UNDERSTANDING THE TERMS OF THE BUILDING APPROVAL DOCUMENT FOR SMALL COMMERCIAL BUILDINGS IN SAMARINDA, FOLLOWING GOVERNMENT REGULATIONS

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Abstract

As a substitute for the traditional Building Permit (IMB), the introduction of the Building Construction Permit (PBG) has engendered varying perspectives across numerous districts and cities throughout Indonesia. This incongruity is manifest in the PBG statistics spanning from August 2021 to March 2023, wherein, out of a total of 159,520 PBG applications, only 78,555, or 49.24%, were processed. Even when focusing specifically on East Kalimantan, among a total of 3,192 PBG applications, only 787, equivalent to 24.66%, received approval. In the provincial capital, Samarinda City, in May 2023, a mere 61 applications out of 1,058, constituting a mere 5.77%, obtained consent. The anticipated significant disparities to persist into early 2023 have raised concerns, particularly among small-scale entrepreneurs who seek an expeditious licensing process and are concerned about their well-being. Despite the implementation of an electronic or web-based system known as SIMBG, explicitly designed to streamline the PBG process, challenges endure. The main objective of this study is to explain the key aspects that need to be understood before proceeding with the PBG application procedure and fulfilling the document requirements in its preparation, drawn from insights found in the existing literature. Furthermore, this study endeavors to facilitate public understanding and offer more directed solutions to enhance the prospects of success, spanning from the application phase to the issuance stage.

Keywords: Process, Building Approval, Small Commercial Buildings, Government Regulations

INTRODUCTION

Since the enactment of the Omnibus Law on Job Creation (Law No. 11 of 2020), there has been a transition from Building Permit (Izin Mendirikan Bangunan - IMB) to Building Construction Approval (Persetujuan Bangunan Gedung - PBG) as stipulated in Article 23 Paragraph 4 and Article 24. This regulatory shift not only emphasizes the acquisition of PBG but also establishes technical standards for buildings and delineates the stakeholders involved in the implementation process (Republik Indonesia, 2020b). The crucial changes in this transition are further elaborated in Government Regulation Number 16 of 2021 (PP No.16 of 2021), which discusses the implementation of Law Number 28 of 2002 concerning Buildings. Additionally, this regulation introduces a web-based electronic system known as the Building Management Information System (Sistem Informasi Manajemen Bangunan - SIMBG) for building management, developed by the Directorate of Building Planning, Directorate General of Spatial Planning, Ministry of Public Works and Public Housing (Narua et al., 2021).

According to these regulations, the PBG process can be initiated by completing data, seeking consultations, and paying publication fees (local taxes) before proceeding with the construction implementation and pre-utilization of buildings in a project. The Ministry of Public Works and Public Housing's information service reports that the PBG process, starting from file registration with SIMBG, takes approximately 28 days, including submission, technical plan assessment, tax calculation, and PBG issuance (Republik Indonesia, 2021d). However, these processes may not be universally applicable in all regions, as illustrated by the case of Indonesia. Across Indonesia's 38 provinces, a total of 159,520 Building Construction Approval (PBG) applications were submitted. However, only 78,555 of these applications, or about 49.24%, were processed during the transition period from August 2, 2021, to March 2023. Furthermore, focusing on East Kalimantan, data shows that out of 3,192 PBG applications, 2,282 (approximately 71.49%) are in the submission stage, 63 (approximately 1.97%) are in the processing stage, 787 (approximately 24.66%) have been issued, and 60 (approximately 1.88%) have been rejected (Wijaya and Syafhendry, 2023).

To delve into specifics, consider the city of Samarinda, the provincial capital as of May 2023, where out of 1,058 applications, only 61 (approximately 5.77%) were approved, and 25 (approximately 2.36%) were rejected (Operator Dinas Teknis, 2023).

