

REGULATION OF THE GOVERNMENT OF
THE REPUBLIC OF INDONESIA
NUMBER 19 OF 2021
ON
IMPLEMENTATION OF LAND ACQUISITION FOR DEVELOPMENT IN PUBLIC
INTEREST

BY THE BLESSINGS OF THE ALMIGHTY GOD,

PRESIDENT OF THE REPUBLIC OF INDONESIA,

Considering : that in order to implement the provisions of Article 123, Article 173, and Article 185 point b of Law Number 11 of 2020 on Job Creation, it is necessary to enact a Government Regulation on Implementation of Land Acquisition for Development in Public Interest;

Observing :

1. Article 5 section (2) of the 1945 Constitution of the Republic of Indonesia;
2. Law Number 5 of 1960 on Basic Agrarian Principles (State Gazette of the Republic of Indonesia of 1960 Number 104, Supplement to the State Gazette of the Republic of Indonesia Number 2043);
3. Law Number 2 of 2012 on Land Acquisition for Development in Public Interest (State Gazette of the Republic of Indonesia of 2012 Number 22, Supplement to the State Gazette of the Republic of Indonesia Number 5280);
4. Law Number 11 of 2020 on Job Creation (State Gazette of

the Republic of Indonesia of 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573);

HAS DECIDED:

To enact : GOVERNMENT REGULATION ON IMPLEMENTATION OF LAND ACQUISITION FOR DEVELOPMENT IN PUBLIC INTEREST.

CHAPTER I GENERAL PROVISIONS

Article 1

In this Government Regulation:

1. Agencies Requiring Land mean state institutions, ministries, non-ministerial government institutions, provincial governments, regency/municipal governments, Land Banks and state-owned legal entities/state-owned enterprises/local-owned enterprises that have received special assignments from the Central Government/Government Regions or Business Entities that obtain power of attorney based on agreements from state institutions, ministries, non-ministerial government agencies, provincial governments, regency/municipal governments, state-owned legal entities/state-owned enterprises that receive special assignments from the Central Government/Local Governments in the context of providing infrastructure for Public Interest.
2. Land Acquisition means the activity of providing land by giving proper and fair compensation.
3. National Strategic Projects mean projects and/or programs implemented by the Central Government, Local Governments, and/or business entities that have a strategic nature to increase growth and equitable development in the context of improving public welfare and regional development.
4. Entitled Party means the party that controls or owns the object of land acquisition.

5. Objects of Land Acquisition mean land, overground space and underground space, buildings, plants, objects related to land, or other things that can be assessed.
6. Land Rights mean rights obtained from the legal relationship between the right holder and the land, including the space above the land and/or the space below the ground to control, own, use, and utilize, as well as maintain the land, the spaces above ground and/or underground space.
7. Public Interest means the interest of the nation, state and public which must be realized by the Central Government/Local Government and used as much as possible for the welfare of the people.
8. State land means land that is directly controlled by the state and is not attached to any land rights, is not waqf (endowment) land, is not communally titled land (ulayat) and/or is not an asset of State/Local-Owned Assets.
9. Management Right means the right of control of the state whose implementation authority is partially delegated to the holder of the Management Right.
10. Public Consultation means a process of dialogical communication or deliberation between interested parties in order to reach an understanding and agreement in Land Acquisition for development in the Public Interest.
11. Waiver of Rights means the activity of terminating the legal relationship of the Entitled Party to the state.
12. Compensation means a proper and fair compensation to the Entitled Party, manager and/or user of goods in the Land Acquisition process.
13. Land Appraiser, hereinafter referred to as Appraiser, means a Public Appraiser who has obtained a license from the minister who administers government affairs in the agrarian/land and spatial planning sector to calculate the value of the object of Land Acquisition activities for development in the public interest, or other land and spatial planning activities.
14. Public Appraiser means an individual who conducts

independent and professional assessments who have obtained a permit to practice appraisal from the minister who administers government affairs in the field of state finance.

15. Land Value Zone means a description of land value which is relatively the same, from a set of parcels of land in it, the boundaries of which can be imaginary or absolute according to the use of the land and have different values between one another based on the officer's analysis with the method of comparing market prices and costs that are contained in the map of the Land Value Zone and determined by the Head of the Land Office.
16. Asset Manager means an official authorized and responsible for establishing policies and guidelines and managing State/Local-owned Assets.
17. Asset User means an official who holds the authority to use state/local-owned asset.
18. Business Entity means a business entity in the form of a legal entity established in the territory of the Unitary State of the Republic of Indonesia and conducts business and/or activities in specific fields.
19. Land Bank Agency, hereinafter referred to as Land Bank, means a particular agency (*sui generis*) that takes the form of an Indonesian legal entity established by the Central Government and given special authority to manage land.
20. Location Determination means determination on the development location for the Public Interest by the decision of the governor/regent/mayor which is used as a permit for Land Acquisition, changes in land use, and transfer of Land Rights in Land Acquisition for development in the Public Interest.
21. Central Government means the President of the Republic of Indonesia who holds the power of the government of the Republic of Indonesia assisted by the Vice President and the Minister as referred to in the 1945 Constitution of the Republic of Indonesia.
22. Local Government means the head of the region as an

element of Local Government administrator who leads the implementation of government affairs which are the authority of the autonomous region.

23. Ministry of Agrarian and Spatial Planning/National Land Agency, hereinafter referred to as the Ministry, means the ministry administering government affairs in the agrarian/land and spatial field.
24. Minister means a minister who administers government affairs in the agrarian/land and spatial field.
25. Regional Office of the National Land Agency, hereinafter referred to as Regional Office, means a vertical agency of the Ministry in the province.
26. Land Office means a vertical agency of the Ministry in a regency/municipality.
27. Land Acquisition Preparation Team, hereinafter referred to as Preparation Team, means a team formed by the governor/regent/mayor to assist the governor/regent/mayor in carrying out an announcement of development plans, initial data collection on the development location plans and Public Consultation on development plans.
28. Objection Study Team, hereinafter referred to as the Study Team, means a team formed by the governor/regent/mayor to assist the governor/regent/mayor in carrying out an inventory of the problems that are the reasons for the objection, holding meetings or clarifications with the objecting parties, conducting studies and making decision recommendations as accepting or rejecting the objection.
29. Task Force means a unit formed by the chief executive of Land Acquisition to assist the implementation of Land Acquisition.
30. Overground Space means a space above the surface of the land used for certain activities whose control, ownership, use and utilization are separate from the control, ownership, use and utilization of land parcels.
31. Underground space means a space below the surface of the land used for certain activities whose control, ownership,

use and utilization are separate from the control, ownership, use and utilization of land parcels.

32. Conformity of Spatial Utilization Activities means the compatibility between the spatial utilization activity plan and the spatial layout plan.
33. Days mean working days as determined by the Central Government.

CHAPTER II LAND ACQUISITION FOR PUBLIC INTEREST

Part One General

Article 2

Land for Public Use is used for the development of:

- a. national defense and security;
- b. public roads, toll roads, tunnels, railway lines, railway stations and railway operating facilities;
- c. reservoirs, dams, weirs, irrigation, waterways and sanitation and other irrigation structures;
- d. seaports, airports, and terminals;
- e. oil, gas, and geothermal infrastructure;
- f. power generation, transmission, substation, network, and/or distribution;
- g. government telecommunications and information networks;
- h. places for waste disposal and processing;
- i. Central or Local Government Hospitals;
- j. public safety facilities;
- k. public cemeteries belonging to the Central Government or Local Government;
- l. social facilities, public facilities, and public green open spaces;
- m. natural and cultural reserves;
- n. Central Government, Local Government, or Village Offices;
- o. the re-arrangement of urban slum settlements and/or consolidation of land and housing for low-income

- communities with rental status including for the construction of public houses and special houses;
- p. educational or school infrastructure of the Central Government or Local Government;
 - q. Central or Local Government-owned sports infrastructure;
 - r. public markets and public parking lots;
 - s. upstream and downstream oil and gas industrial estates initiated and/or controlled by the Central Government, Local Governments, state-owned enterprises, or regionally-owned enterprises;
 - t. special economic zones initiated and/or controlled by the Central Government, Local Governments, state-owned enterprises, or local-owned enterprises;
 - u. industrial estates initiated and/or controlled by the Central Government, Local Governments, state-owned enterprises, or local-owned enterprises;
 - v. tourism areas initiated and/or controlled by the Central Government, Local Governments, state-owned enterprises, or local-owned enterprises;
 - w. food security areas initiated and/or controlled by the Central Government, Local Governments, state-owned enterprises, or local-owned enterprises; and
 - x. technology development areas initiated and/or controlled by the Central Government, Local Governments, state-owned enterprises, or local-owned enterprises.

Article 3

Land acquisition for development in the public interest is carried out through the following stages:

- a. planning;
- b. preparation;
- c. implementation; and
- d. delivery of results.

Part Two
Land Acquisition Planning

Paragraph 1
Basis of Planning

Article 4

- (1) Every Agency Requiring Land for development in the Public Interest prepares a Land Acquisition Plan based on:
 - a. the spatial plan; and
 - b. development priorities listed in the:
 1. medium term development plan;
 2. strategic plan; and/or
 3. government work plans/agencies requiring land.
- (2) The Land Acquisition Plan as referred to in section (1) is prepared by the Agency Requiring Land by involving the ministry/institution administering government affairs in the field of land as well as related technical agencies.
- (3) In planning for Land Acquisition as referred to in section (2), the Agency Requiring Land may appoint related professional institutions and/or experts.

Article 5

The spatial plan as referred to in Article 4 section (1) point a, is based on:

- a. the national regional spatial plan;
- b. the island/archipelagic spatial plan;
- c. the national strategic area spatial plan;
- d. the provincial spatial plan;
- e. the regency/city spatial planning plan; and/or
- f. detailed spatial plans.

Paragraph 2
Land Acquisition Planning Documents

Article 6

- (1) The Land Acquisition Plan as referred to in Article 4, is

prepared in the form of a Land Acquisition planning document, containing at least:

- a. the aims and objectives of the development plan;
- b. Suitability of the Space Utilization Activities;
- c. national/regional development priorities;
- d. land location;
- e. the required land area;
- f. general description of the land status;
- g. the estimated timeframe for the implementation of Land Acquisition;
- h. estimated timeframe for development implementation;
- i. estimated land value;
- j. budget plan; and
- k. preferred form of Compensation.

- (2) The aims and objectives of the development plan as referred to in section (1) point a describe the aims and objectives of the planned development and the benefits of development for the public interest.
- (3) The suitability of Spatial Utilization Activities and development priorities as referred to in section (1) point b and point c, describes the suitability of the Land Acquisition location plan with the spatial plan as referred to in Article 5 and development priorities.
- (4) The location of the land as referred to in section (1) point d, describes the administrative areas of:
 - a. urban/rural village or other names;
 - b. sub-district;
 - c. regency/municipality; and
 - d. province, where the planned construction site is located.
- (5) The required land area as referred to in section (1) point e describes the estimated land area required.
- (6) The general description of land status as referred to in section (1) point f describes initial data regarding the control, ownership, use, and utilization of land.
- (7) The estimated period for the implementation of the Land Acquisition as referred to in section (1) point g describes the

estimated time required for each stage of the implementation of the Land Acquisition as referred to in Article 3.

- (8) The estimated period for the implementation of development as referred to in section (1) point h describes the estimated time required to carry out the development.
- (9) The estimated value of land as referred to in section (1) point i describes the estimated value of Compensation for Land Acquisition Objects, including:
 - a. land;
 - b. Overground Space and Underground Space;
 - c. buildings;
 - d. plants;
 - e. objects related to land; and
 - f. other losses that can be assessed.
- (10) The budget plan as referred to in section (1) point j outlines the amount of funds, sources of funds, and details of the allocation of funds for planning, preparation, implementation, and delivery of results.
- (11) If needed, the Agency Requiring Land may add content to the Land Acquisition planning document.

Article 7

- (1) Land Acquisition planning documents as referred to in Article 6 are prepared based on a feasibility study which includes:
 - a. socio-economic survey;
 - b. location feasibility;
 - c. analysis of development costs and benefits for the region and the community;
 - d. estimated land value;
 - e. environmental and social impacts that may arise as a result of Land Acquisition and development; and
 - f. other studies as needed.
- (2) The socio-economic survey as referred to in section (1) point a is conducted to produce a study on the socio-economic condition of the community that is estimated to be affected

by Land Acquisition.

- (3) The feasibility of the location as referred to in section (1) point b is carried out to produce an analysis of the physical suitability of the location with the development plan to be implemented for the public interest as outlined in the map of the development location plan.
- (4) Analysis of the costs and benefits of development for the region and the public as referred to in section (1) point c is carried out to produce an analysis of the costs required and the benefits of development obtained for the region and the public.
- (5) The estimation of land value as referred to in section (1) point d is carried out to produce an estimate of the value of Compensation for Land Acquisition Objects.
- (6) Environmental impacts and social impacts as referred to in section (1) point e are carried out to produce an analysis of environmental impacts or other environmental documents in accordance with the provisions of laws and regulations.
- (7) Other required studies as referred to in section (1) point f are the results of studies that are specifically required other than those referred to in section (1) point a to point e, which can be in the form of community culture studies, political and security studies, or religious studies, in anticipation of the specific impacts of development in the public interest.

