

# THE MANAGEMENT OF RAIN WATER ON BUILDINGS AND THEIR PLOTS OF LAND

(Regulation of the Public Works Minister  
No. 11/PRT/M/2014 dated September 24, 2014)

BY THE GRACE OF GOD ALMIGHTY  
THE PUBLIC WORKS MINISTER OF  
THE REPUBLIC OF INDONESIA,

Considering :

- a. that to maintain water cycle and natural hydrological condition and meet water needs at buildings, it is necessary to use and manage rain water on buildings and their plots of land;
- b. that to follow up on provisions as referred to in letter a and reduce the risk of flood due to excessive amount of water during rains, it is necessary to channel rain water which falls on buildings and their plots of land;
- c. that pursuant to Article 42 of Government Regulation No. 36/2005 on Implementation Regulation of Law No. 28/2002 on Buildings, every building must be equipped with facility to channel rain water as one of the requirements of sanitation system;
- d. that based on the considerations as referred to in letters a, b, and c, it is necessary to stipulate Regulation of the Public Works Minister on the Management of Rain Water on Buildings and Their Plots of Land;

In view of :

1. Government Regulation No. 36/2005 on Implementation Regulation of LawNo. 28/2002 on Buildings (Statute Book of 2005 No. 83; Supplement to Statute Book No. 4532);
2. Government Regulation No. 38/2007 on the Sharing of Administrative Affairs Among the Government, Provincial Governments and Regency/ Municipal Governments (Statute Book of 2007 No. 82; Supplement to Statute Book No. 4737);
3. Government Regulation No. 42/2008 on the Management of Water Resources (Statute Book of 2008 No. 82; Supplement to Statute Book No. 4858);
4. Government Regulation No. 15/2010 on Spatial Layout (Statute Book of 2010 No. 21; Supplement to Statute Book No. 5103);
5. Presidential Regulation No. 47/2009 on the Formation and Organization of State Ministry, as already several times amended the latest by Presidential Regulation No. 13/2014;
6. Presidential Regulation No. 24/2010 on the Position, Task and Function of State Ministry and the Organizational Structure, Task and Function of Echelon I Officials of State Ministry as already

several times amended the latest by Presidential Regulation No 14/2014;

7. Regulation of the Public Works Minister No. 29/PRT/M/2006 on Guide to Technical Requirements of Buildings;
8. Regulation of the Public Works Minister No. 24/PRT/M/2007 on Technical Guide to Building Construction Permits;
9. Regulation of the Public Works Minister No. 25/PRT/M/2007 on Worthiness Certificate of Buildings;
10. Regulation of the Public Works Minister No. 26/PRT/M/2007 on Guide for a Team of Building Experts;
11. Regulation of the Environment Minister No. 12/2009 on the Use of Rain Water;
12. Regulation of the Public Works Minister No. 08/PRT/M/2010 on the Organization and Work Mechanism of the Public Works Ministry;
13. Regulation of the Public Works Minister No. 11/PRT/M/2012 on National Action Plan for the Mitigation and Adaptation of Climate Change of 2012-2020;
14. Regulation of the Public Works Minister No. 01/PRT/M/2014 on Minimum Service Standard in the Field of Public Works and Spatial Layout;

**D E C I D E S :**

To stipulate:

**REGULATION OF THE PUBLIC WORKS MINISTER ON**

**THE MANAGEMENT OF RAIN WATER ON BUILDINGS AND THEIR PLOTS OF LAND.**

**CHAPTER I**

**GENERAL PROVISIONS**

**Part One**

**Definition**

**Article 1**

Referred to in this Ministerial Regulation as :

1. The management of rain water on buildings and their plots of land is an effort and activity to maintain natural hydrological condition by making maximum use of rain water, infiltrating rain water and temporarily storing rain water to reduce flood debit by taking optimum advantage of natural elements and artificial elements.
2. Building is physical form of the result of construction work integrated with its domicile, partly or entirely found on and/or under land and/or water functioning as a place for human beings to carry out their activities, either for residence or home, religious activities, business activities, social activities, religious activities or special activities.
3. Plot of land for building is a plot of land with certain acreage belonging to an individual, legal entity or the state, designated to erect a building.
4. Rain water is part of water in the nature originating from water particles on the air and falling on the earth.
5. Rainfall is the amount of rain falling in area within a certain period of time.

