



COPY

REGENT SUKOHARJO
PROVINCE OF CENTRAL JAVA

SUKOHARJO REGENCY REGULATIONS
NUMBER 71 OF 2018

ABOUT

PROCEDURES FOR IMPLEMENTING A BUILDING CONSTRUCTION PERMIT
AND CERTIFICATE OF FITNESS FOR BUILDING FUNCTION THROUGH SERVICES
ELECTRONICALLY INTEGRATED BUSINESS LICENSING

BY THE GRACE OF GOD ALMIGHTY

REGENT SUKOHARJO,

- Considering:
- a. that with the stipulation of Regulation of the Minister of Public Works Number 19 of 2018 concerning the Implementation of Building Construction Permits and Certificates of Building Functionality through Electronically Integrated Business Licensing Services, it is necessary to regulate Procedures for Implementing Building Construction Permits and Building Functionality Certificates through Licensing Services Trying to be Electronically Integrated;
 - b. that in order to realize orderly construction of buildings and ensure the technical reliability of buildings, every building construction must be based on a building construction permit, and every building must have a certificate of appropriate building function as a condition for the building to be utilized;
 - c. that based on the considerations as intended in letters a and b, it is necessary to stipulate a Regent's Regulation concerning Procedures for Providing Building Construction Permits and Certificates of Building Functionality through Electronically Integrated Business Licensing Services;

- Remember :
1. Law Number 13 of 1950 concerning the Establishment of Regency Regions within the Province of Central Java;



2. Law Number 28 of 1999 concerning the Administration of a State that is Clean and Free from Corruption, Collusion and Nepotism (State Gazette of the Republic of Indonesia of 1999 Number 75, Supplement to the State Gazette of the Republic of Indonesia Number 3851);
3. Law Number 14 of 2008 concerning Openness of Public Information (State Gazette of the Republic of Indonesia of 2007 Number 61, Supplement to State Gazette of the Republic of Indonesia Number 4846);
4. Law Number 25 of 2009 concerning Public Services (State Gazette of the Republic of Indonesia of 2009 Number 112, Supplement to State Gazette of the Republic of Indonesia Number 5038);
5. Law Number 12 of 2011 concerning the Formation of Legislation (State Gazette of the Republic of Indonesia of 2011 Number 82, Supplement to the State Gazette of the Republic of Indonesia Number 5234);
6. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2014 Number 244, Supplement to the State Gazette of the Republic of Indonesia Number 5587) as amended several times, most recently by Law Number 9 of 2015 concerning the Second Amendment to the Law. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2015 Number 58, Supplement to State Gazette of the Republic of Indonesia Number 5679);
7. Government Regulation Number 24 of 2018 concerning Electronic Integrated Business Licensing Services (State Gazette of the Republic of Indonesia of 2018 Number 90, Supplement to the State Gazette of the Republic of Indonesia Number 6125);
8. Presidential Regulation Number 87 of 2014 concerning Implementing Regulations of Law Number 12 of 2011 concerning the Formation of Legislative Regulations (State Gazette of the Republic of Indonesia of 2014 Number 199);
9. Presidential Regulation Number 97 of 2014 concerning the Implementation of One-Stop Integrated Services (State Gazette of the Republic of Indonesia of 2014 Number 221);



10. Presidential Regulation Number 91 of 2017 concerning the Acceleration of Business Implementation (State Gazette of the Republic of Indonesia of 2017 Number 210);
11. Minister of Home Affairs Regulation Number 24 of 2006 concerning Guidelines for the Implementation of One-Stop Integrated Services;
12. Minister of Home Affairs Regulation Number 80 of 2015 concerning the Establishment of Regional Legal Products (State Gazette of the Republic of Indonesia of 2015 Number 2036);
13. Regulation of the Minister of Public Works and Public Housing Number 19 of 2018 concerning the Implementation of Building Construction Permits and Certificates of Building Functionality through Electronically Integrated Business Licensing Services (State Gazette of the Republic of Indonesia of 2018 Number 917);
14. 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);
15. Regulation of the Regent of Sukoharjo Number 50 of 2016 concerning Position, Organizational Structure, Duties and Functions, and Work Procedures of the Sukoharjo Regency Regional Service (Regional Gazette of Sukoharjo Regency of 2016 Number 50);

DECIDE :

To stipulate: REGENT REGULATION CONCERNING PROCEDURES FOR IMPLEMENTING BUILDING CONSTRUCTION PERMITS AND CERTIFICATES OF BUILDING FUNCTIONAL ELIGIBILITY THROUGH ELECTRONICALLY INTEGRATED BUSINESS LICENSING SERVICES.