Article 8

- (1) The Land Acquisition planning document as referred to in Article 6 is determined by the head of the Agency Requiring Land or an appointed official.
- (2) The Land Acquisition planning document as referred to in section (1) by the Agency Requiring Land is submitted to the governor/regent/mayor.
- (3) The Land Acquisition planning document as referred to in section (1) is valid for a period of 2 (two) years since it is determined by the leadership of the Agency Requiring Land.
- (4) In the event that the Land Acquisition planning document

is more than 2 (two) years as referred to in section (3), the Agency Requiring Land needs to update the document.

- (5) Further provisions regarding the procedure for the preparation of the Land Acquisition planning document are regulated by a Ministerial Regulation.

Part Three

Land Acquisition Preparation

Paragraph 1

General Provisions

Article 9

- (1) The Governor carries out the stages of Land Acquisition preparation activities after receiving the Land Acquisition planning document as referred to in Article 8 section (2).
- (2) In carrying out the stages of activities as referred to in section (1), the governor forms a Preparation Team within a maximum period of 5 (five) Days from the official receipt of the Land Acquisition planning document by the governor.

Article 10

- (1) The Preparation Team as referred to in Article 9 section (2) consists of regents/mayors, relevant provincial regional apparatuses, Agencies Requiring Land, government agencies administering affairs in the field of land and if deemed necessary it may involve other relevant agencies.
- (2) For the successful implementation of the tasks of the Preparation Team as referred to in section (1), the governor establishes a secretariat for the preparation of Land Acquisition which is in the secretariat of the provincial area.

Article 11

- (1) The Preparation Team as referred to in Article 10 section (1), is tasked with:
 - a. carrying out the announcement of development plans;
 - b. carrying out the initial data collection on the location

- of the development plan;
 - c. carrying out Public Consultation on development plans;
 - d. preparing the Development Location Determination;
 - e. announcing the Development Location Determinations for Public Interest; and
 - f. carrying out other tasks related to the preparation of Land Acquisition for development in the Public Interest assigned by the governor.
- (2) The initial data collection as referred to in section (1) point b may involve the relevant agencies.

Paragraph 2

Announcement of the Development Plan

Article 12

- (1) The Preparation Team as referred to in Article 10 section (1) carry out the announcement of the development plan to the public at the location of the development plan.
- (2) The announcement of the development plan as referred to in section (1) is carried out within a maximum period of 3 (three) Days since the Preparation Team as referred to in Article 9 section (2) has been formed by the governor.
- (3) The announcement of the development plan as referred to in section (1) contain information regarding:
- a. the aims and objectives of the development plan;
 - b. the location of the land and the required land area;
 - c. stages of the Land Acquisition plan;
 - d. estimated time period for the implementation of Land Acquisition;
 - e. estimated timeframe for development implementation; and
 - f. other information deemed necessary.
- (4) The announcement of the development plan as referred to in section (1) is signed by the head of the Preparation Team.

Article 13

- (1) The announcement of the development plan by the Preparation Team as referred to in Article 12 section (1) is submitted directly or indirectly to the public at the planned development location.
- (2) The direct announcement as referred to in section (1) is carried out by means of:
 - a. dissemination;
 - b. face to face; and/or
 - c. letter of announcement.
- (3) Indirect announcement as referred to in section (1) is made through print media and/or electronic media.

Article 14

- (1) Invitations for dissemination or face-to-face meetings as referred to in Article 13 section (2) point a and point b are submitted to the community at the planned development location through the urban/rural village head or another name within a maximum period of 3 (three) days before the meeting is held.
- (2) The implementation of dissemination or face-to-face as referred to in section (1) is carried out by the Preparation Team.
- (3) The results of the dissemination or face-to-face meetings are stated in the minutes of the socialization of the meeting which are signed by the chairman and members of the Preparation Team.

Article 15

- (1) The announcement point as referred to in Article 13 section (2) point c is submitted to the public at the planned development location through the urban/rural village heads or another name within 3 (three) Days after the announcement point is signed.
- (2) Proof of delivery of announcement by point as referred to in section (1) is made in the form of a receipt for the announcement letter signed by the receiving party through the sub-district/village apparatus or by another name.

Article 16

- (1) Announcement through print media as referred to in Article 13 section (3) is carried out through local and/or national daily newspapers for 2 (two) days of publication.
- (2) Announcement through electronic media as referred to in Article 13 section (3) is carried out through the website of the provincial government, regency/municipal government and/or the Agency Requiring Land.

Paragraph 3

Preliminary Data Collection of the Location of
the Development Plan

Article 17

The initial data collection of the location of the development plan as referred to in Article 11 section (1) point b includes the initial data collection activities of the Entitled Party and the Land Acquisition Object.

Article 18

- (1) Entitled Parties as referred to in Article 17 include individuals, legal entities, social entities, religious bodies, Central Government, Local Governments, rural village governments, Land Banks, state-owned enterprises, local-owned enterprises, and rural village-owned enterprises. who owns or controls the Land Acquisition Object in accordance with the provisions of the legislation.
- (2) Entitled Parties as referred to in section (1) consist of:
 - a. holders of Land Rights;
 - b. Management Rights holders;
 - c. *nazhir* for *waqf* land;
 - d. holders of written evidence of the old rights;
 - e. customary law communities;
 - f. parties who control State Land in good faith;
 - g. the holder of the basis for land control; and/or
 - h. owner of buildings, plants, or other objects related to land.

Article 19

Holders of Land Rights as referred to in Article 18 section (2) point a are individuals or entities that have been determined based on the provisions of laws and regulations.

Article 20

The holder of the Management Rights as referred to in Article 18 section (2) point b is the party that is given part of the authority/delegation from the state to exercise the right for control.

Article 21

The *nazhir* for *waqf* land as referred to in Article 18 section (2) point c is the party who receives *waqf* property from the *wakif* to be managed and developed according to its designation.

Article 22

- (1) Holders of written evidence of old rights as referred to in Article 18 section (2) point d are holders of rights as regulated in the provisions of laws and regulations related to Land Rights.
- (2) In the event that the written evidence of the old rights as referred to in section (1) is not found or is no longer valid in accordance with the provisions of the legislation, ownership or possession can be proven by a written statement from the person concerned and a statement from a trustworthy person and witnessed by at least 2 (two) witnesses.
- (3) The written statement as referred to in section (2) contains the following information:
 - a. the land belongs to the person concerned, not to someone else;
 - b. the possession is carried out in good faith and openly by the person concerned as the person entitled to the land; and
 - c. the possession is not disputed by the customary law community or the urban/rural village concerned or other parties.

Article 23

- (1) The customary law community as referred to in Article 18 section (2) point e is a group of people who control *ulayat* land from generation to generation in the form of a union of ancestral origins and/or common residence in a certain geographical area, cultural identity, law customs that are still adhered to, a strong relationship with land and the environment, as well as a value system that determines economic, political, social, cultural and legal norms.
- (2) The existence of the customary law community as referred to in section (1) is strengthened in accordance with the provisions of the legislation.
- (3) The *ulayat* land as referred to in section (1) is land that is in the area of control of the customary law community unit and is not attached to any Land Rights or Management Rights.

Article 24

- (1) Parties who control State Land in good faith as referred to in Article 18 section (2) point f are individuals, legal entities, social entities, religious bodies, or government institutions.
- (2) Control of State Land as referred to in section (1) is evidenced by means of evidence, in the form of:
 - a. certificate of Land Rights whose term of rights has expired as long as it is still being used and utilized by the former holder of the rights;
 - b. license to cultivate/ clear land;
 - c. letter of appointment/purchase of replacement land plots; or
 - d. other evidence that is equated with evidence of possession.
- (3) In the event that the control of the State Land as referred to in section (1) cannot be proven as referred to in section (2) but is physically controlled and on it there are fields, gardens, growing plants, growing former plantations, permanent/non-permanent buildings, proof of control includes:

- a. the statement of land tenure from the person concerned, known by a person who can be trusted and witnessed by at least 2 (two) witnesses from the local community who do not have family relations with the person concerned up to the second degree, both in vertical and horizontal kinship, stating:
 1. that the person concerned is the rightful owner or controls the said parcel of land;
 2. that the parcel of land is actually controlled by the person concerned continuously/uninterruptedly as accompanied by a history of acquisition, land tenure, and clear boundaries; and
 3. the person concerned is fully responsible for both civil and criminal matters; and
 - b. the certificate from the village head/lurah or another name explaining that there is no dispute with other parties on the land and is not a guarantee for debts.
- (4) The proof of control as referred to in section (3) is considered to be a permit from the authorized official.

Article 25

- (1) The holder of the basis for land control as referred to in Article 18 section (2) point g is the party who has the evidence issued by the competent official proving the existence of the said control.
- (2) The basis for land control as referred to in section (1) is proven by evidence of control, in the form of:
 - a. deed of sale and purchase of certified land rights that have not been renamed;
 - b. deed of sale and purchase of customary property rights which have not yet been issued certificates;
 - c. residence permit;
 - d. auction minutes;
 - e. waqf pledge deed, or deed in lieu of waqf pledge deed, or waqf pledge letter; or
 - f. other evidences of control.

Article 26

- (1) Owners of buildings, plants, or other objects related to land as referred to in Article 18 section (2) point h in the form of individuals, legal entities, social entities, religious bodies, Central Government, Local Governments, village governments, Land Banks, state-owned enterprises state-owned enterprises, local-owned enterprises, and village-owned enterprises that have evidence issued by the competent authority proving the existence of control over buildings, plants, or other objects related to land.
- (2) The basis for ownership of buildings, plants, or other objects related to land as referred to in section (1) is proven by evidence in the form of:
 - a. building permit and/or goods inventory card for buildings belonging to the Central Government/Local Government and/or physical evidence of the building;
 - b. a statement of physical possession;
 - c. tax notification point for land and building tax payable; and/or
 - d. proof of bill or payment for electricity, telephone, or drinking water company, within the last 3 (three) months.

Article 27

- (1) Initial data collection on the location of the development plan is carried out by the Preparation Team on the basis of the Land Acquisition planning document as referred to in Article 9 within a maximum period of 30 (thirty) Days.
- (2) The initial data collection on the location of the development plan is calculated from the date on which the minutes of socialization as referred to in Article 14 section (3) are signed.
- (3) The Preparation Team as referred to in section (1) may carry out initial data collection on the location of the development plan with urban/rural village officials or another name.

Article 28

- (1) The results of the initial data collection on the location of the development plan as referred to in Article 27 section (1) is stated in the form of a temporary list of Entitled Parties and Land Acquisition Objects at the location of the development plan signed by the head of the Preparation Team.
- (2) The provisional list of Entitled Parties, and Land Acquisition Objects at the location of the development plan as referred to in section (1), is a list containing estimated data and is only used as material for the implementation of the Public Consultation on the development plan.

Paragraph 4

Public Consultation on Development Plan

Article 29

- (1) Public Consultation on the Development Plan as referred to in Article 28 section (2), is carried out to obtain an agreement on the location of the development plan from the Entitled Party, Asset Manager and/or Asset User.
- (2) Public Consultation as referred to in section (1) is carried out by involving the Entitled Party, Asset Manager, Asset User and the affected community.
- (3) The Preparation Team carries out the Public Consultation on the development plan as referred to in section (2) at the urban/rural village office or another name or sub-district office at the location of the planned development location, or can be at a place agreed by the Preparation Team with the Entitled Party, Asset Manager, Asset Users and affected communities.
- (4) The involvement of the Entitled Party, Asset Manager, and/or Asset User and the affected community as referred to in section (2) can be done through a representative with a power of attorney.
- (5) The implementation of the Public Consultation as referred to in section (2) may be carried out in stages and more than 1 (one) time according to local conditions.

- (6) The implementation of the Public Consultation as referred to in section (3), is carried out within a maximum period of 60 (sixty) Days from the date of signing the provisional list of Entitled Parties and Land Acquisition Objects at the location of the development plan as referred to in Article 28 section (2).

Article 30

- (1) The Preparation Team invites the Entitled Party as referred to in Article 28 section (2), Asset Manager and/or Asset User and the affected community to attend the Public Consultation.
- (2) The invitation as referred to in section (1) is delivered directly to the Entitled Party, Asset Manager and/or Asset User and the affected community or through urban/rural village apparatus or other names within a maximum of 3 (three) Days prior to the implementation Public Consultation.
- (3) Invitations received by the Entitled Party to Manage and/or User of the Goods and the affected community or sub-district/village apparatus or other names as referred to in section (2), are evidenced by a receipt signed by the Entitled Party, Asset Manager and/or Asset Users and affected communities through urban/rural village apparatus or other names.
- (4) In the event that the whereabouts of the Entitled Party are not known, announcement is made through:
 - a. announcement at the urban/rural village office or another name or sub-district at the location of the development plan; and
 - b. print media or electronic media.

Article 31

- (1) The Preparation Team as referred to in Article 29 section (3) explains the plan for Land Acquisition in the Public Consultation.
- (2) The explanation as referred to in section (1) include:

- a. the purpose and objectives of the development plan for the Public Interest;
- b. stages and time of the process of implementing Land Acquisition;
- c. the role of the Appraiser in determining the value of Compensation;
- d. incentives to be provided to the Entitled Party;
- e. the object that is assessed as Compensation;
- f. form of Compensation; and
- g. rights and obligations of the Entitled Party, Asset Manager and/or Asset User and the affected community.

