

PRE-PURCHASE REPORT · SAMPLE, DESK REVIEW

Cliffside business or homestay at Bingin Beach, Bali

PREPARED FOR
Sample client

LOCATION
Bingin, Uluwatu

TYPE OF DEAL
Investment in a cliff
business

STAGE
Before signing

OUR ADVICE

Do not buy

The structures on the Bingin cliff stand on **state-owned land** in a **protected coastal and cliff zone**, without valid building permits. On 21 July 2025 the Bali government demolished 48 of them. Any money you put in can be lost overnight.

What this means for you

- There is no private title you could hold or register.
- Construction there is banned by Bali Governor Regulation 24/2020.
- Foreign investors who backed at least 7 of the businesses lost them when they were demolished.

Risk level

Very high: the land cannot be legally owned or built on.

Your money

At risk: **100% of what you invest**. There is no asset left after a demolition order.



Bingin Beach in 2011: buildings on the cliff behind the sand. Photo: Gsarwa, CC BY-SA 3.0, Wikimedia Commons.

The nine checks

CHECK	RESULT	WHAT WE FOUND
Land title	Fail	State-owned land. No private certificate can be issued to you or your local partner.
Zoning and coast	Fail	Protected coastal and cliff area; construction banned (Gov. Reg. 24/2020, Law 27/2007).
Building permits	Fail	No valid building permits according to the provincial authorities.
Developer record	Not checked	Not relevant: the land itself rules the deal out.
Progress on site	Red flag	48 structures demolished on 21 Jul 2025; the site is now a public redevelopment.
Where the money goes	Red flag	Foreign money went in through local nominee operators: you own nothing in your name.
Contract	Not checked	No contract can protect a building the state can remove.
Transparency	Concern	Operators did not disclose that the land was state-owned.
Promised returns	Red flag	Income depends on a business that can be closed by the state at any time.

What to do now

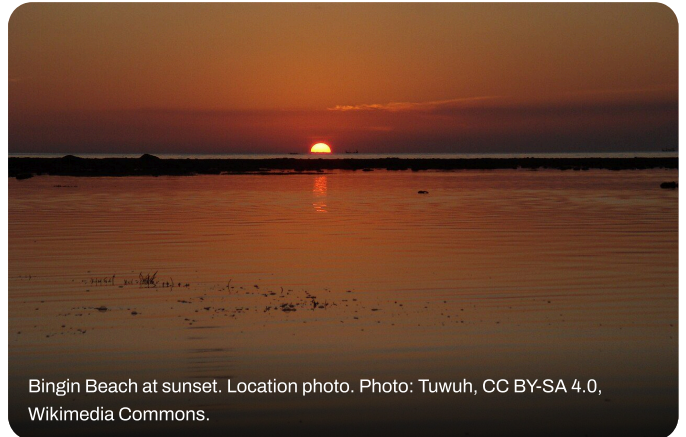
- 1 Walk away from this deal.**
Do not sign, reserve or send a deposit.
- 2 If you already paid, get the paper trail.**
Collect every receipt, chat and contract; ask a local lawyer about recovery from the operator.
- 3 For any other cliff or beach plot:**
ask us to check the plot on the official spatial plan (RTRW) and the coastal setback before anything else.

Evidence

Public enforcement records and reporting. No Kolaboro site visit was needed to reach this verdict: the zoning and the demolition are matters of public record.



The protected cliff coastline of the Bukit peninsula (2022). Location photo. Photo: Jakub Halun, CC BY-SA 4.0, Wikimedia Commons.



Bingin Beach at sunset. Location photo. Photo: Tuwuh, CC BY-SA 4.0, Wikimedia Commons.

Timeline

- **May 2025** · Provincial parliament inspection finds businesses on state land without permits
- **21 Jul 2025** · 48 structures demolished
- **May 2026** · Badung announces a public redevelopment of the area

Scope of this report

Desk review from public sources. This sample report shows how Kolaboro would advise a buyer considering this project today, using only what the sources listed had published by the dates shown. Kolaboro has not visited the site or reviewed the developer's documents. Statements by buyers in the press are their allegations, not findings of fact. A full check adds registry searches, a site visit with GPS-stamped video and a contract review. The developer can reply and we will add their reply.

Sources

- Honeycombers Bali, 24 Jun 2026: <https://thehoneycombers.com/bali/bingin-beach-demolition-rebuild/>
- Bukit Vista, 10 Sep 2025: <https://www.bukitvista.com/?p=109437>
- Photo: Bingin Beach.PNG, Gsarwa, CC BY-SA 3.0, Wikimedia Commons: https://commons.wikimedia.org/wiki/File:Bingin_Beach.PNG
- Photo: Cliffs of Uluwatu, Bali, Indonesia, 20220826 1006 1038.jpg, Jakub Halun, CC BY-SA 4.0, Wikimedia Commons: https://commons.wikimedia.org/wiki/File:Cliffs_of_Uluwatu,_Bali,_Indonesia,_20220826_1006_1038.jpg
- Photo: The Perfect Sunset.jpg, Tuwuh, CC BY-SA 4.0, Wikimedia Commons: https://commons.wikimedia.org/wiki/File:The_Perfect_Sunset.jpg

Kolaboro verification team

Sample report

Questions about this report?

carlos@equinoxinvestmentgroup.com