



COPY

REGENT SUKOHARJO
PROVINCE OF CENTRAL JAVA
SUKOHARJO REGENCY REGULATIONS
NUMBER 66 OF 2021
ABOUT
INSTRUCTIONS FOR IMPLEMENTING DISTRICT REGIONAL REGULATIONS
SUKOHARJO NUMBER 13 OF 2019 CONCERNING SUBMISSION
HOUSING INFRASTRUCTURE, FACILITIES AND UTILITIES
BY THE GRACE OF GOD ALMIGHTY
REGENT SUKOHARJO,

- Considering: a. that housing is a collection of houses as part of settlements, both urban and rural, which are equipped with public infrastructure, facilities and utilities as a result of efforts to provide houses that are livable;
- b. that in order to provide a guarantee of availability and sustainable management of housing infrastructure, facilities and utilities, needs to be delivered infrastructure, facilities and utilities from the developer to the Regional Government;
- c. that to implement the provisions of Article 19, Article 20, Article 23, Article 26, Article 34, Article 36 and Article 42 Sukoharjo Regency Regional Regulation Number 13 of 2019 concerning the Delivery of Housing Infrastructure, Facilities and Utilities, it is necessary to stipulate a Regent's Regulation regarding Instructions for Implementing Sukoharjo Regency Regional Regulation Number 13 of 2019 concerning the Delivery of Housing Infrastructure, Facilities and Utilities;

Remember : 1. Law Number 13 of 1950 concerning the Establishment of Regency Regions within the Province of Central Java as amended by Law Number 9 of 1965 concerning the Establishment of the Batang Level II Region by amending Law No. 13 of 1950 concerning the Establishment of Regency Regions within the Province of Central Java (State Gazette of 1965 Number 52, Supplement to State Gazette Number 2757);



2. Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles (State Gazette of the Republic of Indonesia of 1960 Number 104, Supplement to State Gazette of the Republic of Indonesia Number 2013);
3. Law Number 26 of 2007 concerning Spatial Planning (State Gazette of the Republic of Indonesia of 2007 Number 68, Supplement to State Gazette of the Republic of Indonesia Number 4725) as amended by Law Number 11 of 2020 concerning Job Creation (State Gazette of the Republic of Indonesia of 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573);
4. Law Number 1 of 2011 concerning Housing and Settlement Areas (State Gazette of the Republic of Indonesia of 2011 Number 7, Supplement to State Gazette of the Republic of Indonesia Number 5188) as amended by Law Number 11 of 2020 concerning Job Creation (State Gazette of the Republic of Indonesia Year 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573);
5. Law Number 20 of 2011 concerning Flats (State Gazette of the Republic of Indonesia of 2011 Number 108, Supplement to State Gazette of the Republic of Indonesia Number 5252) as amended by Law Number 11 of 2020 concerning Job Creation (State Gazette of the Republic of Indonesia of 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573);
6. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2014 Number 244, Supplement to State Gazette of the Republic of Indonesia Number 5587) as amended several times, most recently by Law Number 11 of 2020 concerning Job Creation (State Gazette of the Republic of Indonesia 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573); 7. Government Regulation Number 26 of 2008 concerning National Regional Spatial Planning (State Gazette of the Republic of Indonesia of 2008 Number 48, Supplement to State Gazette of the Republic of Indonesia Number 4833)
as amended by Government Regulation Number 13 of 2017 concerning Amendments to Government Regulation Number 26 of 2008 concerning National Regional Spatial Planning (State Gazette of the Republic of Indonesia of 2017 Number 77, Supplement to State Gazette of the Republic of Indonesia Number 6042);



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) as amended by Government Regulation Number 28 of 2020 concerning Amendments to Government Regulation Number 27 2014 concerning Management of State/Regional Property (State Gazette of the Republic of Indonesia of 2020 Number 142, Supplement to State Gazette of the Republic of Indonesia Number 6523);
9. Government Regulation Number 14 of 2016 concerning the Implementation of Housing and Settlement Areas (State Gazette of the Republic of Indonesia of 2016 Number 101, Supplement to State Gazette of the Republic of Indonesia Number 5883) as amended by Government Regulation Number 12 of 2021 concerning Amendments to Government Regulation Number 14 of 2016 concerning the Implementation of Housing and Settlement Areas (State Gazette of the Republic of Indonesia of 2021 Number 22, Supplement to the State Gazette of the Republic of Indonesia Number 6624);
10. Government Regulation Number 12 of 2019 concerning Regional Financial Management (State Gazette of the Republic of Indonesia of 2019 Number 42, Supplement to State Gazette of the Republic of Indonesia Number 6322);
11. Government Regulation Number 21 of 2021 concerning Implementation of Spatial Planning (State Gazette of the Republic of Indonesia of 2021 Number 31, Supplement to State Gazette of the Republic of Indonesia Number 6633);
12. Sukoharjo Regency Regional Regulation Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Plan for 2011-2031 (Sukoharjo Regency Regional Gazette of 2011 Number 14, Supplement to Sukoharjo Regency Regional Gazette Number 192) as amended by Sukoharjo Regency Regional Regulation Number 1 of 2018 concerning Amendments to Sukoharjo Regency Regional Regulations Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Plans for 2011-2031 (2018 Sukoharjo Regency Regional Gazette Number 1, Supplement to Sukoharjo Regency Regional Gazette Number 262);
13. Sukoharjo Regency Regional Regulation Number 2 of 2012 concerning Flats (Sukoharjo Regency Regional Gazette of 2012 Number 7, Supplement to Sukoharjo Regency Regional Gazette Number 199);
14. Sukoharjo Regency Regional Regulation Number 4 of 2016 concerning Civil Servant Investigators (Sukoharjo Regency Regional Gazette of 2016 Number 4, Supplement to Sukoharjo Regency Regional Gazette Number 229);



