

January 2015

Leks Newsletter

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The Firm

Leks&Co is a multi-services law firm, full of young, dynamic, and intelligent lawyers, operating at a definite quality management system, rendering preeminent and world-class legal services under a specified quality code and core values.

Our Uniqueness

1. We are young, energetic, and creative lawyers, so that we can provide and deliver a fast and reliable legal service;
2. We emphasize the use of technology in delivering our service;
3. We emphasize our core values in providing and

Dear {FIRST_NAME},

This is the Leks Newsletter of January 2015. On this issue, you will see legal update and our blogs update. We hope that our newsletter is useful for you.

Leks News

A Legal Column by Eddy Leks titled “Permasalahan Hukum Umum pada Pengembang Properti Campuran (Bagian Terakhir)” Published on Property&Bank magazine, January 2015 edition

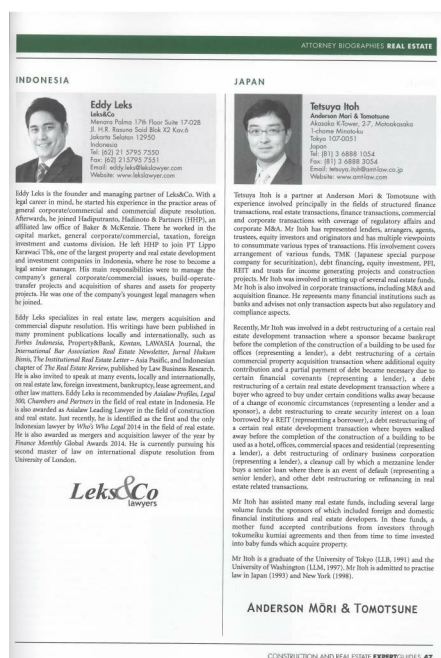
delivering our service;

4. Our office is strategically located at CBD area;
5. We have received numerous award from Global Law Expert, Corporate INTL and Finance Monthly;
6. We provide services to store client's legal document in the online server, accessible by our client password protected;
7. We provide useful legal update knowledge through Blogs, Twitter, Facebook, Slide Shares, and other resources;
8. We provide pro bono service for churches and social organizations, and international organizations through Trust Law Connect, run by Thomson Reuters Foundation and also through Mitra Klinik, group of pro bono providers at Hukumonline, leading legal news and education site in Indonesia;
9. We provide one (1) hour free consultation and free trial for retainer services within two (2) weeks;
10. We provide premium service with a cost efficient approach;
11. We are the International Partner of China-ASEAN Legal Cooperation Center;
12. We are member of (i) Eurojuris International, a leading worldwide network of law firms and (ii) International Chambers of



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“Eddy Leks, our Managing Partner is profiled on Expert Guides Book – Construction and Real Estate, The World’s Finest Lawyers Chosen by Their Peers, on Real Estate area”



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Plaque that Leks&Co received from Asialaw Profiles 2015 as Highly-Recommended firm in area of “Construction & Real Estate”

Practice Areas

Real Estate

Construction Law -
Foreclosure -
Homeowners Association
- Land Use and Zoning -
Landlord and Tenant Law
- Property Law - Property
Management - Property
Commercial Dispute
Resolution - Property
Shares or Asset
Acquisition - Legal Due
Diligence on Property
Company or its Assets -
Lease Agreement

General Corporate / Commercial

Agency and
Distributorship - Business
Formation - Business Law
- Commercial Law -
Contracts - Corporate
Governance - Corporate
Law - Franchising - Joint
Venture - Mergers and
Acquisition - Shareholders
Rights - Retail -
Investment Law

Commercial Dispute Resolution

ADR (Alternative Dispute
Resolution) - Business
Litigation - Civil
Litigation - Commercial
Litigation - Corporate
Litigation - Financial
Litigation - Mediation



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Leks Legal Update

Procedures For Registering Fiduciary Security

Background



On 5 March 2013, the Minister of Law and Human Rights (“MoHLR”) enacted the Regulation of MoHLR No. 1 of 2013 on Procedures for Electronic Registration of Fiduciary Security (“Regulation No. 1/2013”). The Regulation No. 1/2013 revokes Decision of MoHLR No. M.01.UM.01.06 of 2000 on Shape of Forms and Procedures for Registering Fiduciary Security. The application of registering fiduciary security submitted before the enactment of Regulation No. 1/2013, must be completed manually in the period of 60 (sixty) days from 5 March 2013. The electronic registration of fiduciary security is submitted to the MoHLR by filing the electronic application.

The electronic registration of fiduciary security consists of (i) registration of fiduciary security application; (ii) registration of change of fiduciary security; and (iii) deletion of fiduciary security.