Article 32

- (1) In the Public Consultation, a dialogue process is carried out between the Preparation Team and the Entitled Party, Asset Manager and/or Asset User and/or affected community as referred to in Article 29.
- (2) The implementation of the Public Consultation as referred to in section (1) can be carried out through representatives with a power of attorney from and by the Entitled Party, Asset Manager and/or Asset User and the community who will be affected by the planned development location.
- (3) Entitled Parties, Asset Managers and/or Asset Users and affected communities or their proxies are given the opportunity to provide views/responses on the location of the development plan.
- (4) The presence of the Entitled Party, Asset Manager and/or Asset User and the affected community or their proxies as referred to in section (2) is proven by the attendance list and documentation in the form of photos and/or videos.
- (5) In the event that they have been properly invited three times, the Entitled Party, Asset Manager and/or Asset User, and the affected community or their proxies do not attend the Public Consultation is deemed to have approved the location of the development plan.

- (6) The results of the agreement on the planned development location in the Public Consultation are stated in the minutes of the agreement on the construction site.
- (7) Based on the result of the agreement as referred to in paragraph 6, the Agency Requiring Land submits an application for Location Determination to the governor within 5 (five) days at the latest.
- (8) In the event of Land Acquisition with an area of not more than 5 (five) hectares, the application for Location Determination is submitted to the regent/mayor.

Article 33

- (1) In the event of the Public Consultation as referred to in Article 29 there are Entitled Parties, Asset Managers, and/or Asset Users, and/or affected communities or their proxies who disagree or object to the location of the development plan, a re-public consultation is conducted.
- (2) The re-public consultation as referred to in section (1) is carried out within a maximum period of 30 and thirty Days from the date of the minutes of agreement
- (3) The agreement on the location of the development plan in the re-public consultation as referred to in section (1) is stated in the minutes of the re-public consultation agreement.

Article 34

- (1) In the event of the repeated Public Consultation as referred to in Article 33 section (1) there are still parties who object to the location of the development plan, the Agency Requiring Land reports the objection to the governor through the Preparation Team.
- (2) The Governor forms a Study Team to conduct a study on objections to the location of the development plan as referred to in section (1).

- (3) The Study Team as referred to in section (2) consists of:
 - a. the provincial secretary or an official who is appointed as chairman concurrently as a member;
 - b. the head of the Regional Office as secretary and concurrently as a member;
 - c. agency that handles government affairs in the field of regional development planning as a member;
 - d. the head of the Regional Office of the Ministry of Law and Human Rights as a member;
 - e. the regent/mayor or an official appointed as a member; and
 - f. academics as members.
- (4) The Study Team as referred to in section (3) is in charge of:
 - a. keeping an inventory of the problems that are the reasons for the objection;
 - b. holding meetings or clarifications with the objecting party; and
 - c. making recommendations to accept or reject objections.
- (5) For the smooth implementation of the tasks as referred to in section (4), the head of the Study Team may establish a secretariat.

Article 35

- (1) The problem inventory as referred to in Article 34 section (4) point a is in the form of:
 - a. classification of types and reasons for objection;
 - b. classification of the objecting party; and/or
 - c. classification of the objectionable party proposal.
- (2) The problem inventory as referred to in section (1) is prepared in the form of an objection document.
- (3) Meeting or clarification with the objecting party as referred to in Article 34 paragraph 4 point b is conducted to:
 - a. equate the perception of the material/reason for the objection of the objecting party; and
 - b. explain the purpose and objectives of the development plan.

- (4) The recommendation as referred to in Article 34 section (4) point c is based on the results of the review of the objection document submitted by the party objecting to:
- a. spatial plans; and
 - b. development priorities listed in:
 1. the medium term development plan;
 2. the strategic plan; and/or
 3. the work plan of the Government /Agency Requiring Land.

Article 36

The recommendation of the Study Team as referred to in Article 34 section (4) point c, is signed by the head of the Study Team and submitted to the governor.

Article 37

- (1) Based on the recommendation of the Study Team as referred to in Article 36, the governor issues a letter of acceptance or rejection of objections to the location of the development plan.
- (2) The point as referred to in section (1) is submitted to the Agency Requiring Land and the objecting party.

Article 38

The handling of objections by the governor as referred to in Article 34 section (1) is carried out no later than 14 (fourteen) Days from the receipt of the objection.

Article 39

In the event that the governor as referred to in Article 37 section (1) decides in its letter to accept the objection, the Agency Requiring Land cancel the development plan or moves the construction site to another place.

Article 40

- (1) In the event that a Land Acquisition Object has the status of a forest area, the Agency Requiring Land through the governor submits an application for the release of the area status to the minister who administers government affairs in the forestry sector.
- (2) In the event of the Land Acquisition Object for a priority project of the Central Government, the change in the status of the area as referred to in section (1) is carried out through the following mechanisms:
 - a. release of forest area in the event that Land Acquisition is carried out by a government agency;
 - b. release of forest area or borrow-to-use in the event that Land Acquisition is carried out by the private sector.
- (5) The private sector as referred to in section (2) point b is a Business Entity that obtains power of attorney based on an agreement from a state institution, ministry, non-ministerial government agency, provincial government, regency/municipal government, state-owned legal entity/state-owned enterprise that obtains special assignment of the Central Government in the context of providing infrastructure for the Public Interest.

Article 41

- (1) In the event that there is a Land Acquisition Object with the status of village treasury land, the village government applies for a written permit to the governor for approval of the relinquishment of their rights.
- (2) In the event that there is a Land Acquisition Object with the status of *waqf* land, its *nazhir* apply for a written permit to the Ministry of Religion/Regional Office of the Ministry of Religion with the approval of the Indonesian *Waqf* Board/Provincial Indonesian *Waqf* Board to obtain a permit to release the *waqf* land.

- (3) In the event that there is a Land Acquisition Object with the status of communal title (*ulayat*) land, the Agency Requiring Land coordinates with the Local Government by involving indigenous community leaders to obtain an agreement and settlement with the community concerned as outlined in the minutes of agreement.
- (4) In the event that there are Land Acquisition Objects with the status of land assets of the Central Government/Local Government and/or state-owned enterprises/local-owned enterprises, the Asset User/asset owner submit an application for permission to transfer the status of use/disposal of assets to the competent authority in accordance with the provisions of the legislation.

Article 42

- (1) In the event that the Land Acquisition Object for Public Interest and/or National Strategic Projects is located on sustainable food agriculture land, land conversion can be carried out and carried out in accordance with the provisions of the legislation
- (2) The land conversion as referred to in section (1) can only be carried out with the following conditions:
 - a. conducted a strategic feasibility study;
 - b. a land conversion plan is drawn up;
 - c. freed ownership of its rights from the owner; and
 - d. provided replacement land for sustainable food agricultural land that is converted.
- (3) In the event of a disaster so that the transfer of land function for infrastructure cannot be postponed, the requirements as referred to in section (2) point a and point b will not be applied.

- (4) Provision of replacement land for sustainable food agricultural land which is converted for infrastructure due to disaster as referred to in section (3) is carried out no later than 24 (twenty-four) months after the transfer of function is carried out.
- (5) The release of ownership of the transferred land rights as referred to in section (2) point c is carried out by providing Compensation in accordance with the provisions of the legislation.

Article 43

- (1) The process of completing the change in status of Land Acquisition Objects with the status of forest areas or permits to transfer the status of use/disposal of assets over village treasury lands, *waqf* lands, *ulayat* lands, and/or land assets of the Central Government, Local Governments, state-owned enterprises, Local-owned enterprises, or village-owned enterprises as referred to in Article 40, Article 41 and Article 42 must be carried out until the Location Determination.
- (2) In the event that the change in status and permit as referred to in section (1) is not fulfilled without a written statement from the relevant agency, the Location Determination serves as a permit to change the status/borrow-to-use forest area or permit to transfer the status of use/disposal of assets.

Paragraph 5
Development Location Determination

Article 44

- (1) Applications for Development Location Determination from Agencies Requiring Land is submitted to the governor based on the minutes of agreement on development locations as referred to in Article 32 section (6).
- (2) Determination of the development location as referred to in section (1) issued by the governor within a maximum period of 14 (fourteen) Days from the receipt of the application for the Agency Requiring Land.
- (3) In the event that the Determination of the development location as referred to in section (2) is not issued by the governor within a period of 14 (fourteen) Days for Land Acquisition for the purpose of developing a National Strategic Project, urgent and/or development that cannot be relocated, the Agency Those in need of Land may submit an application for Location Determination to the Minister.
- (4) Determination of the development location as referred to in section (3) issued by the Minister within 7 (seven) Days from the receipt of the application for the Agency Requiring Land.

Article 45

- (1) Determination of the development location as referred to in Article 44, is supplemented with a map of the development location.
- (2) The map of the development location as referred to in section (1) is prepared by the Agency Requiring Land.

Article 46

- (1) Development Location Determination as referred to in Article 44 is valid for a period of 3 (three) years and can be extended 1 (one) time for a maximum period of 1 (one) year.

- (2) The Decision on Location Determination as referred to in Article 44 is submitted by the Agency Requiring Land to the Regional Office no later than 7 (seven) Days after the Location Determination is announced.
- (3) If necessary, the Agency Requiring Land on the consideration of the head of the Regional Office submits an application for an extension of the period of Determination of development Locations as referred to in section (1) to the governor, 6 (six) months before the period of Determination of Development Locations ends.
- (4) Application for extension of the period for Determination of the development location as referred to in section (3) is accompanied by:
 - a. the location Determination decision;
 - b. consideration of the application for extension, which contains the reasons for submitting the extension, Land Acquisition Data that has been carried out, and data on remaining land for which the Land Acquisition has not been carried out.
- (5) Based on the application for the extension of the period of Location Determination as referred to in section (3), the governor determine the extension of the period of Determination of the development location.
- (6) The extension of the determination of the construction location as referred to in section (3) issued by the governor within a maximum period of 7 (seven) Days from the receipt of the application for the Agency Requiring Land.
- (7) In the event that the governor does not issue an extension of the location determination within the period of 7 (seven) days as referred to in section (6), the Agency Requiring Land may apply for an extension of the location determination to the Minister.

Article 47

- (1) In the event that the time period for determining the development location for the public interest as referred to in Article 46 section (1) is insufficient, a reprocessing of the remaining land that has not been completed is carried out.
- (2) The reprocessing as referred to in section (1), starts from the planning stage.

Paragraph 6

Announcement of Development Location Determination

Article 48

- (1) The Governor together with Agencies Requiring Land announce the Development Location Determinations for the Public Interest.
- (2) Announcement of Determination of the development location as referred to in section (1), contains the number and date of the decision on Location Determination, map of the development location, purpose and objectives of development, location and area of land required, estimated period of implementation of Land Acquisition and estimated development period.

Article 49

- (1) Announcement of Development Location Determination as referred to in Article 48 section (1), is made by:
 - a. placing the announcement at the urban/rural village office or other names, sub-district office, and/or regent/mayor office and at the construction site; and
 - b. announcing it through print media and/or electronic media.
- (2) Announcement of Development Location Determination as referred to in section (1) is carried out no later than 2 (two) Days since the issuance of Development Location Determination.
- (3) Announcement of Development Location Determination as referred to in section (1) point a is made for 10 (ten) Days.

- (4) Announcement of Development Location Determination through print media as referred to in paragraph 1 point b, is carried out through local and/or national daily newspapers at least 1 (one) day of publication.
- (5) Announcement of Development Location Determination through electronic media as referred to in section (1) point b, implemented through the website of the provincial government, regency/municipal government and/or Agencies Requiring Land.

Paragraph 7

Delegation of Land Acquisition Preparation

Article 50

- (1) The Governor may delegate the authority to carry out the preparation of Land Acquisition for development in the Public Interest to the regent/mayor based on considerations of efficiency, effectiveness, geographical conditions, human resources, and other considerations, within a maximum period of 3 (three) Days from receipt of the documents. Land Acquisition planning.
- (2) In the event that the governor delegates authority to the regent/mayor as referred to in section (1), the regent/mayor form a Preparation Team within a maximum period of 5 (five) Days from the receipt of the delegation.
- (3) Provisions regarding the implementation of the preparation of Land Acquisition for development in the Public Interest as referred to in Article 9 to Article 49 apply mutatis mutandis to the implementation of the preparation of Land Acquisition for development in the Public Interest by the regent/mayor.
- (4) In the event that the determination of the construction location is not determined by the regent/mayor within a maximum period of 7 (seven) Days from the date of application, for Land Acquisition for the purpose of developing a National Strategic Project, it is urgent and/or a construction location that cannot be moved, The Agency

Requiring Land submits an application for Location Determination to the governor.

- (5) In the event that the determination of the development location as referred to in section (4) is not determined by the governor within a period of no later than 7 (seven) Days from the date of application, the Agency Requiring Land submit an application to the Minister for the issuance of a Location Determination.
- (6) Determination of the development location as referred to in section (5) issued by the Minister within a maximum period of 7 (seven) Days from the receipt of the application for the Agency Requiring Land.

Article 51

- (1) In the event that the preparation for Land Acquisition is carried out by the regent/mayor based on the delegation as referred to in Article 50, the application for an extension of the time for Development Location Determinations as referred to in Article 46 section (4) is submitted by the Agency Requiring Land to the regent/mayor upon the head of the Land Office.
- (2) The application for extension of time as referred to in section (1) is submitted by the Agency Requiring Land to the regent/mayor at the latest 6 (six) months prior to the expiration of the period of Determination of the construction location.
- (3) Extension of Location Determination as referred to in section (1) issued by the regent/mayor within 7 (seven) Days of receipt of the application.

