



# PT PMA SETUP AIRBNB BUSINESS GUIDE

**1. Due diligence**, which includes the following:

- A. Check the certificate at the National Land Agency (BPN)
- b. Check taxes, tax arrears, property and building taxes vs. Check spatial/zone compliance

Price: From IDR 1,500,000 Duration: 2-3 weeks

**2. Check PBB** to determine if the land is subject to a loan

Price: From 750,000 IDR Delivery time: 7-10 working days

**3. A simple rental agreement** in English and Indonesian under the name PMA

Price: From 2,500,000 IDR Delivery time: 7-10 working days

**4. Establish a PMA** and register it on the plot or virtual address, depending on the zoning of the land

Price: 33,000,000 IDR (+ 8,080,000 IDR for the virtual address) Delivery time: 10-30 working days

**5. A lease deed in the name of PMA**

Price: Depends on the transaction Deadline: 30 working days

**6. A measurement/topography** survey, if necessary

Price: The price depends on the size of the plot Duration: no estimate

**7. A soil test** before laying the building foundation, if necessary

Price: The price depends on the size of the plot Duration: no estimate

**8. Obtain an ITR** or advice on planning if necessary

Price: From 2,500,000 IDR Delivery time: 21 working days

**9. Apply for a PBG building permit** and start building if necessary

Price: From IDR 12,000,000 Duration: 8 months

**10. An SLF use permit if necessary**

Price: The price depends on the size of the plot Duration: 8 months

**11. Apply for a Pondok Wisata license for Airbnb business** (only applicable to premises, check if the owner already has it). At least 3 rooms are required in the building to obtain the permit.

Price: The price depends on the size of the plot Duration: 8 months



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Service	Price	Time limit
Due diligence	From IDR 2,500,000	2-3 Weeks
A simple lease contract	From IDR 3,000,000	7-10 days
Creation of the PT PMA	IDR 33,000,000 VO (option) IDR 8,080,000	10-30 up to 30 business days
Lease deed under the name of PMA	1% of the transaction	up to 30 business days
Field measurement/survey topography (option)	The price depends on the size of the land	No estimate
Soil analysis (option)	The price depends on the size of the land	No estimate
ITR or Planning Council	From IDR 2,500,000	up to 21 working days
PBG building permit	The price depends on the size of the land	8 months
Authorization for use SLF	The price depends on the size of the land	8 months
Pondok Wisata license	The price depends on the size of the land	8 months



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## **Recommended activities (KBLI):**

- 1.1. 68111 - Real estate owned or rented**
- 2. 68200 - Real estate based on fees or contracts**
- 3. 55900 - Provision of other accommodation**

## **Recommended zoning:**

- 1. R-2 - High-density housing sub-zone of residential zone**
- 2. R-3 - Residential zone Medium density residential subzone**
- 3. R-4 - Low-density housing sub-zone of the residential zone**
- 4. K-1 - Commerce and Services Zone City-wide Commerce and Services Subzone**
- 5. K-2 - Trade and services zone Trade and services sub-zone Scale Urban zone Section**
- 6. K-3 - Commerce and services zone Subscale Commerce and services subzone for urban areas**

## **Considerations to keep in mind**

To obtain a Pondok Wisata license, the building must have at least 3 but not more than 5 rooms and be designed in a cottage or villa style.

Pondok Wisata license must be updated every 5 years

Time and cost estimates are approximate and may vary depending on various factors, such as land size and location, and complexity of the project.