

REGENT OF GRESIK

EAST JAVA PROVINCE

REGIONAL REGULATION OF THE REGENCY OF GRESIK

NUMBER 6 YEAR 2023

ON

THE MANAGEMENT OF HOUSING AND SETTLEMENT AREAS

BY THE BLESSINGS OF ALMIGHTY GOD

THE REGENT OF GRESIK,

Considering: a. that the management of housing and settlement areas is carried out to meet the needs of housing as one of the basic human needs for improving and equalizing public welfare while still referring to the regional spatial plan and the detailed regional spatial plan;

b. that the improvement and development of housing and settlements with various aspects of their problems require arrangement supported by adequate infrastructure, facilities, and public utilities to create healthy, safe, planned, orderly, and sustainable housing and settlement areas in the Regency of Gresik;

c. that in order to provide direction, foundation, and legal certainty to all parties involved in the management of housing and settlement areas, it is necessary to issue a Regional Regulation on the management of housing and settlement areas;

d. that based on the considerations as referred to in points a, b, and c, it is necessary to issue a Regional Regulation on the Management of Housing and Settlement Areas.

Considering: 1. Article 18 section (6) of the 1945 Constitution of the Republic of Indonesia;

2. Law Number 12 of 1950 on the Establishment of Kabupaten Districts within the Province of East Java, as amended by Law Number 2 of 1965 on the Change of the Border Area of Surabaya Municipality and Level II Surabaya by amending Law Number 12 of 1950 on the Establishment of Kabupaten Districts within the Province of East Java and Law Number 16 of 1950 on the

Establishment of Large City Areas within the Provinces of East Java, Central Java, West Java, and the Special Region of Yogyakarta (State Gazette of the Republic of Indonesia of 1965 Number 19, Supplement to the State Gazette of the Republic of Indonesia Number 2730);

3. Law Number 28 of 2002 on Building Structures (State Gazette of the Republic of Indonesia of 2002 Number 134, Supplement to the State Gazette of the Republic of Indonesia Number 4247);

4. Law Number 26 of 2007 on Spatial Planning (State Gazette of the Republic of Indonesia of 2007 Number 68, Supplement to the State Gazette of the Republic of Indonesia Number 2387);

5. Law Number 1 of 2011 on Housing and Settlements (State Gazette of the Republic of Indonesia of 2011 Number 7, Supplement to the State Gazette of the Republic of Indonesia Number 5188);

6. Law Number 12 of 2011 on 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), as amended several times, the last being Law Number 13 of 2022 on the Second Amendment to Law Number 12 of 2011 on the Formation of Legislation (State Gazette of the Republic of Indonesia of 2022 Number 143, Supplement to the State Gazette of the Republic of Indonesia Number 6801);

7. Law Number 20 of 2011 on Apartment Buildings (State Gazette of the Republic of Indonesia of 2011 Number 108, Supplement to the State Gazette of the Republic of Indonesia Number 5252);

8. Law Number 23 of 2014 on 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, lastly by Law Number 9 of 2015 on the Second Amendment to Law Number 23 of 2014 on Regional Government (State Gazette of the Republic of Indonesia of 2015 Number 58, Supplement to the State Gazette of the Republic of Indonesia Number 5679);

9. Law Number 4 of 2023 on the Development and Strengthening of the Financial Sector (State Gazette of the Republic of Indonesia of 2023 Number 4, Supplement to the State Gazette of the Republic of Indonesia Number 6845);

10. Law Number 6 of 2023 on the Ratification of Government Regulation in Lieu of Law Number 2 of 2022 on Job Creation into Law (State Gazette of the Republic of Indonesia of 2023 Number 41, Supplement to the State Gazette of the Republic of Indonesia Number 6856);

11. Government Regulation Number 88 of 2014 on Guidance of the Management of Housing and Settlement Areas (State Gazette of the Republic of Indonesia of 2014 Number 320, Supplement to

the State Gazette of the Republic of Indonesia Number 5615);

12. Government Regulation Number 14 of 2016 on the Management of Housing and Settlement Areas (State Gazette of the Republic of Indonesia of 2016 Number 101, Supplement to the State Gazette of the Republic of Indonesia Number 5883), as amended by Government Regulation Number 12 of 2021 on Amendment to Government Regulation Number 14 of 2016 on the Management 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);

