

# Legal Protection for Foreign Investors in Tourism Business Development in Bali Province

Made Bayu Sucantra<sup>1\*</sup>

1. Akademi Pariwisata Denpasar, Indonesia

Coressponding author;  
Made Bayu Sucantra, Akademi Pariwisata Denpasar, Indonesia  
Email: [bimaforce911@gmail.com](mailto:bimaforce911@gmail.com)

**Abstract.** Foreign investment has an important role in encouraging regional economic development in Indonesia, such as infrastructure, employment, technology transfer, and economic diversification. As is known, foreign investment in the Province of Bali continues to increase, which makes the Province of Bali one of the factors that encourage regional economic growth in the State of Indonesia. The problems raised from this paper are: 1) Factors of foreign investors' problems with Foreign Investment (FDI) in the Province of Bali; 2) Countermeasures/handling of Foreign Investment (FDI) problems and legal protection for foreign investors in the Province of Bali. This research includes doctrinal research, which is defined as research using analytical and deductive reasoning to interpret and criticize legal material, which seeks to develop legal theories or concepts by examining and comparing legal doctrines, principles, and precedents. This study uses primary, secondary and tertiary data. This study also uses several approaches to provide clarity about the description of the substance of scientific work. The approach in question is a factual approach and a conceptual approach. The results of this study are in general; it can be concluded that the factors that can affect Foreign Investment (FDI) in Bali Province include the following: Economic growth; Domestic interest rates; The exchange rate of the rupiah against foreign currencies; Export; Workers' wages; Economic crisis. So, of course, it is hoped that Bali Province can carry out regulatory reforms, increase political stability, and improve the skills of local workers. It is hoped that the pace of foreign investment can be controlled and the goal of helping regional economic development in Bali Province can be realized.

**Keywords:** Legal protection; foreign investors; business development; tourism

## INTRODUCTION

The province of Bali has wealth in the form of natural beauty, culture and customs, which is an attraction for investors to invest their capital. The tourism sector is the flagship sector of Bali Province, tourism plays a very important role as a source of foreign exchange for the country. This sector is able to create job opportunities and business opportunities as well as to increase and equalize the income of the community and the region.

Bali tourism is a cultural tourism industry. This means that tourism is developed in the Bali region based on the Regional Regulation. No. 3/1974, which contains the Bali Tourism Development Policy, namely "Cultural Tourism" (Regional Regulation. No. 3, 1991). This policy was then revised back into a Regional Regulation. No. 3/1991 contains the Concept of Development of the Bali Tourism Industry, namely "Cultural Tourism". The understanding of cultural tourism has a very broad meaning related to government policies in development in Bali in order to advance the tourism industry in this area. Several local concepts are indirectly used as values that shape the character and characteristics of Bali Tourism. The shape of the character and characteristics of Balinese tourism will be seen in several things related to the field of production, governance and marketing strategies related to production in the tourism industry.

**Table 1.** Table of Foreign Investment Realization in Bali Province by Regency/City (Million Rupiah) in 2021-2023

Regency/City	Realization of Foreign Investment in Bali Province by Regency/City (Million Rupiah)		
	2021	2022	2023
<b>Jembrana Regency</b>	55.661	107.299	158.088
<b>Tabanan Regency</b>	1.066.835	670.349	456.609
<b>Badung Regency</b>	2.315.029	3.238.136	6.587.903
<b>Gianyar Regency</b>	618.811	944.099	2.283.607
<b>Klungkung Regency</b>	123.249	164.481	271.954
<b>Bangli Regency</b>	4.411	8.597	45.809
<b>Karangasem Regency</b>	49.639	55.008	283.366
<b>Buleleng Regency</b>	1.108.616	126.336	254.937
<b>Denpasar City</b>	1.256.461	1.136.541	1.623.308
<b>Bali Province</b>	<b>6.598.711</b>	<b>6.450.848</b>	<b>11.965.581</b>

Source: (Badan Pusat Statistik Provinsi Bali, 2024)

**Table 2.** Table of Domestic Investment Realization in Bali Province by Regency/City (Million Rupiah) in 2021-2023

Regency/City	Realization of Domestic Investment in Bali Province by Regency/City (Million Rupiah)		
	2021	2022	2023
<b>Jembrana Regency</b>	173.492	201.730	486.632
<b>Tabanan Regency</b>	1.035.195	194.247	162.769
<b>Badung Regency</b>	2.514.694	3.170.567	2.739.222
<b>Gianyar Regency</b>	871.301	295.323	293.607
<b>Klungkung Regency</b>	66.996	106.496	20.451
<b>Bangli Regency</b>	31.854	20.970	67.117
<b>Karangasem Regency</b>	142.373	161.417	201.212
<b>Buleleng Regency</b>	55.2240	322.338	343.714
<b>Denpasar City</b>	967.105	1.529.016	2.636.062
<b>Bali Province</b>	<b>6.355.249</b>	<b>6.002.103</b>	<b>6.950.785</b>

