



**REGENT SUKOHARJO
PROVINCE OF CENTRAL JAVA
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT
NUMBER 21 OF 2017
ABOUT
MANAGEMENT OF REGIONAL GOODS**

BY THE GRACE OF GOD ALMIGHTY,

REGENT SUKOHARJO,

Considering: that to implement the provisions of Article 105 of the Regulation Government Number 27 of 2014 concerning Goods Management State/Regional Property, Regional Government needs to determine Regional Regulations concerning Management of Regional Property;

Bearing in mind: 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 17 of 2003 concerning State Finances (State Gazette of the Republic of Indonesia of 2003 Number 47, Supplement to State Gazette of the Republic of Indonesia Number 4286);**
- 4. Law Number 1 of 2004 concerning State Treasury (State Gazette of the Republic of Indonesia of 2004 Number 5, Supplement to State Gazette of the Republic of Indonesia Number 4355);**
- 5. Law Number 12 of 2011 concerning the Formation of Legislation (State Gazette of the Republic of Indonesia of 2011 Number 82, Supplement to Gazette of the Republic of Indonesia Number 5234);**
- 6. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia 2014 Number 244, Supplement to the State Gazette of the Republic of Indonesia Number 5589) as amended several times, most recently by Law Number 9 of 2015 concerning the Second Amendment to Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2015 Number 58 , Supplement to the State Gazette of the Republic of Indonesia Number 5679);**
- 7. Government Regulation Number 58 of 2005 concerning Regional Financial Management (State Gazette of the Republic of Indonesia of 2005 Number 140, Supplement to the State Gazette of the Republic of Indonesia Number 4578);**

8. 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);
9. Government Regulation Number 84 of 2014 concerning the Sale of State/Regional Property in the Form of Private Service Vehicles (State Gazette of the Republic of Indonesia of 2014 Number 305, Supplement to the State Gazette of the Republic of Indonesia Number 5610);
10. 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);
11. Sukoharjo Regency Regional Regulation Number 12 of the Year 2016 concerning the Formation and Structure of Regional Apparatus (2016 Sukoharjo Regency Regional Gazette Number 12, Supplement to Sukoharjo Regency Regional Gazette Number 236);

With Mutual Consent

REGIONAL PEOPLE'S REPRESENTATIVE COUNCIL OF SUKOHARJO DISTRICT

And

REGENT SUKOHARJO

DECIDE :

**Establish: REGIONAL REGULATIONS CONCERNING GOODS MANAGEMENT
REGIONAL OWNERSHIP.**

PIG

GENERAL REQUIREMENTS

article 1

In this Regional Regulation, what is meant by:

1. The region is Sukoharjo Regency.
2. Regional Government is the administration of government affairs by the Regional Government and the Regional People's Representative Council according to the principle of autonomy and assistance duties with the principle of the widest possible autonomy within the system and principles of the Unitary State of the Republic of Indonesia as intended in the 1945 Constitution of the Republic of Indonesia.
3. Regional Government is the Regent as an element of regional government administrators who leads the implementation of government affairs which fall under the authority of the autonomous region.
4. The Regent is the Regent of Sukoharjo.

5. **The Regional People's Representative Council, hereinafter abbreviated as DPRD, is a regional people's representative institution whose position is as an element of regional government administration.**
6. **Regional Secretary is the Regional Secretary of the Regency Sukoharjo.**
7. **Regional Property Manager, hereinafter referred to as Property Manager, is an official who is authorized and responsible for coordinating the management of regional property.**
8. **Regional Apparatus, hereinafter abbreviated as PD, is the supporting element of the Regent and the Regional People's Representative Council in the administration of Government Affairs which fall under the authority of the Region.**
9. **The Property Administration Officer is the head of the PD who has the function of managing regional property as a regional financial management official.**
10. **The user of the goods is an official holding authority use of regional property.**
11. **A work unit is a PD section that carries out one or more several programs.**
12. **Regional Revenue and Expenditure Budget, hereinafter abbreviated to APBD, is a regional annual financial plan determined by Regional Regulation.**
13. **Regional property is all goods purchased or obtained at the expense of the APBD or derived from other legitimate acquisitions.**
14. **Proxy User of Regional Property, hereinafter referred to as Proxy of Property User, is the head of the work unit or official appointed by the Property User to use regional property under its control as well as possible.**
15. **Property User Administration Officials are Officials who carries out regional property administration functions for Property Users.**
16. **Regional Property Management, hereinafter referred to as Property Management, is an Official and/or General Functional Position who is entrusted with the task of managing goods.**
17. **Property Manager is an official who is entrusted with the task of receiving, storing, issuing and administering regional property to the Property Administration Officer.**
18. **User Property Management is a General Functional Position which is entrusted with the task of receiving, storing, issuing and administering regional property to Property Users.**
19. **Assistant Property Manager is a property administrator who assists in the administrative and technical preparation of administering regional property to the Property Manager.**

20. **Assistant Property User Administrator** is a property administrator who assists in the administrative and technical preparation of administering regional property to Property Users.
21. **Auxiliary Property Manager** is the one who is entrusted with the task of receiving, storing, issuing, administering and being responsible for regional property belonging to the Property User Authority.
22. **An appraiser** is a party who carries out an independent assessment based on his/her competence.
23. **Appraisal** is an activity process to provide an opinion on the value of an appraisal object in the form of regional property at a certain time.
24. **Government Appraiser** is the Central Government Appraiser and Local Government Assessor.
25. **Management of Regional Property** is all activities which include needs planning and budgeting, procurement, use, utilization and maintenance, assessment, security of transfer, destruction, deletion, administration and guidance, supervision and control.
26. **Needs Planning** is the activity of formulating detailed needs for regional goods to link past procurement of goods with current conditions as a basis for taking future actions.
27. **Regional Property Requirements Plan**, hereinafter abbreviated as RKBMD, is a planning document for regional property needs for a period of 1 (one) year.
28. **Use** is an activity carried out by a property user in managing and administering regional property in accordance with the duties and functions of the relevant PD.
29. **Utilization** is the utilization of regionally owned goods that are not used for carrying out PD tasks and functions and/or optimizing regionally owned goods without changing the ownership status.
30. **Rental** is the use of regionally owned goods by another party for a certain period of time and receiving cash compensation.
31. **Lend-to-use** means the transfer of use of goods between the central government and regional governments or between regional governments for a certain period of time without receiving compensation and after the period ends, they are handed back to the Regent.

32. **Utilization Cooperation, hereinafter abbreviated to KSP, is the utilization of regional property by other parties within a certain period of time in order to increase regional income or other sources of financing.**
33. **Build for Handover, hereinafter abbreviated as BGS, is the use of regional property in the form of land by another party by constructing buildings and/or facilities and their facilities, then utilized by the other party within a certain agreed period of time, to then be handed back the land along with buildings and/or facilities and their facilities after the end of the period.**
34. **Build Handover, hereinafter abbreviated as BSG, is the utilization of regional property in the form of land by another party by constructing buildings and/or facilities and their facilities, and after completion of the construction, they are handed over for use by the other party within a certain agreed period of time.**
35. **Infrastructure Provision Cooperation, hereinafter abbreviated as KSPI, is cooperation between the government and business entities for infrastructure provision activities in accordance with statutory provisions.**
36. **The Person in Charge of the Cooperation Project, hereinafter abbreviated as PJPK, is the Regent, or regionally owned business entity as the infrastructure provider or organizer based on statutory regulations.**
37. **Transfer is the transfer of ownership of regional property.**
38. **Sale is the transfer of ownership of regional property to another party by receiving compensation in the form of money.**
39. **Exchange is the transfer of ownership of regional property carried out between the central government and regional governments, between regional governments, or between regional governments and other parties, by receiving primary compensation in the form of goods, at least with equal value.**
40. **A grant is a transfer of ownership of goods from the central government to regional governments, between regional governments, or from regional governments to other parties, without obtaining compensation.**
41. **Regional Government Capital Inclusion is the transfer of ownership of regionally owned goods which were originally unseparated assets into assets which are separated to be calculated as regional capital/shares in state-owned enterprises, regionally-owned enterprises, or other legal entities owned by the state.**

42. Extermination is the act of destroying physically and/or use of regional property.
43. Deletion is the act of removing regional property from the list of goods by issuing a decision from the authorized official to release Property Managers, Property Users and/or Property User Proxies from administrative and physical responsibility for goods under their control.
44. Administration is a series of activities that include bookkeeping, inventory and reporting of regional property in accordance with statutory provisions.
45. Inventory is an activity to collect data, record and report the results of data collection on regional property.
46. Ownership documents are legal documents that are proof of ownership of regional property.
47. The regional property list is a list containing data all regional property.
48. A user item list is a list that contains data regionally owned goods used by each Property User.
49. List of User Authorized Items is a list that contains data on regional property owned by each Property User Authority.
50. A State House is a building owned by the Regional Government and functions as a residence or residence and a means of family development as well as supporting the implementation of the duties of regional government officials and/or civil servants.
51. Other parties are parties other than the Regional Government.

CHAPTER II
PRINCIPLES AND SCOPE

Section 2

Management of Regional Property is carried out on the basis of:

- a. functional;
- b. legal certainty;
- c. transparency;
- d. efficiency;
- e. accountability; And
- f. certainty of value.

Article 3

The scope of Regional Regulations is:

- a. regional property;
- b. regional property management officials;
- c. needs planning and budgeting;
- d. procurement;
- e. use;
- f. utilization;
- g. security and maintenance; h. evaluation;
- i. transfer;
- j. extermination;
- k. deletion;
- l. administration;
- m. coaching, supervision and control;
- n. management of regional property in PD using the financial management pattern of the Regional Public Service Agency;
- o. regional property in the form of a state house;
- p. management information system; and
- q. compensation and sanctions.

CHAPTER III REGIONAL GOODS

Article 4

- Regional property includes: a. regional property purchased or obtained at the expense of the APBD; or
- b. regional property originating from other acquisitions legitimate.

Article 5

- (1) Regional property as referred to in Article 4 is prohibited from being pawned/secured to obtain a loan or handed over to another party as payment for a bill to the regional government.
- (2) Regional property as intended in Article 4 cannot be confiscated in accordance with the provisions of statutory regulations.

Article 6

- (1) Regional property purchased or obtained at the expense of the APBD as intended in Article 4 letter a, is accompanied by procurement documents.**
- (2) Regional property originating from other legitimate acquisitions as intended in Article 4 letter b, shall be accompanied by documents of acquisition.**
- (3) Regional property as intended in paragraph (1) and paragraph (2) is either tangible or intangible.**

Article 7

Regional property originating from other legitimate acquisitions, including: a.

goods obtained from grants/donations or other things similar;

b. goods obtained as a performance of agreement/contract;

c. goods obtained based on regulatory provisions legislation;

d. goods obtained based on a court decision that has permanent legal force; or

e. goods recovered from divestment proceeds from regional government capital participation.

Article 8

Goods obtained from grants/donations or the like as intended in Article 7 letter a include grants/contributions or the like from countries/international institutions in accordance with statutory regulations.

Article 9

Goods obtained as implementation of the agreement/contract as intended in Article 7 letter b include, among others, originating from:

a. work contract;

b. production sharing contracts;

c. cooperative contract;

d. agreements with other countries/international institutions; and

e. cooperation between local governments and internal business entities infrastructure provision.

CHAPTER IV
REGIONAL PROPERTY MANAGEMENT OFFICER

Part One
Holder of Regional Property Management Power

Article 10

- (1) The Regent is the holder of the power to manage goods belongs to the region.
- (2) The holder of the authority to manage regional property as intended in paragraph (1), has the authority and responsibility:
- a. establish regional property management policies;
 - b. determine the use, utilization and transfer of regional property; or
 - c. establish policies for the security and maintenance of regional property;
 - d. determine officials who manage and store regional property;
 - e. submit a proposal for the transfer of regional property that requires DPRD approval; f. approve proposals for the transfer, destruction and elimination of regional property within the limits of its authority;
 - g. approve proposals for the use of other regional property land and/or buildings; And
 - h. approve the proposal for the use of regional property in the form of cooperation in providing infrastructure.

The second part
Goods Manager

Article 11

- (1) The Regional Secretary is the manager of property area.
- (2) The regional secretary as Property Manager, has the authority and responsible:
- a. examine and approve plans for regional property needs;
 - b. examine and approve plans for the maintenance/care needs of regional property;
 - c. submit proposals for the use and transfer of regional property that require the Regent's approval;
 - d. regulate the use, utilization, destruction and disposal of regional property;
 - e. regulate the implementation of the transfer of regional property that has been approved by the Regent or DPRD;

- f. coordinating the implementation of inventory of regional property; And
- g. carry out supervision and control over management of regional property.

**Part Three
Goods Administration Officer**

Article 12

- (1) The Head of PD who has the function of managing regional property as the Property Administration Officer.
- (2) The Goods Administration Official as intended in paragraph (1) is determined by a Regent's Decree.
- (3) The Goods Administration Official as intended in paragraph (1), has the authority and responsibility:
 - a. assist in researching and providing consideration for approval in preparing regional property needs plans to the Property Manager;
 - b. assist in researching and providing consideration for approval in preparing a plan for the maintenance/maintenance needs of regional property to the Property Manager;
 - c. provide consideration to the Property Manager regarding proposals for the utilization and transfer of regional property that require the Regent's approval;
 - d. provide considerations to property managers to regulate the use, utilization, destruction and disposal of regional property;
 - e. provide consideration to property managers regarding the transfer of regional property that has been approved by the Regent or DPRD; f. assist the Property Manager in coordinating the inventory of regional property;
 - g. carry out records of regional property in the form of land and/or buildings that have been handed over from Property Users which are not used for the purposes of carrying out PD duties and functions and are not being used by other parties to the Regent through the Property Manager, as well as regional property which is in the hands of the Property Manager;
 - h. secure and maintain regional property as intended in letter g;
 - i. assist Property Managers in supervision and control over the management of regional property; and J. prepare regional property reports.

