



COPY

REGENT SUKOHARJO  
PROVINCE OF CENTRAL JAVA

REGIONAL REGULATIONS OF SUKOHARJO DISTRICT  
NUMBER 13 OF 2019

ABOUT  
DELIVERY OF HOUSING INFRASTRUCTURE, FACILITIES AND UTILITIES

BY THE GRACE OF GOD ALMIGHTY

REGENT SUKOHARJO,

Considering: that to implement the provisions of Article 26  
Minister of Home Affairs Regulation Number 9 of 2009 concerning  
Guidelines for Handing Over Infrastructure,  
Housing and Settlement Facilities and Utilities, need to stipulate  
Regional Regulations regarding  
Delivery of Infrastructure, Facilities and Utilities  
Housing area;

Remember

1. Article 18 paragraph (6) of the State Constitution  
Republic of Indonesia in 1945;
2. Law Number 13 of 1950 concerning the Establishment of Regency  
Areas within the Province of Central Java;
3. Law Number 5 of 1960 concerning Basic Agrarian Principles (State  
Gazette of the Republic of Indonesia of 1960 Number 104,  
Supplement to State Gazette of the Republic of Indonesia Number  
2013);
4. Law Number 8 of 1981 concerning Criminal Procedure Law (State  
Gazette of the Republic of Indonesia of 1981 Number 76,  
Supplement to State Gazette of the Republic of Indonesia Number  
3029);
5. Law Number 26 of 2007 concerning Spatial Planning (State Gazette  
of the Republic of Indonesia of 2007 Number 68, Supplement to  
State Gazette of the Republic of Indonesia Number 4725);
6. Law Number 1 of 2011 concerning Housing and Settlement Areas  
(State Gazette of the Republic of Indonesia of 2011 Number 7,  
Supplement to State Gazette of the Republic of Indonesia Number  
5188);

7. Law Number 12 of 2011 concerning the Formation of Legislative Regulations (State Gazette of the Republic of Indonesia of Number 82, Supplement to the State Gazette of the Republic of Indonesia Number 5234) as amended by Law Number 15 of 2019 concerning Amendments to Laws Number 12 of 2011 concerning the Formation of Legislation (State Gazette of the Republic of Indonesia of 2019 Number 183, Supplement to the State Gazette of the Republic of Indonesia Number 6398);
8. Law Number 20 of 2011 concerning Flats (State Gazette of the Republic of Indonesia of 2011 Number 108, Supplement to State Gazette of the Republic of Indonesia Number 5252);
9. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2014 Number 244, Supplement to the State Gazette of the Republic of Indonesia Number 5587) as amended several times, most recently by Law Number 9 of 2015 concerning the Second Amendment to the Law. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2015 Number 58, Supplement to State Gazette of the Republic of Indonesia Number 5679);
10. Government Regulation Number 27 of 1983 concerning Implementation of the Criminal Procedure Code (State Gazette of the Republic of Indonesia of 1983 Number 36, Supplement to State Gazette of the Republic of Indonesia Number 3258), as amended by Government Regulation Number 58 of 2010 concerning Amendments to Regulations Government Number 27 of 1983 concerning Implementation of the Criminal Procedure Code (State Gazette of the Republic of Indonesia of 2010 Number 90, Supplement to State Gazette of the Republic of Indonesia Number 5145);
11. Government Regulation Number 26 of 2008 concerning National Regional Spatial Planning (State Gazette of the Republic of Indonesia of 2008 Number 48, Supplement to State Gazette of the Republic of Indonesia Number 4833);
12. Government Regulation Number 15 of 2010 concerning Implementation of Spatial Planning (State Gazette of the Republic of Indonesia of 2010 Number 21, Supplement to State Gazette of the Republic of Indonesia Number 5103);
13. Government Regulation Number 27 of 2014 concerning Management of State/Regional Property (State Gazette of the Republic of Indonesia of 2014 Number 92, Supplement to State Gazette of the Republic of Indonesia Number 5533);

14. Government Regulation Number 14 of 2016 concerning the Implementation of Housing and Settlement Areas (State Gazette of the Republic of Indonesia of 2016 Number 101, Supplement to the State Gazette of the Republic of Indonesia Number 5883);
15. Government Regulation Number 28 of 2018 concerning Regional Cooperation (2018 State Gazette of the Republic of Indonesia Number 97, Supplement to the State Gazette of the Republic of Indonesia Number 6219);
16. Government Regulation Number 12 of 2019 concerning Regional Financial Management (State Gazette of the Republic of Indonesia of 2019 Number 42, Supplement to State Gazette of the Republic of Indonesia Number 6322);
17. Presidential Regulation Number 87 of 2014 concerning Implementing Regulations of Law Number 12 of 2011 concerning the Formation of Legislative Regulations (State Gazette of the Republic of Indonesia of 2014 Number 199);
18. Sukoharjo Regency Regional Regulation Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Plan for 2011-2031 (2011 Sukoharjo Regency Regional Gazette Number 14, Supplement to Sukoharjo Regency Regional Gazette Number 192) as amended by Sukoharjo Regency Regional Regulation Number 1 of 2011 2018 concerning Amendments to Sukoharjo Regency Regional Regulations Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Plans for 2011-2031 (2018 Sukoharjo Regency Regional Gazette Number 1, Supplement to Sukoharjo Regency Regional Gazette Number 262);
19. Sukoharjo Regency Regional Regulation Number 2 of 2012 concerning Flats (Sukoharjo Regency Regional Gazette of 2012 Number 7, Supplement to Sukoharjo Regency Regional Gazette Number 199);
20. Sukoharjo Regency Regional Regulation Number 4 of 2016 concerning Civil Servant Investigators (Sukoharjo Regency Regional Gazette of 2016 Number 4, Supplement to Sukoharjo Regency Regional Gazette Number 229);
21. Sukoharjo Regency Regional Regulation Number 12 of 2016 concerning the Formation and Structure of Regional Apparatus (Sukoharjo Regency Regional Gazette of 2016 Number 12, Supplement to Sukoharjo Regency Regional Gazette Number 236);
22. Sukoharjo Regency Regional Regulation Number 21 2017 concerning Management of Regional Property (Sukoharjo Regency Regional Gazette 2017 Number 21, Sukoharjo Regency Regional Gazette Supplement Number 261);

