

# EDGE WORKSHOP

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POLICIES, PROGRAM, AND COLLECTION OF DATA ON ASSET  
OWNERSHIP IN INDONESIA



# Government Constitution Related to the Ownership of Housing and Distribution or Titling of Land

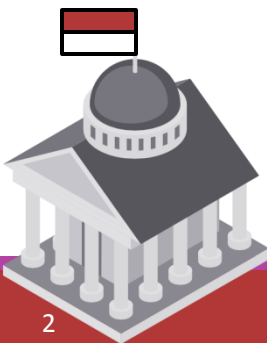


## The 1945 Constitution of Republic of Indonesia

**Article 28 section 1** → “each persons have rights to live prosperous life, to reside and get a good living environment “

**Article 28H section 1** → “each persons have private property rights and should not be taken arbitrarily “

**Article 34** → “the poor and people who can't reach their needs should be fulfilled by government, by conducting any social security system or empowering the poor and providing health and general services “





# Government Programmes and Policies Related to the Ownership of Housing and Distribution or Titling of Land (2)



the law about housing and residences is regulated in **Act of the Republic of Indonesia Number 1 Year 2011 about Housing and Residential Area**

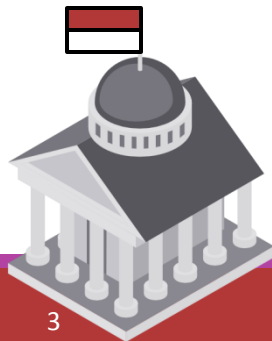
**Article 3**



housing and residential area law is held to ensuring people could reach the livable housing at its affordable price with good living environment, safe, harmoniously, integrated and sustainable



**Government Regulation Number 2 Year 1997 about Land Registration ensuring the law and legal protection for land owner, house, and others**



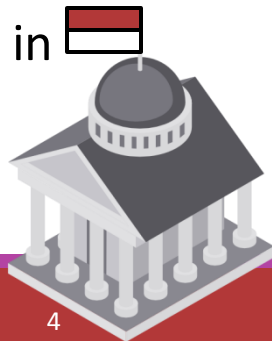


# Government Programmes Related to the Ownership of Housing and Distribution or Titling of Land



## PRONA (*Program Nasional Agraria*)/National Agrarian Program

- one of government program related to land titling, held by The Ministry of Agrarian Affairs and Spatial Planning with National Land Agency (BPN).
- The program is regulated in The Agrarian Affairs and Head of National Land Agency Regulation Number 4 Year 2015 about National Agrarian Program (PRONA).
- The program is conducted to facilitate and support the process of land titling, so the legal protection of land is guaranteed.
- The government targeted 5 million land titled in 2017, and become 7 million land in 2018, 9 million land in 2019 and by 2025 all the land in Indonesia titled already.



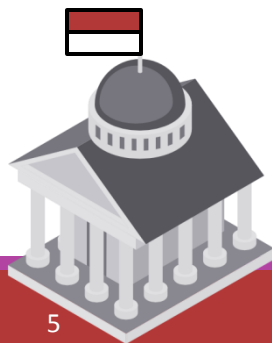


# Government Programmes Related to the Ownership of Housing and Distribution or Titling of Land



## 'A Million Houses Program' (Program Sejuta Rumah)

- conducted in current President, Joko Widodo, to reach the Target of National Medium-Term Development Plan (RPJMN) 2015-2019
- to build 5 million decent and affordable house (a million houses each year),
- to improve 1,5 million non-livable houses.
- The program is held by building houses for low-income society (M BR) conducted by National Housing Agency in Housing Financing Liquidity Facility scheme by: **lowering the down payment** from 10 percent to only 1 percent from the house price, **giving subsidy** for low-income society (M BR) based on their economic capability.
- Low-income society: 2,5 – 4 million income.