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 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. The One Stop Investment and Integrated Services Service, hereinafter referred to as the PM and PTSP Service, is the One Stop Investment and Integrated Services Service Sukoharjo Regency.
5. The Head of the PM and PTSP Service is the Head of the PM and PTSP Service of Sukoharjo Regency.
6. Business Licensing is the registration provided to Business Actors to start and carry out business and/or activities and is given in the form of approval expressed in the form of a letter/ decision or fulfillment of requirements and/or Commitments.
7. Electronically Integrated Business Licensing or *Online Single Submission* , hereinafter abbreviated to OSS, is a business permit issued by the OSS Institution for and on behalf of ministers, heads of institutions, governors, or regents/mayors to business actors through an integrated electronic system.
8. A building is a physical form resulting from construction work that is integrated with its location, partly or wholly located on and/or in land and/or water, which functions as a residence, religious activities, business activities, social, cultural activities, as well as special activities.
9. Building Construction Permit, hereinafter abbreviated as IMB, is a permit granted by the regional government except for special function buildings by the Government to building owners to build new, change, expand, reduce, and/or maintain buildings in accordance with administrative requirements and applicable technicalities.
10. Certificate of Functionality of a Building, hereinafter abbreviated as SLF, is a certificate issued by the regional government except for special function buildings by the Government to certify the appropriateness of the function of a building, both administratively and technically, before its use.



11. Building Management Information System, hereinafter abbreviated as SIMBG, is an integrated information system used for IMB issuance, SLF issuance, and building data collection systems.
12. Building Expert Team, hereinafter abbreviated as TABG, is a team consisting of experts related to building construction to provide technical considerations in the process of researching technical plan documents with a limited assignment period, and also to provide input in resolving certain building maintenance problems. whose composition of members is appointed on a case by case basis according to the complexity of the particular building.
13. Registration is the registration of a business and/or activity by business actors through OSS.
14. OSS Management and Organizing Institution, hereinafter referred to as OSS Institution, is a non-ministerial government institution that carries out government affairs in the field of investment coordination.
15. Business Actors are individuals or non-individuals who carry out business and/or activities in the field certain.
16. Business License is a permit issued by the OSS Institution for and on behalf of ministers, heads of institutions, governors, or regents/mayors after Business Actors have registered and to start businesses and/or activities until before commercial or operational implementation by fulfilling the requirements and/or or Commitment.
17. Commercial or Operational License is a permit issued by the OSS Institution for and on behalf of the institution, governor, minister, leader or regent/ Actor has obtained a Business Permit and after the Business commercial or operational activities by fulfilling the requirements and/or commitments.
18. Commitment is a statement by a Business Actor to fulfill the requirements for a Business License and/or Commercial or Operational License.



CHAPTER II

TYPES OF BUILDING PERMITS

Section 2

- (1) Types of Building Construction Permits (IMB) are:
 - a. building; And
 - b. building is not a building.
- (2) Buildings as referred to in paragraph (1) letter a include:
 - a. buildings intended for residential purposes; and b. building for business.
- (3) Buildings are not buildings as intended in paragraph (1) letter b includes:
 - a. buildings for telecommunications towers; And
 - b. building for advertising.

CHAPTER III

PROCEDURES FOR SERVING IMB APPLICATIONS

Article 3

- (1) Applicants for IMB for residential buildings as intended in Article 2 paragraph (2) letter a are submitted via the SIMBG application.
- (2) Applicants for building permits for business buildings as intended in Article 2 paragraph (2) letter b are submitted via the SIMBG application which is integrated into the OSS.
- (3) Applicants for IMB for non-building buildings as intended in Article 2 paragraph (3) letters a, letter b are submitted via the SIMBG application.

CHAPTER IV

FULFILLMENT OF COMMITMENTS

Article 4

- (1) IMB applicants as intended in Article 3 paragraph (2) who have obtained IMB through the OSS system are obliged to fulfill their commitments.