13. Government Regulation Number 64 of 2016 on the Construction of Low-Income Community Housing (State Gazette of the Republic of Indonesia of 2016 Number 101, Supplement to the State Gazette of the Republic of Indonesia Number 5883);

14. Government Regulation Number 5 of 2021 on Risk-Based Business Licensing (State Gazette of the Republic of Indonesia of 2021 Number 15, Supplement to the State Gazette of the Republic of Indonesia Number 6617);

15. Government Regulation Number 13 of 2021 on the Management of Apartment Buildings (State Gazette of the Republic of Indonesia of 2021 Number 23, Supplement to the State Gazette of the Republic of Indonesia Number 6625);

16. Government Regulation Number 16 of 2021 on Implementing Regulations of Law Number 28 of 2002 on Building Structures (State Gazette of the Republic of Indonesia of 2021 Number 26, Supplement to the State Gazette of the Republic of Indonesia Number 6628);

17. Government Regulation Number 21 of 2021 on Spatial Planning Management (State Gazette of the Republic of Indonesia of 2021 Number 31, Supplement to the State Gazette of the Republic of Indonesia Number 6633);

18. Government Regulation Number 11 of 2023 on Measured Fish Catching (State Gazette of the Republic of Indonesia of 2023 Number 36, Supplement to the State Gazette of the Republic of Indonesia Number 6853);

19. Regulation of the Minister of Home Affairs Number 9 of 2009 on Guidelines for the Transfer of Infrastructure, Facilities, and Utilities for Housing and Settlements in Regions (State News of the Republic of Indonesia of 2009);

20. Regulation of the Minister of Peoples Housing Number 10 of 2012 on the Management of Housing and Settlement Areas with Balanced Housing, as amended by Regulation of the Minister of

Peoples Housing Number 7 of 2013 on Amendment to Regulation of the Minister of Peoples Housing Number 10 of 2012 on the Management of Housing and Settlement Areas with Balanced Housing (State News of the Republic of Indonesia of 2013 Number 1280);

21. Regulation of the Minister of Peoples Housing Number 12 of 2014 on Guidelines for Preparing the Regional Housing and Settlement Development Plan of Provinces and Regencies/Cities (State News of the Republic of Indonesia of 2014 Number 1490);

22. Regulation of the Minister of Home Affairs Number 19 of 2016 on Guidelines for the Management of Regional Assets (State News of the Republic of Indonesia of 2016 Number 547);

23. Regulation of the Minister of Public Works and Peoples Housing Number 14/PRT/M/2018 on Prevention and Quality Improvement of Slum Housing and Settlements (State News of the Republic of Indonesia of 2018 Number 785);

24. Regulation of the Minister of Public Works and Peoples Housing Number 12 of 2020 on Community Roles in the Management of Housing and Settlement Areas (State News of the Republic of Indonesia of 2020 Number 511);

25. Regulation of the Minister of Public Works and Peoples Housing Number 16 of 2021 on the Implementation of Preliminary Sales Agreements or Binding Sales Agreements for Public Housing and Public Apartment Units (State News of the Republic of Indonesia of 2021 Number 310);

26. Regional Regulation of Gresik Regency Number 11 of 2009 on the Long-Term Regional Development Plan 2005-2025 (Regional Gazette of Gresik Regency of 2009 Number 11);

27. Regional Regulation of Gresik Regency Number 8 of 2011 on the Spatial Plan of Gresik Regency 2010-2030 (Regional Gazette of Gresik Regency of 2011 Number 8);

28. Regional Regulation Number 29 of 2011 on Building Structures (Regional Gazette of Gresik Regency of 2011 Number 19);

29. Regional Regulation Number 2 of 2021 on the Medium-Term Regional Development Plan 2016-2021 (Regional Gazette of Gresik Regency of 2021 Number 18);

With Mutual Agreement

THE REGIONAL HOUSE OF REPRESENTATIVES OF REGENCY OF GRESIK

and

THE REGENT OF GRESIK

RESOLVE:

To Enact: A REGIONAL REGULATION ON THE MANAGEMENT OF HOUSING AND SETTLEMENT AREAS.

