

ABSTRACT

Flat is built on land with the status of Right of Ownership, Right to Build, Right to Use and Right to Manage. One of the Right upon land on which Flat was built is The Right of Building. There is Right to Build upon State's Land and Right to Build upon Right to Manage. Right of Ownership upon Flat Units which built on Right to Build Land or long term Right to Manage Land for the first time is 30 years at most and extendible for 20 years of time and then renewable for 30 years of time.

Time extention for Right to Build which was derived from The Right to Manage requires to be preceded by application for aproval from The holder of Right to Manage. The holder of Right to Manage have the authority to grant or refuse the application for time extention by the holder of Right to Build. The refusal against application for extention of Right to Build upon Right to Manage does not result in cancellation of Right of Ownnership upon Flat Units due to horizontal separation adopted by National Law, thus the authority of Right of Ownership upon Flat Units is still remain in the hand of each Flat Units owners.

Keyword: Right to Build, Right of Ownership upon Flat Units, Right to Manage.