Article 52

Further provisions regarding the stages of preparation for Land Acquisition is regulated by a Ministerial Regulation.

Part Four
Implementation of Land Acquisition

Paragraph 1
General

Article 53

- (1) The implementation of Land Acquisition is carried out by the Minister.
- (2) The implementation of Land Acquisition as referred to in section (1) is carried out by the head of the Regional Office as the chief executive of the Land Acquisition.
- (3) In order to carry out Land Acquisition, the head of the Regional Office establish a Land Acquisition operator.
- (4) The membership composition of the implementing Land Acquisition as referred to in section (3) consists of at least:
 - a. officials in charge of Land Acquisition affairs within the Regional Office;
 - b. the head of the local Land Office at the Land Acquisition location;
 - c. provincial officials in charge of land affairs;
 - d. the local sub-district head at the Land Acquisition location; and
 - e. urban/rural village head or another name at the land acquisition location
- (5) The determination of the implementer of the Land Acquisition as referred to in section (3) is carried out within a maximum period of 5 (five) Days from the receipt of the application for the implementation of the Land Acquisition.

Article 54

The Head of the Regional Office may assign the head of the Land Office as the chief executive of Land Acquisition, taking into account efficiency, effectiveness, geographical conditions, and human resources, within a maximum period of 2 (two) Days from the receipt of the application for Land Acquisition.

Article 55

- (1) In the event that the Head of the Land Office is assigned as the chief executive of Land Acquisition as referred to in Article 54, the head of the Land Office form the executor of Land Acquisition.
- (2) The membership composition of the implementing Land Acquisition as referred to in section (1) at least consist of:
 - a. officials in charge of Land Acquisition affairs within the Land Office;
 - b. officials at the local Land Office at the Land Acquisition location;
 - c. regency/municipal regional apparatus officials in charge of land affairs;
 - d. the local sub-district head at the Land Acquisition location; and
 - e. urban/rural village head or another name at the land acquisition location.
- (3) The establishment of the Land Acquisition operator as referred to in section (1) is carried out within a maximum period of 5 (five) Days from the receipt of the assignment as referred to in Article 54.

Paragraph 2

Implementation Preparation

Article 56

- (1) Based on the Development Location Determinations for the Public Interest as referred to in Article 44, the Agency Requiring Land submits an application for the implementation of Land Acquisition to the head of the Regional Office.
- (2) The application for implementation as referred to in section (1) is accompanied by:
 - a. Location Determination decision;
 - b. Land Acquisition planning documents;
 - c. initial data on the Entitled Party and the Land Acquisition Object;

- d. initial data on affected communities;
 - e. minutes of agreement as referred to in Article 32 section (6); and
 - f. statement letter on the installation of land parcel boundary markings.
- (3) The Agency Requiring Land submit an explanation of the application for the implementation of Land Acquisition as referred to in section (2) before the head of the Regional Office.
 - (4) In the event that the application for the implementation of the Land Acquisition as referred to in section (2) is declared complete, the head of the Regional Office make an official report on the receipt of the application for the implementation of the Land Acquisition.
 - (5) In the event that the application for the implementation of the Land Acquisition is received as referred to in section (4), the head of the Regional Office form the executor of the Land Acquisition no later than 5 (five) Days.
 - (6) The Executor of Land Acquisition as referred to in section (5) prepares the implementation of Land Acquisition.

Article 57

- (1) In carrying out the preparation for the implementation of Land Acquisition as referred to in Article 56 section (6), the Land Acquisition executor carries out at least the following activities:
 - a. creating the agenda for the implementation meeting;
 - b. creating a work plan and schedule of activities;
 - c. preparing the formation of the necessary Task Forces and division of tasks;
 - d. estimating technical constraints that may occur in implementation;
 - e. formulating strategies and solutions to obstacles and constraints in implementation;
 - f. preparing implementation coordination steps;
 - g. preparing the necessary administration;
 - h. proposing the need for operational costs and

- supporting costs for Land Acquisition;
 - i. determining the Appraiser; and
 - j. preparing the meeting document.
- (2) The preparation for implementation as referred to in section (1) is set forth in a work plan which contains at least:
- a. the implementation funding plan;
 - b. the time plan and implementation schedule;
 - c. the plan for implementing personnel needs;
 - d. the plan for implementing material and equipment requirements;
 - e. the inventory and alternative solutions for the inhibiting factors in implementation; and
 - f. the implementation monitoring system.

Article 58

- (1) In carrying out the activities as referred to in Article 57 section (1), the chief executive of Land Acquisition forms a Task Force in charge of inventory and identification of Land Acquisition Objects within a maximum period of 5 (five) Days since the establishment of the Land Acquisition executor.
- (2) The Task Force as referred to in section (1) consists of:
- a. Task Force A in charge of collecting physical Land Acquisition Data Objects;
 - b. Task Force B in charge of collecting juridical Land Acquisition Data Objects.
- (3) The Task Force as referred to in section (2) may be formed 1 (one) or more Task Forces by considering the needs in the implementation of Land Acquisition.
- (4) The Task Force as referred to in section (3) is responsible to the chief executive of Land Acquisition.

Paragraph 3
Inventory and Identification

Article 59

The Task Force as referred to in Article 58 section (2) prepares for the implementation of Land Acquisition which includes the following activities:

- a. preparation of activity schedule plans;
- b. preparation of materials;
- c. preparation of technical equipment;
- d. coordination with sub-district apparatus and urban/rural village head or other names;
- e. preparation of work maps;
- f. announcement to the Entitled Party through the urban/rural village head or other name; and
- g. announcement of the plan and schedule for data collection of the Entitled Party, Asset Manager and/or Asset User, and/or community affected by the Land Acquisition Object.

Article 60

- (1) Task Force A as referred to in Article 58 section (2) point a carries out measurements and mapping including:
 - a. measuring and mapping the perimeter of the location; and
 - b. field-by-field measurement and mapping.
- (2) Measurement and mapping as referred to in section (1) is carried out in accordance with the provisions of legislation on land measurement and registration.
- (3) The results of the inventory and identification of measurements and mapping as referred to in section (1) is stated in a map of land parcels and signed by the head of the Task Force.
- (4) Map of land parcels as referred to in section (3) is used in the process of determining the value of Compensation and registration of rights.
- (5) Measurement and mapping of Land Acquisition Objects as referred to in section (1) may involve licensed surveyors.

Article 61

- (1) Task Force B as referred to in Article 58 section (2) point b carries out data collection on the Entitled Parties and Land Acquisition Objects at least:
 - a. name, occupation, and address of the Eligible Party;
 - b. the ID number or other identification of the Entitled Party;
 - c. proof of control and/or ownership of land, buildings, plants, and/or objects related to land;
 - d. the location of the land, the area of the land and the identification number of the field;
 - e. land status and documents;
 - f. types of land use and utilization;
 - g. ownership and/or control over land, buildings, and/or other objects related to land;
 - h. imposition of Land Rights; and
 - i. the Overground and Underground Spaces.
- (2) The results of the inventory and data identification of the Entitled Parties and Land Acquisition Objects as referred to in section (1) is made in the form of a nominative list signed by the head of the Task Force.
- (3) The nominative list as referred to in section (2) is used in the process of determining the value of Compensation.
- (4) The collection of data on the Entitled Party and the Land Acquisition Object as referred to in section (1) may involve a licensed surveyor.

Article 62

- (1) The Task Force as referred to in Article 58 completes its duties within a maximum period of 30 (thirty) Days.
- (2) In certain cases the Task Force as referred to in Article 58 may carry out tasks for more than 30 (thirty) Days.
- (3) Certain matters as referred to in section (2) are circumstances where:
 - a. there are problems with physical conditions including:
 1. the land parcel boundary sign has not been installed;

2. topographical conditions in the field need special handling; and/or
 3. Land Acquisition Objects across rural village/urban village/sub-districts;
- b. limited human resources;
 - c. the unavailability of a budget from the Agency Requiring Land;
 - d. there is still a refusal from the Entitled Party.

Article 63

The results of the inventory and identification as referred to in Article 60 section (3) and Article 61 section (2) is submitted by the chairman of the Task Force to the chief executive of Land Acquisition with an official report on the results of the inventory and identification.

Article 64

- (1) The map of land parcels and the nominative list as referred to in Article 60 section (3) and Article 61 section (2) is announced at the urban/rural village office or other names, sub-district office, and construction site within a maximum period of 14 (fourteen) Day.
- (2) The announcement as referred to in section (1) may be implemented in stages, partially or completely.

Article 65

- (1) In the event that the Entitled Party object to the results of the inventory and identification as referred to in Article 63, the Entitled Party may file an objection to the chief executive of Land Acquisition within a period of 14 (fourteen) Days as of the announcement of the results of the inventory and identification.
- (2) In the event that the objection to the results of the inventory and identification as referred to in section (1) is accepted, the chief executive of Land Acquisition verifies and correct the map of land parcels and/or the nominative list.
- (3) The verification and correction as referred to in section (2) are carried out within a period of no later than 14 (fourteen)

Days from the receipt of the objection to the results of the inventory and identification.

- (4) In the event of a discrepancy between the results of the inventory and identification and the results of verification, corrections is made in the form of an official report on the improvement of the results of the inventory and identification.
- (5) In the event that the objection to the results of the inventory and identification as referred to in section (1) is rejected, the chief executive of the Land Acquisition makes an official report on the refusal.

Article 66

The results of the announcement as referred to in Article 64 section (1) or the verification and repair as referred to in Article 65 section (4) become the basis for determining the Entitled Party in granting Compensation.

Paragraph 4

Appraiser Appointment

Article 67

- (1) Appraisal Services are held by the Agency Requiring Land and determined by the executive chief of the Land Acquisition.
- (2) In the event that there is no Appraisal service and/or in the context of cost efficiency for small-scale Land Acquisition, the Agency Requiring Land may appoint a Public Appraiser or an official appointed by the Minister.
- (3) Acquisition of Appraiser services as referred to in section (1) and Public Appraiser as referred to in section (2) is carried out in accordance with the provisions of laws and regulations in the field of government acquisition of goods/services.

Article 68

- (1) The appraiser is in charge of assessing the amount of Compensation per plot of land, including:
 - a. land;
 - b. Above Ground and Underground Spaces;
 - c. buildings;
 - d. plants;
 - e. objects related to land; and/or other losses that can be assessed.
- (2) The Appraiser or Public Appraiser carry out the duties as referred to in section (1) after receiving a copy of the planning document, nominative list and map of land parcels, from the chief executive of Land Acquisition as outlined in the official report.
- (3) The Appraiser or Public Appraiser completes the task as referred to in section (1) no later than 30 (thirty) Days since the official report as referred to in section (2) is signed.
- (4) In carrying out the tasks as referred to in section (1) the Appraiser may request information and/or data to support the assessment of the amount of Compensation per plot of land to the relevant agency.

Article 69

- (1) Compensation assessed by the Appraiser or Public Appraiser as referred to in Article 68, is the value at the time of the announcement of the Determination of the Construction Location for the Public Interest by considering the waiting period at the time of payment of Compensation.
- (2) The amount of Compensation value as referred to in section (1) is a single value for parcels per plot of land.
- (3) The amount of the Compensation value based on the results of the Appraiser's assessment as referred to in section (2) is final and binding.
- (4) The amount of the Compensation value based on the results of the appraisal by the Appraiser as referred to in section (2), is submitted by the Appraiser to the chief executive of the Land Acquisition with an official report on the submission of the appraisal results.

- (5) The amount of Compensation as referred to in section (3) is used as the basis for deliberation to determine the form of Compensation.

Article 70

- (1) In the event that there is a residual land parcel affected by the Land Acquisition, which can no longer be functioned according to its designation and use, the Entitled Party may request a replacement for the parcel of land.
- (2) In the event that the remaining land area is not more than 100 m² (one hundred square meters) and cannot be used as referred to in section (1), Compensation may be granted.
- (3) In the event that the remaining land parcel is more than 100 m² (one hundred square meters) Compensation may be granted after receiving a study from the Land Acquisition operator along with the Agency Requiring Land and the related technical team.
- (4) The study as referred to in section (3) is stated in the form of an official report on the results of the residual land study.

Paragraph 5

Deliberation on Determining the Form of Compensation

Article 71

- (1) Land Acquisition Implementers carry out deliberation accompanied by Appraisers or Public Appraisers and Agencies Requiring Land with Entitled Parties within a maximum period of 30 (thirty) Days since the results of the appraisal from the Appraiser are received by the chief executive of the Land Acquisition.
- (2) The deliberation as referred to in section (1) is conducted directly to determine the form of Compensation based on the results of the assessment of Compensation as referred to in Article 68 section (1).
- (3) In the deliberation as referred to in section (1), the implementer of the Land Acquisition conveys the amount of Compensation resulting from the appraisal of the Appraiser as referred to in Article 68 section (1).

- (4) The implementation of the deliberation as referred to in section (1) may be divided into several groups by considering the number of Entitled Parties, the time and place of the deliberation to determine the form of Compensation.

