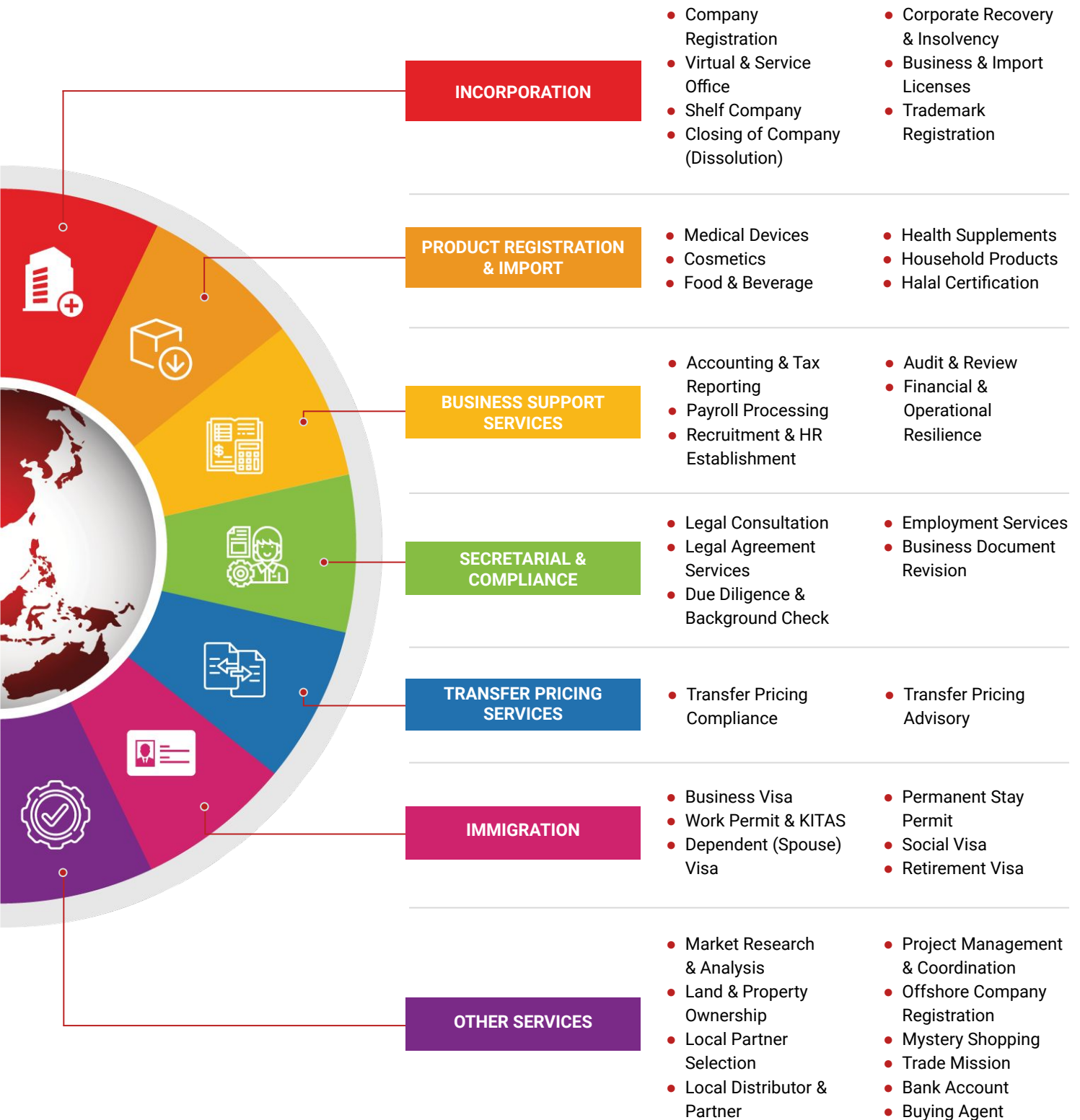


## LAND TITLES AVAILABLE IN INDONESIA

| Land Title                           | English Translation                             | Regulation  | Duration  | Eligibility   |
|--------------------------------------|---|---|---|---|
| <b>Hak Milik</b>                     | Freehold  | <ul style="list-style-type: none"> <li>• Law No. 5/1960 concerning Basic Agrarian Regulations</li> <li>• Government Regulation No. 18/2021</li> </ul>   | Indefinite  | Indonesian citizens only  |
| <b>Hak Guna Bangunan (HGB)</b>       | Right to construct or own buildings on the land | <ul style="list-style-type: none"> <li>• Law No. 5/1960 concerning Basic Agrarian Regulations</li> <li>• Government Regulation No. 18/2021</li> </ul>   | 30 years + extendable 20 years + renewable 30 years = a total of <b>80 years</b>  | <ul style="list-style-type: none"> <li>• Indonesian citizens</li> <li>• Legal entities established in Indonesia</li> </ul> <p>Can be issued on top of:</p> <ol style="list-style-type: none"> <li>1. State Land</li> <li>2. Land Management Right</li> <li>3. Freehold Right</li> </ol> |
| <b>Hak Guna Usaha (HGU)</b>          | Right to cultivate                              | <ul style="list-style-type: none"> <li>• Law No. 5/1960 concerning Basic Agrarian Regulations</li> <li>• Government Regulation No. 18/2021</li> <li>• Minister of Agrarian Affairs and Spatial Planning Regulation No. 7/2017</li> </ul>  | 35 years + extendable 25 years + renewable 35 years = a total of <b>95 years</b>  | <ul style="list-style-type: none"> <li>• Indonesian citizens</li> <li>• Legal entities established in Indonesia</li> </ul>  |
| <b>Hak Pakai Dengan Jangka Waktu</b> | Right to use within a time period               | <ul style="list-style-type: none"> <li>• Law No. 5/1960 concerning Basic Agrarian Regulations</li> <li>• Government Regulation No. 18/2021</li> <li>• Minister of Agrarian Affairs and Spatial Planning Regulation No. 29/2016</li> </ul> | <p>The right issued on top of State Land and Land Management Right:<br/>30 years + extendable 20 years + renewable 30 years = a total of <b>80 years</b></p> <p>The right issued on top of Freehold Right:<br/>30 years + extendable (the maximum period does not define)</p> | <ul style="list-style-type: none"> <li>• Indonesian citizens</li> <li>• Foreign citizens with KITAS/KITAP</li> <li>• Legal entities established in Indonesia</li> <li>• Religious and social-based agencies</li> <li>• Foreign Legal Entities</li> </ul>                                |

|   |  |  |   |   |
|---|--|--|---|---|