15. Sukoharjo Regency Regional Regulation Number 12 of 2016 concerning the Formation and Structure of Regional Apparatus (Sukoharjo Regency Regional Gazette of 2016 Number 12, Supplement to Sukoharjo Regency Regional Gazette Number 236);
16. Sukoharjo Regency Regional Regulation Number 21 of 2017 concerning Management of Regional Property (Sukoharjo Regency Regional Gazette of 2017 Number 21, Supplement to Sukoharjo Regency Regional Gazette Number 261);
17. Sukoharjo Regency Regional Regulation Number 18 of 2018 concerning Development and Development Plans for Housing and Settlement Areas (Sukoharjo Regency Regional Gazette of 2018 Number 18, Supplement to Sukoharjo Regency Regional Gazette Number 276);
18. Sukoharjo Regency Regional Regulation Number 13 of 2019 concerning Delivery of Housing Infrastructure, Facilities and Utilities (Sukoharjo Regency Regional Gazette of 2019 Number 13, Supplement to Sukoharjo Regency Regional Gazette Number 287);

DECIDE:

To stipulate: REGENT'S REGULATION CONCERNING INSTRUCTIONS FOR THE IMPLEMENTATION OF SUKOHARJO DISTRICT REGIONAL REGULATION NUMBER 13 OF 2019 CONCERNING DELIVERY OF HOUSING INFRASTRUCTURE, FACILITIES AND UTILITIES.

PIG

GENERAL REQUIREMENTS

article 1

In this Regent's Regulation what is meant by:

1. The region is Sukoharjo Regency.
2. Regional Government is the Regent as the organizing element of the Regional Government which leads the implementation of government affairs which are the authority of the autonomous Region.
3. The Regent is the Regent of Sukoharjo.
4. Regional Apparatus is the supporting element of the Regent and the Regional People's Representative Council in administering Government affairs which fall under the authority of the Region.
5. The Housing and Settlement Area Service, hereinafter abbreviated to DPKP, is the Sukoharjo Regency Housing and Settlement Area Service.
6. The Public Works and Spatial Planning Service, hereinafter abbreviated as DPUPR, is the Public Works and Spatial Planning Service of Sukoharjo Regency.



7. The Communication and Informatics Service, hereinafter abbreviated to Diskominfo, is the Sukoharjo Regency Communication and Informatics Service.
8. Regional Revenue and Expenditure Budget, hereinafter abbreviated to APBD, is the Regional Revenue and Expenditure Budget of Sukoharjo Regency.
9. Regionally Owned Goods are all goods purchased or obtained at the expense of the APBD or originating from other legitimate acquisitions.
10. Property Manager is an official who is authorized and responsible for coordinating the management of Regional Property.
11. Housing is a group of houses that functions as a residential environment or residential environment which is equipped with infrastructure, facilities and utilities.
12. Settlements are parts of the living environment outside protected areas, whether in the form of urban or rural areas that function as residential or residential environments and places of activities that support life and livelihoods.
13. Infrastructure is the basic physical equipment of the environment that enables the housing environment to function as it should.
14. Facilities are supporting facilities that function for the implementation and development of economic, social and cultural life.
15. Utilities are supporting facilities for environmental services.
16. Infrastructure, Facilities and Utilities, hereinafter abbreviated to PSU, are facilities that must be provided by each Developer.
17. Developer is any person, institution or body that organizes Housing and Settlement development.
18. The Applicant is the Developer who submits the application for the transfer of Housing PSU.
19. Community is the Community Association, Neighborhood Association and/or Community Association of residents of housing or flats.
20. An entity is a group of people and/or capital which is a unit, whether carrying out business or not carrying out business, including limited liability companies, limited liability companies, other companies, state-owned companies, or regionally owned business entities with any name and in any form. , firms, kongsi, cooperatives, pension funds, alliances, associations, foundations, mass organizations, socio-political organizations, or other organizations, institutions and other forms of bodies including collective investment contracts and permanent business forms.



21. The Verification Team is a Team formed by the Regent whose task is to process the handover of Housing PSUs.
22. Handover of PSU is handover of land with buildings and/or land without buildings in the form of assets and management responsibility from the Developer to the Regional Government.
23. Minutes of Physical Handover are minutes of the handover of all or part of the PSU in the form of land and/or buildings in the form of assets and/or management and/or responsibilities from the Developer to the Regional Government.
24. A *site* plan is a drawing of a layout plan for the use of space and buildings with supporting elements at a certain scale and land area.
25. Space Utilization is an effort to create spatial structures and spatial patterns in accordance with spatial planning through the preparation and implementation of programs and their financing.
26. Green Open Space, hereinafter abbreviated as RTH, is an elongated/ lane or clustered area whose use is more open, a place for water absorption and a place for plants to grow, both naturally grown and deliberately planted.

Section 2

The scope of this Regent's Regulation includes:

- a. PSU;
- b. procedures for handing over Housing PSU; And
- c. financing.

CHAPTER II

PSU

Part One

Types of Residential PSUs

Article 3

- (1) Type of PSU as intended in Article 2 letter a, includes:
 - a. Infrastructure;
 - b. Means; And
 - c. Utility
- (2) Infrastructure as intended in paragraph (1) letter a, includes:
 - a. road network;
 - b. waste water drainage network;
 - c. rainwater drainage network (*drainage*); And
 - d. garbage dump.



- (3) Facilities as intended in paragraph (1) letter b, includes:
- a. commerce/shopping;
 - b. public and government services;
 - c. education;
 - d. health;
 - e. worship;
 - f. recreation and sports;
 - g. burial;
 - h. landscaping and green open space; And
 - i. parking.
- (4) Utilities as intended in paragraph (1) letter c, includes:
- a. clean water network;
 - b. electric network;
 - c. phone network; d.
 - transportation network; e.
 - Fire fighting facilities; And
 - f. Public street lighting facilities.