Source: (Badan Pusat Statistik Provinsi Bali, 2024)

Based on the data in the table above, we can see that there is a significant decrease and increase every year in each Regency/City in Bali Province, but what needs to be understood as a whole is that the total amount of domestic and foreign investment realization in Bali Province by Regency/City (Million Rupiah) in 2021-2023 has experienced a significant spike in increase. In 2021, the realization of Foreign Investment (FDI) in Bali Province was recorded at 6.598.711 and the realization of Domestic Investment in Bali Province was recorded at 6.355.249. In 2022, the realization of Foreign Investment in Bali Province was recorded at 6.450.848 and the realization of Domestic Investment in Bali Province was recorded at 6,002,103. In 2023, the realization of Foreign Investment in Bali Province was recorded at 11.965.581 and the realization of Domestic Investment in Bali Province was recorded at 6.950.785.

Reported on the detikBali website (Suadnyana & Samudero, 2024), I Wayan Sumarajaya, Head of the Bali Provincial Investment and One-Stop Integrated Services Office (DPMPTSP) explained that the Bali Provincial Government recorded investment realization of Rp 12.48 trillion in the first quarter of 2024. Which consists of foreign investment (FDI) of IDR 7.49 trillion and PMDN (Domestic Investment) of IDR 4.99 trillion. Tuesday (9/7/2024).

Reported on the Bisnis.com website (Saputra, 2024), Erwin Soeriadimadja, Head of Bank Indonesia Representative for Bali Province, explained that the realization of investment in Bali

throughout 2024 was dominated by Foreign Investment (FDI) with an investment value of IDR 10.6 trillion or 59.2% of the investment value in the Island of the Gods which reached IDR 17.99 trillion.

Based on the presentation of the data mentioned above, it can be concluded that the high realization of foreign investment in Bali Province shows that Bali Province has a strong attraction for global investors as an investment destination. However, it should be understood from the data mentioned above, investment per district/city, Bank Indonesia explained that 88% of investment is still centered in the South Bali region which includes Badung Regency, Denpasar City, Gianyar Regency and Tabanan Regency (called Sarbagita). It was recorded that investment in Badung Regency reached a nominal of IDR 9.34 trillion or 51.9%, followed by the City of Denpasar reaching a nominal of IDR 3.27 trillion or 18.2%, then Gianyar Regency reached a nominal of IDR 2.89 trillion or 16.1%. Meanwhile, the North Bali, East Bali and West Bali regions are classified as low in the category of investor interest. Thus, the problem arises is the surge in urbanization rates to areas that have the availability of open jobs in large numbers. Global investors dominate their investments in the field of development, such as hotels and restaurants, housing, various developments for industrial and office estates, as well as various other services, electricity, gas, and water, not to be left behind for trade and repair.

Therefore, in accordance with the presentation of the data mentioned above, the researcher explored 2 (two) forms of investment problems that occurred in the Province of Bali related to the following: 1) Factors of foreign investors' problems with Foreign Investment in the Province of Bali; 2) Countermeasures/handling of Foreign Investment (FDI) problems and legal protection for foreign investors in the Province of Bali.

## METHOD

This research uses a doctrinal method, which produces a systematic explanation of the legal norms that govern a particular legal category which in this case examines the relationship between legal norms, explains difficult areas and also provides a description in the form of predictions about the development of legal norms in the future (*ius constitutum*) (I Putu Andika Pratama et al., 2023). It can be interpreted as, research that uses analytical and deductive reasoning to interpret and criticize legal material, which seeks to develop legal theories or concepts by examining and comparing legal doctrines, principles, and precedents.

In this study, primary, secondary and tertiary data are also used. The main data used includes applicable laws and regulations both at the national and local levels. In addition, the writing of this research uses secondary data in the form of literature, journal articles and papers that are related and relevant to the issues being researched. The data used is a dictionary used to look up the meaning of foreign terms that need to be translated.

The data used in this study was collected using document study techniques or literature studies, which are data and information collection techniques by examining literature or written sources related to the issues being studied (Puspitaningrat et al., 2024). This study also uses several approaches to provide clarity about the description of the substance of the scientific work. The approach in question is a factual approach and a conceptual approach. The factual approach is a way to approach something based on the reality that occurs and can be proven related to theory and legislation. And, the conceptual approach is to use the current literature to investigate a phenomenon. This approach is based on the views and doctrines that developed in legal science.

