

REGULATION OF THE REGENCY OF BULELENG
NUMBER 2 OF 2024
ON
PROVISION OF INCENTIVES AND EASE OF INVESTMENT

BY THE BLESSINGS OF ALMIGHTY GOD

REGENT OF BULELENG,

Considering : that in order to implement the provisions of Article 7 section (1) of Government Regulation Number 24 of 2019 on Provision of Incentives and Ease of Investment in the Regions, it is necessary to issue a Regional Regulation on Provision of Incentives and Ease of Investment;

Observing : 1. Article 18 section (6) of the 1945 Constitution of the Republic of Indonesia;
2. Law Number 69 of 1958 on Establishment of Level II Regions within Level I Regions of Bali, West Nusa Tenggara and East Nusa Tenggara (State Gazette of the Republic of Indonesia of 1958 Number 122, Supplement to the State Gazette of the Republic of Indonesia Number 1655);
3. Law Number 12 of 2011 on Legislation Making (State Gazette of the Republic of Indonesia of 2011 Number 82, Supplement to the State Gazette of the Republic of Indonesia Number 5234) as amended several times, last by Law Number 13 of 2022 on Second Amendment to Law Number 12 of 2011 on Legislation Making (State Gazette of the Republic of Indonesia of 2022 Number 143, Supplement to the State Gazette of the Republic of Indonesia Number 6801);
4. Law Number 23 of 2014 on Local Governments (State Gazette of the Republic of Indonesia of 2014 Number 244, Supplement to the State Gazette of the Republic of of Indonesia Number 5587 as amended several times, last by Law Number 6 of 2023 on Government Regulation in Lieu of Law Number 2 of 2022 on Job Creation to Become Law (State Gazette of the Republic of Indonesia of 2023 Number 41, Supplement to the State Gazette of the Republic of Indonesia Number 6856);
5. Law Number 15 of 2023 on Province of Bali (State Gazette of the Republic of Indonesia of 2023 Number 62,

- Supplement to the State Gazette of the Republic of Indonesia Number 6871);
6. Government Regulation Number 24 of 2019 on Provision of Incentives and Ease of Investment in Regions (State Gazette of the Republic of Indonesia of 2019 Number 63, Supplement to the State Gazette of the Republic of Indonesia Number 6330);
 7. Regulation of the Minister of Home Affairs Number 80 of 2015 on Establishment of Regional Legal Products (State Bulletin of the Republic of Indonesia of 2015 Number 2036) as amended by Regulation of the Minister of Home Affairs Number 120 of 2018 on Amendment to Regulation of the Minister of Home Affairs Number 80 of 2015 on Establishment of Regional Legal Products (State Bulletin of the Republic of Indonesia of 2018 Number 157);

With the Joint Approval of
THE REGIONAL HOUSE OF REPRESENTATIVES OF THE REGENCY OF
BULELENG
and
THE REGENT OF BULELENG

HAS DECIDED:

To issue : REGIONAL REGULATION ON PROVISION OF INCENTIVES AND EASE OF INVESTMENT.

CHAPTER I
GENERAL PROVISIONS

Article 1

In this Regional Regulation:

1. Region means the Regency of Buleleng.
2. Local Government means the Government of the Regency of Buleleng.
3. Regent means the Regent of Buleleng.
4. Regional Office means a regional apparatus which has the duties and functions of administering government affairs in the field of investment.
5. Capital means assets owned by an investor taking the form of monetary or otherwise non-monetary assets that have economic value.
6. Community means a person or group of people who are citizens of the Republic of Indonesia who have and/or carry out business activities in accordance with the provisions of Legislation;
7. Micro Enterprises means productive enterprises owned by individual and/or individual business entity that meet the criteria of Micro Enterprises in accordance with the provisions of Legislation.
8. Small Enterprises means a stand-alone productive economic enterprise, carried out by an individual or legal entity that is not a subsidiary or branch of a company owned, controlled, or is part of either directly or indirectly a medium or large enterprises that meets the criteria of a Small Enterprises in accordance with the provisions of Legislation.