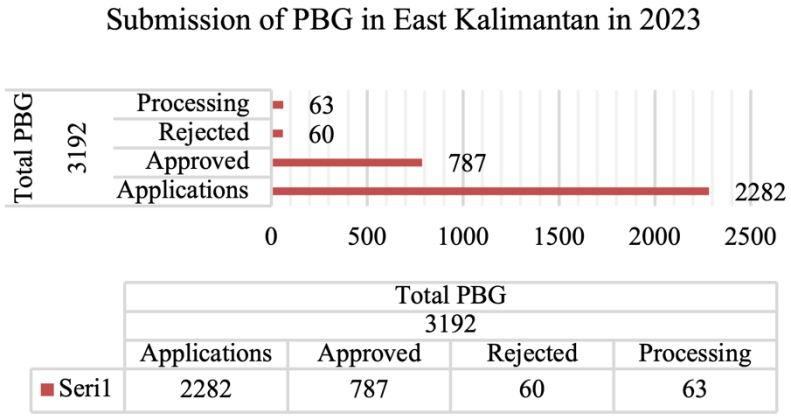

Figure 1.
Submission of PBG in East Kalimantan in 2023

These significant differences undoubtedly have significant social impacts, especially for small business owners planning to construct buildings for their activities. Therefore, it is crucial to gradually understand the general and technical document requirements before entering the PBG application process to avoid failure and rejection at the final approval stage. This paper will present the main findings obtained from an in-depth literature analysis. It aims to address emerging issues and provide understanding to both parties, the applicants and planning service providers, and to conclude key research findings on the discussed topic.

REVIEW OF LITERATURE

In the context of this research, PBG (Building Approval) is the licensing process for simple new building construction, granted to applicants or owners who will meet the requirements for small-scale business permits following applicable building technical standards. The PBG process will utilize a web-based electronic system known as SIMBG for its implementation. To commence this research, we will follow the procedural framework

established in Government Regulation Number 16 of 2021 (PP No.16 of 2021), related to the implementation of Law Number 28 of 2002 concerning buildings. Before initiating the application process and meeting the document prerequisites, it is crucial to have a clear understanding of the key parties involved in the PBG procedural flow. This initial awareness is essential for a smooth assessment process and effective building management. The relevant parties encompass various individuals and entities, including building owners, construction service providers (especially planners), professional expert teams (TPA), technical assessment teams (TPT), and the Secretariat of the Technical Office of Public Works and Spatial Planning (PUPR) as stipulated in Article 202 (Republik Indonesia, 2020b).

This study aims to assess the practical feasibility of the stages set for individuals and small business owners seeking to apply for building approval. Additionally, an extensive literature review will be conducted to provide a comprehensive analysis. The document requirements for PBG applications to be considered in this research include the following:

Table 1.

Conditions of Building Approval Documents for Small Commercial Buildings with Normal Procedures

No.	Document Terms	Information
General data		
1.	Information on KTP (Resident Identification Card) and KITAS (Limited Stay Permit Card)*	
2.	KRK information (City Plan Information/City Plan Information) or city planning information*	
3.	Land Utilization Agreement between the land owner and the Building Owner	In cases where the land owner is not the building owner
4.	Aviation Operation Safety Regulations (KKOP)	If needed
5.	Space Utilization Permit (SIPPT)	If needed
6.	Environmental documents by regulations (AMDAL, UKL-UPL, SPPL)*	
7.	Data • Construction Planning Service Providers, both business entities and individuals • Licensed Architect	

8.	Letter of Religious Harmony (SKUB) for religious purposes and certificate from the Regional Office of the Ministry of Religion	In cases where the building functions as a place of worship.
	*Note Point No. 6: AMDAL is Environmental Impact Analysis, UKL-UPL is Environmental Management Efforts and Environmental Monitoring Efforts, SPPL is Environmental Management Statement Letter	
Technical Data: Soil		
9.	Drawing of land boundaries including existing building structures in the area or area to be developed	If there are existing buildings in the area to be developed.
10.	Images and/or Descriptions of Soil Contours and Information about Soil Investigation	
Technical Data: Architecture		
11.	Architectural Design Concept	
12.	Site Plan, Site Plan, Floor Plan or Plan, Sections, Views, and Building Details	
13.	Interior (Interior Spatial Planning) and Exterior (Outer Spatial Planning) Drawings	
14.	Technical Specifications, including general and specific specifications (Type, type, and detailed characteristics of materials used for architectural components)	
15.	Flood Risk Assessment (can take the form of a Flood Peil Recommendation)	If necessary, to ensure a good connection between the building drain and the municipal or environmental sewage system.
Technical Data: Structure		
16.	Technical calculations and drawings for foundations, basement columns, beams, floor plates, roof frames, roof coverings and other building components.	1. In the case of multi-story buildings, include stair plans and floor slab plans. 2. Shear wall drawing (if required) and basement drawing (if required).
17.	Detailed Drawings of Structural Details	
18.	Technical Specifications include general and special specifications (Types, kinds and detailed characteristics of the materials used in more detail and comprehensively for structural components)	
No.	**Document Terms**	**Information**
Technical Data: Mechanical, Electrical, Plumbing		
19.	Technical Calculations and Detailed Plans for Transportation Systems (Vertical and/or Horizontal)	If needed

