



COMMUNITY HOUSING LTD PRESENTS

Amandesa

Frequently Asked Questions

Q. What is Amandesa?

Amandesa is a village designed for older Australians delivered by Community Housing Limited (CHL) Group. It is located in the coastal town of Sanur (pronounced sah-noor), east of Denpasar in southeast Bali, which has grown into a little town in its own right.

Amandesa village is a self-supporting community providing care and support to older Australians, singles, and couples, who choose to retire in Bali. The village of Sanur comes without the hustle and bustle of Kuta or Legian with a more traditional and relaxed vibe, making it ideal for expats. It is easy to fit in with the local and expat community in Sanur, with many restaurants, cafes, and opportunities for networking.

Q. Who is eligible?

As a first of its kind, Amandesa has been developed by CHL, to provide an opportunity for Australian retirees on lower incomes to experience living in a diverse and culturally rich environment.

In 2016 it was estimated that over 90,000 Australian retirees are living overseas. Bali is one of the most popular locations as it offers natural beauty, diverse culture, and a lower cost of living. This project will cater to people who are retiring on lower incomes with minimal or no superannuation.

To be eligible for this opportunity you must be:

- 55 years and above and financially secure;
- receiving an aged pension –
- other forms of income support e.g., widowed in Australia, receiving Widow B Pension, Widow Allowance, or Partner Allowance before reaching pension age, carers payment and disability benefit (won't be paid to people living outside of Australia unless they residence in a country in which Australia has an International Social Security Agreement);
- able to access private health insurance in Indonesia;
- eligible for an Indonesian visa.

Q. How do I apply?

If you would like to embrace a new way of living, register your interest by:

- Filling out a hardcopy registration form and submitting it to any of our CHL offices or;
- Visiting the 'Indonesia' page on the CHL website and submitting an online application.

Q. What kind of accommodation is on offer and what is the cost of a rental?

The village offers nine furnished one-bedroom units (Three single units and six double units) in lush green surroundings, providing a sense of community and space for peaceful living ranging between an average of 30 to 44 square meters including bathrooms, kitchen facilities, and living space.

Amandesa has a tropical design with a pool and lush gardens. Residents will experience services including cleaning (upon request) and property caretaking provided by full-time staff. Cooking facilities are available in each unit should you wish to cook your food. Otherwise, the team will be happy to show you the abundance of cafes and restaurants surrounding Amandesa.

Rent is paid monthly and is set at AUD\$700 per month for a single unit and AUD\$900 per month for a double unit. When you sign up to be a resident at Amandesa you will need to pay one month's rent as a deposit and one month's rent in advance.

Q. How much will it cost me to retire at Amandesa?

The cost of living in Bali, while considerably cheaper than Australia, depends on lifestyle choices. Rent and private health insurance are among the main expenses for retirees choosing to live as expats in Bali.

A typical rent comparison between Bali and Melbourne suggests it is around 60% cheaper per month to rent an apartment in a city centre in Bali compared to major cities in Australia. For example, a one-bedroom apartment in Bali would cost around AUD\$700 per month compared to AUD\$1,733 in Melbourne. A saving of over AUD\$1,000 per month.

To live comfortably as a member of the Amandesa community, you could expect to spend around AUD 1,450 per month (including rent) or AUD 17,400 per annum. Please visit this website for more on the cost of living in Bali at <https://alittleadrift.com/should-you-move-to-bali/>.

Q. What are the advantages of retiring in Bali versus Australia?

The lower cost of living in Bali will help lower-income Australian retirees to improve their quality of life. Amandesa aims to ensure older Australians on lower incomes can live comfortably with access to quality. Should you decide to extend your stay, you will need to apply for a limited stay permit (ITAS)

accommodation, healthy meals and good healthcare.

Q. Will I receive my full pension if I retire to Bali?

Yes, you will be entitled to your full pension if you have been an Australian resident for 35 years or more. If you retire to Bali, you will not continue to receive the energy supplement or Commonwealth Rent Assistance. Please visit the National Seniors FAQ [here](#) for more detailed information on your pension entitlements.

Q. Will I continue to receive my supplements and health care card if I relocate to Bali?

Your supplement payments will cease at six weeks after you leave Australia if you are relocating on a more permanent basis your health care card will also cease. However, if you return to live in Australia your supplement payments and health care card will be reinstated.

