

REGENT OF GRESIK

EAST JAVA PROVINCE

REGULATION OF THE REGENCY OF GRESIK

NUMBER 12 OF 2019

ON

THE PROVISION, HANDOVER, AND MANAGEMENT OF INFRASTRUCTURE,

FACILITIES, AND UTILITIES OF HOUSING AND SETTLEMENTS

BY THE BLESSINGS OF ALMIGHTY GOD

THE REGENT OF GRESIK,

Considering: a. that the rapid development of housing and settlements in the Regency of Gresik needs to be balanced with the provision and management of adequate infrastructure, facilities, and public utilities as a single unit of housing and settlements;

b. that in order to fulfill the community's right to infrastructure, facilities, and utilities for housing and settlements, provisions are needed to regulate the provision, handover, and management of infrastructure, facilities, and utilities for housing and settlements in the Regency of Gresik;

c. that based on the provisions of Article 26 of the Regulation of the Minister of Home Affairs Number 9 of 2009 concerning Guidelines for the Handover of Infrastructure, Facilities, and Utilities for Housing and Settlements in Regions, the Regent/Mayor, or Governor for the DKI Jakarta Province, issues a Regional Regulation on the handover of infrastructure, facilities, and utilities for housing and settlements, guided by this

Ministerial Regulation;

d. that based on the considerations referred to in paragraphs a, b, and c, it is necessary to issue a Regional Regulation on the Provision, Handover, and Management of Infrastructure, Facilities, and Utilities for Housing and Settlements;

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

2. Law Number 12 of 1950 on the Formation of Regency Areas within the Province of East Java (State Gazette of the Republic of Indonesia of 1950 Number 19, Supplement to the State Gazette of the Republic of Indonesia Number 19), as amended by Law Number 2 of 1965 (State Gazette of the Republic of Indonesia of 1965 Number 2, Supplement to the State Gazette of the Republic of Indonesia Number 2730);

3. 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 4725);

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

5. 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);

6. 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);

7. 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);

8. Government Regulation Number 15 of 2010 on the Implementation of Spatial Planning (State Gazette of the Republic of Indonesia of 2010 Number 21, Supplement to the State Gazette of the Republic of Indonesia Number 5103);

9. Government Regulation Number 14 of 2016 on the Implementation 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);

10. Government Regulation Number 12 of 2017 on the Guidance and Supervision of Regional Government Implementation (State Gazette of the Republic of Indonesia of 2017 Number 73, Supplement to the State Gazette of the Republic of Indonesia Number 6041);

11. Presidential Regulation Number 87 of 2014 on the Implementation Regulations of Law Number 12 of 2011 on the Formation of Legislation (State Gazette of

2014 Number 199);

12. Regulation of the Minister of Public Works Number: 05/PRT/M/2008 concerning Guidelines for the Provision and Utilization of Green Open Space in Urban Areas;

13. Regulation of the Minister of Peoples Housing Number: 11/PERMEN/M/2008 concerning Guidelines for the Harmony of Housing and Settlement Areas;

14. Regulation of the Minister of Home Affairs Number 9 of 2009 concerning Guidelines for the Handover of Infrastructure, Facilities, and Utilities for Housing and Settlements in Regions;

15. Regulation of the Minister of Home Affairs Number 80 of 2015 concerning the Formation of Regional Legal Products (State Gazette of the Republic of Indonesia of 2015 Number 2036) as amended by Regulation of the Minister of Home Affairs Number 120 of 2018 on Amendments to the Regulation of the Minister of Home Affairs Number 80 of 2015 concerning the Formation of Regional Legal Products (State Gazette of the Republic of Indonesia of 2018 Number 157);

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

17. Regional Regulation of Gresik Regency Number 7 of 2016 concerning the Implementation of Housing and Settlement Areas (Regional Gazette of Gresik Regency of 2016 Number 7);

With Mutual Agreement

THE REGIONAL HOUSE OF REPRESENTATIVES OF REGENCY OF GRESIK

and

THE REGENT OF GRESIK

DECIDE:

To Enact: REGIONAL REGULATION ON THE PROVISION, HANDOVER, AND MANAGEMENT OF INFRASTRUCTURE, FACILITIES, AND UTILITIES OF HOUSING AND SETTLEMENTS.