The second part
Provision of Housing Infrastructure
Article 4

- (1) The developer is obliged to provide road network infrastructure as intended in Article 3 paragraph (2) letter a.
- (2) Provision of road network infrastructure as intended in paragraph (1) must have a width of at least 5 (five) meters with pavement made of *paving blocks* minimum thickness of 6 (six) centimeters.
- (3) The road network infrastructure as intended in paragraph (2) is listed in the Attachment which is an inseparable part of this Regent's Regulation.
- (4) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (5) Administrative sanctions as intended in paragraph (4)
in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.



- (6) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (5) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following provisions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out;
 - b. The second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP;
 - c. The third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.
- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as referred to in paragraph (5) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (5) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (9) Every developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.



Article 5

- (1) The developer is obliged to provide wastewater drainage network infrastructure as intended in Article 3 paragraph (2) letter b.
- (2) Provision of waste water drainage network infrastructure as intended in paragraph (1) in the form of a septic tank in each house or a communal system that serves several houses.
- (3) The provision of wastewater drainage network infrastructure as intended in paragraph (2) must be watertight.
- (4) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (5) Administrative sanctions as intended in paragraph (4) in the form of:
 - a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (6) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (5) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following provisions:
 - a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.



- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as intended in paragraph (5) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (5) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (9) Every developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 6

- (1) The developer is obliged to provide *rainwater* drainage infrastructure as intended in Article 3 paragraph (2) letter c.
- (2) Provision of rain water drainage (*drainage*) infrastructure as intended in paragraph (1) must have a cross-sectional width of at least 30 (thirty) centimeters and a height of 50 (fifty) centimeters or with other dimensions that have a comparable cross-sectional area.
- (3) Provision of rainwater drainage network infrastructure as intended in paragraph (2) is placed on the side of the road directly adjacent to the housing plot.
- (4) Rainwater drainage network infrastructure as intended in paragraph (3) is listed in the Attachment which is an inseparable part of this Regent's Regulation.
- (5) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (6) Administrative sanctions as intended in paragraph (5)
in the form of:
- a. written warning;



- b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (7) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (6) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following provisions:
- a. The first written warning contains:
 - 1. the error in question is accompanied by a clear legal basis;
 - 2. obligations that must be carried out; And
 - 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 - 1. remind the first warning;
 - 2. period of implementation of obligations; And
 - 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 - 1. remind the first and second warning;
 - 2. period of implementation of obligations; And
 - 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as referred to in paragraph (6) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (9) Every Developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (6) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.



- (10) Every developer who does not heed the sanctions as intended in paragraph (9), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 7

- (1) Developers are obliged to provide waste disposal facilities as intended in Article 3 paragraph (2) letter d.
- (2) Provision of waste disposal facilities as referred to in paragraph (1) can be collaborated with the Village Government or individuals engaged in residential waste management.
- (3) The cooperation as intended in paragraph (2) must be approved by the Head of the Environmental Service.
- (4) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (5) Administrative sanctions as intended in paragraph (4) are in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan new (site plan) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (6) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (5) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;



2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.
- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as referred to in paragraph (5) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (5) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (9) Every developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 8

- (1) The developer is obliged to provide infrastructure as intended in Article 3 paragraph (2) of at least 25% (twenty five percent) of the total land area in one stretch.
- (2) Infrastructure as intended in paragraph (1) is in the form of land and buildings which must be handed over to the Regional Government.
- (3) Developers who violate the provisions as intended in paragraph (1) and paragraph (2) will be subject to sanctions administrative.
- (4) Administrative sanctions as intended in paragraph (3) are in the form of:
 - a. written warning;
 - b. delay in granting approval of the Site Plan new (site plan) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.



- (5) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (4) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.
- (6) Every developer who does not heed the sanctions as intended in paragraph (5), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as referred to in paragraph (4) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (7) Every Developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (4) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.



Part Three
Provision of Housing Facilities
Article 9

- (1) Developers with a minimum number of residents of 250 (two hundred and fifty) people or at least 50 (fifty) provide commercial/shopping facilities as intended in paragraph (1) ~~is regulated~~ in Article 3
- (2) Provision of trading/shopping facilities as intended in paragraph (1) is regulated with the following provisions:
- a. Housing with a minimum number of residents of 250 (two hundred and fifty) people or at least 50 (fifty) units in the form of shops/stalls of at least 50 (fifty) m² on land of at least 100 (one hundred) m² ;
 - b. Housing with a minimum number of residents of 6,000 (six thousand) people or at least 1,200 (one thousand two hundred) units in the form of shops with an area of at least 1,200 (one thousand two hundred) m² on a land area of at least 3,000 (three thousand) m²;
 - c. Housing with a minimum number of residents of 30,000 (thirty thousand) people or at least 6,000 (six thousand) units in the form of shopping centers and neighborhood markets covering an area of at least 13,500 (thirteen thousand five hundred) m² on a land area of at least 10,000 (ten thousand)) m²;
 - d. Housing with a minimum number of residents of 120,000 (one hundred twenty thousand) people or at least 24,000 (twenty four thousand) units in the form of shopping and commercial centers (shops, markets, banks and offices) with an area of at least 36,000 (thirty six thousand) m² on land of at least 36,000 (thirty six thousand) m²; And
 - e. The business/shopping facilities provided by the Developer are in the form of plots and shop/stall buildings and shops which are not handed over to the Regional Government.
- (3) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (4) Administrative sanctions as intended in paragraph (3) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.



(5) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (4) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following provisions:

a. The first written warning contains:

1. the error in question is accompanied by a clear legal basis;
2. obligations that must be carried out; And
3. the period of time for carrying out the obligations that must be carried out.

b. the second written warning contains:

1. remind the first warning;
2. period of implementation of obligations; And
3. call the person concerned to order facing the DPKP.

c. the third written warning contains:

1. remind the first and second warning;
2. period of implementation of obligations; And
3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.