**Part Four
Property User/Proxy of Property User**

Article 13

- (1) The Head of PD as Property User is an official holding authority to use regional property.**
- (2) The user of the goods as intended in paragraph (1) is determined by a Regent's Decree.**
- (3) Users of goods as intended in paragraph (1), authorized and responsible:**
 - a. submit a plan for regional property needs and budgeting for the PD he leads;**
 - b. submit an application for determining the status of use of goods obtained from APBD expenses and other legitimate acquisitions;**
 - c. carry out recording and inventory of regional property under its control;**
 - d. use regional property under his control for the purposes of carrying out the duties and functions of the PD he leads;**
 - e. secure and maintain regional property under its control;**
 - f. submit proposals for the utilization and transfer of regional property in the form of land and/or buildings that do not require DPRD approval and regional property other than land and/or buildings;**
 - g. hand over regional property in the form of land and/or buildings which are not used for the purposes of carrying out the tasks and functions of the PD he leads and are not being used by other parties, to the Regent through the Property Manager;**
 - h. submit proposals for the destruction and removal of regional property;**
 - i. carry out guidance, supervision and control over the use of regional property under its control; And**
 - j. prepare and submit semi-annual user goods reports and annual user goods reports under their control to the Property Manager.**

Article 14

- (1) Property Users can delegate some authority and responsibility to the Property User Proxy.**
- (2) The delegation of part of the authority and responsibility to the Proxy of the Property User as intended in paragraph (1) is determined by the Regent at the suggestion of the Property User.**

- (3) Determination of authority to use goods as intended in paragraph (1) is based on consideration of the number of goods managed, workload, location, competence, and/or span of control and other objective considerations.**

**Part Five
Property User Administration Official**

Article 15

- (1) Property Users are assisted by Property User Administration Officials.**
- (2) The Property User Administration Official as intended in paragraph (1) is appointed by the Regent on the recommendation of the Property User.**
- (3) Property User Administration Officials as referred to in paragraph (2) are officials in charge of the function of managing regional property belonging to Property Users.**
- (4) Property User Administration Officials as intended in paragraph (2) have the authority and responsibility:**
- a. prepare plans for regional property needs and budgeting for Property Users;**
 - b. examine the proposed application for determining the status of use of goods obtained from APBD expenses and other legitimate acquisitions;**
 - c. examine the recording and inventory of regional property carried out by the Property Manager and/or Assistant Property Manager;**
 - d. prepare proposals for the utilization and transfer of regional property in the form of land and/or buildings that do not require DPRD approval and regional property other than land and/or buildings;**
 - e. propose a plan to hand over regional property in the form of land and/or buildings which are not used for the purposes of carrying out the duties and functions of Property Users and are not currently being utilized by other parties;**
 - f. prepare proposals for the destruction and removal of regional property;**
 - g. examine the semi-annual and annual goods reports carried out by the Goods Manager and/or Assistant Goods Manager;**
 - h. give approval to the Goods Request Letter (SPB) by issuing a Goods Distribution Order (SPPB) to remove regionally owned goods from the storage warehouse;**
 - i. research and verify Room Inventory Cards (KIR) every semester and every year;**

j. carry out verification as a basis for providing approval for changes in the physical condition of regional property; And

k. examine monthly goods mutation reports submitted by the User Property Manager and/or Assistant Property Manager.

**Part Six
Property Management Manager**

Article 16

- (1) The Property Management Manager is appointed by the Regent on a recommendation Goods Administration Officer.**
- (2) The Property Management Administrator as referred to in paragraph (1) is an official who is in charge of the regional property management function of the Property Administration Officer.**
- (3) Property Management Manager as referred to in paragraph (1) has authority and responsibility:**
- a. assist in researching and preparing materials for consideration of approval in preparing regional property needs plans for the Property Administration Officer;**
 - b. assist in researching and preparing materials for consideration of approval in preparing plans for the maintenance/ maintenance needs of regional property to the Property Administration Officer;**
 - c. prepare documents for submitting proposals for the use and transfer of regional property that require the Regent's approval;**
 - d. examine documents on proposals for the use, utilization, destruction and deletion of Property Users, as material for consideration by the Property Administration Official in regulating the implementation of utilization, destruction and use and deletion of regional property;**
 - e. prepare recording materials for regional property in the form of land and/or buildings that have been handed over from Property Users which are not used for the purposes of carrying out PD duties and functions and are not being used by other parties to the Regent through the Property Manager;**
 - f. keep original documents of ownership of property area;**
 - g. keep a copy of the Goods User/Authorized Goods User Report document;**
 - h. carry out reconciliation in the framework of preparation regional property reports; And**

- i. recapitulate and compile semi-annual and annual User Property Reports as well as Management Property Reports as material for preparing regional property reports.
- (4) Administrative and administrative property management functionally responsible for the implementation of their duties to the Property Manager through the Property Administration Officer.
- (5) In carrying out the administrative duties and functions of the Property Management Manager, the Property Management Assistant can be assisted by the Property Management Assistant appointed by the Property Administration Officer.
- (6) Property Managers are prohibited from carrying out trading activities, contracting work and selling services or act as guarantor of activities/work/sales on whose budget is charged to the APBD.

**Part Seven
User Property Manager**

Article 17

- (1) The Property User Manager is appointed by the Regent at the suggestion of the Property User.
- (2) The User Property Management as intended in paragraph (1), has the authority and responsibility:
 - a. help prepare requirements planning documents and budgeting for regional property;
 - b. prepare a proposed application for determining the status of use of regional property obtained from APBD expenses and other legitimate acquisitions; c. Carry out recording and inventory of property area;
 - d. help secure regional property is with the Goods User;
 - e. prepare documents for submitting proposals for the utilization and transfer of regional property in the form of land and/or buildings that do not require DPRD approval and regional property other than land and/or buildings;
 - f. prepare documents for the handover of regionally owned goods in the form of land and/or buildings which are not used for the purposes of carrying out the duties and functions of Property Users and are not being used by other parties;
 - g. prepare documents for submitting an extermination proposal and removal of regional property; h. prepare semi-annual and annual goods reports; i. prepare a Goods Request Letter (SPB) based on the goods request note;

- j. submit a Goods Request Letter (SPB) to the User Goods Administration Officer; k. deliver goods based on the Goods Distribution Order (SPPB) as stated in the minutes of goods delivery;
- l. make a semesterly Room Inventory Card (KIR) and annual;
- m. labeling regional property; n. submit a request for approval to the Property User Administration Officer for changes in the physical condition of regionally owned goods based on a physical inspection of the goods;
- o. carry out *stock taking* of inventory items; p. keep documents, including: photocopies/copies of regional property ownership documents and keep originals/photocopies/copies of administration documents; q. carry out reconciliation in the context of preparing reports on Property Users' goods and regional property reports; And
- r. make monthly goods mutation reports which are submitted to the Property Manager through the Property User after being examined by the Property User Administration Officer.
- (3) The Property User Manager as intended in paragraph (2) is administratively responsible to the Property User and is functionally responsible for the implementation of his duties to the Property Manager through the Property Administration Officer.
- (4) In carrying out administrative duties and functions, the User Property Manager can be assisted by an Assistant User Property Manager appointed by the Property User.
- (5) User Property Managers are prohibited from carrying out trading activities, contracting work and selling services or act as guarantor for activities/work/sales whose budget is charged to the APBD.

Part Eight Assistant Property Manager

Article 18

- (1) The Regent appoints an Assistant Property Manager on the recommendation of the Property User's Authority through the Property User.
- (2) The formation of the Assistant Property Management as intended in paragraph (1) is carried out based on considerations of the number of goods managed, workload, location, competency and/ or regional range and other objective considerations.

- (3) Auxiliary Property Management as referred to in paragraph (1) has authority and responsibility:**
- a. prepare documents for planning needs and budgeting for regional property;**
 - b. prepare a proposed application for determining the status of use of regional property obtained from APBD expenses and other legitimate acquisitions;**
 - c. carry out recording and inventory of regional property;**
 - d. help secure regional property which is under the authority of the Property User;**
 - e. prepare documents for submitting proposals for the utilization and transfer of regional property in the form of land and/or buildings that do not require DPRD approval and regional property other than land and/or buildings;**
 - f. prepare documents for the handover of regional property in the form of land and/or buildings which are not used for the purposes of carrying out the duties and functions of the Property User Authority and are not being used by other parties;**
 - g. prepare documents for submitting an extermination proposal and removal of regional property;**
 - h. prepare semi-annual and annual goods reports;**
 - i. prepare a Goods Request Letter (SPB) based on the goods request note;**
 - j. submit a Goods Request Letter (SPB) to the Goods User Authorized Person;**
 - k. deliver goods based on the Goods Distribution Order (SPPB) as stated in the minutes of goods delivery;**
 - l. make a semesterly Room Inventory Card (KIR) and annual;**
 - m. labeling regional property;**
 - n. submit a request for approval to the Property User Administration Officer through the Property User's Attorney for changes in the physical condition of goods belonging to the physical goods inspection area;**
 - o. carry out *stock taking* of inventory items;**
 - p. keep documents, including: photocopies/copies of regional property ownership documents and keep originals/ photocopies/copies of administration documents;**
 - q. carry out reconciliation in the context of preparing the Property User Authorized property report and the regional property property report; And**

r. make a monthly goods mutation report which is submitted to the Property User through the Property User's Attorney after being examined by the Property User Administration Officer and the Property User Administrator.

- (4) Auxiliary Goods Managers, whether directly or indirectly, are prohibited from carrying out trading activities, contracting work and selling services or acting as guarantors for such activities/work/sales whose budget is charged to the APBD.

CHAPTER V

REQUIREMENTS PLANNING AND BUDGET

Article 19

- (1) Planning for the needs of regional property is prepared by taking into account the needs for carrying out tasks and PD functions and the availability of existing regional goods.
- (2) The availability of regionally owned goods as intended in paragraph (1) is regionally owned goods which are in the hands of the Property Manager and/or Property User.
- (3) Planning for regional property as intended in paragraph (1) and paragraph (2) must be able to reflect the real needs for regional property in the PD so that it can be used as a basis for preparing the RKBMD.

Article 20

- (1) Planning for regional property needs is carried out every year after the PD work plan (Renja) is determined.
- (2) Needs Planning as intended in paragraph (1) is one of the bases for PD in proposing budget provisions for new needs and basic figures as well as preparing work plans and budgets.

Article 21

- (1) Planning for regional goods needs refers to PD Work Plan.
- (2) Planning for regional property needs as intended in Article 20 paragraph (1), except for deletion, is guided by:
- a. goods standards;
 - b. standard requirements; and/or c.
- standard price.
- (3) Goods standards as intended in paragraph (2) letter a is the goods specification determined as a reference for calculating the procurement of regional goods in needs planning.

- (4) Standards for goods requirements as referred to in paragraph (2) letter b are the units of quantity of goods required as a reference for calculating the procurement and use of regionally owned goods in planning the need for regionally owned goods in the PD.**
- (5) Standard price as intended in paragraph (2) letter c is the price set as a reference for the procurement of regional goods in needs planning.**
- (6) Goods standards, requirements standards and price standards as intended in paragraph (3), paragraph (4) and paragraph (5) are determined by the Regent.**

Article 22

- (1) Determination of requirements standards as intended in Article 21 paragraph (2) letter b is guided by statutory regulations.**
- (2) Determination of goods standards and requirements standards as intended in Article 21 paragraph (2) letters a and b is carried out after coordinating with the technical service related.**

Article 23

Property Users and/or Proxy of Property Users propose RKBMD for procurement of regionally owned goods guided by goods standards and requirements standards.

Article 24

- (1) The Property User collects RKBMD proposals submitted by the Property User Authorized within the PD area they lead.**
- (2) The Property User submits the RKBMD proposal as intended in paragraph (1) to the Property Manager.**
- (3) The Property Manager reviews the RKBMD proposal as intended in paragraph (2) together with the Property User by paying attention to the property data of the Property User and/or Property Manager.**

Article 25

Further provisions regarding procedures for implementing Needs Planning and budgeting for regional property are regulated by Regent's Regulations.

CHAPTER VI
PROCUREMENT

Article 26

- (1) Procurement of regional property is carried out based on the principles of efficiency, effectiveness, transparency and openness, competition, fairness and accountability.**
- (2) The procurement of regionally owned goods is carried out in accordance with the provisions of statutory regulations.**

Article 27

- (1) Property Users are required to submit a report on the results of the procurement of regionally owned goods to the Regent through the regionally owned Property Manager to determine the status of their use.**
- (2) Reports on the results of procurement of regionally owned goods as intended in paragraph (1), consist of reports on procurement results monthly, semi-annually and annually.**

CHAPTER VII
USE

Article 28

- (1) The Regent determines the status of use of regional property.**
- (2) The Regent can delegate the determination of the use status of regional property as intended in paragraph (1) other than land and/or buildings with certain conditions to the Property Manager.**
- (3) Certain conditions as referred to in paragraph (2), include regionally owned goods that do not have proof of ownership or have a certain value.**
- (4) The specific value as intended in paragraph (3) is determined by the Regent.**
- (5) Determination of the status of use of regional property as intended in paragraph (1) and paragraph (2) is carried out annually.**

Article 29

- (1) Use of regional property includes: a. determining the status of use of regional property; b. transfer of use status of regional property; c. temporary use of regional property; and D. determining the status of use of regional property to be operated by other parties.**

- (2) Determination of use status as referred to in paragraph (1) is carried out to:
- a. implementation of PD duties and functions; And
 - b. operated by another party in order to carry out public services in accordance with the duties and functions of the PD concerned.

Article 30

Determination of usage status is not carried out for: a. inventory items; b. Construction Under Construction (KDP); c. goods that were planned from the start of procurement granted; And

d. Renovation Fixed Assets (ATR).