Q. Will I need visas and health insurance and how much will it cost?

Visas: CHL will assist our residents in the first step towards obtaining the visa needed to remain in Indonesia as part of the Amandesa community. Health insurance may be a mandatory visa requirement for people staying in Indonesia for the long term.

You may visit <https://evisa.imigrasi.go.id/> to see which visa will suit you best.

Specialist travel agents are appointed by the Tourism Department and the Directorate of Immigration to assist with sponsoring and processing retirement visas for foreigners.

Health insurance: CHL will assist our resident in investigating the most appropriate health coverage to match their needs. Affordable health insurance is available for expats in Indonesia up to the age of 70.

Q. How long do I need to stay if I move to Amandesa?

For approved applicants, we can offer a six-week trial for you to experience all we have to offer without losing your current housing with CHL. However, this would mean maintaining rental payments for both your accommodation in Bali and Australia while you decide on whether to move to Bali. You will also need a valid return ticket, be triple vaccinated, and have a passport with a validity of a minimum of 18 months as per your visitor visa requirements.

Q. Will CHL help me find accommodation in Australia if I need to return to Australia?

and forego your tenancy with CHL should you have one, within six weeks. This process can take some time, but CHL can assist you through this.

Q. Do I need a COVID PRC or RAT test to enter Indonesia?

You do not currently need a COVID-19 test to travel to Indonesia. However, you must be vaccinated with at least two COVID-19 vaccine doses. Check the latest visa, entry, and vaccination requirements with your travel provider or your nearest Indonesian Embassy or Consulate before travel.

Q. Do I need a driver's license to drive in Bali?

Indonesian law requires foreign drivers to have an International Driving License (IDL) as well as a state-issued Driver's License from Australia to operate a vehicle in the country. You could be subject to a fine from local law enforcement if you possess an IDL when you are driving in Bali. The International Driver's License costs AUD\$42 and can be obtained [here](#). CHL will advise how to obtain an Indonesian driver's license should you wish to have one.

Q. What do I need to bring?

Our guests need only bring what they normally would for a vacation. We will provide the cleaning, laundry, and maintenance services. Cooking facilities are available in each unit should you wish to cook your food. Otherwise, food can be provided at an additional cost.

Q. Can I return to Australia at any time and move back into CHL housing if I was a previous tenant?

While CHL cannot guarantee immediate housing when you return to Australia, we will work with you to expedite your social housing application and assist you with options to ensure you have access to accommodation options.

Q. What if I have a serious or chronic health condition, can I still go?

The Amandesa project is available to older Australians who are not currently living with a chronic health condition. It is difficult to commence health insurance as an expat if you have a chronic health condition, which would make it very difficult to retire in Bali.

CHL cannot guarantee immediate housing if you return to Australia, but we will work with you to find temporary accommodation while you reapply for social housing and prioritise your re-entry into CHL housing.

Q. What is the weather like in Bali?

Bali is renowned for its warm weather and fascinating culture. The temperature in Bali varies from a high of 30 degrees to a low of 23.

Q. When will Amandesa be ready for me to move in?

Amandesa is ready to move in. You may want to prepare some costs for the site visit which would require up to AUD\$2,000 to meet rent, airfares, and visitor visa requirements. Please email us to make an appointment, at least 24 hours before the visit.

Q. Are same-sex couples allowed?

There are no issues around that, Bali is a very accepting and open place for gender arrangements.

Q. Am I allowed to work?

Depending on your visa. If you wish to work, you can replace your visitor visa with an Indonesian work visa because there are tax implications.

Q. Is CHL planning more of these?

Yes, in due course we will look at building more Amandesa projects.

Q. Is there any public transportation?

There is a bus stop 400m to the east of Amandesa.

Q. Are pets allowed?

Currently, pets are not allowed however it could be considered on a case-by-case basis.

Q. Are there any visitor rules?

General House rules are available and will be shared when moved in. The gate will be locked after 11 PM, the tenant should bring keys then. Quiet time will be held after 9 PM.

Q. Is it only available for Australian citizens?

All citizens are welcome as long as they have a stable income to sustain a life in Bali. However, it is stated that Age Pension, as one of the eligibility requirements, is only available for Australian citizens. Please visit [HERE](#) for more information.





To register your interest or for more information, please contact:

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w: www.chl.org.au



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