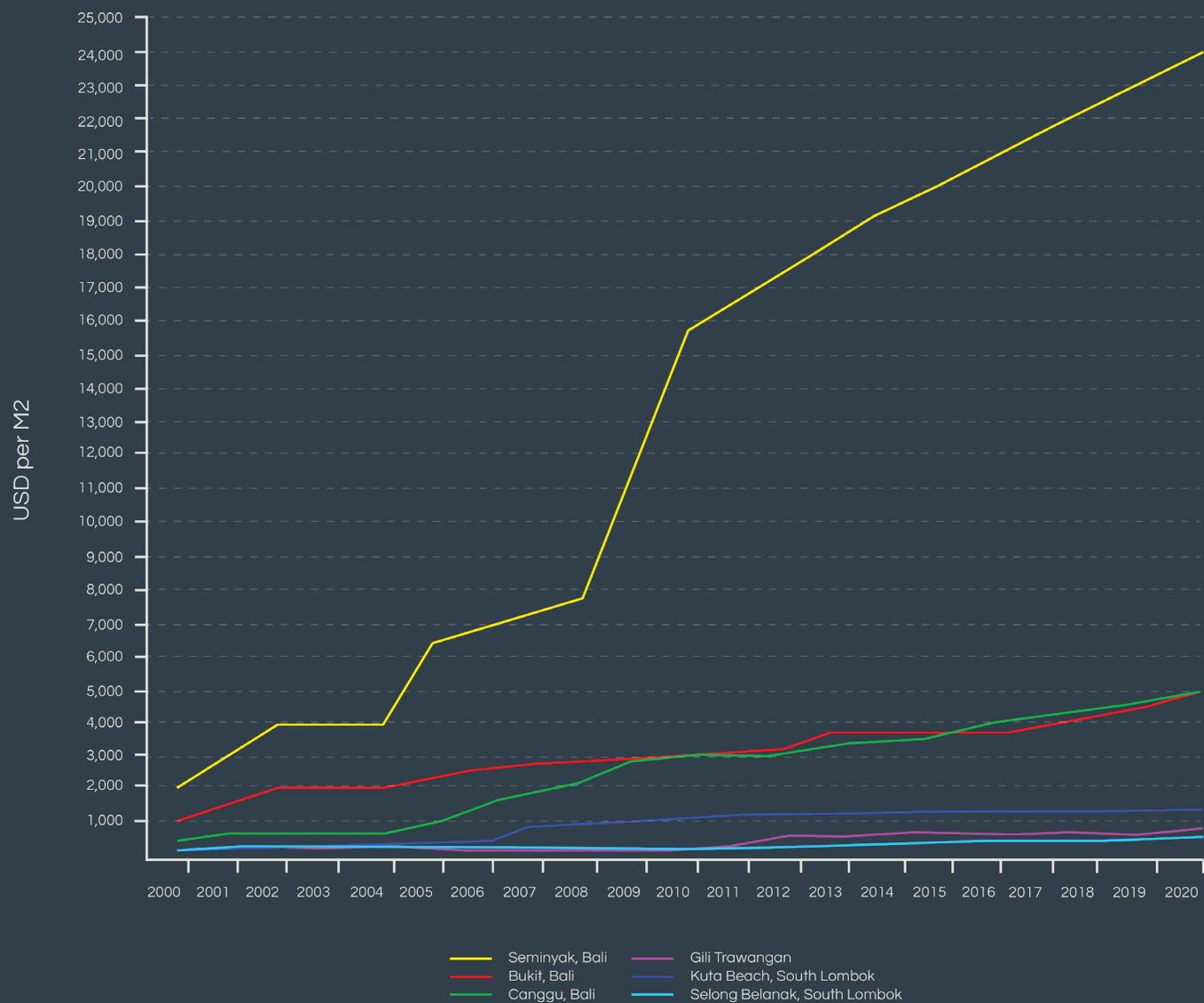


“ Selong Belanak is a welcome antidote to the unchecked development, overcrowding and waste-management concerns that blight the more established Asian tourist resorts. This amazing bay ticks all the boxes: luminous, turquoise seas and sand as white as powder. You could think of Phuket 30 years ago but you still would not come close to what Lombok has to offer. ”

