

Commercial Flats, Residential Breaches: Evaluating Legal Action on Misuse in Kudus

Abdurrahman Abdurrahman¹, Salsabila Nisa Aprilia²✉, Abraham Xavier³

¹ Faculty of Law, Universitas Muria Kudus, Kudus, Indonesia

² Faculty of Law, Universitas Negeri Semarang, Semarang, Indonesia

³ Instituto Superior de Filosofia e de Teologia Dom Jaime Garcia
Goulart, Timor Leste

✉ Corresponding email: salsabilanisa@gmail.com

Abstract

The phenomenon of unauthorized conversion of residential units into commercial spaces in commercial apartment buildings in Kudus Regency has become a serious issue, impacting spatial planning, comfort, and the safety of residents. This study aims to analyze the effectiveness of law enforcement by local government against violations of residential functions, identify the main obstacles, and formulate applicable solutions to improve compliance with residential use. The research employs an empirical juridical method with a case study approach in Kudus. The findings reveal that the effectiveness of law enforcement remains low due to weak supervision, the lack of strict sanctions, limited resources, and low legal awareness among the community. Additionally, overlapping regulations and insufficient

inter-agency coordination exacerbate the situation. Regulatory reform, digitalization of the monitoring system, strengthening the capacity of the Owners and Residents Association (PPPSRS), and cross-sectoral synergy between government, developers, and residents are required. The recommendations of this study are expected to serve as a reference for the formulation of more effective policies and law enforcement strategies in the management of commercial apartment buildings in Indonesia.

Keywords

Apartment, Residential Function, Law Enforcement, Kudus.

A. Introduction

The development of urban areas in Indonesia shows an increasing need for decent, efficient, and affordable housing, which has become one of the main challenges in national development. The Indonesian government responded to this challenge by promoting the construction of apartments, especially in urban areas and satellite cities experiencing urbanization pressure, particularly in regions with rapid economic growth such as Kudus Regency. One solution taken by the government and the private sector is the development of commercial apartments (strata title apartments) as an alternative vertical housing option. These apartments are designed to meet living needs, especially in areas where residential land is becoming increasingly limited.

However, in practice, commercial apartments often experience deviations in function, meaning they are converted from residential use to commercial functions such as offices, clinics, shops, or even warehouses. In Kudus Regency, this phenomenon is becoming increasingly common, especially in areas close to trade centers and strategic zones. Violations of residential functions not only cause losses for the government in terms of spatial planning and building utilization control but also threaten the rights of other residents. For example, business activities cause noise, loss of privacy, increased vehicle traffic, and even security and safety risks due to illegal structural changes. From a public administrative law perspective, unauthorized conversion of

residential functions constitutes a violation of risk-based business licensing, which has been regulated within the Online Single Submission (OSS) system.

On the other hand, from a spatial planning law perspective, this also violates the Detailed Spatial Plan (RDTR) if the apartment's use does not align with its zoning. Therefore, this issue requires an interdisciplinary approach, involving not only civil and administrative law aspects but also spatial planning law, consumer protection law, and environmental law. Law enforcement against violations of residential functions in commercial apartments faces specific challenges. The local government of Kudus, particularly through the Public Works and People's Housing Department (Dinas PUPR) and the Office of Public Order and Community Empowerment (Satpol PP), holds administrative authority in providing guidance and enforcement. However, limitations in resources, weak supervision, and the lack of firmness in applying sanctions make law enforcement against these violations less effective.

This condition is exacerbated by conflicts of interest between the social function of apartments and the economic potential of more financially profitable commercial use. As a comparison, several areas such as DKI Jakarta and Surabaya have begun to implement digital building supervision systems for apartments, including forming residential function supervision teams and applying administrative sanctions such as license revocation, sealing, and progressive fines. Kudus Regency, as a growing area, needs to learn from these policies to strengthen its legal resilience and spatial governance.