23. Sukoharjo Regency Regional Regulation Number 18 of 2018 concerning Development and Development Plans for Housing and Settlement Areas (2018 Sukoharjo Regency Regional Gazette

Number 18, Supplement to Sukoharjo Regency Regional Gazette Number 276);

With Mutual Consent

REGIONAL PEOPLE'S REPRESENTATIVE COUNCIL OF SUKOHARJO DISTRICT

And

REGENT SUKOHARJO

DECIDE:

To stipulate: REGIONAL REGULATIONS CONCERNING DELIVERY HOUSING INFRASTRUCTURE, FACILITIES AND UTILITIES.

PIG

GENERAL REQUIREMENTS

article 1

In this Regional Regulation what is meant by:

1. The region is Sukoharjo Regency.
2. Regional Government is the Regent as the organizing element of Regional Government which leads the implementation of government affairs which are the authority of the autonomous region.
3. The Regent is the Regent of Sukoharjo.
4. Regional apparatus are supporting elements of the Regent and Council Regional People's Representatives in the administration of Government affairs which fall under the authority of the Region.
5. Regional Property Goods are all goods purchased or obtained at the expense of the regional income and expenditure budget or derived from other legitimate acquisitions.
6. Property Manager is an official who is authorized and responsible for establishing policies and guidelines and managing regional property.
7. Infrastructure is the basic physical equipment of the environment that enables housing and settlement environments to function as they should.
8. Facilities are supporting facilities that function for the implementation and development of economic, social and cultural life.
9. Utilities are supporting facilities for environmental services.

10. Infrastructure, Facilities and Utilities, hereinafter abbreviated to PSU, are facilities that must be provided by each Developer.
11. Handover of PSU is the handover of land with buildings and/or land without buildings in the form of assets under management responsibility from the developer to the Regional Government.
12. Housing is a group of houses that functions as a residential environment or residential environment which is equipped with infrastructure, facilities and utilities.
13. Flats are multi-storey buildings built in an environment divided into sections – parts that are structured functionally, both in horizontal and vertical directions and are units that can each be owned and used separately, especially for residential premises which are equipped with shared parts, shared objects and shared land.
14. A developer is any person, institution or body that organizes housing and settlement development.
15. Every person is an individual or legal entity.
16. *Site Plan* , hereinafter referred to as Site Plan, is a map of plans for laying out buildings/lots with all supporting elements within a certain scale and land area limits.
17. The Verification Team is a Team formed by Regent's Decree to process the handover of PSU for residential areas to the Regional Government.
18. Green Open Space, hereinafter abbreviated as RTH, is an elongated/ lane and/or clustered area, whose use is more open, where plants grow, both those that grow naturally and those that are intentionally planted.
19. Investigation is a series of investigative actions in terms of and according to the methods regulated by law to search for and collect evidence which will shed light on the criminal act that occurred and in order to find the suspect.
20. Investigators are State Police Officials of the Republic of Indonesia, or Civil Servant Officials who are given special authority by law to carry out investigations.
21. Civil Servant Investigators, hereinafter abbreviated as PPNS, are certain Civil Servant Officials within the Regional Government who are given special authority by law to carry out investigations into violations of Regional Regulations.

## CHAPTER II

## PRINCIPLES AND PRINCIPLES

## Section 2

The handover of PSU Housing is held on the basis of:

- a. well-being;
  - b. justice and equity;
  - c. nationalism;
  - d. efficiency and usefulness;
  - e. affordability and convenience;
  - f. independence and togetherness;
  - g. partnership;
  - h. harmony and balance;
  - i. cohesiveness; j.
- health;
- k. sustainability and continuity; And
  - l. safety, security, order and regularity.

## Article 3

Delivery of PSU Housing based on the principles:

- a. openness;
- b. accountability;
- c. legal certainty;
- d. partiality; And
- e. continuity.

## CHAPTER III

## PURPOSE AND OBJECTIVES

## Article 4

This Regional Regulation is intended as a guideline for Regional Governments, Developers and the community to provide legal certainty in the Delivery of PSU Housing in the Region.