(6) Every developer who does not heed the sanctions as intended in paragraph (5), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer,

as referred to in paragraph (4) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.

(7) Every Developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (4) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.

(8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.



Article 10

- (1) Developers with at least 2,500 residents (two thousand five hundred) people or at least 500 (five hundred) units are required to provide public and government service facilities as intended in Article 3 paragraph (3) letter b.
- (2) Provision of public and government service facilities as intended in paragraph (1) in the form of:
- a. neighborhood association hall;
 - b. community harmony hall;
 - c. meeting hall; and/or
 - d. security posts.
- (3) Provision of public and government service facilities as intended in paragraph (1) is regulated with the following provisions:
- a. located in the middle of a group of residential buildings or exit/entrance access;
 - b. can integrate with other facility buildings;
 - c. type of public and government service facilities in the form of a community association hall as intended in paragraph (2) letter b with at least a floor area of 150 (one hundred and fifty) m² with a land area of 300 (three hundred) m²;
 - d. type of public and government service facilities in the form of a meeting hall as intended in paragraph (2) letter c with at least a floor area of 150 (one hundred and fifty) m² with a land area of 300 (three hundred) m²;
And
 - e. type of public and government service facilities in the form of a security post as intended in paragraph (2) letter d with at least a floor area of 6 (six) m² with a land area of 12 (twelve) m².
- (4) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (5) Administrative sanctions as intended in paragraph (4) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.



(6) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (5) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following provisions:

a. The first written warning contains:

1. the error in question is accompanied by a clear legal basis;
2. obligations that must be carried out; And
3. the period of time for carrying out the obligations that must be carried out.

b. the second written warning contains:

1. remind the first warning;
2. period of implementation of obligations; And
3. call the person concerned to order facing the DPKP.

c. the third written warning contains:

1. remind the first and second warning;
2. period of implementation of obligations; And
3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.

(7) Every developer who does not heed the sanctions as intended in paragraph (6), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer,

as referred to in paragraph (5) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.

(8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (5) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.

(9) Every developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.



Article 11

- (1) Developers are obliged to provide educational facilities as intended in Article 3 paragraph (3) letter c in the form of basic education facilities.
- (2) The provision of educational facilities as intended in paragraph (1) is regulated with the following provisions:
- a. Non-story housing with a land area of more than 10 (ten) hectares in one area is required to provide educational facilities at the housing location; And
 - b. Multi-storey housing with a capacity of 500 (five hundred) flats or more is required to provide educational facilities that can be integrated with educational facilities around the housing location.
- (3) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (4) Administrative sanctions as intended in paragraph (3) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (5) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (4) letter a, is carried out by the DPKP by giving written warnings to
- The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.



- (6) Every developer who does not heed the sanctions as intended in paragraph (5), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as referred to in paragraph (4) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (7) Every Developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (4) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 12

- (1) Housing developers with a minimum number of residents of 1,250 (one thousand two hundred and fifty) people or 250 (two hundred and fifty) units are required to provide health facilities as intended in Article 3 paragraph (3) letter d.
- (2) Health facilities as intended in paragraph (1) are in the form of integrated service posts and health centers.
- (3) Integrated service posts and health centers as intended in paragraph (2) are regulated as follows:
- a. be within a maximum reach radius of 500 (five hundred) meters;
 - b. located in the middle of a group of neighbors; and
 - c. do not cross the highway.
- (4) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (5) Administrative sanctions as intended in paragraph (4) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;



- c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (6) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (5) letter a, is carried out by the DPKP by giving written warnings to
The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
 - 1. the error in question is accompanied by a clear legal basis;
 - 2. obligations that must be carried out; And
 - 3. the period of time for carrying out the obligations that must be carried out.
 - b. The second written warning contains:
 - 1. remind the first warning;
 - 2. period of implementation of obligations; And
 - 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 - 1. remind the first and second warning;
 - 2. period of implementation of obligations; And
 - 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.
- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after the third written warning sanction period ends, will be subject to
administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer,

as referred to in paragraph (5) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (5) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (9) Every developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.



Article 13

- (1) Developers with a minimum number of residents of 250 (two hundred and fifty) people or at least 50 (fifty) units are required to provide worship facilities as intended in Article 3 paragraph (3) letter e.
- (2) Worship facilities as intended in paragraph (1) are placed in locations that are easy to reach and appropriate.
- (3) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (4) Administrative sanctions as intended in paragraph (3) in the form of:
 - a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (5) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (4) letter a, is carried out by the DPKP by giving written warnings to

The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:

 - a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.



- (6) Every developer who does not heed the sanctions as intended in paragraph (5), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as referred to in paragraph (4) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (7) Every Developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (4) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 14

- (1) Developers with a minimum number of residents of 30,000 (thirty thousand) people or at least 6,000 (six thousand) units are required to provide recreation and sports facilities as intended in Article 3 paragraph (3) letter f.
- (2) Recreation and sports facilities as intended in paragraph (1) are placed in locations that are easy to reach and appropriate.
- (3) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (4) Administrative sanctions as intended in paragraph (3) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.



(5) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (4) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following provisions:

a. The first written warning contains:

1. the error in question is accompanied by a clear legal basis;
2. obligations that must be carried out; And
3. the period of time for carrying out the obligations that must be carried out.

b. the second written warning contains:

1. remind the first warning;
2. period of implementation of obligations; And
3. call the person concerned to order facing the DPKP.

c. the third written warning contains:

1. remind the first and second warning;
2. period of implementation of obligations; And
3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.

(6) Every developer who does not heed the sanctions as intended in paragraph (5), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer,

as referred to in paragraph (4) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.

(7) Every Developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (4) letter c, carried out by Diskominfo based on a notification letter. from the Head of DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, regional government *websites* and/or official notice boards provided by the Regional Government for 3 (three) days.

