



KEMENTERIAN KEUANGAN
DIREKTORAT JENDERAL KEKAYAAN NEGARA
DIREKTORAT PENILAIAN

Valuer Act:

*An important aspect of decision-making
process in Indonesia*

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Director of Valuation – Directorate General of State Assets Management





AGENDA

1

**CURRENT
CONDITION**

2

**URGENCY OF
VALUER ACT**

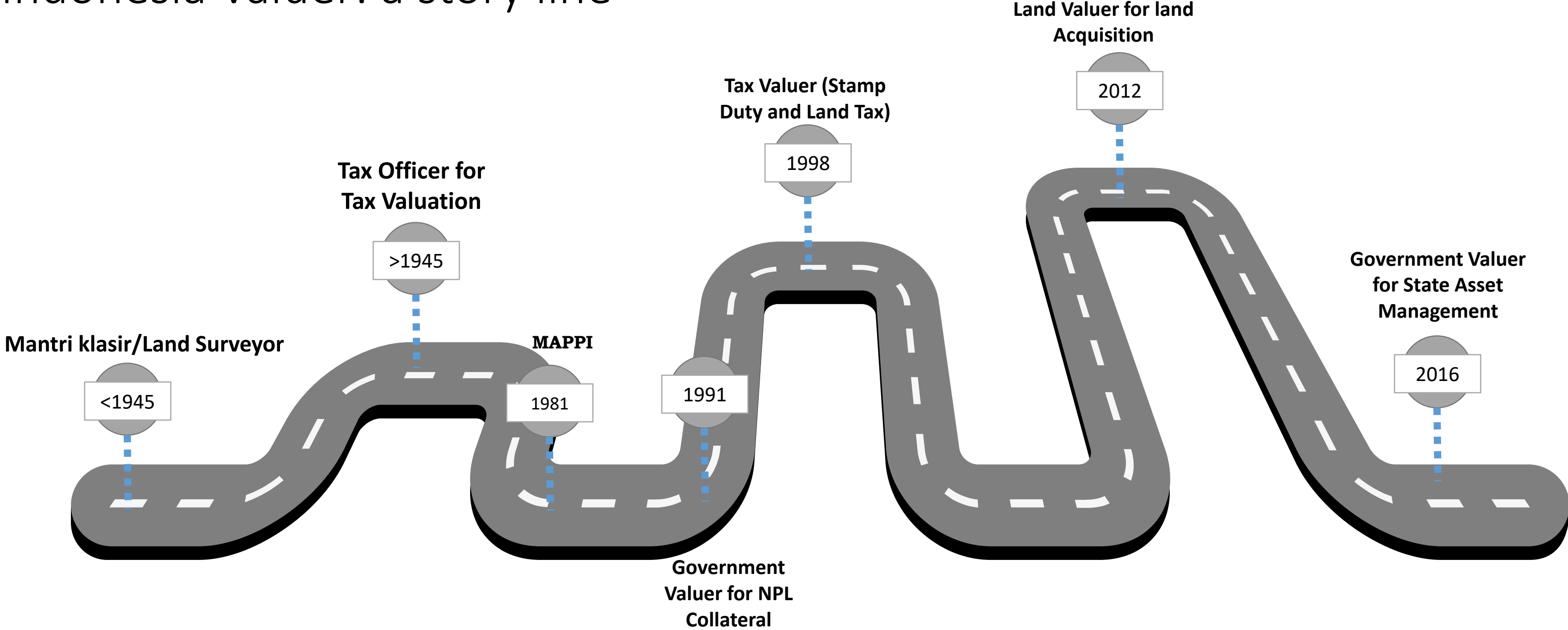
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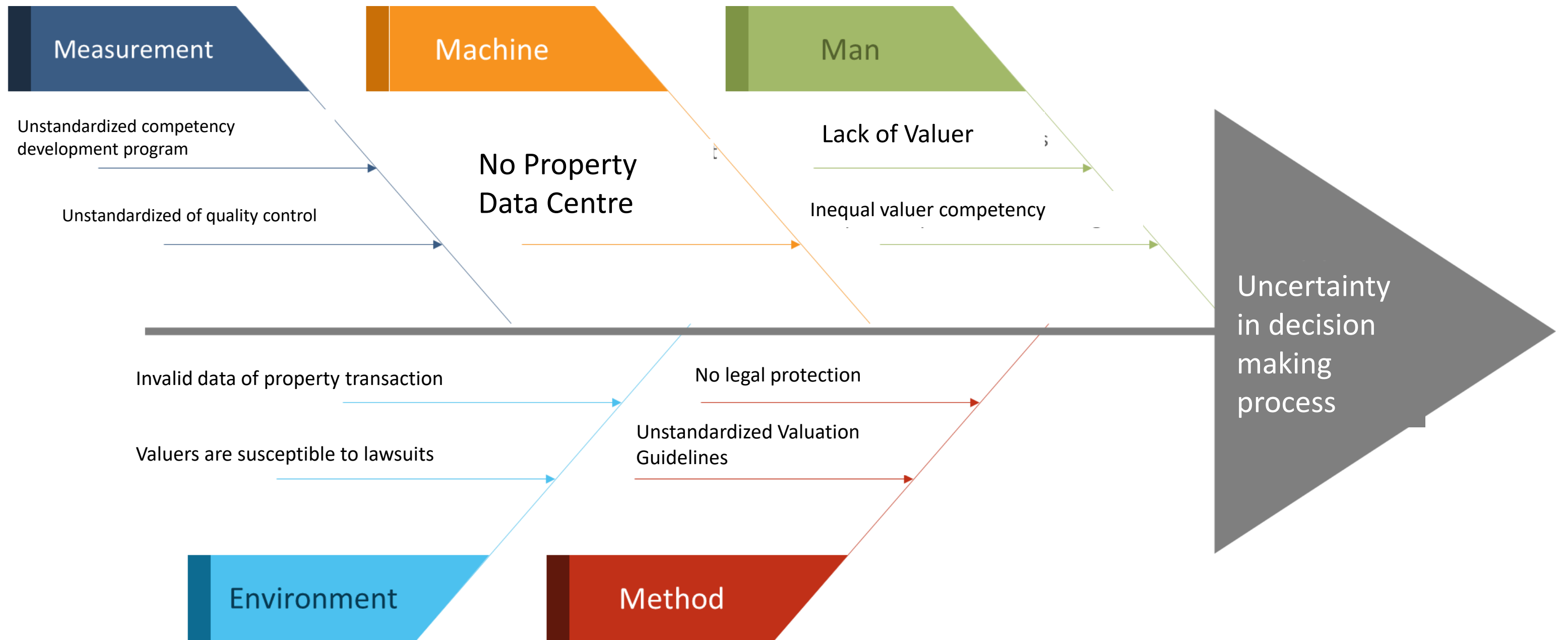
**DRAFT OF VALUER
ACT**

