



**STRA -**  
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Rentals Asia

## **Bilingual Contracts in Asia: A Guide for Real Estate and Tourism**

In Asia, contract enforceability often hinges on the language of documentation. Several countries require contracts—particularly in real estate, tourism, and official transactions—to be drafted in the local language. To avoid legal pitfalls and ensure compliance, bilingual contracts are considered best practice across the region.

### **Indonesia**

Law No. 24/2009 requires contracts involving Indonesian entities to be in Bahasa Indonesia. Courts may consider English versions, but the Bahasa text prevails in disputes. Bilingual contracts (Bahasa + English) are strongly advised, especially in real estate.

### **Thailand**

Real estate and lease contracts often need a Thai version to be registered or enforced. While English contracts are common in business, bilingual contracts reduce risk and improve enforceability.

### **Vietnam**

Contracts with Vietnamese entities generally must be in Vietnamese. A bilingual format (Vietnamese + English) is widely used in cross-border real estate or investment agreements.

### **China**

Chinese is the official language for contracts. Bilingual contracts are common in real estate and corporate transactions, with the Chinese text prevailing in disputes.

### **Japan**

Japanese law does not mandate contracts in Japanese, but local authorities, banks, and registries often require it. Bilingual contracts (Japanese + English) ensure clarity in real estate deals.

### **Malaysia & Singapore**

English contracts are generally valid, but bilingual formats (Malay/English or Mandarin/English) are common in property and tourism-related agreements to avoid misinterpretation.

Across Asia, bilingual contracts are more than a safeguard—they are essential for compliance, clarity, and trust. For real estate investors, tourism operators, and short-term rental professionals, adopting bilingual agreements reduces legal risk and builds confidence with local stakeholders.