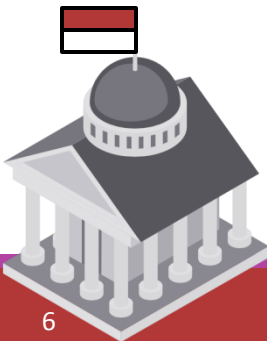
# Government Programmes Related to the Ownership of Housing and Distribution or Titling of Land

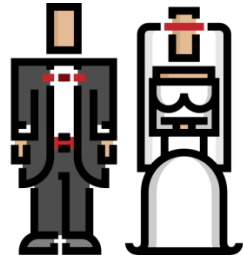


Transmigration



Land distribution





# Marital regime

## Civil Law



### Civil law article 119

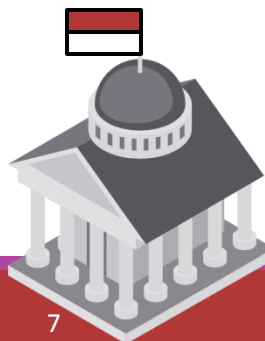


“ Right after the marriage, the property of husband and wife become joint property, unless there is an agreement regarding the property before the marriage. ”

### Civil law article 120



“ Regarding the matter of profit, the joint property include the movable property and immovable property of the spouses, either existing or will be existing, as well as the goods they obtain free of charge. ”





# Inheritance Regimes



## Article 830 of Civil Law



“ inheriting can be only happened because of death. So the legacy and inheritance will be opened if the heir is already dead and the legatee is still alive when the inheritance opened.”

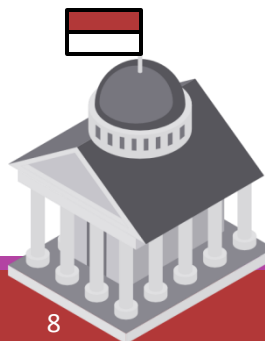


## Customary Inheritance law

- patrilineal inheritance
- matrilineal inheritance
- parental or bilateral inheritance system (men and women offspring have a right to get the inheritance)



## Islamic Inheritance law





# EDGE WORKSHOP

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DATA SOURCES ON ASSET AND LAND OWNERSHIP IN INDONESIA



BADAN PUSAT STATISTIK

# SUSENAS (National Socio-Economic Survey)

**Conducted since 1963 and every year since 1992**  
**Series of large-scale multipurpose socioeconomic surveys**

## Core Susenas

collects basic sociodemographic information on households and household members; for example, school enrollment, utilization of health facilities, birth attendants, age of first marriage, family planning participation, occupation, housing conditions, health insurance coverage, and **asset ownership**

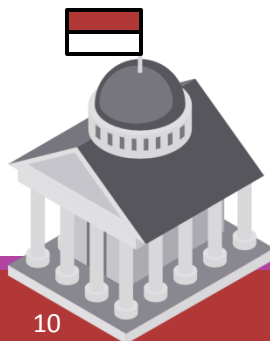
## Module Susenas

gathers more detailed information about households : module of education and social welfare, module of health and housing, module of social resilience, and module of consumption and expenditure (before, now become annually)

## Collected at Household Level

**Asset ownership were asked in the Core Susenas with sample of 300,000 households**

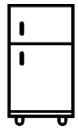
**Individual questions will be asked to all the eligible household members in each household.**





# Question on Asset Ownership

DO THIS HOUSEHOLDS OWN GOODS AS FOLLOWS?



Refrigerator



Air Conditioner



Car



Liquid Petroleum Gas (LPG) (5,5kg)



Water Heater



Fixed Line Telephone



Computer



LCD Television



Motorcycle



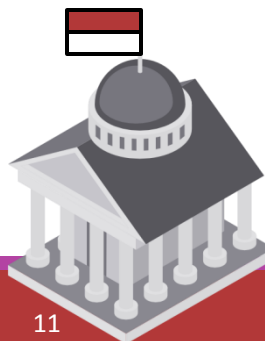
Motor boat



Jewellery (10 grams)



Land



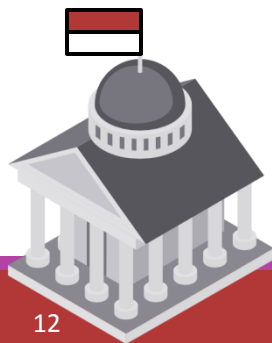


# Question on Asset Ownership



IF IT HAS LAND, WHO OWNS THE LAND?

- Head of household
- Spouse of head household
- Child
- Other member of household





# Question on Asset Ownership



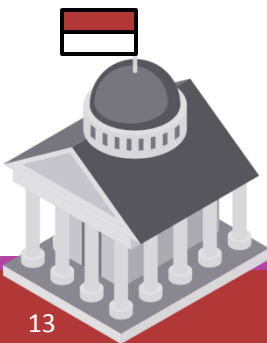
## WHAT IS THE OWNERSHIP STATUS OF THE DWELLING?

