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BALI INVEST CLUB

real estate & investments

LEGAL DUE DILIGENCE OF KAMMORA LIVING

A. PREAMBLE

This Due Diligence was conducted about a plot of land and an object to be built on it – **Kammora Living**, located in Canggu Village, North Kuta District, Badung Regency. The client is Mr. Denis Ivanov, Director of PT BALI INVEST MANAGEMENT. The purpose of this report is to examine and analyze real estate property for compliance with legal regulations and Indonesian legislation in general.

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A.2. DOCUMENTS TO REVIEW

The scope of the legal review includes analyzing the following legal documents on land entitlement and building:

1. Proprietary Title Certificate (*Sertipikat Hak Milik/SHM*) No. 9114/Canggu Village dated 29 August 2018;
2. Deeds on Land Lease Agreement (*Akta Sewa Menyewa Tanah*) No. 11 dated 07 May 2021;
3. Deeds on Transfer and Handover of Land Lease Rights (*Akta Pemindahan dan Penyerahan Hak Sewa*) No. 07 dated 03 April 2023;
4. Land Certificate Checking to BPN on SHM No. 9114/Canggu Village dated 25 May 2023;
5. Online Spatial Information of Land Checking to Badung Regency Spatial Board (ITR) ITR dated 30 November 2023 on SHM No. 9114/Canggu Village;
6. Notarial Due Diligence dated 21 August 2023;
7. Tax invoice for land and building SPPT PBB 2022;
8. Building Approval (*Persetujuan Bangunan Gedung/PBG*) as stated in PBG Approval No: SK-PBG-510306-28022024-000 dated February 28, 2024, with PBG No: PBG-510306-17122023-02;
9. Citizenship Identification Number (*Kartu Tanda Penduduk/KTP*) and Family Card (*Kartu Keluarga/KK*) of the landlord;
10. Citizenship Identification Number (*Kartu Tanda Penduduk/KTP*) and Family Card (*Kartu Keluarga/KK*) of the sublessee;

A.3. CONFIDENTIAL INFORMATION

This legal review is based on the copies of the documents provided. Information, clarifications, copies of documents, and their supplements have been requested from the client(s) via text messages, including messengers, email, and other means of communication.

The report is intended to provide information and analysis to the Client and may not be copied, distributed, quoted, disclosed, or used by third parties or organizations without our prior consent.

A.4. ASSUMPTIONS

In performing our analysis, we operate on the following assumptions unless otherwise stated in the report:

1. All signatures, stamps, and dates in the documents are considered authentic and truthful regarding the signatories, their legal capacity, and the legality of signing, in accordance with the applicable laws of Indonesia;
2. The authenticity, completeness, and factual accuracy of all verified documents and corporate documentation submitted as copies are assumed;
3. The accuracy and correctness of the statements and information provided to us by the client and/or the person authorized to provide us with the required documents and information are assumed.

A.5. DISCLAIMER

At their discretion, the client(s) have the right to decide on the results of the analysis and recommendations of this due diligence. Bali Invest Advisors is not responsible for any legal actions resulting from inaccurate or incomplete information in the copies of documents provided, or decisions made by the client(s) in the future.

This due diligence does not constitute an appraisal of market value, physical inspection, or technical verification of the condition of the object of due diligence.

B. ANALYSIS

B.1. LAND ENTITLEMENT

I. Proprietary Title Certificate (*Sertipikat Hak Milik/SHM*)

The Proprietary Title Certificate, hereinafter referred to as SHM, confirms ownership of the land and is the mainland ownership document that can only be obtained by Indonesian citizens.

1. **SHM No. 9114/Canggu Village, issued on 28 August 2018**, contains the following records:

- a) Located in Canggu Village, North Kuta District, Badung Regency, Bali Province, with NIB: 22030802.06333;
- b) The certificate is held under **I MADE DANA** and was obtained through physical possession of the land plot, as stated in the Statement Letter on Physical Possession of Land Plot dated 25 July 2018;
- c) Entitlement Assertion recorded in the Registration List No: 3466/BA-22.03/VIII/2018 dated 09 August 2018;
- d) Measurement Letter (*Surat Ukur*) No. 04438/Canggu/2018, dated 22 August 2018, covers a land area of 3,845 m² (three thousand and eight hundred forty-five square meters);
- e) The land area is designated **for a rice field**, and the land borders were appointed by I Made Dana, measured and mapped by I I Gede Agus Suatmika, S.T. The land is recorded in Map Registration Number 50.1.-22.044-14-2, Box D-2.06333.

II. Land Certificate Checking

The Land Certificate Checking on SHM No. No. 9114/Canggu Village was issued dated 25 May 2023 by the BPN Office of Badung Regency. It was submitted by Yani Puspa Ratih Samsu, the Land Deed Official (PPAT) of Badung Regency, and pursuant to the Legal Due Diligence dated 21 August 2023 by Indi James Sihombing, the Notary in Badung Regency.

This checking reports:

- a) That the land is not pledged, is not in a blocked condition, has not been confiscated, is not in an internal blocked condition, and there is no conflict or dispute concerning it.
- b) Other information stipulated in SHM No. 9114/Canggu Village is correct and matches the information recorded by the Board of National Land (*Badan Pertanahan Nasional/BPN*).

III. Land Owner Information

I MADE DANA is the landowner of SHM No. 9114/Canggu Village. He was born on 31 December 1959 and holds the identity card KTP with Citizenship Identification Number (NIK): 5103063112590247, recorded as a family member on the family card (*Kartu Keluarga*/KK) No: 5103061304170008.

IV. Sublessee Information

RUDI LAZUARDI is the lessee of SHM No. 9114/Canggu Village. His information is under his identity card (KTP) with Citizenship Identification Number (NIK): 317308180960007, and he is married to Kiwi Leon. He is the Chief of Family as stipulated in the Family Card (*Kartu Keluarga*/KK) No: 3173080104100047.

As an Indonesian citizen engaged in real estate business, not as a legal entity but as an individual business owner, it is possible to have a business without establishing a legal entity, such as a limited company. It is also understandable that all financial reports, taxation, licenses, and permits will be obtained under a personal name.

This operation will be considered as a Micro and Small Business (*Usaha Mikro dan Kecil*/UMK). Despite this, it does not reduce Rudi Lazuardi's obligation to comply with the laws and regulations in real estate business activities.

B.2. SPATIAL INFORMATION

The online spatial checking of SHM No. 9114/Canggu Village on November 22, 2023, found that the land plot with NIB number: 22030802.06333 is marked **with two different zones on the map: light green and dark orange, classified as P-1 Food Crops and C-1 High-Intensity Mixed Use Zone.**

It is informed that P-1 is the designation for wet irrigated land, tidal swamps, leak, and non-irrigated potential land for the utilization and development of food crops.