A house or place of residence is the gateway to a world that promises the fulfillment of other basic needs, serving as a constitutional foundation in the field of Housing. Based on Article 28H paragraph (1) of the 1945 Constitution of the Republic of Indonesia, every person has the right to live prosperously, physically and spiritually, to have a home, and to obtain a good and healthy environment, which are basic human needs and play a strategic role in shaping the character and personality of the nation, as well as efforts to build complete, authentic, independent, and productive Indonesian people. Therefore, based on Law Number 1 of 2011 concerning Housing and Settlement Areas, in

the considerations, letters a and b, the state is responsible for guaranteeing the fulfillment of the right to decent and affordable housing in a healthy, safe, harmonious, and sustainable settlement throughout the territory of Indonesia.

The construction of apartment buildings is one of the alternative solutions to housing and settlement problems, especially in urban areas where the population continues to increase. Apartment construction can reduce land use, create more spacious urban spaces, and can be used as a means of urban renewal for slum areas. Currently, apartment buildings have become one of the most popular housing options. Many apartment buildings have been constructed, and thousands of people live in them. However, not everyone understands the legal aspects of living in an apartment. Unfortunately, the escalation of apartment construction has also been accompanied by an escalation of conflicts between apartment operators and owners/residents, particularly those related to apartment management. Does this mean that the regulations already established by the Government and the House of Representatives are not yet capable of accommodating the rights and obligations of each party due to limited access to rules for both parties (apartment operators and owners/residents of apartment units)?

Regulation of the Minister of Public Works and Housing Number 23/PRT/M/2018 concerning the Management of Apartment Buildings also emphasizes the importance of using apartment buildings in accordance with their usage permits. In the practical enforcement of law at the local level, including in Kudus Regency, various obstacles arise, ranging from a weak supervision system, lack of synergy among law enforcement and technical agencies, to minimal legal awareness among owners/residents of apartment units. In this context, a fundamental question arises: to what extent can the effectiveness of local-level law enforcement overcome apartment function violations, and what factors hinder or support such enforcement?

Besides legal problems, the unauthorized conversion of apartment functions also raises sociological and economic issues. Conflicts among residents, disrupted living comfort, and potential violations of spatial planning and building safety are issues that cannot

be ignored. For example, using residential units as business premises without considering safety aspects and emergency access can pose significant risks to other residents. Therefore, this research is important to analyze the effectiveness of law enforcement against violations of residential functions in commercial apartments in Kudus Regency. This analysis does not only focus on written legal norms but also examines field implementation, supporting and inhibiting factors, and offers juridical and institutional solutions to strengthen the legal enforcement system in the field of vertical housing.

The implementation of legal protection still faces challenges, such as slow legal processes and lack of fulfillment of responsibilities from the relevant parties. This study also identifies several solutions to improve legal protection for apartment unit owners whose units are demolished. Among others, there is a need for clearer and more comprehensive regulatory updates, improved access to effective dispute resolution mechanisms, and increased understanding and awareness of the rights of apartment unit owners.

To minimize losses to apartment consumers (prospective buyers) and bad faith from developers, there must be clear and certain law enforcement that can provide justice, legal certainty, and legal protection for society purchasing apartments. There are various legal instruments that can be used by prospective buyers in demanding their rights, namely through civil and criminal legal efforts. The research questions raised in this study include:

1. What are the forms of residential function violations in commercial apartments in Kudus?
2. How effective is local government law enforcement against these residential function violations?
3. What are the constraints and solutions in improving the effectiveness of law enforcement against residential function violations in apartments?

The objective of this study is to provide an objective overview of the implementation of law in the field of apartment utilization, as well as to formulate policy recommendations and more responsive law enforcement to the challenges of modern housing development. Research benefits:

1. For the Local Government, the results of this study can be used as a policy recommendation in drafting new regulations or improving existing policies related to residential functions, apartment arrangements, and building permit supervision mechanisms.
2. For Law Enforcement Officers and Supervisors, this study serves as a reference in strengthening enforcement procedures and increasing inter-agency integration, as well as encouraging the effective use of digital systems in monitoring building functions.
3. For the Community and Apartment Managers, this study provides a clearer understanding of the importance of compliance with residential functions and their impact on order and the safety of the living environment.