## Article 5

The handover of Housing PSU from the developer to the Regional Government aims to guarantee: a. availability of PSU

Housing in the Region; And

- b. sustainable maintenance, management and utilization of Housing PSU.

## CHAPTER IV

## HOUSING AREA

## Article 6

Housing consists of:

- a. non-story housing; And
- b. flats.

## Article 7

- (1) Non-stacked housing as referred to in Article 6 letter a, is in the form of a group of houses that function as a residence or residential environment.
- (2) The group of houses as intended in paragraph (1), one or two floors.

## Article 8

- (1) Flats as referred to in Article 6 letter b, are in the form of multi-storey buildings in an environment.
- (2) Multi-storey buildings as referred to in paragraph (1) are divided into sections that are structured functionally in horizontal and vertical directions and are units that can each be owned and used separately, especially for residential areas, which are equipped with with shared parts, objects  
  
together, and common land.

## CHAPTER V

## PROVISION OF RESIDENTIAL PSU

## Part One

## General

## Article 9

- (1) Housing as intended in Article 6 is equipped with PSU.
- (2) PSU as intended in paragraph (1) includes:
  - a. PSU type;
  - b. PSU shape; And
  - c. PSU percentage.

## The second part

## PSU Type

## Article 10

- (1) The type of PSU as intended in Article 9 paragraph (2) letter a, includes:
  - a. infrastructure;

- b. means; And
  - c. utility.
- (2) Infrastructure as intended in paragraph (1) letter a, among others:
- a. road network;
  - b. waste water drainage network;
  - c. rainwater drainage network (*drainage*); And
  - d. garbage dump.
- (3) The facilities as intended in paragraph (1) letter b include other:
- a. commerce/shopping;
  - b. public and government services;
  - c. education; d.
  - health;
  - e. worship;
  - f. recreation and sports;
  - g. burial;
  - h. landscaping and green open space; And
  - i. parking.
- (4) Utilities as intended in paragraph (1) letter c, between other:
- a. clean water network;
  - b. electric network;
  - c. phone network; d.
  - transportation network; e.
  - fire fighting facilities; And
  - f. public street lighting facilities.

#### Article 11

- (1) Provision of land for PSU as intended in Article 9 must be in accordance with the site plan .
- (2) The site plan as intended in paragraph (1) is approved by the regional apparatus that handles government affairs in the housing sector.

#### Part Three

#### Form of PSU Provision

#### Article 12

- (1) Delivery of infrastructure as intended in Article 10 paragraph (2) and utilities as intended in Article 10 paragraph (4) on non-flat housing in the form of land and buildings.



- (2) Delivery of facilities as intended in Article 10 paragraph (3) for non-flat housing in the form of ready-to-build land.

#### Article 13

- (1) Delivery of PSU to the flat as intended in Article 10 in the form of land ready to build.
- (2) Ready-to-build land as intended in paragraph (1) is in one location and outside the ownership rights to the house unit arrange.
- (3) PSU as intended in paragraph (1) except funerals.

#### Article 14

Housing developers in providing utilities as intended in Article 10 paragraph (4), must coordinate with the agency in charge of PSU affairs.

### Part Four

#### Percentage of PSU Provision

#### Article 15

- (1) Non-story housing developers are required to provide land for PSUs of at least 35% (thirty five percent) of the total land area in one stretch.
- (2) The land area of at least 35% (thirty five percent) as intended in paragraph (1), is intended for:
  - a. at least 3% (three percent) as a means of public and government services, education, health and worship;
  - b. at least 2% (two percent) as burial facilities;
  - c. at least 5% (five percent) as recreation and sports facilities, landscaping and green open space, as well as parking; And
  - d. at least 25% (twenty five percent) as infrastructure and utilities.
- (3) The burial facilities as intended in paragraph (2) letter b must be located in the designated burial area in accordance with the spatial planning provisions that have been determined.

#### Article 16

- (1) Flat Developers are obliged to provide land for PSUs of at least 50% (fifty percent) of the total land area.

- (2) Land area of at least 50% (fifty percent) as intended in paragraph (1), the provisions apply: a. at least 10% (ten percent) as a means of commerce/shopping, public and government services, education, health, worship, recreation and sports;
- b. at least 20% (twenty percent) as landscaping and green open space facilities; And
- c. at least 20% (twenty percent) as a means parking, infrastructure and utilities.
- (3) Condominium Developers are required to provide burial facilities for 2% (two percent) of the total floor area of the building outside the Condominium location.
- (4) The burial facilities as intended in paragraph (3) are located in an area in accordance with the spatial planning provisions that have been determined.

#### Article 17

Developers of Houses and Shops or Homes and Offices are obliged to provide parking facilities as intended in Article 10 paragraph (3) letter i and landscaping facilities and green open space as intended in Article 10 paragraph (3) letter h of at least 40% (forty percent) of the Coefficient Building Basics.