9. Medium Enterprises means productive economic enterprises that stand alone, conducted by individuals or legal entities that are not subsidiaries or branches of companies owned, controlled, or are part of either directly or indirectly with Small Enterprises or large enterprises in accordance with the provisions of Legislation.
10. Cooperative means a business entity whose members consist of individuals or Cooperative legal entities, which carries out its activities in accordance with Cooperative principles and constitutes a people's economic movement based on the principle of kinship.
11. Incentive means a material instrument intentionally provided as a stimulus or encouragement.
12. Provision of Incentives means fiscal policy support from the Local Government to the Community and/or investors to increase investment in the Region.
13. Provision of Ease means the provision of non-fiscal facilities from the Local Government to the Community and/or investors to increase investment in the Region, especially Micro, Small and Medium Enterprises.
14. Investment means all forms of investing activities by both domestic investors and foreign investors to conduct business in the Region.
15. Investor means an individual or business entity that conducts Capital investment, which may be in the form of domestic Capital investment or foreign Capital investment.

Article 2

- (1) The purpose of issuance of this Regional Regulation is to ensure legal certainty and to serve as a guideline for the Provision of Incentives and/or Provision of Ease of Investment for the Community and/or Investors in the Region.
- (2) The purpose of issuance of this Regional Regulation is to:
 - a. increase Investment in the Region;
 - b. increase economic growth of the Region;
 - c. create employment opportunities;
 - d. increase the capacity and competitiveness of the Region;
 - e. encourage the development of a people-based economy; and
 - f. realize Community welfare.

Article 3

The scope of the regulations in this Regional Regulation includes:

- a. authority and principles for the Provision of Incentives and/or Provision of Ease;
- b. criteria for the Provision of Incentives and/or Provision of Ease;
- c. forms of the Provision of Incentive and/or Provision of Ease;
- d. types of business or investment activities eligible for the Incentives and/or Ease;
- e. procedures for the Provision of Incentives and/or Provision of Ease;

- f. obligations and responsibilities;
- g. evaluation and reporting of the Provision of Incentives and/or Provision of Ease;
- h. period and frequency of the Provision of Incentives and/or Provision of Ease; and
- i. guidance and supervision.

CHAPTER II
AUTHORITY AND PRINCIPLES FOR THE PROVISION OF
INCENTIVES AND/OR PROVISION OF EASE

Article 4

- (1) Local Government provides Incentives and/or Provision of Ease in accordance with its authority by taking into account conditions and capabilities of the Region in accordance with the provisions of Legislation.
- (2) Provision of Incentives and/or Provision of Ease as referred to in section (1) is implemented based on the following principles:
 - a. legal certainty;
 - b. equality;
 - c. transparency;
 - d. accountability; and
 - e. effective and efficient.

CHAPTER III
CRITERIA FOR THE PROVISION OF INCENTIVES AND/OR
PROVISION OF EASE

Article 5

Provision of Incentives and/or Provision of Ease as referred to in Article 4 is provided to the Community and/or Investors who meet the following criteria:

- a. contributing to increase Community income;
- b. absorbing workers by prioritizing local workers according to their competence;
- c. using mostly local resources;
- d. contributing to improve public services;
- e. contributing to increase regional gross domestic product;
- f. environmentally conscious and sustainable;
- g. infrastructure development;
- h. conducting technology transfer;
- i. conducting pioneer industry;
- j. conducting research, development and innovation activities;
- k. partnering with Micro Enterprises, Small Enterprises, or Cooperatives;
- l. industries that use Capital goods, machinery, or equipment produced domestically;
- m. conducting business activities in accordance with national and/or regional priority programs;
- n. playing a role in maintaining public order and Community safety as well as protecting the Community; and/or
- o. export oriented.