## DISCUSSION

The province of Bali has its own unique attraction for local tourists and foreign tourists because of its natural beauty and supported by a diversity of flora and fauna, as well as sunny weather almost all year round. Some of the tourist attractions that are destinations when traveling in Bali Province include: Tirta Gangga and Penataran Agung Lempuyang Temple in Karangasem Regency, Tegalalang Rice

Terrace, Tegenungan Waterfall, and Hidden Canyon Beji Guwang in Gianyar Regency; Mount Batur in Bangli Regency, Garuda Wisnu Kencana (GWK) in Badung Regency, and many others (Niaga, 2022).

Bali Province is one of the provinces in Indonesia, where Regional Original Revenue (PAD) depends on the tourism sector. The advantages that Bali Province has as a tourist destination area are in addition to its varied natural beauty, of course due to the uniqueness of the majority cultural diversity owned by the Balinese people who closely adhere to Hindu beliefs. So, to realize sustainable tourism in Bali Province, Bali Province needs to balance economic growth with environmental management and cultural integrity with the diversity of Natural Resources (SDA) and Human Resources (HR) owned.

Talking about the phenomenon of increasing tourism development, it certainly attracts attention for global investors to understand all the potential that Bali Province has to be used as a destination for tourism business development, and there is no doubt that some of these global investors invest in Bali Province. However, it is necessary to pay more attention to the factors that are problematic for foreign investors against Foreign Investment in the Province of Bali as well as the countermeasures/handling of Foreign Investment problems as well as legal protection for foreign investors in the Province of Bali.

### **Factors of Foreign Investors' Problems with Foreign Investment (FDI) in Bali Province**

Foreign investment has an important role in encouraging regional economic development in Indonesia, such as infrastructure, employment, technology transfer, and economic diversification. As is known, foreign investment in the Province of Bali continues to increase, which makes the Province of Bali one of the factors that encourage regional economic growth in the State of Indonesia. The strong culture and friendliness of the people owned by the Province of Bali also encourages foreign interest in investing in Bali. It was recorded that in the first quarter of 2024, the realization of foreign investment in Bali reached Rp 7.49 trillion. Singapore is the country with the largest foreign investment realization in Bali, which is US\$ 87.1 million. In addition, other countries such as Russia, Australia, Germany, and France are also countries that invest in Bali. The sectors that receive the most foreign investment in Bali are hotels and restaurants, housing, industrial and office estates, other services, electricity, gas and water, to trade and repair.

Investment is influenced by the high or low level of economic growth which reflects the speed or slowness of the level of development in a region (Udayana et al., 2016). In addition, foreign investment has a positive and significant impact on accelerating economic development, which of course has an impact on efforts to improve people's welfare, at least regional autonomy can be a driver of regional investment (Sanjaya et al., 2019). Regulating regional autonomy can accelerate the distribution of wealth by providing deregulation opportunities to regions to attract local and foreign investors. In addition to deregulation, investment also requires legal certainty. Legal certainty brings convenience to the business world. The higher the level of certainty, the more likely the company will invest. Then, the positive impact of the development of Foreign Investment (FDI) is improving infrastructure, creating jobs, diversifying the economy, and transferring technology. In addition to positive impacts, the increasing rate of foreign investment development can have a negative impact on local communities, such as environmental damage, loss of fertile land, conflicts with indigenous peoples, etc. So, regarding the matter of overcoming these problems, the Bali Provincial Government has developed a policy to suppress the rampant business violations by foreign investors.

With the phenomenon of increasing Foreign Investment (FDI) in Bali Province, there are many things that are problems for foreign investors against Foreign Investment (FDI) in Bali Province, including requiring the government to provide relaxation of property ownership rules for foreign citizens (WNA), but still emphasizing other restrictions. The factors that are the problems of foreign investors in Bali Province that require more attention and must be dealt with immediately, are as follows:

- 1) Violations of rules by foreign investors, such as not involving local people as workers
- 2) Lack of law enforcement oversight of illegal business activities
- 3) Long and bureaucratic business licensing process

In addition to the problems described above, with various investment developments that soar every year, of course the Province of Bali faces various problems with several related matters, such as:

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- 1) In terms of investment development in the Province of Bali, it can be seen that quality investment is still not optimally implemented and implemented, this is due to the case of foreign investors who have been operating but have not yet obtained a permit. In addition, many were found to be converted to agricultural lands, violations of the use of green open space land and LSD.
- 2) In terms of bureaucracy, it can be seen that the licensing process is complicated and long, administrative costs are high, and coordination between agencies is poor.
- 3) In terms of the quality of Human Resources (HR), it can be seen that the quality of the workforce is still relatively low, and not all workers have the readiness and capacity according to the needs of the world of work
- 4) In terms of political stability, it can be seen that there is no legal/regulatory certainty and political instability.
- 5) In terms of environmental problems, it can be seen that some foreign investments can cause environmental problems, such as environmental degradation or unsustainability of Natural Resources (SDA).
- 6) In terms of inequality in investment distribution, it can be seen that uneven foreign investment can exacerbate economic inequality in several areas of Bali Province
- 7) In terms of unfair competition, it can be seen that some foreign investment can cause unfair competition with local industries if not paid close attention
- 8) In terms of economic dependence, it can be seen that foreign investment can create dependence on foreign investors.

Based on the above explanation, in general, it can be concluded that factors that can affect Foreign Investment (FDI) in Bali Province include the following: Economic growth; Domestic interest rates; The exchange rate of the rupiah against foreign currencies; Export; Workers' wages; Economic crisis. So, of course, it is hoped that Bali Province can carry out regulatory reforms, increase political stability, and improve the skills of local workers. It is hoped that the pace of foreign investment can be controlled and the goal of helping regional economic development in Bali Province can be realized.

### **Countermeasures/Handling of Foreign Investment Problems and Legal Protection for Foreign Investors in the Province of Bali**

Talking about legal protection efforts for foreign investors related to Foreign Investment in the Province of Bali, the main thing that can be done is to provide clear and transparent legal and regulatory certainty. Legal protection for foreign investors in Indonesia is regulated in Law Number 25 of 2007 concerning Investment (UUPM), where the legal protection includes: Guarantees from the government for international investors; Legal certainty that shapes a conducive investment climate; Provisions on foreign investment dispute resolution(Oktaviandra, 2022).

Protection of shareholders or investors is one of the main reasons for the birth of Law Number 8 of 1995 concerning the Capital Market (Irfansyah, 2023). The Capital Market Law in Indonesia is the legal basis that regulates all activities related to the capital market, including public offerings, securities trading, capital market supporting institutions and professions, and investor protection. This law aims to create an efficient, transparent, and reliable capital market, so that it can be an effective means of collecting funds for companies and provide safe and profitable investment opportunities for the community. With this law, the government seeks to ensure that all parties involved in the capital market carry out their business activities in accordance with applicable principles, so as to avoid harmful practices, such as market manipulation or insider trading. Through this law, the government establishes strict rules regarding the public offering process, the reporting obligations of issuers, and the rights and obligations of investors. This aims to protect the interests of investors and maintain public trust in the capital market (Wisnuputra et al., 2024). Overall, the capital market law is an important legal foundation to encourage healthy and sustainable capital market growth in Indonesia (Gelbert et al., 2024).

In addition to implementing investment management and financial protection for investors in accordance with the provisions of the law, here are some things that can be done as another form of legal protection for foreign investors in Bali Province are:

- 1) Provides absolute protection, such as Fair and Equitable Treatment (FET) and Full Protection and Security

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The word "absolute" itself has an absolute or infinite meaning (*KBBI Daring*, 2016). This word can also mean completely, unconditionally, unquestionably, real, pure, and free from mixing.

Absolute protection can refer to several things, including:

- a) Absolute territorial protection, is defined as the practice in which a manufacturer or supplier grants the right to one distributor to market products or services in a certain area. Other distributors are prohibited from selling products or services in the region (Mario Zuniga, 2020).
- b) Absolute rights, are the highest rights obtained through the registration of rights, such as land registration. This right is absolute and cannot be revoked by any party (JDIH BPK, 2025).
- c) The principle of absolute responsibility is a principle that states that an action can be held accountable on the basis of losses regardless of whether or not there is negligence or fault.

The two essential 'absolute' standards of treaty protection are: fair and equitable treatment (FET) and full protection and security (FPS) (Lim et al., 2018). Full protection and security standards (FPS) are one of the most common substantive provisions contained in investment agreements (Vijay Prasad, 2020). Complexity arises in this area of investment law because the language used to express FPS standards varies from agreement to agreement and the point of separation between fair and equitable standard of treatment (FET) and FPS is difficult to identify (Weeramantry, 2021). As a result, different arbitral decision bodies have grown around FPS standards.

