



**REGENT SUKOHARJO
PROVINCE OF CENTRAL JAVA
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT
NUMBER 18 OF 2018**

**ABOUT
HOUSING DEVELOPMENT AND DEVELOPMENT PLANS
AND RESIDENTIAL AREA**

BY THE GRACE OF GOD ALMIGHTY

REGENT SUKOHARJO,

Considering: a. that every person has the right to live in physical and spiritual prosperity, to live in and to have a good and healthy housing and settlement environment;

b. that population growth and community activities need to be supported by the provision of adequate housing and settlement land in accordance with statutory provisions;

c. that in accordance with the provisions of Article 15 letter c of Law Number 1 of 2011 concerning Housing and Settlement Areas, regional governments have the duty to prepare plans for the construction and development of housing and residential areas;

d. that based on the considerations as intended in letters a, b and c, it is necessary to stipulate a Regional Regulation concerning Housing and Settlement Area Construction and Development Plans;

Remember :

- 1. Article 18 paragraph (6) of the 1945 Constitution of the Republic of Indonesia;**
- 2. Law Number 13 of 1950 concerning the Establishment of Regency Regions within the Province of Central Java;**
- 3. Law Number 5 of 1960 concerning Basic Agrarian Principles Regulations (State Gazette of the Republic of Indonesia of 1960 Number 104, Supplement to the State Gazette of the Republic of Indonesia Number 2043);**
- 4. Law Number 28 of 2002 concerning Buildings (State Gazette of the Republic of Indonesia of 2002 Number 134, Supplement to State Gazette of the Republic of Indonesia Number 4247);**

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 32 of 2009 concerning Environmental Protection and Management (State Gazette of the Republic of Indonesia of 2009 Number 140, Supplement to State Gazette of the Republic of Indonesia Number 5059);
7. 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); 8. Law Number 12 of 2011 concerning the Formation of Legislation (State Gazette of the Republic of Indonesia of 2011 Number 82, Supplement to the State Gazette of the Republic of Indonesia Number 5234);
9. 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);
10. 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);
11. Government Regulation Number 15 of 2010 concerning Implementation of Spatial Planning (State Gazette of the Republic of Indonesia of 2010 Number 20, Supplement to State Gazette of the Republic of Indonesia Number 5103);
12. Government Regulation Number 88 of 2014 concerning Development of the Implementation of Housing and Settlement Areas (State Gazette of the Republic of Indonesia of 2014 Number 320, Supplement to the State Gazette of the Republic of Indonesia Number 5615);
13. 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);

14. Government Regulation Number 64 of 2016 concerning Housing Development for Low-Income Communities (State Gazette of the Republic of Indonesia of 2016 Number 316, Supplement to State Gazette of the Republic of Indonesia Number 6004);
15. 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);
16. Central Java Province Regional Regulation Number 6 of 2010 concerning Central Java Province Regional Spatial Planning for 2009-2029 (Central Java Province Regional Gazette of 2010 Number 6, Supplement to Central Java Province Regional Gazette Number 28);
17. Sukoharjo Regency Regional Regulation Number 3 of 2010 concerning the Long Term Regional Development Plan of Sukoharjo Regency for 2005-2025 (Sukoharjo Regency Regional Gazette 2010 Number 3, Supplement to Sukoharjo Regency Regional Gazette Number 174);
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);

With Mutual Consent

REGIONAL PEOPLE'S REPRESENTATIVE COUNCIL OF SUKOHARJO DISTRICT

And

REGENT SUKOHARJO

DECIDE:

Establish: REGIONAL REGULATIONS CONCERNING DEVELOPMENT PLANS AND DEVELOPMENT OF HOUSING AND RESIDENTIAL AREAS.