#### Paragraph 1

#### Provision of Infrastructure

#### Article 18

- (1) Developers are obliged to provide housing infrastructure as intended in Article 10 paragraph (2) in the form of:
- a. road network;
- b. waste water drainage network;
- c. rainwater drainage network (drainage); And
- d. garbage dump.
- (2) The provision of housing infrastructure in the form of a road network as referred to in paragraph (1) letter a is regulated in accordance with the provisions on the classification of residential roads.
- (3) The provision of housing infrastructure in the form of a wastewater drainage network as referred to in paragraph (1) letter b is regulated in accordance with the applicable *plumbing* planning provisions.
- (4) The provision of housing infrastructure in the form of a rainwater drainage network as referred to in paragraph (1) letter c is regulated in accordance with the general planning provisions for drainage networks in residential areas.

- (5) Provision of housing infrastructure in the form of waste disposal sites as intended in paragraph (1) letter d is regulated in accordance with the provisions of the waste system in residential areas.
- (6) Further provisions regarding housing infrastructure as intended in paragraph (1) are regulated in a separate Regional Regulation.

#### Paragraph 2

#### Provision of Business/Shopping Facilities

#### Article 19

- (1) Every housing developer with a minimum number of residents of 250 (two hundred and fifty) people is obliged to provide commercial/shopping facilities.
- (2) Provision of commercial/shopping facilities in housing as intended in paragraph (1), in the form of:
  - a. shop/stall; And
  - b. shops.
- (3) Further provisions regarding the provision of commerce/shopping facilities as intended in paragraph (1) are regulated in a Regent's Regulation.

#### Paragraph 3

#### Provision of Public and Government Service Facilities

#### Article 20

- (1) Every housing developer with a minimum number of residents of 2,500 (two thousand five hundred) people is obliged to provide Public and Government Service facilities.
- (2) Provision of public and government service facilities, as intended in paragraph (1) in the form of:
  - a. Neighborhood Association Hall;
  - b. Citizens' Association Hall;
  - c. meeting hall; And
  - d. security post/handip.
- (3) Further provisions regarding the provision of public and government service facilities as intended in paragraph (1) are regulated in a Regent's Regulation.

Paragraph 4

Provision of Educational Facilities

Article 21

- (1) Developers of non-flat houses with a land area of more than 10 hectares (ten hectares) in one area are required to provide basic educational facilities.
- (2) Basic education facilities as intended in paragraph (1) built on a residential site.

Article 22

- (1) Developers of flats with a capacity of 500 (five hundred) units or more are required to provide educational facilities in basic education units.
- (2) Basic education units as referred to in paragraph (1) include elementary schools and junior high schools or equivalent.
- (3) Basic education facilities as intended in paragraph (1) can be built inside or outside the housing location.
- (4) In the event that the provision of basic educational facilities as intended in paragraph (2), is not provided at the housing location, the Developer integrates the construction of educational facilities in the educational unit grounds located around housing in accordance with statutory provisions.
- (5) Development of educational facilities in educational units basis by building new classrooms according to the needs of housing residents.

Paragraph 5

Provision of Health Facilities

Article 23

- (1) Every housing developer with a minimum number of residents of 1,250 (one thousand two hundred and fifty) people is obliged to provide health facilities.
- (2) Provision of health facilities for housing as follows referred to in paragraph (1), includes:
  - a. integrated service post; and
  - b. treatment center.
- (3) Further provisions regarding the provision of health facilities as intended in paragraph (1) are regulated in a Regent's Regulation.

Paragraph 6

Provision of Worship Facilities

Article 24

- (1) Every housing developer with a minimum number of residents of 250 (two hundred and fifty) people is obliged to provide religious facilities.
- (2) Worship facilities as intended in paragraph (1) are provided in locations that are easily accessible and appropriate.

Paragraph 7

Provision of Recreation and Sports Facilities

Article 25

Every housing developer with a population of at least 30,000 (thirty thousand) people is obliged to provide recreation and sports facilities.

Paragraph 8

Provision of Funeral Facilities

Article 26

- (1) Provision of burial facilities as referred to in Article 10 letter b, the following provisions apply:
  - a. For housing with a land area of more than 50 ha (fifty hectares), burial facilities can be provided at the housing location; And
  - b. For housing with a land area of less than or equal to 50 ha (fifty hectares), burial facilities are provided outside the housing location.
- (2) Further provisions regarding the provision of burial facilities as intended in paragraph (1) are regulated in the Regent's Regulation.

Paragraph 9

Provision of Parking and RTH Facilities

Article 27

Every housing developer with a minimum number of residents of 250 (two hundred and fifty) people is required to provide landscaping and green open space facilities.

Paragraph 10  
Provision of Parking Facilities  
Article 28

Every housing developer with a minimum number of residents of 2,500 (two thousand five hundred) people is required to provide parking facilities.

Paragraph 11  
Provision of Utilities  
Article 29

- (1) Utilities as intended in Article 10 in paragraph (4) include:
- a. clean water network;
  - b. electric network;
  - c. phone network;
  - d. transportation network;
  - e. fire fighting facilities; And
  - f. public street lighting facilities.
- (2) The provision of utilities as intended in paragraph (1) is guided by the technical provisions and requirements in the housing environment.