CHAPTER I

GENERAL PROVISIONS

Article 1

In this Regional Regulation:

1. Region means the Regency of Gresik.
2. Regional Government means the Regent as the element of the Regional Government organizer who leads the implementation of government affairs that are within the authority of the autonomous region.
3. Regent means the Regent of Gresik.
4. Every Person means an individual or a legal entity.
5. Legal Entity means a legal entity established by Indonesian citizens whose activities are in the field of housing and settlement management.
6. Management of Housing and Settlement Areas means the activities of planning, development, utilization, and control, including institutional development, funding and financing systems, and coordinated and integrated community roles.
7. Housing and Settlement Areas means a single integrated system consisting of guidance, housing management, settlement area management, maintenance and repair, prevention and quality improvement of slum housing and settlements, land provision, funding and financing systems, and community participation.
8. Settlement Area means a part of the living environment outside the protected area, both urban

and rural areas, which functions as a residential environment or housing environment and a place of activities that support life and livelihood.

9. Housing Environment means a part of the Settlement Area consisting of more than 1 (one) settlement unit.

10. Housing means a collection of houses as part of a settlement, both urban and rural, equipped with infrastructure, facilities, and public utilities as a result of efforts to provide decent housing.

11. Settlement means part of the Housing Environment consisting of more than 1 (one) housing unit that has infrastructure, facilities, public utilities, and supports other functional activities in urban or rural areas.

12. House means a building that functions as a decent dwelling, a means of family development, a reflection of the dignity and honor of its occupants, and an asset for its owner.

13. Slum Settlement means a settlement that is not habitable due to the irregularity of buildings, high building density, and the quality of buildings and infrastructure that does not meet the requirements.

14. Slum Housing means housing that has experienced a decline in its quality as a place of residence.

15. Balanced Housing means Housing and Settlement Areas that are built in a balanced way with a certain composition in Single Houses and Row Houses between Simple Houses, Middle-Class Houses, and Luxurious Houses, or in Apartment Buildings between Public Apartment Buildings and Commercial Apartment Buildings, or in Stand-Alone Houses and Public Apartment Buildings.

16. Preliminary Sales Agreement System, hereinafter referred to as the PPJB System, means a series of processes of agreement between Every Person and the developer in marketing activities which are stated in a preliminary sales agreement or a Binding Sales Agreement before the deed of sale is signed.

17. Preliminary Sales Agreement or Binding Sales Agreement, hereinafter referred to as PPJB, means an agreement between the developer and every person to conduct the sale and purchase of a House or apartment unit that can be carried out by the developer before construction for apartment buildings or during the construction process for single houses and row houses made in the presence of a notary.

18. Marketing means planned activities by the developer to introduce, offer, determine the price, and

disseminate information about Houses or Housing and apartment units carried out by the developer before or during the process before the signing of the PPJB.

19. Infrastructure means the basic physical facilities of the Housing Environment that meet certain standards for the needs of decent, healthy, safe, and comfortable living.

20. Facilities means facilities in the Housing Environment that function to support the management and development of social, cultural, and economic life.

21. Public Utilities means supporting facilities for the service of the Housing Environment.

22. Settlement Area Plan, hereinafter referred to as RKP, means a planning document as a guide in fulfilling the needs of the Housing Environment in urban and rural areas and supporting activity locations, which is stated in short-term, medium-term, and long-term plans.

23. Housing Development and Development Plan, hereinafter referred to as RP3, means a planning document as a guide in fulfilling the needs of housing provision along with Housing Infrastructure, Facilities, and Public Utilities as part of the realization of spatial utilization that refers to the RKP.

24. Regional Spatial Plan of the Regency/City, hereinafter referred to as RTRW Gresik Regency, means a general spatial plan of the regency/city area, which is an elaboration of the provincial spatial plan, and which contains the goals, policies, strategies for spatial planning of the regency/city area, the spatial structure plan of the regency/city area, the spatial pattern plan of the regency/city area, the determination of strategic areas of the regency/city, directions for spatial utilization of the Regency/City area, and provisions for controlling the utilization of the regency/city area.

25. Detailed Regional Spatial Plan, hereinafter referred to as RDTR, means a detailed plan regarding the spatial planning of the regency/city area, equipped with regency/city zoning regulations.

26. Zoning Regulations means provisions that regulate the requirements for spatial utilization and its control provisions and are prepared for each zoning block whose zoning is determined in the detailed spatial plan.