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. Housing and Settlement Areas is a unified system consisting of development, implementation of Housing, administration of Settlement areas, maintenance and repair, prevention and improvement of the quality of Slum Housing and Slum Settlements, provision of land, funding and financing systems, as well as the role of the community.**
- 5. Residential areas are parts of the living environment outside protected areas, whether in the form of urban or rural areas, which function as residential or residential environments and places of activities that support life and livelihoods.**
- 6. Residential Environment is a part of a Settlement area which consists of more than one Settlement unit.**
- 7. A settlement is part of a residential environment that consists of more than one housing unit that has infrastructure, facilities, public utilities, and supports other functional activities in urban areas or rural areas.**
- 8. Housing is a collection of houses as part of settlements, both urban and rural, which are equipped with infrastructure, facilities and public utilities as a result of efforts to provide livable houses.**
- 9. A house is a building that functions as a habitable residence, a means of family development, a reflection of the dignity of its occupants, and an asset for its owner.**
- 10. Balanced housing is housing and residential areas that are built in a balanced manner with a certain composition in the form of single houses and row houses between simple houses, medium houses and luxury houses, or in the form of flats between public flats and commercial flats, or in the form of landed houses and public flats.**

11. **Slum settlements are settlements that are unfit for habitation due to the irregularity of the buildings, high levels of building density, and the quality of the buildings and facilities and infrastructure that do not meet the requirements.**
12. **Housing and Settlement Area Construction and Development Plan, hereinafter abbreviated to RP3KP, is a general planning document for the implementation of housing and residential areas that is coordinated and integrated cross-sectorally and across the administrative areas of Sukoharjo Regency.**
13. **Regional spatial planning, hereinafter abbreviated as RTRW, is the result of spatial planning for a region which is a geographical unit along with all related elements whose boundaries and systems are based on administrative aspects determined**
14. **Program indications are instructions containing proposed housing and settlement area construction and development programs, funding estimates and their sources, implementing agencies, and implementation time.**
15. **Funding is the provision of financial resources originating from the state revenue and expenditure budget, regional income and expenditure budget, and/or other sources of funds that are spent on housing and residential area management in accordance with the provisions of statutory regulations.**
16. **Financing is any receipt that needs to be paid back and/or any expenditure that will be received back for the purposes of housing and residential area management, whether originating from public funds, housing savings or other funding sources.**
17. **Infrastructure is the basic physical equipment of a residential environment that meets certain standards for the needs of a decent, healthy, safe and comfortable place to live.**
18. **Facilities are facilities in a residential environment that function to support the implementation and development of social, cultural and economic life.**
19. **Public utilities are supporting equipment for residential environmental services.**
20. **Incentives are devices or efforts to provide rewards for the implementation of activities that are in line with spatial planning plans.**

21. Disincentives are devices or efforts to prevent, limit growth or reduce activities that are not in line with spatial planning plans.

CHAPTER II

PURPOSE AND SCOPE

Section 2

The purpose of enacting this Regional Regulation is: a. provide legal certainty in the construction and development of housing and residential areas;

b. supporting regional planning and development as well as proportional population distribution through the growth of residential environments and residential areas in accordance with spatial planning;

c. increasing the usability and usefulness of natural resources for housing development while still paying attention to the preservation of environmental functions; d. guarantee the realization of livable and affordable houses in a healthy, safe, harmonious, orderly, planned, integrated and sustainable environment.

Article 3

The scope of this Regional Regulation is: a. policies for the construction and development of housing and residential areas;

b. RP3KP activities; c. institutional; d. incentives and disincentives;

e. financing; f. licensing; g. community participation; and h. guidance and supervision.

CHAPTER III

**DEVELOPMENT AND DEVELOPMENT POLICY
HOUSING AND RESIDENTIAL AREA**

**Part One
General**

Article 4

The Housing and Settlement Area Construction and Development Policy consists of:

a. vision and mission; b. goals and objectives; c. policies and strategies; and D. program indication.

**The second part
Vision and mission**

Article 5

The Vision for the Construction and Development of Housing and Settlement Areas is "The realization of housing and residential areas in Sukoharjo Regency that are Safe, Comfortable, Prosperous and Sustainable".

