

ABSTRACT

TRANSITIONAL REGISTRATION RIGHTS OFFICE FOR AUCTION IN THE CITY LAND LAMPUNG

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Land is a very important factor and most important, because in human life can not be completely separated from the soil. Humans living on the land (live) and obtain food by utilizing the land, more than the land would have an emotional relationship with humans. In order to achieve legal certainty of such rights then the legal status of land rights must be registered. Yet another case of land registration which is done by transfer of rights by auction in advance, which stipulated in Government Regulation Number 24 Year 1997 concerning Land Registration Article 41 states that the transfer of rights by auction only be registered if it is evidenced by the minutes of the auction which quotation is made by auction officials. And Regulation of the Minister of Finance Number 93/PMK.06/2010 on Auction Guidelines. But in pelaksanaannya still far from expected because the registration process that tends to elaborate. This can be seen from the re-auction process due to defaults, which occur in Chairul Hidayat who addressed the City Perum Sepang Indah Blok J No. 7 Village Kedaton Bandar Lampung District Municipality.

The problem in this thesis are (a) how the process of registration of transfer of rights by auction at the Land Office Bandar Lampung and (b) what were the factors retarding the face in the process of registration of transfer of rights by auction at the Land Office of the City of Bandar Lampung. This study aims to give a clear, systematic and detailed information on Auction Registration of Transfer of Right due at the Land Office Bandar Lampung

Methods of research on normative-legal research is research the rule of law *emperis* legislation and how the implementation of the rule of law in the field. Approach problems in this research by using two methods, namely the normative approach and empirical approach. In this study the data used are primary and secondary data, data collection is done by field studies and literature studies, data have been collected was processed with the processing of data through editing, classification and systematization, carried out a descriptive analysis of qualitative data.

Results indicated that (a) transition of rights by auction was divided into two namely: voluntary auction and auction execution. In the process of execution and implementation of auction voluntary auctions have different requirements. At the auction execution due to coercion because of his inability to fulfill the promise (default) and to voluntary auction no coercion from any side. At the auction there are no execution requirements documents that are special auction, while inside there is a voluntary auction are: (1) A statement from the owner of the goods that the goods are not in dispute, (2) Original and photocopy of proof of ownership rights (except for goods that do not move require proof of ownership rights). To be known with certainty the object of land rights to be auctioned, the auction officials will ask for land registration certificate to the Chief of the Land Office. As evidence of the implementation of auctions has issued citations minutes of the auction number 103/2008 and signed by Gatot Tri Wahyu Noble, SE, MM Results of the auction was followed up with dimohonkannya registration to the Land Office Bandar Lampung stages starting from the legal conditions of registration, application for registration, the registration of transition in the Land Office, and the last delivery of certificates of land rights that have been registered at the Land Office. (B) constraints are certificate is not submitted in accordance with the lists that exist in the Land Office, there are often delays in registration to the Land Office by the winning auction participant that does not directly register their land rights, then in terms of executive officer either at the Office Auction and the Land Office are still not able to create disiplin einthet ask.

Keywords: Land Registry, Transfer of Right, and Auction