1

**CURRENT
CONDITION**

Indonesia Valuer: a story line





2

**URGENCY OF
VALUER ACT**

URGENCY OF VALUER ACT

Aims & objectives



1
to ensuring legal certainty and legal protection for users or society and the valuer profession

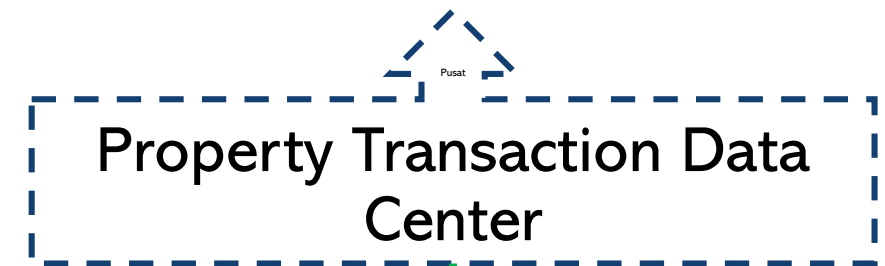


2
supported government task and function to enhance economic efficiency



3
optimizing state revenue

Key Factors



The urgency

Professional Acts (Profession)



Legal Certainty

Law No.
18 of 2003

Advocate

Law No.
29 of 2004

The Medical Practice

Law No.
5 of 2011

Public Accountant

Law No.
2 of 2014

Public Notary

Law No.
38 of 2014

Nursing

Valuer Regulation

The Regulation of Ministry of Finance No. 101 Year 2014 jo. No. 228 Year 2019 on Public Valuers
The Regulation of Ministry of Finance No. 195 Year 2019 on Government Valuers

