

## LAND TITLES AVAILABLE IN INDONESIA

Land Title	English Translation	Regulation	Duration	Eligibility
Hak Milik	Freehold	<ul> <li>Law No. 5/1960 concerning Basic Agrarian Regulations</li> <li>Government Regulation No. 18/2021</li> </ul>	Indefinite	Indonesian citizens only
Hak Guna Bangunan (HGB)	Right to construct or own buildings on the land	<ul> <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> <li>Indonesian citizens</li> <li>Legal entities established in Indonesia</li> <li>Can be issued on top of:</li> <li>1. State Land</li> <li>2. Land Management Right</li> <li>3. Freehold Right</li> </ul>
Hak Guna Usaha (HGU)	Right to cultivate	<ul> <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> <li>Indonesian citizens</li> <li>Legal entities established in Indonesia</li> </ul>
Hak Pakai Dengan Jangka Waktu	Right to use within a time period	<ul> <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>	The right issued on top of State Land and Land Management Right: 30 years + extendable 20 years + renewable 30 years = a total of <b>80 years</b>	<ul> <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>
			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	<ul> <li>Central Government agencies</li> <li>Local Government</li> <li>Village Government</li> <li>Foreign country Representative</li> <li>International Organization Representative</li> </ul>
Hak Pengelolaan	Right to manage	Government Regulation No. 18/2021	Indefinite	<ul> <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>
Hak Sewa	Right to lease	<ul> <li>Law No. 5/1960 concerning Basic Agrarian Regulations</li> <li>Supreme Court Decision No. 2785/K/Pdt/2011</li> </ul>	30 years + extendable 20 years + renewable 30 years =a total of <b>80 years</b>	<ul> <li>Indonesian citizens</li> <li>Foreign citizens with KITAS/KITAP</li> <li>Legal entities established in Indonesia</li> </ul>
Hak Pakai Atas Satuan Rumah Susun	Right of use over condominium	<ul> <li>Law No. 20/2011 concerning Condominium</li> <li>Minister of Agrarian Affairs and Spatial Planning Regulation No. 29/2016</li> </ul>	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>	<ul> <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> <li>Central Government Agencies</li> <li>Local Government Agencies</li> </ul>
Hak Milik Atas Satuan Rumah Susun	Right of ownership over condominium	<ul> <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>	Follows the term stated in the land certificate of the developer	

## InCorp Indonesia's Overview of Services

INCORPORATION	<ul> <li>Company Registration</li> <li>Virtual &amp; Serviced Office</li> <li>Closing of Company (Dissolution)</li> </ul>	<ul> <li>Corporate Recovery &amp; Insolvency</li> <li>Business Licenses</li> <li>Mergers &amp; Acquisitions</li> <li>Land &amp; Property Ownership</li> </ul>
PRODUCT REGISTRATION & IMPORT	<ul> <li>Medical Devices</li> <li>Cosmetics</li> <li>Food &amp; Beverage</li> <li>Health Supplements</li> <li>Household Products</li> </ul>	<ul> <li>Trademark Registration</li> <li>Import &amp; Export Licenses</li> <li>Halal Certification</li> <li>SNI License</li> <li>Importer of Records</li> </ul>
BUSINESS SUPPORT SERVICES	<ul> <li>Accounting &amp; Tax Reporting</li> <li>Payroll Processing</li> <li>Recruitment &amp; HR Establishment</li> </ul>	<ul> <li>Audit &amp; Review</li> <li>Financial &amp; Operational Resilience</li> <li>Employer of Records</li> </ul>
SECRETARIAL & COMPLIANCE	<ul> <li>Legal Consultation</li> <li>Legal Agreement Services</li> <li>Due Diligence &amp; Background Check</li> </ul>	<ul> <li>Employment Services</li> <li>Business Document Revision</li> </ul>
TRANSFER PRICING SERVICES	Transfer Pricing     Compliance	<ul> <li>Transfer Pricing Advisory</li> </ul>
IMMIGRATION	<ul> <li>Investor KITAS</li> <li>Business Visa</li> <li>Work Permit &amp; KITAS</li> <li>Spouse Visa</li> <li>Dependent Visa</li> <li>Permanent Stay Permit (KITAP)</li> </ul>	<ul> <li>Social Visa</li> <li>Tourist Visa</li> <li>Retirement Visa</li> <li>Overseas Visa</li> <li>Visa on Arrival</li> </ul>
BUSINESS ADVISORY	<ul><li>Internal Audit</li><li>ESG Advisory</li></ul>	Risk Management
OTHER SERVICES	<ul> <li>Bank Account</li> <li>Buying Agent</li> <li>Local Partner Selection</li> <li>Local Distributor &amp; Partner</li> </ul>	<ul><li>Mystery Shopping</li><li>Driving License</li><li>IMEI Registration</li></ul>

## **INCORP INDONESIA**

AXA Tower 36<sup>th</sup> floor, Kuningan City, Jl. Prof. Dr. Satrio Kav. 18, Kuningan, South Jakarta 12940, Indonesia indonesia@incorp.asia • +62 21 5010 1510 cekindo.com | cekindo.cn | indonesia.incorp.asia