Article 6

Housing Development and Development Mission and Residential Areas are:

- a. fulfilling needs and improving the quality of environmentally friendly housing and residential areas; And**
- b. the realization of integration in the construction and development of housing and residential areas.**

**Part Three
Goals and Objectives**

Article 7

The objectives of the Development and Development of Housing and Settlement Areas are to:

- a. creating sustainable housing and residential areas;**
- b. realizing integrated construction and development of housing and residential areas; And**
- c. realizing quality housing and residential areas that are environmentally friendly.**

Article 8

The targets for the construction and development of housing and residential areas are as follows:

- a. the realization of livable housing and residential areas;**
- b. realizing an increase in the quality and carrying capacity of housing and residential areas;**
- c. realization of housing and residential areas environmentally friendly;**
- d. realization of integrated construction and development of housing and residential areas;**

- e. realization of the fulfillment of integrated and integrated utility infrastructure needs (infrastructure integration);
And
- f. the formation of effective and efficient housing and residential area management institutions.

**Part Four
Policy and Strategy**

Article 9

Housing and Settlement Area Construction and Development Policy is as follows:

- a. provision and updating of housing databases and residential areas;
- b. Providing land for housing development and residential areas;
- c. improving the quality of the residential living environment and residential areas;
- d. construction and development of housing and residential areas based on disaster mitigation; e. improving the quality of slum housing and slum settlements;
- f. improving the quality of uninhabitable houses;
- g. improving the quality of housing in vulnerable areas disaster;
- h. improving residential environment utility infrastructure services;
- i. preventing the growth of slum housing and slum settlements;
- j. preventing the growth of uninhabitable houses; k. prevention of house growth in vulnerable areas disaster;
- l. handling housing and residential areas outside designated residential areas;
- m. fulfilling housing needs;
- n. controlling new housing growth;
- o. fulfilling integrated utility infrastructure needs;
- p. fulfilling infrastructure integration; And
- q. Establishment of institutions in the field of housing and residential areas.

Article 10

Housing and Settlement Area Construction and Development Strategy includes:

- a. inventory of housing and residential areas;
- b. updating data on housing and residential areas;
- c. provision of land for the construction and development of housing and residential areas;
- d. improve the quality of the biotic environment of housing and residential areas;
- e. improving the quality of the abiotic environment of housing and residential areas;
- f. improving the quality of cultural environment housing and residential areas;
- g. construction and development of housing and residential areas based on flood, landslide and earthquake disaster mitigation. h. rejuvenation of slum housing and residential areas slum;
- i. restoration of slum housing and settlements slum;
- j. slum housing resettlement;
- k. data collection on uninhabitable houses;
- l. handling uninhabitable houses;
- m. data collection on houses in disaster-prone areas;
- n. handling housing in disaster-prone areas;
- o. data collection on utility facilities;
- p. improving environmental utility infrastructure;
- q. monitoring and controlling the development and growth of slum housing;
- r. community empowerment;
- s. monitoring and controlling the development and growth of houses in disaster-prone areas;
- t. supervision and control of housing development and growth;
- u. regulating the development of housing and residential areas outside the designated residential areas;
- v. provision of ready-to-build areas and ready-to-build environments;
- w. provision of housing according to the carrying capacity and capacity of the environment; x. provision of housing according to space allocation;

- y. monitoring and controlling growth new housing;
- z. provision of meeting infrastructure needs integrated utilities; And
- a A. providing integrated housing infrastructure.

Article 11

The policy explanation and operational arrangements for the Housing and Settlement Area Construction and Development Policy are listed in Appendix I which is an inseparable part of this Regional Regulation.

Part Five Program Indication

Article 12

Indications for the 2019-2038 Sukoharjo Regency Housing and Settlement Area Construction and Development Program are listed in Appendix II which is an inseparable part of this Regional Regulation.

CHAPTER IV RP3KP ACTIVITIES

Part One General

Article 13

RP3KP consists of:

- a. residential area plan;
- b. urban residential environment planning and/or rural residential environment;
- c. RP3KP in urban and/or rural areas in regional areas that have a strategic position in the provincial and regional development priority scale;
- d. plans for building new residential areas;
- e. plans for providing housing and residential areas to support the development of other functional areas;
- f. plans for providing land for the construction and development of housing and residential areas; And
- g. plans for preventing and improving the quality of slum housing and slum settlements;

- h. provision and rehabilitation of houses for disaster victims in area;**
- i. Facilitate the provision of housing for communities affected by relocation by the Regional Government program.**