B. Forms of Residential Function Violations in Commercial Apartments in Kudus

Residential function violations in commercial apartments in Kudus manifest in various forms, ranging from unauthorized function changes, interior structural modifications, to inconsistencies with spatial zoning. Although driven by the desire to maximize economic potential, these actions violate Article 15 paragraph (1) of Law Number 20 of 2011 concerning Apartment Buildings, which mandates use according to the original function, as well as the Kudus Regency Regional Regulation (Perda) which has detailed the zoning of vertical housing. Consequently, spatial disharmony, social conflicts, and threats to resident safety become issues that need immediate attention.

Firstly, the unauthorized conversion of residential units into commercial business spaces without changing the Building Permit (IMB) is the most common violation. Residential units in several public housing buildings (*rusunawa*) in Kudus City are used illegally as offices, warehouses, or clinics without submitting additional permits (function changes) to the PUPR and Satpol PP Departments. This phenomenon not only violates laws and regulations but also causes traffic burdens, noise, and privacy disturbances for neighboring residents. The results of interviews with local PPPSRS management revealed that up to 30% of commercial *rusunawa* units in Kudus City Subdistrict have been used for business activities without valid legal documents.

Secondly, modifications to the structure and interior facilities also constitute serious violations. Residents running businesses add permanent partition walls, reducing ventilation and adding load to the main beams, while electrical installations are added beyond measured capacity to support commercial equipment such as clinic refrigerators or intensive air conditioners. This practice potentially causes short circuits and fires, especially when partition materials do not meet SNI standards. Rare technical inspections make it difficult to detect these violations until minor incidents occur, such as a short circuit in one of the rusunawa blocks in mid-2024.

Thirdly, inconsistencies in zoning and spatial planning show systemic violations of the Kudus Regency RDTR. Regional Regulation No. 1 of 2022 mandates vertical residential zones only in specific locations, but the practice of warehouses and shops in rusun units in densely populated zones often occurs, disrupting drainage, increasing the risk of local flooding, and narrowing pedestrian circulation space. The intensity of goods distribution vehicles on narrow roads between blocks also triggers congestion and conflicts between residents who only need pedestrian access and commercial vehicles.

Fourthly, the resulting social and environmental impacts cannot be ignored. Long-standing conflicts between long-term residents seeking tranquility and business actors requiring high mobility often end in official complaints to PPPSRS, but many cases are resolved only with verbal warnings due to lengthy bureaucratic procedures and lack of documentary evidence. Furthermore, medical waste from small clinics and packaging waste from food business chains add burdens to waste not categorized as household waste, thereby reducing environmental sanitation quality.

Fifthly, violations of building safety aspects further worsen the condition. The use of non-SNI electrical cables and makeshift partition materials makes several units suspected of being at risk of collapse or rapid burning (BPK Regulation). A minor fire incident in one of the towers of Commercial Rusunawa Kudus in January 2025 emphasizes that illegal modifications without strict supervision can pose real dangers to residents.

Sixthly, the role of PPPSRS as the frontline guardian of formal residential function monitoring is regulated in Minister of Public Works and Housing Regulation No. 23/PRT/M/2018, but in Kudus, its effectiveness is limited by minimal personnel and operational funding. Internal PPPSRS data shows that only 20% of violation reports have been successfully followed up, with the rest delayed due to slow coordination with PUPR and Satpol PP Departments. The absence of an integrated reporting application also makes the community reluctant to report minor violations.

Seventhly, the gap in local regulations becomes one of the root causes. Although Kudus Regency Regional Regulation No. 7 of 2019 regulates the handover of infrastructure and utilities, there are no provisions for progressive sanctions for residential function violators. An administrative enforcement approach that only involves warnings and temporary sealing without progressive fines or permanent IMB revocation allows perpetrators to continue violations after the sanction period ends.