CHAPTER IV
FORMS OF PROVISION OF INCENTIVES AND/OR PROVISION
OF EASE

Article 6

- (1) Provision of Incentives as referred to in Article 4 can take the form of:
 - a. reduction, relief or exemption from taxes in the Region;
 - b. reduction, relief or exemption from levies in the Region;
 - c. facilitating the provision of Capital assistance to Micro Enterprises and/or Cooperatives in the Region;
 - d. assistance for research and development for Micro Enterprises, Small Enterprises, and/or Cooperatives in the Regions;
 - e. assistance for vocational training facilities for Micro Enterprises, Small Enterprises, and/or Cooperatives in the Region; and/or
 - f. low interest loan facilities.
- (2) Provision of Ease may take the form of:
 - a. provision of data and information on Investment opportunities;
 - b. provision of facilities and infrastructure;
 - c. facilitating the provision of land or location;
 - d. provision of technical assistance;
 - e. simplification and acceleration of licensing issuance through one-stop integrated services;
 - f. ease of access to marketing of production outputs;
 - g. ease of direct construction Investment;
 - h. ease of Investment in strategic areas established in the provisions of Legislation that have potential for development of the Region;
 - i. providing comfort and security for investing in the Region;
 - j. ease of certification and standardization processes in accordance with the provisions of Legislation;
 - k. ease of access to ready-to-work and skilled workers;
 - l. ease of access to raw material supplies; and/or
 - m. facilitate promotion in accordance with authority of the Region.

Article 7

Further provisions regarding the form of Provision of Incentives and the form of Provision of Ease Investment to be provided as referred to in Article 6 are regulated in a Regent's Regulation.

CHAPTER V
TYPES OF BUSINESS OR INVESTMENT ACTIVITIES ELIGIBLE
FOR THE INCENTIVES AND/OR EASE

Article 8

- (1) Local Government can prioritize the Provision of Incentives and/or Provision of Ease for certain types of business or certain activities.

- (2) Certain types of businesses or activities as referred to in section (1) consist of:
 - a. Micro Enterprises, Small Enterprises, and/or Cooperatives;
 - b. businesses required to form partnerships;
 - c. businesses subject to Capital ownership requirements;
 - d. businesses subject to specific location requirements;
 - e. businesses subject to special licensing requirements;
 - f. businesses open for Investment that prioritizes advantages of the Region;
 - g. businesses that have received Investment facilities from the Central Government; and/or
 - h. other business in accordance with the provisions of Legislation.

CHAPTER VI
PROCEDURES FOR PROVISION OF INCENTIVES AND/OR
PROVISION OF EASE

Article 9

- (1) Provision of Incentives and/or Provision of Ease carried out in the following stages:
 - a. submission of a written application to the Regent;
 - b. verification of assessment; and
 - c. implementation of provision.
- (2) The application as referred to in section (1) for the community and/or Investors who are starting a business, contain at least:
 - a. company profile;
 - b. scope of business; and
 - c. forms of the Provision of Incentives and/or Provision of Ease requested.
- (3) The application as referred to in section (1) for Investors wishing to expand their business contain at least:
 - a. scope of business;
 - b. management performance;
 - c. business development; and
 - d. the form of Provision of Incentives and/or Provision of Ease requested.

Article 10

The provisions as referred to in Article 9 section (2) and section (3) are exempted for Micro Enterprises, Small Enterprises, Medium Enterprises and Cooperatives which are only required to submit a letter of application specifying their needs for Incentives and/or ease of Investment.

Article 11

- (1) The Regent forms a Team to carry out the verification process in the context of Provision of Incentives and/or Provision of Ease of Investment by Regent Decision.
- (2) Verification as referred to in section (1) is coordinated by the Regional Office.

- (3) The Regent determines the Community and/or Investors who receive Incentives and/or ease based on the team's recommendations.

Article 12

- (1) The team as referred to in Article 11 section (1) carries out the verification process for the Community and/or Investors based on the criteria and type of business as referred to in Article 5 and Article 8.
- (2) Verification as referred to in section (1) determines the form and amount of Incentives and/or ease that will be provided to the community and/or Investors.
- (3) The form and amount of Incentives and/or ease as referred to in section (2) are based on the number of criteria fulfilled by the community and/or Investors.
- (4) The Local Government in providing Incentives and/or ease is adjusted to:
 - a. the ability of the Region to provide Incentives and/or ease;
 - b. Community and/or Investor performance; and
 - c. the business prospects of the Community and/or Investors.

Article 13

- (1) The implementation of Provision of Incentives and/or Provision of Ease to the Community and/or Investors is established by the Regent Decision.
- (2) The Regent Decision as referred to in section (1) at least contain the name, address of the applicant, type of business or investment activity, form of Incentive and/or ease, period of Incentive and the rights and obligations of the recipient of the Incentive and/or ease of Investment.

Article 14

Further provisions regarding the procedures for the Provision of Incentives and/or Provision of Ease are regulated in a Regent's Regulation.