It is informed that C-1 is the designation for space that consists of a mixture of residential and non-residential areas with a medium to high intensity of land use/density in the built-up zone. If there are no environmental carrying capacity limitations and local socio-cultural value provisions, the maximum building coverage (KDB) for high-intensity mixed-use areas is 80%, and the building height is more than 5 floors.

Under the **High-Intensity Mixed Zone C-1**, it is permissible to construct relevant buildings. These buildings may include:

1. Local resident's house;	Allowed
2. Single residential house (> 100 - 200 m ²);	Allowed
3. Medium-sized Single House (> 200 – 400 m ²);	Allowed
4. Medium-Large Single House (> 400 - < 1000 m ²);	Allowed
5. Large Single House (> 1000m ²);	Allowed
6. Boarding house/lodging (> 15 rooms);	Allowed
7. Tourist lodges;	Allowed
8. Youth hostels;	Allowed
9. Villas.	Allowed

- **Boarding house/lodging in a C-1 have the following characteristics:**

Zone	Zone Code	Sub-zone	Sub-zone code	Building Covered Ratio (KBD)	Floor Area Ratio (KLB)	Basement Footprint (KTB)	Building Borders (GSB)	Building Height	Description
Mixed	C	High-Intensity Mixed Use Zone	C-1	60%	1,8	60%	One lane of road space and added with a road verge	15 m	Maximum of 1 floor for the basement.

B.3. LEASE AGREEMENT

I. Main Lease Agreement

Deeds on Land Lease Agreement (*Akta Sewa Menyewa Tanah*) No. 11 dated 07 May 2021, was executed before I Gusti Ketut Astawa, S.H., Notary in Badung Regency (hereinafter referred to as “Akta No. 11 or Main Lease Agreement”).

The Main Lease Agreement records the following details:

- The parties involved are I Made Dana as the landlord and Luke Adam Trotman and Griffin Mason as lessees collectively;
- The total Lease object area is 1, 857.5 m²** (one thousand eight hundred fifty-seven point five square meters) which is a part of a land plot of 3,845 m² (three thousand eight hundred forty-five square meters) as stipulated in SHM No. 9114/Canggu Village;
- Lease period** is for 30 (thirty) years, starting from 01-01-2021 until 01-01-2053 **with a priority right of prolongation**;

- d. The lease price has been paid in full at the signing of Akta No. 11;
- e. Main Lease Terms: the land owner cannot cancel Akta No. 11 as long as the lessee fulfills his obligations in a good manner;
- f. Landlord's Guarantee:
 - Lessee could apply his rights as lessee without any disturbance;
 - The land and lease object are not on a mortgage or any debt collateral;
 - The landowner will help the lessee obtain a building permit at the lessee's expense;
 - During the lease period, the land cannot be put into a mortgage or collateral without any approval from the lessee.
- g. Land Utilization: It is allowed for the lessee to use the land for residential purposes or as a business place according to the licenses granted by the authority. The lessee is allowed to install, at their expense, a building, electricity installation, water supply, and telephone with the following terms:
 - Lessee is able to use his lease rights to do anything without any notice to the landowner;
 - The size, material, and design are freely chosen by the lessee;
 - The lessee knows and understands that the land is in a 2 (two) different zone;
 - The lessee will make private road access from the main road to the lease object that will belong to the lessee.
- h. Sublease Terms:
 - Lessee is allowed to sublease all or a portion of the land and/or building established upon the leased land without any approval from the landowner;
- i. Bills, Taxes, and Other Costs:
 - All bills on the lease object including electricity, water, telephone, and other costs should be paid by the lessee;
 - Land and Building Tax (PBB) of SHM 9114/Canggu Village shall be paid by the lessee in proportion to the land lease object.
- j. Discharging: The lessee is considered negligent if they do not fulfill their obligation to discharge the lease object (building), to vacate, which is

proven by the passing of time to discharge (one week), to leave. Thus, the landowner has no obligation to provide a warning letter. It is also considered that the lessee is given authority or authorized with substitution rights to the landowner to:

- Discharge all removable objects and all furniture owned by the lessee;
- If necessary, seek assistance from official institutions and fulfill all legal requirements for discharging.

k. Income Tax (*Pajak Penghasilan*/Pph): Pph is to be paid by both parties in Akta No. 33, sharing the cost equally 50:50.

l. Dispute Settlement: Both parties agree to settle disputes in the Denpasar City District Court.

II. Sublease Agreement No1

Deeds on Transfer and Handover of Land Lease Rights (*Akta Pemindahan dan Penyerahan Hak Sewa*) No. 07 dated 03 April 2023, was executed before I Gusti Ketut Astawa, S.H., Notary in Badung Regency (hereinafter referred to as "Akta No. 07" or Sublease Agreement No1).

The Sublease No1 records the following details:

- a. The parties involved are Luke Adam Trotman and Griffin Mason as the leaseholders and Rudi Lazuardi as the lessee;
- b. **The total lease object area is 780m²** (seven hundred and eighty square meters) which is part of the land lease of 1,857.5 m² (one thousand eight hundred fifty-seven point five square meters), itself part of a land plot of 3,845 m² (three thousand eight hundred forty-five square meters) as stipulated in SHM No. 9114/Canggu Village;
- c. Leaseholder obligation: to assist the lessee/sublessee in obtaining a building permit such as PBG at the sublessee's expense;
- d. Lease period: started from 08 March 2022 until 01 January 2053. Given that the Main Lease Agreement remains in force, the Sublease Agreement is subject **to the priority right to extend the lease term**;
- e. Lease price: is Rp. 4.524.000.000,- (four billion five hundred twenty-four million Rupiah) to be paid in terms. The lease price was paid in full on July 01, 2023, when the sublessee made the access road;

f. Sublessee Guarantee:

- That the lease period is until 01 January 2053;
- That the leaseholder has the exclusive right to sublease the lease object;
- That the sublessee will not face any suits or lawsuits from anyone else claiming to have lease rights to the lease object;
- That the Main Lease Agreement is still in force.

g. Tax fee:

- Land and Building Tax (PBB) of SHM 9114/Canggu Village shall be paid by the lessee in proportion to the land lease object.
- Income Tax (PPh) of 10% is at the leaseholder's expense.

B.4. TAX PAYMENT

I. SPPT PBB

There is a tax invoice letter for land and building (*Surat Pemberitahuan Pajak Terutang Pajak Bumi dan Bangunan/SPPT PBB*) of SHM No. 9114/Canggu Village, under the Tax Object Number (Nomor Objek Pajak/NOP): 51.03.060.004.020-0035.0, under **the taxpayer's name I Made Surata**. The tax object is land measuring 3,950 m² (three thousand nine hundred fifty square meters) with a PBB bill of Rp. 15,850,700,- (fifteen million eight hundred fifty-seven hundred Rupiah). The PBB paid for the year 2022 and amounts Rp. 0.- (Rupees zero).