27. Commercial House means a house that is managed with the aim of making a profit.

28. Self-Help House means a house built on the initiative and efforts of the community.

29. Public Housing means housing that is managed to meet the housing needs of low-income communities.

30. Special Housing means housing that is managed to meet special needs.

31. State Housing means housing owned by the State and functions as a place of residence or dwelling and a facility for family development and supporting the performance of duties of officials and/or Civil Servants.
32. Luxurious House means a Commercial House with a selling price greater than 6 (six) times the selling price of a simple house.
33. Middle-Class House means a Commercial House with a selling price greater than 1 (one) to 6 (six) times the selling price of a simple house.
34. Simple House means Public Housing built on land with a floor area and selling price in accordance with government regulations.
35. Apartment Building means a multi-story building built in an environment that is divided into functionally structured parts, both horizontally and vertically, and are units that can each be owned and used separately, especially for dwellings equipped with shared parts, shared objects, and shared land.
36. Apartment Unit, hereinafter referred to as Sarusun, means an apartment unit whose main purpose is used separately with the main function as a dwelling and has a connecting facility to the public road.
37. Single House means a dwelling that is separate from other Houses or stands alone.
38. Row House means several Houses that are connected between one unit and another.
39. Stand-Alone House means a horizontal House standing on land built through the efforts of the community or a legal entity through a licensing process in accordance with the provisions of the Legislation.
40. Slum Housing means housing that has experienced a decline in the quality of its function as a place of residence.
41. Funding means the provision of financial resources from the State Budget, the Regional Budget, and/or other funding sources that are spent on the management of housing and settlement areas in accordance with the provisions of the Legislation.
42. Slum Housing means housing that has experienced a decline in the quality of its function as a place of residence.
43. Slum Settlement means a settlement that is uninhabitable due to the irregularity of buildings, high building density, and the quality of buildings and infrastructure that does not meet the

requirements.

44. Housing and Settlement Area Planning means a planning process for urban Housing Environments, rural Housing Environments, supporting activity locations, Settlements, Housing, Houses, and Infrastructure, Facilities, and Public Utilities to produce RKP documents.

45. Housing and Settlement Area Development means a process to realize housing and Settlement Areas in accordance with the RKP through construction implementation.

46. Utilization of Housing and Settlement Areas means a process to utilize Housing and Settlement Areas in accordance with the established plan, including regular maintenance, care, and inspection activities. Control of Housing and Settlement Areas means a process to realize orderly management of housing and Settlement Areas carried out at the planning, development, and utilization stages.

47. Business Licensing means the legality given to business actors to start and run their business and/or activities.

48. Building Structure Permit, hereinafter referred to as PBG, means a permit given to the owner of a building to build new, change, expand, reduce, and/or maintain a building in accordance with technical building standards.

49. Ready-to-Build Area, hereinafter referred to as Kasiba, means a plot of land whose physical condition and Infrastructure, Facilities, and Public Utilities have been prepared for large-scale Housing Environment development in accordance with the spatial plan.

50. Ready-to-Build Environment, hereinafter referred to as Lisiba, means a plot of land whose physical condition and infrastructure, facilities, and public utilities have been prepared for housing development with clear plot boundaries and is part of Kasiba in accordance with the detailed spatial plan.

51. Urban Area means an area that has non-agricultural main activities with a functional area structure as a place of urban Settlements, the concentration and distribution of government service, social services, and economic activities.

52. Rural Area means an area that has main agricultural activities, including the management of natural resources with a functional area structure as a place of rural settlements, government services, social services, and economic activities.

53. Housing and Settlement Area Planning means a planning process for urban Housing Environments, rural Housing Environments, supporting activity locations, Settlements, Housing,

Houses, and Infrastructure, Facilities, and Public Utilities to produce RKP documents.

54. Housing and Settlement Area Development means a process to realize housing and Settlement Areas in accordance with the RKP through construction implementation.

55. Utilization of Housing and Settlement Areas means a process to utilize Housing and Settlement Areas in accordance with the established plan, including regular maintenance, care, and inspection activities.

56. Control of Housing and Settlement Areas means a process to realize orderly management of housing and Settlement Areas carried out at the planning, development, and utilization stages.

57. Every Person means an individual or Legal Entity.

58. Community means individuals whose activities are in the field of housing and Settlement Areas, including customary law communities and expert communities, who are interested in the management of housing and Settlement Areas.

59. Legal Entity means a legal entity established by Indonesian citizens whose activities are in the field of housing and settlement area management.

60. Low-Income Community, hereinafter referred to as MBR, means a community that has limited purchasing power so that it needs government support to obtain a House.