6. Urban drainage is drainage in an urban area functioning as a means to manage or control surface water so that it will not disturb and/or harm the public.
7. Rain water management facility is a building operated to gather and use, infiltrate and detain rain water.
8. Rain water accommodating facility is part of rain water management facility functioning as a means to accommodate rain water for use.
9. Retention facility is part of rain water management facility functioning as a means to accommodate rain water to be infiltrated into land.
10. Detention facility is part of rain water management facility functioning as a means to accommodate rain water to be distributed according to the aim of its use.
11. Rain water detention is an effort to gather rain water in the rain water management facility for the time being to reduce the volume of overflowing rain water having the potential to cause inundation.
12. Rain water management infrastructure is a complementary building functioning as a means to support the operation of rain water management facility.
13. Infiltration well is a drainage facility functioning as a means to infiltrate rain water from the roof of building to land through a well hole.
14. Reservoir pool is a drainage facility functioning as a means to accommodate rain water so that it can be used as a source of raw water.
15. Retention pool is a drainage facility functioning as a means to accommodate and infiltrate rain water in an area. .
16. Building Construction Permit is a permit issued by regency/municipal government to the owner of building to build new building, alter, expand, reduce and/or maintain a building according to administrative and technical requirements.
17. Function-worthy certificate, hereinafter abbreviated into SLF, is a certificate issued by regency/municipal government, especially for the Special Capital Province of Jakarta by the government of the Special Capital Province of Jakarta, except for building with special functions by the Government to state the worthiness function of a building, either administratively or technically, before being used.
18. Mandatory rain water management status is a requirement that must be met by a building and its plot of land informed by regency/municipal government, especially for the Special Capital Province of Jakarta by the government of the Special Capital Province of Jakarta to the applicant for IMB to provide rain water management facilities and infrastructures on the building and its plot of land.
19. 95-percentile rainfall is the lowest daily rainfall which is equal to or higher than 95% of the existing rainfall.

- 20. Building operator is building owner, building construction service provider and building user.
- 21. Instrument for the management of rain water on building is a facility used by regency/municipal government, especially for the Special Capital Province of Jakarta by the government of the Special Capital Province of Jakarta, to manage rain water on building and its plot of land.
- 22. Phase of the management of rain water is a series of activities carried out in a sequential order to manage rain water on building.
- 23. Mandatory volume of managed rain water is total volume of rain water per day that must be managed on building and its plot of land using natural elements and artificial elements.
- 24. Guidance for the operation of building is the activity related to regulation, empowerment and supervision to create good governance so that the operation of building can run orderly and achieve the reliability of building according to its function and ensure legal certainty.
- 25. Regulation is the compilation and institutionalization of regulations, guidance, directives and technical standard of building up to regions and its operation in the community.
- 26. Empowerment is the act of growing awareness of rights, obligation and roles of building operators and regional government apparatuses in operating buildings
- 27. Supervision is the act of monitoring the application of law and regulation in the building field and

law enforcement.

- 28. Central government, hereinafter called the Government is the President of the Republic of Indonesia holding the government power of the Republic of Indonesia as referred to in the 1945 Constitution of the Republic of Indonesia.
- 29. Minister is minister carrying out government affairs in the field of public works.

Part Two

Purpose and Aim

Article 2

- (1) The purpose of issuing this Ministerial Regulation is to provide reference for the government, provincial governments, regency/municipal governments and building operators in managing rain water on buildings and their plots of land.
- (2) The aim of issuing this Ministerial Regulation is to realize the management of rain water on buildings and their plots of land optimally.

Part Three

Scope

Article 3

The scope of this Ministerial Regulation covers :

- a. the management of rain water on buildings and their plots of land;
- b. the endorsement of mandatory rain water management status for buildings and their plots of land;

- c. the operation of facilities and infrastructures for the management of rain water on buildings and their plots of land;
- d. guidance; and
- e. public role.