- 2) Provides relative protection, such as National Treatment, Most Favoured Nation, and Dispute Settlement. National Treatment, Most Favoured Nation (MFN), and Dispute Settlement are principles or agreements in international trade (Najmi & Magdariza, 2023). The principles of National Treatment and Most Favoured Nation are the main pillars in the principle of Non-Discrimination. These principles are set out in the General Agreement on Tariffs and Trade (GATT)
  - a) National Treatment, is a principle that requires member countries to treat products and services from other countries the same as domestic products and services (Mufida, 2022). This principle also applies to trademarks, copyrights, and patents (Setiawan, 2022).
  - b) Most Favoured Nation, is a principle that requires member states to treat all member countries equally. This principle prohibits discrimination between countries and states that tariffs and regulations given to one member must apply to all members.
  - c) Dispute Settlement, is an agreement that regulates the settlement of disputes in international trade (Salsabila, 2023).
- 3) Creating clear and transparent regulations, especially in relation to the licensing process
- 4) Foreign investment that can make a significant contribution to regional economic growth in the Province of Bali, which can create jobs, improve infrastructure, transfer technology, and diversify the economy.
- 5) In addition, the government can also increase legal protection for foreign investors through bilateral agreements. Bilateral cooperation is a form of international collaboration that can be carried out between one country and another (Gede Arya Eka, 2022).

In addition, efforts related to legal protection for foreign investors are to know and understand the rules governing investment as stated in Law Number 25 of 2007 concerning Investment, including the discussion of Foreign Investment in it, where the implementation of investment affairs is regulated as follows (Law Number 25, 2007):

- 1) The Government and/or Regional Governments guarantee certainty and security in doing business for the implementation of investment.
- 2) The Regional Government organizes investment affairs that are under its authority except for administrative affairs that are government affairs.

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- 3) The implementation of government affairs which is a mandatory affair of local governments is based on the criteria of externality, accountability, and efficiency of investment implementation.
- 4) The implementation of investment whose scope crosses districts/cities is a provincial affair.
- 5) Implementation of investment whose scope within one district/city is a district/city affair

Then, there are also provisions that must also be understood regarding legal protection for foreign investors in Bali Province:

- 1) Foreign investors can invest in all fields of open business, except those regulated in the law
- 2) Foreign investors can buy more than 85% or even 100% of the shares of an Indonesian company if the company is a public company
- 3) Disputes between governments and foreign investors can be resolved through International Arbitration
- 4) Disputes can be resolved by giving administrative sanctions

## CONCLUSION

The factors that can affect Foreign Investment (FDI) in Bali Province include the following: Economic growth; Domestic interest rates; The exchange rate of the rupiah against foreign currencies; Export; Workers' wages; Economic crisis. In addition, problems were found in the following aspects: Investment development in Bali Province; Bureaucracy; Quality of Human Resources (HR); Political stability; Environmental problems; Inequality in investment distribution; Competition that is carried out unfairly; and economic dependency. So, of course, it is hoped that Bali Province can carry out regulatory reforms, increase political stability, and improve the skills of local workers. It is hoped that the pace of foreign investment can be controlled and the goal of helping regional economic development in Bali Province can be realized.

Legal protection for foreign investors in Indonesia is regulated in Law Number 25 of 2007 concerning Investment (UUPM), where the legal protection includes: Guarantees from the government for international investors; Legal certainty that shapes a conducive investment climate; Provisions regarding the settlement of foreign investment disputes. In addition to implementing investment management and financial protection for investors in accordance with the provisions of the law, here are some things that can be done as another form of legal protection for foreign investors in Bali Province are:

- 1) Provide absolute protection, such as Fair and Equitable Treatment (FET) and Full Protection and Security. The two important 'absolute' standards of treaty protection are: fair and equitable treatment (FET) and full protection and security (FPS).
- 2) Provide relative protection, such as National Treatment, Most Favored Nation, and Dispute Settlement. National Treatment, Most Favoured Nation (MFN), and Dispute Settlement are principles or agreements in international trade. The principles of National Treatment and Most Favoured Nation are the main pillars in the principle of Non-Discrimination. These principles are set out in the General Agreement on Tariffs and Trade (GATT).
- 3) Make clear and transparent regulations, especially in matters related to the licensing process
- 4) Foreign investment that can make a significant contribution to regional economic growth in the Province of Bali, which can create jobs, improve infrastructure, transfer technology, and diversify the economy.
- 5) In addition, the government can also improve legal protection for foreign investors through bilateral agreements. Bilateral cooperation is a form of international collaboration that can be carried out between one country and another.

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