CHAPTER I

GENERAL PROVISIONS

Article 1

In this Regional Regulation:

1. Region means the Regency of Gresik.
2. Regional Government means the Gresik Regency Government.
3. Regional Apparatus means the Regional Apparatus within the Gresik Regency Government.
4. Manager of Regional Assets means the official authorized and responsible for coordinating the management of Regional assets.
5. House means a building that functions as a decent dwelling, a facility for family development, a reflection of the dignity and prestige of its inhabitants, and an asset for its owner.
6. Housing means a collection of houses as part of a settlement, both urban and rural, equipped with Infrastructure, Facilities, and Utilities as a result of efforts to fulfill decent housing.
7. Settlement means a part of the living environment outside protected areas, in the form of an urban area that functions as a

residential environment or a living environment and a place of activities that support life and livelihoods.

8. Infrastructure means the basic physical facilities of a residential environment that meet certain standards for the needs of decent, healthy, safe, and comfortable living.

9. Facilities mean facilities in a residential environment that function to support the implementation and development of social, cultural, and economic life.

10. Utilities mean supporting facilities for residential environment services.

11. Provision of Infrastructure, Facilities, and Utilities means the way the Regional Government provides infrastructure, facilities, and utilities, both by providing them itself or through the handover of infrastructure, facilities, and utilities from housing/settlement developers in accordance with applicable legislation.

12. Handover of Infrastructure, Facilities, and Utilities means the handover of land with buildings or land without buildings in the form of assets and management responsibilities from the Developer to the Regional Government.

13. Management of Infrastructure, Facilities, and Utilities means the stages of work carried out to operate the Infrastructure, Facilities, and Utilities that have been functioning sustainably, while paying attention to applicable regulations.

14. Site Plan means a description/map of the planned placement of buildings/plots with all their supporting elements on a scale of certain land area boundaries.

15. Developer means an individual or business/legal entity that organizes housing and settlement development.

16. Non-Strata Housing means a group of houses that function as a dwelling or residential environment, either single-story or two-story.

17. Apartment Building, hereinafter referred to as Apartment, means a multi-story building built in an environment that is divided into functionally structured parts in both horizontal and vertical directions and are units that can each be rented, owned, and used separately, mainly for dwellings equipped with shared parts, shared objects, and shared land.

18. 3R-Based Waste Management means integrated waste management by implementing management from its source, 3R is an effort that includes activities to reduce, reuse, and recycle waste.

CHAPTER II

PURPOSE AND PRINCIPLES

Article 2

The provision, handover, and management of infrastructure, facilities, and utilities for housing and settlements aim to:

- a. guarantee the availability of infrastructure, facilities, and utilities for housing and settlements;
- b. ensure the sustainability of the maintenance and management of infrastructure, facilities, and utilities in housing and settlement areas; and
- c. provide legal certainty in the form of the utilization of infrastructure, facilities, and utilities for housing and settlements for the community, the Regional Government, and developers.

Article 3

The Provision, Handover, and Management of Infrastructure, Facilities, and Utilities for Housing and Settlements are based on the

principles of:

- a. transparency;
- b. accountability;
- c. legal certainty;
- d. pro-people orientation; and
- e. sustainability.

CHAPTER III

HOUSING AND SETTLEMENTS

Article 4

Housing and settlements consist of:

- a. non-strata housing; and
- b. apartment buildings.

Article 5

Housing and settlements as referred to in Article 4 must be equipped with infrastructure, facilities, and utilities as stipulated in this Regional Regulation.

CHAPTER IV

INFRASTRUCTURE, FACILITIES, AND UTILITIES

Article 6

The infrastructure for housing and settlements as referred to in Article 5 includes:

- a. road networks;
- b. wastewater drainage networks;

- c. rainwater drainage networks (drainage); and
- d. garbage disposal sites.

Article 7

The facilities for housing and settlements as referred to in Article 5

include:

- a. commercial/shopping facilities;
- b. public and government service facilities;
- c. education facilities;
- d. health facilities;
- e. places of worship;
- f. recreation and sports facilities;
- g. cemetery facilities;
- h. park and green open space facilities; and/or
- i. parking facilities.

Article 8

The utilities for housing and settlements as referred to in Article 5

include:

- a. clean water networks;
- b. electricity networks;
- c. telephone networks;
- d. gas networks;
- e. transportation networks;
- f. fire fighting; and/or
- g. public street lighting facilities.

CHAPTER V

PROVISION OF INFRASTRUCTURE, FACILITIES, AND UTILITIES

Article 9

(1) Every Non-Strata Housing Developer must provide Infrastructure, Facilities, and Utilities according to the site plan approved by the Regional Government with a proportion of:

a. For a land area of 1Ha (one hectare) to 20 Ha (twenty hectares), at least 30% (thirty percent) of the total developed land area.

b. Land area above 20 Ha (twenty hectares) at least 40% (forty percent) of the total developed land area.

