



South Coast | Lombok | Indonesia

8° 52' 24" S 116° 9' 44" E

LOMBOK OVERVIEW

SELONG SELO is situated on the South Western side of the island of **Lombok**, the island immediately to the East of the tourism epicenter of Bali (thirty-five kilometers at its closest point). Lombok has for years been referred to as the 'next' or 'younger sister of' Bali but recent national and regional attention coupled with funding for infrastructure to support tourism development has positioned Lombok to expose its full potential.

IT HAS

EMERGED

AS ONE OF THE MOST

ATTRACTIVE INVESTMENT OPPORTUNITIES

IN SOUTH EAST ASIA -

not just because of untouched and un-crowded beaches, world-class surf breaks and dive spots; but because the land prices are currently just a fraction of those in neighboring Bali.



As of December 2012

"West Lombok regency welcomed 307,000 foreign and domestic visitors, not to mention around 19,000 guests arriving on cruise ships.

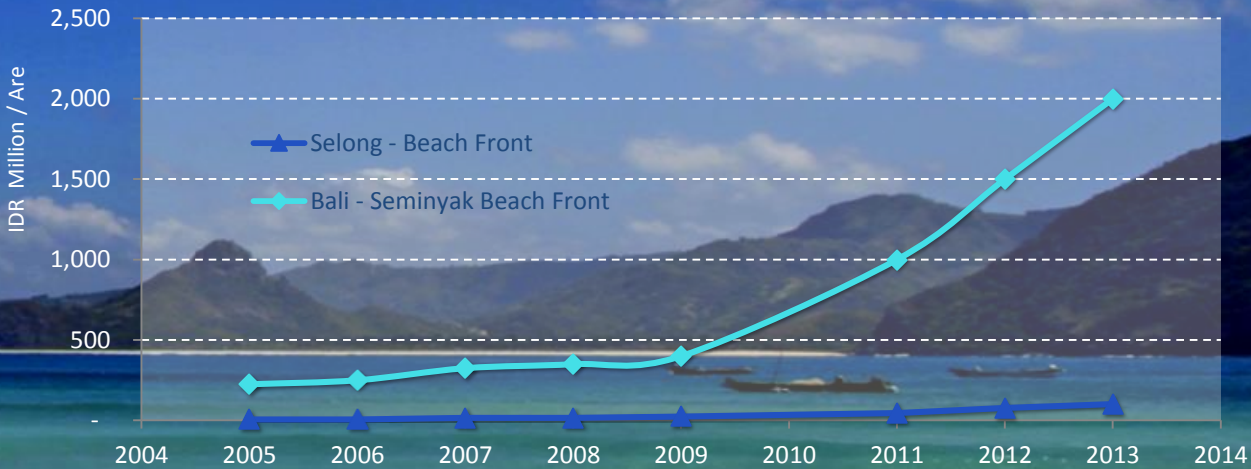
The figure represents a promising 15-17 per cent surge in visitors compared to the 270,000 visitors recorded in 2011." - Jakarta Post.

HISTORIC PRICES

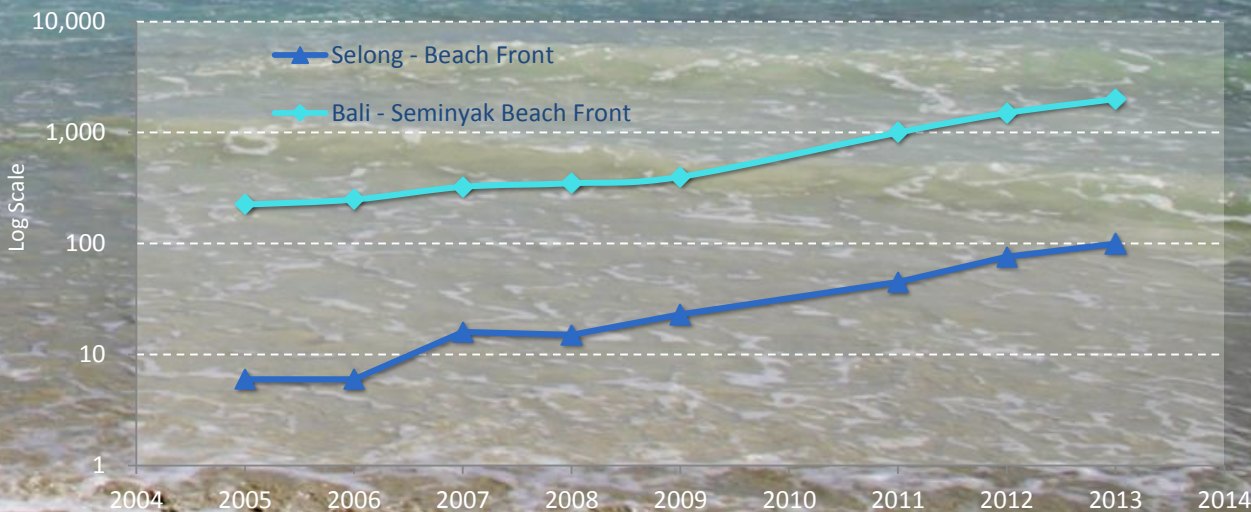
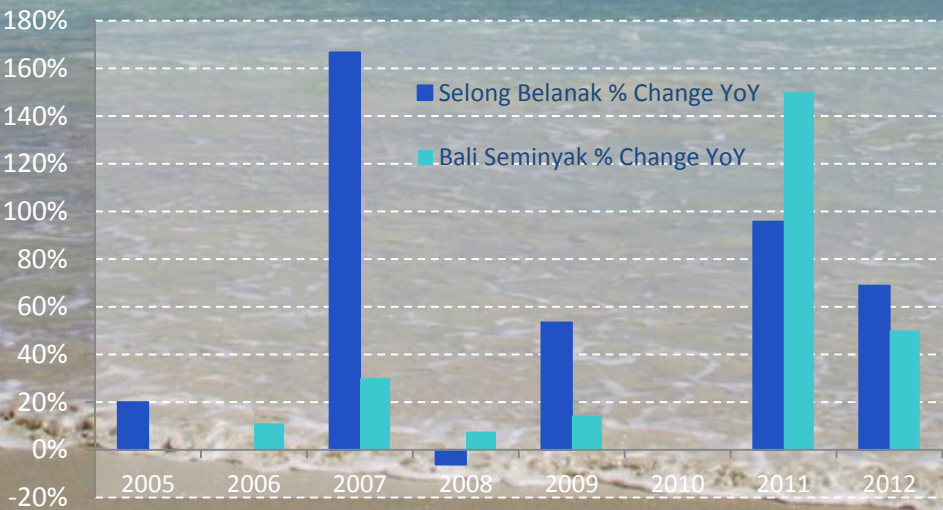
Beach Land in Selong Belanak has grown at a compounded annual rate of 30% per annum for the last 9 years.