Article 31

- (1) Determination of the status of use of regional property in the form of land and/or buildings are carried out if necessary for the purposes of carrying out the duties and functions of the Property User and/or Proxy of the Property User concerned.
- (2) Property Users are obliged to hand over regional property in the form of land and/or buildings as intended in paragraph (1) which are not used in the administration of duties and functions of Property Users to the Regent through the Property Manager.
- (3) Excluded from the provisions as intended in paragraph (2), if the land and/or building as intended in paragraph (2) has been planned to be used or exploited within a certain period of time.
- determined by the Regent.
- (4) The Regent revokes the use status of regional property in the form of land and/or buildings that are not used in carrying out the duties and functions of Property Users as intended in paragraph (2).
- (5) In the event that regionally owned goods in the form of land and/or buildings as intended in paragraph (2) are not handed over to the Regent, the Property User will be subject to sanctions in the form of freezing of maintenance funds for the relevant regionally owned goods.

Article 32

- (1) The Regent determines regional property that must be handed over by the Property User because it is not used for the purposes of carrying out the duties and functions of the Property User and/or the Property User's proxy and is not utilized by other parties.

- (2) In determining the handover as intended in paragraph (1) the Regent shall pay attention to:
- a. standards for regional property requirements to organize and support the duties and functions of Property Users;
 - b. audit results on land and/or building use;
and/or
 - c. reports, data and information obtained from sources other.
- (3) Other sources as intended in paragraph (2) letter c include, among others, the results of the implementation of supervision and control carried out by the Property Manager or Regent and reports from the public.
- (4) Follow-up management of the delivery of regional property as intended in paragraph (1) includes:
- a. determination of usage status;
 - b. utilization; or
 - c. transfer.

Article 33

Further provisions regarding procedures for implementing the use of regional property are regulated by regulations Regent.

CHAPTER VIII UTILIZATION

Part One General

Article 34

- (1) Utilization of regional property is carried out by:
- a. Property Manager with the approval of the Regent, for regional property which is under the control of the Property Manager; And
 - b. Property User with the approval of the Property Manager, for regional property in the form of part of the land and/or building which is still used by the Property User, and other than land and/or buildings.
- (2) Utilization of regional property is carried out based on technical considerations taking into account regional interests and the public interest.
- (3) Regional property can be utilized as long as it does not interfere with the implementation of regional government duties and functions.
- (4) Utilization of regional property is carried out without requires DPRD approval.
- (5) Further provisions regarding the use of regional property are regulated in a Regent's Regulation.

Article 35

Forms of Utilization of Regional Property in the form of:

- a. Rent;**
- b. Lease;**
- c. KSP;**
- d. BGS or BSG; And**
- e. KSPI.**

**The second part
Rent**

Article 36

- (1) Rental of Regionally Owned Goods is carried out on:**
 - a. Regional Property in the form of land and/or buildings which have been handed over by the Property User to the Regent;**
 - b. Regional Property in the form of a portion of land and/or buildings which are still in use by Property Users; or**
 - c. Regional Property other than land and/or buildings.**
- (2) The rental of Regionally Owned Property as intended in paragraph (1) letter b is carried out by the Property Manager after obtaining the Regent's approval.**
- (3) Rent of Regionally Owned Property as intended in paragraph (1) letter c, by the Property User after obtaining approval from the Property Manager.**

Article 37

- (1) Regionally owned goods can be rented to other parties.**
- (2) The period for renting regionally owned goods is a maximum of 5 (five) years and can be extended.**
- (3) The period for renting regionally owned goods as intended in paragraph (2) can be more than 5 (five) years and can be extended for:**
 - a. infrastructure cooperation;**
 - b. activities with business characteristics that require a rental period of more than 5 (five) years; or**
 - c. otherwise specified in the Law.**
- (4) The formula for the rate/amount of rental of regional property in the form of land and/or buildings is determined by the Regent.**

- (5) Amount of Rental for Regional Property for cooperation infrastructure as intended in paragraph (3) letter a or for activities with business characteristics that require a rental period of more than 5 (five) years as intended in paragraph (3) letter b can consider the economic value of each type of infrastructure.
- (6) The formula for the rate/amount of rental of regional property other than land and/or buildings is determined by the Regent.
- (7) Rental of Regionally Owned Goods is carried out based on an agreement, which at least contains:
 - a. the parties bound by the agreement;
 - b. type, area or number of goods, rental amount, and time period;
 - c. the lessee's responsibility for operational and maintenance costs during the rental period; And
 - d. rights and obligations of the parties.
- (8) Proceeds from Rental of Regionally Owned Goods are state revenues and all must be deposited into the Cash account Regional General.
- (9) Payment of rental money must be made in cash at the latest 2 (two) working days before the Regional Property Rental agreement is signed.
- (10) Except for the provisions as intended in paragraph (9), deposits of money for renting regional property for infrastructure cooperation can be carried out in stages with the approval of the property manager.

Article 38

Further provisions regarding the procedures for implementing the rental of regional property to managers and users are regulated by a Regent's Regulation.

Part Three Lease

Paragraph 1 General Principles

Article 39

- (1) Lending to use is carried out with consideration of:
 - a. optimize regional property that has not been or is not used for carrying out the duties and functions of Property Users; And
 - b. support the implementation of government administration area.
- (2) The borrower is prohibited from utilizing the loan-to-use object.

**Paragraph 2
Lending and Use Implementing Party**

Article 40

- (1) Borrowing to use regionally owned goods is carried out between the central government and regional governments or between regional governments in the framework of government administration.**
- (2) The borrowing and use of regional property is carried out by:**
 - a. Property Manager, for regionally owned goods which are under the Property Manager; And**
 - b. Property Users, for regionally owned goods is with the Goods User.**
 - c. The implementation of Borrowing and Use by Property Managers/Property Users as intended in paragraph (2) is carried out after obtaining the Regent's approval.**

**Paragraph 3
Borrow-Use Objects**

Article 41

- (1) Lend-to-use objects include regional property in the form of land and/or buildings and other than land and/or buildings which are in the possession of the Property Manager/Property User.**
- (2) The object of borrowing to use regional property in the form of land and/or buildings as intended in paragraph (1), can be done in part or in whole.**

**Paragraph 4
Lending and Use Period**

Article 42

- (1) The period for borrowing and using regionally owned goods is a maximum of 5 (five) years and can be extended 1 (one) time.**
- (2) The extension as intended in paragraph (1) is carried out with the considerations as intended in Article 39 paragraph (1).**
- (3) If the loan-to-use period is to be extended, a request for an extension to the loan-to-use period is submitted to the Property Manager/Property User no later than 2 (two) months before the loan-to-use period ends.**
- (4) In the event that an application for an extension of the loan-to-use period is submitted to the Property Manager/Property User past the time limit as intended in paragraph (3), the loan-to-use process is carried out by following the procedures for a new loan-to-use application.**

**Paragraph 5
Changes in the Form of Regional Property**

Article 43

- (1) During the loan-to-use period, the borrower-in-use can change the form of regionally owned goods, as long as it does not result in a change in function and/or a decrease in the value of regionally owned goods.**
- (2) Changes in the form of regional property as intended in paragraph (1):**
 - a. without being accompanied by changes in the form and/or basic construction of regional property; or**
 - b. accompanied by changes in the form and/or basic construction of regional property.**
- (3) Proposed changes to the form of regionally owned goods as intended in paragraph (2), are made by submitting a request for change of form by the borrower to:**
 - a. Regent, for regional property belonging to the Property Manager; And**
 - b. Property Manager, for regionally owned goods is with the Goods User.**
- (4) Changes in the form of regional property as intended in paragraph (2) letter b, are carried out after obtaining approval from the Regent.**

**Paragraph 6
Lending and Use Agreement**

Article 44

- (1) The implementation of Borrowing and Use is stated in the agreement and signed by:**
 - a. the borrower and the Regent, for regional goods which are in the possession of the Property Manager; And**
 - b. Borrower and Property Manager, for regionally owned goods which are in the possession of the Property User.**
- (2) The agreement as intended in paragraph (1) contains at least:**
 - a. the parties bound by the agreement;**
 - b. basis of agreement;**
 - c. identity of the parties involved in the agreement;**
 - d. type, area or number of items loaned, and time period;**
 - e. borrower's responsibility for operational and maintenance costs during the loan period;**
 - f. rights and obligations of the parties;**
 - and g. other requirements deemed necessary.**

(3) A copy of the loan-to-use agreement is delivered to the Property User.

**Paragraph 7
Procedures for Implementing Lending and Use
Regional Property**

Article 45

Provisions for procedures for borrowing and using property areas for property managers or property users are further regulated by Regent Regulations.

**Part Four
KSP**

**Paragraph 1
General Principles**

Article 46

KSP for regionally owned goods with other parties is carried out in frame:

- a. optimizing the usability and usability of regional property; and/or**
- b. increase regional income receipts.**

Article 47

(1) KSP for regional property is implemented if there are no or insufficient funds in the APBD to meet the operational costs, maintenance and/ or repairs required for the regional property being collaborated with.

(2) KSP partners are determined through tenders, except for regionally owned goods of a special nature, direct appointment can be made.

(3) Special regional property as intended in paragraph (2) has the following characteristics:

- a. goods that have certain specifications in accordance with statutory provisions;**
- b. goods that have a special level of complexity such as airports, seaports, refineries, electrical installations, and dams/reservoirs;**
- c. goods cooperated in investment based on bilateral relations agreements between countries;
or**
- d. other items determined by the Regent.**

- (4) Direct appointment of KSP partners for special regional property as referred to in paragraph (2) is carried out by the Property Manager or Property User for State/Regional Owned Enterprises which have certain fields and/or work areas in accordance with the provisions legislation.**
- (5) KSP Partners must pay a fixed contribution every year during the specified operating period and deposit the KSP profit sharing into an account Regional General Treasury.**
- (6) The calculation of the amount of profit sharing contribution as intended in paragraph (5) which is part of the regional government, must pay attention to the comparison of the value of regional property which is used as the object. KSP and other benefits received by local governments with the value of partner investments in KSP.**

Article 48

- (1) During the operational period, KSP partners are prohibited from pledging or pawning regional property that is the object of KSP.**
- (2) KSP preparation costs incurred by Property Managers or Property Users up to the appointment of a KSP partner are charged to the APBD.**
- (3) KSP preparation costs that occur after the KSP partner is determined and KSP implementation costs are borne by the KSP partner.**
- (4) Principal installments and costs incurred on KSP partner loans are borne by the KSP partner and are not taken into account in profit sharing.**
- (5) Supervision of KSP implementation by KSP partners done by:**
 - a. Property Manager, for regional goods owned by the Property Manager; And**
 - b. Property Users, for regionally owned goods Item User.**

Paragraph 2 KSP Implementing Party

Article 49

- (1) The parties that can implement KSP are:**
 - a. Property Manager with the approval of the Regent, for regional property belonging to the Property Manager; or**
 - b. Property User with the approval of the Property Manager, for goods belonging to the area that are in the possession of the Property User.**

- (2) Approval of the Property Manager as intended in paragraph (1) letter b after receiving consideration from the Regent.**
- (3) Parties who can become KSP partners for regionally owned goods includes:**
 - a. State-owned enterprises;**
 - b. Regional owned enterprises; and/or**
 - c. Private, except individuals.**

**Paragraph 3
KSP object**

Article 50

- (1) KSP objects include regional property in the form of:**
 - a. land and/or buildings; And**
 - b. other than land and/or buildings, which are in the hands of the Property Manager/Property User.**
- (2) KSP objects for regional property in the form of land and/or buildings as intended in paragraph (1) letter a, can be carried out in part or in whole.**

**Paragraph 4
KSP results**

Article 51

- (1) KSP results can be in the form of land, buildings, structures, as well as facilities and facilities provided by KSP partners.**
- (2) Facilities and facilities resulting from KSP as referred to in paragraph (1), among others:**
 - a. equipment and machinery;**
 - b. roads, irrigation and networks;**
 - c. other fixed assets; and D.****other assets.**
- (3) The KSP results as intended in paragraph (1) become part of the KSP implementation.**
- (4) The KSP results as intended in paragraph (1) become regional property from the time they are handed over to the regional government in accordance with the agreement or at the end of the agreement.**

Article 52

- (1) KSP results for regionally owned goods in the context of providing infrastructure consist of:**
 - a. regional revenues that must be deposited during the KSP period for regionally owned goods; And**
 - b. infrastructure and facilities resulting from KSP owned goods area.**

- (2) Regional revenues as intended in paragraph (1) letter a consists of:
- a. fixed contribution; And
 - b. profit sharing.

Article 53

- (1) In implementing KSP, KSP partners can make changes and/or additions to KSP results.
- (2) Changes and/or additions to the KSP results as intended in paragraph (1) are carried out by means of an addendum to the agreement.
- (3) Addendum to the KSP agreement as referred to in paragraph (2) is intended to recalculate the amount of fixed contributions and profit distribution.
- (4) The amount of fixed contribution and profit sharing as intended in paragraph (3) is determined by the Team based on the calculation results.
- (5) The team as intended in paragraph (4) is determined:
 - a. Regent, for regional property in the form of land and/or buildings; or b. Property Manager, for regional property other than land and/or buildings.
- (6) Changes and/or additions to the KSP results are carried out after obtaining the Regent's approval.

**Paragraph 5
KSP Time Period**

Article 54

- (1) The KSP period is a maximum of 30 (thirty) years after the agreement is signed and can be extended.
- (2) In the event that KSP on regional property is carried out for the provision of infrastructure, the KSP period is a maximum of 50 (fifty) years after the KSP agreement is signed and can be extended.

Article 55

- (1) Extension of the term is carried out by the KSP partner by submitting a request for approval for an extension of the KSP term no later than 2 (two) years before the term ends.
- (2) Extension of the term is carried out by considerations:
 - a. as long as it does not interfere with the implementation of the duties and functions of regional government administration; And
 - b. during the implementation of the previous KSP, KSP partners complied with KSP regulations and agreements.