(2) Every Apartment Housing Developer must provide Infrastructure, Facilities, and Utilities with a proportion of at least 30% (thirty percent) of the developed land area.

(3) The construction of Infrastructure, Facilities, and Utilities for housing and settlements must meet the requirements of:

a. consistency between service capacity and the number of houses;

b. integration between Public Infrastructure, Facilities, and Utilities and the Residential Environment; and

c. structure, size, strength in accordance with its function and use and considering safety and comfort.

(4) The types of Infrastructure, Facilities, and Utilities and the land area allocated for the provision of Infrastructure, Facilities, and Utilities as referred to in sections (1) and (2) are stated in the Site Plan legalized by the Housing and Settlement Area Service.

Article 10

(1) The provision of cemetery facilities as referred to in Article 7 paragraph g for non-strata housing and settlements is 2% (two percent) of the total land area of the housing and settlement area

at a location determined by the Regional Government whose designation is in accordance with the Spatial Plan.

(2) The provision of cemetery facilities as referred to in Article 7 paragraph g for strata housing and settlements is 2 (two) square meters for each housing unit.

(3) The land area of 2% (two percent) as referred to in section (1) is part of the percentage of the area of Infrastructure, Facilities, and Utilities that must be provided by the Developer.

(4) Cemetery land can be outside the housing area, with a maximum distance of 3 km (three kilometers).

(5) Further provisions regarding cemetery land as referred to in section (4) are regulated in the Regents Regulation.

Article 11

Infrastructure, facilities, and utilities for housing and settlements that can be provided by developers outside the housing and settlement area are as follows:

- a. Public and Government Services;
- b. Education Facilities; and/or
- c. 3R-Based Waste Processing Site.

CHAPTER VI

HANDOVER OF INFRASTRUCTURE, FACILITIES, AND UTILITIES

Article 12

(1) Every Developer must hand over the infrastructure, facilities, and utilities for housing and settlements to the Regional Government after the development activities are completed.

(2) The handover as referred to in section (1) must meet the

criteria:

- a. for infrastructure, land and buildings have been completed and maintained;
- b. for facilities, land is ready for construction or land and buildings have been completed and maintained; and
- c. for utilities, land and buildings have been completed and maintained.

(3) The handover of infrastructure, facilities, and utilities for housing and settlements as referred to in section (1) is carried out:

- a. at the latest 1 (one) year after the maintenance period; and
- b. in accordance with the site plan that has been approved by the Regional Government.

(4) The implementation of the handover of infrastructure, facilities, and utilities for housing and settlements is carried out with the provisions:

- a. facilities must be handed over by the developer after construction reaches at least 50% (fifty percent) and at most 90% (ninety percent) of all facilities to be built according to the site plan; and
- b. infrastructure and utilities must be handed over by the Company/Developer after construction reaches at least 75% (seventy-five percent) and at most 90% (ninety percent) of the infrastructure and utilities to be built according to the site plan.

(5) The handover of infrastructure, facilities, and utilities for housing and settlements according to the site plan as referred to in section (3) paragraph b is carried out:

- a. gradually, if the construction plan is carried out gradually; or

b. at once, if the construction plan is not carried out gradually.

Article 13

(1) The handover of infrastructure and utilities for non-strata housing as referred to in Article 6 and Article 8 is in the form of land and buildings.

(2) The handover of facilities in non-strata housing as referred to in Article 7 is in the form of land ready for construction.

Article 14

(1) The handover of infrastructure, facilities, and utilities for apartment buildings is in the form of land ready for construction.

(2) The land ready for construction as referred to in section (1) is located in one location and outside the ownership rights over the apartment units.

CHAPTER VII

VERIFICATION TEAM

Article 17

(1) To process the handover of infrastructure, facilities, and utilities for housing and settlements, a Verification Team is formed and appointed by the Regents Decision.

(2) Further provisions concerning the Verification Team as referred to in section (1) are regulated in the Regents Decision.

CHAPTER VIII

PROCEDURE FOR THE HANDOVER OF INFRASTRUCTURE, FACILITIES, AND UTILITIES

Article 18

The procedure for the handover of infrastructure, facilities, and utilities for housing and settlements is carried out through:

- a. preparation;
- b. handover implementation; and
- c. post-handover.