CHAPTER VI

REQUIREMENTS AND PROCEDURES FOR PSU DELIVERY  
HOUSING AREA

Part One

Residential PSU Submission Requirements

Article 30

- (1) The developer is obliged to hand over the Housing PSU to the Regional Government as intended in Article 15 paragraph (1) and Article 16 paragraph (1).
- (2) The obligation to hand over PSU Housing as intended in paragraph (1) is proven by a Statement of Willingness.
- (3) The Statement of Willingness as intended in paragraph (2) is submitted when submitting a *site plan application*.
- (4) Delivery of Housing PSU as intended in paragraph (1) is carried out:
- a. no later than 18 (eighteen) months after completion built; And
  - b. in accordance with the existing *site plan* approved by the local government.

- (5) Delivery of PSU Housing in accordance with the site plan (*site plan*) as intended in paragraph (2) letter b is carried out:
- a. gradually, if the development plan is carried out in stages; or
  - b. at the same time, if the development plan is not carried out gradually.

#### Article 31

- (1) The Regional Government accepts the delivery of PSU housing that meets the requirements.
- (2) The requirements as intended in paragraph (1) include:
- a. general;
  - b. technical; And
  - c. administration.

#### Article 32

- (1) General requirements as intended in Article 31 paragraph (2) letter a consists of:
- a. the location of the PSU is in accordance with the site plan that has been approved by the regional government; And
  - b. in accordance with licensing documents and technical specifications building.
- (2) Technical requirements as intended in Article 31 paragraph (2) letter b must be implemented in accordance with the provisions of statutory regulations.
- (3) Administrative requirements as intended in Article 31 paragraph (2) letter c, consisting of:
- a. approved *site* plan document by local government;
  - b. Building Construction Permit (IMB); And
  - c. Letter of Relinquishment of Land Rights from the developer to the Regional Government; And
  - d. Functional Worthy Certificate (SLF).

#### Article 33

- (1) To support the smooth process of handing over PSU Housing Verification Team was formed.
- (2) The Verification Team as intended in paragraph (1) is determined by a Regent's Decree.

The second part  
 Procedures for Handing Over Housing PSU  
 Article 34

- (1) Procedures for Handover of Housing PSU are carried out through:
- a. preparation;
  - b. implementation of delivery; And
  - c. post-delivery.
- (2) Procedures for preparing the delivery of PSU as intended in paragraph (1) letter a, includes:
- a. The Regent received the request for the handover of the PSU housing from developers;
  - b. The Regent assigns a verification team to process the PSU handover;
  - c. the verification team invites developers to perform presentation of the PSU to be handed over;
  - d. the verification team carries out an inventory of the PSU to be submitted, including: site plan approved by the Regional Government, layout of buildings and land, and size of the PSU; And
  - e. the verification team prepares the team work schedule and instruments evaluation.
- (3) Procedures for implementing the handover of PSU as follows referred to in paragraph (1) letter b, includes:
- a. the verification team conducts research on the requirements general, technical and administrative;
  - b. the verification team carries out field inspections and PSU physical assessment;
  - c. the verification team prepares a report on the results of the physical inspection and assessment of the PSU, and determines which PSU is worthy or not worthy of being accepted;
  - d. PSUs that do not deserve to be accepted are given a chance to the developer to carry out repairs no later than 1 (one) month after the inspection;
  - e. PSU repair results as intended in letter e, inspection and reassessment are carried out;
  - f. PSUs that are eligible to be received are stated in the Minutes of Examination to be submitted to the Regent;
  - g. The Regent determines the PSU received;
  - h. the verification team prepares handover minutes, determines the handover schedule and Regional Apparatus who has the authority to manage it; And
  - i. the signing of the PSU handover minutes is carried out by the developer and the Regent by attaching a list of PSUs, technical and administrative documents.



- (4) Post-handover procedures for PSU as intended in paragraph (1) letter c include:
- a. The Regent hands over the PSU to the Regional Apparatus who has the authority to manage and maintain it no later than 3 (three) months after the handover of the PSU is carried out.
  - b. Regional property managers record PSU assets in the Regional Property List (DBMD);
  - c. Regional Apparatus that receives PSU assets records them in the User Property List (DBMP); and D. Regional officials who receive PSU assets inform the public about the PSU that has been handed over by the developer.
- (5) Further provisions regarding procedures for Handover of PSU Housing is regulated by Regent Regulations.

#### Article 35

- (1) In the event that the PSU is abandoned and/or has not been handed over, the Regional Government shall make an official report on the acquisition of the PSU housing area.
- (2) The Regional Government makes an asset statement on PSU land This is the basis for an application for registration of land rights at the Land Office.
- (3) The Regent hands over the PSU to the Regional Apparatus who has the authority to manage and maintain it no later than 3 (three) months after the Regional Land Office issues land rights.
- (4) The regional property manager records the assets of the PSU in the Regional Property Register.
- (5) Regional apparatus that receives PSU assets shall record them in the List of User Property.

#### Article 36

Further provisions regarding the procedures for handing over PSU that are abandoned and/or have not been handed over are regulated in the Regent's Regulations.

#### CHAPTER VII

### USE AND MANAGEMENT OF INFRASTRUCTURE, FACILITIES AND UTILITY

#### Part One

#### PSU Utilization

#### Article 37

- (1) Regional Governments can utilize PSU accordingly the provisions of the legislation.