To suppress these residential function violations, synergy in digitalizing permits is needed—integrating IMB and OSS data into one real-time system—as well as forming a joint task force involving PUPR, Satpol PP, BPN, and PPPSRS departments for periodic inspections. Furthermore, revising the Regional Regulation to impose progressive fines and equipping PPPSRS with patrol funding will increase resident compliance. In conclusion, strengthening regulations, improving technical supervision capacity, and cross-sectoral collaboration are key to reorganizing residential functions according to their designated use in commercial rusunawa in Kudus, while simultaneously guaranteeing resident safety and comfort.

C. Effectiveness of Local Government Law Enforcement Against Residential Function Violations

The institutions enforcing the law and the regulatory basis provided for local-level law enforcement in Kudus Regency are primarily carried out by the Office of Public Order and Community Empowerment (Satpol PP) together with the Department of Public Works and People's Housing (PUPR), based on Regional Regulation

(Perbup) Number 10 of 2010 concerning the Management of Simple Rental Apartment Buildings (Rusunawa) and Perbup Number 26 of 2012 concerning Settlement Area Retribution. Perbup 10/2010 grants authority to Satpol PP to provide guidance and enforcement against misuse of residential functions, while Perbup 26/2012 regulates the retribution mechanism for the use of facilities and infrastructure in settlement areas, including potential retribution due to residential function violations. This basis aligns with Law Number 20 of 2011 concerning Apartment Buildings, specifically Article 15 paragraph (1) which mandates the use of Rusun units according to their designated function. For the norms in Law Number 20 of 2011 to be effective, changes must be made by incorporating sanctions and integrating the Consumer Protection Law in its implementation to address problems occurring in apartment buildings, including management issues.

Procedurally, enforcement begins with a written warning, followed by summoning the violator for a hearing, up to temporary sealing of the Rusun unit proven to violate its function. Satpol PP compiles inspection reports, while the PUPR Department verifies technical compliance, including IMB suitability. Since the implementation of OSS (Online Single Submission) for IMB, part of the application procedure for changing Rusun functions has been integrated electronically through SIMBG (Building Management Information System), but OSS-based enforcement is still limited to data verification without real-time monitoring functions. The scope and achievements of enforcement according to the Regional Government Administration Report (LPPD) of Kudus Regency 2024 show that on average, only 10–15 rusunawa units are enforced annually, while the potential for violations is estimated to reach dozens of percent of the total units. Internal Satpol PP data shows a high backlog of cases, due to limited supervision personnel and enforcement priorities often shifting to other public order issues.

If someone commits a violation, they are given sanctions and deterrent effects in the form of administrative sanctions limited to warnings and sealing; there are no provisions for progressive fines or permanent IMB revocation, resulting in low deterrent effects for violators. Perbup 26/2012 provisions provide for retribution, but the

tariff rate is very minimal and not optimized to cover sealing costs or further inspections. Furthermore, in practice, the application of fines is hindered by the lengthy administrative court process and the need for complete administrative evidence.

Coordination between Satpol PP, PUPR Department, and the National Land Agency (BPN) as well as other technical agencies is still not fully integrated, although the OSS system facilitates electronic licensing. Scheduled coordination meetings are often hindered by conflicting interests—between order enforcement efforts and regional retribution revenue targets—so violation data is not always recorded comprehensively. AntaraNews in 2019 highlighted the lack of OSS socialization to business actors and the community, so function changes often proceed without formally involving the PUPR Department.

Subsequently, the effectiveness of enforcement is evaluated through legal certainty, administrative justice, and utility for the public. In Kudus, although the regulatory framework is adequate, legal certainty is disrupted by case handling backlogs, and administrative justice is not felt by reporting residents due to lengthy processes. Meanwhile, the benefits of order enforcement on spatial planning have not been optimally realized, as the impact on rusunawa arrangements remains temporary. To improve effectiveness, local regulation improvements are needed by adding provisions for progressive fines and permanent license revocation in the Kudus Regency Perbup. Furthermore, the integration of OSS–SIMBG must be strengthened with a residential function monitoring module directly connected to Satpol PP. The formation of an integrated supervision team—involving Satpol PP, PUPR Department, BPN, and PPPSRS—with the authority for sudden inspections, can close coordination gaps that have hindered consistent enforcement.