Article 72

- (1) The Executor of Land Acquisition invites the Entitled Party in the deliberation to determine the form of Compensation in accordance with the determined place and time.
- (2) In the event that the Entitled Party as referred to in section (1) is incapable by law to attend, the invitation is submitted to the supervisor or guardian.
- (3) The invitation as referred to in section (1) is submitted not later than 3 (three) Days prior to the date of the deliberation to determine the form of Compensation.
- (4) The deliberation as referred to in section (2) is led by the chief executive of Land Acquisition or an appointed official.

Article 73

- (1) In the event that the Entitled Party is unable to attend the deliberation as referred to in Article 71, the Entitled Party may grant power of attorney to:
 - a. the person in a blood relationship up, down or to the second degree or husband/wife for the Entitled Party has individual status;
 - b. the person appointed in accordance with the provisions of the articles of association for the Entitled Party with the status of a legal entity; or
 - c. other Entitled Parties.
- (2) The Entitled Party to 1 (one) or several parcels of land that it owns which is located within 1 (one) Land Acquisition location may only grant power of attorney to 1 (one) person who receives a power of attorney.
- (3) In the event that the Entitled Party has been properly invited 3 (three) times, but it is absent and does not provide power of attorney, it is deemed to have approved the form of

Compensation determined by the Land Acquisition operator.

Article 74

- (1) The result of the agreement in the deliberation becomes the basis for the provision of Compensation to the Entitled Party as outlined in the minutes of the agreement.
- (2) Minutes of agreement as referred to in section (1) contain:
 - a. the Entitled Parties present or their proxies, who agree along with the agreed form of Compensation;
 - b. Entitled Parties present or their proxies, who disagree; and
 - c. Entitled Parties who are not present and do not give power of attorney.
- (3) The minutes as referred to in section (1) is signed by the organizer of the Land Acquisition and the Entitled Parties present or their proxies.

Article 75

- (1) In the event that there is no agreement regarding the form and/or amount of Compensation, the Entitled Party may file an objection to the local District Court not later than 14 (fourteen) Days after signing the minutes of the results of the deliberation as referred to in Article 74 section (3).
- (2) The District Court decides the form and/or amount of Compensation within a maximum period of 30 (thirty) Days from the receipt of the objection.
- (3) Parties who object to the decision of the District Court as referred to in section (2) within a maximum period of 14 (fourteen) Days may file an appeal to the Supreme Court.
- (4) The Supreme Court is obligated to give a decision within 30 (thirty) Days from the receipt of the cassation request.

Paragraph 6
Provision of Compensation

Article 76

- (1) Compensation may be given in the form of:
 - a. money;
 - b. replacement land;
 - c. resettlement;
 - d. shareholding; or
 - e. other forms agreed by both parties.
- (2) The form of Compensation as referred to in section (1), either stand-alone or a combination of several forms of Compensation, is given in accordance with the value of Compensation whose nominal value is the same as the value determined by the Appraiser.

Article 77

- (1) In the deliberation as referred to in Article 71, the implementer of Land Acquisition prioritizes the provision of Compensation in the form of money.
- (2) The Land Acquisition Executor makes a determination regarding the form of Compensation based on the minutes of the agreement as referred to in Article 74 section (2).

Article 78

- (1) Compensation in the form of money as referred to in Article 76 section (1) point a, is given in the form of Rupiah.
- (2) Provision of Compensation in the form of money as referred to in section (1) is carried out by the Agency Requiring Land based on validation from the chief executive of the Land Acquisition or the appointed official.
- (3) The validation from the chief executive of Land Acquisition or the appointed official as referred to in section (2) is carried out within a maximum period of 5 (five) Days from the minutes of agreement on the form of Compensation as referred to in Article 77 section (2).

- (4) The provision of Compensation as referred to in section (2) is carried out simultaneously with the Waiver of Rights by the Entitled Party.
- (5) The provision of Compensation as referred to in section (2) is carried out within a maximum period of 17 (seventeen) Days from the submission of validation results by the Land Acquisition operator.
- (6) In certain cases the Compensation as referred to in section (5) may be made for more than 17 (seventeen) Days.
- (7) Certain matters as referred to in section (6) are circumstances where:
 - a. the available budget is insufficient;
 - b. the Eligible Party is not present at the scheduled time for payment of Compensation; or
 - c. there are security, economic, political, social, cultural and/or other technical issues.

Article 79

- (1) Compensation in the form of replacement land as referred to in Article 76 section (1) point b is carried out by the Agency Requiring Land based on a written request from the chief executive of the Land Acquisition.
- (2) The replacement land as referred to in section (1) is granted for and on behalf of the Entitled Party.
- (3) Provision of replacement land as referred to in section (1) is carried out through buying and selling or other agreed methods in accordance with the provisions of legislation.
- (4) In the event that the replacement land designation as referred to in section (1) is included in the type of Public Interest, the provision can be made through the Land Acquisition stage for development for the Public Interest.
- (5) The provision of Compensation as referred to in section (3) is carried out simultaneously with the Release of Rights by the Entitled Party without waiting for the availability of replacement land.
- (6) During the process of providing replacement land as referred to in section (5), funds for providing replacement

land are deposited with the bank by and on behalf of the Agency Requiring Land.

- (7) The implementation of the provision of replacement land as referred to in section (3) is carried out not later than 6 (six) months after the determination of the form of Compensation by the Land Acquisition executor.

Article 80

- (1) Provision of Compensation in the form of resettlement as referred to in Article 76 section (1) point c is carried out by the Agency Requiring Land based on a written request from the chief executive of the Land Acquisition.
- (2) The provision of land for resettlement as referred to in section (1) is carried out through buying and selling or other agreed methods in accordance with the provisions of the legislation.
- (3) In the event of resettlement as referred to in section (1) whose activities are included in the type of Public Interest, the provision of land can be carried out through the Land Acquisition stage for development in the Public Interest.
- (4) Resettlement as referred to in section (1) is provided for and on behalf of the Entitled Party.
- (5) The provision of Compensation as referred to in section (1) is carried out simultaneously with the Release of Rights by the Entitled Party without waiting for the resettlement development to be completed.
- (6) During the process of providing resettlement as referred to in section (4), funds for providing resettlement are deposited with the bank by and on behalf of the Agency Requiring Land.
- (7) The implementation of the provision of resettlement as referred to in section (6) is carried out not later than 1 (one) year since the determination of the form of Compensation by the Land Acquisition operator.

Article 81

In the event that the form of Compensation is in the form of replacement land as referred to in Article 76 section (1) point b or resettlement as referred to in Article 76 section (1) point c, the deliberation as referred to in Article 71 also determines the plan for the location of replacement land or resettlement.

Article 82

- (1) Compensation in the form of share ownership as referred to in Article 76 section (1) point d is provided by a state-owned company in the form of a public company or a business entity that obtains a power of attorney based on an agreement from a state agency, ministry, non-ministerial government institution, provincial government, regency/municipal governments, state-owned legal entities/state-owned enterprises that received special assignments from the Central Government in the context of providing infrastructure for the public interest.
- (2) Share ownership as referred to in section (1) is carried out based on an agreement between the Entitled Party and a state-owned business entity or a Business Entity that obtains power of attorney based on an agreement from a state institution, ministry, non-ministerial government institution, provincial government, regency/municipal government, state-owned legal entities/state-owned enterprises that receive a special assignment from the Central Government in the context of providing infrastructure for the public interest.
- (3) The provision of Compensation as referred to in section (1) is carried out simultaneously with the Waiver of Rights by the Entitled Party.
- (4) The provision of Compensation in the form of share ownership as referred to in section (1) is carried out in accordance with the provisions of the legislation.

Article 83

- (1) The granting of Compensation in another form agreed by both parties may be in the form of a combination of 2 (two) or more forms of Compensation as referred to in Article 76 section (1) point a to point d.
- (2) Provisions regarding the implementation of Compensation as referred to in Article 77 to Article 82 apply mutatis mutandis to the implementation of Compensation as referred to in section (1)

Article 84

- (1) The relinquishment of Land Acquisition Object Rights owned/controlled by the Central Government/Local Government/state-owned enterprises/local-owned enterprises/rural village-owned enterprises not be given Compensation, except:
 - a. Land Acquisition object used in accordance with the duties and functions of the government;
 - b. Land Acquisition Objects owned/controlled by state-owned enterprises/local-owned enterprises/rural village-owned enterprises;
 - c. Rural Village treasury Land Acquisition Object; and/or
 - d. Land Acquisition Objects in Land Acquisition for development in the Public Interest carried out by Business Entities.
- (2) Compensation and Release of Rights to Land Acquisition Objects owned/controlled by the Land Bank is settled in accordance with the provisions of legislation.
- (3) Compensation for Land Acquisition Objects as referred to in section (1) point b may be provided in the form as referred to in Article 76 section (1).
- (4) Compensation for Land Acquisition Objects as referred to in section (1) point c may be given in the form as referred to in Article 76 section (1).
- (5) The value of Compensation as referred to in section (2), section (3), and section (4) is based on the results of the assessment of Compensation as referred to in Article 68.

- (6) Value of Compensation for Land Acquisition Objects in the form of *waqf* property is determined to be the same as the value of the Appraiser's assessment of the replaced *waqf* property.

Article 85

- (1) The provision of Compensation as referred to in Article 78 to Article 82 is made in the official report on the granting of Compensation.
- (2) Minutes of granting Compensation as referred to in section (1), is accompanied by:
 - a. list of Entitled Parties receiving Compensation;
 - b. list of forms and amounts of Compensation that has been given;
 - c. list and proof of payment/receipt; and
 - d. Minutes of Release of Land Acquisition Object Rights.

Paragraph 7

Provision of Compensation under Special Circumstances

Article 86

- (1) The Entitled Party may only transfer the Land Acquisition Object to the Agency Requiring Land through the Land Acquisition operator.
- (2) The transfer of the Land Acquisition Object as referred to in section (1) is effective as of the determination of the construction site for the Public Interest until the value of Compensation is determined by the Appraiser.
- (3) In the event that the Entitled Party requires Compensation under special circumstances, the implementer of the Land Acquisition prioritizes the provision of Compensation.

Article 87

- (1) Compensation as referred to in Article 86 section (3) is given at most 25% (twenty-five percent) of the estimated Compensation based on the sale value of the current year's tax object, Land Value Zone or the estimated value of

Compensation from the Appraiser.

- (2) The granting of the remaining Compensation as referred to in section (1) is given after the determination of the results of the appraisal from the Appraiser or the value that has been determined by a court decision that has permanent legal force.
- (3) The relinquishment of the Land Acquisition Object Rights is carried out simultaneously with the granting of the remaining Compensation as referred to in section (2).

Article 88

Further provisions regarding the procedure for Compensation in special circumstances as referred to in Article 86 section (3) and Article 87 are regulated in a Ministerial Regulation.

Paragraph 8

Compensation Custody

Article 89

- (1) The Agency Requiring Land submits an application for the Compensation Custody to the head of the District Court in the area of the construction site for the Public Interest.
- (2) The Compensation Custody as referred to in section (1) is submitted to the District Court in the area of the construction site for the Public Interest after the approval of the custody has been determined by the District Court.
- (3) The application for Compensation Custody as referred to in section (1) is made in the event that:
 - a. The Entitled Party refuses the form and/or amount of Compensation based on the results of deliberation and does not file an objection to the District Court;
 - b. The Entitled Party refuses the amount of Compensation based on the decision of the District Court/Supreme Court which has permanent legal force;
 - c. the Entitled Party is unknown and/or the Entitled Party's whereabouts are unknown;

- d. Land Acquisition Objects that will be granted Compensation are:
1. the object of a case that is presently in court;
 2. whose ownership is still disputed;
 3. that are to be confiscated by the competent authority; or
 4. are a collateral in the bank.
- (4) Compensation deposited at the District Court as referred to in section (2) is in the form of money in Rupiah.
- (5) Implementation of the deposit of Compensation as referred to in section (2) is made in the minutes of Compensation Custody.
- (6) The District Court within a maximum period of 14 (fourteen) Days must receive the deposit of Compensation as referred to in section (5).

Article 90

In the event that the Entitled Party refuses the form and/or amount of Compensation and does not file an objection as referred to in Article 89 section (3) point a, the Compensation may be taken by the Entitled Party with a cover point from the chief executive of the Land Acquisition.

Article 91

In the event that the Entitled Party refuses the form and/or amount of Compensation based on the decision of the District Court/Supreme Court which has permanent legal force as referred to in Article 89 section (3) point b, the Compensation may be taken by the Entitled Party with a cover point from the chief executive of the Land Acquisition.

Article 92

- (1) In the event that the location of the Entitled Party to receive Compensation is not known as referred to in Article 89 section (3) point c, the Land Acquisition executor submit a written announcement regarding the absence of the Entitled Party to the head of sub-district and urban/rural villages or other names.

- (2) In the event that the existence of the Entitled Party is known, the Entitled Party submits an application to the District Court where Compensation is deposited with a letter of introduction from the chief executive of Land Acquisition.

Article 93

In the event that the Land Acquisition Object is being the object of a case in court as referred to in Article 89 section (3) point d number 1, Compensation is taken by the Entitled Party after a court decision that has permanent legal force or a reconciliation decision (*dading*).

Article 94

In the event that the ownership of the Land Acquisition Object is still disputed as referred to in Article 89 section (3) point d number 2, the Compensation is taken after a court decision has permanent legal force or a reconciliation decision report (*dading*).