**Paragraph 6
KSP Agreement**

Article 56

- (1) The implementation of KSP is outlined in the KSP agreement between Regent or Property Manager with KSP partners after the decision to implement KSP is issued by the Regent.**
- (2) Agreement as intended in paragraph (1) signed by the KSP partner and:**
 - a. Regent, for regional property belonging to the Property Manager;
or**
 - b. Property Manager, for regionally owned goods
is with the Goods User.**
- (3) The agreement as intended in paragraph (1) contains at least:**
 - a. basis of agreement;**
 - b. identity of the parties bound by the agreement;**
 - c. KSP object;**
 - d. KSP results in the form of goods, if
any;**
 - e. KSP allocation;**
 - f. KSP period;**
 - g. the
amount of fixed contribution and profit distribution as well as the
payment mechanism;**
 - h. the rights and obligations of the parties bound by the
agreement;**
 - i. provisions regarding the end of KSP;**
 - j. penalty; And**
 - k. dispute resolution.**
- (4) The KSP agreement as intended in paragraph (3) is set out in the
form of a Notarial Deed.**
- (5) The KSP agreement is signed after the KSP partner submits proof
of deposit of the first fixed contribution payment to the Property
Manager/Property User.**
- (6) Proof of deposit of the first fixed contribution payment as referred
to in paragraph (5) is one of the documents in the attachment
which is an inseparable part of the KSP agreement.**

**Paragraph 7
Fixed Contribution and Profit Sharing**

Article 57

- (1) KSP Partners are required to deposit:**
 - a. fixed contribution; and**
 - b. KSP profit sharing.**

- (2) Deposits as intended in paragraph (1) are made every year during the KSP period.**
- (3) Fixed contribution as intended in paragraph (1) letter a and the distribution of KSP profits as referred to in paragraph (1) letter b, is regional revenue.**
- (4) The amount of fixed contribution and distribution of profits The KSP as intended in paragraph (1) is determined by the Regent.**
- (5) In KSP regionally owned goods in the form of land and/or buildings, part of the fixed contribution and profit sharing may be in the form of buildings and their facilities which are built in one unified plan.**
- (6) Some of the fixed contributions and distribution of profits in the form of buildings and facilities as intended in paragraph (5) are not KSP objects.**

Article 58

- (1) The value of the building and its facilities as part of the fixed contribution and profit sharing contribution as intended in Article 57 paragraph (5) is a maximum of 10% (ten percent) of the total receipt of the fixed contribution and profit sharing during the KSP period.**
- (2) Buildings constructed at partial contribution costs fixed and the distribution of profits from the initial procurement are regional property.**
- (3) The amount of the fixed contribution and the percentage of KSP profit sharing for regionally owned goods in the form of land and/or buildings and part of the land and/or buildings is determined from the calculation results of the Team formed by the Regent, based on and/or considering the results of the assessment.**
- (4) The amount of the fixed contribution and the percentage of KSP profit sharing for regionally owned goods in the form of land and/or buildings is determined from the calculation results of the Team formed by the Property Manager, based on and/or considering the results of the assessment.**
- (5) Procedures for calculating fixed contributions and profit sharing are regulated by Regent's Regulations.**

Article 59

- (1) KSP on regional property can be carried out for operationalize regional property.**
- (2) Operational KSP on regionally owned goods as intended in paragraph (1) is not the use of regionally owned goods operated by other parties.**

- (3) If the KSP partner only operates regionally owned goods, the share of profits that is the share of the KSP partner is determined by the Regent based on a certain percentage of the amount of profit obtained by the KSP partner related to the implementation of the KSP.

Paragraph 8
Fixed Contribution Payment and Profit Sharing
Article 60

Payment of fixed contributions and profit sharing by KSP partners to the Regional General Treasury account.

Paragraph 9
End of KSP

Article 61

- (1) KSP ends if:
- a. the end of the KSP period as stated in the agreement;
 - b. unilateral termination of the KSP agreement by the Regent or Property Manager;
 - c. the end of the KSP agreement; And
 - d. other provisions in accordance with statutory regulations.
- (2) Termination of KSP as intended in paragraph (1) letter b, can be done if the KSP partner:
- a. not paying fixed contributions for 3 (three) consecutive years;
 - b. not paying profit sharing for 3 (three) consecutive years according to the KSP agreement; or
 - c. does not fulfill obligations other than those referred to in letters a and b as stated in the KSP agreement.
- (3) Termination of KSP as intended in paragraph (2) done by:
- a. Regent, for regional property belonging to the Property Manager; or
 - b. Property Manager, for regionally owned goods is with the Goods User.
- (4) Termination of KSP as intended in paragraph (3) is carried out in writing.

Article 62

No later than 2 (two) years before the KSP period ends, the partner must report that they will end the KSP.

**Paragraph 10
Procedures for Implementing KSP for Regional Property
Who Lies with the Goods Manager**

Article 63

Stages of implementing KSP on regional property belonging to the Property Manager include:

- a. initiative or request;**
- b. administrative research;**
- c. Team formation and assessment;**
- d. calculation of the amount of regional revenue from KSP in the form of fixed contributions and profit sharing percentages;**
- e. partner selection;**
- f. issuance of decisions;**
- g. signing the agreement; And**
- h. implementation.**

**Paragraph 11
Procedures for Implementing KSP for Regional Property
Which Lies with the User of the Goods**

Article 64

Stages of implementing KSP on regional property belonging to Property Users include:

- a. application;**
- b. administrative research;**
- c. Team formation and assessment;**
- d. calculation of contribution amount and distribution percentage profit;**
- e. agreement; f.**
- partner selection; g.**
- issuance of decisions;**
- h. signing the agreement; And**
- i. implementation.**

**Paragraph 12
Extension of Existing KSP Term
For Property Managers and Property Users**

Article 65

The KSP period for regionally owned goods held by the Property Manager can be extended.

Article 66

The KSP period for regional property belonging to the Property User can be extended.

Article 67

Further provisions regarding procedures for implementing KSP for regionally owned goods which are in the hands of Property Managers and Property Users are regulated by Regent Regulations.

**Part Five
BGS and BSG**

**Paragraph 1
General Principles**

Article 68

- (1) BGS/BSG for regionally owned goods is carried out with consideration:
 - a. Property Users require buildings and facilities for the administration of regional government for the purposes of public services in the context of carrying out duties and functions; And**
 - b. there are no or insufficient funds available in the APBD to provide these buildings and facilities.****
- (2) Buildings and facilities that are part of the results of BGS/BSG implementation must be equipped with a Building Construction Permit (IMB) in the name of the regional government.**
- (3) BGS/BSG preparation costs incurred by the Property Manager or Property User until the appointment BGS/BSG partners are charged to the APBD.**
- (4) BGS/BSG preparation costs that occur after the BGS/BSG partner is determined and BGS/BSG implementation costs are borne by the partner concerned.**
- (5) Receipts from the implementation of BGS/BSG are regional revenues which must be deposited in full into the Regional General Treasury account.**
- (6) BGS/BSG of regionally owned goods as intended in paragraph (1) is carried out by the Property Manager after obtaining approval from the Regent.**

**Paragraph 2
BGS/BSG Term**

Article 69

- (1) The maximum term of BGS/BSG is 30 (thirty) years since the agreement was signed.**
- (2) The BGS/BSG period as intended in paragraph (1) is only valid for 1 (one) agreement and cannot be extended.**

**Paragraph 3
BGS/BSG Agreement**

Article 70

- (1) The implementation of BGS/BSG is stated in the agreement.**
- (2) The BGS/BSG agreement as intended in paragraph (1) is signed between the Regent and the BGS/BSG partners.**
- (3) The agreement as intended in paragraph (1) contains at least:**
 - a. basis of agreement;**
 - b. identity of the parties bound by the agreement;**
 - c. BGS/BSG object;**
 - d. BGS/BSG results;**
 - e. BGS/BSG designation;**
 - f. BGS/BSG term;**
 - g. the amount of the annual contribution and the payment mechanism;**
 - h. the amount of BGS/BSG proceeds used directly for the duties and functions of the Property Manager/Property User;**
 - i. the rights and obligations of the parties bound by the agreement;**
 - j. provisions****regarding the end of BGS/BSG;**
 - k. penalty;**
 - l. dispute resolution; And**
 - m. other requirements deemed necessary.**
- (4) The BGS/BSG Agreement as intended in paragraph (3) is set out in the form of a Notarial Deed.**
- (5) The signing of the BGS/BSG agreement is carried out after the BGS/BSG partner submits proof of deposit of the first annual contribution payment to the regional government.**
- (6) Proof of deposit of the first annual contribution payment as referred to in paragraph (5) is one of the documents in the attachment which is an inseparable part of the BGS/BSG agreement.**

**Paragraph 4
Expiration of the BGS/BSG Term**

Article 71

(1) BGS/BSG ends if:

- a. the end of the BGS/BSG term as stated in the BGS/BSG agreement;
- b. unilateral termination of the BGS/BSG agreement by Regent;
- c. the end of the BGS/BSG agreement;
- d. other provisions in accordance with statutory regulations.

(2) Unilateral termination of BGS/BSG by the Regent as intended in paragraph (1) letter b, can be carried out in the event that the BGS/BSG partner does not fulfill the obligations as stated in the agreement and provisions in this Ministerial Regulation, including:

- a. BGS/BSG partners are late in paying annual contributions 3 (three) times in a row; b. BGS/BSG partners do not pay annual contributions 3 (three) times in a row; or c. BGS/BSG partners have not started construction and/or have not completed construction in accordance with the agreement, except in *force majeure circumstances*.

(3) Termination of BGS/BSG as intended in paragraph (2) can be carried out by the Regent in writing.

Article 72

Further provisions regarding the procedures for implementing BGS or BSG for Regionally Owned Goods for Property Managers and Property Users are regulated in Regent Regulations.

**Part Six
KSPI**

**Paragraph 1
General Principles**

Article 73

KSPI for regional property is carried out by considering:

- a. in the context of public interests and/or providing infrastructure to support government duties and functions;
- b. there are no or insufficient funds available in the APBD for providing infrastructure; And
- c. included in the priority list of infrastructure provision programs set by the government.

Article 74

- (1) The obligations of KSPI Partners during the KSPI period are:**
 - a. prohibited from pledging, pawning or transferring regional property which is the object of KSPI;**
 - b. obliged to maintain KSPI objects and KSPI products; And**
 - c. can be charged for sharing excess profits as long as there is excess profit obtained from that determined when the agreement begins.**
- (2) KSPI partners must hand over KSPI objects and KSPI goods to the regional government at the end of the KSPI period according to the agreement.**
- (3) KSPI goods as referred to in paragraph (2) become regional property from the time they are handed over to the regional government in accordance with the agreement.**
- (4) The determination of KSPI partners is carried out in accordance with the provisions legislation.**

Article 75

Types of Infrastructure included in the priority list of infrastructure provision programs as referred to in Article 73 letter c in accordance with statutory provisions.

Paragraph 2**KSPI Implementing Party for Regional Property****Article 76**

- (1) Parties that can implement KSPI are:**
 - a. Property Manager, for regionally owned goods which are under the Property Manager; or**
 - b. Property Users, for regionally owned goods is with the Goods User.**
- (2) KSPI for regional property is carried out between the regional government and business entities.**
- (3) The business entity as intended in paragraph (2) is a business entity in the form of:**
 - a. Limited liability company;**
 - b. State-owned enterprises;**
 - c. Regional owned enterprises; and/or**
 - d. Cooperative.**

**Paragraph 3
PJKP KSPI on Regional Property**

Article 77

- (1) PJKP KSPI for regional property is the party appointed and/or designated as PJKP in the context of implementing regional government cooperation with local government agencies. business.**
- (2) The party that can be appointed and determined as PJKP as intended in paragraph (1) is guided by the provisions of statutory regulations.**

**Paragraph 4
KSPI Object**

Article 78

- (1) KSPI objects include:
 - a. regional property belonging to the Property Manager;
or**
 - b. regional property belonging to the Property User.****
- (2) KSPI objects for regional property include:
 - a. land and/or buildings;**
 - b. part of the land and/or building that is still in use; or**
 - c. other than land and/or buildings.****

**Paragraph 5
KSPI Time Period**

Article 79

- (1) The KSPI term for regional property is a maximum of 50 (fifty) years after the agreement is signed and can be extended.**
- (2) The KSPI period for regional property as intended in paragraph (1) is determined by the Regent.**
- (3) The KSPI period for regionally owned goods and the extension as intended in paragraph (2) are stated in the KSPI agreement for regionally owned goods.**

Article 80

- (1) Extension of the KSPI period for regional property as intended in Article 77 paragraph (3) can only be carried out if *government force majeure occurs*.**
- (2) The request for an extension of the KSPI period for regional property as intended in paragraph (1) is submitted no later than 6 (six) months after *the government force majeure occurs*.**

**Paragraph 6
KSPI Results on Regional Property**

Article 81

- (1) Results from KSPI on regional property consist of:
- a. goods produced by KSPI in the form of infrastructure and facilities built by KSPI partners; and b. distribution of excess profits obtained from those determined at the time the agreement began.
- (2) The distribution of excess profits as intended in paragraph (1) letter b constitutes regional government revenues which must be deposited into the Regional General Treasury account.

Article 82

- (1) The formulation and/or amount of excess profit distribution is determined by the Regent.
- (2) Determination of the amount of excess profit distribution as intended in paragraph (1) is carried out by considering the results of the study from the KSPI Team formed by the Regent.
- (3) The profit calculation as intended in paragraph (1) is carried out by considering, among other things:
- a. local government investment value;
 - b. KSPI partner investment value;
 - c. risks borne by KSPI partners; And
 - d. infrastructure characteristics.

**Paragraph 7
Infrastructure resulting from the use of regional property
In the Context of Providing Infrastructure**

Article 83

- (1) Infrastructure which is the result of KSPI activities for goods regional property in the form of:
- a. infrastructure construction buildings and facilities and infrastructure;
 - b. infrastructure development in the form of additions and/or improvements to the capacity, quantity and/or quality of infrastructure; and/or c. the results of providing infrastructure in the form of additions and/or improvements to the capacity, quantity and/or quality of other infrastructure.