- (2) Fulfillment of commitments as intended in paragraph (1) by completing:
- a. proof of ownership status of land rights or proof of land utilization agreement;
 - b. building owner data; And
 - c. building technical plans.
- (3) Technical plan for the building as intended in paragraph (2) letter c contains at least:
- a. architectural plans;
 - b. structural plan: and
 - c. utility plan.
- (4) The building technical plan as intended in paragraph (3) must receive technical consideration from TABG.
- (5) Technical considerations as intended in paragraph (4) are completed within 25 (twenty five) days.
- (6) Provisions regarding building technical plans and technical considerations are regulated in a separate Regent's Regulation.

CHAPTER V

ISSUANCE OF FUNCTIONAL FITNESS CERTIFICATE

BUILDING

Article 5

- (1) The period for fulfilling the IMB commitment is no later than 30 (thirty) days after the IMB is issued.
- (4) Applicants for an IMB as intended in Article 3 paragraph (2), before having an IMB, must first have a Business Identification Number issued by an OSS institution.
- (5) In the event that the IMB requires completion of an Environmental Impact Analysis (Amdal) document, the maximum period for fulfilling the commitment is 30 (thirty) days, for the Environmental Impact Analysis (Amdal) is regulated by a separate Regent's Regulation.
- (6) The applicant submits complete fulfillment of the IMB commitment as intended in Article 4 paragraph (1) via SIMBG no later than 5 (five) days after the IMB is issued.



Article 6

- (1) Business actors who apply for IMB through the OSS system are required to submit an SLF application before the building is put into operation through SIMBG.
- (2) Requirements for application for SLF issuance as follows referred to in paragraph (1) includes:
 - a. Technical drawings of built buildings (as built drawings);
 - b. A statement from the construction supervisor or management for the building or from the Technical Reviewer for existing buildings that the building being constructed is in accordance with the IMB and functionally feasible; And
 - c. Supporting attachments stating the functional suitability of the building.

Article 7

- (1) The functional fitness statement as intended in Article 6 paragraph (2) letter b is made by the construction supervisor or management for new buildings or technical reviewers for existing buildings *after* an inspection of functional fitness.
- (2) In the event that the functional fitness inspection as intended in paragraph (1) states that the building is not functionally fit for purpose, it must be retrofitted .
- (3) The results of *the retrofitting* are checked for functional suitability by the supervisor or construction management for new buildings or technical reviewers for old buildings.
- (4) Construction supervisor/management and technical reviewers as referred to in paragraph (3) are professional building construction experts.
- (5) If the results of the functional fitness inspection state that the building is functionally fit for purpose, a statement of functional fitness can be made.
- (6) The functional fitness inspection as intended in paragraph (1) is carried out in accordance with the provisions of statutory regulations.



Article 8

- (1) The PM and PTSP Service checks the completeness of the requirements for the SLF issuance application as intended in Article 7 paragraph (2) submitted by business actors through SIMBG.
- (2) In the event that the requirements for the application for the issuance of the SLF as intended in paragraph (1) are declared complete, the PM and PTSP Service shall provide a statement to the OSS that the SLF can be issued.
- (3) In the event that the requirements for the application for the issuance of the SLF as intended in paragraph (1) are declared incomplete, the PM and PTSP Service shall provide a statement to the OSS Institution that the SLF cannot be issued.

CHAPTER VI

TRANSITIONAL PROVISIONS

Article 9

- (1) IMB applications submitted before the SIMBG application has not yet become effective can be processed via the Spion application.
- (2) IMB that has been issued before the SIMBG application is determined effectively, is considered valid and remains in effect.

CHAPTER VII

CLOSING

Article 10

When this Regent's Regulation comes into force, Sukoharjo Regent's Regulation Number 11 of 2017 concerning Procedures and Requirements for Issuing Building Construction Permits (Sukoharjo Regency Regional Gazette of 2017 Number 11) as amended by Sukoharjo Regent's Regulation Number 99 of 2017 concerning Amendments to Regent's Regulations Sukoharjo Number 11 of 2017 concerning Procedures and Requirements for Issuing Building Construction Permits (Regional Gazette of Sukoharjo Regency of 2017 Number 100) is revoked and declared invalid.



Article 11

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 18 2018

REGENT SUKOHARJO,

signed

WARDOYO WIJAYA

Promulgated in Sukoharjo on
December 18 2018

REGIONAL SECRETARY
SUKOHARJO DISTRICT,

signed

AGUS SANTOSA

REGIONAL NEWS SUKOHARJO DISTRICT
YEAR 2018 NUMBER 72