- Private property 1
- Contract/Rent 2
- Free use 3
- Official 4
- Other 5

## WHAT KIND THE OWNERSHIP EVIDENCE OF THE DWELLING?

## HOW MUCH FLOOR SPACE OF THE DWELLING?

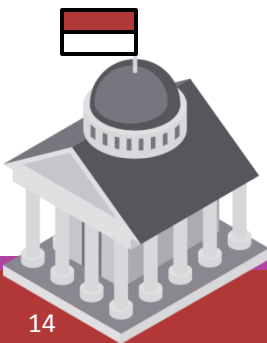
## DOES THE HOUSEHOLD HEADS/SPOUSE/CHILDREN HAVE OTHER HOUSES, OTHER THAN HOME PLACED NOW?





# Enumeration of Unified Database (PBDT)

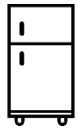
- ❑ Enumeration of Unified Database (PBDT) is an updating for Enumeration of social protection program.
- ❑ 4 times : 2005, 2008, 2011, 2015
- ❑ Complete enumeration of poor household
- ❑ The objective was to identified the social and economic condition of the poor household
- ❑ Using for identifying the target (household) for Cash Transfer Program





# Questions on Asset Ownership From BDT

DO THIS HOUSEHOLDS OWN GOODS AS FOLLOWS?



Refrigerator



Air Conditioner



Car



Liquid Petroleum Gas (LPG) (5,5kg)



Water Heater



Fixed Line Telephone



Computer/laptop



Television



Motorcycle



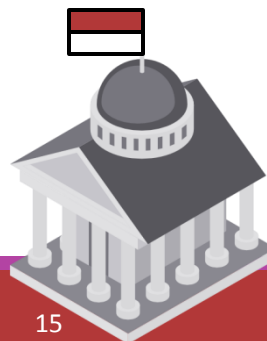
Motor boat



Jewellery (10 grams)

Bicycle

Traditional boat





# Data on Asset Ownership From BDT



Land ..... m<sup>2</sup>

Housing ..... m<sup>2</sup>

## Number of Livestock

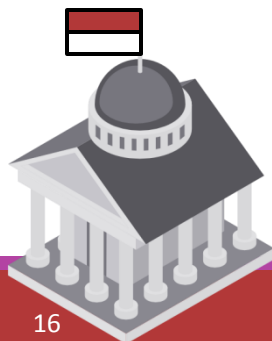
Cow

Pig

Horse

Goat/sheep

Buffalo







# Questions on Asset Ownership From BDT

## **WHAT IS THE OWNERSHIP STATUS OF THE DWELLING?**

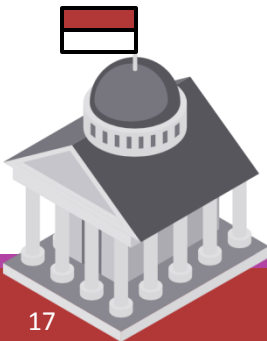
Private property	1
Contract/Rent	2
Free use	3
Official	4
Other	5

## **WHAT KIND THE OWNERSHIP EVIDENCE OF THE DWELLING?**

### **HOW MUCH FLOOR SPACE OF THE DWELLING?**

### **DOES THE HOUSEHOLD HEADS/SPOUSE/CHILDREN HAVE OTHER HOUSES, OTHER THAN HOME PLACED NOW?**

### **HOW MANY BED ROOMS ARE THERE IN THIS BUILDING?**

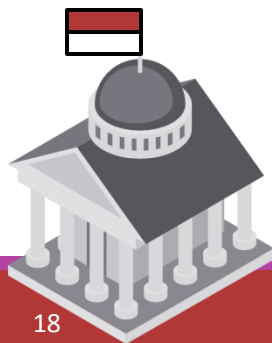




# Limitations



- ✓ **All the question only ask about the ownership asset**
- ✓ The objective is to identify the social and economic status of the households
- ✓ No single question regarding the value of asset and asset prices
- ✓ No info regarding the methods to estimate asset prices
- ✓ Difficult to acquire data and information of asset prices





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**Thanks You**

**And**

**Terima Kasih**