**The second part
Residential Area Plan**

Article 14

- (1) The residential area plan as intended in Article 13 letter a is a plan for the construction and development of residential environments including:**
 - a. Baki District;**
 - b. Bendosari District;**
 - c. Bulu District;**
 - d. Gatak District;**
 - e. Grogol District;**
 - f. Kartasura District;**
 - g. Mojolaban District;**
 - h. Nguter District;**
 - i. Polokarto District;**
 - j. Sukoharjo District;**
 - k. Tawang Sari District; And**
 - l. Weru District.**
- (2) Development and development directions for residential areas include:**
 - a. have relationships between functional areas as part of the environment outside protected areas;**
 - b. has a connection between urban residential environments and rural residential environments;**
 - c. has a link between the development of urban residential environments and the development of urban areas;**
 - d. has a link between the development of rural residential environments and the development of rural areas; and**
 - e. has a relationship between the harmony of human life and the environment.**
- (3) The planned area of the residential area as intended in paragraph (1) is regulated in a Regent's Regulation.**

**Part Three
Urban Residential Environment Planning and/or
Rural Residential Environment**

Article 15

Planning for urban residential environments and/or rural residential environments as referred to in Article 13 letter b consists of:

- a. Urban Residential Environment Development;**
- b. Development of Rural Residential Environments; And**
- c. Urban Residential Environment Development.**

Article 16

(1) The development of an urban residential environment as intended in Article 15 letter a is located at:

- a. Baki District;**
- b. Bendosari District;**
- c. Bulu District;**
- d. Gatak District; e.**
Grogol District; f.
Kartasura District; g.
Mojolaban District; h.
Nguter District; i.
Polokarto District; j.
Sukoharjo District; k.
Tawang Sari District; And
- l. Weru District.**

(2) Directions for regulating urban residential development includes:

- a. development of livable housing and settlements through the realization of balanced housing;**
- b. provision of government services, social services and economic activities; c. providing residential infrastructure, facilities and public utilities that are integrated and resilient to climate change and disasters; d. allocation for the construction of independent, commercial, general and special houses;**
- e. fulfilling the harmony of human life with the environment; And**
- f. achieving a balance between the public interest and the interests of each person.**

- (3) The area of development of urban residential environments as referred to in paragraph (1) is regulated in a Regent's Regulation.

Article 17

- (1) The development of rural residential environments as intended in Article 15 letter b is located at:
- a. Bendosari District;
 - b. Bulu District;
 - c. Nguter District; d. Polokarto District;
 - e. Tawang Sari District; And
 - f. Weru District.
- (2) Directions for environmental development regulations Rural housing includes:
- a. improving government services, social services and economic activities;
 - b. improving residential infrastructure, facilities and public utility services that are integrated and resilient to climate change and disasters;
 - c. allocation for self-supporting, general and special housing construction; And
 - d. harmony of housing and settlements with rural areas.
- (3) The area of development of the rural residential environment as referred to in paragraph (1) is regulated in the Regent's Regulation.

Article 18

- (1) The development of urban residential environments as intended in Article 15 letter c is located at:
- a. Baki District;
 - b. Bendosari District;
 - c. Bulu District;
 - d. Gatak District;
 - e. Grogol District;
 - f. Kartasura District;
 - g. Mojolaban District;
 - h. Nguter District;

- i. Polokarto District;
- j. Sukoharjo District; k.
- Tawang Sari District; And
- l. Weru District.

**(2) Directions for environmental development regulations
Urban residences include:**

- a. improving government services, social services and economic activities;
- b. improving residential infrastructure, facilities and public utility services that are integrated and resilient to climate change and disasters;
- c. allocation for the construction of independent, commercial, general and special houses; And
- d. harmony of housing and settlements with urban areas.

(3) The area of development of urban residential environments as referred to in paragraph (1) is regulated in a Regent's Regulation.

Article 19

Directions for provisions on the intensity of space utilization and building layout planning for urban residential environments and/or rural residential environments in accordance with detailed spatial planning plans.

Article 20

Planning for urban residential environments and/or rural residential environments as intended in Article 15 is depicted on a map with a scale of 1:50,000 as stated in Appendix III which is an inseparable part of this Regional Regulation.