20.	Calculation of noise and vibration levels affecting the surrounding environment, including Detailed images	If needed
21.	Technical plan drawing of the electrical network system, including sources, distribution, general lighting, special lighting, and renewable energy	If needed
22.	Technical Calculations and Detailed Plans for Lightning Protection Systems	If needed
23.	Technical Calculations and Detailed Plans for Internal & External Communication Systems, data systems (IT)	If needed
24.	Technical Calculations and Detailed Plans for Sound and Evacuation Systems	If needed
25.	Technical Calculations and Detailed Plans for Building Automation Systems	If needed
26.	Technical Calculations and Detailed Plans for Security and Access Control Systems	If needed
27.	Technical Calculations and Detailed Plans for Plumbing Systems, including clean water management, waste water, rain water, drainage, waste disposal and hazardous waste management (B3)	Specifically for the Hazardous and Toxic (B3) Waste management system, if necessary
28.	Technical Calculations and Detailed Plans for Fire Protection Systems (hydrants, sprinklers, smoke extractors and pressure fans) adjusted to the level of fire risk	If needed
29.	Technical calculations and detailed plans for fire protection systems (fire alarms and APAR) adjusted to the level of fire risk	Specifically for fire alarm systems, if required
30.	Technical Calculations and Detailed Plans for Natural and Artificial Ventilation Systems, building air quality management	If needed
31.	Technical Calculations and Detailed Plans for Gondola Systems	If needed
32.	Technical Calculations and Detailed Plans for Medical Gas and Fuel Systems	If needed
33.	Technical Calculations and Detailed Plans for Management Information Systems, including hospitals, and others	If needed
34.	Technical Calculations and Detailed Plans for Pneumatic Tube Systems	If needed
35.	Technical Specifications (Types, types and detailed characteristics of the materials used in more detail and comprehensively for mechanical, electrical and water system components)	
36.	Site management calculations and plans	Buildings in the following categories are required to submit additional documents related to BGH (Building Green Experts):
37.	Technical calculations and plans to achieve energy efficiency	
38.	Technical calculations and plans to achieve water efficiency	
39.	Calculations and technical plans for waste management	

40.	Calculations and technical plans for wastewater management	• Class 4 and 5 buildings with more than four floors and a minimum area of 50,000 m2 • Class 6, 7, and 8 buildings with more than four floors and a minimum area of 5,000 m2 • Class 9a building with an area of more than 20,000 m2 • Class 9b and BGN (Non-Construction Building) buildings with an area of more than 10,000 m2 "Green Building Expert Certificate" refers to proof of having completed and passed green building training.
41.	Calculations and technical plans for reducing carbon emissions	
42.	Technical Calculations for other resources and BGH life cycle estimates	
43.	Performance Evaluation Document for BGH at the planning stage	
44.	Green Building expert data and/or expert data with construction work certificates in the Building Construction field who have completed green building training.	
Provisions in the form of data/checklist in the system		
No.	**Document Terms**	Information
1.	Statement of compliance with the CRA	Checklist form in the system
2.	Statement from the construction contractor	Checklist form in the system
3.	Statement from the certified construction supervisor/management body	Checklist form in the system
4.	A statement that the land is not in dispute	Checklist form in the system
5.	Statement of the truth of the documents submitted	Checklist form in the system

In brief, the process begins with the building owner engaging a planning service provider to create technical plan documents and assist in the PBG process. Once the documents are ready, the owner submits them and uploads them to SIMBG. This procedure can be divided into clear stages, including planning consultation, which involves registration, verification of compliance with technical standards, and a formal statement to comply with the technical standards. Subsequently, PBG is granted after approval as stipulated in Article 253 (Republik Indonesia, 2020b).

