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LAND TITLES AVAILABLE IN INDONESIA

Land Title	English Translation	Regulation	Duration	Eligibility
Hak Milik	Freehold	 Law No. 5/1960 concerning Basic Agrarian Regulations Government Regulation No. 18/2021 	Indefinite	Indonesian citizens only
Hak Guna Bangunan (HGB)	Right to construct or own buildings on the land	 Law No. 5/1960 concerning Basic Agrarian Regulations Government Regulation No. 18/2021 	30 years + extendable 20 years + renewable 30 years = a total of 80 years	 Indonesian citizens Legal entities established in Indonesia Can be issued on top of: 1. State Land 2. Land Management Right 3. Freehold Right
Hak Guna Usaha (HGU)	Right to cultivate	 Law No. 5/1960 concerning Basic Agrarian Regulations Government Regulation No. 18/2021 Minister of Agrarian Affairs and Spatial Planning Regulation No. 7/2017 	35 years + extendable 25 years + renewable 35 years = a total of 95 years	 Indonesian citizens Legal entities established in Indonesia
Hak Pakai Dengan Jangka Waktu	Right to use within a time period	 Law No. 5/1960 concerning Basic Agrarian Regulations Government Regulation No. 18/2021 Minister of Agrarian Affairs and Spatial Planning Regulation No. 29/2016 	The right issued on top of State Land and Land Management Right: 30 years + extendable 20 years + renewable 30 years = a total of 80 years	 Indonesian citizens Foreign citizens with KITAS/KITAP Legal entities established in Indonesia Religious and social-based agencies Foreign Legal Entities
			The right issued on top of Freehold Right: 30 years + extendable (the maximum period does not define)	



Hak Pakai Selama Dipergunakan	Right to use as long as utilized	Government Regulation No. 18/2021	Indefinite	 Central Government agencies Local Government Village Government Foreign country Representative International Organization Representative
Hak Pengelolaan	Right to manage	Government Regulation No. 18/2021	Indefinite	 Central Government agencies Local Government State-Owned Enterprise/Local- Owned Enterprise Land Bank Agency Legal Entity appointed by Central Government
Hak Sewa	Right to lease	 Law No. 5/1960 concerning Basic Agrarian Regulations Supreme Court Decision No. 2785/K/Pdt/2011 	30 years + extendable 20 years + renewable 30 years =a total of 80 years	 Indonesian citizens Foreign citizens with KITAS/KITAP Legal entities established in Indonesia
Hak Pakai Atas Satuan Rumah Susun	Right of use over condominium	 Law No. 20/2011 concerning Condominium Minister of Agrarian Affairs and Spatial Planning Regulation No. 29/2016 	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 80 years	 Indonesian citizens Foreign citizens with KITAS/KITAP Legal entities established in Indonesia Representatives of foreign legal entities Representatives of foreign countries and international agencies Central Government Agencies Local Government Agencies
Hak Milik Atas Satuan Rumah Susun	Right of ownership over condominium	 Law No. 11/2020 concerning Job Creation Law No. 20/2011 concerning Condominium Government Regulation No. 18/2021 	Follows the term stated in the land certificate of the developer	



InCorp Indonesia's Overview of Services

		INCORPORATION	 Company Registration Virtual & Service Office Shelf Company Closing of Company (Dissolution) 	 Corporate Recovery & Insolvency Business & Import Licenses Trademark Registration
° ∎.	PF	RODUCT REGISTRATION & IMPORT	Medical DevicesCosmeticsFood & Beverage	Health SupplementsHousehold ProductsHalal Certification
		BUSINESS SUPPORT SERVICES	 Accounting & Tax Reporting Payroll Processing Recruitment & HR Establishment 	 Audit & Review Financial & Operational Resilience
		SECRETARIAL & COMPLIANCE	 Legal Consultation Legal Agreement Services Due Diligence & Background Check 	 Employment Services Business Document Revision
		TRANSFER PRICING SERVICES	Transfer Pricing Compliance	Transfer Pricing Advisory
		IMMIGRATION	 Business Visa Work Permit & KITAS Dependent (Spouse) Visa 	 Permanent Stay Permit Social Visa Retirement Visa
		OTHER SERVICES	 Market Research & Analysis Land & Property Ownership Local Partner Selection Local Distributor & Partner 	 Project Management & Coordination Offshore Company Registration Mystery Shopping Trade Mission Bank Account Buying Agent

Contact Us

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