

Typology of land tenure and property rights in Jakarta, Indonesia													
	0 percent of total supply												100 per cent
High Security													
Degree of security in practice													
Low security													
Tenure category (please indicate)													
		Tenant				Possessor		Leaseholder				Freeholder	
	Pavement dweller (homeless)	Squatter tenant	Tenant with contract (room/)	Tenant with contract (public)	Tenant with contract (private)	Squatter owner ³	Nominee/ Trustee ownership ⁴	Leaseholder (Right to Lease) ⁵	Leaseholder (Right to Use) ⁶	Leaseholder (Right to Use building) ⁷	Leaseholder (Right of cultivation)	Legal owner unauthorised	Free-holder
Property rights													
Occupy	X	X	X	X	X	X	X	X	X	X	X	X	X
Enjoy		X	X	X	X	X	X	X	X	X	X	X	X
Dispose						X	X					X	X
Restrict						X	X		X	X	X	X	X
Buy				X		X	X		X	X	X	X	X
Inherit				X		X	X					X	X
Develop/improve				X		X	X			X	X	X	X
Cultivate/produce						X			X	X	X	X	X
Sublet					X	X	X	X	X	X	X	X	X
Sublet						X	X		X	X	X	X	X
To access			X	X	X		X	X	X	X	X	X	X
To access formal				X	X			X	X	X	X	X	X
Key: X Right available equally to men and women \ Right available to men only													

Notes:

1. Apartments in high-rise public housing for low-income families. Regulations to own, move, and inherit are outlined in legislation (Undang Undang) no. 20 year 2011. Families can choose to own if they have resided for 20 years. Occupancy may change hands only with approval of the municipality.
2. Subletting, rent duration, and rent of private homes are to be decided between owners and tenants. Subletting is only legal if the house owner permits tenant to do so.
3. Squatter owners (owner of houses in 'pemukiman kumuh' / "slum") typically have freedom in doing what they want with the property. In the recent years, their security of land tenure have improved, as their presence and legitimacy have been acknowledged legally (Legislation/ Undang Undang no.1 year 2011). The state have been mandated to regulate and prevent more slums from expanding. existing slums are to be either legalised and improved, or renewed (removed), and the residents rehoused.
4. This is typically done by foreign nationals who own a property under an Indonesian national's name, and the security of tenure is based on personal trust. Access to formal credit locally, where needed, then would also have to be done in a similar manner, subject to credit-worthiness of the trustee.
5. Examples of the Right to Lease tenure is tenancy at private apartments, condominiums, or private houses.
6. Examples of the Right to Use tenure is ownership of a private apartment or condominiums.
7. This tenure typically apply to companies, or individuals using a building for commercial purposes.
8. This applies to land used for production, such as agricultural land, fisheries, mines.
9. Owners of freehold building and land can be penalised if caught with unauthorised construction. An example would be building a house with 3 floors with a 2-floor permit.