RESEARCH METHOD

This research is located in the area of Samarinda City, which serves as the center of trade, industry, and government, and is the capital of East Kalimantan Province, also known as Samarinda Kota Tepian. This city, covering an area of 718.23 km^2, has a river named Mahakam River that stretches over 900 km to sustain and connect the surrounding communities. Economically, the trading business continues to grow, as evidenced by the issuance of 14,755 business permits in 2020, and in 2021 the economic growth rate increased from 2.48% to 2.67% (Purwanto, 2022).

The research methodology employed in this study involves a qualitative approach to investigate this phenomenon. The aim is to gather insights and perspectives from various sources, including academic research, practical experiences, and relevant regulations, to provide a comprehensive and easily understandable analysis. This qualitative research method will involve textual data from various sources, allowing focused and relevant responses to the research questions (Busetto, et al., 2020). Additionally, actual field data will also be used to support the researchers in achieving their objectives up to the final conclusions. Specifically, data collection techniques will be conducted by extracting data from government regulations (PP No. 16 of 2021 as a guideline in the PBG process) and then describing it descriptively.

Before moving on to the results and discussion stage, the research begins by creating a table of requirements for PBG application documents based on theoretical studies for small-scale commercial buildings. The next stage involves conducting a descriptive analysis of each point in the table of requirements. Descriptive analysis refers to elaborating on government regulations and other applicable rules that can still be used to meet these technical standards, making the PBG process easier for all involved parties. While not an absolute necessity, these other legal bases can potentially serve as considerations during consultations, inspections, or verification of application documents.

RESULTS AND DISCUSSION

When fulfilling the document requirements before registration, it is crucial to ensure data consistency, such as the owner's name, with other documents, including land certificates. If there are discrepancies, adjustments or corrections need to be made following Law Number 24 of 2013 concerning Amendments to Law Number 23 of 2006 concerning Population Administration Article 58 Paragraph 4 (Republik Indonesia, 2013a). For example, if there is a discrepancy in the Identity Card (KTP), the applicant can correct it at the Office of Population and Civil Registration (Dinas Kependudukan dan Pencatatan Sipil Kabupaten Ende, 2020), or obtain a letter of the name change from the local village (Kementerian Pendayagunaan Aparatur Negara dan Reformasi Birokrasi, 2023). In the case of a KITAS (Limited Stay Permit) holder, additional supporting documents such as a passport can be provided, and if inconsistencies arise, the applicant can directly contact and consult with the local immigration office, ensuring to bring the necessary documents (Safitri, 2021). If the applicant is a company, they can attach the company deed and business registration number corresponding to the business license registered in the online single licensing system (OSS).

Important information regarding building and environmental regulations imposed by district or city governments in specific areas can generally be found in the Detailed Spatial Plan (RDTR) and/or Building and Environmental Plan (RTBL), as regulated in Government Regulation Number 16 of 2021, Article 19. This Detailed Spatial Plan document outlines crucial provisions, including building functions and intensity criteria such as density, height, and building distance requirements, as explained in Articles 20 and 21. If the Detailed Spatial Plan has not been prepared, existing spatial plans can be utilized (Article 8) (Republik Indonesia, 2021d). For example, in Samarinda City, this relevant information is available in the Samarinda City Regional Regulation Number 2 of 2014, concerning the Spatial Plan of Samarinda City for the Period of 2014-2034 (Regional Regulation on RTRW of Samarinda City Number 2 of 2014) (Walikota Samarinda, 2014). As of October 2023, only two districts in Samarinda City, namely Samarinda Kota District and Samarinda Ilir District, have registered new Detailed Spatial Plans. Stakeholders can directly access this information on

the official OSS website through the RDTR-Interactive section openly (Kementerian Investasi/BKPM, 2021a). Additionally, for micro and small businesses, especially those with capital less than 5 billion rupiahs, there is a "*vereinfachung*" approach (*pemvereinfachung*) in document submission. They can simplify the process by providing a self-statement, particularly a statement from micro or small businesses regarding spatial planning. This statement can be easily uploaded in the KRK information section (Kementerian Investasi/BKPM, 2021d).

