

PROJECT MANAGEMENT SERVICE AGREEMENT

Project Name: Basecamp Bali

Location: Bali, Indonesia

Date: January 30, 2026

1. PARTIES TO THE AGREEMENT

This Agreement is entered into by and between:

- The Project Manager (PM):** PT Terra Mitra Indo
Address: Jl. Cinta, Tegallalang, Gianyar, Bali 80561
Contact: +62 87777-055-066 | info@indo-terra.com
- The Client:** Tau Van Ngo (CEO)
Address: Tegallalang/Ubud, Bali
Contact: bali@basecamp-ecoresorts.com

2. PROJECT OVERVIEW & OBJECTIVES

The PM shall provide comprehensive Project Management Services to ensure the efficient delivery of the Client's construction vision. The PM's primary obligations include:

- Lifecycle Management:** Overseeing the project from concept to final handover.
- Stakeholder Coordination:** Acting as the primary liaison between investors, designers, contractors, and government agencies.
- Financial & Timeline Oversight:** Ensuring strict adherence to the approved project schedule and budget.
- Quality Assurance:** Implementing rigorous quality control and proactive risk mitigation.
- Transparency:** Providing the Client with detailed, regular progress and financial reporting.

3. SCOPE OF WORK: CONSTRUCTION MANAGEMENT

The PM shall provide on-site management, monitoring, and control through the following services:

Service Category	Key Deliverables
Contractor Management	Finalizing selections, establishing communication protocols, and monitoring performance against contractual terms.
Quality Control	Implementing a quality control plan and conducting regular site inspections for specification compliance.

Budget & Payments	Monitoring expenditures, certifying contractor payment applications against milestones, and managing change orders.
Scheduling	Maintaining a detailed project timeline and implementing corrective actions to prevent or mitigate delays.
Risk Management	Proactive identification of risks and resolution of on-site issues.
Reporting & Handover	Chairing weekly site meetings and providing monthly financial/progress reports through to final handover.
On site	Part time on site work from 9am to 1pm Monday to Friday

4. FEES AND PAYMENT TERMS

- **Service Fee:** The Client shall pay the PM a fixed monthly fee of **IDR 25,000,000** (Twenty-Five Million Rupiah) per month for on-site management and control services.
- **Taxes:** All fees are exclusive of applicable government taxes (e.g., VAT/PPN).
- **Exclusions:** This fee does not include accounting services or external third-party consultancy costs.

5. TERMS AND CONDITIONS

- **Agreement Validity:** This proposal is valid for acceptance for a period of 3 months from the date of issuance.
- **Governing Law:** This agreement shall be governed by the laws of the Republic of Indonesia.

6. AUTHORIZATION

On behalf of PT Terra Mitra Indo:

On behalf of Basecamp:

Jeisti Emillia

Tau Van Ngo