CHAPTER VII OBLIGATIONS AND RESPONSIBILITIES

Article 15

- (1) Community and/or Investors who are provided Incentives and/or ease are obligated to:
 - a. implement the principles of good corporate governance;
 - b. implement corporate social responsibility;
 - c. submitting investment activity reports to the Regional Office; and
 - d. respect characteristics and culture of the Region based on public's values and way of life.
- (2) In the event that the recipient of Incentives and/or Provision of Ease fails to fulfill the obligations as referred to in section (1), administrative sanctions may be imposed.
- (3) The administrative sanctions as referred to in section (2) consist of:

- a. verbal warning;
- b. written warning; and
- c. revocation of the facilities for the Provision of Incentive and/or Provision of Ease.

Article 16

The responsibilities of recipients of Incentives and/or ease include:

- a. ensuring the availability of Capital from sources that do not conflict with the Provisions of Legislation;
- b. bearing and settling all obligations and losses if the Investor unilaterally terminates, abandons, or neglects its business activities in accordance with the provisions of Legislation;
- c. creating a conducive business climate with fair competition, preventing monopolistic practices and other action detrimental to the country /Region;
- d. maintaining environmental sustainability; and
- e. ensuring the safety, health, comfort, and welfare of workers.

CHAPTER VIII

EVALUATION AND REPORTING OF THE PROVISION OF INCENTIVES AND/OR PROVISION OF EASE

Article 17

- (1) The Regent carries out an evaluation of the Provision of Incentives and/or Provision of Ease.
- (2) Evaluation as referred to in section (1) carried out 1 (one) in a year.
- (3) The evaluation as referred to in section (1) and section (2) is carried out by the Head of the Regional Office.

Article 18

- (1) Community and/or Investors who receive Incentives and/or Ease submit a report to the Regent through the Head of the Regional Office at least 1 (one) in a year.
- (2) The report as referred to in section (1) contain at least:
 - a. reports on the use of Incentives and/or Ease;
 - b. enterprises management; and
 - c. enterprises activity plan.
- (3) Further provisions regarding reports are regulated in a Regent's Regulation.

Article 19

The Regent reports the implementation of the Provision of Incentives and/or Provision of Ease for the Community and/or Investors to the Governor in accordance with the provisions of Legislation.

CHAPTER IX

PERIOD AND FREQUENCY OF PROVISION OF INCENTIVES AND/OR PROVISION OF EASE

Article 20

The period and frequency of the Provision of Incentives and/or Provision of Ease are established by the Regent based on the recommendation of the verification team.

Article 21

Provision of Incentive and/or Provision of Ease may be terminated or not extended, in the event of:

- a. evaluation results indicate that investors do not fulfill the criteria; and/or
- b. failure to carry out obligations and responsibilities.

CHAPTER X
GUIDANCE AND SUPERVISION

Article 22

- (1) The Regent provides guidance and supervision on the implementation of procedures for the Provision of Incentives and/or Provision of Ease to the Community and/or Investors.
- (2) Guidance and supervision as referred to in section (1) is carried out by the Regional Apparatus administering government affairs in the field of internal supervision.

CHAPTER XI
TRANSITIONAL PROVISIONS

Article 23

Applications for the Provision of Incentives and/or Provision of Ease that are in the process of being submitted before this Regional Regulation comes into force, remain to be processed based on the provisions of Legislation

CHAPTER XII
CLOSING PROVISION

Article 24

This regional regulation comes into force on the date of its promulgation.

In order that every person may know hereof, it is ordered to promulgate this Regional Regulation by its placement in the Regional Gazette of the Regency of Buleleng.

Issued in Singaraja
on 8 July 2024
ACTING REGENT OF BULELENG,

signed

KETUT LIHADNYANA

Promulgated in Singaraja
on 8 July 2024
SECRETARY OF THE REGENCY OF BULELENG,

signed

GEDE SUYASA

REGIONAL GAZETTE OF THE REGENCY OF BULELENG OF 2024 NUMBER 2

Jakarta, 16 October 2025
Has been translated as an Official Translation
on behalf of Minister of Law
of the Republic of Indonesia
DIRECTOR GENERAL OF LEGISLATION,