II. PPh

Income Tax (*Pajak Penghasilan/PPh*) upon Akta No. 07 was paid by the Notary on behalf of Luke Adam Trotman for Rp. 226,200,000,- (two hundred twenty-six million and two hundred thousand Rupiah) on the date 11 April 2023 under the tax billing code no: 2275 4927 8547 142.

B.5. ROAD ACCESS

Under the Main Lease Agreement, the lessee has the right to construct a private road access from the main road to the leased property, which will belong to the lessee.

B.6. BUILDING PERMIT

Under the Main Lease Agreement and Sublease No1, the leaseholder will assist the lessee with a building permit.

Currently, Kammora Living has obtained Building Approval (*Persetujuan Bangunan Gedung*/PBG) as stated in PBG Approval No: SK-PBG-510306-28022024-000 dated February 28, 2024, with PBG No: PBG-510306-17122023-02.

In the approval, it is approved that the Name of the Building is Real Estate Owned or Leased, with the Function as Business Function, and the sub-function as Hotels. It is approved under a land area of 3.845 m² (three thousand and eight hundred forty-five meter square) which is the same as the land certificate information.

Later, after the construction is finished, the developer will submit an application to obtain a Certificate of Building Feasibility (*Sertifikat Laik Fungsi*/SLF).

C. RELEVANT REGULATION

I. Laws and Regulations on Lease Agreement

- Freedom of Contract Principle and Indonesian Civil Code (“Agreement Laws”)
 - a. Under the laws and regulations in Indonesia, the Freedom of Contract Principle is adopted, where the contents of the agreement are made based on the agreed terms and conditions of the parties. However, the principle of freedom of agreement is taken into account in accordance with the provisions of Article 1320 of the Indonesian Civil Code.
 - b. Article 1320 of the Indonesian Civil Code regulates the following provisions:
 - 1) The agreed consent of the parties;
 - 2) The competence of the parties to enter into a binding agreement;
 - 3) The existence of a specific object of the agreement;
 - 4) The presence of a lawful cause.
- Laws No. 2 of 2014 on Changes to Law No. 30 of 2004 on Notary

Under Article 15, paragraph 2, letter b, stipulated that a Notary has the authority to make a deed on land. An agreement made into a notarial deed is authentic. An authentic deed is the strength of proof that is perfect both formally and materially. Therefore, the judge no longer needs to test the truth unless there is opposing evidence proving otherwise from the deed.

II. Laws on Lands

- Laws No. 5 of 1960 on Fundamental Agrarian Principles
- Government Regulation No. 24 of 1997 on Land Registration

Land titles in Indonesia include:

- a. Proprietary Title (*Hak Milik*/HM)
Hak Milik is a hereditary, strongest, and fullest rights that can be owned by Indonesian citizens on land.
- b. Building-Utilization Title (*Hak Guna Bangunan*/HGB)
Hak Guna-Bangunan is the right to construct and own buildings on land that is not one's own, for a maximum period of 30 years, extendable for a maximum of 20 years, and renewable for another 30 years. It can be owned

by Indonesian citizens and a legal entity established under Indonesian law and domiciled in Indonesia.

c. Utilization Title (*Hak Pakai*/HP)

Hak Pakai is the right to use and/or collect products from land directly controlled by the State or land owned by others. It grants authority and obligations specified in the decision to grant it by the official authorized to do so or in an agreement with the landowner. This is not a lease agreement or land processing agreement.

Hak Pakai on State Land and Cultivated Land has a period of 30 years, renewable for 20 years, and can be owned by Indonesian citizens, legal entities established under Indonesian law and domiciled in Indonesia, and foreign individuals.

d. Lease Title (*Hak Sewa*)

Hak Sewa is the right to use someone else's land for building purposes by paying the owner a sum of money as a lease payment. Leaseholders can be Indonesian citizens, foreigners domiciled in Indonesia, legal entities established under Indonesian law and domiciled in Indonesia, and foreign legal entities with representatives in Indonesia.

General information on land certificates:

- 1) Land Certificates serve as evidence of title for land rights, cultivation rights, waqf land, ownership rights over apartment units, and mortgage rights. Each is recorded in the relevant land book.
- 2) Land Certificates may only be granted to the party whose name appears in the relevant land book as the right holder or to another party authorized by them.

III. **Laws and Regulations on Tax**

- Laws No. 28 of 2009 on Regional Tax and Retribution

Taxpayers include individuals or entities, such as tax reducers and tax collectors, with rights and obligations under regional taxation laws and regulations.

Rural and Urban Land and Building Tax (PBB) is imposed on land and/or buildings owned, controlled, and/or utilized by individuals or entities, excluding areas used for plantation, forestry, and mining business activities.

- Laws No. 06 of 2023 on Work Creation - Taxes

Foreigners working and earning income in Indonesia, including foreign taxpayers, are subject to a 20% Income Tax (PPh 26) on the gross amount, paid by the obligated party as specified in Article 111, number 2 of the Laws on Work Creation - Taxes.

For income received or earned by foreign taxpayers in and/or from Indonesia, the payment methods are as follows:

1. Self-fulfillment of tax obligations for those conducting business or activities in a permanent establishment in Indonesia; and/or
2. Withholding by the party obliged to pay for foreign taxpayers.

IV. **Laws and Regulations on Spatial Plan**

- Badung Regent Regulation No. 09 of 2021 on the Spatial Plan of North Kuta District (“North Kuta District Spatial Plan Regulation”)

General information related to Spatial is as follows:

- 1) A Detailed Spatial Plan, hereinafter abbreviated as RDTR, is a comprehensive plan for the spatial planning of the Regency area, equipped with zoning regulations.
- 2) Zoning regulations, hereinafter abbreviated as PZ, are provisions that regulate space utilization requirements and control provisions, prepared for each Block/Zone designation in the RDTR.
- 3) Part of the Planning Area, hereinafter abbreviated as BWP, is a segment of the Badung Regency area for which the RDTR is prepared, in accordance with the direction of the Badung Regency RTRW (Regional Spatial Plan).
- 4) A zone is a region or area with specific functions and characteristics.
- 5) A Subzone is a part of a Zone with certain functions and characteristics, detailed from the functions and characteristics of the Zone.
- 6) The Mixed Zone, hereinafter referred to as Zone C, is a space designation that is part of a cultivation area developed to accommodate several functional designations and/or is integrated, such as housing

and trade/services, housing and offices, trade/services offices, housing and tourism, or agriculture and tourism, and so on.