Article 95

In the event that the Land Acquisition Object is placed for confiscation by the competent authority as referred to in Article 89 section (3) point d number 3, Compensation is taken by the Entitled Party after the appointment of the confiscation.

Article 96

In the event that the Land Acquisition Object becomes collateral in the bank as referred to in Article 89 section (3) point d number 4, Compensation may be collected at the District Court after a letter of introduction from the chief executive of the Land Acquisition has been issued with the approval of the bank.

Article 97

In the withdrawal of Compensation deposited in the District Court as referred to in Article 89 section (1), the Entitled Party is obliged to submit proof of control or ownership of the Land Acquisition Object to the chief executive of the Land Acquisition.

Article 98

In the event that the Compensation money has been deposited in the District Court and the Entitled Party is still in control of the Land Acquisition Object, the Agency Requiring Land submit a request for vacating the land to the District Court in the area where the Land Acquisition is located.

Article 99

In the event that the chief executive of Land Acquisition no longer serves as the chief executive of Land Acquisition, Compensation deposited in the District Court as referred to in Article 89 section (2) may be collected by the Entitled Party with a letter of introduction from the Head of the Regional Office or the Head of the local Land Office.

Paragraph 9

Release of the Land Acquisition Object

Article 100

- (1) The relinquishment of Land Acquisition Object Rights is carried out by the Entitled Party to the State in the presence of the local Head of the Land Office or an official appointed by the head of the Land Acquisition executive.
- (2) The relinquishment of the right of the object of the land acquisition as referred to in section (1) is made in the official report on the release of the right of the object of the land acquisition.

Article 101

In the implementation of the Release of Land Acquisition Object Rights as referred to in Article 100, the Land Acquisition executors :

- a. prepare a statement point for the release/handover of Land Rights or the surrender of land, and/or buildings, and/or plants, and/or other objects related to land;
- b. withdraw proof of control or ownership of the Land Acquisition Object from the Entitled Party;

- c. provide a release receipt; and
- d. affix the date, initials, and stamp on the certificate and land book proof of ownership that has been released to the State, which is done manually or electronically.

Article 102

- (1) In implementing the Waiver of Rights as referred to in Article 100 section (1), the Entitled Party or its proxies must:
 - a. sign a statement of release/handover of Land Rights or handover of land, and/or buildings, and/or plants and/or other objects related to land;
 - b. sign a statement of absolute responsibility of the Entitled Party to the truth and validity of proof of control or ownership of the Land Acquisition Object;
 - c. sign the Minutes of Release of Rights;
 - d. submit a copy/photocopy of personal identity or the identity of the attorney.
- (2) The power of attorney as referred to in section (1) is granted to:
 - a. the person in a blood relationship up, down or sideways up to the second degree or husband/wife for the Entitled Party has individual status;
 - b. the person appointed in accordance with the provisions of the articles of association for the Entitled Party with the status of a legal entity; or
 - c. heirs in the event that the Entitled Party dies prior to the implementation of the provision of Compensation.
- (3) In the event that the Entitled Party is incapable by law to attend, the implementation of the Waiver of Rights as referred to in section (1) is carried out by the supervisor or guardian.

Article 103

In the event that the relinquishment of the Land Acquisition Object belongs to or is controlled by the agency, the chief executive of the Land Acquisition make an official report on the Release of the Rights of the Land Acquisition Object.

Paragraph 10
Termination of Legal Relations between the Entitled Party and
the Land Acquisition Object

Article 104

- (1) Land Acquisition Objects that have been granted Compensation or Compensation have been deposited in the District Court or for which the Release of Land Acquisition Object Rights has been carried out, the legal relationship between the Entitled Party and the land is nullified by law.
- (2) The Head of the Land Office , due to their position, record the annulment of rights as referred to in section (1) in the land book and other general registers of land registration, and subsequently notifies the related parties.
- (3) In the event that the Land Acquisition Object as referred to in section (1) has not been registered, the chief executive of the Land Acquisition submit an announcement regarding the annulment of the right and submitted to the urban/rural village head or other name, sub-district head and the authorized official who issued the letter to be further recorded and crossed out in the administrative book of the urban/rural village office or another name or sub-district.

Article 105

- (1) In the event that the Land Acquisition Object is being the object of a case in court and Compensation has been deposited in the District Court, the chief executive of the Land Acquisition notify the chairman of the court and the litigating parties regarding the annulment of rights and the termination of the legal relationship between the Entitled Party and the land.
- (2) The evidence of control/ownership as referred to in section (1) remain valid as evidence in the District Court until a court decision has permanent legal force.

Article 106

- (1) The party entitled to take the Compensation deposited in the District Court as referred to in Article 105 section (1) is the party who is won based on a court decision that has permanent legal force.
- (2) The chief executive of the Land Acquisition make an official report on the Release of Rights to the Land Acquisition Object which is currently the object of a case in court.

Article 107

- (1) In the event that the ownership of the Land Acquisition Object is disputed and the Compensation is deposited in the District Court, the chief executive of the Land Acquisition deliver announcement of the annulment of rights and termination of legal relations to the disputing parties.
- (2) In the event of the Land Acquisition Object as referred to in section (1), the chief executive of the Land Acquisition make an official report on the Release of Rights for the Land Acquisition Object which is still in dispute.

Article 108

- (1) In the event that the Land Acquisition Object is placed for confiscation by the authorized official and the Compensation has been deposited in the District Court, the chief executive of the Land Acquisition deliver a announcement to the official who placed the confiscation and the right holder regarding the annulment of the evidence of ownership and the termination of legal relations.
- (2) In the event of the Land Acquisition Object as referred to in section (1), the chief executive of the Land Acquisition make an official report on the Release of Rights to the Land Acquisition Object which is placed for confiscation by the authorized official.

Article 109

In the event that the Land Acquisition Object becomes collateral in the bank, the chief executive of the Land Acquisition:

- a. makes an official report on the Release of Land Acquisition Object Rights which is used as collateral in the bank;
- b. notifies about the annulment of rights and termination of legal relations to the debt guarantee holder and the person concerned; or
- c. notifies the termination of the legal relationship to the urban/rural village head or another name or sub-district head for unregistered land.

Article 110

The relinquishment of Land Acquisition Object Rights is submitted to the head of the Land Acquisition executive not later than 7 (seven) Days since the signing of the Minutes of the Release of Land Acquisition Object Rights as referred to in Article 109 point a.

Article 111

In the event that the Entitled Party does not relinquish its Land Rights as referred to in Article 109 then:

- a. The chief executive of the Land Acquisition prepares an official report on the Release of Land Acquisition Object Rights without the signature of the Entitled Party;
- b. The Head of the Land Office based on the official report as referred to in point a announces the annulment of the said right;
- c. The Head of the Land Office based on the announcement as referred to in point b record the annulment of Land Rights in the land book, and general registers of other land registrations;
- d. in the event that the land has not been registered, the chief executive of the Land Acquisition based on the announcement as referred to in point b, will submit in writing to the urban/rural village head or another name to record the annulment of the right in the administrative books of the urban/rural village office or another name.

Paragraph 11

Land Acquisition Administration Data Documentation

Article 112

- (1) The Land Acquisition Operator collect, group, process, and store Land Acquisition Data.
- (2) Land Acquisition Data as referred to in section (1) is stored, documented and archived by the head of the local Land Office.
- (3) Land Acquisition Data as referred to in section (1) may be stored in the form of electronic data.

Article 113

- (1) Land Acquisition Data as referred to in Article 112 is made a copy.
- (2) Land Acquisition Data as referred to in section (1) is submitted to the Agency Requiring Land, and becomes a document at the Regional Office or local Land Office.
- (3) In the event that the Land Acquisition data as referred to in Article 112 section (3) has been stored in the form of electronic data, the data is submitted to the Agency Requiring Land with an official report.

Article 114

The form, method of storing, presenting, and deleting Land Acquisition data are carried out in accordance with the provisions of the legislation.

Part Five

Submission of Land Acquisition Results

Paragraph 1

Minutes of Submission

Article 115

- (1) The Head of the Land Acquisition executive submit the results of the Land Acquisition to the Agency Requiring Land along with the Land Acquisition data as referred to in

Article 113, within a maximum period of 14 (fourteen) Days from the Release of Land Acquisition Object Rights.

- (2) Submission of Land Acquisition results as referred to in section (1) in the form of land parcels and Land Acquisition documents with the signing of the official report on the submission of Land Acquisition results.
- (3) The delivery of the results of the Land Acquisition as referred to in section (2) may be carried out in stages with an official report to be further used by the Agency Requiring Land for certification.
- (4) The duties and responsibilities of the implementer of Land Acquisition ends with the signing of the official report on the submission of the overall results of the Land Acquisition as referred to in section (2).
- (5) The certification as referred to in section (3) is required carried out by the Agency Requiring Land within a maximum period of 30 (thirty) Days from the submission of the results of the Land Acquisition.

Article 116

Further provisions regarding the stages of implementation and delivery of results of Land Acquisition are regulated by a Ministerial Regulation.

Paragraph 2

Implementation of Development

Article 117

The Agency Requiring Land may begin to carry out development partially or in its entirety after the submission of the results of the Land Acquisition by the chief executive of the Land Acquisition.

Article 118

- (1) In the event of urgent circumstances due to natural disasters, widespread social conflicts, and disease outbreaks, development for the public interest can be

carried out immediately after the issuance of Location Determination by governors/regents/mayors in accordance with their respective authorities.

- (2) The urgency as referred to in section (1) is determined by the Central Government/Local Government.
- (3) The Agency Requiring Land can still carry out the development as referred to in section (1) even though there are objections or lawsuits in court.
- (4) Provision of Compensation to the Entitled Party in the Land Acquisition as referred to in section (1) is carried out based on the provisions in this Government Regulation.

Part Six

Monitoring and Evaluation

Article 119

The Ministry monitors and evaluates the stages of Land Acquisition for development in the Public Interest as referred to in Article 3, both physically and based on information technology.

Part Seven

Source of Funds for Land Acquisition

Article 120

Funding for Land Acquisition for development in the Public Interest is carried out by the Agency Requiring Land, which is stated in the budgeting document in accordance with the provisions of the legislation.

Article 121

Funding for Land Acquisition for Public Interest is sourced from the state revenue and expenditure budget and/or regional revenue and expenditure budget.

Article 122

- (1) Funding for Land Acquisition for Public Interest may be sourced in advance from funds from the Business Entity as the Agency Requiring Land that is authorized based on an agreement acting on behalf of state institutions, ministries, non-ministerial government agencies, provincial governments, and/or regency/municipal governments. .
- (2) Funding for Land Acquisition by Business Entities as referred to in section (1) is repaid by state institutions, ministries, non-ministerial government agencies, provincial governments, and/or regency/municipal governments through the state budget and/or regional budget after the land acquisition process is completed.
- (3) The repayment as referred to in section (2) may be in the form of calculating the return on investment value.

Article 123

- (1) In the event that the Land Acquisition is carried out by a state-owned legal entity/state-owned enterprise, the Land Bank that has received a special assignment from the Central Government or a local-owned enterprise that has received a special assignment from the Local Government, the funding is sourced from internal companies and/or other sources in accordance with the provisions of the legislation.
- (2) The special assignment as referred to in section (1) is carried out in accordance with the provisions of the legislation.

Article 124

The allocation of funds for the implementation of Land Acquisition consists of Compensation costs, operational costs, and support costs for activities of:

- a. planning;
- b. preparation;
- c. implementation;
- d. submission of results;

- e. administration and management;
- f. proceedings in court; and
- g. data, electronic information and/or electronic documents of Land Acquisition.

Article 125

- (1) Provisions regarding operational costs and supporting costs sourced from the state/regional revenue and expenditure budget are implemented in accordance with the provisions of legislation.
- (2) Operational costs and supporting costs of Land Acquisition for development in the Public Interest carried out by state-owned legal entities/state-owned enterprises, Land Banks receiving special assignments from the Central Government or regionally-owned enterprises receiving special assignments from Local Governments, in accordance with the provisions of the legislation as referred to in section (1).

Part Eight

Small-Scale Land Acquisition

Article 126

- (1) In the framework of efficiency and effectiveness, Land Acquisition for Public Interests which covers an area of not more than 5 (five) hectares, may be carried out:
 - a. directly by the Agency Requiring Land with the Entitled Party, by way of buying and selling, exchanging, or other agreed methods; or
 - b. by using the stages of Land Acquisition as referred to in Article 3.
- (2) Location determination for the stages as referred to in section (1) point b issued by the regent/mayor.
- (3) Land Acquisition for Public Interest with an area of not more than 5 (five) hectares as referred to in section (1) must be in accordance with the Suitability of Spatial Utilization Activities.

- (4) Location determination as referred to in section (2) is accompanied by a Land Acquisition planning document and a work plan for the Agency Requiring Land.
- (5) Land Acquisition planning documents as referred to in section (4) can be prepared based on the content and minimum feasibility studies as referred to in Article 6 and Article 7.
- (6) Land valuation in the context of Land Acquisition as referred to in section (1), the Agency Requiring Land use the results of the appraisal service of the Appraiser.

Article 127

In the event that the location of the Land Acquisition has been determined, the following requirements are no longer required:

- a. Suitability of Space Utilization Activities;
- b. land technical considerations;
- c. outside the forest area and outside the mining area;
- d. outside the peat area/commensurate with the coast; and
- e. analysis of environmental impacts.