CHAPTER II

PRINCIPLES, OBJECTIVES, AND SCOPE

Article 2

The management of Housing and Settlement Areas is carried out based on the principles of:

- a. welfare;
- b. justice and equity;
- c. nationalism;
- d. efficiency and usefulness;
- e. affordability and ease of access;
- f. independence and togetherness;
- g. partnership;

- h. harmony and balance;
- i. integration;
- j. health;
- k. sustainability; and
- l. safety, security, order, and regularity.

Article 3

Housing and settlement areas are managed to:

- a. provide legal certainty in the management of housing and settlement areas;
- b. support regional planning and development and proportional population distribution through the growth of housing environments and settlement areas in accordance with spatial planning to realize a balance of interests, especially for MBRs;
- c. improve the efficiency and effectiveness of natural resources for housing development while still paying attention to the sustainability of environmental functions, both in urban and rural areas;
- d. empower stakeholders in the field of housing and settlement area development;
- e. support development in the economic, social, and cultural fields; and
- f. guarantee the realization of decent and affordable housing in a healthy, safe, harmonious, orderly, planned, integrated, and sustainable environment.

Article 4

The scope of Housing and Settlement Area Management includes:

- a. housing management;
- b. settlement area management;
- c. Infrastructure, Facilities, and Public Utilities for Housing and Settlements;
- d. Provision of Infrastructure, Facilities, and Utilities;
- e. Transfer of Infrastructure, Facilities, and Utilities;
- f. Maintenance and Repair;
- g. Prevention and Quality Improvement of Slum Housing and Settlements;
- h. land provision;
- i. funding;

- j. Rights and Obligations;
- k. Community Participation;
- l. Prohibitions;
- m. Guidance and supervision;
- n. Investigative Provisions; and
- o. Sanctions.

CHAPTER III

HOUSING MANAGEMENT

Section One

General

Article 5

(1) The management of houses and housing is carried out to meet the need for housing as one of the basic human needs for improving and equalizing peoples welfare.

(2) The management of houses and housing as referred to in section (1) is carried out by the Regional Government and/or every person to guarantee the right of every citizen to occupy, enjoy, and/or own a decent house in a healthy, safe, harmonious, and orderly environment.

(3) The management of housing as referred to in section (1) includes:

- a. housing planning;
- b. housing development;
- c. housing utilization; and
- d. housing control.

(4) Housing as referred to in section (3) includes houses or housing along with infrastructure, facilities, and public utilities.

(5) Houses as referred to in section (4) are differentiated according to their type and form.

Article 6

(1) The types of Houses as referred to in Article 5 section (5) are differentiated based on the developer and occupancy, which include:

- a. type of Commercial House;
- b. type of Public Housing;
- c. type of Special Housing;
- d. type of Self-Help House;
- e. type of State Housing;
- f. form of Single House;
- g. form of Row House; and
- h. form of Apartment Building.

(2) Commercial housing as referred to in section (1) point a is managed to make a profit in accordance with community needs.

(3) Public housing as referred to in section (1) point b is managed to meet the housing needs of MBRs.

(4) Self-help housing as referred to in section (1) point c is managed on the initiative and efforts of the community, both individually and in groups.

(5) Special housing as referred to in section (1) point d is managed in order to meet housing needs for special needs.

(6) Public housing as referred to in section (1) point b receives facilities and/or assistance from the Government and/or Regional Government.

(7) Self-help housing as referred to in section (1) point c can receive assistance and facilities from the Government and/or Regional Government.

(8) Special housing and state housing as referred to in section (1) points d and e are provided by the Government and/or Regional Government.

(9) The form of Housing as referred to in Article 5 section (5) is differentiated based on the relationship or connection between buildings.

(10) The forms of houses as referred to in section (2) include:

- a. form of Single House;
- b. form of Row House; and
- c. form of Apartment Building.

(11) The floor area of single houses and row houses has a minimum size of 36 (thirty-six) square meters.

Section Two

Planning

Paragraph One

Housing Planning

Article 7

(1) Housing planning is carried out to meet the needs of Houses.

(2) Housing planning as referred to in section (1) consists of:

- a. planning and design of Houses; and
- b. planning of Housing Infrastructure, Facilities, and Public Utilities.

(3) The minimum area of Housing planning as referred to in section (1) is set at a minimum of 1000-5000 m² (one thousand to five thousand square meters) for individuals and for legal entities more than 5000 m² (five thousand square meters).

(4) Housing planning as referred to in section (1) includes:

- a. Simple Houses;
- b. Middle-Class Houses; and/or
- c. Luxurious Houses.