- 7) The Housing and Trade/Services Subzone, hereinafter referred to as Subzone C-1, is a space designation that is part of a cultivation area developed to accommodate several mixed and integrated function designations between housing and trade and services, especially tourism services.
- 8) The Agriculture Zone, hereinafter referred to as Zone P, is a spatial designation developed to accommodate activities related to the exploitation and cultivation of certain plants, feeding, housing, and raising animals for personal or commercial purposes.
- 9) The Food Crops Subzone, hereinafter referred to as Subzone P-1, is a space designation developed to accommodate activities related to the exploitation and cultivation of food crops on both rice fields and non-rice fields.
- 10) Basic Building Coefficient, hereinafter abbreviated as KDB, is the percentage ratio between the area of the entire ground floor of the building and the area of land/plot/planning area controlled in accordance with the spatial plan and RTBL.
- 11) Building Floor Coefficient, hereinafter abbreviated as KLB, is the percentage ratio between the area of the entire floor of the building and the land area of the mapping/planning area that is controlled in accordance with the spatial plan and RTBL.
- 12) Green Area Coefficient, hereinafter abbreviated as KDH, is the percentage ratio between the area of all open space outside the building intended for landscaping/greening and the land area of the plot/planning area controlled according to the spatial plan and RTBL.
- 13) Building Setback Line, hereinafter abbreviated as GSB, is the boundary that limits the closest distance of a building to the edge of the road, calculated from the outermost limit of the sewerage (riol) to the outermost limit of the building front, functioning as a space divider or the minimum free distance from the outermost plane of a building mass to the controlled land, the boundary of the riverbank or beach, between other building masses or channel plans, high voltage electricity networks, gas pipelines, and so on.

- 14) Basement Footprint Coefficient, hereinafter abbreviated as KTB, is the percentage ratio between the basement floor area and the land area.

V. Laws and Regulations on Building

- Government Regulation No. 16 of 2021 on the Implementation Regulation of Laws No. 28 of 2002 on The Buildings. (“The Buildings Laws”)

General information related to Spatial is as follows:

- 1) Building is a physical form of construction work that is integrated with its location, partly or wholly located above and/or in the land and/or water, which serves as a place for humans to carry out their activities, both for residential or living space, religious activities, business activities, social activities, cultural, and special activities.
- 2) Building Approval (*Persetujuan Bangunan Gedung*), hereinafter abbreviated as PBG, is a permit that is given to the building owner to build new, change, expand, reduce, and/or maintain the building in accordance with the standard of Building Technical Standards.
- 3) Certificate of Building Feasibility (*Sertifikat Laik Fungsi*), hereinafter abbreviated as SLF, is a certificate given by the Local Government to certify the feasibility of the building function before it can be utilized.
- 4) Building Ownership Evidence Letter (*Surat Bukti Kepemilikan Bangunan Gedung*), hereinafter abbreviated as SBKBG, is a letter of evidence of the rights to building ownership status.
- 5) Building Owner, hereinafter referred to as the Owner, is a person, legal entity, group of people, or association that, according to the law, is legal as a Building Owner.
- 6) Manager is an organizational unit or business entity that is responsible for the operational activities of Building operational activities, implementation of operations, and maintenance in accordance with the procedures determined efficiently and effectively.
- 7) Buildings must meet technical standards, one of which is the standard of Building planning and design, standard of implementation and supervision of Building construction, and standard of Building Utilization.

- 8) Owners who do not fulfill the suitability of function assignment in PBG are subject to administrative sanctions in the form of:
- a. written warning;
 - b. restriction of development activities;
 - c. temporary or permanent suspension of work implementation of development;
 - d. temporary or permanent suspension on Building utilization;
 - e. freezing of PBG;
 - f. revocation of PBG;
 - g. freezing of Building SLF;
 - h. revocation of Building SLF; and/or
 - i. order for Building Demolition.

D. CONCLUSION

I. Notary's Due Diligence

Notary Indi James Sihombing, Bachelor of Laws, Master of Notaries, and Notary in Badung Regency, conducted the Notary Due Diligence Report. His report dated August 21, 2023, on the Land Checking of SHM No. 9114/Canggu Village indicates the following:

The land is not pledged, is not in a blocked condition, has not been confiscated, is not in an internally blocked condition, and is free from conflict or dispute.

II. Bali Invest Advisor's Conclusion

Based on the above, the following are the conclusions and aspects to be concerned about:

1. Rudi Lazuardi, as the sublessee of a **780m²** (seven-hundred-and-eighty-square-meter) land area, which is part of a land lease of 1,857.5 m² (one thousand and eight hundred fifty-seven-point five square meters) and is a segment of a land plot of 3,845 m² (three thousand and eight hundred forty-five square meters) as stipulated in SHM No. 9114/Canggu Village, is valid and binding under Sublease Agreement No.1.
2. Whereas, the lease object under the Main Lease Agreement is in two different zones.
3. Whereas, the lease object on which Kammora Living is located under Sublease Agreement No.1 is zoned C-1 Zone; thus, it is allowed to establish a building.
4. Whereas, the building has a private road access and is owned by the sublessee.
5. The lease period is specified until January 01, 2053, with an option for **priority extension** under the Main Lease Agreement.
6. Whereas, Kammora Living has obtained Building Approval (*Persetujuan Bangunan Gedung/PBG*) as stated in PBG Approval No: SK-PBG-510306-28022024-000 dated February 28, 2024, with PBG No: PBG-510306-17122023-02. Later, after the construction is finished, the developer will submit an application to obtain a Certificate of Building Feasibility (*Sertifikat Laik Fungsi/SLF*).

E. ATTACHMENT

Attachment 1: Official Land Certificate Checking on SHM No. 9114/Canggu Village



**KEMENTERIAN AGRARIA DAN TATA RUANG/
BADAN PERTANAHAN NASIONAL**
KANTOR PERTANAHAN KABUPATEN BADUNG
Alamat: JLN. DEWI SARASWATI NO. 3 KEL. SEMINYAK KECAMATAN KUTA MANGUPURA

PENGECEKAN SERTIPIKAT

No Berkas : 20849 / 2023
NTPN : 820230523307490 23/05/2023 15:21:28

Sertipikat

- Jenis Hak : Hak Milik
- No Hak : 09114
- Desa CANGGU
- No Seri : AAD737843
- NIB : 22030802.06333
- No SU.04438/2018
- No SK :
- Luas : 3855 m2
- Tanggal Penerbitan : 29/08/2018
- Tanggal Berakhir Hak :
- Asal Hak : Pengakuan Hak

Nama Pemilik

- I MADE DANA, BADUNG, 31 DESEMBER 1959

Penunjuk

- Sesuai dengan Surat Pernyataan Penguasaan Fisik Bidang Tanah tanggal 25/07/2018

Catatan Pendaftaran Terakhir

-

Daftar Hak Tanggungan

- Sertipikat ini tidak sedang diagunkan

Blokir

- Sertipikat ini tidak terdapat blokir
- Sertipikat ini tidak terdapat blokir inisiatif kementerian

Sita

- Sertipikat ini tidak terdapat sita

Informasi Kasus

- Sertipikat ini tidak terdapat sengketa / konflik / perkara

Pengecekan Sertipikat ini diterbitkan atas permohonan

- Nama Pemohon :YANI PUSPA RATIH SAMSU selaku PPAT

* Hasil Pengecekan ini diterbitkan tanggal 25 Mei 2023 pukul 15:14:00
* Apabila dalam waktu 7 (tujuh) hari kalender terdapat perubahan data maka akan diinformasikan kepada Pemohon.
* Pastikan kesesuaian penguasaan fisik pemegang hak atas tanah ini dengan bentuk dan letaknya melalui aplikasi 'Sentuh Tanahku' atau <https://bhumi.atrpn.go.id>
* Apabila terdapat ketidaksesuaian hasil pengecekan dengan Sertipikat Hak atas Tanah maka pemohon melakukan klarifikasi atau menghubungi Kantor Pertanahan setempat dengan membawa bukti pendaftaran permohonan.