DHARANA PUTRA

ELUCIDATION OF
REGULATION OF THE REGENCY OF BULELENG
NUMBER 2 OF 2024
ON
PROVISION OF INCENTIVES AND EASE OF INVESTMENT

I. GENERAL

Investment activities have become part of the implementation of the national economy and are positioned as efforts to increase of both the national and regional economies. Investment activities in the Regency of Buleleng have played a very important role, including in increasing public income, absorbing local workers, empowering local resources, improving public services, increasing Gross Regional Domestic Product, and developing micro, small enterprises and cooperative. Regulations on the Provision of Incentives and Provision of Ease of Investment in the Region are regulated in Law Number 23 of 2014 on Local Governments and Government Regulation Number 24 of 2019 on Provision of Incentives and Ease of Investment in the Region. Article 278 section (2) of Law Number 23 of 2014 on Local Governments states that to encourage the participation of the public and the private sector in development of the Region, Local Government administrators can provisioning Incentives and/or Ease to the community and/or Investors as regulated in the Regional Regulation in accordance with the provisions of the legislation. Based on this, the Government of the Regency of Buleleng needs to issue a Regional Regulation on the Provision of Incentives and Ease of Investment.

II. ARTICLE BY ARTICLE

Article 1

Sufficiently clear.

Article 2

Sufficiently clear.

Article 3

Sufficiently clear.

Article 4

Section (1)

Sufficiently clear.

Section (2)

Point a

The term "legal certainty" means the principle that places the law and the provisions of legislation as the basis for the Local Government in every policy and action in the Provision of Incentives and/or Provision of Ease of Investment.

Point b

The term "equality" means equal treatment of Investors without favoring or benefiting one particular class, group or scale of enterprises.

Point c

The term "transparency" means openness of information in the Provision of Incentives and/or Provision of Ease to the Community and/or Investors.

Point d

The term "accountability" means a form of responsibility for the Provision of Incentives and/or Provision of Ease of Investment.

Point e

The term "effective and efficient" means rational consideration and economical and guarantees that have an impact on product improvement activities and public services.

Article 5

Sufficiently clear.

Article 6

Section (1)

Point a

Reductions, relief or exemptions from regional taxes include:

- a. adjustment of the Non-Taxable Object Sales Value (Nilai Jual Objek Pajak Tidak Kena Pajak - NJOPTKP) and the Taxable Object Sales Value (Nilai Jual Objek Pajak - NJOP) of land and buildings;
- b. provision of reductions, relief or exemptions in certain cases for the principal amount of taxes in the Region and/or its sanctions;
- c. provision of reductions, relief or exemptions from the Acquisition Duty of Right on Land and Building (Bea Perolehan Hak atas Tanah dan Bangunan - BPHTB);
- d. installment payment of taxes in the Region.

Point b

Reduction, relief or exemption of levies in the Region include levies on building permits for public housing for low- income community.

Point c

Sufficiently clear.

Point d

Sufficiently clear.

Point e

Sufficiently clear.

Point f

Facilitation of low-interest loans with priority given to local financial institutions.

Section (2)

Point a

Sufficiently clear.

Point b

The term "provision of facilities and infrastructure" means the form of ease in obtaining supporting facilities and infrastructure, including public infrastructure, provision of drinking water and sanitation facilities, fire extinguishing,

health services, waste management, and provision of industrial and supporting infrastructure.

Point c

The term "facilitating the provision of land or location" means forms of assistance including but not limited to simplifying the process of land ownership, providing data and information related to land and location, and mediating dispute resolution.

Point d

Sufficiently clear.

Point e

Simplification and acceleration of licensing issuance through one-stop integrated services are implemented gradually using an electronically integrated business licensing system.

Point f

Sufficiently clear.

Point g

Sufficiently clear.

Point h

Sufficiently clear.

Point i

Sufficiently clear.

Point j

Sufficiently clear.

Point k

Sufficiently clear.

Point l

Sufficiently clear.

Point m

Sufficiently clear.

Article 7

Sufficiently clear.

Article 8

Sufficiently clear.

Article 9

Sufficiently clear.

Article 10

Sufficiently clear.

Article 11

Sufficiently clear.

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
Sufficiently clear.

Article 23
Sufficiently clear

Article 24
Sufficiently clear.

SUPPLEMENT TO THE REGIONAL GAZETTE OF THE REGENCY OF BULELENG
OF 2024 NUMBER 2