Overall, the effectiveness of law enforcement in Kudus Regency has not yet reached an optimal level due to weak sanctions, limited resources, and lack of procedural integration. Re-regulation, monitoring digitalization, and inter-agency synergy are key to strengthening efforts to reorganize residential functions according to legal designation.

D. Constrain and Solutions in Improving the Effectiveness of Law Enforcement against Residential Function Violations in Apartment Buildings

Law enforcement against apartment function violations still faces various constraints, such as weak supervision, suboptimal inter-agency coordination, and minimal sanctions that have a deterrent effect. In addition, low legal awareness among residents is also a major inhibiting factor. The main constraint in apartment law enforcement is the lack of an integrated supervision mechanism and the minimal active role of PPPSRS in reporting violations. Solutions that can be implemented include strengthening regulations, digitalizing supervision, and increasing human resources' capacity among managers and law enforcement officers.

Law enforcement against violations of residential functions in commercial apartment buildings is an important part of efforts to realize an orderly, livable, and sustainable city. However, in practice, many local governments face quite complex challenges in dealing with the conversion of residential functions into commercial spaces such as offices, warehouses, or clinics. This also occurs in Kudus Regency, where a high level of violations is not matched by adequate enforcement effectiveness.

1. Constraints in Law Enforcement

a) Limited Regulation and Weak Sanctions

One of the main constraints is the limitation of local laws and regulations regarding sanctions for violations of residential functions. For example, Regional Regulations (Perbup) or Regional Laws (Perda) in Kudus Regency do not clearly specify progressive sanctions such as administrative fines based on the level of violation, or permanent revocation of building permits (IMB). The applicable sanctions are still relatively mild, for example in the form of warnings and temporary sealing, which in practice do not have a deterrent effect on violators. This lack of clarity in sanctions contradicts the principle of legal certainty (legal certainty) as mandated in Article 1 paragraph

(3) of the 1945 Constitution and the general principles of good governance.

b) Lack of Supervision Capacity and Human Resources

The capacity of supervisory apparatus such as the Office of Public Order and Community Empowerment (Satpol PP) and the Department of Public Works and People's Housing (PUPR) is still very limited, both in terms of the number of personnel, operational budget, and technical training to identify building function violations. Satpol PP, as the spearhead of law enforcement in the field, often has to divide attention with other public order tasks such as clearing street vendors or crowds, so supervision of apartment buildings is not optimal. As a result, many violations of residential functions escape supervision or are enforced too slowly.

c) Lack of Inter-Agency Integration

Handling violations of residential functions involves various agencies, such as Satpol PP, PUPR Department, National Land Agency (BPN), and internal apartment managers such as the Apartment Residents Association (PPPSRS). Unfortunately, coordination between these agencies often does not run optimally. The absence of an integrated data system that connects IMB data, residential functions, and violation reports causes each agency to work partially. This weak coordination results in many violation reports not being followed up consistently.

d) Weaknesses in the OSS System and Electronic Supervision

Although the licensing system through Online Single Submission (OSS) has been implemented for building permits, the integration between OSS and residential function supervision is still not perfect. The OSS system tends to focus on recording permits, not post-issuance monitoring. Even the Building Management Information System (SIMBG), which should be able to record building function changes, is not equipped with a public reporting feature or automatic early detection of suspicious function changes. This causes local

governments to lack reliable electronic surveillance tools to prevent violations from an early stage.

e) Low Community Participation and PPPSRS

The role of the community and apartment managers (PPPSRS) in reporting or supervising violations of residential functions is also still low. Many residents do not know that converting residential units without permits is a violation of the law. On the other hand, PPPSRS often does not have sufficient authority or administrative support to deal with violations committed by fellow residents. As a result, violations are ignored or resolved informally without being reported to the authorities.

2. Strategic Solutions to Improve Enforcement Effectiveness

a) Regional Regulation Reform

The first solution is to revise the Regional Regulations or Regional Laws that regulate apartments and spatial planning. The local government needs to establish clearer rules, for example by adding progressive sanctions such as progressive fines, permanent IMB revocation, and blacklisting violators for future permit applications. These provisions are important to increase the deterrent effect and strengthen compliance.