Ditandatangani secara elektronik oleh:

Beny Mariasari, S.H.
NIP.196003282001122003

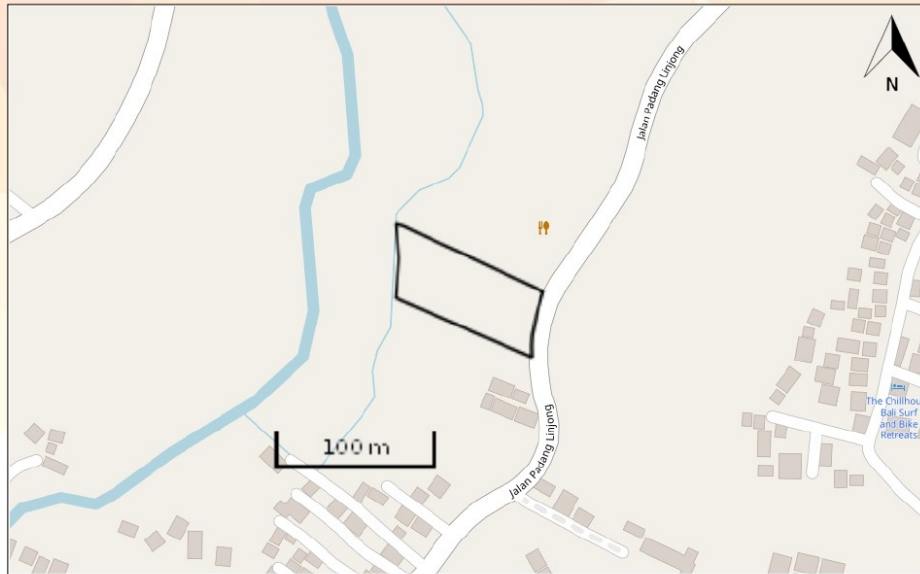
Perhatian :

- Asli dokumen ini berbentuk Dokumen Elektronik yang ditandatangani dengan Tanda Tangan Elektronik yang telah disertifikasi oleh BSE.
- Dilarang melakukan penyebaran dan/atau pengendalian kepada pihak lain yang tidak terkait.
- Dilarang melakukan pemalsuan surat atau manipulasi informasi elektronik dan/atau dokumen elektronik dapat dikenakan Pasal 263 KUHPidana dengan ancaman pidana paling lama 6 (enam) tahun penjara dan/atau Pasal 35 dan Pasal 51 (1) UU ITE dengan ancaman hukuman paling lama 12 (dua belas) tahun penjara dan denda paling banyak Rp.12 Miliar.



1/2

Informasi peta bidang tanah :



Keterangan : Rencana Detil Tata Ruang/Rencana Tata Ruang Wilayah belum terintegrasi

Perhatian :

- Asli dokumen ini berbentuk Dokumen Elektronik yang ditandatangani dengan Tanda Tangan Elektronik yang telah disertifikasi oleh BSrE.
- Dilarang melakukan penyebaran dan/atau pengandaan kepada pihak lain yang tidak terkait
- Dilarang melakukan pemalsuan surat atau manipulasi informasi elektronik dan/atau dokumen elektronik dapat dikenakan Pasal 263 KUHPidana dengan ancaman pidana paling lama 6 (enam) tahun penjara dan/atau Pasal 35 dan Pasal 51 (1) UU ITE dengan ancaman hukuman paling lama 12 (dua belas) tahun penjara dan denda paling banyak Rp.12 Miliar.



2/2

Attachment 2: Official Online Spatial Information on SHM No. 9114/Canggu Village



Attachment 3: Tax Invoice Letter of Land and Building (SPPT PBB) of SHM No. 9114

Pemerintah Kabupaten Badung
Badan Pendapatan Daerah Kabupaten Badung
Pusat Pemerintahan Mangrupa Mandala
Jl. Raya Sempati, Mengwi, Badung, Bali, Telp. (0361) 41070, 41074, 41075, 41076, 41077, Kode Pos 80351
Website : www.dipenda.badungkab.go.id, Email : info@dipenda.badungkab.go.id

SPPT PBB
HANYA UNTUK KEPENTINGAN PAJAK
BUKAN MERUPAKAN BUKTI KEPEMILIKAN HAK

AKUN: 11312
2022 PERKOTAAN
#07022206552601BA2D103/03#

**SURAT PEMBERITAHUAN PAJAK TERUTANG
PAJAK BUMI DAN BANGUNAN TAHUN**

NOP: 51.03.060.004.020-0035.0
LETAH OBJEK PAJAK
SB LIPLIP 0
00
CANGGU
KUTA UTARA
BADUNG

NAMA DAN ALAMAT WAJIB PAJAK
I MADE DANA
BR PIPITAN 0
00
NPWP: -

OBJEK PAJAK	LUAS (M2)	KELAS	NJOP PER M2 (Rp)	TOTAL NJOP (Rp)
BUMI	3.950,00	05B	2.013.000	7.951.350.000
BANGUNAN	0,00		0	0

NJOP Sebagai dasar pengenaan PBB = 7.951.350.000
 NJOPTKP (NJOP Tidak Kena Pajak) = 26.000.000
 NJOP untuk penghitungan PBB = 7.925.350.000
 NJKP (Nilai Jual Kena Pajak) =
 PBB yang Terutang = 0,200% X 7.925.350.000 = 15.850.700