CHAPTER II

THE MANAGEMENT OF RAIN WATER ON BUILDINGS AND THEIR PLOTS OF LAND

Article 4

The management of rain water on buildings and their plots of land is conducted by paying attention to :

- a. general pattern for the management of rain water on buildings and their plots of land;
- b. instruments for the management of rain water on buildings and their plots of land; and
- c. phases of the management of rain water on buildings and their plots of land.

Article 5

- (1) The general pattern for the management of rain water on buildings and their plots of land as referred to in Article 4 letter a consists of :
  - a. principles of the management of rain water on buildings and their plots of land; and
  - b. benefit of the management of rain water on buildings and their plots of land.
- (2) Provisions on general pattern for the management of rain water on buildings and their plots of land as referred to in paragraph (1) are set forth in

attachment which is an integral part of this Ministerial Regulation.

Article 6

- (1) Instruments for the management of rain water on buildings and their plots of land as referred to in Article 4 letter b cover:
  - a. information on the characteristics of zone related to the characteristics of land, topography, ground water surface and types of rain water management facilities;
  - b. instruments for the management of rain water on new buildings; and
  - c. instruments for the management of rain water on the existing buildings.
- (2) Information on the characteristics of zone as referred to in paragraph (1) letter a constitutes the result of study on the characteristics of zone which is the responsibility of regency/municipal governments, or the Government of the Special Capital Province of Jakarta especially for the Special Capital Province of Jakarta.
- (3) The study on the characteristics of zone as referred to in paragraph (2) can be carried out as part of Building and Environment Spatial Plan (RTBL).
- (4) Instruments for the management of rain water on new buildings as referred to in paragraph (1) letter b consist of :
  - a. Information on City Plan (KRK);
  - b. IMB; and

c. SLF.

(5) Instruments for the management of rain water on the existing buildings as referred to in paragraph

(1) letter c consist of :

- a. rain water management audit form;
- b. rain water management notification; and
- c. written statement of rain water management.

(6) The rain water management audit form as referred to in paragraph (5) letter a is set forth in attachment which is an integral part of this Ministerial Regulation.

(7) The rain water management notification as referred to in paragraph (5) letter b consists of :

- a. endorsement of mandatory rain water management status;
- b. document of technical plan for rain water management; and
- c. span of time for the provision of rain water management facilities and infrastructures.

#### Article 7

(1) Phases of the management of rain water on buildings and their plots of land as referred to in Article 4 letter c consist of :

- a. phase of management for new buildings; and
- b. phase of management for the existing buildings.

(2) Details of phases of the management of rain water on buildings and their plots of land as referred to in paragraph (1) are set forth in attachment

which is an integral part of this Ministerial Regulation.

### CHAPTER III

#### THE ENDORSEMENT OF MANDATORY RAIN WATER MANAGEMENT STATUS FOR BUILDINGS AND THEIR PLOTS OF LAND

##### Article 8

The endorsement of mandatory rain water management status for buildings and their plots of land is done by paying attention to :

- a. principles for the endorsement of mandatory rain water management status for buildings and their plots of land;
- b. criteria for the endorsement of mandatory rain water management status; and
- c. procedure of endorsing mandatory rain water management status for buildings and their plots of land.

##### Article 9

(1) Mandatory rain water management status for buildings and their plots of land is endorsed by regency/municipal governments, or the Government of the Special Capital Province of Jakarta especially for the Special Capital Province of Jakarta.

(2) The endorsement of mandatory rain water management status for buildings and their plots of land is conveyed to the applicant for IMB together with the issuance of KRK.

- (3) The endorsement of mandatory rain water management status in the document of technical plan for building is part of the prerequisite to issue IMB.
- (4) Mandatory rain water management status for buildings and their plots of land covers:
  - a. Mandatory 95-percentile rain water management status; and
  - b. Mandatory rain water management status based on specific hydrological analysis.
- (5) Details of mandatory 95-percentile rain water management status as referred to in paragraph (4) letter a are set forth in attachment which is an integral part of this Ministerial Regulation.
- (6) Details of mandatory rain water management status based on specific hydrological analysis as referred to in paragraph (4) letter b are set forth in attachment which is an integral part of this Ministerial Regulation.