Article 21

Planning for urban residential environments and/or rural residential environments as intended in Article 15 produces a Settlement Area Plan Document.

Part Four
RP3KP in Urban and/or Rural Areas
Regions that have a strategic position in scale
Provincial and Regional Development Priorities

Article 22

RP3KP in urban and/or rural areas in regional areas that have a strategic position in the provincial and regional development priority scale as intended in Article 13 letter c consists of:

- a. construction and development of housing and residential areas in strategic urban areas;**
- b. construction and development of housing and residential areas in strategic border areas;**
- c. construction and development of housing and residential areas in strategic industrial areas; And**
- d. construction and development of housing and residential areas in strategic agropolitan areas.**

Article 23

(1) Construction and development of housing and residential areas in strategic urban areas as intended in Article 22 letter a are located at:

- a. Grogol District;**
- b. Kartasura District; And**
- c. Sukoharjo District.**

(2) Directions for regulating the construction and development of housing and residential areas in strategic urban areas include:

- a. development of housing and settlements with high density residences;**
- b. vertical housing construction and development to accommodate at least 20% (twenty percent) of the total housing needs until the planning year;**
- c. construction and development of infrastructure, facilities and utilities to create a harmonious, harmonious and safe urban residential environment referring to urban residential environmental planning procedures; And**
- d. The realization of the intensity of space utilization and building layout refers to the detailed spatial planning plan.**

- (3) The area of construction and development of housing and residential areas in strategic urban areas as intended in paragraph (1) is regulated in a Regent's Regulation.**

Article 24

- (1) Construction and development of housing and residential areas in strategic border areas as intended in Article 22 letter b are located at:**
- a. Baki District with;**
 - b. Gatak District;**
 - c. Mojolaban District; And**
 - d. Weru District with.**
- (2) Directions for regulating the construction and development of housing and residential areas in strategic border areas include:**
- a. development of low to medium density housing and settlements; b. development of housing and settlement support activities;**
 - c. development of infrastructure, facilities and public utilities to support regional growth; And**
 - d. The realization of the intensity of space utilization and building layout refers to the detailed spatial planning plan.**
- (3) The area of construction and development of housing and residential areas in strategic border areas as intended in paragraph (1) is regulated in a Regent's Regulation.**

Article 25

- (1) Construction and development of housing and residential areas in industrial strategic areas as intended in Article 22 letter c are located at:**
- a. Bendosari District; And**
 - b. Nguter District.**
- (2) Directions for regulating the construction and development of housing and residential areas in industrial strategic areas include:**
- a. development of housing and settlements with medium density residences;**
 - b. vertical housing construction and development to accommodate at least 20% (twenty percent) of the total housing needs of industrial activity players;**

- c. providing housing to support activities industry;
 - d. realization of the intensity of space utilization and building layout referring to the detailed spatial planning plan and/or industrial area allocation master plan; And
 - e. development of infrastructure, facilities and public utilities in residential areas.
- (3) The area of construction and development of housing and residential areas in strategic industrial areas as intended in paragraph (1) is regulated in a Regent's Regulation.

Article 26

- (1) Construction and development of housing and residential areas in strategic agropolitan areas as intended in Article 22 letter d are located at:
- a. Weru District;
 - b. Bulu District;
 - c. Tawangsari District;
 - d. Nguter District;
 - e. Bendosari District;
 - f. Polokarto District;
 - g. Mojolaban District; h. Baki District; And
 - i. Gatak District.
- (2) Directions for regulating the construction and development of housing and residential areas in strategic agropolitan areas include:
- a. development of low to medium density housing and settlements;
 - b. horizontal housing construction and development;
 - c. providing housing to support agricultural activities;
 - d. realization of the intensity of space utilization and building layout referring to detailed spatial planning plans; And
 - e. development of infrastructure, facilities and public utilities in residential areas.
- (3) The area of construction and development of housing and residential areas in strategic agropolitan areas as intended in paragraph (1) is regulated in a Regent's Regulation.

Article 27

RP3KP in urban and/or rural areas in regional areas that have a strategic position in the provincial and regional development priority scale as intended in Article 22 are depicted on a map with a scale of 1:50,000 as stated in Appendix IV which is an inseparable part of this Regional Regulation.