- (2) KSPI Partners hand over infrastructure resulting from KSPI activities on regional property as intended in paragraph (1) in accordance with the agreement or at the end of the agreement.**
- (3) The handover as referred to in paragraph (2) is carried out by KSPI partners of regionally owned goods to the PJKP.**

Article 84

- (1) PJKP hands over regional property received from KSPI partners for regional property as intended in Article 83 paragraph (3) to the Regent.**
- (2) KSPI goods resulting from regional property in the form of infrastructure and facilities become regional property from the time they are handed over to the regional government.**

Paragraph 8

**Procedures for Implementing KSPI on Regional Property
In Goods Manager**

Article 85

Stages of implementing KSPI on regional property belonging to the Property Manager include:

- a. application;**
- b. administrative research;**
- c. Team formation and assessment;**
- d. calculation of the amount of regional revenue from KSPI in the form of distribution of excess profits;**
- e. issuance of decisions;**
- f. handover of regional property from the Regent to Person in charge of the KSPI project;**
- g. partner selection;**
- h. signing the agreement;**
- i. implementation;**
- j. security and maintenance;**
- k. payment of share of excess profits, if any;**
- And**
- l. termination.**

Article 86

- (1) **KSPI agreement on minimum regional property load:**
- a. **basis of agreement;**
 - b. **identity of the parties;**
 - c. **regional property that is the object of utilization;**
 - d. **utilization designation;**
 - e. **rights and obligations;**
 - f. **utilization period; g. the amount of receipts and payment mechanisms;**
 - h. **provisions regarding the end of use;**
 - i. **penalty; And**
 - j. **dispute resolution.**
- (2) **The KSPI agreement on regional property as referred to in paragraph (1) is stated in the form of a Notarial Deed.**

Article 87

- (1) **KSPI Partners for regionally owned goods are obliged to do so security and maintenance of:**
- a. **regional property that is the object of KSPI; And**
 - b. **goods produced by KSPI on regionally owned goods based on agreement.**
- (2) **Security as referred to in paragraph (1) is intended to prevent decline in function and loss regional property which is the object and results of KSPI on regional property.**
- (3) **Maintenance as intended in paragraph (1) is aimed at maintaining the condition and repairing regional property which is the object of KSPI and the results of KSPI on owned goods areas so that they are always in good condition and ready to be used efficiently and effectively.**
- (4) **Repairs to regional property as referred to in paragraph (3) must be completed no later than at the end of the KSPI period.**
- (5) **All security and maintenance costs as referred to in paragraph (1) are borne by KSPI partners.**

Article 88

- (1) **KSPI Partners are prohibited from utilizing regional property that is the object of KSPI other than for KSPI purposes in accordance with the agreement.**
- (2) **KSPI partners are prohibited from pledging or pawning goods belongs to the KSPI object area.**

Article 89

- (1) The regional government receives a share of excess profits deposited by KSPI partners into the Regional General Treasury account no later than March 31.**
- (2) The regional government receives a portion of excess profits that occurred in the last year within the KSPI agreement period and is deposited by the KSPI partner into the Regional General Treasury account no later than 10 (ten) days before the end of the agreement period.**
- (3) The regional government receives a share of excess profits as intended in paragraph (1) deposited by KSPI partners as long as there are excess profits obtained from those determined at the time of the KSPI agreement started.**

Article 90

KSPI for regional property ends in the event that:

- a. the end of the KSPI period for regional property; b. unilateral termination of the KSPI agreement on regional property by the Regent; or c. other provisions in accordance with regulatory provisions legislation.**

**Paragraph 9
Administration****Article 91**

- (1) The Property Manager administers the implementation of KSPI on regional property belonging to the Property Manager.**
- (2) Property Users carry out administration of the implementation of KSPI over regional property belonging to Property Users.**

Article 92

- (1) KSPI Partners report in writing the results of depositing regional income for KSPI to the Regent in accordance with the agreement, accompanied by proof of depositing regional income.**
- (2) Proof of deposit of regional income as intended in paragraph (1) is a source document for the implementation of KSPI administration.**

**Paragraph 10
Sanctions and Fines**

Article 93

- (1) In the event that a KSPI partner is late in making a payment or makes a payment but does not comply with the provisions on KSPI profit sharing, the KSPI partner with regional property is obliged to pay a fine as regulated in the text of the agreement.**
- (2) Payment of fines as intended in paragraph (1) is made by deposit into the Regional General Cash Account.**

Article 94

- (1) In the event that regional property which is the object of KSPI is not properly maintained in accordance with the provisions of the agreement, KSPI partners will repair it until it is in a condition in accordance with what was agreed.**
- (2) Repairs as intended in paragraph (1) must be completed no later than the end of the KSPI period for regional property.**

Article 95

- (1) In the event that regional property that is the object of KSPI is lost during the implementation of the KSPI period due to errors or negligence of KSPI partners, the partner is obliged to replace the object and results of KSPI with the same goods or goods that similar and equal.**
- (2) Replacement of regional property as intended in paragraph (1) must be completed no later than the end of the KSPI.**

Article 96

- (1) In the event that repairs and/or replacement of regional property as intended in Article 92 and Article 93 cannot be carried out, KSPI partners pay the repair and/or replacement costs in cash.**
- (2) Determination of the amount of costs as referred to in paragraph (1) determined by the GCA.**

Article 97

Payment of fees as intended in Article 94 paragraph (1) is made by depositing them into the Regional General Cash Account no later than 1 (one) month from the date of the determination as intended in Article 94 paragraph (2).

Article 98

Partners are subject to administrative sanctions in the form of letters of warning in the event of:

- a. have not carried out repairs and/or replacements as intended in Article 94 and Article 95 at the end of the KSPI; or
- b. have not handed over regional property which is the object of the KSPI and/or the results of its utilization at the end of the KSPI.

Article 99

- (1) In the event that the repair, replacement and/or handover of regional property as intended in Article 201 has not been carried out within 1 (one) month of the issuance of the warning letter as intended in Article 202, the partner will be subject to administrative sanctions in the form of a warning letter.
- (2) In the event that repairs, replacements and/or handover of regional property have not been carried out within 1 (month) since the issuance of the warning letter as intended in paragraph (1), the partner will be subject to administrative sanctions in the form of fines as regulated in the text of the agreement.

Article 100

In the event that the fine as intended in Article 203 paragraph (2) is not paid by KSPI partners, then the settlement will be carried out based on the provisions of statutory regulations.

Paragraph 11

Procedures for Implementing KSPI on Regional Property On Item Users

Article 101

Stages of implementing KSP on regional property belonging to Property Users include:

- a. application;
- b. administrative research;
- c. Team formation and assessment;
- d. calculation of contribution amount and distribution percentage profit;
- e. agreement;
- f. partner selection;
- g. issuance of decisions;
- h. signing the agreement; And
- i. implementation.

Article 102

Provisions regarding procedures for implementing KSPI on regionally owned goods for Property Managers and Property Users are further regulated in Regent Regulations.

CHAPTER IX
SECURITY AND MAINTENANCE

**Part One
Security**

Article 103

- (1) Property Managers, Property Users and/or Property Users' proxies are obliged to safeguard regional property under their control.**
- (2) Security of regional property as intended in paragraph (1), includes:
a. physical security; b.
administrative security;
and c. legal safeguards.**
- (3) Provisions regarding procedures for securing regional property are further regulated in a Regent's Regulation.**

Article 104

- (1) Proof of ownership of regional property must be stored in an orderly and safe manner.**
- (2) Storage of proof of ownership of regional property carried out by the Property Manager.**

Article 105

The Regent can determine insurance or coverage policies in order to safeguard certain regional property by considering the regional financial capacity.

**The second part
Maintenance**

Article 106

- (1) The goods being maintained are regional goods and/or regional goods under the control of the Property Manager/Property User/Proxy of Property User.**
- (2) Property Managers, Property Users and Property Users' proxies are responsible for the maintenance of regional property under their control.**

- (3) The purpose of maintaining regional property as intended in paragraph (2) is to maintain the condition and repair all regional property so that it is always in good and proper condition and ready to be used efficiently and successfully.**
- (4) In order to achieve the objectives as intended in paragraph (3), regional governments must prioritize maintenance budgets in sufficient amounts.**
- (5) The costs for maintaining regional property as intended in paragraph (4) are charged to the APBD.**
- (6) In the event that regional property is utilized by another party, maintenance costs are the full responsibility of the regional property utilization partner.**
- (7) Procedures for further maintenance of regional property regulated in the Regent's Regulations.**

**CHAPTER X
EVALUATION**

Article 107

- (1) The assessment of regional property is carried out in the context of preparing regional government balance sheets, utilization or transfer.**
- (2) The assessment of regional property as intended in paragraph (1) is excluded for:**
 - a. utilization in the form of borrowing; And**
 - b. transfer in the form of a gift.**
- (3) Determination of the value of regional property in the context of preparing regional government balance sheets is carried out based on Government Accounting Standards (SAP).**
- (4) Costs required for the assessment of property regions are charged to the APBD.**

Article 108

- (1) Assessment of regional property in the form of land and/or buildings for utilization or transfer is carried out by:**
 - a. Government Appraiser; or**
 - b. Public Appraiser appointed by the Regent.**
- (2) Public Appraisers, as referred to in paragraph (1) letter b, are Appraisers other than Government Appraisers who have an Appraisal practice permit and are members of an Appraiser association recognized by the government.**
- (3) The assessment of regional property as intended in paragraph (1) is carried out to obtain a fair value in accordance with the provisions of statutory regulations.**

e fair value as intended in paragraph (3) obtained from the appraisal results is the responsibility of the Appraiser.

Article 109

- (1) The assessment of regional property other than land and/or buildings for utilization or transfer is carried out by a team appointed by the Regent, and may involve an appraiser appointed by the Regent.**
- (2) The team as intended in paragraph (1) is a price estimating committee whose elements consist of PD/related Work Units.**
- (3) The appraiser as intended in paragraph (1) is an appraiser Government or Public Appraiser.**
- (4) The assessment of regional property as intended in paragraph (1) is carried out to obtain a fair value in accordance with the provisions of statutory regulations.**
- (5) If the assessment as intended in paragraph (4) is carried out by the Property User without involving an Appraiser, then the results of the assessment of regionally owned goods are only an estimated value.**
- (6) The results of the assessment of regional property as intended in paragraph (2) are determined by the Regent.**

Article 110

- (1) Under certain conditions, the Regent can carry out a reassessment in order to correct the value of regional property that has been determined in the regional government's balance sheet.**
- (2) Revaluation, as referred to in paragraph (1) is a revaluation process in the framework of financial reporting in accordance with Government Accounting Standards (SAP) where the assessment method is carried out in accordance with assessment standards.**
- (3) Decisions regarding the reassessment of the value of regional property are carried out based on policies determined by the Regent, guided by government regulations that apply nationally.**
- (4) Government provisions that apply nationally, as intended in paragraph (3) are policies that determined by the government for all local government entities.**

TRANSFER**Part One
General Principles****Article 111**

- (1) Regional property that is not needed for the implementation of regional government tasks can be transferred.**
- (2) Forms of transfer of regional property include:
 - a. sale; b.**
 - exchange; c. grant;**
 - or d. regional government capital participation.****

Article 112

- (1) In the context of transferring regional property assessment is carried out.**
- (2) Excluded from the provisions as intended in paragraph (1), for transfers in the form of grants.**
- (3) The assessment as intended in paragraph (1) is carried out to obtain fair value.**

**The second part
Transfer Approval****Article 113**

- (1) Transfer of regional property carried out after obtaining DPRD approval to: a. land and/or buildings; or b. other than land and/or buildings worth more than Rp. 5,000,000,000,- (five billion rupiah).**
- (2) The transfer of regional property in the form of land and/or buildings as intended in paragraph (1) letter a does not require DPRD approval, if:
 - a. is no longer in accordance with regional spatial planning or city planning;**
 - b. must be abolished because the budget for the replacement building has been provided in the budgeting document;**
 - c. intended for civil servants of the regional government concerned;**
 - d. intended for the public interest; or****

- e. controlled by the regional government based on a court decision that has permanent legal force and/or based on statutory provisions, which if the ownership status is maintained is not economically feasible.

Article 114

- (1) Land and/or buildings that are no longer in accordance with regional spatial planning or city planning as intended in Article 113 paragraph (2) letter a, means that the location of the land and/or building in question has changed the designation and/or function of the regional area.
- (2) Land and/or buildings that are not in accordance with the city planning as intended in paragraph (1), need to be adjusted which will result in changes in area.
the land and/or building.

Article 115

Buildings that had to be written off due to budget for Replacement buildings have been provided in the budgeting documents as intended in Article 113 paragraph (2) letter b, which means that what is being written off is the building standing on the land being demolished and then a new building being erected on the same land (reconstruction) in accordance with the budget allocation. has been provided in the budgeting document.

Article 116

Land and/or buildings intended for civil servants of the relevant regional government as intended in Article 113 paragraph (2) letter c, are:

- a. land and/or buildings which are categorized as group III regional houses; And
- b. land which is a plot of land which according to initial planning was for the construction of housing for civil servants of the regional government concerned.

Article 117

- (1) Land and/or buildings intended for public purposes as intended in Article 113 paragraph (2) letter d, are land and/or buildings used for activities involving the interests of the nation and state, the wider community, the people at large/together, and/or development interests, including regional government activities within the scope of friendly relations between the country/region and other countries or the international community/institutions.