- (2) No use of PSU as intended in paragraph (1).  
change the function and status of ownership.
- (3) Changes in utilization can be made throughout  
meet the conditions:
  - a. changes in natural conditions;
  - b. force *majeure*; or
  - c. Government and Regional Government programs.

The second part  
PSU Management  
Article 38

- (1) Management of PSUs that have been handed over to the Regional Government is fully the responsibility of the Regional Government.
- (2) The Regional Government can collaborate with developers, private business entities and/or the community in management  
PSU complies with the provisions of laws and regulations–  
invitation.
- (3) In the event that the Regional Government undertakes cooperation in managing the PSU with developers, private business entities and the community, physical maintenance and funding of the PSU is the responsibility of the manager.
- (4) PSU managers cannot change the allocation of infrastructure, facilities, and utilities.

CHAPTER VIII  
REPORTING  
Article 39

The Regent submits progress reports on the handover of PSUs in the regions to the Governor of Central Java periodically every 6 (six) months.

CHAPTER IX  
GUIDANCE AND SUPERVISION  
Article 40

- (1) The Regent carries out guidance and supervision over the handover, management and utilization of PSU.
- (2) In carrying out guidance and supervision as intended in paragraph (1), the Regent can delegate to Regional Apparatus in charge of housing affairs.

## CHAPTER X

## FINANCING

## Article 41

- (1) The Regional Government bears the costs of handing over the PSU.
- (2) Fees as intended in paragraph (1) include:
  - a. submission process; And
  - b. management after delivery.
- (3) Funding for PSU maintenance before delivery is the developer's responsibility.

## CHAPTER XI

## ADMINISTRATIVE SANCTIONS

## Article 42

- (1) Developers who violate the provisions of Article 15 paragraph (1), Article 16 paragraph (1) and paragraph (3), Article 17, Article 18 paragraph (1), Article 19 paragraph (1), Article 20 paragraph (1), Article 21 paragraph (1), Article 22 paragraph (1), origin 23 paragraph (1), Article 24 paragraph (1), Article 25, Article 27, Article 28, Article 30 paragraph (1) is subject to sanctions administrative form:
  - a. written warning;
  - b. delay in granting approval of a new *site plan* to the same developer, within 18 (eighteen) months after the developer completes the previous housing;
  - c. announcements to mass media; and/or
  - d. revocation of the company's operational permit.
- (2) Further provisions regarding procedures for implementing sanctions administratively regulated in Regent Regulations.

## CHAPTER XII

## PROVISIONS OF INVESTIGATION

## Article 43

- (1) Apart from Indonesian National Police Investigators, certain PPNS Officials within the Sukoharjo Regency Government are given the authority to carry out investigations into violations of the provisions of this Regional Regulation.
- (2) The investigator's authority as intended in paragraph (1) is:
  - a. receive, search for, collect and examine information or reports relating to criminal acts; b. research, search for and collect information about individuals or bodies regarding the truth of the actions carried out;

- c. request information and evidence from individuals or entities in connection with criminal acts;
  - d. examine other books notes And documents regarding criminal acts; e. carry out searches to obtain evidence of bookkeeping, records and other documents and confiscate such evidence;
  - f. request assistance from experts in the context of implementation criminal investigation duties;
  - g. ordering to stop and/or prohibiting someone from leaving the room or place while the inspection is in progress and checking the person's identity and/or documents;
  - h. photographing someone related to a criminal act; i. call people to hear their statements and examined as a suspect or witness;
  - j. stop the investigation; and K. carry out other actions necessary for the smooth investigation of criminal acts according to law that can be accounted for.
- (3) Investigators as referred to in paragraph (1) notify the Republic of Indonesia State Police Investigator of the start of the investigation.
  - (4) If the implementation of the authority as intended in paragraph (2) requires arrest and detention, the PPNS shall coordinate with the Investigating Officer of the Indonesian National Police in accordance with statutory regulations.
  - (5) PPNS as intended in paragraph (1) submits the results of the investigation to the Public Prosecutor through the Investigating Officer of the Republic of Indonesia State Police.

## CHAPTER XIII

## CRIMINAL PROVISIONS

## Article 44

- (1) Apart from being subject to administrative sanctions as intended in Article 42, Developers who violate the provisions of Article 15 paragraph (1), Article 16 paragraph (1) and paragraph (3), Article 17, Article 18 paragraph (1), Article 19 paragraph (1), Article 20 paragraph (1), Article 21 paragraph (1), Article 22 paragraph (1), Article 23 paragraph (1), Article 24 paragraph (1), Article 25, Article 27, Article 28, Article 30 paragraph (1), shall be punished with imprisonment for a maximum of 3 (three) months or a fine of a maximum of Rp. 50,000,000.00 (fifty million rupiah).
- (2) The criminal act as intended in paragraph (1) is a violation.

## CHAPTER XIV

## TRANSITIONAL PROVISIONS

## Article 45

- (1) The developer must hand over the Housing PSU that has been completed before this Regional Regulation comes into force to the Regional Government no later than 1 (one) year after the enactment of this Regional Regulation.
- (2) Housing PSUs that have been completed before this Regional Regulation comes into force, and the whereabouts of the developer are not known, the Regional Government will take over the Housing PSU after verification.
- (3) Housing PSUs that are still in the completion stage, the procedures for handover are carried out in accordance with the provisions of this Regional Regulation.