With visitor numbers increasing in Lombok and a rate 3x the growth rate of Bali the valuation spread should narrow over time.

BEACH PRICES ARE CURRENTLY 95% CHEAPER THAN BALI



HISTORIC GROWTH RATES

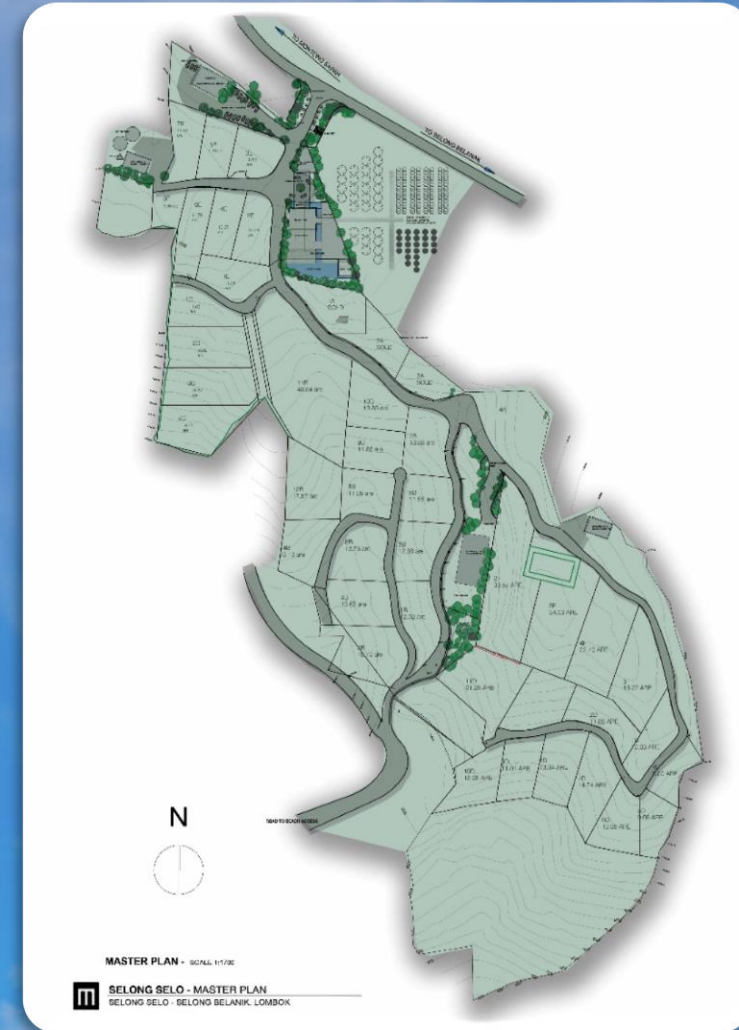


MASTER PLAN

Selong Selo Jabon is the first private villa resort in the Selong Belanak area. It comprises of 48 plots, ranging from 800 m² – 5100 m². Each plot has uninterrupted, spectacular views of **Selong Belanak Bay** and has a high-level of privacy due to the gradient and envelopes of the land.

We are currently tendering for independent operators to take space to provide a **Club House/Restaurant** and **Fitness, Spa and Yoga Centre**.

Staff accommodation, car parks, 24 hour security and villa and plot management is also provided by SSG.