Current
Regulations

Valuer Acts



Singapore



Appraiser Act 1906 Revised Edition 2020

Australia



Valuation Land Act 1978

Malaysia



Valuers, Appraiser and Estate Agents Act 1981

Vietnam



Law on Price 2012

Irlandia



Valuation Act 2001

Selandia Baru



Valuer Act 1948

Rusia



Concerning Valuation Activities in The Russian Federation

Afrika Selatan



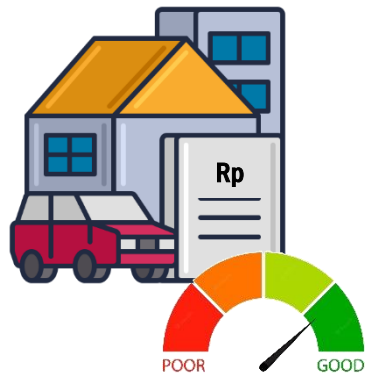
Valuation Act 2000



Indonesia

Indonesia is hasn't had a valuer act in the Asian region in Global Market era

The Valuer Act for National Economy



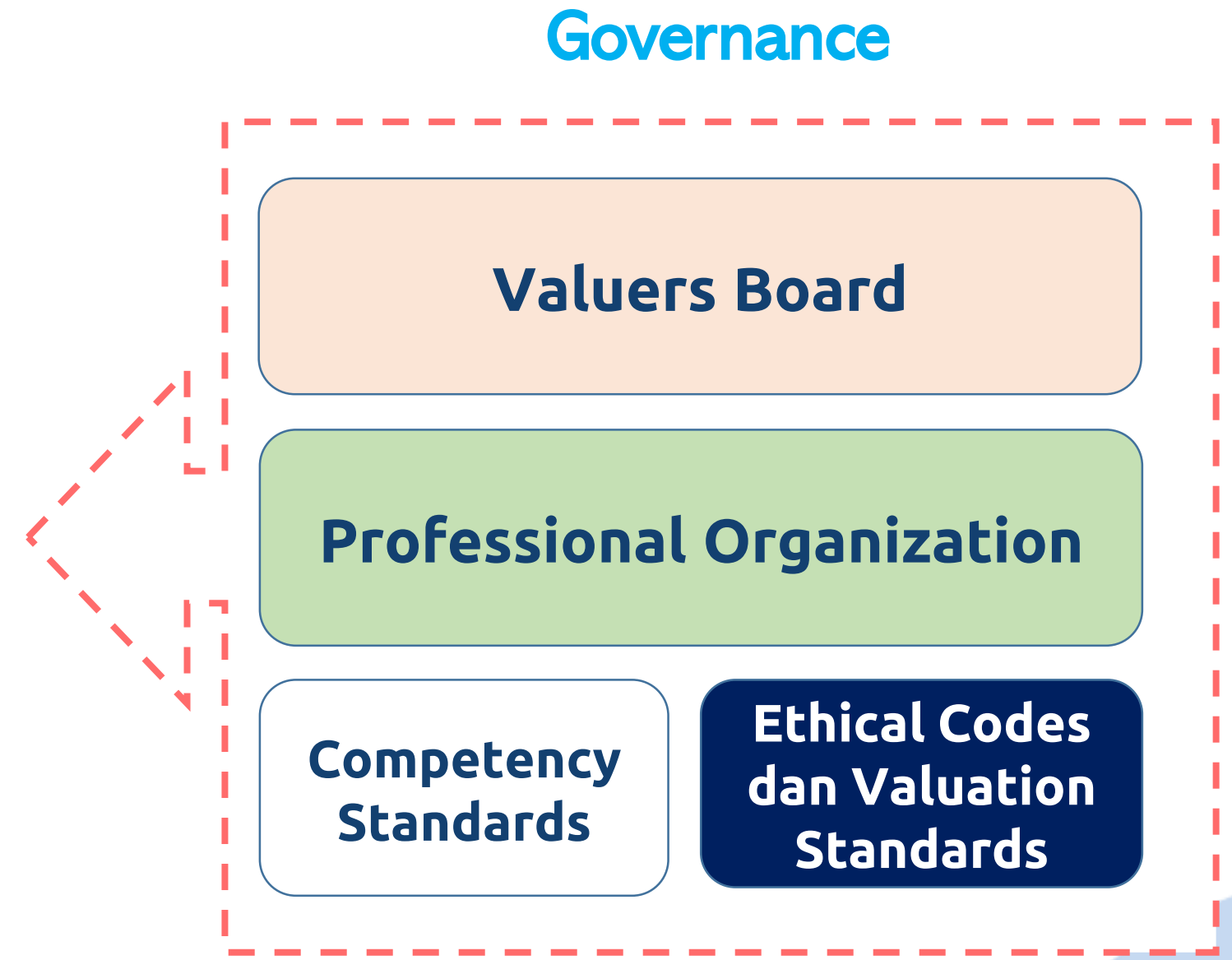
Improve credit quality by lowering the rate of Non-Performing Loans (NPL)