The effectiveness of law enforcement in apartment management is greatly influenced by the clarity of regulations, consistency in applying sanctions, and active participation of resident communities. Without synergy between the government, managers, and residents, violations of residential functions are difficult to minimize.

b) Strengthening Institutional Capacity

The local government needs to allocate more budget to strengthen the institutions of Satpol PP and PUPR Department in conducting supervision and law enforcement. This includes increasing the number of personnel, technical training in building supervision, and providing more adequate inspection equipment. In addition, utilizing the expertise of

spatial planning and civil engineering experts as a technical team can improve the quality of analysis in the investigation process of building function violations.

c) Improving Supervision System Integration

The development of a digital dashboard that integrates OSS, SIMBG, and supervision data from Satpol PP needs to be prioritized. With this integration, building function violations can be detected more quickly through systematic notifications. The use of technology such as geotagging, CCTV-based monitoring, or drones in densely populated apartment areas can also be an alternative to improve supervision.

d) Strengthening Coordination Teams and Enforcement Task Forces

The formation of an integrated team or Special Task Force (Satgas) for Apartment Function Enforcement consisting of Satpol PP, PUPR Department, BPN, and PPPSRS representatives can be a coordination solution. This team has the authority to conduct joint periodic inspections, compile joint reports, and directly deal with violations collectively, without having to wait for lengthy inter-departmental letters. Thus, the enforcement process can be faster and more consistent.

e) Empowering PPPSRS and the Community

The local government needs to provide legal and administrative training to PPPSRS officials so that they understand their authority and responsibilities in maintaining order in apartment buildings. In addition, the government can open online reporting channels from the general public, which can be linked to the SIMBG system, so that violation reports can be dealt with quickly. Public education regarding the importance of maintaining residential functions and the dangers of function conversion to building safety is also very important to build social concern.

f) Social Sanctions and Compliance Incentives

Besides formal law enforcement, a social approach can also be used. The government can publish limited violation data

within the apartment environment as a form of social sanction. Conversely, compliant residents can be given incentives such as retribution reductions or priority in building maintenance subsidy programs. With this approach, compliance is not only motivated by the threat of punishment but also by social and material rewards. Law enforcement against apartment residential function violations requires a comprehensive approach, not only from the regulatory and sanctions aspects but also from technical, coordinative, and participatory aspects. Amidst increasing urbanization, the clarity of residential functions in apartment buildings is a key element in maintaining spatial order and protection for residents. Therefore, the challenges in law enforcement must be addressed with concrete, measurable, and collaboration-based solutions among agencies and the community. Kudus Regency as a case study shows that there is still much room for improvement, which if implemented systematically, will strengthen the presence of law in vertical settlement governance.

E. Conclusion

Violations of residential functions in commercial apartments in Kudus Regency indicate serious challenges in the governance of vertical housing, particularly regarding the use of apartment units that do not conform to their intended purpose. Such violations typically involve conversion into business spaces, unauthorized structural modifications, and inconsistencies with the Regional Spatial Plan (RTRW). These practices not only violate positive legal provisions, such as Law Number 20 of 2011 concerning Apartment Buildings and related regional regulations, but also impact resident safety, spatial disorder, and the degradation of the residential environment's quality. Law enforcement by the local government, particularly by Satpol PP and the PUPR Department of Kudus Regency, has been carried out based on regional regulations such as Perbup No. 10 of 2010 and Perbup No. 26 of 2012.

However, the effectiveness of law enforcement is still relatively low due to limited sanctions, weak inter-agency coordination, and minimal

utilization of technology in supervision. Procedures that remain largely administrative and non-progressive also weaken the legal force against violators. Furthermore, various constraints influence the low effectiveness of law enforcement, including limited regulations and human resource capacity, the lack of integration of electronic supervision systems based on OSS and SIMBG, and the insufficient participation of the community and apartment managers (PPPSRS).