Article 8

(1) Housing planning produces housing development and development plan documents that refer to the RKP document.

(2) The housing development and development plan as referred to in section (1) is determined in the long-term development plan, medium-term development plan, and annual plan in accordance with the provisions of the Legislation.

(3) The housing development and development plan document is prepared to meet the needs of

Houses and the integration of Housing Infrastructure, Facilities, and Public Utilities.

(4) The housing development and development plan document as referred to in section (1) is determined by the Regent.

(5) The housing development and development plan document as referred to in section (1) is reviewed at least 1 (one) time in 5 (five) years.

Article 9

(1) Housing management with balanced housing can be carried out in 1 (one) area or not in 1 (one) area.

(2) The management of Settlements, Housing Environments, and Settlement Areas must be carried out in 1 (one) area.

Paragraph Two

Planning and Design of Houses

Article 10

(1) The planning and design of Houses are carried out to:

- a. create habitable Houses;
- b. support efforts to fulfill the needs of Houses by the community and the Regional Government in accordance with existing authority based on applicable Legislation; and
- c. improve structured building and environmental planning.

(2) The planning and design of Houses as referred to in section (1) are carried out in accordance with the provisions and Legislation.

Article 11

(1) The results of the planning and design of Houses must meet standards.

(2) The standards as referred to in section (1) are House standards including:

- a. general provisions; and
- b. technical standards.

(3) The general provisions as referred to in section (2) point a at least meet:

- a. building safety aspects;
- b. minimum space requirements; and
- c. building health aspects.

(4) The technical standards as referred to in section (2) point b consist of:

- a. House location selection;
- b. provisions for the area and dimensions of the plot; and
- c. House design.

(5) The House design as referred to in section (4) point c is carried out in accordance with the provisions for the implementation of architecture, structure, mechanical, electrical, and piping (plumbing) of House buildings.

Article 12

(1) The planning and design of Houses as referred to in Article 10 are carried out through the preparation of technical plan documents.

(2) The preparation of technical plan documents as referred to in section (1) is carried out in accordance with the provisions of the Legislation.

Section Three

Development

Paragraph One

Housing Development

Article 13

(1) Legal entities and every person who carries out housing development must realize Housing with Balanced Housing.

(2) The obligation as referred to in section (1) is exempted for Legal Entities that build Housing that is entirely intended for the fulfillment of Public Housing.

(3) The development of Public Housing as referred to in section (2) must have access to service centers or workplaces in accordance with the provisions of the Legislation.

Article 14

(1) The development of Housing with Balanced Housing as referred to in Article 13 section (1) is carried out by the same Legal Entity.

(2) In carrying out the development of Housing with Balanced Housing, the Legal Entity as referred to in section (1) can cooperate with other Legal Entities.

(3) Legal Entities that carry out the development of Housing with Balanced Housing as referred to in section (1) are carried out through the preparation of site plan documents.

Article 15

(1) Housing with Balanced Housing as referred to in Article 13 section (1) includes:

- a. large-scale Housing; and
- b. Housing other than large-scale.

(2) Large-scale Housing as referred to in section (1) point a is a collection of Houses consisting of at least 3,000 (three thousand) units of Houses.

(3) Housing other than large-scale as referred to in section (1) point b is a collection of Houses consisting of 100 (one hundred) units of Houses to 3,000 (three thousand) units of Houses.

Article 16

The development of Housing with Balanced Housing as referred to in Article 13 section (1) must meet the criteria:

- a. location;
- b. House classification; and
- c. composition.

Article 17

(1) The location as referred to in Article 16 point a is where public housing is built.

(2) The location as referred to in section (1) is:

- a. the development of large-scale Housing with Balanced Housing must be carried out in 1 (one) area; or
 - b. the development of Housing other than large-scale with Balanced Housing is carried out in 1 (one) area or not in 1 (one) area.
- (3) The development of Housing other than large-scale with Balanced Housing not in 1 (one) area as referred to in section (2) point b must be carried out in 1 (one) region.
- (4) The request for ratification of the site plan for each area in the development of Housing with Balanced Housing not in 1 (one) area as referred to in section (3) is submitted simultaneously.

Article 18

(1) House classification as referred to in Article 16 point b consists of:

- a. Luxurious Houses;
- b. Middle-Class Houses; and/or
- c. Simple Houses.