Efficiency and acceleration of land acquisition for public infrastructure



Accountability of Financial Reports (Business and Government)



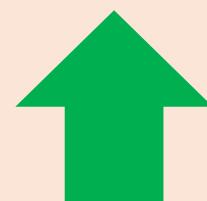


State Revenue Optimization

Increase Income Tax Revenue of property transactions

137

Trillion Rupiahs



Increase property taxes and fees/levy for acquisition of rights to lands and buildings

Rp50

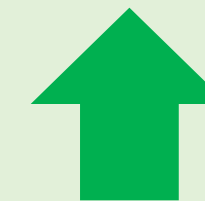
Trillion Rupiahs



Increase Non-Tax State Revenue from optimizing state assets

Rp738

Billion Rupiahs



Establishment of Property Transaction Data Center

Establishment of the National Land Value Zone as the basis for the property taxes.

3

DRAFT OF VALUER ACT



The Content

1

General Provisions

5

Organization and Board of Valuers

9

Development and Supervision

13

Criminal Provisions

2

Working Area, Requirements, Recording, and Competency of Valuers

6

Government Valuers

10

Administrative Sanctions

14

Miscellaneous Provisions

3

Authorities, Rights, Duties, and Prohibitions of Valuers

7

Public Valuers

11

Expiration of Claim or Lawsuit

15

Transitional Provisions

4

Scope of works and working results of valuers

8

Service office of Public Valuer

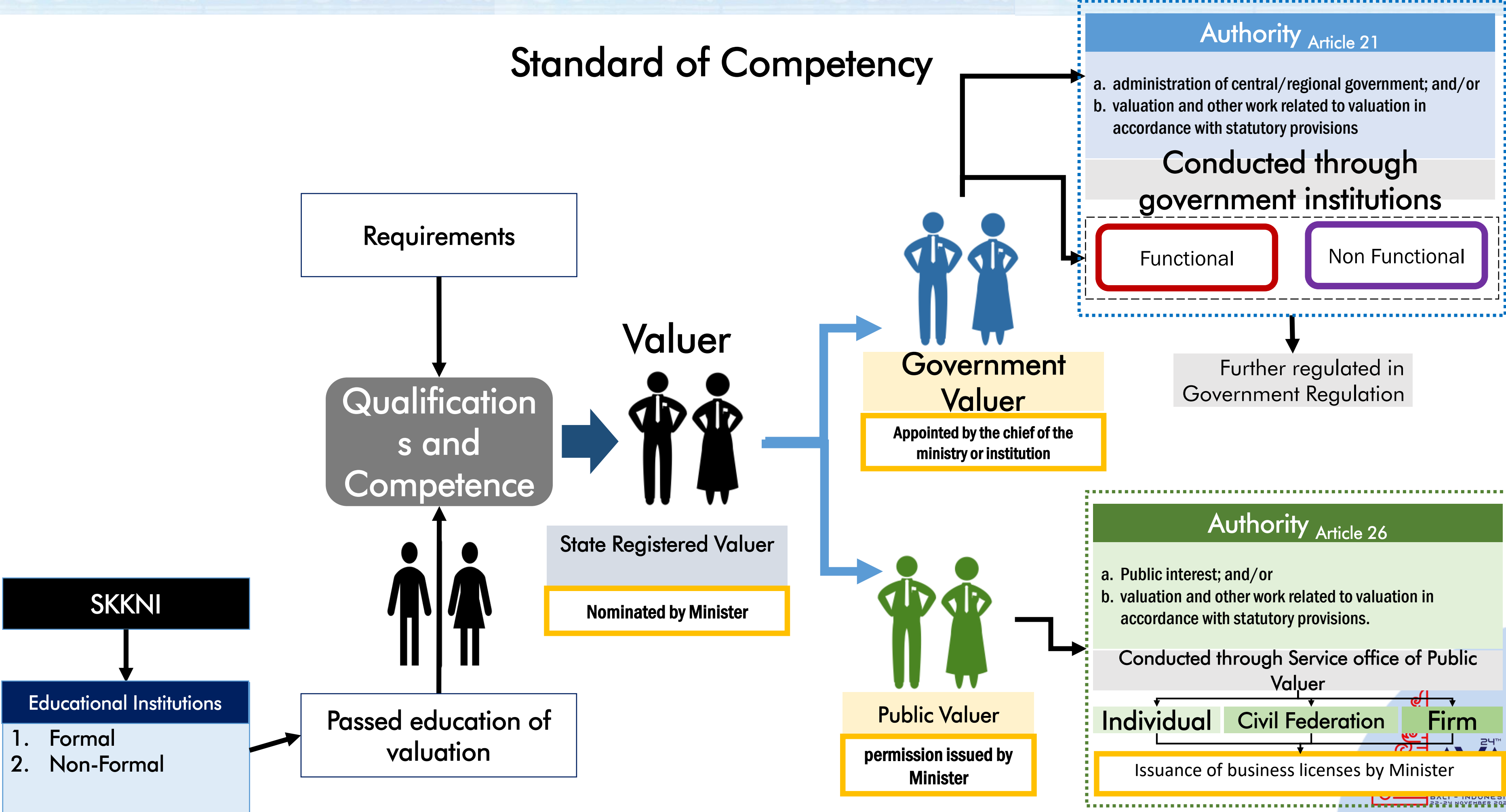
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Property and Business Transaction Data Center