Part Nine

Tax Incentives

Article 128

- (1) The party entitled to receive compensation or the agency that acquires land in the Land Acquisition for Public Interest may be given tax incentives in accordance with the provisions of the legislation.
- (2) The tax incentives as referred to in section (1) is granted to the Entitled Party if:
 - a. it supports the implementation of Land Acquisition for development in the Public Interest; and
 - b. does not file a lawsuit on the decision on the Location Determination and on the decision on the form and/or amount of Compensation.

CHAPTER III
LAND ACQUISITION FOR THE SUCCESS OF NATIONAL
STRATEGIC PROJECTS

Article 129

- (1) For Land Acquisition for National Strategic Projects, the implementation is prioritized with the stages of Land Acquisition for development for the Public Interest as referred to in Article 3 to Article 128.
- (2) In the event that the National Strategic Project as referred to in section (1) has not been included in the spatial plan, the suitability of spatial use activities is given by the minister in the form of recommendations for the suitability of space utilization activities.
- (3) The procedure for providing recommendations as referred to in section (2) is carried out in accordance with the provisions of the legislation in the field of spatial planning.

Article 130

In the context of facilitating National Strategic Projects, the central government will facilitate the completion of land acquisition for development in the public interest.

Article 131

- (1) The Central Government and/or Local Governments are responsible for providing land for National Strategic Projects.
- (2) In the event that Land Acquisition cannot be carried out by the Central Government and/or Local Government in accordance with their respective authorities based on the norms, standards, procedures, and criteria established by the Central Government, Land Acquisition for National Strategic Projects can be carried out by a Business Entity.
- (3) The Business Entities as referred to in section (2) are state-owned enterprises and local-owned enterprises that have received special assignments from the Central Government/Local Governments and Business Entities that

have obtained power of attorney based on agreements from state institutions, ministries, non-ministerial government agencies, provincial government, district/municipality government, state-owned legal entity/state-owned enterprise that received a special assignment from the Central Government/Local Government in the context of providing infrastructure for the public interest.

- (4) Land Acquisition for National Strategic Projects as referred to in section (1) and section (2) is carried out by taking into account the principles of state financial capability and fiscal sustainability.
- (5) In the event that the Land Acquisition as referred to in section (2) is carried out by a Business Entity, the Land Acquisition mechanism is carried out in accordance with the provisions of the legislation on Land Acquisition for development in the Public Interest.

CHAPTER IV ELECTRONIC LAND ACQUISITION SYSTEM

Article 132

- (1) Land Acquisition Activities for development in the Public Interest is carried out electronically.
- (2) In the event that it cannot be carried out electronically, the Land Acquisition activities as referred to in section (1) can be carried out manually.
- (3) The results of the implementation of the Land Acquisition as referred to in section (1) is in the form of data, information, and electronic documents.
- (4) The data, information and electronic documents as referred to in section (3) are valid legal evidence and an extension of legal evidence in accordance with the procedural law in force in Indonesia.
- (5) Further provisions regarding procedures for Land Acquisition for development in the Public Interest which are carried out electronically is regulated by a Ministerial Regulation.

CHAPTER V
MISCELLANEOUS PROVISIONS

Article 133

Ministers/heads of institutions, governors, and regents/mayors are obligated to resolve obstacles and problems in their fields in the implementation of Land Acquisition for development in the Public Interest and National Strategic Projects.

Article 134

In the event that this Government Regulation provides a choice of not regulating, being incomplete, or unclear, and/or any government stagnation, the Minister may exercise discretion to overcome concrete problems in the administration of government affairs related to the implementation of Land Acquisition for development in the Public Interest.

Article 135

In the event that there are reports and/or complaints from the public to the heads of ministries/institutions, the Attorney General of the Republic of Indonesia, the Indonesian National Police, governors, or regents/mayors regarding violation or abuse of authority in the implementation of Land Acquisition for development in the Public Interest and Strategic Projects Nationally, the settlement is carried out by prioritizing the administrative process in accordance with the provisions of the legislation in the field of government administration.

Article 136

The Minister of Home Affairs provides guidance on the implementation of levies or the imposition of a 0% (zero percent) tariff on Land and Building Rights Acquisition Fees in Land Acquisition for development for Public Interest and National Strategic Projects.

Article 137

In the event that there is a change in supporting data outside of the Location Determination, a revision of the Location

Determination can be submitted based on the recommendation of the chief executive of Land Acquisition.

Article 138

In the event that the objects of development for the Public Interest and National Strategic Projects/non-National Strategic Projects are entirely land/assets of government agencies/Local Governments, state-owned enterprises, Land Banks, regionally-owned enterprises, village-owned enterprises over which there is control by third parties, other activities or cultivation, are completed in accordance with the provisions of the legislation regarding the handling of social impacts.

Article 139

- (1) Any person because of their position knowing information about the plan for Land Acquisition for the Public Interest in a certain location, is prohibited from buying land and/or buildings and/or plants with the intention of obtaining profits and/or hindering the Land Acquisition for the Public Interest.
- (2) In the event of a violation as referred to in section (1), the person concerned is obligated to release land and/or buildings and/or plants for development in the public interest by being given compensation.
- (3) The value of the Compensation as referred to in section (2) is assessed as equivalent to the acquisition price.
- (4) Further provisions regarding the value of Compensation as referred to in section (3) are regulated in a Ministerial Regulation.

CHAPTER VI

TRANSITIONAL PROVISIONS

Article 140

At the time this Government Regulation comes into force, the stages of Land Acquisition for development in the Public Interest which are in progress prior to the enactment of Law Number 11

of 2020 on Job Creation and this Government Regulation, the completion of which is carried out in accordance with this Government Regulation.

CHAPTER VII CLOSING PROVISIONS

Article 141

At the time this Government Regulation comes into force, all legislation related to the implementation of Land Acquisition for development of the Public Interest are declared to remain effective to the extent not contrary to the provisions in this Government Regulation.

Article 142

At the time this Government Regulation comes into force, Presidential Regulation Number 71 of 2012 on Implementation of Land Acquisition for Development in the Public Interest (State Gazette of the Republic of Indonesia of 2012 Number 156) as amended several times, most recently by Presidential Regulation Number 148 of 2015 on the Fourth Amendment to Presidential Regulation Number 71 of 2012 on the Implementation of Land Acquisition for Development in the Public Interest (State Gazette of the Republic of Indonesia of 2015 Number 366), is repealed and declared ineffective.

Article 143

This Government Regulation comes into force on the date of its promulgation.

In order that every person may know hereof, it is ordered to promulgate this Government Regulation by its placement in the State Gazette of the Republic of Indonesia.

Issued in Jakarta
on 2 February 2021

PRESIDENT OF THE REPUBLIC OF
INDONESIA,

signed

JOKO WIDODO

Promulgated in Jakarta
on 2 February 2021

MINISTER OF LAW AND HUMAN RIGHTS
OF THE REPUBLIC OF INDONESIA,

signed

YASONNA H. LAOLY

STATE GAZETTE OF THE REPUBLIC OF INDONESIA NUMBER 29 OF 2021

Jakarta, 22 March 2022

Has been translated as an Official Translation
on behalf of Minister of Law and Human Rights
of the Republic of Indonesia

DIRECTOR GENERAL OF LEGISLATION,



ELUCIDATION
OF
GOVERNMENT REGULATION OF THE REPUBLIC OF INDONESIA
NUMBER 19 OF 2021
ON
IMPLEMENTATION OF LAND ACQUISITION FOR DEVELOPMENT IN PUBLIC
INTEREST

I. GENERAL

Law Number 11 of 2020 on Job Creation aims to create a prosperous, just and prosperous Indonesian society through national development. In order to accelerate the realization of a just and prosperous society, it is necessary to simplify regulations, create job opportunities, empower communities, improve the investment ecosystem, and accelerate National Strategic Projects, including increasing worker protection and welfare.

In order to achieve the specific objectives of improving the investment ecosystem, and accelerating National Strategic Projects, it is necessary to amend several provisions in the agrarian/land and spatial planning sector. One of them is the regulation regarding Land Acquisition for development in the Public Interest as regulated in Law Number 2 of 2012 on Land Acquisition for Development of the Public Interest.

Some of the changes in the provisions referred to include the addition of types of development for the public interest; efforts to accelerate land acquisition, such as the settlement of forest area status; acceleration of Land Acquisition related to village treasury land, waqf land, asset land; involvement of the land agency to assist in the preparation of the Land Acquisition planning document; additional period of Location Determination; and deposit of Compensation.

The said amendment requires a regulation in the form of a Government

Regulation on the Implementation of Land Acquisition for Development in the Public Interest, which is simpler and more effective so that it is hoped that the objectives as mandated by Law Number 11 of 2020 on Job Creation will be achieved.

II. ARTICLE BY ARTICLE

Article 1

Sufficiently clear.

Article 2

Point a

Sufficiently clear.

Point b

Sufficiently clear.

Point c

The term "dam" means a building in the form of soil backfill, stone backfill, concrete, and/or masonry that is built in addition to holding and storing water but also to hold and accommodate mining waste (tailings) or mud so that a reservoir is formed.

The term "weir" means an embankment to hold water in rivers, seashores, and so on.

Point d

Sufficiently clear.

Point e

Sufficiently clear.

Point f

Sufficiently clear.

Point g

Sufficiently clear.

Point h

The term "waste" follows the provisions of legislation regarding waste management.

Point i

Sufficiently clear.

Point j

The term "public safety facilities" are all facilities needed to

cope with the consequences of disaster, including emergency hospitals, emergency shelter houses, as well as embankments for the prevention of flood, lahar, and landslide hazards.

Point k

Sufficiently clear.

Point l

The term "social facilities" means to be used among others for religious or worship purposes.

The term "public green open space" means green open space in accordance with the provisions of the legislation regarding spatial planning.

Point m

Sufficiently clear.

Point n

The term "Central Government office, Local Government, or village" are facilities and infrastructure to carry out government functions, including correctional institutions, state detention houses, and the technical implementing units of other correctional institutions.

Point o

The term "housing for low-income people" are public housing built in the form of flats, public houses, be it owned or rented.

Point p

Sufficiently clear.

Point q

Sufficiently clear.

Point r

The term "public market and public parking lot" means markets and parking lots which are planned, implemented, managed, and owned by the Government and/or Local Government and their management can be carried out in cooperation with state-owned enterprises, local-owned enterprises, or private business entities.

Point s

The term "initiated and/or controlled by the Central Government, Local Government, state-owned enterprises, or

local-owned enterprises" means:

1. initiated and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises;
2. initiated by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises and controlled by the Business Entity; or
3. initiated by a Business Entity and controlled by the Central Government, Local Government, state-owned enterprises, or regionally-owned enterprises, for example by using a build-to-handover mechanism.

Point t

The term "initiated and/or controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises" are:

1. initiated and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises;
2. initiated by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises and controlled by the Business Entity; or
3. initiated by a Business Entity and controlled by the Central Government, Local Government, state-owned enterprises, or regionally-owned enterprises, for example by using a build-to-handover mechanism.

Point u

The term "initiated and/or controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises" are:

1. initiated and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises;
2. initiated by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises and controlled by the Business Entity; or
3. initiated by a Business Entity and controlled by the Central Government, Local Government, state-owned

enterprises, or regionally-owned enterprises, for example by using a build-to-handover mechanism.

Point v

The term "initiated and/or controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises" are:

1. initiated and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises;
2. initiated by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises and controlled by the Business Entity; or
3. initiated by a Business Entity and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises, for example by using a build-to-handover mechanism.

Point w

The term "initiated and/or controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises" are:

1. initiated and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises;
2. initiated by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises and controlled by the Business Entity; or
3. initiated by a Business Entity and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises, for example by using a build-to-handover mechanism.

Point x

The term "initiated and/or controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises" are:

1. initiated and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises;

2. initiated by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises and controlled by the Business Entity; or
3. initiated by a Business Entity and controlled by the Central Government, Local Government, state-owned enterprises, or local-owned enterprises, for example by using a build-to-handover mechanism.

Article 3

Sufficiently clear.

Article 4

Section (1)

Sufficiently clear.

Section (2)

The term "involving the ministry/institution that administers government affairs in the land sector" means the Agency Requiring Land can coordinate with the ministry/institution that administers government affairs in the land sector to obtain a general description of the location of the land, the required land area, land status, estimated timeframe for the implementation of Land Acquisition and estimated operational and support costs as well as certification costs.

Section (3)

Sufficiently clear.

Article 5

Sufficiently clear.

Article 6

Section (1)

Point a

Sufficiently clear.

Point b

Sufficiently clear.

Point c

Sufficiently clear.

Point d

Sufficiently clear.

Point e

Sufficiently clear.

Point f

Sufficiently clear.

Point g

Sufficiently clear.

Point h

Sufficiently clear.

Point i

Estimated land value is merely an estimate value and cannot be used as a basis for granting Compensation.

Point j

The land acquisition budget plan for development in the public interest must be available in accordance with the location determination period.

Point k

Sufficiently clear.

Section (2)

Sufficiently clear.

Section (3)

Sufficiently clear.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Section (6)

Sufficiently clear.

Section (7)

Sufficiently clear.

Section (8)

Sufficiently clear.

Section (9)

Sufficiently clear.

Section (10)

Sufficiently clear.

Section (12)

Sufficiently clear.

Article 7

Section (1)

Sufficiently clear.