FAKTOR PENGURANG
 PAJAK BUMI DAN BANGUNAN YANG HARUS DIBAYAR (Rp)
 NDL RUPIAH

TGL. JATUH TEMPO : 30 SEP 2022
 TEMPAT PEMBAYARAN : BANK BPD BALI,
 BANK MANDIRI

BADUNG, 02 FEB 2022
 KEPALA
 I MADE SUTAMA, S.H., M.H.
 196212311992121005

PT. Bank Negara Indonesia (Persero) Tbk.		BUKTI PENERIMAAN NEGARA Penerimaan Pajak		Kementerian Keuangan	
No. Bukti : 1258 Nomor : 294.000.000 Tahun : 2018					
Nama Debitur : Tanggal dan Jam Bayar : Tanggal Buku : Nama Cabang Bank : Nama Debitur : Kode Billing : Grup : Nama Wajib Pajak : Alamat : Nomor Objek Pajak : Nama Debitur : Nama Debitur : Nama Pajak : Nomor Pendaftaran : Jumlah Debitur : Kode Billing :	: 11/04/23 10:01:47 : 11/04/23 : 18 DENPASAR : 3275492378547147 : 000000000906000 : LIRIK ADAM TROTOMAN, DOK : CANADA : 411108 : 407 : 01037023 : 0000000000000000 : 226.200.000,00 : dua ratus dua puluh enam juta dua ratus ribu rupiah	NTB NTB STAN	: 0000000175260 : A82AS1V3G6THED66 : 554157		
				Mata Uang : IDR	
<i>This is computer generated receipt and requires no signature</i> Dokumen ini hasil cetakan komputer dan tidak memerlukan tanda tangan Dokumen ini tidak terdapat nomor NTPN, transaksi sedang dalam proses Dokumen ini berfungsi sebagai bukti untuk mendapatkan nomor NTPN Anda dan tidak along bukti transaksi					

KEMENTERIAN KEUANGAN R.I.
DIREKTORAT JENDERAL PAJAK

CETAKAN KODE
BILLING

NPWP : 00.000.000.0-906.000
NAMA : LUKE ADAM TROTMAN, DKK
ALAMAT : CANADA

NOP : -
JENIS PAJAK : 411128
JENIS SETORAN : 403
MASA PAJAK : 03-03
TAHUN PAJAK : 2023
NOMOR KETETAPAN : -
JUMLAH SETOR : Rp. 226.200.000
TERBILANG : Dua Ratus Dua Puluh Enam Juta Dua Ratus Ribu Rupiah

URAIAN : PPH pemindahan hak sewa NO.07.TGL.03-04-2023

NPWP PENYETOR : 08.396.422.1-906.000
NAMA PENYETOR : I GUSTI KETUT ASTAWA

GUNAKAN KODE BILLING DI BAWAH INI UNTUK MELAKUKAN PEMBAYARAN.

ID BILLING : 2275 4927 8547 142
MASA AKTIF : 06/05/2023 12:04:49

Catatan : Apabila ada kesalahan dalam isian Kode Billing atau masa berlakunya berakhir, Kode Billing dapat dibuat kembali. Tanggung jawab isian Kode Billing ada pada Wajib Pajak yang namanya tercantum di dalamnya.

KANTOR NOTARIS
INDI JAMES SIHOMBING,SH.,M.Kn
Jl. Raya Semer No. 881 Kerobokan, Kuta Utara, Badung
Telp : 0361-8475478.

DUE DILIGENCE REPORT

Dipersiapkan untuk :
Prepared for

Nyonya/ Mrs. MARINA

Documents yang tersedia untuk Due Diligence
Documents available for Due Diligence

1. Akta SEWA MENYEWA TANAH Nomor 11, tertanggal 07 Mei 2021, dibuat dihadapan I GUSTI KETUT ASTAWA, SH, antara :
Deed of Transfer and Surrender of Leasehold Rights Number 11, dated May 07, 2023, made before I GUSTI KETUT ASTAWA, SH, between :

- **Tuan/ Mr. I MADE DANA**

Dengan
And

- **Tuan/ Mr. LUKE ADAM TROTMAN**

- **Tuan/ Mr. GRIFFIN MASON**

Akta Sewa Menyewa Tanah berakhir hingga 01 Januari 2053
Land Lease Deed expires until January 01, 2053

- Pada Pasal 6 Akta tersebut di atas tertera bahwa Penyewa memiliki hak prioritas untuk memperpanjang jangka waktu sewa.
Article 6 of the Deed states that the Tenant has the priority right to extend the lease term.
- Pada Pasal 7 Akta tersebut di atas tertera bahwa selama jangka waktu sewa PBB ditanggung/ dibayar oleh Penyewa.
Article 7 of the Deed states that during the term of the lease the PBB is borne/paid by the Tenant.
- Pada Pasal 8 Akta tersebut di atas tertera bahwa Penyewa dapat mengalihkan hak sewa kepada Pihak Lain tanpa memberitahukan terlebih dahulu kepada pemilik.
Article 8 of the Deed states that the Tenant may transfer the right to lease to another party without notifying the landlord in advance.

2. Akta Pemindahan Dan Penyerahan Hak Sewa Nomor 07, tertanggal 03 April 2023, dibuat dihadapan I GUSTI KETUT ASTAWA, SH, antara :

Deed of Transfer and Surrender of Leasehold Rights Number 07, dated April 03, 2023, made before I GUSTI KETUT ASTAWA, SH, between :

- **Tuan/Mr. LUKE ADAM TROTMAN**
- **Tuan/Mr. GRIFFIN MASON**

Dengan
And

- **Tuan/Mr. RUDI LAZUARDI**

Akta Pemindahan Dan Penyerahan Hak Sewa berakhir hingga 01 Januari 2053

Deed of Transfer and Assignment of Leasehold Rights expires until January 01, 2053

Bukti kepemilikan tanah telah diperiksa sebagai berikut :

Proof of land ownership has been checked as follows

- Sertipikat Hak Milik Nomor: 9114/Desa Canggu, berukuran 3.845 M2 berada di, Kecamatan Kuta Utara, Kabupaten Badung, tercatat atas nama **I MADE DANA**.
Certificate of Ownership Number: 9114/Desa Canggu, measured 3.845 M2, located in North Kuta District, Badung Regency, registered under the name I MADE DANA

Land Due Diligence :

1. Certificate Checking

- Telah dilakukan pengecekan terhadap Sertipikat tersebut di Kementrian Agraria Dan Tata Ruang/Badan Pertanahan Nasional atas dan hasilnya :

The certificate has been checked at the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency and the results are as follows :

- Sertipikat ini tidak sedang diagunkan
This certificate is not being collateralized
- Sertipikat ini tidak terdapat blokir
This certificate is not blocked
- Sertipikat ini tidak terdapat blokir inisiatif kementerian
This certificate does not have a ministerial initiative block.
- Sertipikat ini tidak terdapat sita
This certificate does not contain any confiscation
- Sertipikat ini tidak terdapat sengketa/konflik/perkara.

This certificate has no disputes/ conflicts/ litigation.

2. Pajak PBB

Land and Building Tax

- Pajak PBB ditanggung oleh penyewa selama sisa sewa menyewa.
The PBB tax is borne by the tenant for the remainder of the lease.