(8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.



Article 15

- (1) The developer is obliged to provide burial facilities as intended in Article 3 paragraph (3) letter g.
- (2) Provision of burial facilities in housing with a land area of less than or equal to 50 (fifty) hectares is provided outside the housing location with the following conditions:
- a. the location must be in accordance with the District Plan Certificate;
 - b. road access is available;
 - c. be in the same village/sub-district with a housing location;
 - d. in the event that burial facilities cannot be located in the same village/sub-district as the housing location as intended in letter c, burial facilities are provided in 1 (one) sub-district;
 - e. in the event that burial facilities cannot be located in 1 (one) sub-district as intended in letter d, then burial facilities are provided in another nearby sub-district;
 - f. in the event that the burial location does not comply with the provisions of letter c, letter d and letter e, it must obtain the approval of the local Village Head/Lurah and be known by the Subdistrict Head; And
 - g. Funeral facilities provided by the Developer is land owned by the Developer as proven by proof of ownership in the Developer's name.
- (3) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (4) Administrative sanctions as intended in paragraph (3) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (5) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (4) letter a, is carried out by the DPKP by giving written warnings to
- The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.



- b. the second written warning contains:
 - 1. remind the first warning;
 - 2. period of implementation of obligations; And
 - 3. call the person concerned to order facing the DPKP.
- c. the third written warning contains:
 - 1. remind the first and second warning;
 - 2. period of implementation of obligations; And
 - 3. obligations and a description of the consequences that must be implemented by concerned if he does not heed the warning.

(6) Every developer who does not heed the sanctions as intended in paragraph (5), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new Site Plan (site plan) carried out by the DPKP to the same Developer, as intended in paragraph (4) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.

(7) Every Developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (4) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.

(8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 16

- (1) Developers with a minimum number of residents of 250 (two hundred and fifty) people or at least 50 (fifty) units are required to provide landscaping and green open space facilities as intended in Article 3 paragraph (3) letter h.
- (2) The provision of landscaping facilities and green open space as intended in paragraph (1) is placed in the middle of the residential group.
- (3) Gardening and green open space facilities as intended in paragraph (1) are in the form of:
 - a. park/playground;



- b. Sports field;
 - c. green lane; and/or
 - d. *landmark* (marker).
- (4) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (5) Administrative sanctions as intended in paragraph (4) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, in 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (6) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (5) letter a, is carried out by the DPKP by giving written warnings to
The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
 - 1. the error in question is accompanied by a clear legal basis;
 - 2. obligations that must be carried out; And
 - 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 - 1. remind the first warning;
 - 2. period of implementation of obligations; And
 - 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 - 1. remind the first and second warning;
 - 2. period of implementation of obligations; And
 - 3. obligations and a description of the consequences that must be implemented by concerned if he does not heed the warning.
- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new Site Plan carried out by the DPKP to the same Developer, as intended in paragraph (5) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.



- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (5) letter c, carried out by Diskominfo based on a notification letter. from the Head of DPKP, mass media can be electronic media

as well as local and/or national scale print media, Regional Government *websites* and/or official notice boards provided by the Regional Government for 3 (three) days.

- (9) Every developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 17

- (1) Developers with a minimum number of residents of 2,500 (two thousand five hundred) people or 500 (five hundred) units are required to provide parking facilities as intended in Article 3 paragraph (3) letter i.
- (2) The provision of parking facilities as intended in paragraph (1), is placed in a suitable location and does not interfere with access for vehicles in and out of the housing area.
- (3) Criteria for parking facilities as intended in paragraph (2) must be at least 400 (four hundred) m².
- (4) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (5) Administrative sanctions as intended in paragraph (4)
in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (6) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (5) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following provisions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And



3. the period of time for carrying out the obligations that must be carried out.
- b. the second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be implemented by concerned if he does not heed the warning.
- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new Site Plan carried out by the DPKP to the same Developer, as intended in paragraph (5) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (5) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (9) Every developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 18

- (1) The developer is obliged to provide facilities as intended in Article 3 paragraph (3) letters b to i, amounting to at least 10% (ten percent) of the total land area in one stretch.
- (2) Developers with a number of residents below 2,500 (two thousand five hundred) people or 500 (five hundred) units are required to hand over the facilities as intended in paragraph (1) to the Regional Government at least in the form of land.



- (3) Developers with a minimum number of residents of 2,500 (two thousand five hundred) people or 500 (five hundred) units are required to hand over the facilities as intended in paragraph (1) to the Regional Government in the form of land and buildings.
- (4) Developers who violate the provisions as intended in paragraph (1), paragraph (2) and paragraph (3) will be subject to sanctions administrative sanctions.
- (5) Administrative sanctions as intended in paragraph (4)
in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (6) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (5) letter a, is carried out by the DPKP by giving written warnings to the Developer which is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following provisions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be implemented by concerned if he does not heed the warning.
- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as referred to in paragraph (5) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.



- (8) Every developer who does not heed the sanctions as intended in paragraph (7), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (5) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (9) Every developer who does not heed the sanctions as intended in paragraph (8), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Part Four

Provision of Housing Utilities

Article 19

- (1) Developer provides Utilities as intended in Article 3 paragraph (4). Housing area

Article 20

- (1) Developers are required to provide Housing Utilities in the form of a clean water network as referred to in Article 3 paragraph (4) letter a with the following provisions:
- a. provision of clean water to household connections, can come from drinking water companies or other adequate sources; And
 - b. clean water pipe network using PVC pipes.
- (2) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (3) Administrative sanctions as intended in paragraph (3) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (4) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (3) letter a, is carried out by the DPKP by giving written warnings to
The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:



- a. The first written warning contains:
 - 1. the error in question is accompanied by a clear legal basis;
 - 2. obligations that must be carried out; And
 - 3. the period of time for carrying out the obligations that must be carried out.
- b. the second written warning contains:
 - 1. remind the first warning;
 - 2. period of implementation of obligations; And
 - 3. call the person concerned to order facing the DPKP.
- c. the third written warning contains:
 - 1. remind the first and second warning;
 - 2. period of implementation of obligations; And
 - 3. obligations and a description of the consequences that must be implemented by concerned if he does not heed the warning.