(2) Categories of activity fields as referred to in paragraph**(1) include, among others, the following:**

- a. public roads including access roads according to statutory regulations, toll roads and railways;**
- b. drinking water/clean water channels and/or water drainage channels;**
- c. reservoirs, dams and other irrigation structures, including irrigation canals;**
- d. public hospitals and community health centers; e. seaport, airport, train station, or terminal;**
- f. worship place;**
- g. schools or non-commercial educational institutions;**
- h. public market;**
- i. public burial facilities;**
- j. public safety facilities, including embankments to prevent floods, lava and other disasters;**
- k. postal and telecommunications facilities and infrastructure;**
- l. public sports facilities and infrastructure;**
- m. radio and television broadcasting stations and their supporting facilities for public broadcasting institutions;**
- n. government offices, local governments, representatives of foreign countries, the United Nations, and international institutions under the auspices of the United Nations;**
- o. facilities for the Indonesian National Army and the Indonesian National Police in accordance with their duties and functions;**
- p. simple flats;**
- q. public rubbish dump;**
- r. natural reserves and cultural heritage;**
- s. promotion of national culture;**
- t. public landscaping;**
- u. social homes;**
- v. Correctional Institution; And**
- w. generator, turbine, transmission and distribution of electric power including supporting installations which are an inseparable unit.**

Article 118

The transfer of regional property in the form of land and/or buildings as intended in Article 112 paragraph (2) is carried out by the Property Manager after obtaining the Regent's approval.

Article 119

- (1) The transfer of regional property other than land and/or buildings with a value of up to IDR 5,000,000,000.00 (five billion rupiah) is carried out by the Property Manager after obtaining the Regent's approval.**
- (2) The transfer of regional property other than land and/or buildings with a value of more than IDR 5,000,000,000.00 (five billion rupiah) is carried out by the Property Manager after obtaining DPRD approval.**
- (3) The value as intended in paragraph (1) and paragraph (2) is the fair value for transfer in the form of sales, exchange and capital participation.**
- (4) The value as intended in paragraph (1) and paragraph (2) is the acquisition value for transfer in the form of a grant.**
- (5) The proposal to obtain DPRD approval as intended in paragraph (2) is submitted by the Regent.**
- (6) Proposals for approval as intended in paragraph (1) and paragraph (2) are carried out per each proposal.**

**Part Three
Sale****Paragraph 1
General Principles****Article 120**

- (1) Sales of regionally owned goods are carried out by consideration:
 - a. to optimize regional property that is surplus or not used/ utilized; b. it is economically more profitable for the region if it is sold; and/or**
 - c. as implementation of statutory provisions.****
- (2) Regionally owned goods that are not used/utilized as intended in paragraph (1) letter a are regionally owned goods that are not used for the purposes of carrying out PD duties and functions or are not utilized by other parties.**

Article 121

- (1) Sales of regional property are carried out at auction, except in certain cases.**
- (2) Auction, as referred to in paragraph (1) is the sale of regionally owned goods which is open to the public with written and/or verbal price offers which increase or decrease to reach the highest price.**

- (3) The auction as intended in paragraph (2) is carried out after the auction announcement is made and in the presence of the auction official.
- (4) Exceptions in certain cases as intended in paragraph (1) includes:
- a. special regional property in accordance with statutory regulations; And
 - b. other regional property as further determined by the Regent.
- (5) Regionally owned goods of a special nature, as intended in paragraph (4) letter a, are goods that are specifically regulated in accordance with the provisions of statutory regulations, including:
- a. class III state house sold to its legal occupants.
 - b. private official vehicle sold to:
 1. Regent;
 2. Deputy Regent;
 3. former Regent; And
 4. former Deputy Regent.
- (6) Other regional property, as referred to in paragraph (4) letter b includes, among other things:
- a. land and/or buildings that will be used for public interest;
 - b. plots of land which according to the initial procurement plan are used for the construction of housing for civil servants of the regional government concerned, as stated in the Budget Implementation Document (DPA);
 - c. other than land and/or buildings as a result of force *majeure*;
 - d. a building standing on another party's land which is sold to another party who owns the land;
 - e. results of demolished buildings or structures to be rebuilt; or
 - f. other than land and/or buildings that do not have proof of ownership with a fair value of no more than IDR 1,000,000 (one million rupiah) per unit.

Article 122

- (1) In the context of sales of regionally owned goods appraisal to obtain fair value.**
- (2) Exempt from the provisions as intended in paragraph (1) is the sale of regional property in the form of land required for the construction of simple flats, the sale value of which is determined by the Regent based on calculations determined in accordance with the provisions of statutory regulations.**
- (3) The assessment as intended in paragraph (1) is carried out as intended in Article 107 and Article 108.**
- (4) Determination of value in the context of selling regionally owned goods by auction as intended in Article 120 paragraph (1) is carried out by taking into account adjustment factors.**
- (5) The value as intended in paragraph (4) is the lowest limit/limit submitted to the Regent, as a basis for determining the limit value.**
- (6) The lowest limit value as referred to in paragraph (5) is the minimum price of the goods to be auctioned.**
- (7) The limit value as intended in paragraph (6) is determined by the Regent as the seller.**

Article 123

- (1) Regional property in the form of land and/or buildings which are not sold at the first auction, shall be re-auctioned 1 (one) time.**
- (2) In the implementation of the re-auction as referred to in paragraph (1) can be reassessed.**
- (3) In the event that after the re-auction is held, the regional property as intended in paragraph (1) is not sold, the Property Manager follows up with a sale without auction, exchange, grant, capital participation or utilization.**
- (4) Property Managers can carry out activities as intended in paragraph (3) on regional property after obtaining approval from the Regent.**

Article 124

- (1) Regional property other than land and/or buildings which are not sold at the first auction, shall be re-auctioned 1 (one) time.**
- (2) Implementation of the re-auction as intended in paragraph (1) reassessment can be carried out.**
- (3) In the event that after the re-auction as intended in paragraph (1) is not sold, the Property Manager follows up with a sale without auction, exchange, grant or capital participation.**

- (4) Property Managers can carry out activities as intended in paragraph (3) on regional property other than land and/or buildings after obtaining approval Regent for each activity concerned.
- (5) In the event that sales without auction, exchange, grant, or capital participation, as intended in paragraph (3) cannot be carried out, then destruction can be carried out.

Article 125

- (1) The proceeds from the sale of regionally owned goods must be deposited in full into the Regional General Treasury account.
- (2) In the case of regional property belonging to the Service Agency Regional General then:
 - a. regional income from the sale of regionally owned goods in the context of providing public services in accordance with the duties and functions of the Regional Public Service Agency is regional revenue which is deposited in full into the cash account of the Regional Public Service Agency; and b. Regional income from the sale of regionally owned goods for purposes other than carrying out the duties and functions of the Regional Public Service Agency constitutes regional revenue which is deposited entirely into the Regional General Treasury account.

Paragraph 2 Sales Object

Article 126

- (1) The object of sale is regionally owned goods which are in the hands of the Property Manager/Property User, including: a. land and/or buildings;
 - b. other than land and/or buildings.
- (2) Sales of regional property in the form of land and/or buildings as intended in paragraph (1) letter a are carried out with the following requirements:
 - a. meet technical requirements:
 - b. meet economic requirements, namely that it is economically more profitable for the region if regional goods are sold, because the operational and maintenance costs of the goods are greater than the benefits obtained; And
 - c. fulfill legal requirements, namely that regional property does not have legal problems.
- (3) Technical requirements as intended in paragraph (2) letter a among others:
 - a. the location of the land and/or building is no longer in accordance with the regional spatial plan;

- b. the location and/or area of land and/or buildings cannot be used in the context of carrying out the tasks and functions of implementing regional government tasks;
 - c. plots of land which according to the initial procurement planning are intended for the construction of housing for civil servants of the relevant regional government;
 - d. the building stands on land belonging to another party; or
 - e. Idle regional property cannot be determined for use or utilization status.
- (4) Sales of regionally owned goods other than land and/or buildings as intended in paragraph (1) letter b are carried out with the following requirements:
- a. meet technical requirements:
 - b. meet economic requirements, namely that it is economically more profitable for the regional government if regionally owned goods are sold, because the operational costs and maintenance of the goods are greater than the benefits obtained; And
 - c. fulfill legal requirements, namely that regional property does not have legal problems.
- (5) Technical requirements as intended in paragraph (4) letter a includes:
- a. regional property cannot be physically used because it is damaged, and it is not economical to repair it; b. regional property technically cannot be used anymore due to modernization; c. regionally owned goods cannot be used and utilized because they have experienced changes in specifications due to use, such as being eroded, charred, etc.; or
 - d. Regional property cannot be used and utilized because it has experienced a reduction in weight/size due to use or loss during storage or transportation.

Article 127

Sales of regional property in the form of plots of land which, according to initial procurement planning, were intended for the construction of housing for regional government civil servants concerned is carried out with the following requirements:

- a. submission of a sales application accompanied by proof of preliminary planning stating that the land will be used for the construction of housing for civil servants of the relevant regional government; And
- b. sales are carried out directly to each relevant regional government civil servant as determined by the Regent.

Article 128

- (1) Sales of regionally owned goods in the form of operational service motorized vehicles can be carried out if they meet the requirements, namely being at least 7 (seven) years old.
- (2) Age 7 (seven) years as intended in paragraph (1) is:
 - a. starting from the date, month and year of acquisition according to the ownership documents, for acquisition in new condition; or
 - b. starting from the date, month and year of manufacture according to the ownership documents, for acquisitions that are not in new condition.
- (3) In the event that regional property in the form of a motor vehicle is seriously damaged with a maximum remaining physical condition of 30% (thirty percent), then the motor vehicle can be sold before it is 7 (seven) years old.
- (4) Sales of motor vehicles are made before the age of 7 (seven) years as intended in paragraph (3) based on a written statement from the agency competent.
- (5) Provisions for sales of regionally owned goods are further regulated by Regent's Regulations.

Part Four Exchange

Article 129

- (1) Exchange of regional goods is carried out by consideration:
 - a. For fulfil government operational administration needs;
 - b. to optimize regional property; And
 - c. there are no funds available in the APBD.
- (2) The exchange as intended in paragraph (1) is carried out if the regional government cannot provide replacement land and/or buildings.
- (3) Apart from the considerations as intended in paragraph (1), exchange can be done:
 - a. if regional property in the form of land and/or buildings is no longer in accordance with regional spatial planning or city planning;
 - b. to unite goods belonging to areas where they are located scattered;
 - c. in the context of implementing central government/regional government strategic plans;

- d. to obtain/provide road access, if the object of exchange is regional property in the form of land and/or buildings; and/or
 - e. technology has fallen behind according to needs, conditions or provisions of laws and regulations, if the object of exchange is regional property other than land and/or buildings.
- (4) Exchange of regionally owned goods can be carried out with:
- a. Central government;
 - b. Other Regional Governments;
 - c. State/Regional Owned Enterprises or other government-owned legal entities owned by the state;
 - d. Village government; or
 - e. Private.
- (5) Private as referred to in paragraph (4) letter e is a private party, whether in the form of a legal entity or individual.

Article 130

- (1) Exchange of regional goods can take the form of:
- a. land and/or buildings that have been handed over to Regent;
 - b. land and/or buildings owned by Property Users; And
 - c. other than land and/or buildings.
- (2) Land and/or buildings located in the possession of the Property User as intended in paragraph (1) letter b between other land and/or buildings which are still used to carry out the duties and functions of Property Users, but which are not in accordance with regional spatial planning or city planning.
- (3) The exchange as intended in paragraph (1) is carried out by the Property Manager.

Article 131

The exchange was carried out after a study was carried out based on:

- a. technical aspects, including:
 - 1. needs of Property Managers / Property Users; And
 - 2. specifications of the goods required.
- b. economic aspects, including a study of the value of regional property being released and the value of replacement goods;
- c. juridical aspects, including:
 - 1. regional spatial planning and city planning; And
 - 2. proof of ownership.

Article 132

Based on the study as intended in Article 131 of regional property in the form of land and/or buildings, the Regent can provide alternative forms of management of regional property upon request for exchange approval proposed by the Property Manager/Property User.

Article 133

- (1) Exchange replacement goods can be in the form of:**
 - a. similar goods; and/or**
 - b. dissimilar items.**
- (2) The main replacement item is an exchange of owned goods area in the form of land, must be:**
 - a. land; or**
 - b. land and buildings.**
- (3) The main replacement goods in exchange for regional property in the form of buildings, can be in the form of:**
 - a. land;**
 - b. land and buildings; c.**
 - building; and/or**
 - d. other than land and/or buildings.**
- (4) Replacement goods as intended in paragraph (2) and paragraph (3) must be in a ready-to-use condition on the date of signing the exchange agreement or Minutes of Handover (BAST).**

Article 134

- (1) The value of replacement goods upon exchange is at least equal to the fair value of the regional goods being released.**
- (2) If the value of the replacement goods is less than the fair value of the regional goods being released, the exchange partner is obliged to deposit them into the Regional General Treasury account. for the amount of the difference in value between the fair value of regional property being disposed of and the value of replacement goods.**
- (3) Payment of the difference in value as intended in paragraph (2) is carried out no later than 2 (two) working days before the Minutes of Handover (BAST) are signed.**
- (4) The difference in value as intended in paragraph (2) and paragraph (3) is stated in the exchange agreement.**

Article 135

- (1) If the implementation of the exchange requires the exchange partner to build a replacement building, the exchange partner appoints a supervisory consultant with the approval of the Regent based on the considerations of the relevant PD.
- (2) The supervisory consultant as referred to in paragraph (1) is a legal entity engaged in the field of construction supervision.
- (3) The costs of the supervisory consultant as intended in paragraph (1) are the responsibility of the exchange partner.

Article 136

- (1) The exchange is carried out by the goods manager after obtaining approval from the Regent in accordance with his authority.
- (2) Provisions regarding the procedures for exchanging regionally owned goods are further regulated in a Regent's Regulation.

Part Five Grant

Article 137

- (1) Grants of regional property are made with consideration for the benefit of:
 - a. social;
 - b. culture;
 - c. religious; d. humanity;
 - e. non-commercial education; And
 - f. implementation of central government/government area.
- (2) The administration of central/regional government as referred to in paragraph (1) letter f includes relations between countries, relations between the central government and regional governments, relations between regional and international governments, and the implementation of activities that support the implementation of the duties and functions of the central government or local government.