3. Land Zoning and Usage:

Telah dicek di Informasi Tata Ruang (ITR), bahwa sertifikat tanah tersebut berada di Zona Pertanian Tanaman Pangan dan Zona Campuran Perumahan dan Perdagangan/Jasa.

It has been checked in the Information on Spatial Planning (ITR), that the land certificate is located in the Food Crop Agriculture Zone and the Mixed Zone of Housing and Trade/Services.

4. Building Permit (PBG/SLF):

Dalam Premise Akta PEMINDAHAN DAN PENYERAHAN HAK SEWA, Nomor 07, tertanggal 03 April 2023, yang mana tertulis :

“Bahwa bangunan tersebut belum memiliki Ijin Mendirikan Bangunan (PBG/SLF)”.

In the Premise of Deed of Transfer and Assignment of Leasehold Rights, Number 07, dated April 03, 2023, which reads:

"That the building does not yet have a Building Construction Permit (PBG/SLF)"

5. ROAD ACCESS

Dalam Premise Akta PEMINDAHAN DAN PENYERAHAN HAK SEWA, Nomor 07, tertanggal 03 April 2023, yang mana tertulis :

“Bahwa pemindahan ini berikut dengan Akses Jalan milik Pihak Pertama yang akan diberikan kepada Pihak Kedua untuk digunakan Bersama-sama. Akses Jalan mana dapat digunakan Pihak Kedua hanya berlaku untuk Akses pada tanah yang disewa oleh Pihak Kedua dari Pihak Pertama. Pembuatan Akses Jalan tersebut dibuat dan ditanggung biaya-biayaanya oleh Pihak Pertama dengan bahan pembuatan jalan paving selesai”.

In the Premise of Deed of TRANSFER AND ASSIGNMENT OF LEASEHOLD RIGHTS, Number 07, dated April 03, 2023, which reads:

"That this transfer is together with the Access Road belonging to the First Party which will be given to the Second Party for joint use. Which Access Road can be used by the Second Party only applies to Access on land leased by the Second Party from the First Party. The making of the Access Road is made and borne the costs by the First Party with paving materials completed"

Badung, 21 Agustus 2023

Regards,



(INDI JAMES SIHOMBING, S.H., M.Kn)

Attachment 6: Building Approval (*Persetujuan Bangunan Gedung*/PBG)



PEMERINTAH REPUBLIK INDONESIA PERSETUJUAN BANGUNAN GEDUNG

NOMOR: SK-PBG-510306-28022024-000

Membaca	: Permohonan Persetujuan Bangunan Gedung
Nomor	: PBG-510306-17122023-02
Pemilik Bangunan Gedung	: Rudi Lazuardi
Alamat Pemilik	: Tmn KB Jeruk Blk M.4/12 RT 004/RW 010 Kel/Desa. Srengseng Kec.Kembangan Kota Adm. Jakarta Barat Prov DKI Jakarta
Untuk	: Mendirikan Bangunan Gedung Baru
Nama Bangunan Gedung	: Real Estat Yang Dimiliki Sendiri Atau Disewa
Fungsi bangunan gedung	: Fungsi Usaha
Sub Fungsi	: Perhotelan
Klasifikasi Kompleksitas	: Belum Ditentukan
Luas Bangunan Gedung	: Total Luas : 1.735,15 m ² Luas Lantai : 964,27 m ² Luas Basemen : 770,88 m ²
Jumlah Lantai Bangunan Gedung	: 3 Lantai
Tinggi Bangunan Gedung	: 11.15 m
Jumlah Lapis Basemen	: 1 Lapis
Di Atas Tanah	: (tercantum dalam Lampiran A)
Luas Tanah	: (tercantum dalam Lampiran A)
Pemilik Tanah	: (tercantum dalam Lampiran A)
Terletak di	: (tercantum dalam Lampiran A)
Menimbang	: Bahwa setelah memeriksa (mencatat/meneliti), mengkaji, dan menilai/evaluasi serta menyetujui dokumen rencana teknis bangunan gedung sebagaimana dimaksud di atas dengan ini disahkan, maka terhadap permohonan persetujuan bangunan gedung yang dimaksud dapat diberikan persetujuan dengan ketentuan sebagaimana dalam lampiran keputusan ini.
Mengingat	: 1. Undang-Undang Nomor 28 Tahun 2002 tentang Bangunan Gedung (Lembaran Negara Republik Indonesia Tahun 2002 Nomor 134, Tambahan Lembaran Negara Republik Indonesia Nomor 4247); 2. Undang-Undang Nomor 6 Tahun 2023 Tentang Penetapan Peraturan Pemerintah Pengganti Undang-Undang Nomor 2 Tahun 2022 tentang Cipta Kerja menjadi Undang-Undang (Lembaran Negara Republik Indonesia Tahun 2022 Nomor 238, Tambahan Lembaran Negara Republik Indonesia Nomor 6841); 3. Peraturan Pemerintah Nomor 16 Tahun 2021 tentang Peraturan Pelaksanaan Undang-Undang Nomor 28 Tahun 2002 tentang Bangunan Gedung (Lembaran Negara Republik Indonesia Tahun 2021 Nomor 26, Tambahan Lembaran Negara Republik Indonesia Nomor 6628); 4. Peraturan Daerah Kabupaten Badung Nomor 7 Tahun 2023 Tentang Pajak Daerah Dan Retribusi Daerah
Memperhatikan	: Surat Kepala Dinas Pekerjaan Umum Dan Penataan Ruang nomor SPPST-510306-20022024-001 tanggal 20 Februari 2024 Perihal Pernyataan

Pemenuhan Standar Teknis Bangunan Gedung.

Memutuskan

Menetapkan

- : 1. Persetujuan Bangunan Gedung kepada:
- Pemilik : Rudi Lazuardi
- Alamat Pemilik : Tmn KB Jeruk Blk M.4/12 RT 004/RW 010 Kel/Desa. Srengseng Kec.Kembangan Kota Adm. Jakarta Barat Prov DKI Jakarta
- Untuk : Mendirikan Bangunan Gedung Baru sebagaimana dijelaskan dalam Dokumen Teknis yang tercantum dalam Lampiran B Keputusan ini
2. Besaran Retribusi Persetujuan Bangunan Gedung yang dibayarkan oleh pemilik bangunan gedung sebagaimana tercantum dalam Lampiran C adalah sebesar Rp.59.249.560,00 (Lima puluh sembilan juta dua ratus empat puluh sembilan ribu lima ratus enam puluh rupiah)
3. Informasi Umum Persetujuan Bangunan Gedung tercantum dalam Lampiran D;
4. Ketentuan terkait Pembekuan dan Pencabutan Persetujuan Bangunan Gedung tercantum dalam Lampiran E;
5. Lampiran Keputusan ini merupakan satu kesatuan yang tidak terpisahkan dari Keputusan ini;
6. Hal-hal yang belum diatur dalam Keputusan ini akan ditetapkan kemudian;
7. Salinan Keputusan ini diberikan kepada yang berkepentingan; dan
8. Keputusan ini mulai berlaku sejak tanggal diterbitkan.