(5) Every developer who does not heed the sanctions as intended in paragraph (4), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer,

as referred to in paragraph (3) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.

(6) Every developer who does not heed the sanctions as intended in paragraph (5), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (3) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.

(7) Every developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.



Article 21

- (1) Developers are required to provide Housing Utilities in the form of an electricity network as intended in Article 3 paragraph (4) letter b in the form of electrical power from the State Electricity Company or other electricity sources provided that each household is served with an electrical power of at least 450 (four hundred and fifty) Volt Amperes .
- (2) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (3) Administrative sanctions as intended in paragraph (2) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (4) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (3) letter a, is carried out by the DPKP by giving written warnings to The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
 - b. the second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.



- (5) Every developer who does not heed the sanctions as intended in paragraph (4), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer, as referred to in paragraph (3) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (6) Every developer who does not heed the sanctions as intended in paragraph (5), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (3) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

Article 22

Provision of telephone networks as intended in Article 3 paragraph (4) letter c in the form of telephone connections from the Indonesian Telecommunication Limited Company or other companies with conditions desired by Housing Developers and residents.

Article 23

Provision of Housing Utilities in the form of transportation networks as intended in Article 3 paragraph (4) letter d in the form of transit points with the terms of their existence agreed upon by the Housing Developer and residents.

Article 24

Provision of Housing Utilities in the form of a fire extinguisher as intended in Article 3 paragraph (4) letter e, at least in the form of a Light Fire Extinguisher (APAR) in accordance with applicable regulations.



Article 25

- (1) Developers are required to provide Housing Utilities in the form of public street lighting as intended in Article 3 paragraph (4) letter f with the following provisions:
- a. lighting strength of at least 500 (five hundred) *lux* with a height of more than 5 (five) meters from the ground; And
 - b. Street lighting electric poles are placed in strategic places at a distance of at least 50 meters (fifty) meters or adjusted to field conditions.
- (2) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (3) Administrative sanctions as intended in paragraph (2) in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;
 - c. announcements to mass media; and/or
 - d. revocation of the company's operational permit.
- (4) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (3) letter a, is carried out by the DPKP by giving written warnings to
- The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
 1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
 - b. The second written warning contains:
 1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
 - c. the third written warning contains:
 1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.



- (5) Every developer who does not heed the sanctions as intended in paragraph (4), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new Site Plan carried out by the DPKP to the same Developer, as intended in paragraph (3) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (6) Every developer who does not heed the sanctions as intended in paragraph (5), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (3) letter c, carried out by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (7) Every developer who does not heed the sanctions as intended in paragraph (6), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.

CHAPTER III

PROCEDURES FOR DELIVERY OF HOUSING PSU

Part One

Condition

Article 26

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



- (5) Delivery of PSU Housing in accordance with the Plan
The *Site Plan* as intended in paragraph (4) letter b is carried out:
- a. gradually, if the development plan is carried out in stages; or
 - b. all at once, if the development plan is not carried out in stages.
- (6) The Regional Government accepts the delivery of Housing PSU who have met the requirements.
- (7) The requirements as intended in paragraph (6) include:
- a. general;
 - b. technical; And
 - c. administration.
- (8) General requirements as intended in paragraph (7) letter a consists of:
- a. the location of the Housing PSU is in accordance with the Site Plan which has been approved by the DPUPR for the Site Plan which have been approved by DPUPR before 2017 or DPKP for Site Plans which have been approved by DPKP starting in 2017; And
 - b. in accordance with licensing documents and specifications building technical.
- (9) The technical requirements as intended in paragraph (7) letter b must be implemented with the following provisions:
- a. construction materials/materials for Housing PSU declared worthy; And
 - b. Residential PSUs can be utilized/used according to their function.
- (10) Administrative requirements as intended in paragraph (7) letter c, consist of:
- a. *Site Plan* document that has been approved by the Regional Government;
 - b. Building Construction Permit or building approval for required buildings;
 - c. Letter of Relinquishment of Land Rights from the Developer to the Regional Government; And
 - d. Functional Eligibility Certificate.
- (11) Developers who violate the provisions as intended in paragraph (1) are subject to administrative sanctions.
- (12) Administrative sanctions as intended in paragraph (11) are in the form of:
- a. written warning;
 - b. delay in granting approval of the Site Plan (*Site Plan*) to the same Developer, within 18 (eighteen) months after the Developer completing previous Housing;



- c. announcements to mass media; and/or
- d. revocation of the company's operational permit.
- (13) The imposition of administrative sanctions in the form of written warnings as intended in paragraph (12) letter a, is carried out by the DPKP by giving written warnings to
- The development is carried out in 3 (three) stages, each stage within a period of 15 (fifteen) calendar days with the following conditions:
- a. The first written warning contains:
1. the error in question is accompanied by a clear legal basis;
 2. obligations that must be carried out; And
 3. the period of time for carrying out the obligations that must be carried out.
- b. the second written warning contains:
1. remind the first warning;
 2. period of implementation of obligations; And
 3. call the person concerned to order facing the DPKP.
- c. the third written warning contains:
1. remind the first and second warning;
 2. period of implementation of obligations; And
 3. obligations and a description of the consequences that must be carried out by the person concerned if they do not heed the warning.
- (14) Every developer who does not heed the sanctions as intended in paragraph (1), after the third written warning sanction period ends, will be subject to administrative sanctions in the form of a delay in granting approval of a new *Site Plan* carried out by the DPKP to the same Developer,
- as referred to in paragraph (12) letter b, the imposition of a delay in granting licensing approval is carried out until the Developer's obligations are fulfilled.
- (15) Every developer who does not heed the sanctions as intended in paragraph (2), after a grace period of 30 (thirty) days will be subject to administrative sanctions in the form of an announcement to the mass media as intended in paragraph (12) letter c, implemented by Diskominfo based on a notification letter. from the Head of the DPKP, mass media can be in the form of electronic media or print media on a local and/or national scale, the Regional Government *website* and/or official notice boards provided by the Regional Government for 3 (three) days.
- (16) Every developer who does not heed the sanctions as intended in paragraph (15), after a grace period of 30 (thirty) days, will be subject to administrative sanctions in the form of revocation of the company's operational permit, carried out by the DPKP by proposing revocation of the operational permit to the permit giver.