STEPS TO OWNERSHIP

1. Select the preferred plot of purchase.
2. Sign a Reservation contract in combination with the transfer of 15k USD deposit.
3. Allowance of 21 days to execute land Due Diligence. We can recommend reliable and independent legal sources.
4. Sign the Vacant Land Sales and Purchase Agreement in combination with the transfer of the 1st payment. 50% of purchase price is required to be transferred.
5. Sign the Deed of Sales and Purchase (Akta Jual Beli, "AJB") or Deed of Leasehold Agreement before a PPAT (option to appoint a POA with notary to achieve this on the client's behalf) in combination with the transfer of 2nd payment when certificates are issued. This equals 40% of the purchase price.
6. Transfer payment for the following management fees:

Item	Amount
Annual Community Management Fee	\$2000 USD
Sinking Fund Fee	\$1000 USD
Total	\$3000 USD

- a) *Note: Payments and transfers of Steps 5 & 6 will be made together.*
- b) *In the event, Selong Selo's nominee is required \$1,000 USD will be sent to SSG's Indonesian Partner (Not applicable to all clients; if applicable, this payment will coincide with transfers from Steps 5 & 6)*
- c) *Transfer the final payment. The balance of the purchase price will only be required to be sent upon completion of the promised infrastructure*

LEGAL STRUCTURE

OWNERSHIP can be achieved via either:

- Hak Milik – Freehold.
- Long term leasehold similar to a perpetual lease.

SELONG SELO GROUP

has spent the last four years undertaking
EXTENSIVE DUE DILIGENCE
to be able to provide warranties of
CLEAR TITLE for boundaries and access.
SELONG SELO BELIEVES IN PROVIDING
FULL TRANSPARENCY.

Full Due Diligence reports by:

Limcharoen International Lawyers

A comprehensive suite of documents is provided for the transaction process and Selong Selo can recommend trusted legal representatives for the purchaser.



AFTER SALES SERVICE

SELONG SELO provides a comprehensive after sales service to ensure fewer headaches for the purchaser building their dream villa.

This includes referring reliable **BUILDERS & ARCHITECTS** and utilising our **FULL TIME ENGINEER & LOCAL WORK FORCE.**

Concept designs for selected plots have been created for the purchaser to choose from.

Selong Selo can refer **KEY CONSULTANTS** for the build that have been scrutinized and vetted to ensure reliable and timely advice.

Purchasers have the choice to build pre-fabricated homes or the conventional build. Either way, Selong Selo offer a separate service to oversee the build if the purchaser cannot be onsite regularly.



For a semi-annual fee, Selong Selo also provides services such as:

Landscaping, Individual **Property Management** (Electricity Bills, Land Taxes, Villa Maintenance), **Security & Villa Rental.**



DESIGN & BUILD

Builders...

We have a list of recommended builders that have an envious track record of quality and excellence that are built to western standards.

Project Managers...

Deal directly with western project managers. Your one point of contact to ensure quality control and stress-free build process.

INSPIRATIONS...

Selong Selo has teamed up with some of Asia's most

RENOWNED DESIGNERS

to help you to CREATE YOUR

DREAM VILLA

With our preferred

ARCHITECT

being MITCH SQUIRES



PUBLIC INFRASTRUCTURE

The Indonesian Government continues to illustrate a clear commitment to improving the infrastructure of the island:

ROADS

Significant improvement to the existing roads and major highways constructed have ensured travel times have reduced significantly to key destinations. A surfaced road now exists to Selong Selo's door step

TELECOMMUNICATIONS

With a host of new telecom towers erected in several locations, Selong Selo has uninterrupted cell phone coverage and it's own more own private high speed internet.

POWER

Two new power plants opened in 2011, and the existing power plant has been upgraded providing an increase of availability and dependability regarding energy sources.

LAND DEVELOPMENT

17 MOUs have been signed with the government to develop "Mandalika Resort". The development involves 164 acres of land which will include golf courses, a Club Med Hotel, 5 star hotel with MICE facilities and additional tourist facilities in Kuta, located within a 25 minute drive from Selong Belanak.

INTERNATIONAL AIRPORT

The new airport, BIL (Bandara International Lombok), opened on 1 October 2011. Its new location provides excellent access to the South of Lombok and is only a short 30 minute drive to Selong Selo. Currently, direct flights are offered to and from Singapore, Malaysia, Australia and the whole of Indonesia. Frequency of routes continues to increase with projected future International flights to and from Hong Kong.



SURF BREAKS

For learners - the gentle beach breaks of **Selong Belanak Beach** in front of **SELONG SELO** are perfect to learn the skill and to build one's confidence.

MAWI

On small days this reef break offers a nice peak with short hollow rights and lefts...

AT 6FT PLUS, MAWI TRANSFORMS INTO A
HEAVING LEFT BARREL - WITH **ELEVATOR
DROPS AND HEAVY HOLD
DOWNS**

There are numerous other breaks nearby that work throughout the year including:

SERANGAN AIR GULING **GERUPUK** EKAS **DESERT POINT & KUTA**



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