To address these issues, strategic solutions need to be implemented, such as reforming local legal policies, strengthening institutional capacity, integrating electronic supervision systems, forming integrated task forces, empowering the community, and applying social sanctions and compliance incentives. Based on the overall analysis, it can be concluded that the effectiveness of law enforcement against violations of residential functions in apartments depends not only on legal instruments but also on systematic, consistent, and collaborative implementation. Local governments are required to continuously improve regulations, strengthen inter-agency coordination, and actively involve the community in supervision and violation reporting. Consequently, commercial apartments in Kudus Regency can be used in an orderly and appropriate manner, fulfilling their intended purpose as safe, comfortable, and habitable housing facilities.

F. References

- Aminah, Siti. (2020). Law Enforcement against Building Function Violations in Commercial Areas. *Jurnal Hukum & Pembangunan*, Vol. 50 No. 2, 214–231.
- Badan Pemeriksa Keuangan Republik Indonesia (BPK RI). (2022). Audit Report on Compliance with Laws and Regulations in Spatial Planning and Building Use. Accessed from: bpk.go.id
- Harsono, Boedi. (2005). *Indonesian Agrarian Law: History of the Formation of the Basic Agrarian Law, Content, and Implementation*. Jakarta: Djambatan.

- Ministry of ATR/BPN. (2022). *Technical Guidelines for Rectifying the Utilization of Buildings in Residential Functions*. Jakarta: Directorate General of Spatial Planning.
- Nugroho, Aditya D. (2021). Change of Function of Apartment Buildings and Its Impact on Resident Safety. *Undip E-Journal System*. Accessed from: ejournal.undip.ac.id
- Paramadani, S. P., Rubiati, B., & Suwandono, A. (2020). Legal Protection for Buyers of Non-Residential Apartment Units (Non-Hunian) Viewed from Law Number 8 of 1999 concerning Consumer Protection and Law Number 20 of 2011 concerning Apartment Buildings. *ACTA DIURNAL Jurnal Ilmu Hukum Kenotariatan*, 4(1), 18-35.
- Salim, H.S. (2017). *Housing and Settlement Law*. Jakarta: Sinar Grafika.
- Widodo, Y. & Santosa, R. (2019). Management of Apartment Buildings Based on Residential Functions from the Perspective of Public Administrative Law. *Jurnal Yustisia*, Vol. 8 No. 1, 56–71.
- Government of Kudus Regency. (2023). Development of Administrative Law Enforcement in the Field of Building Permits. jdih.kuduskab.go.id
- Regulation of the Regent of Kudus Number 10 of 2010 concerning the Management of Apartment Buildings in Kudus Regency.
- Regulation of the Regent of Kudus Number 26 of 2012 concerning Building Order in Kudus Regency.
- Regulation of the Regional Government of Kudus Regency Number 2 of 2021 concerning the Regional Spatial Plan (RTRW) of Kudus Regency 2021–2041.
- Regulation of the Minister of ATR/BPN Number 13 of 2021 concerning the Procedure for Risk-Based Business Licensing in the Spatial Planning Sector.
- Regulation of the Minister of Public Works and Housing Number 14 of 2018 concerning the Implementation of Apartment Buildings.
- Government Regulation Number 13 of 2021 concerning the Implementation of Apartment Buildings.
- Government Regulation Number 21 of 2021 concerning the Implementation of Spatial Planning.
- Law Number 11 of 2020 concerning Job Creation.

Law Number 20 of 2011 concerning Apartment Buildings.
Law Number 26 of 2007 concerning Spatial Planning.

Acknowledgment

None

Funding Information

None

Conflicting Interest Statement

The authors state that there is no conflict of interest in the publication of this article.

Publishing Ethical and Originality Statement

All authors declared that this work is original and has never been published in any form and in any media, nor is it under consideration for publication in any journal, and all sources cited in this work refer to the basic standards of scientific citation.

Generative AI Statement

In this paper, authors emphasize the importance of acknowledging AI usage to maintain ethical standards. Clearly attributing authorship ensures transparency, fostering responsible AI integration. This approach safeguards the integrity of both the creative process and the final output, encouraging accountability while respecting the contributions of human creators and AI technologies.