The second part
PSU Handover Procedures
Article 27

Procedures for handing over Housing PSU to the Government Regions, including:

- a. preparation;
- b. implementation of delivery; And
- c. post-delivery.

Paragraph 1

Preparation

Article 28

(1) Procedures for preparing the delivery of Housing PSU as intended in Article 27 letter a, includes:

- a. The developer submits an application for the transfer of Housing PSU by fulfilling the general, technical and administrative requirements as intended in Article 26;
- b. The Regent received the request for the handover of the PSU Housing from Developers;
- c. The Regent assigned a verification team to process it delivery of Housing PSU;
- d. The verification team invites developers to present the Housing PSU that will be submitted including:
 1. suitability of *the Site Plan* to the existing conditions of the Housing and Housing PSU which will be handed over to the Regional Government; And
 2. general, administrative and technical requirements regarding Housing PSU that will be handed over to the Regional Government;
- e. The verification team carries out an inventory of the Housing PSUs to be handed over, including:
 1. Site plan approved by DPUPR or DPKP.
 2. layout of buildings and land; And
 3. volume and value of Housing PSU acquisition.
- f. the verification team prepares the team work schedule and instruments assessment includes:
 1. field inspection time plan; And
 2. the size of the entire PSU Housing area to be handed over.



Paragraph 2
Implementation of Handover
Article 29

- Procedures for implementing the handover of Housing PSU as intended in Article 27 letter b includes:
- a. the verification team conducts research on the requirements general, technical and administrative;
 - b. the verification team carries out field inspections and physical assessment of PSU Housing;
 - c. the verification team prepares a report on the results of the physical inspection and assessment of the Housing PSU, as well as formulating which Housing PSU is suitable or not suitable for acceptance;
 - d. Housing PSUs that are not acceptable will be returned to the Developer for repairs or adjustments no later than 1 (one) month after the inspection;
 - e. the results of repairs or adjustments to the Housing PSU as intended in letter d, inspection and reassessment are carried out;
 - f. Housing PSUs that are eligible to be accepted are stated in the Inspection Minutes to be submitted to the Regent;
 - g. The Regent determines the PSU Housing received;
 - h. The verification team prepares the handover minutes and determining the delivery schedule for Housing PSU;
 - i. The Regent and Developer sign the Minutes Handover of Housing PSU;
 - j. The Minutes of Handover as referred to in letter i are used as the basis by the Regional Government in submitting an application for registration of land rights at the Land Office.
 - k. In the event that there is a difference in volume between the Minutes of Handover and the results of measurements carried out by the Land Office, then what is used as the basis for the application for registration of land rights is the measurement carried out by the Land Office.

Paragraph 3
Post Handover
Article 30

Post-handover procedures for Housing PSU as intended in Article 27 letter c include:

- a. The Regent hands over the Housing PSU to DPKP no later than 3 (three) months after handing over the Housing PSU held;



- b. Regional Property Managers record assets for Housing PSUs in the Regional Property List (DBMD);
- c. DPKP who receives Housing PSU assets records them in the user's property register; And
- d. DPKP receives Housing PSU assets
Inform the public regarding the Housing PSU that has been handed over by the Developer.

Part Three

Procedures for Handing Over PSU Housing that is Abandoned and/or Has Not Been Handed Over

Article 31

Procedures for handing over PSU Housing that is abandoned and/or has not been handed over apply the following provisions:

- a. In the event that the Infrastructure and Facilities as intended in Article 3 are abandoned/not maintained and have not been handed over to the Regional Government, the Regional Government shall submit a letter of request to the Developer to repair/maintain the PSU

The housing in question and then hand it over to the Regional Government;

- b. in matter The Developer is unable to repair/maintain the Infrastructure and Facilities as intended in letter a, then the Developer make a statement stating that Developers are unable to repair/maintain Infrastructure and Facilities referred to;
- c. based on the statement letter as intended in letter b, the Regional Government accepts the Infrastructure and Facilities provided that the Developer concerned will not be given a *site plan* recommendation

for housing development and development next;

- d. in the event that the infrastructure and facilities are neglected/not maintained and have not been handed over to the regional government as intended in letter a and The developer does not have a *Site Plan validation document*, so to complete the documents for submitting Infrastructure and Facilities the Developer submits an application for approval of the plot site that is appropriate to the conditions in the field;

- e. In the event that the Infrastructure and Facilities as referred to in letter a are abandoned/not maintained and the position and whereabouts of the Developer are unknown and have not been handed over to the Regional Government, then the process of handing over the Infrastructure and Facilities is carried out by the resident's representative accompanied by a statement from the resident's representative knowing the Village Head/Lurah and sub-district head;



- f. Developer whose position and whereabouts are unknown as referred to in letter e
stated with a statement from the Village Head/Lurah who is known to the Head of the Subdistrict where the Developer is domiciled
final; And
- g. In the event that the Infrastructure and Facilities are abandoned/not maintained and have not been handed over to the Regional Government as intended in letter a and the position and whereabouts of the Developer are not known and the *Site Plan* validation documents do not exist, then to complete the documents for submitting the Facilities and Infrastructure the process for submitting an application for approval of the plot site is in accordance with the situation in the field is carried out by resident representatives accompanied by a statement from the resident representative who knows the Village Head/Lurah and Subdistrict Head.