In the context of land utilization agreements between landowners and building owners, it is important to note that if the landowner is different from the building owner, this arrangement can be formalized through a written agreement between the involved parties. To enhance its legal validity, this agreement can be made authentic, a process commonly done jointly in the presence of a notary. The agreement can adopt the Build, Operate, Transfer (BOT) concept, rooted in Law Number 5 of 1960 and/or other relevant regulations (Ramadhani, 2018). Furthermore, this practice is supported by government regulations (PP No. 16 of 2021) that allow the construction of buildings on someone else's land, provided there are clear regulations and in accordance with land ownership laws (Republik Indonesia, 2021d).

In the Flight Operation Safety Zone (KKOP) context, as regulated according to the Regional Regulation on Spatial Planning (RTRW) of Samarinda City Number 2 of 2014, Article 18, Paragraph 4, the KKOP provisions involve three main aspects: first, the maximum building height allowed in the airport area is limited to 20 meters, but this limit increases to 40 meters if the building is outside the airport area; second, any construction activities within a radius of 2 kilometers around the runway are prohibited; and third, the maximum allowable height for telecommunication towers in the flight restricted zone is set at 32 meters, although this height threshold increases to 72 meters if the tower is outside the flight restricted zone boundary (Mayor of Samarinda, 2014). For more detailed and specific information, it is advised to directly contact or consult with the Ministry of Transportation or visit the Airport Authority Regional Office such as Region VII, where KKOP recommendation services can

be obtained by following the integrated licensing service flow to submit an application. The issuance of these recommendations is legally based on the applicable provisions by addressing issues such as creating a letter indicating deficiencies/document requirements to be completed by the applicant, and when improvements are made to the measurement results, these are accurate and can be further verified (Otoritas Bandar Udara Wilayah II, 2021).

Regarding environmental documentation, applicants seeking approval for small-scale buildings or limited functions can follow a straightforward process. Firstly, they should review the Standard Classification of Indonesian Business Fields (KBLI) they registered in 2020. Next, they should cross-reference with the Ministry of Environment and Forestry Regulation Number 4 of 2021, which outlines a list of businesses or activities that require Environmental Impact Analysis, Environmental Management Efforts, Environmental Monitoring Efforts, or Statements of Capability in Environmental Management and Monitoring. For example, if a business owner plans to open a restaurant with KBLI code 56102, this business falls into the multi-sector category. For small-scale businesses operating on land less than 1 hectare and/or building spaces less than 5,000m², obtaining a Statement of Capability in Environmental Management and Monitoring (SPPL) is sufficient (Menteri Lingkungan Hidup dan Kehutanan Republik Indonesia, 2021). Furthermore, it should be noted that Government Regulation Number 22 of 2021 concerning Environmental Protection and Management has integrated the SPPL into the Business Identification Number (NIB). This integration is facilitated through electronic business licensing, particularly the online single licensing system (OSS) (Republik Indonesia, 2021e). As a result, the SPPL simplifies the PBG process for small business owners seeking business functions within their buildings.

Regarding information on planning service providers, these can be individuals or companies appointed by the owner or applicant to participate in the planning and consultation process. These planning service providers are responsible for offering planning services related to construction projects, including their activities, and have expertise in the fields of architecture, structure, and/or utilities, as evidenced by the Certificate of Job Qualification Competence (SKK) (Republik Indonesia, 2021d). However, it should be noted that the

Architect License has not been implemented in Samarinda City as of a specific date (October 2023). As an alternative to the Architect License, the Architect Registration Certificate can be provided as proof of architectural practice. Additionally, planning service providers can continue to use the Expertise Certificate (SKA) they already possess until further notice, circulars, or updated regulations are issued (Republik Indonesia, 2021c).

