

CHAPTER I

INTRODUCTION

1.1 Reason for Choosing the Title

Every Indonesian Citizen has a right to ask for the state land property right. Whereas foreigners who live in Indonesia also have the right to apply for it. But those rights are limited by the regulation of legislation for managing a connection between the land and the owner. The owner who has the right to ask for the land property right in a certain land is the person has a connection of law or importance in a certain land.

Asking is the right of every person, but issueing or rejection of land property right is the state authority which will be taken based on the regulation of legislation. Land Property Right Issue is a precidential decision giving a state land property right including the Extention of the right time span and Renewing Right. Land Property Right Issue is caried out by the competent official followed by its registration at National Land Agency in Regency/ Municipality. And delegation of the authority in issueing and rejection of the land property right decree is based on the decree of Agrarian State Minister/ the Head of National Land Agency No. 3/ 1999.

Based on those reasons, the writer finds it interested to entitle The Procedures of Issueing Land Propety Right at National Land Agency in Semarang Municipality.

1.2 Statement of the Problem

The problems mentioned in this paper are:

1. What are the procedures of issuing of Land Property Right Decree at National Land Agency ?
2. What is the numbering of Land Property Right Issue Decree at National Land Agency ?

1.3 Limitation of the Problem

The problems in this paper will be limited into:

1. The current procedures used to issue Land Property Right Decree at National Land Agency in Semarang Municipality.
2. The numbering of Land Property Right Issue Decree used at National Land Agency in Semarang Municipality.

1.4 Objective of the Study

The objective of this study are:

1. To know the procedures to issue Land Property Right Decree at National Land Agency in Semarang Municipality.
2. To know the numbering of Land Property Right Issue Decree used at National Land Agency in Semarang Municipality.

1.5 Significance of the Study

The significance of this study are:

1. For the Writer

To improve the knowledge of the writer about the Land Property Right.

2. For the Company or Office

To get input which can be considered for the progress of the company.

3. For Dian Nuswantoro University

To provide additional reference in understanding Land Property Right.

1.6 Implementation of the Study

The study was conducted for one month (from 17th February 2003 to 14th March 2003) at National Land Agency, Semarang Municipality. The activities that the writer did during the study are:

No	Date	Activities
1.	17 th February 2003	Recording the output decree to the instruction of payment book (<i>SPS / Surat Perintah Setor</i> book).
2.	18 th February 2003	Recording the data of the applicant to the right application book (<i>DI 501/ Daftar Isian Permohonan Hak</i>).
3.	19 th February 2003	Recording the output decree to the instruction of

		payment book (<i>SPS / Surat Perintah Setor</i> book).
4.	20 th February 2003	Recording the data of the applicant to the right application book (<i>DI 501/ Daftar Isian Permohonan Hak</i>).
5.	21 th February 2003	Giving the Land Property Right Issue Decree numbering in the book of Committee A.
6.	24 th February 2003	Giving the Land Property Right Issue Decree numbering in the book of Committee A.
7.	25 th February 2003	Keeping the Land Property Right Issue Decree archives which have been taken by the applicant.
8.	26 th February 2003	Recording the output Land Property Right Issue Decree to the instruction of payment book.
9.	27 th February 2003	Checking the Land Property Right Issue Decree number from the book of Committee A.
10.	28 th February 2003	Recording the output Land Property Right Issue Decree to the instruction of payment book.
11.	4 th March 2003	Keeping the Land Property Right Issue Decree archives which have been taken by the applicant.
12.	5 th March 2003	Keeping the Land Property Right Issue Decree archives which have been taken by the applicant.
13.	6 th March 2003	Recording the output Land Property Right Issue Decree

		to the instruction of payment book.
14.	7 th March 2003	Saving the data of the applicants in the computer.
15.	10 th March 2003	Making the data of Decree into unprocessed decree returning book.
16.	11 th March 2003	Making the data of Decree into unprocessed decree returning book.
17.	12 th March 2003	Keeping the Land Property Right Issue Decree archives which have been taken by the applicant.
18.	13 th March 2003	Recording the Land Property Right Issue Decree to the instruction of payment book.
19.	14 th March 2003	<ul style="list-style-type: none"> – Giving the data in the book of right up-grading (<i>Peningkatan Hak</i>) more than 200 m². – Giving the data of output Land Property Right Issue Decree to the instruction of payment book of III (<i>SPS III</i>).

1.7 Method of Data Collection

In organizing this paper the writer used several data. The methods used in collecting the data are as follows:

1. Observation

According to Marzuki (1989:53) observation is: “ Pengumpulan data yang dilaksanakan dengan pengamatan secara langsung dan pencatatan secara sistematis terhadap gejala fenomena yang diselidiki.” (The data collection which is done by observing directly and recording systematically to the place that will be observed).

By using this method the writer observed directly the Section of Land Property Right at National Land Agency in Semarang Municipality.

2. Interview

According to Marzuki (1977:26) interviews is: “ Pengumpulan data yang dilaksanakan dengan mewawancarai langsung orang yang bersangkutan.” (The data collection which is done by interviewing directly the relevant person).

By using this method the writer interviewed the staff of the Land Property Right Section at National Land Agency in Semarang Municipality about Land Property Right there.

3. Library Research

According to Marzuki (1977:28) library reseach is: “ Suatu metode pengumpulan data yang diperoleh dari literatur- literatur atau buku- buku yang berhubungan dengan obyek yang diteliti.” (The method of collecting data which is obtained from literatures and books related to the object observed).

In this case the writer read the book related to the problem.

1.8 Paper Organization

This paper is organized:

Chapter I : Introduction. This chapter covers reason for choosing the title, statement of the problem, limitation of the problem, objective of the study, significance of the study, implementation of the study, method of data collection and paper organization.

Chapter II : Literature Review. This chapter covers land property right, the procedures of issueing land property right issue decree, the delegation of authority in issueing and rejection of the decree of land property right and the numbering of land property right issue decree.

Chapter III : The Procedures of Issueing Land Property Right Decree at National Land Agency in Semarang Municipality. This chapter covers history of National Land Agency in Semarang Municipality, organizational structure of

National Land agency in Semarang Municipality, job description, and the
Procedures of Issueing Land Property Right Decree.

Chapter IV : Conclusion and Suggestion.