Article 10

- (1) The criteria for the endorsement of mandatory rain water management status as referred to in Article 8 letter b serve as a reference for regency/municipal governments and the Government of the Provincial Capital of Jakarta in endorsing mandatory rain water management status for new buildings and existing buildings.
- (2) The criteria for the endorsement of mandatory rain water management status as referred to in paragraph (1) are set forth in attachment which

is an integral part of this Ministerial Regulation.

Article 11

The procedure of endorsing mandatory rain water management status for buildings and their plots of land as referred to in Article 8 letter c, t set forth in attachment which is an integral part of this Ministerial Regulation.

CHAPTER IV

THE OPERATION OF FACILITIES AND INFRASTRUCTURES FOR THE MANAGEMENT OF RAIN WATER ON BUILDINGS AND THEIR PLOTS OF LAND

Article 12

The operation of rain water management facilities and infrastructures covers:

- a. principles for the use of facilities and infrastructures for the management of rain waters on buildings and their plots of land;
- b. types, dimension, illustration, and placement of rain water management facilities and infrastructures; and
- c. procedure of planning rain water management facilities and infrastructures.

Article 13

Principles for the use of rain water management facilities and infrastructures as referred to in Article 12 letter a consist of :

- a. the operation of facilities and infrastructures for

the management of rain waters on buildings and their plots of land shall consider the characteristics of land, topography, and ground water surface on the plots of buildings;

- b. the dimension of rain water management facilities and infrastructures is calculated by considering the intensity of rainfall and the area of plots of buildings; and
- c. function worthiness of rain water management facilities and infrastructures which is part of the prerequisite to the issuance of SLF and the extension of SLF.

#### Article 14

- (1) The types of facilities and infrastructures as referred to in Article 12 letter b cover types of facilities and infrastructures.
- (2) The types of rain water management facilities as referred to in paragraph (1) cover:
  - a. rain water accommodating facility;
  - b. retention facility; and
  - c. detention facility.
- (3) The selection of the types of rain water management facilities and infrastructures as referred to in paragraph (1) shall consider requirements, needs of building owner or user as well as priority scale of rain water management pattern, including
  - a. making maximum use of rain water on buildings and their plots of land;
  - b. making maximum use of rain water infiltra-

tion; and

- c. retain rain water for the time being to reduce the overflowing of rain water.
- (4) Types of rain water management infrastructures as referred to in paragraph n (1) cover:
- a. rain water drain;
  - b. rain water gutter;
  - c. control vessel;
  - d. filter vessel;
  - e. pipe; and
  - f. water tap.

(5) Rain water management infrastructures shall be planned to be able to support the operation of rain water management facilities.

(6) Dimension, illustration, and placement of rain water management facilities and infrastructures as referred to in Article 13 letter b, are set forth in attachment which is an integral part of this Ministerial Regulation.

#### Article 15

The procedure of planning rain water management facilities and infrastructures as referred to in Article 12 letter c are set forth in attachment which is an integral part of this Ministerial Regulation.

#### Article 16

(1) If buildings and their plots of land cannot technically and non-technically manage rain water in a self-sufficient way, the government and the government of the Special Capital Province of

Jakarta shall manage rain water on a zone scale by observing the law and regulation.

- (2) The management of rain water on a zone scale as referred to in paragraph (1) can be used as the basis for regency/municipal governments and the government of the Special Capital Province of Jakarta in issuing IMB.

CHAPTER V

GUIDANCE

Article 17

(1) Guidance for the management of rain water on buildings and their plots of land is part of the whole guidance for the operation of buildings by the government, provincial governments and regency/municipal governments.

(2) The guidance as referred to in paragraph (1) is done by :

- a. the government;
- b. provincial governments; and
- c. regency/municipal governments.