CHAPTER IV

FINANCING

Article 32

- (1) The Regional Government bears the costs of handing over the Housing PSU.
- (2) Fees as intended in paragraph (1) include:
- a. submission process;
 - b. post-delivery process; And
 - c. management after delivery.
- (3) The handover process as intended in paragraph (2) letter a from the Developer to DPKP is financed by APBD through DPKP.
- (4) Post-handover process as referred to in paragraph (2) letter b in the PSU Housing certification
financed by the APBD through the Regional Financial Agency Sukoharjo Regency.
- (5) Management after handover as referred to in paragraph (2) letter c is funded by APBD through DPKP.
- (6) Funding for Housing PSU maintenance before handover is the responsibility of the Developer.

CHAPTER VI

CLOSING

Article 33

This Regent's Regulation comes into force on the date of promulgation.



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

Stipulated in Sukoharjo on
December 3 2021

REGENT SUKOHARJO,

signed.

ETIK SURYANI

Promulgated in Sukoharjo on
December 3 2021

REGIONAL SECRETARY
SUKOHARJO DISTRICT,

signed.

WIDODO

REGIONAL NEWS SUKOHARJO DISTRICT
YEAR 2021 NUMBER 67



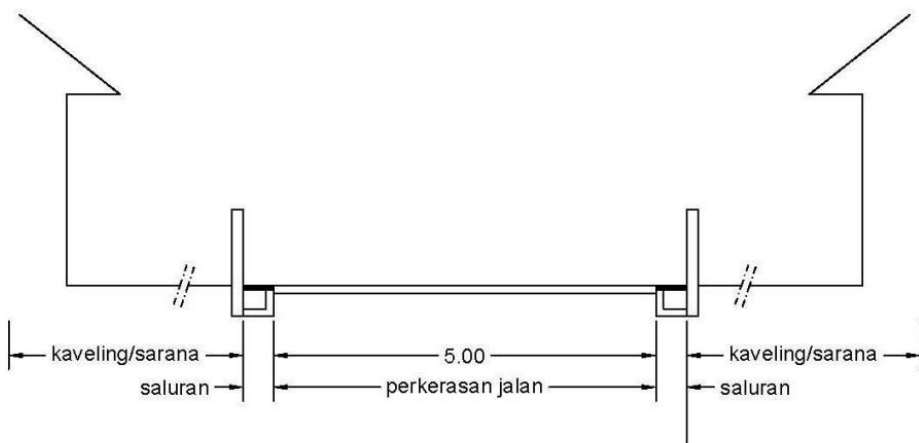
ATTACHMENT
TO SUKOHARJO REGENCY REGULATION
NUMBER 66 OF 2021
CONCERNING
INSTRUCTIONS FOR IMPLEMENTING REGULATIONS
SUKOHARJO DISTRICT REGION
NUMBER 13 OF 2019 CONCERNING DELIVERY
OF HOUSING INFRASTRUCTURE, FACILITIES AND
UTILITIES.

ROAD NETWORK INFRASTRUCTURE AND CANAL NETWORK INFRASTRUCTURE
RAINWATER DISPOSAL (*DRAINAGE*)

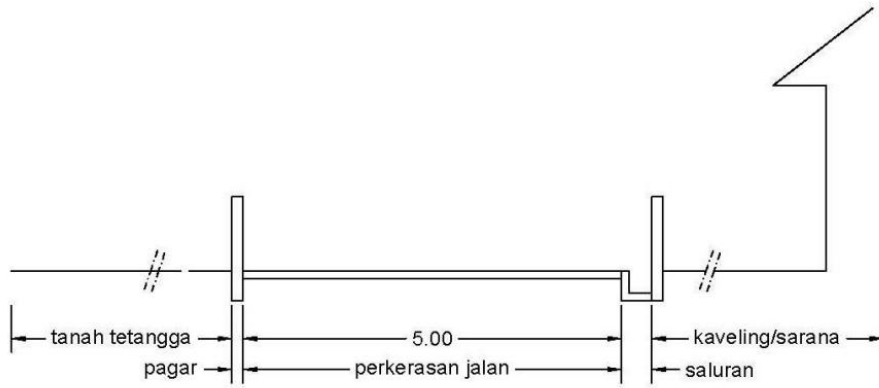
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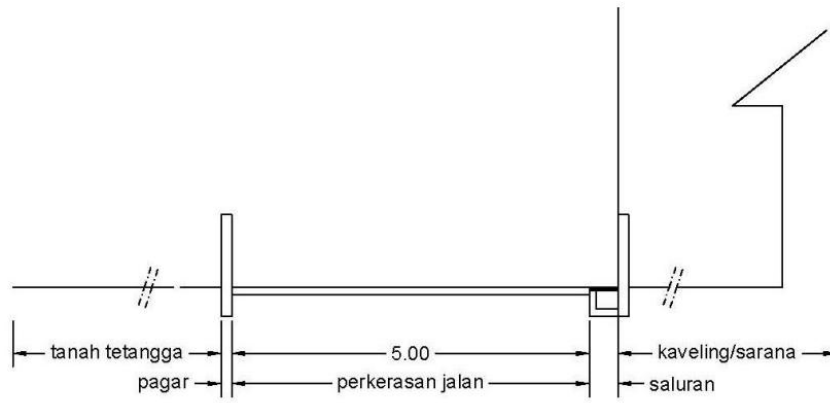
B. 2-sided closed channel



C. Open channel on 1 side



D. 1-sided closed channel



REGENT SUKOHARJO,

signed.

ETIK SURYANI