| <p><b>Hak Pakai Selama Dipergunakan</b></p>     | <p>Right to use as long as utilized</p>    | <p>Government Regulation No. 18/2021</p>   | <p>Indefinite</p>   | <ul style="list-style-type: none"> <li>● Central Government agencies</li> <li>● Local Government</li> <li>● Village Government</li> <li>● Foreign country Representative</li> <li>● International Organization Representative</li> </ul>  |
| <p><b>Hak Pengelolaan</b></p>                   | <p>Right to manage</p>                     | <p>Government Regulation No. 18/2021</p>   | <p>Indefinite</p>   | <ul style="list-style-type: none"> <li>● Central Government agencies</li> <li>● Local Government</li> <li>● State-Owned Enterprise/Local-Owned Enterprise</li> <li>● Land Bank Agency</li> <li>● Legal Entity appointed by Central Government</li> </ul>  |
| <p><b>Hak Sewa</b></p>                          | <p>Right to lease</p>                      | <ul style="list-style-type: none"> <li>● Law No. 5/1960 concerning Basic Agrarian Regulations</li> <li>● Supreme Court Decision No. 2785/K/Pdt/2011</li> </ul>                             | <p>30 years + extendable 20 years + renewable 30 years = a total of <b>80 years</b></p>   | <ul style="list-style-type: none"> <li>● Indonesian citizens</li> <li>● Foreign citizens with KITAS/KITAP</li> <li>● Legal entities established in Indonesia</li> </ul>   |
| <p><b>Hak Pakai Atas Satuan Rumah Susun</b></p> | <p>Right of use over condominium</p>       | <ul style="list-style-type: none"> <li>● Law No. 20/2011 concerning Condominium</li> <li>● Minister of Agrarian Affairs and Spatial Planning Regulation No. 29/2016</li> </ul>             | <p>30 years (or years left based on the land title on which the condominium was established on) + extendable 20 years + renewable 30 years = a total of <b>80 years</b></p> | <ul style="list-style-type: none"> <li>● Indonesian citizens</li> <li>● Foreign citizens with KITAS/KITAP</li> <li>● Legal entities established in Indonesia</li> <li>● Representatives of foreign legal entities</li> <li>● Representatives of foreign countries and international agencies</li> </ul> |
| <p><b>Hak Milik Atas Satuan Rumah Susun</b></p> | <p>Right of ownership over condominium</p> | <ul style="list-style-type: none"> <li>● Law No. 11/2020 concerning Job Creation</li> <li>● Law No. 20/2011 concerning Condominium</li> <li>● Government Regulation No. 18/2021</li> </ul> | <p>Follows the term stated in the land certificate of the developer</p>   | <ul style="list-style-type: none"> <li>● Central Government Agencies</li> <li>● Local Government Agencies</li> </ul>  |

# InCorp Indonesia's Overview of Services



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