Part Five

New Residential Neighborhood Development Plan

Article 28

The New Residential Environment Development Plan as intended in Article 13 letter d consists of:

- a. large-scale new residential neighborhood planning;
And**
- b. planning a new residential environment is not a scale
big.**

Article 29

(1) Planning for a large-scale new residential environment as intended in Article 28 letter a is located at:

- a. Baki District;**
- b. Bendosari District;**
- c. Gatak District;**
- d. Grogol District;**
- e. Kartasura District; And**
- f. Sukoharjo District.**

(2) The area of planning for a large-scale new residential environment as referred to in paragraph (1) is regulated in a Regent's Regulation.

Article 30

(1) Planning for a new non-large scale residential environment as intended in Article 28 letter b is located at:

- a. Baki District;**
- b. Bendosari District;**
- c. Bulu District;**
- d. Gatak District;**
- e. Grogol District;**
- f. Kartasura District;**

- g. Mojolaban District; h.
- Nguter District; i.
- Polokarto District;
- j. Sukoharjo District;
- k. Tawang Sari District; And
- l. Weru District.

(2) The size of the new non-large scale residential environment as intended in paragraph (1) is regulated in the Regent's Regulation.

Article 31

The New Residential Environment Development Plan as intended in Article 28 is depicted on a map with a scale of 1:50,000 as stated in Appendix V which is an inseparable part of this Regional Regulation.

Article 32

Planning for large-scale and non-large-scale new residential environments as intended in Article 28 includes:

- a. estate planning; And
- b. integration of infrastructure, facilities and public utilities in the residential environment.

Article 33

Housing planning as intended in Article 32 letter a produces a Housing Development and Construction Plan Document.

Article 34

Further provisions regarding the procedures for preparing Housing Construction and Development Plan Documents as intended in Article 33 refer to statutory regulations.

Article 35

Integration of Public Infrastructure, Facilities and Utilities as intended in Article 32 letter b refers to the Settlement Area Plan Document.

**Part Six
Housing and Area Provision Plan
Settlements to Support Regional Development
Other Functions**

Article 36

The plan for providing housing and residential areas to support the development of other functional areas as intended in Article 13 letter e consists of:

- a. plans to provide housing and residential areas that support tourism areas and historical sites; And
- b. plan to provide housing and residential areas that support industrial areas.

Article 37

Plans for providing housing and residential areas that support tourism areas and historical sites as intended in Article 36 letter a are located in Kartasura District and Grogol District.

Article 38

Plans for providing housing and residential areas that support industrial areas as intended in Article 36 letter b are located at:

- a. Kartasura District;
- b. Gatak District;
- c. Grogol District;
- d. Sukoharjo District; And
- e. Nguter District.

Article 39

The plan for providing housing and residential areas to support the development of other functional areas as intended in Article 36 is depicted in a map with a scale of 1:50,000 as stated in Appendix VI which is an inseparable part of this Regional Regulation.

**Part Seven
Land Provision Plan for Development and
Development of Housing and Residential Areas**

Article 40

The land provision plan for the construction and development of housing and residential areas as intended in Article 13 letter f consists of:

- a. granting land rights to land directly controlled by the state;
- b. land consolidation;
- c. utilization of former abandoned state land;
- And
- d. provision of land in other forms in accordance with statutory regulations.

Article 41

Further provisions regarding plans for providing land for the construction and development of housing and residential areas as intended in Article 40 are regulated in a Regent's Regulation.

**Part Eight
Prevention and Quality Improvement Plan Against
Slum Housing and Slum Settlements**

Article 42

The plan to prevent the growth of slum housing and slum settlements as intended in Article 13 letter g is implemented through: a. supervision and control; and b. community empowerment.

Article 43

Forms and procedures for preventing housing growth slums and slum settlements as intended in Article 42 are carried out in accordance with the provisions of statutory regulations.

Article 44

The plan to improve the quality of slum housing and slum settlements as intended in Article 13 letter g is implemented through: a. understanding criteria and typology; b. location determination; c. reconsideration; d. treatment planning; e. handling patterns; and f. management.