Article 19

(1) In the event that the developers position and whereabouts are unknown, the regency government is authorized to process the handover of abandoned infrastructure, facilities, and public utilities for housing and settlement areas that have been abandoned and not yet handed over by the developer.

(2) Developers whose position and whereabouts are unknown as referred to in section (1) can be identified from:

- a. the absence of a response to the letter requesting the handover of infrastructure, facilities, and public utilities for housing and settlement areas that has been submitted by the Technical Service three (3) consecutive times with a period of 30 (thirty) calendar days; and
- b. the absence of a response after being announced in the mass media regarding the implementation of the developers obligation to hand over infrastructure, facilities, and public utilities for housing and settlement areas.

(3) In making the request letter and announcing it in the mass media as referred to in section (2), the Regency Government, through the verification team, can coordinate with representatives

of housing and settlement owners.

Article 20

(1) Based on the minutes of meeting stipulated by the verification team as referred to in Article 19, the Regent makes a statement of assets for land and/or buildings of infrastructure, facilities, and public utilities for housing and settlement areas as the basis for applying for land rights registration at the local National Land Agency office.

(2) The Regent hands over the infrastructure, facilities, and public utilities for housing and settlement areas to the regional apparatus authorized to manage and maintain them at the latest 3 (three) months after the National Land Agency issues the land rights.

(3) The manager of regional assets records the PSU assets in the Regional Asset Register.

(4) The Regional Apparatus that receives the infrastructure, facilities, and public utility assets records them in the User Asset Register.

(5) The Regional Apparatus that receives the infrastructure, facilities, and utility assets informs the public about the infrastructure, facilities, and utilities that have been handed over by the developer.

Article 21

(1) If the Organizer is declared bankrupt based on a Court Decision that has permanent legal force, then the obligation to hand over Infrastructure, Facilities, and Utilities will be taken into account in the management/settlement of the Organizers bankrupt assets.

(2) Based on the Court Decision as referred to in section (1), the Regional Government records it in the Regional Asset Register.

(3) Further provisions regarding the procedure for managing/settling the Organizers bankrupt assets as referred to in section (1) are guided by applicable legislation.

CHAPTER IX

MANAGEMENT OF INFRASTRUCTURE, FACILITIES, AND UTILITIES

Article 22

(1) The management of infrastructure, facilities, and utilities that have been handed over to the Regional Government is fully the responsibility of the Regional Government.

(2) The Regional Government may cooperate with developers, private business entities, and/or the community in managing infrastructure, facilities, and utilities in accordance with the provisions of applicable legislation.

(3) In the event that the Regional Government cooperates in managing infrastructure, facilities, and utilities with developers, private business entities, and the community, the physical maintenance and funding of infrastructure, facilities, and utilities are the responsibility of the manager.

(4) The manager of infrastructure, facilities, and utilities may not change the designation of infrastructure, facilities, and utilities.

CHAPTER X

REPORTING

Article 23

The Regent submits periodic reports on the progress of the handover

of infrastructure, facilities, and utilities in their region to the Governor every 6 (six) months.

CHAPTER XI

FUNDING

Article 24

(1) Funding for the maintenance of infrastructure, facilities, and utilities before handover is the responsibility of the developer.

(2) Funding for the maintenance of infrastructure, facilities, and utilities after handover is the responsibility of the Regional Government, sourced from the Regional Revenue and Expenditure Budget.

CHAPTER XII

GUIDANCE AND SUPERVISION

Article 25

(1) The Regent conducts guidance and supervision of the handover, management, and utilization of infrastructure, facilities, and utilities.

(2) Further provisions concerning the procedure for guidance and supervision as referred to in section (1) are regulated in the Regents Regulation.

CHAPTER XIII

PROHIBITIONS

Article 26

Every person or body is prohibited from:

- a. Carrying out housing development that does not comply with the criteria, specifications, and requirements for public infrastructure, facilities, and utilities specified in the site plan.
- b. Building housing and/or settlements outside areas specifically intended for housing and settlements.
- c. Building housing and/or settlements in places that have the potential to cause danger to persons or property.
- d. Changing the function of housing and settlement infrastructure, facilities, and utilities outside their function.

CHAPTER XIV

ADMINISTRATIVE SANCTIONS

Article 27

(1) Anyone who carries out housing and settlement area development that does not meet the provisions as referred to in Article 11, Article 12, Article 15, Article 19 section (2), Article 22, Article 52 section (1), Article 82 section (3), and Article 109 section (3) will be subject to administrative sanctions.