Litigation – Mediation – Arbitration

Mining

General Mining - Mining Construction - Mining Contractor – Mergers and Acquisition on Mining Companies – Legal Due Diligence – Commercial Dispute Resolution on Mining Company

Employment and Labor

Employee Benefits - Employee Rights - Human Resources Law - Labor Relating - Outsourcing - Workers Compensation

Government

Administrative Law - Government Contracts - Local and Municipal Law – Administrative Dispute Resolution

Bankruptcy Claim - Creditor Meeting - Administration of Assets - Liquidation

Environmental

Environmental Law

Criminal Criminal

Defense – Criminal Investigation

Intellectual Property

Intellectual Property Rights

Electronic Registration of Fiduciary Security Application

Fiduciary security is a security right over movable goods, either tangible or intangible, and immovable goods, especially for buildings that cannot be encumbered under the mortgage right, which remains in the possession of the fiduciary provider, as a security for the repayment of certain debt, and providing a preferred position to the fiduciary receiver towards other creditors. Registration of the fiduciary security is conducted by the applicant by filling in the application form, which contains information as follows:

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Leks Blog Update

Common Equipment, Common Facilities and Common Land in Condominium

Law No. 20 of 2011 on Condominium

(“Condominium Law”) requires a developer to separate the condominium with condominium unit, common equipment,



common facility, and common land, when the developer constructs a condominium. The separation shall provide a clarity on the following matters:

1. boundaries of condominium unit that is separately used for each owner;
2. boundaries and details of common equipment and common facility that become the right of each condominium unit; and
3. boundaries and details of common land and the scale of part that become the right of each condominium unit.

International Network



Awards and Accolades



Common land is a plot of land used or leased for building that is used as the basis of inseparable common rights where a condominium is built over that land and its boundaries are determined in the requirements of construction license.

Common equipment is a part of condominium that is inseparably owned for joint use, in one integrated function with condominium units. The examples for this are roof, stair, lift, pipelines, electricity or other part that is not an integrated function of condominium units.

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Implementation of Provincial Minimum Wage

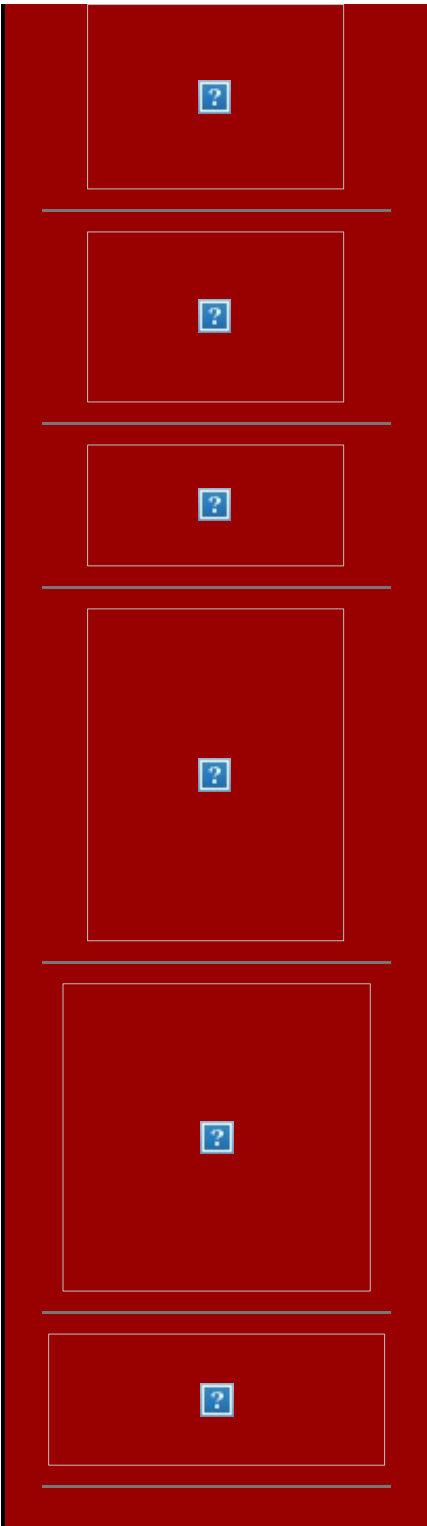
Background



The provision of provincial minimum wage (“UMP”) is intended to protect the worker’s wage that meets decent livelihood for humans. Previously, UMP was referred as level 1 region minimum wage (“UMR Tk I”). Then, through Minister of Manpower Decree No. Kep-226/Men/2000 on Amendment of Article 1, Article 3, Article 4, Article 8, Article 11, Article 20 and Article 21 of Minister of Manpower Regulation No. Per-01/MEN/1999 on Minimum Wage in Article 1 point 1, UMR Tk I was changed to UMP.

The Provision of UMP

Article 1 point 2 of Minister of Manpower Regulation No. 7 of 2013 on Minimum Wage (“MR No. 7/2013”) describes that the definition of UMP wage is the lowest monthly wage which consists of basic salary including fixed allowance set by the governor as a safety net, applies to all district/city in the province. As an illustration of UMP, it can be seen in DKI Jakarta Governor Regulation No. 176 of 2014 on Provincial Minimum Wage Year 2015. UMP of 2015 in Special Capital City Region of Jakarta (“DKI Jakarta”) is Rp 2,700,000.- (two million seven hundred thousand



rupiah). Therefore, Rp 2,700,000.- includes basic salary and fixed allowance.

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