When it comes to the Certificate of Religious Harmony (SKUB), it is important to note that uploading this document is not mandatory if the building is not intended for religious purposes, as indicated in the provided information. In this case, the applicant can directly provide the required technical land data. Technical land data typically involves a land boundary map used. This map is usually created based on land markers or boundary indicators established through accurate measurements in accordance with land certificate specifications. These measurements are then translated into graphical representations to ensure consistency between land ownership areas and their surrounding boundaries. If there are other buildings on the same area or plot where construction is planned, this information can also be included in the map (Republik Indonesia, 2021d, Admin PU Kulon Progo, 2023).

When dealing with contour maps and land descriptions, it is crucial to gather data by taking topographic measurement samples from available literature or sources. Subsequently, this data is analyzed by creating contour line drawings and assessing their volumes. To facilitate this process, having the necessary infrastructure facilities and support is highly important (Senduk, 2021). Regarding soil investigations, the basic regulations are explained in Government Regulation Number 16 of 2021, Article 187, Paragraph 4, which states that buildings with less than 2 floors are not required to conduct soil investigations. However, it is important to consider the specific soil conditions for each area, as this can significantly impact and support structural or building strength reports, thus preventing errors in the construction process (Republik Indonesia, 2021d). For more detailed information on the minimum soil investigation requirements, applicants can refer to SNI 8460:2017 on Geotechnical Design Requirements. This standard helps determine the specific needs of each applicant. Although simple business function buildings are not required to provide this

information, it is recommended to perform at least one cone penetration test (CPT) and/or soil sample testing in the laboratory due to the soil conditions in Samarinda City, which consist of alluvial, swamp, and peat soil covering an area of more than 20 hectares (Bappeda Litbang of Samarinda City, 2023). This allows for the assessment of various critical aspects, including site suitability for construction, acceptable risk levels, soil deformation, load transfer from soil to structures, basic work sequence, and more (Badan Standardisasi Nasional, 2017).

To gather the necessary technical data for the architectural aspect, especially in the development of architectural concept design, service providers can refer to Government Regulation Number 15 of 2021 concerning Architects. Article 10, Paragraph 1, establishes that the performance standards for the concept design phase should include essential elements such as needs, objectives, design constraints, and relevant regulations. Paragraph 2 then outlines the minimum objectives, including elements such as building design composition, spatial relationships between spaces and structures, design concepts for the location, compliance with local spatial planning, building regulations, and cultural heritage, as well as considerations for safety, security, health, estimated building costs, and expected design and construction schedules. Detailed information is an important part of architectural concept design and should include proportional building sketches, building block design schemes, site plans, floor plans, sections, building views, and a description of the design concept (Otoritas Bandar Udara Wilayah VII, 2023). Furthermore, according to Government Regulation Number 16 of 2021, the design concept serves as a fundamental tool for a comprehensive understanding of the design and guides service providers during the design phase. The design concept should include essential elements such as data and information, in-depth analysis, reasons and basic considerations for the design, spatial programming, organizational spatial relationships, schematic technical plans, and conceptual sketches (Republik Indonesia, 2021d).

Regarding the requirements for architectural, structural, mechanical, electrical, and plumbing technical data, including technical plan drawings, calculations, and specifications,

they must meet the specific needs and requirements of each applicant. However, it is crucial that these technical plan documents still comply with the technical standards set forth in relevant legal provisions, such as Government Regulation Number 16 of 2021. Document requirements can generally be grouped into two parts: building layout requirements, which include architecture, building allocation, and building intensity (as explained in Articles 14 to 26), and building reliability requirements, which include safety, health, comfort, and convenience of buildings (explained in Articles 27 to 50). For a more in-depth theoretical explanation, applicants or service providers can refer to Government Regulation Number 16 of 2021, Appendix 1 (Letters A to G) and 2 (Letter F). Lastly, for document statements, applicants can easily check the five points on the SIMBG website. However, it is important to remember that applicants or owners will remain responsible for these statements in the future (Republik Indonesia, 2021d).

Now, how does this apply in Samarinda City regarding the document requirements for the application for building approval for small-scale commercial buildings? Based on the study of one company in Samarinda City named PT. Deskita Indonesia Sejahtera, as a service provider that assists in the PBG procedure for applicants, an examination of the records provided by the Technical Service has been conducted, as shown in Table 2, for necessary improvements to be made:

Table 2.