Article 45

The forms and procedures for improving the quality of slum housing and slum settlements as intended in Article 44 are carried out in accordance with the provisions of statutory regulations.

**Part Nine
Provision and Rehabilitation of Homes for Disaster Victims
Regency**

Article 46

- (1) The provision and rehabilitation of houses for disaster victims as intended in Article 13 letter h is carried out for houses that must be relocated due to mitigation or disaster victims in the area.**
- (2) Providing and rehabilitating houses for regional disaster victims in the form of providing assistance to repair houses of people who were damaged by the disaster so that they can be re-inhabited.**
- (3) Facilitation of providing housing for regional disaster victims can be carried out through:
 - a. provision of single houses;**
 - b. provision of row houses; And**
 - c. provision of flats.****
- (4) Provisions regarding the provision of houses due to district disaster mitigation or victims in accordance with statutory regulations.**
- (5) Provisions regarding recipients of assistance for home repairs that are damaged as a result of a disaster are in accordance with statutory regulations.**

**Part Ten
Facilitate the Provision of Homes for Disadvantaged Communities
Affected by Regional Government Program Relocation**

Article 47

- (1) Facilitation of the provision of houses for communities affected by regional government program relocation as intended in Article 13 letter i can be carried out through:
 - d. provision of single houses;**
 - e. provision of row houses; And**
 - f. provision of flats.****
- (2) Provisions regarding the type of government program, location and type of house are in accordance with statutory regulations.**

CHAPTER V
INSTITUTIONAL

Article 48

The Regent, in accordance with his authority, forms a Housing and Settlement Area Working Group which is determined by a Regent's Decree.

Article 49

Further provisions regarding the Housing and Settlement Area Working Group as intended in Article 48 are regulated in the Regent's Regulation.

CHAPTER VI
INCENTIVES AND DISINCENTIVES

Article 50

- (1) In the context of implementing RP3KP, you can given:
- a. incentive; And
 - b. disincentive.
- (2) The provision of incentives and imposition of disincentives as intended in paragraph (1) is provided by:
- a. regional government to regional government other; b. local government to legal entities; or c. local government to the community.
- (3) Providing incentives as intended in paragraph 1 letter a includes:
- a. tax incentives in accordance with the provisions of laws and regulations in the field of taxation;
 - b. providing compensation in the form of awards, facilitation and priority assistance for programs and activities in the field of housing and residential areas; c. cross subsidies; and/or d. ease of licensing procedures.
- (4) The imposition of disincentives as intended in paragraph (1) letter b includes:
- a. imposition of sanctions in accordance with statutory regulations;
 - b. imposition of regional levies; c. restrictions on the facilitation of programs and activities in the housing sector and residential areas; and/or
 - d. imposition of compensation.

CHAPTER VII
FINANCING

Article 51

- (1) Financing for the implementation of RP3KP comes from the State Revenue and Expenditure Budget, Provincial Revenue and Expenditure Budget and Regional Revenue and Expenditure Budget.
- (2) Funding for the implementation of RP3KP, apart from sources as intended in paragraph (1), can come from other sources that are legal and non-binding.

CHAPTER VIII
PERMISSIONS

Article 52

- (1) Regional governments are obliged to provide licensing facilities for legal entities that submit housing development plans for Low Income Communities.
- (2) The regional government has the authority to revoke housing construction permits for legal entities that do not fulfill their obligations.
- (3) Further provisions regarding the form of licensing facilities and procedures for revoking development permits as intended in paragraph (1) and paragraph (2) are in accordance with the provisions of statutory regulations.

CHAPTER IX
COMMUNITY PARTICIPATION

Article 53

- (1) The Development and Development Plan for Housing and residential areas is carried out by the regional government by involving community participation.
- (2) Community participation as intended in paragraph (1) is carried out by providing input in:
 - a. preparation of housing development plans and residential areas;
 - b. implementation of housing development and residential areas;
 - c. residential use; housing area And area
 - d. maintenance
 and repair of housing and residential areas; and/or

e. controlling the administration of housing and residential areas; (3) The role of the community as intended in paragraph (2) is carried out by establishing a housing and residential area development forum.