(2) The administrative sanctions as referred to in section (1) may consist of:

- a. written warning;
- b. limitations on construction activities;
- c. temporary or permanent suspension of construction work;
- d. temporary or permanent suspension of housing management;

- e. temporary government control (sealed);
- f. the obligation to demolish the building independently within a certain period;
- g. limitations on business activities;
- h. freezing of building permits;
- i. revocation of building permits;
- j. freezing/revocation of house ownership certificates;
- k. order to demolish the house building;
- l. freezing of business permits;
- m. revocation of business permits;
- n. supervision;
- o. cancellation of permits;
- p. obligation to restore land function within a certain period;
- q. revocation of incentives;
- r. imposition of administrative fines; and/or
- s. site closure.

(3) Further provisions regarding the type, amount of fines, procedures, and mechanism for imposing administrative sanctions as referred to in section (2) are regulated in the Regents Regulation.

CHAPTER XV

TRANSITIONAL PROVISIONS

Article 28

At the time this Regional Regulation comes into effect, the infrastructure, facilities, and utilities of the housing and settlement areas that have been completed or are in the process of being completed, the following provisions apply:

a. developers who have completed construction and have not yet handed over the housing infrastructure, facilities, and utilities must hand over the infrastructure, facilities, and utilities to the Regional Government no later than 1 (one) year after the enactment of this Regional Regulation.

b. developers who are still building and in the process of completing the construction of infrastructure, facilities, and utilities, the handover procedure must follow this Regional Regulation.

CHAPTER XVI

FINAL PROVISIONS

Article 29

Further provisions regarding the procedure for the handover of infrastructure, facilities, and utilities for housing and settlements and the implementing regulations of the regional regulation are regulated in the Regents Regulation.

Article 30

This Regional Regulation comes into effect on the date of its enactment.

In order for everyone to know this, order the enactment of this Regional Regulation by placing it in the Regional Gazette of Gresik Regency.

Enacted in Gresik

on the date of

REGENT OF GRESIK,

(signature)

Dr. Ir. H. SAMBARI HALIM RADIANTO, S.T., M.Si

Promulgated in Gresik

on the date of

ACTING SECRETARY OF REGENCY OF GRESIK

(signature)

Drs. NADLIF, M.Si.

Senior Main Administrator

NIP. 19610926 198603 1 008

REGIONAL GAZETTE OF GRESIK REGENCY YEAR 2019 NUMBER 12

REGULATION NUMBER OF GRESIK REGENCY REGULATION NUMBER 403-12/2019

EXPLANATION

OF THE REGIONAL REGULATION OF REGENCY OF GRESIK

NUMBER 12 OF 2019

ON

THE PROVISION, HANDOVER, AND MANAGEMENT OF INFRASTRUCTURE,

FACILITIES, AND UTILITIES OF HOUSING AND SETTLEMENTS

I. GENERAL

Decent housing and living environments are part of human rights guaranteed by the constitution.

Article 28H of the 1945 Constitution of the Republic of Indonesia mandates that: "Everyone has the

right to a prosperous life, both physically and mentally, to have a place to live, and to obtain a good and healthy living environment and the right to receive health services.? Therefore, the existence of infrastructure, facilities, and utilities for housing and settlements is an important matter that must be realized by the government, both the central and regional governments.

Regional governments have a strategic role in the provision and management of infrastructure, facilities, and utilities for housing and settlements that must be in accordance with the RTRW and site plan as stipulated by the regional government. Furthermore, to ensure the sustainability of the management of these infrastructure, facilities, and utilities, the handover of infrastructure, facilities, and utilities for housing and settlements from developers to regional governments is necessary.

Gresik Regency, as one of the main industrial areas in East Java Province, has a high rate of housing and settlement area development. However, several problems include the provision, handover, and management of infrastructure, facilities, and utilities for housing and settlements in Gresik Regency are still experiencing many practical obstacles. Such as the lack of land provision used for public infrastructure, facilities, and utilities, the lack of maintenance of public infrastructure, facilities, and utilities in housing areas, and many housing infrastructure, facilities, and utilities that are not handed over to the regional government after construction is completed. Furthermore, the lack of firm sanctions for parties violating the provisions regarding the provision of public infrastructure, facilities, and utilities disrupts the development of housing and settlement areas. This condition ultimately results in the failure to fulfill the rights of the community to a decent and healthy living environment.