Article 138

- (1) Regional property can be donated if it meets the requirements:
- a. is not a state secret item;
 - b. is not an item that controls life's needs people; or
 - c. no longer used in carrying out the duties and functions of regional government administration.
- (2) All costs incurred in the grant implementation process are fully borne by the grant recipient.

Article 139

- (1) Regional property that is donated must be used according to the provisions stipulated in the grant text.
- (2) The grant as intended in paragraph (1) is implemented by the Property Manager.

Article 140

- (1) Parties who can receive grants are:
- a. social institutions, cultural institutions, religious institutions, humanitarian institutions, or non-commercial educational institutions based on the deed of establishment, articles of association/bylaws, or a written statement from a competent technical agency that the institution concerned is the institution in question;
 - b. Central government;
 - c. other local governments;
 - d. village government;
 - e. individuals or communities affected by natural disasters with low income community (MBR) criteria in accordance with statutory provisions; or
 - f. other parties in accordance with statutory provisions.
- (2) Providing grants to village governments as intended in paragraph (1) letter d is carried out in the event that:
- a. Ownership of local-scale regional property in the village can be donated to the village;
 - b. Village property that has been taken from the village by the district government is returned to the village, except for those that have been used for facilities general.

Article 141

- (1) Grants can be in the form of:
 - a. land and/or buildings that have been handed over to Regent;
 - b. land and/or buildings owned by Property Users; and c. other than land and/or buildings.
- (2) Land and/or buildings located in the possession of the Property User as intended in paragraph (1) letter b between other land and/or buildings whose procurement is planned to be donated from the start as stated in the Budget Implementation Document (DPA).
- (3) Regional property other than land and/or buildings as intended in paragraph (1) letter c includes:
 - a. regional property other than land and/or buildings which were originally procured to be donated; And
 - b. regional property other than land and/or buildings which is more optimal if given.
- (4) Determination of regional property to be donated as intended in paragraph (1) is carried out by the Regent.
- (5) Provisions regarding grant procedures are further regulated in the Regent's Regulations.

Part Six Regional Government Capital Inclusion

Article 142

- (1) Regional government capital participation in regionally owned goods is carried out in the context of establishing, developing and improving the performance of State/Regional Owned Enterprises or other legal entities owned by the State in accordance with the provisions of statutory regulations.
- (2) Regional government capital participation as intended in paragraph (1) is carried out with the following considerations:
 - a. Regionally owned goods which from the start of procurement according to budgeting documents are intended for State/Regional Owned Enterprises or other legal entities owned by the State in the context of government assignments; or
 - b. Regionally owned goods are more optimal if they are managed by State/Regional Owned Enterprises or other legal entities owned by the State, either existing or to be formed.
- (3) Regional government capital participation is determined by Local regulation.

- (4) Regional property as referred to in paragraph (2) which has been included in regional government capital participation in State/ Regional Owned Enterprises or other legal entities owned by the State becomes assets which are separated following the provisions of the regulations. legislation.

Article 143

- (1) Regional government capital participation in owned goods areas can be:
- a. land and/or buildings that have been handed over by the Regent;
 - b. land and/or buildings owned by Property Users; or
 - c. other than land and/or buildings.
- (2) The regional government's capital investment in regionally owned goods as intended in paragraph (1) is carried out by the Property Manager after obtaining approval from the Regent, within the limits of his authority.

Article 144

- (1) The determination of regional property in the form of land and/or buildings to be included as regional government capital as intended in Article 143 paragraph (1) letter a is carried out by the Regent, according to the limits of his authority.
- (2) Land and/or buildings that are in the hands of Property Users as intended in Article 143 paragraph (1) letter b include land and/or buildings whose procurement is planned from the start to be included as regional government capital as stated in the budgeting document, namely Budget Implementation Document (DPA).
- (3) Regional property other than land and/or buildings which are in the possession of property users as intended in Article 143 paragraph (1) letter c include, among others:
- a. regional property other than land and/or buildings which from the start of procurement are to be included as regional government capital;
 - b. regional property other than land and/or buildings that are more optimal for inclusion as regional government capital.

Article 145

- (1) Regional government capital participation is carried out based on an investment feasibility analysis regarding capital participation in accordance with the provisions of statutory regulations.
- (2) Provisions regarding procedures for regional government capital participation in regional property are further regulated in a Regent's Regulation.

CHAPTER XII
EXTERMINATION

Part One
General Principles

Article 146

Destruction of regional property is carried out if:

- a. cannot be used, cannot be utilized, and/or cannot be transferred; or
- b. there are other reasons in accordance

with the provisions of the regulations
legislation.

Article 147

- (1) Destruction is carried out by the Property User after obtaining the Regent's approval, for goods belonging to the area of the Property User.
- (2) Destruction is carried out by the Property Manager after obtaining approval from the Regent, for goods belonging to the area of the Property Manager.
- (3) The implementation of the extermination as intended in paragraphs (1) and (2) is stated in the minutes and reported to the Regent.

Article 148

- (1) Destruction is carried out by:
 - a. burned;
 - b. destroyed;
 - c. hoarded;
 - d. drowned; or e.other means in accordance with the provisions of statutory regulations.
- (2) Provisions regarding procedures for the destruction of regional property are further regulated in a Regent's Regulation.

CHAPTER XIII
REMOVAL

Part One
General Principles

Article 149

Removal of regional property includes: a.

deletion from the List of User Items and/or List of User Authorized Items;

b. deletion from the Manager's Goods List; And

c. removal from the Regional Property List.

Article 150

- (1) Deletion from the List of User Property and/or List of Property User Proxy as intended in Article 149 letter a, is carried out in the event that regional property is no longer under the control of the Property User and/or Property User Proxy.
- (2) Removal from the Property Manager's List as intended in Article 149 letter b, is carried out in the event that regional property is no longer under the control of the Property Manager.
- (3) Deletion from the Regional Property List as intended in Article 149 letter c is carried out in the event that the deletion as intended in paragraph (1) and paragraph (2) occurs due to:
 - a. transfer of regional property;
 - b. a court decision that has permanent legal force and there are no other legal remedies;
 - c. carry out the provisions of the law;
 - d. extermination; or
 - e. other reasons.

Article 151

- (1) Regional property is no longer under the control of the Property Manager, Property User and/or Property User Proxy because:
 - a. delivery of regional property;
 - b. transfer of use status of regional property;
 - c. transfer of property;
 - d. a court decision that has permanent legal force and there are no other legal remedies;
 - e. carry out the provisions of laws and regulations;
 - f. extermination; or
 - g. other reasons.
- (2) Other causes as referred to in paragraph (1) letter g are causes that are normally considered reasonable causes of deletion, such as loss due to theft, burning, shrinkage, evaporation, melting, expiration, death, and as a result of force majeure. (*force majeure*).

Article 152

- (1) Removal as referred to in Article 151 paragraph (1) for goods belonging to the area of the Property User is carried out by issuing a decision on the removal by the Property Manager after obtaining the Regent's approval.

- (2) Deletion as referred to in Article 151 paragraph (1) for goods belonging to the area of the Property Manager is carried out by issuing a decision on delisting by the Regent.
- (3) Excluded from the provisions for obtaining approval for the removal of the Regent as intended in paragraph (1) are regional property that is written off because:
 - a. transfer of usage status as intended in Article 54 to Article 60; b. transfer; or c. extermination.
- (4) The Regent can delegate approval for the removal of regional property in the form of inventory items to the Property Manager for the List of User Goods and/or List of User Authorized Items.
- (5) The implementation of the elimination of regional property as intended in paragraph (1) and paragraph (4) is reported to the Regent.
- (6) Provisions regarding the Implementation of the Removal of Regional Property from Property Users and/or Proxy of Property Users are further regulated in a Regent's Regulation.

CHAPTER XIV
ADMINISTRATION

Part One
Bookkeeping

Article 153

- (1) Property Managers must register and record regional goods under their control in the Manager's Property List according to the classification and coding of goods.
- (2) Property Users/Proxy of Property Users must register and record regional property whose usage status is with the Goods User/User's Authorized Goods into the User's Goods List/User's Proxy's Goods List according to the classification and coding of goods.

Article 154

- (1) The Property Manager compiles a list User goods/list of User Authorized goods as intended in Article 308 paragraph (2).
- (2) The Property Manager shall prepare a list of regionally owned goods based on the set list of User goods/User Authorized goods list as intended in paragraph (1) and the Manager's list of goods according to the classification and coding of goods.

- (3) The list of regionally owned goods as intended in paragraph (2) includes regionally owned goods which are utilized by other parties.

The second part
Inventory

Article 155

- (1) Property Users carry out an inventory of regional property at least 1 (one) time in 5 (five) years.
- (2) In the case of regional property as referred to in paragraph (1) in the form of supplies and construction in progress, an inventory is carried out by the Property User every year.
- (3) Goods Users submit reports on Inventory results as intended in paragraph (1) and paragraph (2) to the Property Manager no later than 3 (three) months after completion of the Inventory.

Article 156

The Property Manager carries out an inventory of regional property in the form of land and/or buildings which are under his control at least 1 (one) time in 5 (five) years.

Part Three
Reporting

Article 157

- (1) The Property User Proxy must prepare a Semester User Authorization goods report and an Annual User Authorization goods report to be submitted to the Property User.
- (2) The Property User collects the Semesterly and Annually Authorized User's goods report as intended in paragraph (1) as material for preparing the semiannual and annual User's goods report.
- (3) The User's goods report as intended in paragraph (2) is used as material for compiling a PD balance sheet to be submitted to the goods Manager.

Article 158

- (1) The Property Manager must prepare a report on the Manager's goods semester and annual management goods report.
- (2) Property Managers must compile semi-annual User goods reports and annual User goods reports as intended in Article 156 paragraph (2) as well as Manager's goods reports as intended in paragraph (1) as material for preparing regional property reports.

- (3) The report on regional property as intended in paragraph (2) is used as material for compiling the regional government's balance sheet.

CHAPTER XV

GUIDANCE, SUPERVISION AND CONTROL**Part One****Coaching****Article 159**

The Regent provides guidance on the management of regional property and establish regional property management policies.

The second part
Supervision and Control

Article 160

Supervision and control of the management of regional property done by:

- a. Property Users through monitoring and control; and/or
- b. Property Manager through monitoring and investigation.

Article 161

- (1) Property Users monitor and control the use, utilization, transfer, administration, maintenance and security of regional property under their control.
- (2) The implementation of monitoring and control as intended in paragraph (1) for the PD Work Unit is carried out by the Property User Authority.
- (3) Property Users and Proxy of Property Users may request the government's internal supervision apparatus to conduct follow-up audits of monitoring and control results as intended in paragraph (1) and paragraph (2).
- (4) Property Users and Property User Proxies follow up on the audit results as intended in paragraph (3) in accordance with the provisions of statutory regulations.

Article 162

- (1) Property Managers carry out monitoring and investigation of the use, utilization and transfer of regionally owned goods, in the framework of controlling the use and transfer of regionally owned goods in accordance with the provisions of statutory regulations.

- (2) The monitoring and investigation as intended in paragraph (1) can be followed up by the Property Manager by asking the government's internal supervision apparatus to conduct an audit of the implementation of the Use, utilization and transfer of regionally owned goods.
- (3) The results of the audit as intended in paragraph (2) are submitted to the Property Manager for follow-up in accordance with the provisions of statutory regulations.

CHAPTER XVI
**MANAGEMENT OF REGIONAL GOODS IN PD YANG
 USING AGENCY'S FINANCIAL MANAGEMENT PATTERNS
 REGIONAL PUBLIC SERVICES**

Article 163

- (1) Regional property used by the Regional Public Service Agency is regional property that is not separated to carry out the activities of the relevant Regional Public Service Agency.
- (2) The management of regional property as referred to in paragraph (1) is guided by the provisions of laws and regulations regarding the management of Regional Property, except for goods which are managed and/or fully utilized to carry out public service activities in accordance with the duties and functions of the Regional Public Service Agency. guide the provisions of laws and regulations regarding Regional Public Service Bodies.

CHAPTER XVII
REGIONAL OWNED GOODS IN THE FORM OF A STATE HOUSE

Part One
General Principles

Article 164

A state house is a regional property which is intended as a residence or residence and a means of providing guidance and supporting the implementation of the duties of officials and/or civil servants of the relevant regional government.

Article 165

- (1) The Regent determines the status of use of a group of houses country.
- (2) The state house as intended in paragraph (1) is divided into 3 (three) groups, namely:
- a. class I state house;
 - b. class II state house; And
 - c. class III state house.

- (3) Determination of use status as referred to in paragraph (1) is based on the application for determination of use status submitted by the Property User.

Article 166

- (1) Class I state houses as referred to in Article 165 paragraph (2) letter a, are state houses used by holders of certain positions and because of the nature of their position they must live in the house and their occupancy rights are limited as long as the official in question still holds that particular position. .
- (2) Class II state houses as referred to in Article 165 paragraph (2) letter b, are state houses that have an inseparable relationship with a PD and are only provided for occupancy by civil servants of the regional government concerned.
- (3) Included in class II state houses are state houses located in the same area as PD or Work Units, flats and local government mess/dormitories.
- (4) Class III state houses as referred to in Article 165 paragraph (2) letter c, are state houses that are not including class I and class II which can be sold to its residents.

Article 167

- (1) Regional property in the form of a state house can only be used as a residence for officials or civil servants of the relevant regional government who have an Occupancy Permit (SIP).
- (2) Property Users are obliged to optimize the use of regional property in the form of Class I state houses and Class II state houses to support the implementation of their duties and functions.
- (3) Users of class I state houses and class II state houses are obliged to hand over regionally owned goods in the form of a state house that is not used by the Regent.