(2) Luxurious Houses as referred to in section (1) point a are Houses whose selling price is above 15 (fifteen) times the price of Public Housing set by the Central Government.

(3) Middle-class Houses as referred to in section (1) point b are Houses whose selling price is at least 3 (three) times to 15 (fifteen) times the selling price of Public Housing set by the Central Government.

(4) Simple Houses as referred to in section (1) point c are Houses built on land with a floor area and selling price in accordance with the provisions of the Legislation.

Article 19

(1) The composition as referred to in Article 16 point c is the ratio of the number of Luxurious Houses, Middle-Class Houses, and Simple Houses.

(2) The composition as referred to in section (1) for:

- a. the development of large-scale Housing is 1 (one) Luxurious House compared to at least 2 (two) Middle-Class Houses and compared to at least 3 (three) Simple Houses; and
- b. the development of Housing other than large-scale consists of:
 - 1) 1 (one) Luxurious House compared to at least 2 (two) Middle-Class Houses and compared to at

least 3 (three) Simple Houses;

2) 1 (one) Luxurious House compared to at least 3 (three) Simple Houses; or

3) 2 (two) Middle-Class Houses compared to at least 3 (three) Simple Houses.

(3) At least 3 (three) Simple Houses as referred to in section (2) consist of subsidized Simple Houses and non-subsidized Simple Houses with a ratio for:

a. large urban areas, 1 (one) subsidized Simple House compared to 3 (three) non-subsidized Simple Houses with a composition calculation of 25% (twenty-five percent) subsidized Simple Houses compared to 75% (seventy-five percent) non-subsidized Simple Houses;

b. medium-sized urban areas, 2 (two) subsidized Simple Houses compared to 2 (two) non-subsidized Simple Houses with a composition calculation of 50% (fifty percent) subsidized Simple Houses compared to 50% (fifty percent) non-subsidized Simple Houses; or

c. small urban areas, 3 (three) subsidized Simple Houses compared to 1 (one) non-subsidized Simple House with a composition calculation of 75% (seventy-five percent) subsidized Simple Houses compared to 25% (twenty-five percent) non-subsidized Simple Houses.

Paragraph Two

House Development

Article 20

(1) House development includes the development of single houses, row houses, and/or apartment buildings.

(2) House development must be carried out in accordance with the regional spatial plan.

(3) Single houses, row houses, and/or apartment buildings that are still under construction can be marketed by the developer through the PPJB System.

(4) The PPJB System as referred to in section (3) applies to owned public housing and owned commercial housing in the form of single houses, row houses, and apartment buildings.

(5) The PPJB as referred to in section (4) is carried out after certainty regarding:

a. land ownership status;

b. the agreed matters;

- c. PBG;
 - d. availability of Infrastructure, Facilities, and Public Utilities; and
 - e. completion of at least 20% (twenty percent).
- (6) Developers as referred to in section (3) consist of individuals and/or Legal Entities.

Article 21

The PPJB System as referred to in Article 20 section (3) consists of:

- a. Marketing; and
- b. PPJB.

Article 22

- (1) Marketing as referred to in Article 21 point a is carried out by the developer during the construction process for single houses, row houses, and apartment buildings.
- (2) Marketing as referred to in section (1) must contain accurate, clear marketing information and guarantee certainty of information regarding existing planning and physical conditions.

Article 23

- (1) Developers who conduct Marketing as referred to in Article 22 section (1) must have at least:
- a. certainty of spatial allocation;
 - b. certainty of land rights;
 - c. certainty of House ownership status;
 - d. permits for housing or apartment building development; and
 - e. guarantee of housing or apartment building development from a guarantor institution.
- (2) Certainty of spatial allocation as referred to in section (1) point a is proven by a certificate of regional plan that has been approved by the Regional Government.
- (3) Certainty of land rights as referred to in section (1) point b is proven by a land rights certificate in the name of the developer or a land rights certificate in the name of the landowner or land rights documents in accordance with the provisions of Legislation in the field of land.
- (4) In the event that land rights are still in the name of the landowner who is cooperating with the developer as referred to in section (3), the developer must guarantee and explain the certainty of

land ownership status.

(5) Certainty of House ownership status as referred to in section (1) point c is given by the developer by guaranteeing and explaining the ownership evidence that will be issued in the name of the House owner, consisting of:

- a. status of freehold certificate, building right certificate, and right to use certificate for single houses or row houses; and
- b. freehold certificate of apartment units or building