## CHAPTER XV

## CLOSING

## Article 46

This local regulation are applied at the date stated.

So that everyone is aware, this Regional Regulation is ordered to be promulgated by placing it in the Sukoharjo Regency Regional Gazette.

Stipulated in Sukoharjo on  
December 31 2019

REGENT SUKOHARJO,

signed

WARDOYO WIJAYA

Promulgated in Sukoharjo on  
December 31 2019

REGIONAL SECRETARY  
SUKOHARJO DISTRICT,

signed.

AGUS SANTOSA

SUKOHARJO DISTRICT REGIONAL GAZETTE  
YEAR 2019 NUMBER 13

The copy corresponds to the original  
HEAD OF LEGAL SECTION,

RETNO WIDIYANTI B, SH NIP

Level I Arranger.  
19790801 200501 2 010

EXPLANATION  
ON  
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT  
NUMBER 13 OF 2019  
ABOUT  
DELIVERY OF HOUSING INFRASTRUCTURE, FACILITIES AND UTILITIES

I. GENERAL.

Every person has the right to live in physical and spiritual prosperity, to have a place to live, and to have a good and healthy living environment, which are basic human needs. The Regional Government is responsible for protecting all the people of Sukoharjo Regency through providing housing so that people are able to live and occupy decent and affordable houses in healthy, safe, harmonious and sustainable housing in the Region. In order to guarantee the availability of housing infrastructure, facilities and utilities, it is necessary to manage housing infrastructure, facilities and utilities. In connection with this, so that the management of housing infrastructure, facilities and utilities can be carried out effectively, it is necessary to hand over housing infrastructure, facilities and utilities by the Developer to the Regional Government. Based on the provisions of Minister of Home Affairs Regulation Number 9 of 2009 concerning Guidelines for the Delivery of Housing and Settlement Infrastructure, Facilities and Utilities in Regions, the regulations regarding the Delivery of Housing Infrastructure, Facilities and Utilities need to be regulated in a separate Regional Regulation.

II. ARTICLE BY ARTICLE

article 1

Quite clear.

Section 2

Letter a

What is meant by "welfare principles" is to provide a foundation so that the needs for adequate infrastructure, facilities and utilities for society can be met so that society is able to develop itself and be civilized, and can carry out its social functions.

Letter b

What is meant by "principles of justice and equity" is to provide a basis for infrastructure, facilities and utilities housing can be enjoyed proportionally and equally for all people.

## Letter c

What is meant by "nationality principle" is to provide a basis for land ownership rights to only apply to Indonesian citizens, while the right to inhabit and occupy by foreigners is only possible by means of rental rights or use rights over houses.

## Letter d

What is meant by "principle of efficiency and usefulness" is to provide a basis for the existence of housing infrastructure, facilities and utilities to maximize potential.  
owned to provide maximum profits and benefits for the welfare of the people.

## Letter e

What is meant by "the principle of affordability and convenience" is to provide a foundation so that the existence of housing infrastructure, facilities and utilities can be reached by all levels of society, as well as encouraging the creation of a conducive climate by making it easy for low-income people to be able to fulfill their basic housing needs.

## Letter f

What is meant by "principle of independence and togetherness" is to provide a basis for the implementation of housing infrastructure, facilities and utilities to be based on initiative, self-help and the role of the community to participate in efforts to procure and maintain aspects of housing infrastructure, facilities and utilities so that they are able to inspire trust. , abilities and strengths, as well as creating cooperation between stakeholders in the housing sector and residential areas.

## Letter g

What is meant by "principle of partnership" is to provide a basis for the regulation of housing infrastructure, facilities and utilities to be carried out by the regional government by involving the role of business actors and the community, with the principles of mutual need, trust, strengthening and benefits carried out, both directly and indirectly.

## Letter h

What is meant by "principle of harmony and balance" is to provide a basis for the implementation of housing infrastructure, facilities and utilities by realizing harmony between spatial structure and spatial pattern, harmony between human life and the environment, balance of growth and development between regions, as well as paying attention to important impacts on the environment. .

## Letter i

What is meant by "principle of integration" is to provide a basis for the implementation of housing infrastructure, facilities and utilities to be implemented by combining policies in planning, implementation, utilization and control, both intra- and inter-agency and related sectors in a unified and complete, mutually supportive, and complement each other.

## Letter j

What is meant by "health principles" is to provide a basis for the development of infrastructure, facilities and utilities housing meets healthy standards, environmental health requirements and healthy living behavior.

## Letter k

What is meant by "principles of preservation and sustainability" is to provide a basis for the provision of housing infrastructure, facilities and utilities to be carried out by taking into account environmental conditions, and adapting to needs that continue to increase in line with the rate of increase in population and area area in a harmonious and balanced manner for the current generation. and generations to come.

## Letter l

What is meant by "safety, security, order and regularity" is to provide a basis for the implementation of housing infrastructure, facilities and utilities to pay attention to issues of safety and security of buildings and their infrastructure, safety and security of the environment from various threats that endanger its users, administrative order and regularity in utilization of housing infrastructure, facilities and utilities.

