

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 The right issued on top of Freehold Right: 30 years + extendable (the maximum period does not define)	 Indonesian citizens Foreign citizens with KITAS/KITAP Legal entities established in Indonesia Religious and social-based agencies Foreign Legal Entities



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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	

Corporate Recovery &



InCorp Indonesia's Overview of Services

Company

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

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