That in connection with the problems mentioned above, and by considering several Regulations such as Law Number 1 of 2011 concerning Housing and Settlement Areas and the Regulation of the Minister of Home Affairs Number 9 of 2009 concerning Guidelines for the Handover of Infrastructure, Facilities, and Utilities for Housing and Settlements in Regions, the regulation on the Handover of Infrastructure, Facilities, and Utilities in housing and settlement areas in Gresik Regency needs to be reviewed and regulated in a separate Regional Regulation.

II. ARTICLE BY ARTICLE

Article 1

Sufficiently clear.

Article 2

Sufficiently clear.

Article 3

Paragraph a

The principle of "transparency" means that the community is aware of the infrastructure, facilities, and utilities that have been handed over and/or the ease for the community to access information related to the handover of infrastructure, facilities, and utilities.

Paragraph b

The principle of "accountability" means that the process of handing over infrastructure, facilities, and utilities can be accounted for in accordance with applicable laws and regulations.

Paragraph c

The principle of "legal certainty" means guaranteeing the certainty of the availability of infrastructure, facilities, and utilities in industrial, commercial, housing, and settlement areas in accordance with standards, site plans approved by the Regional Government, as well as the conditions and needs of the community.

Paragraph d

The principle of "pro-people orientation" means that the Regional Government guarantees the availability of infrastructure, facilities, and utilities for the benefit of the community in the industrial, commercial, housing, and settlement areas.

Paragraph e

The principle of 'sustainability' means that the Regional Government guarantees the existence and management of infrastructure, facilities, and utilities in accordance with their function and designation.

Article 4

Sufficiently clear.

Article 5

Sufficiently clear.

Article 6

Paragraph a

Sufficiently clear.

Paragraph b

Communal wastewater treatment plant means a technical structure in the form of equipment and its accessories designed to process or treat wastewater from each house in one housing area so that the water is suitable for disposal into the environment or can be reused in other activities.

Paragraph c

Sufficiently clear.

Paragraph d

Garbage disposal site means a garbage disposal facility, including collection, sorting, and processing facilities.

Article 7

The term 'facilities' includes at least commercial/shopping facilities, places of worship, cemeteries, and green open space.

Paragraph a

The commercial and/or shopping facilities also include Micro, Small, and Medium Enterprises (MSMEs) managed by and for the housing community.

Paragraph b

Sufficiently clear.

Paragraph c

Sufficiently clear.

Paragraph d

Sufficiently clear.

Paragraph e

Sufficiently clear.

Paragraph f

Sufficiently clear.

Paragraph h

Green open space means an area that is elongated/corridor and/or clustered, whose use is public/general and open, is a place where plants grow, both those that grow naturally and those that are deliberately planted, and does not include private gardens/green land around the house. The percentage of green open space provision in each housing and settlement is calculated based on the provisions in applicable laws and regulations.

Paragraph i

Sufficiently clear.

Article 8

The term "utilities" includes at least clean water networks, electricity networks, transportation networks, and public street lighting.

Article 9

Sufficiently clear.

Article 10

The Spatial Plan as referred to in section (1) used is the RTRW of Gresik Regency, if the RDTR in the area has not been enacted.

Article 11

Sufficiently clear.

Article 12

Section 1

Sufficiently clear.

Section 2

Sufficiently clear.

Section 3

Paragraph a

Maintenance means all activities aimed at maintaining the function of Housing and Settlement Areas that can function well and sustainably for the sake of the quality of individual lives.

Paragraph b

Sufficiently clear.

Section 4

Sufficiently clear.

Section 5

Sufficiently clear.

Article 13

Sufficiently clear.

Article 14

Sufficiently clear.

Article 15

Sufficiently clear.

Article 16

Sufficiently clear.

Article 17

Sufficiently clear.

Article 18

Sufficiently clear.

Article 19

Section (1)

Criteria for abandonment include: PSU conditions are no longer suitable/damaged, all houses have been built and all buildings have been sold, but no handover has been carried out, the developer company has been declared bankrupt, and/or the address of the developer company cannot be found.

Section (2)

Sufficiently clear.

Section (3)

Sufficiently clear.

Article 20

Sufficiently clear.

Article 21

Sufficiently clear.

Article 22

Sufficiently clear.

Article 23

Sufficiently clear.

Article 24

Sufficiently clear.

Article 25

Sufficiently clear.

Article 26

Sufficiently clear.

Article 27

Sufficiently clear.

Article 28

Sufficiently clear.

Article 29

Sufficiently clear.

Article 30

Sufficiently clear.