Article 54

(1) Forum as intended in Article 53 paragraph (3) has functions and duties:

- a. accommodate and channel the community; aspirations
- b. discuss and formulate ideas for the direction of development of housing and residential areas; c. increasing the role and supervision of the community;
And
- d. provide input to the Regional Government.

(2) Forum as intended in paragraph (1) has the following elements:

- a. association of housing management companies and residential areas;
- b. professional association of housing and residential area administrators;
- c. association of goods and service companies, business partners providing housing and residential areas;
- d. experts in the field of housing and residential areas; and/or
- e. non-governmental organizations and/or representing consumers related to the implementation of housing development and residential areas.

(3) The forum as intended in paragraph (1) is formed through a Regent's Decree

CHAPTER X

GUIDANCE AND SUPERVISION

Article 55

(1) The Regent carries out guidance and supervision over the construction of housing and residential areas, in accordance with the provisions of statutory regulations.

(2) Guidance and supervision as intended in paragraph (1) is carried out by Regional Apparatus in charge of housing and settlement affairs and may include Regional Apparatus or other related agencies.

CHAPTER XI
CLOSING

Article 56

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 2018

REGENT SUKOHARJO,

signed

Promulgated in Sukoharjo
on December 31, 2018

WARDOYO WIJAYA

REGIONAL SECRETARY
SUKOHARJO DISTRICT,

signed

AGUS SANTOSA
SUKOHARJO DISTRICT REGIONAL GAZETTE
YEAR 2018 NUMBER 18

The copy corresponds to the original
HEAD OF LEGAL SECTION,

signed

BUDI SUSETYO, SH, MH
NIP

Trustee. 19730705 199203 1 004

NOREG REGIONAL REGULATIONS OF SUKOHARJO DISTRICT, PROVINCE
CENTRAL JAVA : (18/2018)

**EXPLANATION
ON
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT
NUMBER 18 OF 2018
ABOUT
HOUSING DEVELOPMENT AND DEVELOPMENT PLANS
AND RESIDENTIAL AREA**

I. GENERAL

Housing and Settlements are one of the basic human needs in order to improve and equalize people's welfare. Housing and settlement development is a multi-sector activity, the results of which directly touch one of the basic needs of society, as well as driving economic growth.

Regulation of construction and development plans for housing and residential areas is carried out to provide legal certainty in the administration of housing and residential areas, support regional planning and development as well as proportional population distribution through the growth of residential environments and residential areas in accordance with spatial planning, increase the usability and usability of resources natural resources for housing development while still paying attention to the preservation of environmental functions and ensuring the creation of livable and affordable houses in a healthy, safe, harmonious, orderly, planned, integrated and sustainable environment.

The construction and development plan for housing and residential areas (RP3KP) contains details regarding the plan book and map album as regulated in statutory regulations.

II. ARTICLE BY ARTICLE

article 1

Quite clear.

Section 2

Quite clear.

Article 3

Quite clear.

Article 4

Quite clear.

Article 5

Explanation of the meaning of the Vision for the development and development of housing and residential areas Sukoharjo Regency, namely:

SAFE means:

Creating safe conditions for the existence of housing and residential areas based on legal and safety aspects. The legality aspect is in the form of suitability for existence housing and residential areas to spatial planning plans. The safety aspect means that the existence of housing and residential areas is guaranteed security for its residents by considering disaster mitigation aspects.

COMFORTABLE

means: Providing a comfortable feeling for housing residents and Residential Areas, by ensuring the quality of the residential environment, building quality and quality of utility infrastructure services.

PROSPEROUS means:

Increased community welfare is indicated by not developing housing and slum settlements, houses that are uninhabitable, as well as increasing the affordability of community services in meeting basic needs.

SUSTAINABLE means:

Sustainable housing and residential areas are settlements that are environmentally friendly, support economic activities and preserve the cultural values of the community.

Article 6

Quite clear

Article 7

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Article 8

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Article 51

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Article 52

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Article 53

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Article 54

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Article 55

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Article 56

Quite clear.

SUPPLEMENTARY REGIONAL GAZETTE OF SUKOHARJO DISTRICT NUMBER 276