Examples of Improvement Notes given by the Technical Office to the Applicant

No.	Applicant Name (Application Date)	Name and Area of Building	Repair or Return Note (Record Date)
1.	Yuniah (30 September 2023)	2 Storey Kiosk House, with a total area of 125.21m2	a. Because the Land Certificate is ownership with heirs, a certificate is required from all heirs that the land has been authorized in the name of the applicant who is known or legalized by a Notary. Note dated November 1st, 2023. b. There is a discrepancy in the writing of names on land investigation documents such as "Construction of a 2-storey kiosk owned by Nurul Hidayah cq Yuniah" and the name requested "Yuniah". c. There is a discrepancy between the land certificate number and the power of attorney

			agreement deed (due to heirs). This is because the land certificate still does not have clarity regarding the 2 land certificate numbers listed, namely 322 and 01450. d. On the land certificate, there is a difference in the name of the road listed with the name of the road in its current existing condition, due to regional expansion. Therefore, an additional certificate is required from the sub-district or authorized agency. Note dated January 8th, 2024.
2.	Dhita PM (26 July 2023)	2 Storey Dumpling Noodle Restaurant, with a total area of 233.91m2	The drawing has not been signed by the applicant as the owner and responsible expert so it needs to be signed manually or electronically. Note dated August 14th, 2023.
3.	Rohani (06 May 2023)	1 Floor Indomaret Store, with a total area of 192.9m2	a. Land certificate in the name of Hj. Masnah is different from the applicant's name, namely Rohani, so it needs to be accompanied by a utilization permit that exists between both parties. Note dated June 22nd, 2023. b. There is a difference in location between the land certificate requested, namely Samarinda Ilir District, and the existing condition, namely Samarinda Kota District, which occurred due to regional expansion. Therefore, a certificate from the sub-district or authorized agency is needed. Note dated December 6th, 2023.
4.	Murliana (16 March 2022)	2-storey animal feed shop house, with a total area of 240m2	Structural calculation documents and technical drawings in the fields of structure as well as mechanical, electrical, and plumbing are still incomplete, so improvements are needed in completing these documents. Note dated April 11, 2023.
5.	M. Septia (11 May 2023)	1 Floor Indomaret Store, with a total area of 201.33m2	a. There is a difference in the area of KKPR Mandiri, namely 440.3m^2, while the land certificate is 440 m^2, so data adjustments are needed. b. The technical drawings have not been signed by the owner and responsible experts so they need to be signed manually or electronically. Note dated May 12th, 2023. c. There is an error in writing the land certificate, so it needs to be corrected again. Note dated June 15th, 2023.

			d. There is a discrepancy in the certification of the experts used, so it is necessary to match the data of the experts used. Note dated June 19th, 2023.

The improvement notes in Table 2 have various remarks for each applicant in terms of general data document requirements, land technical data, and other technical data. This indicates the varying issues faced by each applicant applying in Samarinda City, highlighting the need for more detailed socialization regarding the required points to meet the technical standards for building approval applications. Socialization can be done in the form of open forums such as public consultations involving all parties involved in the building approval process to ensure a unified understanding.

CONCLUSION

Although the processes and document requirements outlined here are based on the same legal provisions, it is important to note that the practical application may vary slightly in different regions or cities. Therefore, understanding regional variations and policies is crucial, and it is recommended to consult with relevant authorities beforehand. Additionally, it is essential to be aware that the implementation of PBG is not solely governed by Government Regulation No. 16 of 2021. Parties involved in building management should be aware of other connected and interrelated legal regulations to ensure that the documents comply with technical standards and successfully pass the PBG application process, reducing the risk of application failure or rejection.

In this study, it was found that when completing the document requirements for approval of commercial building functions in Samarinda City, several key aspects need to be considered. This involves general information as initial applicant data, location adjustments with spatial planning, submission of environmental permit documents, and the composition of the planning team along with the support provided by planning service providers. Furthermore, it is crucial for planning service providers to understand the requirements for additional technical data (land, architecture, structure, and mechanical, electrical, plumbing)

and ensure that the generated data aligns with the planning, building design, and PBG application. This approach minimizes the risk of failure during the process.

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