

REGENT OF SUKOHARJO
CENTRAL JAVA PROVINCE
REGENT REGULATION OF SUKOHARJO
NUMBER 33 OF 2024

ON
THE FOURTH AMENDMENT TO REGULATION OF THE SUKOHARJO
REGENT NUMBER 48 OF 2017 CONCERNING THE PROCEDURES FOR
UTILIZATION OF FORMER BONDO DESA LAND

BY THE GRACE OF GOD ALMIGHTY
REGENT OF SUKOHARJO,

- Considering :
- a. that regional retribution is a regional authority and one form of accountability in implementing regional autonomy aimed at improving the efficiency and effectiveness of regional government administration, optimizing regional resources, and enhancing general welfare for the community in the region;
 - b. that community participation in managing village assets is necessary to ensure the interests of the people of Sukoharjo Regency;
 - c. that Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land, as amended several times, most recently by Regulation of the Sukoharjo Regent Number 77 of 2020 concerning the Third Amendment to Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land, has not regulated rental retribution rates for the lease of former bondo desa land, hence it needs to be amended;
 - d. that based on the considerations as referred to in points a, b, and c, it is necessary to establish a Regulation of the Sukoharjo Regent concerning the Fourth Amendment to Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land;

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Article 18 paragraph (6) of the 1945 Constitution of the Republic of Indonesia;
Law Number 13 of 1950 concerning the Establishment of Districts within the Province of Central Java as amended by Law Number 9 of 1965 concerning the Formation of Batang Level II Region by Amending Law Number 13 of 1950 concerning the Establishment of Districts within the Province of Central Java (State Gazette of 1965 Number 52, Supplement to State Gazette Number 2757);

3. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2014 Number 244, Supplement to the State Gazette of the Republic of Indonesia Number 5587) as amended several times, most recently by Law Number 6 of 2023 concerning the Stipulation of the Government Regulation in Lieu of Law Number 2 of 2022 on Job Creation into Law (State Gazette of the Republic of Indonesia of 2023 Number 41, Supplement to the State Gazette of the Republic of Indonesia Number 6856);
4. Regulation of the Minister of Home Affairs Number 7 of 2024 concerning the Amendment to the Regulation of the Minister of Home Affairs Number 19 of 2016 on Guidelines for the Management of Regional Property (Supplement to the State Gazette of the Republic of Indonesia of 2024 Number 350);
5. Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land (Regional Gazette of Sukoharjo Regency of 2017 Number 49) as amended several times, most recently by Regulation of the Sukoharjo Regent Number 77 of 2020 concerning the Third Amendment to Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land (Regional Gazette of Sukoharjo Regency of 2020 Number 77);

DECIDES:

To Establish : REGULATION OF THE SUKOHARJO REGENT CONCERNING THE FOURTH AMENDMENT TO REGULATION OF THE SUKOHARJO REGENT NUMBER 48 OF 2017 CONCERNING THE PROCEDURES FOR UTILIZATION OF FORMER BONDO DESA LAND.

Article I

everal provisions in Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land (Regional Gazette of Sukoharjo Regency of 2017 Number 49), which have been amended several times, most recently by the following regulations:

- a. Regulation of the Sukoharjo Regent Number 68 of 2017 concerning the Amendment to Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land (Regional Gazette of Sukoharjo Regency of 2017 Number 69);
- b. Regulation of the Sukoharjo Regent Number 64 of 2020 concerning the Second Amendment to Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land (Regional Gazette of Sukoharjo Regency of 2020 Number 64);
- c. Regulation of the Sukoharjo Regent Number 77 of 2020 concerning the Third Amendment to Regulation of the Sukoharjo Regent Number 48 of 2017 concerning the Procedures for Utilization of Former Bondo Desa Land (Regional Gazette of Sukoharjo Regency of 2020 Number 77);

are amended as follows:

1. The provisions of Article 9 are amended to read as follows:

Article 9

- (1) The auction committee shall announce to the public the implementation of the auction for Former Bondo Desa Land no later than six (6) working days before the auction is conducted.

- (2) The auction for the Former Bondo Desa Land shall be carried out by the committee at the local sub-district hall or another designated location.
- (3) The auction, as referred to in paragraph (2), shall be conducted openly to the public without any tendentiousness or priority, using a parcel-based auction system..
- (4) The bidding method for the auction of the Former Bondo Desa Land shall be done using an open system.
- (5) Bidders must be present and participate in the auction.
- (6) The base price for the land auction is the lowest value, calculated using a formula which is the product of:
 - a. rental rate; and
 - b. land area.
- (7) The auction winner is the participant who makes the highest bid and is appointed as the tenant.
- (8) The auction participants, as referred to in paragraph (5), may only win a maximum of two (2) parcels of the auctioned land.
- (9) The auction winner, as referred to in paragraph (7), must pay the Land and Building Tax (PBB).
- (10) The auction winner, as referred to in paragraph (7), shall be appointed by a decision from the sub-district head.

2. The provisions of Article 10 are amended to read as follows:

Article 10

- (1) The base price for the land auction, as referred to in Article 9 paragraph (6) letter a, is the product of:
 - a. rental rate; and
 - b. land area.
- (2) The rental rate for the land, as referred to in paragraph (1) letter a, shall be implemented in accordance with the provisions in the Regional Regulation concerning Regional Taxes and Regional Retributions.
- (3) The land area, as referred to in paragraph (1) letter b, shall be calculated based on the site plan/map or land certificate.
- (4) The land area, as referred to in paragraph (1) letter b, shall be calculated in square meters.
- (5) The base price for the land auction for economic value refers to Former Bondo Desa Land that has high economic value.
- (6) The base price for the land auction for non-economic value, with criteria for public interest services, social institutions within the sub-district, soil fertility, location, and recommendations from the local Agriculture Technical Implementation Unit, shall be determined with the following categories:
 - a. Category I: paddy fields, location, and level of fertility (technical irrigation system);
 - b. Category II: yard land, location, and level of fertility; and
 - c. Category III: marshland and location.

- (7) In the event that only a portion of the land is auctioned, the land area, as referred to in paragraph (1) letter b, shall be the area of the portion of the land being auctioned.
- (8) If, after being announced as referred to in Article 9 paragraph (1), there are no auction participants and/or no bids exceeding the minimum price for the land being auctioned, the auction shall be held again no later than six (6) days after the first auction is conducted.
- (9) If, after being re-auctioned as referred to in paragraph (8), there are still no prospective tenants or bidders exceeding the minimum price for the land being auctioned, the sub-district may manage the land itself or appoint another party to manage it.

Article II

This Regulation of the Regent shall come into effect on the date of its promulgation.

In order for everyone to be aware of it, the promulgation of this Regulation of the Regent is ordered by placing it in the Regional Gazette of Sukoharjo Regency.

Enacted in Sukoharjo
on the 13th of September, 2024

REGENT OF SUKOHARJO,

signed.

ETIK SURYANI

Promulgated in Sukoharjo
on the 13th of September, 2024

SECRETARY OF
THE SUKOHARJO REGENCY,

signed.

WIDODO

REGIONAL GAZETTE OF SUKOHARJO REGENCY
OF 2024 NUMBER 33