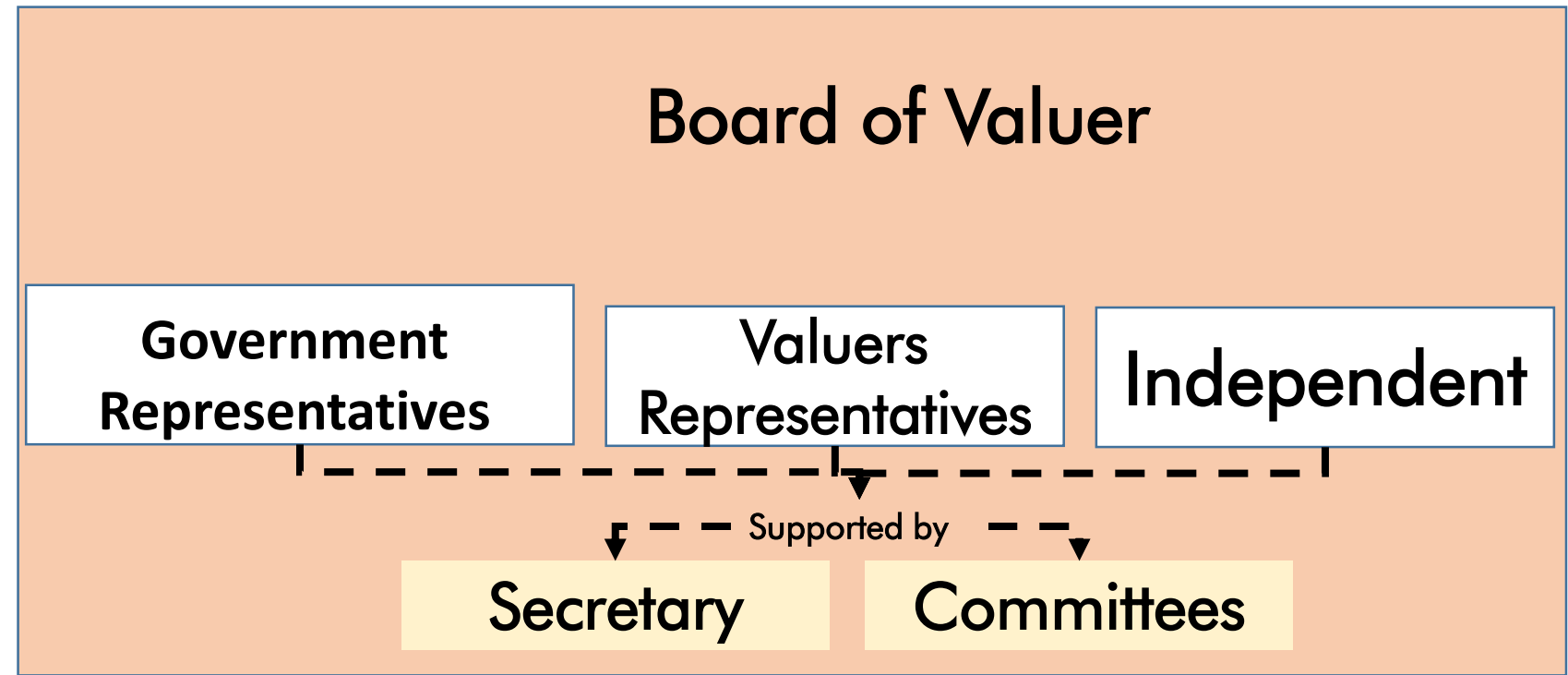
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Closing Provisions