Section (2)

Sufficiently clear.

Section (3)

The map of the development location plan uses a base map in the form of an Indonesian topographic map or a land base map with a scale of 1:2,500 or 1:10,000 or 1:25,000 or 1:50,000.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Section (6)

Sufficiently clear.

Section (7)

Sufficiently clear.

Article 8

Sufficiently clear.

Article 9

Sufficiently clear.

Article 10

Sufficiently clear.

Article 11

Section (1)

Sufficiently clear.

Section (2)

The initial data on the location of the development plan is a description of the location of the development plan and

cannot be used as a basis for providing Compensation.

Article 12

Sufficiently clear.

Article 13

Sufficiently clear.

Article 14

Sufficiently clear.

Article 15

Sufficiently clear.

Article 16

Sufficiently clear.

Article 17

Sufficiently clear.

Article 18

Sufficiently clear.

Article 19

Sufficiently clear.

Article 20

Sufficiently clear.

Article 21

Sufficiently clear.

Article 22

Section (1)

Sufficiently clear.

Section (2)

The witness is a person who can be trusted, because of their function as a local traditional elder and/or a resident who

has long lived in the urban/rural village where the land is located and does not have a familial relationship with the person concerned up to the second degree in both vertical and horizontal kinship.

Section (3)

Sufficiently clear.

Article 23

Sufficiently clear.

Article 24

Section (1)

The term "a party that controls State Land in good faith" means:

1. land tenure recognized by legislation;
2. no objections from the customary law community, urban/rural village or those referred to by other names, or other parties to the control of the land either before or during the announcement; and
3. possession is proven by the testimony of 2 (two) reliable witnesses.

Section (2)

Point a

Sufficiently clear.

Point b

Sufficiently clear.

Point c

Sufficiently clear.

Point d

The term "other evidence that is equated with evidence of possession" are documents that show good faith in ownership of the land, for example a statement of physical control over a plot of land or proof of payment of taxes.

Section (3)

Sufficiently clear.

Section (4)

Sufficiently clear.

Article 25

Section (1)

The term "the holder of the basic control over the land" means the party who has the evidence issued by the authorized official proving the existence of the relevant control over the land in question, for example the holder of the deed of sale and purchase of the Land Rights which has not been reversed, the holder of the deed of purchase for customary property rights that have not yet been issued, and holders of permits to inhabit.

For buildings, plants, or other objects related to land that are not or not owned with Land Rights, Compensation is given to the owners of buildings, plants, or other objects related to land.

Section (2)

Sufficiently clear.

Article 26

Sufficiently clear.

Article 27

Sufficiently clear.

Article 28

Sufficiently clear.

Article 29

Section (1)

Sufficiently clear.

Section (2)

The term "affected community" means the community directly affected by either the Entitled Party or the community working on the land, including the community that is directly adjacent to or around the Land Acquisition location based on the results of the study in the planning document.

Section (3)

Sufficiently clear.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Section (6)

Sufficiently clear.

Article 30

Sufficiently clear.

Article 31

Sufficiently clear.

Article 32

Sufficiently clear.

Article 33

Sufficiently clear.

Article 34

Sufficiently clear.

Article 35

Sufficiently clear.

Article 36

Sufficiently clear.

Article 37

Sufficiently clear.

Article 38

Sufficiently clear.

Article 39

Sufficiently clear.

Article 40

Sufficiently clear.

Article 41

Sufficiently clear.

Article 42

Section (1)

The term "provisions of legislation" means the law regarding the protection of sustainable food agricultural land.

Section (2)

Sufficiently clear.

Section (3)

Sufficiently clear.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Article 43

Sufficiently clear.

Article 44

Sufficiently clear.

Article 45

Sufficiently clear.

Article 46

Sufficiently clear.

Article 47

Sufficiently clear.

Article 48

Sufficiently clear.

Article 49

Sufficiently clear.

Article 50

Sufficiently clear.

Article 51

Sufficiently clear.

Article 52

Sufficiently clear.

Article 53

Sufficiently clear.

Article 54

Sufficiently clear.

Article 55

Sufficiently clear.

Article 56

Section (1)

Sufficiently clear.

Section (2)

Sufficiently clear.

Section (3)

The term "application for implementation of Land Acquisition" means the submission of detailed data contained in the decision on Location Determination, Land Acquisition planning documents, initial data on Entitled Parties and Land Acquisition Objects as well as budget availability for operational costs, support costs, and Compensation costs.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Section (6)

Sufficiently clear.

Article 57

Sufficiently clear.

Article 58

Sufficiently clear.

Article 59

Sufficiently clear.

Article 60

Sufficiently clear.

Article 61

Section (1)

Sufficiently clear.

Section (2)

Sufficiently clear.

Section (3)

Sufficiently clear.

Section (4)

The term “licensed surveyor” means an individual who has the competence to collect and process data from the Entitled Party and the Land Acquisition Object, which has been granted a license/recognized by the competent authority.

Article 62

Sufficiently clear.

Article 63

Sufficiently clear.

Article 64

Sufficiently clear.

Article 65

Sufficiently clear.

Article 66

Sufficiently clear.

Article 67

Sufficiently clear.

Article 68

Sufficiently clear.

Article 69

Section (1)

The term "waiting period" means the period of time calculated from Location Determination until the implementation of payment which can be used as the basis for considering the value of Compensation.

Section (2)

Sufficiently clear.

Section (3)

The term "final and binding" means that the value of Compensation is a single value and is not open to discussion as long as the assessment has been carried out based on the applicable valuation standards.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Article 70

Sufficiently clear.

Article 71

Sufficiently clear.

Article 72

Section (1)

Sufficiently clear.

Section (2)

The term "the Entitled Party incapable by law to attend" means a person who is incapable of taking legal action, namely people who are not yet mature, people who are placed under guardianship such as those declared mentally disabled or suffering from amnesia.

Section (3)

Sufficiently clear.

Section (4)

Sufficiently clear.

Article 73

Section (1)

Point a

Sufficiently clear.

Point b

Sufficiently clear.

Point c

The term "other Entitled Parties" means, among other things, if there are objects that are controlled or owned by several persons, they may assign it to one of the Entitled Parties.

Section (2)

Sufficiently clear.

Section (3)

Sufficiently clear.

Article 74

Sufficiently clear.

Article 75

Sufficiently clear.

Article 76

Sufficiently clear.

Article 77

Sufficiently clear.

Article 78

Section (1)

Sufficiently clear.

Section (2)

The term "validation" means a verification activity in the form of data recapitulation regarding the suitability of nominative data and field maps on objects and subjects as well as forms of Compensation and other data based on the results of deliberation which will then be submitted in writing to the Agency Requiring Land as the basis for granting Compensation or custody for Compensation in the District Court.

Section (3)

Sufficiently clear.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Section (6)

Sufficiently clear.

Section (7)

Sufficiently clear.

Article 79

Sufficiently clear.

Article 80

Sufficiently clear.

Article 81

Sufficiently clear.

Article 82

Sufficiently clear.

Article 83

Sufficiently clear.

Article 84

Sufficiently clear.

Article 85

Sufficiently clear.

Article 86

Section (1)

Sufficiently clear.

Section (2)

Sufficiently clear.

Section (3)

The term "special circumstances" are situations where the Entitled Party needs Compensation money immediately for an urgent need, as evidenced by a certificate from the urban/rural village head or another name.

Urgent needs include natural disasters, education costs, worship, medical treatment, debt payments, and/or other timely circumstances.

Article 87

Sufficiently clear.

Article 88

Sufficiently clear.

Article 89

Section (1)

Sufficiently clear.

Section (2)

Sufficiently clear.

Section (3)

Point a

Sufficiently clear.

Point b

Sufficiently clear.

Point c

Sufficiently clear.

Point d

Point 1

Sufficiently clear.

Point 2

The term “the ownership is still in dispute” means that there are still objections from other parties to the map of land parcels and/or the nominative list that have not been submitted to the court.

Point 3

Sufficiently clear.

Point 4

Sufficiently clear.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Section (6)

Sufficiently clear.

Article 90

Sufficiently clear.

Article 91

Sufficiently clear.

Article 92

Sufficiently clear.

Article 93

The term "court" means the District Court, High Court, or Supreme Court.

Article 94

The term "court" means the District Court, High Court, or Supreme Court.

Article 95

Sufficiently clear.

Article 96

Sufficiently clear.

Article 97

Sufficiently clear.

Article 98

Sufficiently clear.

Article 99

Sufficiently clear.

Article 100

Sufficiently clear.

Article 101

Sufficiently clear.

Article 102

Section (1)

Sufficiently clear.

Section (2)

Point a

Sufficiently clear.

Point b

Sufficiently clear.

Point c

The Entitled Party is deceased prior to the implementation of the provision of Compensation means that those who sign the minutes of Release of Rights and receive Compensation are the heirs as evidenced by the statement of inheritance and the power of attorney of the heirs in accordance with the applicable provisions as well as the death certificate of the Entitled Party.

Section (3)

The term "The Entitled Party incapable by law to attend" means a person who is incapable of taking legal action, namely people who are not yet mature, people who are placed under guardianship such as those declared mentally disabled or suffering from amnesia.

Article 103

Sufficiently clear.

Article 104

Sufficiently clear.

Article 105

Section (1)

The term "court" means the District Court, High Court, or Supreme Court.

Section (2)

Sufficiently clear.

Article 106

Section (1)

The term "court" means the District Court, High Court, or

Supreme Court.

Section (2)

Sufficiently clear.

Article 107

Sufficiently clear.

Article 108

Sufficiently clear.

Article 109

Sufficiently clear.

Article 110

Sufficiently clear.

Article 111

Sufficiently clear.

Article 112

Section (1)

The term "Land Acquisition data" means in the form of:

- a. Land Acquisition planning documents;
- b. announcement letter of development plan;
- c. initial data of subjects and objects;
- d. invitation and attendance list for Public Consultation;
- e. minutes of the Public Consultation agreement;
- f. objection letter;
- g. the recommendation of the Study Team;
- h. governor's letter (result of recommendation);
- i. decision point for determining the development location;
- j. announcement of Determination of construction location;
- k. the letter of application for the implementation of Land Acquisition;
- l. minutes of inventory and identification;

- m. Land Acquisition Object field map and nominative list;
- n. announcement of nominative list;
- o. minutes of repair and verification;
- p. approved nominative list;
- q. Appraiser acquisition documents;
- r. document of the results of the assessment of the Land Acquisition;
- s. minutes of submission of assessment results;
- t. invitation and attendance list for the deliberation for the determination of Compensation;
- u. minutes of the deliberation agreement on the determination of Compensation;
- v. decision of the District Court, High Court, or Supreme Court;
- w. minutes of Granting Compensation and Waiver of Rights;
- x. evidence of control and ownership of the Land Acquisition Object;
- y. a letter of application for the deposit of Compensation;
- z. determination of the District Court for the deposit of Compensation;
- aa. minutes of Compensation Custody;
- bb. minutes of submission of results of Land Acquisition; and
- cc. documentation and recording.

Section (2)

Sufficiently clear.

Section (3)

Sufficiently clear.

Article 113

Sufficiently clear.

Article 114

Sufficiently clear.

Article 115

Sufficiently clear.

Article 116

Sufficiently clear.

Article 117

Sufficiently clear.

Article 118

Sufficiently clear.

Article 119

Sufficiently clear.

Article 120

Sufficiently clear.

Article 121

Sufficiently clear.

Article 122

Sufficiently clear.

Article 123

Sufficiently clear.

Article 124

Point a

Sufficiently clear.

Point b

Sufficiently clear.

Point c

Sufficiently clear.

Point d

Sufficiently clear.

Point e

Sufficiently clear.

Point f

The term "court" means the District Court, High Court, and Supreme Court.

Point g

The term "electronic data and information" means, among other things, the rights base that has been carried out by media transfer (scan) into an electronic document and has been validated by the authorized official. In the process of media transfer, it is stated that the documents carried out by the media transfer (scan) are in accordance with the original. The results of the transfer of media (scan) become electronic documents that are stored and managed by a verified electronic system. Electronic documents created by electronic systems or the results of media transfer (scans) become valid legal evidence and are an extension of legal evidence in accordance with procedural law in force in Indonesia.

Article 125

Sufficiently clear.

Article 126

Section (1)

Point a

The term "directly" means Land Acquisition conducted by way of buying and selling or exchanging or other methods agreed by both parties.

Point b

Sufficiently clear.

Section (2)

Sufficiently clear.

Section (3)

Sufficiently clear.

Section (4)

Sufficiently clear.

Section (5)

Sufficiently clear.

Section (6)

Sufficiently clear.

Article 127

Sufficiently clear.

Article 128

Sufficiently clear.

Article 129

Sufficiently clear.

Article 130

Sufficiently clear.

Article 131

Sufficiently clear.

Article 132

Sufficiently clear.

Article 133

Sufficiently clear.

Article 134

Sufficiently clear.

Article 135

Sufficiently clear.

Article 136

Sufficiently clear.

Article 137

The term “change of supporting data outside of Location

Determination” means data on addition of objects and subjects outside of Location Determination that are supporting and must be completed in Land Acquisition activities.

Article 138

Sufficiently clear.

Article 139

Sufficiently clear.

Article 140

Sufficiently clear.

Article 141

Sufficiently clear.

Article 142

Sufficiently clear.

Article 143

Sufficiently clear.