## Article 3

## Letter a

What is meant by "principle of openness" is that the public knows about the infrastructure, facilities and utilities that have been handed over and/or the ease for the public to access information related to the delivery of infrastructure, facilities and utilities.

## Letter b

What is meant by "principle of accountability" is the process of handing over infrastructure, facilities and utilities that can be accounted for in accordance with statutory provisions.

## Letter c

What is meant by "principle of legal certainty" is ensuring the certainty of the availability of infrastructure, facilities and utilities in a residential environment in accordance with standards, site plans approved by the Regional Government, as well as the conditions and needs of the community.



Letter d

What is meant by "principle of partiality" is that the Regional Government guarantees the availability of infrastructure, facilities and utilities for the benefit of the community in residential areas.

Letter e

What is meant by "principle of sustainability" is that the Regional Government guarantees the existence of infrastructure, facilities and utilities in accordance with their function and purpose.

Article 4

Quite clear.

Article 5

Quite clear.

Article 6

Quite clear.

Article 7

Quite clear.

Article 8

Paragraph (1)

Quite clear.

Paragraph (2)

What is meant by "common land" is a plot of private land or leased land for buildings which is used on the basis of undivided joint rights on which an apartment stands and whose boundaries are determined in the building construction permit requirements.

Article 9

Quite clear.

Article 10

Quite clear.

Article 11

Quite clear.

Article 12

Quite clear.

Article 13

Paragraph (1)

Quite clear.

Paragraph (2)

What is meant by "Flat unit" is an apartment unit whose main purpose is to be used separately with the main function as a residence and has a means of connecting to a public road.

Paragraph (3)

Quite clear.

#### Article 14

Quite clear.

#### Article 15

Quite clear.

#### Article 16

Quite clear.

#### Article 17

What is meant by "House and Shop or Home and Office" is a commercial building intended for shop/office functions and other commercial activities which also doubles as a house.

What is meant by "Basic Building Coefficient" is the percentage ratio between the area of the entire ground floor of the building and the area of land/plot land/planning area controlled according to the spatial plan and building and environmental planning plan.

#### Article 18

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

What is meant by "*plumbing*" is a technological system of piping and equipment to provide clean water and dirty water without contaminating other important parts to achieve hygienic conditions.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

#### Article 19

Paragraph (1)

Quite clear.

Paragraph (2)

Letter a

Shops/stalls are provided by housing developers with a population of 250 (two hundred and fifty) people.

Letter b

Shops are provided by housing developers with a population of 6,000 (six thousand) people.

Paragraph (3)

Quite clear.

Article 20

Paragraph (1)

Quite clear.

Paragraph (2)

Letter a

Quite clear.

Letter b

Quite clear.

Letter c

The meeting hall consists of the Neighborhood Hall and/or Citizens' Hall provided by the housing developer with a total of 2,500 (two thousand five hundred) residents located in the middle of a group of residential buildings or in/out access from a group of buildings and can be integrated with the building. other means.

Letter d

The security/guard post is provided by a housing developer with a population of 2,500 (two thousand five hundred) people located in the middle of a group of residential buildings or in/out of a group of buildings and can be integrated with other facilities.

Article 21

Quite clear.

Article 22

Quite clear.

Article 23

Paragraph (1)

Quite clear.

Paragraph (2)

Letter a

The Integrated Service Post is provided by a housing developer with a population of 1,250 (one thousand two hundred and fifty) people who are in the middle of a group of neighbors, not crossing the main road.

Letter b

The Medical Center is provided by a housing developer with a population of 2,500 (two thousand five hundred) people who are in the middle of a group of neighbors, not crossing the main road.

Article 24

Quite clear.

Article 25

Quite clear.

Article 26

Paragraph (1)

What is meant by "funeral facilities" is the area of land used for burial purposes for each person.

Letter a

Quite clear.

Letter b

Developers can collaborate with third parties if the burial facility is carried out outside the housing location.

Paragraph (2)

Quite clear.

Article 27

Parking facilities and green open space are in the middle of the neighboring group.

Article 28

Parking facilities are located to serve the needs of the building, other cultural and recreational facilities.

Article 29

Quite clear.

Article 30

Paragraph (1)

Quite clear.

Paragraph (2)

The statement of willingness made by the developer must be signed and have a stamp of 6,000 (six thousand).

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Article 31

Quite clear.

Article 32

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Letter a

Quite clear.

Letter b

What is meant by "Building Construction Permit" is a permit granted by the Regional Government to the building owner to build a new building, change, expand, reduce and/or maintain the building in accordance with the applicable administrative requirements and technical requirements.

Letter c

Quite clear.

Letter d

Quite clear.

Article 33

Quite clear.

Article 34

Quite clear.

Article 35

Quite clear.

Article 36

Quite clear.

Article 37

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Letter a

Quite clear.

Letter b

What is meant by "*force majeure*" is a situation/event that occurs beyond human ability and cannot be avoided so that an activity cannot be carried out or cannot be carried out as it should.

Letter c

Quite clear.

Article 38

Quite clear.

Article 39

Quite clear.

Article 40

Quite clear.

Article 41

Quite clear.

Article 42

Quite clear.

Article 43

Quite clear.

Article 44

Quite clear.

Article 45

Quite clear.

Article 46

Quite clear.