

PROPERTY SHARE
MARKET ECONOMICS

eBook • October 2025

WHY YOU MUST OWN LAND: A LESSON FROM BALI

Why You Must Own Land: A Lesson from Bali

Whether you're a surfer, party-goer, or someone who craves tranquility in Ubud, Bali offers something for everyone. But what's happening now goes far beyond beaches and nightlife. The island is on the verge of transformation.

Bali, Island of the gods, is getting an underground.

Construction of the Bali Underground Railway, a Light Rail Transit (LRT) system, has officially begun.

The first phase, a 6.04-km underground track from Ngurah Rai Airport to Sunset Road, Kuta, started with a *ngeruwak* ceremony on September 4, 2024. This traditional ritual marks the “opening” of land for human activity.



Source – RRI

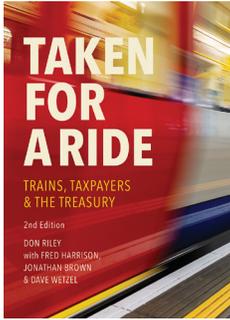
Key Figures

- Cost: US\$876 million
- Coverage: From Airport to Canggu (20 km)
- Ticket price: US\$1–2 per passenger
- Target completion: By 2026, in time to welcome 24 million tourists
- Consortium-led funding: Korea National Railway + Korea Eximbank

Here's the key: As more tourists arrive, areas along the LRT line, especially Kuta, Seminyak, and Canggu, will see massive growth in land values.

LAND ALWAYS TAKES THE GAIN

If you've read *Taken for a Ride*, remember Chapter 9, "The Jubilee Line." Landlords near London's new train line saw property values soar. Why? Public investment in infrastructure increased private land value.



"All the money I pay as a taxpayer, I'll get back from the government through higher land value."

Said Don Riley, *Taken for a Ride*, on page 108.

We're witnessing the same pattern in Bali. Infrastructure creates demand. Demand increases land value. And who benefits? Landowners.

UNDERSTANDING THE CYCLE

"If you want to be slaves of the bankers, and pay the cost of your own slavery, then let the banks create money."

— Lord Stamp

As *The Secret Life of Real Estate and Banking* explains:

"It is the credit created by banks that fuels the real estate cycle." — p. 327

Credit booms fuel land speculation. Banks profit. Governments borrow. Landowners win.

This isn't theory; it's happening now.

This is the same pattern *Property Sharemarket Economics (PSE)* teaches our members. Banks create the credit needed for such projects using the land as collateral. Governments borrow from these same banks and build the infrastructure.

Then finally, it's the landlord who takes all the gains from this building. Which means citizens, like in Bali today, end up taxed more to repay that debt.

That's what I've learned. And it's what I want you to understand too. Landowners in Bali will be the big winners, just like everywhere else. This is a global pattern. When governments build new infrastructure, access improves, demand rises, and land values soar. The Bali Underground Railway isn't just a transport project. It's a signal, a sign that land near the LRT (Light Rail Transit) will become dramatically more valuable.

Why You Must Own Land: A Lesson from Bali

Here is something even more valuable though; it's your ability to understand exactly why it's in your best interest to be a rentier, rather than a renter.

And then to understand that by studying the land markets you can unlock the timing of the economy. So whether you're an investor, entrepreneur, or future homeowner: Own land.

Because land always takes the gains once they manifest. The result here in Bali is clear. An even larger wealth divide: more poverty, more extreme wealth for and owners, and even higher rents for businesses.

Best Wishes.

Anna Ibrahim

And your *Property Sharemarket Economics* team.

PROPERTY SHAREMARKET ECONOMICS TEAM



Akhil Patel
Director

Akhil is one of the world's leading experts in economic, financial and property cycles. He has been working with Phillip J Anderson for over a decade to produce unique research that combines an in-depth understanding of business, real estate, and stock market cycles.



Darren Wilson
Editor in Chief

Darren is the former Australian Technical Analysts Association (ATAA) ACT Chapter President, General Manager of Property Sharemarket Economics (PSE), Editor of the Boom Bust Bulletin, Investor and trader according to the 18.6-year Real Estate Cycle.



Phillip J Anderson
Director & Founder

Phil is the world's foremost authority in the area of business, real estate and commodity cycles. Teamed up with a dedicated group of analysts and researchers sharing the most important cycle of all: the 18.6 year land and credit cycle.

Your Property Sharemarket Economics team is active on social media. Join us there to keep up with all the latest 18.6-year real estate cycle developments.



© 2025 Property Sharemarket Economics. All Rights Reserved.

The content in this document is for education purposes only. The content is not personal or general advice. If you are in doubt as to how to apply or even should be applying the content in this document to your own personal situation, we recommend you seek professional financial advice. The dates, trends or curves are not absolute but rather a guide. You must invest or trade with the market and not a forecast.

The document including the words and all graphics/charts and images may not be copied, redistributed or used without the express written consent of Property Sharemarket Economics.