(3) The guidance as referred to in paragraph (1) is done through:

- a. regulation;
- b. empowerment; and
- c. supervision.

Article 18

(1) Guidance through regulation as referred to in Article 17 paragraph (3) letter a done by provincial governments and regency/municipal governments

cover :

- a. drafting of norms, standards, procedures, and criteria (NSPK);
- b. dissemination of NSPK; and
- c. provision of technical assistance.

(2) Guidance through regulation as referred to in Article 17 paragraph (3) letter a done by provincial governments to regency/municipal governments covers:

- a. dissemination of NSPK; and
- b. provision of technical assistance.

(3) Guidance through regulation as referred to in Article 17 paragraph (3) letter a done by regency/municipal governments and the government of the Special Capital Province of Jakarta to operators of buildings cover:

- a. drafting of regulation; and
- b. dissemination of regulation.

Article 19

(1) Guidance through empowerment as referred to in Article 17 paragraph (3) letter b done by the government to provincial governments, regency/municipal governments and operators of buildings cover:

- a. provision of technology related to the management of rain water;
- b. socialization; and
- c. training.

(2) Guidance through empowerment as referred to in Article 17 paragraph (3) letter b done by

provincial governments to regency/municipal governments and operators of buildings covers:

- a. socialization; and
- b. training.

(3) Guidance through empowerment as referred to in Article 17 paragraph (3) letter b, a done by regency/municipal governments and the government of the Special Capital Province of Jakarta to operators of buildings cover :

- a. socialization; and
- b. training.

#### Article 20

(1) Guidance through supervision as referred to in Article 17 paragraph (3) letter c is done by the government to provincial governments by monitoring the application of regulation related to the management of rain water on buildings and their plots of land

(2) Guidance through supervision as referred to in Article 17 paragraph (3) letter c is done by provincial governments to regency/municipal governments by monitoring the application of regulation related to the management of rain water on buildings and their plots of land

(3) Guidance through supervision as referred to in Article 17 paragraph (3) letter a is done by regency/municipal governments to operators of buildings by monitoring the application of regulation related to the management of rain water on buildings and their plots of land.

## CHAPTER VI

### PUBLIC ROLE

#### Article 21

(1) The public can play a role in the management of rain waters on buildings and plots of land by among others:

a. helping provide information related to the characteristics of land, topography, and depth of ground water surface in nearby environment within the framework of a study of regional characteristics done by regency/municipal governments and government of Special Capital Province of Jakarta for the Special Capital Province of Jakarta.

b. taking an active part in implementing the management of rain water on buildings and their plots of land in each phase of the operation of buildings, namely planning phase, construction phase and use phase.

c. reporting in writing any building which does not meet mandatory status of rain water management to regency/municipal governments, or to the government of Special Capital Province of Jakarta for the Special Capital Province of Jakarta.

d. taking an active part in disseminating information related to the management of rain waters on buildings and plots of land

(2) The public role in planning phase, construction phase and use phase as referred to in paragraph (3) letter b is set forth in attachment which is

an integral part of this Ministerial Regulation.

CHAPTER VII

CONCLUSION

Article 22

When this Ministerial Regulation began to take effect, all regulations related to the management of rain waters on buildings and plots of land shall remain valid, provided they do not contradict this Ministerial Regulation.

Article 23

This Ministerial Regulation shall come into force as from the date of promulgation.

For public cognizance, this Ministerial Regulation shall be promulgated by placing it in the State Gazette of the Republic of Indonesia.

Stipulated in Jakarta

On September 24, 2014

THE PUBLIC WORKS MINISTER OF  
THE REPUBLIC OF INDONESIA,

sgd.

DJOKO KIRMANTO

Promulgated in Jakarta

On September 26, 2014

THE LAW AND HUMAN RIGHTS MINISTER OF  
THE REPUBLIC OF INDONESIA,

sgd.

AMIR SYAMSUDIN

STATE GAZETTE OF THE REPUBLIC OF INDONE-  
SIA  
OF 2014 NO. 1394

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