Standard of Competency



Board of Valuer

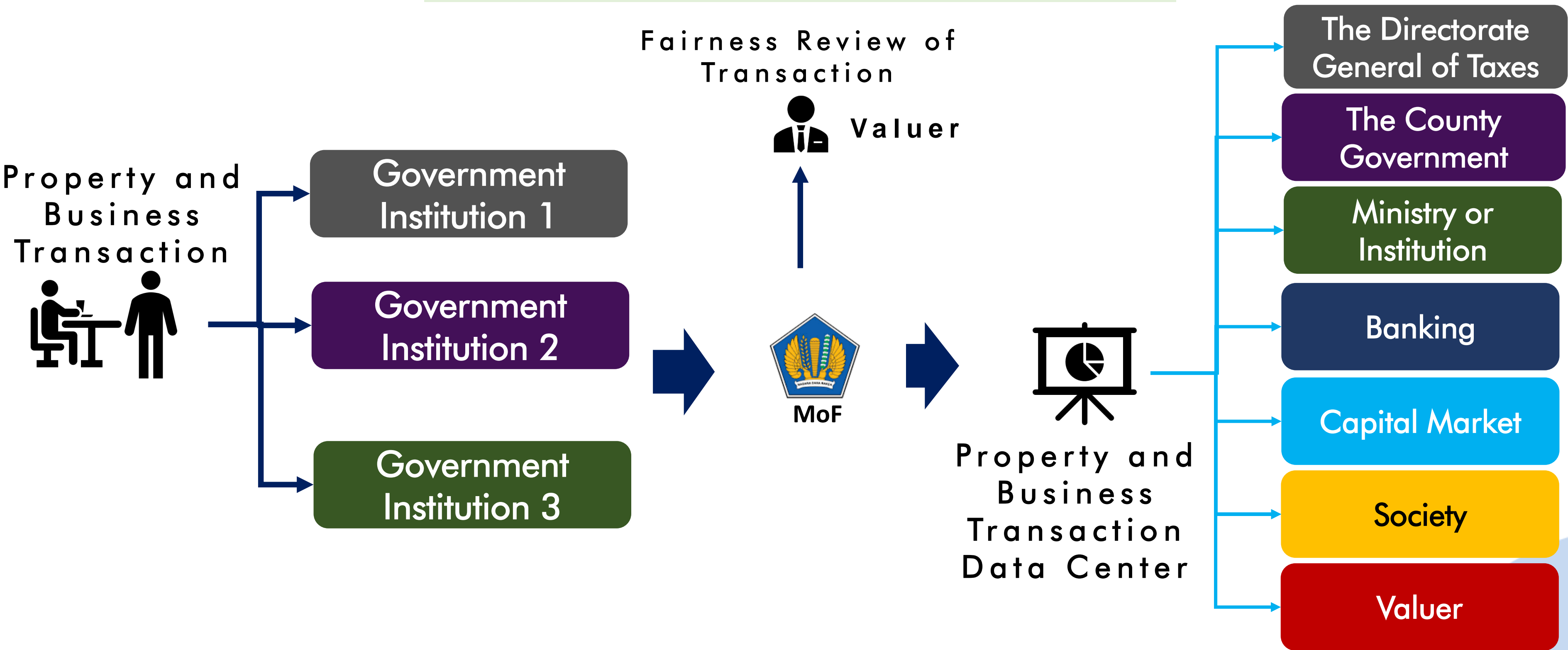


Professional Organization of
Public Valuer



Professional Organization of
Government Valuer

Property dan Business Transaction Data Center





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DIREKTORAT JENDERAL KEKAYAAN NEGARA
DIREKTORAT PENILAIAN

DJKN



The Ministry of Finance of Indonesia

Thank You

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