South China Morning Post

# Price of land in lombok compared to Bali

## Land Price Comparisons

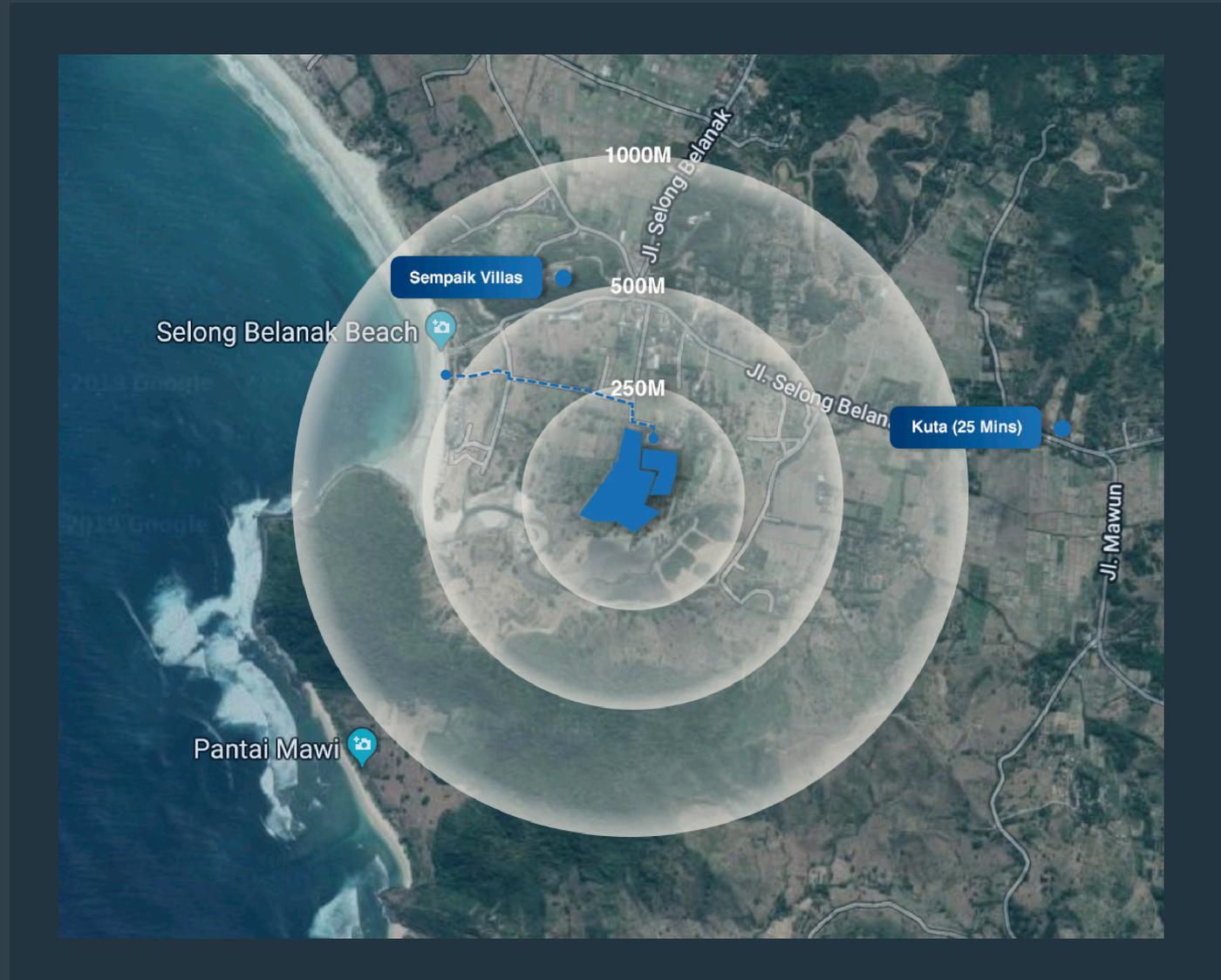


# Lombok Island Map



# Site Location

Just a 500m to the beach



# Estate plan

Over 35 blocks have now been sold to investors living in Australia, Hong Kong, Singapore, KL and China

Stage 2 is now ready with 22 prime lots for sale now.





## Selong Residences land investment summary



Your own land plot within  
800 metres of the beach



Using our company as a nominee or  
move your block into your PMA



Turnkey Investment with all legal  
paperwork all due diligence included

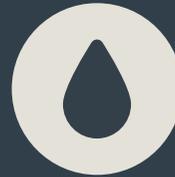


Forecasted 20% Land Price  
Appreciation per annum

The land plot price is fully-inclusive of:



Electrical connection to the  
site boundary



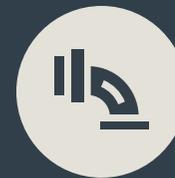
Water for now is via  
a well



Hard surface road to  
your plot



All purchase taxes and  
notary fees



Sewer in serviced  
onsite

# Selong residences land investment summary



Option to hold your plot as a land investment or build your dream villa using our designs architects and contactors



No management fees unless you choose to use the management company in the future



Owners have a range of option from simply sitting and holding the land with no requirement to build, building their dream villa from our designs, or working with our own architects and interior design team to create your own bespoke villa design.



# Villa Management

Located within the estate will be a main reception centre which guests will be able to use (see \*note below)

The reception center will greet guests upon arrival and take care of all their needs whilst they stay at the villa. At the management centre there will be a mini store for basic goods such as drinks and snacks. When a guest vacates the villa, they will be able to use the facilities at the centre until they need to leave. The reception centre will incorporate suitcase storage, showers as well as a family/ TV room.

The management company (if you choose) will provide a full turnkey solution for your investment; making sure your villa is fully maintained and serviced whilst your guests are in residence and making sure the villa is promoted to all the major platforms enabling you to gain the most from your investment.

\* This option is only available for guests should you choose to use the management company as part of your villa purchase.



# Other services we can assist with:



Villa design (traditional, resort, modern, contemporary, eco)



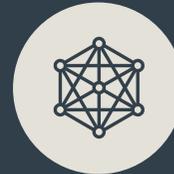
Manage the build of the villa for you



Full video monitoring during the build



Furniture and linen selection



Connections to services



Website to promote your villa



Naming your villa





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By Jalin Realty

Melbourne Jakarta Singapore Hong Kong Beijing Kula Lumpur