Diterbitkan Di : BADUNG

Pada Tanggal : Rabu, 28 Februari 2024



Atas Nama
BUPATI BADUNG
Kepala Dinas Penanaman Modal Dan
Pelayanan Terpadu Satu Pintu Kabupaten
Badung

Dr. Ir. I Made Agus Aryawan, S.T., M.T.
NIP : 19720828 199803 1 018

LAMPIRAN A
KEPUTUSAN KABUPATEN BADUNG
NOMOR SK-PBG-510306-28022024-000 TANGGAL 28 Februari 2024
TENTANG PERSETUJUAN BANGUNAN GEDUNG

INFORMASI TANAH, FUNGSI, DAN KLASIFIKASI BANGUNAN GEDUNG

I. Informasi Tanah

Data Tanah : 1. Di Atas Tanah : Sertifikat
Luas tanah : 3.845,00 m²
Pemilik Tanah : I Made Dana
Terletak Di : Jl. Canggu Padang Linjong No. 8x Kel/Desa. Canggu Kec.Kuta
Utara Kab. Badung Prov Bali

II. Fungsi dan Klasifikasi Bangunan Gedung

Pemilik Bangunan Gedung : Rudi Lazuardi
Fungsi Bangunan Gedung : Fungsi Usaha
Sub Fungsi Bangunan Gedung : Perhotelan
Klasifikasi Bangunan Gedung
- Tingkat Kompleksitas : Belum Ditentukan
- Tingkat Permanensi : Permanen
- Tingkat Risiko Bahaya Kebakaran : Sedang
- Lokasi : Sedang
- Ketinggian Bangunan Gedung : 3 Lantai (Rendah)
- Kepemilikan Bangunan Gedung : Perorangan
- Klas bangunan : Klas 4

LAMPIRAN B
KEPUTUSAN KABUPATEN BADUNG
NOMOR SK-PBG-510306-28022024-000 TANGGAL 28 Februari 2024
TENTANG PERSETUJUAN BANGUNAN GEDUNG

DOKUMEN TEKNIS



Keterangan

1. Dokumen Teknis Persetujuan Bangunan Gedung yang telah dibayarkan oleh pemilik bangunan gedung dapat diakses dengan memindai QR-Code di atas.
2. Keamanan data Dokumen Teknis sepenuhnya menjadi tanggung jawab pemilik bangunan gedung.

LAMPIRAN C
KEPUTUSAN KABUPATEN BADUNG
NOMOR SK-PBG-510306-28022024-000 TANGGAL 28 Februari 2024
TENTANG PERSETUJUAN BANGUNAN GEDUNG

BESARAN RETRIBUSI PERSETUJUAN BANGUNAN GEDUNG



Keterangan

1. Retribusi Persetujuan Bangunan Gedung yang telah dibayarkan oleh pemilik bangunan gedung dapat diakses dengan memindai QR-Code di atas;
2. Retribusi Persetujuan Bangunan Gedung (PBG) dimaksudkan untuk mendukung pembiayaan pelayanan perizinan, menerbitkan surat bukti kepemilikan bangunan gedung dan pembinaan teknis penyelenggaraan bangunan gedung;
3. Keamanan data Retribusi Persetujuan Bangunan Gedung sepenuhnya menjadi tanggung jawab pemilik bangunan gedung.

LAMPIRAN D

KEPUTUSAN KABUPATEN BADUNG

NOMOR SK-PBG-510306-28022024-000 TANGGAL 28 Februari 2024

TENTANG PERSETUJUAN BANGUNAN GEDUNG

INFORMASI UMUM PERSETUJUAN BANGUNAN GEDUNG

1. Pemilik bangunan gedung agar menyampaikan informasi jadwal dan tanggal mulai pelaksanaan konstruksi kepada Dinas Pekerjaan Umum dan Penataan Ruang melalui Sistem Informasi Manajemen Bangunan Gedung (SIMBG). Informasi tersebut disampaikan sebelum pelaksanaan konstruksi dimulai. Jadwal dan tanggal mulai konstruksi Bangunan Gedung disampaikan secara bertahap sebagai berikut:
 - a. Tahap konstruksi struktur bawah;
 - b. Tahap konstruksi basemen (bila ada);
 - c. Tahap konstruksi struktur atas, arsitektur, mekanikal, elektrik, dan perpipaan; dan
 - d. Tahap pengecatan dan pengujian.
2. Apabila pemilik bangunan gedung tidak menyampaikan jadwal dimulainya pekerjaan konstruksi, Dinas Pekerjaan Umum dan Penataan Ruang akan meminta klarifikasi kepada pemilik bangunan gedung. Klarifikasi dapat dilakukan paling banyak 2 (dua) kali dalam kurun waktu paling lama 6 (enam) bulan sejak diterbitkannya PBG. Dalam hal pemilik bangunan gedung tidak menyampaikan informasi jadwal dimulainya pekerjaan konstruksi sebagaimana penjelasan di atas, maka PBG dicabut dan dinyatakan tidak berlaku.
3. Dinas Pekerjaan Umum dan Penataan Ruang melakukan inspeksi terhadap pelaksanaan konstruksi bangunan gedung setelah mendapatkan informasi dari pemilik bangunan gedung pada tiap tahapan sebagaimana tercantum pada angka 1 (satu). Proses inspeksi dilaksanakan sebagai prasyarat penerbitan Sertifikat Laik Fungsi (SLF) dan Surat Bukti Kepemilikan Bangunan Gedung (SBKKBG) tanpa dikenakan biaya apa pun.
4. Pemilik bangunan gedung dapat mengakses laman (Jadwal Pelaporan Konstruksi) dengan cara masuk ke dalam SIMBG menggunakan akun yang digunakan pada saat permohonan Persetujuan Bangunan Gedung kemudian masuk ke nomor Persetujuan Bangunan Gedung yang ingin dilaporkan jadwal, atau dengan memindai QR-Code dibawah ini dan login menggunakan akun yang sama.

Diterbitkan Di : BADUNG
Pada Tanggal : 28 Februari 2024



Atas Nama
BUPATI BADUNG
Kepala Dinas Penanaman Modal Dan
Pelayanan Terpadu Satu Pintu Kabupaten
Badung

Dr. Ir. I Made Agus Aryawan, S.T., M.T.
NIP : 19720828 199803 1 018

Attachment 7: KTP and Family card of Land Owner



Attachment 8: Land Certificate

To prevent counterfeiting and in accordance with Indonesia's land laws, this information is considered private and confidential.