Article 168

- (1) The Occupancy Permit (SIP) as intended in Article 166 paragraph (1) for class I state houses is signed by the Property Manager.
- (2) The Occupancy Permit (SIP) as intended in Article 166 paragraph (1) for class II and class III state houses is signed by the Property User.

Article 169

- (1) A husband and wife, each of whom has civil servant status in the relevant regional government, can only occupy one state house.
- (2) Exceptions to the provisions as intended in paragraph (1) can only be granted if it is a husband and wife
The person serving and residing in the area different.

The second part Use

Article 170

- (1) Regional property in the form of a state house can have its use status changed.
- (2) Change of usage status:
 - a. Between Property Users for class I country houses and class II state houses;
 - b. from Property Users to Property Users of class III state houses, for class II state houses whose status will be transferred to class III state houses; or
 - c. from Class III state home property users to Property Users, for class III country houses its class status has been returned to class II state house.
- (3) Transfer of use status as referred to in paragraph (2) is carried out after first obtaining approval from the Regent.
- (4) The transfer of use status as intended in paragraph (2) letter b can only be carried out if regional property in the form of a state house has been at least 10 (ten) years since it was owned by the regional government or since its function as a state house was determined to change.
- (5) The proposal for the transfer of use status as intended in paragraph (2) letter b must be accompanied by at least:
 - a. written approval from the Regent regarding the transfer of state house status from class II state house to class III state house;
 - b. statement letter of willingness to accept the transfer from the User of class III state house goods; c. copy of the decision to determine the status of a class II state house;
 - d. copy of Occupancy Permit (SIP) for class II state house; And
 - e. ledger images/archive images in the form of houses and pictures situation.

- (6) Property Users are fully responsible for the correctness and validity of the data and documents issued in the context of submitting a proposal for the transfer of usage status.**
- (7) The process of applying for and granting approval for status transfer use follows the provisions regarding the transfer of use status of regionally owned goods.**

Article 171

- (1) If necessary, the Regent can change the function of regional property in the form of class I state houses and class II state houses, into office buildings.**
- (2) The transfer of function of regional property in the form of class I state houses and class II state houses as intended in paragraph (1) is determined by the Regent.**
- (3) Provisions regarding procedures for transferring state housing rights further regulated in the Regent's Regulations.**

Part Three Country House Removal

Article 172

- (1) The deletion of regional property in the form of a state house is carried out based on the deletion decision issued by:**
 - a. Item Manager for deletion from the Item List User/Authorized User of Goods; And**
 - b. Regent for removal from the List of Regional Property Management Property.**
- (2) Removal of regional property in the form of state houses as intended in paragraph (1) includes:**
 - a. removal of regional property in the form of class I state houses and class II state houses from the List of Property Users/Authorized Users to the Regent or other Property Users/Authorized Users;**
 - b. removal of regionally owned goods in the form of class III state houses from the list of User/Authorized User's goods to the Regent or other Property Users/Authorized Property Users of class III state houses; or**
 - c. abolition of regional property in the form of state houses from the Register of Regional Property.**
- (3) The removal of regional property in the form of state houses as referred to in paragraph (2) letter a is carried out as a follow-up to:**
 - a. submission to the Regent;**
 - b. transfer of usage status to another Goods User;**
 - c. change of use status to an office building; or**

- d. Other causes which can normally be reasonably expected to be the cause of deletion, include natural disasters or being affected by *force majeure*.
- (4) The removal of regional property in the form of state houses as intended in paragraph (2) letter b is carried out as a follow-up to:
- a. submission to the Regent; b. transfer of usage status to another Property User/Proxy of Property User; c. sale of class III state houses;
 - d. Other causes which can normally be reasonably expected to be the cause of deletion, include natural disasters or being affected by *force majeure*.
- (5) Removal from the Regional Property List as intended in paragraph (2) letter c is carried out as a follow-up to:
- a. sale of class III state houses; or
 - b. Other causes which can normally be reasonably expected to be the cause of deletion, include exposure to natural disasters, or being affected by *force majeure*.

Article 173

The deletion of regional property in the form of a state house as referred to in Article 171 is carried out after the deletion decision is issued by:

- a. Property Manager for regional property in the form of class I state houses and class II state houses, for deletion from the list of User/Authorized User items; b. Property Manager of class III state houses, for removal from the List of Property of Users/Authorized Users of class III state houses; or
- c. Regent, for removal from the Manager's list of goods Goods.

Article 174

- (1) The Property Manager submits a report on the implementation of the write-off to the Regent by attaching the decision to delete the list of User/User Authorized goods ~~from~~ intended in Article 173 letters a and b.

- (2) The Property Manager submits a report on the implementation of write-offs due to the sale of class III state houses to the Regent by attaching:**
- a. decision to remove from the list of goods of Users/Authorized Users of class III state houses;**
 - b. decision to hand over house ownership rights and relinquish rights to class III state house land; And**
 - c. hire purchase agreement.**

Article 175

The value of regional property in the form of state houses written off is the value stated in:

- a. Manager Item List/User Item List/Register User Authorized Items; or**
- b. List of Regional Property.**

Part Four State House Administration

Article 176

- (1) Administration of regional property in the form of state houses includes bookkeeping, inventory and reporting activities.**
- (2) Property Users/Authorized Property Users and Property Managers administer regional property in the form of state houses.**
- (3) The administration as intended in paragraph (1) is a complement to the administration of regional property, including:**
 - a. change of usage status;**
 - b. change of group status;**
 - c. functional shift;**
 - d. sale of class III state houses; And**
 - e. deletion.**

Article 177

- (1) Inventory in the context of administering regional property in the form of state houses is carried out at least once in 5 (five) years.**
- (2) Implementation of Inventory as intended in paragraph (1) carried out to collect administrative and physical data on regional property in the form of state houses at least including:**
 - a. proof of land and building ownership;**
 - b. usage status;**
 - c. residential status;**

- d. value and area of land and buildings;
 - e. address, location, and building type; And
 - f. building condition
- (3) The results of the inventory as intended in paragraph (1) are reported by the Property Manager and/or Property User/Proxy of Property User to the Regent.

Article 178

- (1) Reporting in the context of administering regional property in the form of state houses is carried out every semester and annual.
- (2) Property Users prepare semi-annual and annual reports on regional property in the form of state houses as part of reporting regional property.
- (3) Reporting as intended in paragraph (2) is carried out on bookkeeping and inventory activities of regional property in the form of state houses.

Part Five Supervision and Control of State Houses

Article 179

Property Users supervise and control regional property in the form of state houses under their control.

CHAPTER XVIII ASSET MANAGEMENT INFORMATION SYSTEM

Article 180

- (1) The regional asset management information system is a system for managing regional property including needs planning and budgeting, procurement, use, utilization, security and maintenance, assessment, transfer, destruction, deletion, administration and guidance, supervision and control.
- (2) The regional asset management information system as intended in paragraph (1) is implemented in an integrated and *online manner*.

CHAPTER XIX
COMPENSATION AND SANCTIONS

Article 181

- (1) Any regional losses resulting from negligence, misuse/violation of the law regarding the management of regional property are resolved through claims for compensation in accordance with the provisions of statutory regulations.
- (2) Any party that causes regional losses as intended in paragraph (1) may be subject to sanctions in accordance with the provisions of statutory regulations.

CHAPTER XX
TRANSITIONAL PROVISIONS

Article 182

When this Regional Regulation comes into force:

- a. all activities of Needs Planning and budgeting, procurement, use, utilization, security and maintenance, assessment, deletion, transfer, administration, and development, supervision and control of Regional Property that have received approval and/or determination from authorized officials, are declared to remain valid and the settlement process is carried out based on the provisions of the statutory regulations before this Regional Regulation comes into force; And
- b. all activities of Needs Planning and budgeting, procurement, use, utilization, security and maintenance, assessment, deletion, transfer, administration, and development, supervision and control of Regional Property that have not received approval and/or determination from authorized officials, the settlement process is carried out based on provisions of this Regional Regulation.

CHAPTER XXI
CLOSING

Article 183

- (1) When this Regional Regulation comes into force, Sukoharjo Regency Regional Regulation Number 4 of 2009 concerning Management of Regional Property (Sukoharjo Regency Regional Gazette of 2009 Number 4, Supplement to Sukoharjo Regency Regional Gazette Number 163), is revoked and declared invalid.
- (2) Implementing regulations for this Regional Regulation must be stipulated no later than 1 (one) year from the promulgation of this Regional Regulation.

Article 184

This local regulation are applied at the date stated.

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

**Stipulated in Sukoharjo on
December 29 2017**

REGENT SUKOHARJO,

signed

**Promulgated in Sukoharjo
on December 29, 2017**

**REGIONAL SECRETARY
SUKOHARJO DISTRICT,**

signed

AGUS SANTOSA

WARDOYO WIJAYA

**SUKOHARJO DISTRICT REGIONAL GAZETTE
YEAR 2017 NUMBER 21**

**NOREG REGIONAL REGULATIONS OF SUKOHARJO DISTRICT, PROVINCE
CENTRAL JAVA : (21/2017)**

**EXPLANATION
ON
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT
NUMBER 21 OF 2017
ABOUT
MANAGEMENT OF REGIONAL GOODS**

I. GENERAL

Management of regional property is part of regional financial management. Apart from that, regional property is an important element in the framework of administering government and providing services to the community. Therefore, of course good management of regional property will reflect good regional financial management. Of course, management of regional property must be carried out properly and correctly.

Regionally owned goods are all goods purchased or obtained at the expense of the Regional Revenue and Expenditure Budget, or other legitimate acquisitions. Goods are objects in various shapes and descriptions, including raw materials, semi-finished goods, finished goods/equipment, the specifications of which are determined by the user of the goods/services. What is meant by other legitimate acquisitions are goods obtained from grants/donations or similar things; implementation of agreements/contracts; obtained based on statutory provisions and obtained based on court decisions that have obtained permanent legal force.

With the enactment of Law Number 23 of 2014 concerning Regional Government and Government Regulation Number 27 of 2014 concerning Management of State/Regional Property as well as Minister of Home Affairs Regulation Number 19 of 2016 concerning Guidelines for Management of Regional Property, the Regional Government of Sukoharjo Regency is in the management of goods Regional property must be guided by the legal provisions above.

To provide a strong legal basis as well as a guideline for Regional Apparatus in managing regional property, it is stated in the norms of Regional Regulations. By being regulated in Regional Regulations, the public can know that the management of regional property is carried out clearly and refers to the principles of efficiency and effectiveness, transparency and accountability, which can be implemented in a real and responsible manner.

The legality aspect intended as regulated in the Regional Regulation will guarantee the implementation of orderly administration and orderly management of regional property as well as being the basis for coordinating and controlling its use and security. It even further supports the direction of policy determination in planning, utilization, maintenance and assessment, so that the entire potential of regional property can be optimized in its various forms and functions. This Regional Regulation is used as the legal basis for implementing the management of regional property within the Sukoharjo Regency Government which is substantially guided by Government Regulation Number 27 of 2014 concerning Property Management

State/Regional Property and Minister of Home Affairs Regulation Number 19 of 2016 concerning Guidelines for Management of Regional Property.

II. ARTICLE BY ARTICLE

article 1

Quite clear.

Section 2

Letter a

What is meant by "functional" is decision making and solving problems in the field of management of regional property which is carried out by Authorized Users, Users, Assistant Managers, Managers and Holders of Regional Property Management Power in accordance with their respective authorities and responsibilities.

Letter b

What is meant by "legal certainty" is that the management of regional property must be carried out in accordance with the provisions of applicable laws and regulations.

Letter c

What is meant by "transparency" is that the management of regional property must be transparent regarding the community's right to obtain correct information.

Letter d

What is meant by "efficiency" is that the management of regional property is directed so that regional property is used according to the standards required to support the implementation of the main tasks and functions of the government optimally.

Letter e

What is meant by "accountability" is that every regional property management activity must be accountable to the people.

Letter f

What is meant by "certainty of value" is that the management of regional property must be supported by accuracy quantity and value of goods in the context of optimizing, utilizing and transferring regionally owned goods as well as preparing regional balance sheets.

Article 3

Quite clear.

Article 4

Quite clear.

Article 5

Quite clear.

Article 6

Quite clear.

Article 7

Letter a

Quite clear.

Letter b

Quite clear.

Letter c

Quite clear.

Letter d

Quite clear.

Letter e

What is meant by "divestment" is the release or sale of shares belonging to the Regional Government to other parties.

Article 8

Quite clear.

Article 9

Quite clear.

Article 10

Quite clear.

Article 11

Quite clear.

Article 12

Quite clear.

Article 13

Quite clear.

Article 14

Quite clear.

Article 15

Quite clear.

Article 16

Quite clear.

Article 17

Quite clear.

Article 18

Quite clear.

Article 19

Quite clear.

Article 20

Quite clear.

Article 21

Quite clear

Article 22

Quite clear.

Article 23

Quite clear.

Article 24

Quite clear.

Article 25

Quite clear.

Article 26

Quite clear.

Article 27

Quite clear.

Article 28

Quite clear.

Article 29

Quite clear.

Article 30

Quite clear.

Article 31

Quite clear.

Article 32

Quite clear.

Article 33

Quite clear.

Article 34

Quite clear.

Article 35

Quite clear.

Article 36

Quite clear.

Article 37

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.

Article 47

Quite clear.

Article 48

Quite clear.

Article 49

Quite clear.

Article 50

Quite clear.

Article 51

Quite clear.

Article 52

Quite clear.

Article 53

Quite clear.

Article 54

Quite clear.

Article 55

Quite clear.

Article 56

Quite clear.

Article 57

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Article 78

Paragraph (1)

What is meant by "*government force majeure*" is an event or situation that occurs beyond the control or ability of the Regional Government and cannot be avoided so that an activity cannot be carried out or cannot be carried out as it should.

Paragraph (2)

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Article 79

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Article 80

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Article 81

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Article 82

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SUPPLEMENTARY REGIONAL GAZETTE OF SUKOHARJO DISTRICT NUMBER 261