



INFORMATION

Update on the Regulation in Expansion of Strata Title Rights Based on Law No. 11 of 2020 for Foreign Citizens Becoming Homeowners in Indonesia

The Indonesian government created new regulations to facilitate foreigners through the enactment of Law No. 11 Year 2020 concerning Job Creation (UU Cipta Kerja). This regulation had been ratified and signed by President Joko Widodo on 2 November 2020 until repairs are made in accordance with the time limit set by the Constitutional Court, no later than 2 years after the decision is enacted.

Previously, In the Government Regulation (PP) No. 103 Year 2015 concerning Ownership of Residential or Residential Houses by Foreigners Domiciled in Indonesia. Foreigners were only given permission in the form of usufructuary rights over flats or apartments. Article 5 of this regulation explained that foreigners are given usufruct rights in purchasing a detached house ownership rights in purchasing new flat on the top of the usufructuary rights.

Currently, according to this regulation of Law No. 11 Year 2022 Article 144 (1) of 2020 allows foreigners to have Strata title ownership rights of the non-landed property i.e. Condominiums, Apartments in Indonesia and it also stipulates that the ownership of the flat can be guaranteed by being burdened with mortgage rights in accordance with the provisions of the laws and regulations. Foreigners who allowed to buy property in Indonesia must have a residence permit and settle in Indonesia issued by the Ministry of Justice and Human Rights.

Furthermore, in order to get more understanding of the ownership of Condominiums, Apartments, or Flats for foreigners in Indonesia, the Italian Business Association in Indonesia (IBAI) in cooperation with FAIP Law Firm will hold a meeting to discuss "The Expansion of Strata Title Rights based on Law No. 11 of 2020 on Job Creation: what it takes to Foreign Citizens to become homeowner in Indonesia" with the detail as follows:

Date : 3 March 2023

Time : 15.00 – 17.00 WIB

Venue : Jasmine 3 Room, Ayana Midplaza Hotel, Jl. Jend. Sudirman Kav. 10-11, Karet Tengsin, Tanah Abang, Jakarta 10220

We have invited Bapak Dr. Husaini, S.H., M.KN, the Director for Regulation and Determination of Land Rights from the Directorate General of Title Determination and Land Registration Ministry of Agrarian Affairs and Spatial Planning / National Land Agency (Badan Petanahan Nasional/BPN). Dr. Husaini will deliver and explain the technical procedures to purchase apartments or flats for foreigners in Indonesia.

For the detail Agenda of the meeting, please kindly check it here

For RSVP, please kindly email to ibai@ibai.or.id or by phone number to +62811 9794262 (ph/wa)
Reservation no later than midday 2 March 2023

References:

- Law No. 11 Year 2020 on Job Creation
- Government Regulation (PP) No. 103 Year 2015

If you require the copy of this regulation, please do not hesitate to contact research@ibai.or.id
Thank you for your attention and hope this information would be valuable to you.

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