

July 2013

Leks Newsletter



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## The Firm

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Leks&Co is a multi services law firm, filled by young, energetic, creative lawyers, providing premium legal services, quality management and delivering our services based on definite core values.

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## Our Uniqueness

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1. We are young, energetic, and creative lawyers, so that we can provide and deliver a fast



Dear {FIRST\_NAME},

This is the Leks Newsletter of July 2013. On this issue, you will see legal update and our blogs update. We hope that our newsletter is useful for you.

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## Leks News

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**A legal view publication in Forbes Indonesia, July edition, titled “Boosting Micro Enterprises”**

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- and reliable legal service;
2. We emphasize the use of technology in delivering our service;
  3. We are internationally certified of ISO 9001:2008 on Quality Management;
  4. We emphasize our core values in providing and delivering our service;
  5. Our office is strategically located at CBD area;
  6. We have received numerous award from Global Law Expert, Corporate INTL and Finance Monthly;
  7. We provide services to store client's legal document in the online server, accessible by our client password protected;
  8. We provide useful legal update knowledge through Blogs, Twitter, Facebook and other resources ;
  9. We provide pro bono service for churches and social organizations



Eddy Leks on a legal view publication in Forbes Indonesia, July edition, titled “Boosting Micro Enterprises” at page 75.

[Click here to read more](#)

**Our Managing Partner Eddy Leks speaks on Bankruptcy and PKPU Law and Compliance on Money Laundering Law, two sessions in one, for Istana Group, a leading developer in Bandung at Setra Duta, Bandung, Indonesia.**



Organizations through Mitra Klinik Hukumonline, and international organizations through Trust Law Connect, run by Thomson Reuters Foundation;

10. We provide one (1) hour free consultation and free trial for retainer services within two (2) weeks;
11. We provide premium service with a cost efficient approach;
12. We are the International Partner of China-ASEAN Legal Cooperation Center;
13. We are member of Eurojuris International, a leading international law firms network and International Chambers of Commerce.

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**International**

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**Our Managing Partner Eddy Leks speaks about Land Law on Property Wealth Management series, “Strategi Sukses dan Jitu Investor Properti” at Wisma Bisnis Indonesia.**

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**Eddy Leks, founder of Leks&Co, gives lectures on “Land and Property Law” to participants of real estate developers in Indonesia at Chase Plaza.**

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## Certification



Leks&Co is certified of ISO 9001:2008 on Quality Management

## International Network



## Awards and Acolades



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## Leks Blog Update

### The Cancellation of Conditional Sale and Purchase Agreement of Apartement According to Minister of Public Housing's Decision

The stipulation about Apartement is regulated under Law Number 20 of 2011 concerning Condominium (“Condominium Law”).



Under Article 1 of Condominium Law, Condominium is a highrise building which is built in an environment divided into parts and being structured functionally, either horizontally or vertically and its units can be owned and used separately, especially for residence including with common facility, common equipments, and common land.

The ownership of apartement unit is proven by the Certificate of Ownership over the Condominium Unit (“SHM Sarusun”) if the condominium is built above the land with right of ownership, right to build or right to use. However, if the apartment is built above the state owned object which is in the form of land or waqf land by lease, it can be proven with Certificate of Buliding Ownership over



the Building (“SKBG”).

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## **The Differences of Concept Between Public Condominium and Commercial Condominium Based on Law No. 20 of 2011 on Condominium**

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### **Definition**



Under Article 1 of Law No. 20 of 2011 on Condominium (“Condominium Law”), a public condominium is defined as a condominium which is

built to fulfill the needs of home for people with low income. Whereas, a commercial condominium is defined as a condominium which is built to obtain profits.

### **Development of Condominium**

The development of public condominium is the responsibility of the government, which can be conducted by everyone with the facility and/or assistance from the government and also by non-profit organization and business entity. The development of commercial condominium can be conducted by everyone, provided that the commercial condominium developer shall provide the public condominium at least 20% from the total floor area of the commercial condominium being developed. The obligation to build public condominium as mentioned above the developer can be conducted outside of the area of commercial condominium as long its still in the same regency/city with the related commercial condominium.

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