CHAPTER I
INTRODUCTION

1.1 Reason for Choosing the Title

A problem usually comes up when someone claims himself as the owner of a land where the real one, in fact, is not his. Another problem will arise when the land border does not go with the certificate and surely it can cause the real owner loses his right of that land. Problems also arise when people do not know the principles for land registration and because of that these problems cause sometimes the employees of the BPN office to work harder and find it difficult to solve them. To overcome those problems, the employees of BPN office make use of several principles, namely: Cadastre and Right Registration Principles.

Those principles are made use of by the employees of BPN, especially at the Department of Measuring and Land Registration (P-PT), to overcome such problems. Cadastre is similar to land register. It contains a set of records on land. Right registration is a right registration for a piece of land in a general list which is opened for individuals who need information from the list to look for names of the right owner.

Based on the reasons above, the writer is interested in choosing the title for this study as follows:

“ The Principles of Land Registration at National Land Agency (BPN) in Semarang ”.
1.2 Statement of the Problem

Based on the reason for choosing the title above, the problem mentioned in this paper is: What principles of land registration are used by National Land Agency (BPN) office in Semarang?

1.3 Limitation of the Problem

The limitation of the problem in this paper is limited into: The Cadastre Principles.

1.4 Objective of the Study

In the principles of land registrations at National Land Agency (BPN) office, there were several principles which are used by the National Land Agency (BPN) office before the process of the land registrations. It is carried out in order to get a good procedure upon land registration. Based on the statement above, the objective of this study is:

To describe the principles of land registration at National Land Agency (BPN) office in Semarang.

1.5 Significance of the Study

The significance of the study are as follows:

1. For the Writer:

To get knowledge of the principles of land registration used by National Land Agency (BPN).
2. For the Institution:

To help the employee of BPN office to explain the Principles of Land Registration to applicants.

3. For the Academic:

It can be used as resourceful reference for other students when writing similar paper.

1.6 Implementation of the Study

The study was conducted for one month (from February 17th to March 14th 2003), meanwhile the activities the writer did during the study are:

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<tr>
<th>No</th>
<th>DATE</th>
<th>ACTIVITIES</th>
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<tbody>
<tr>
<td>1</td>
<td>17th - 22nd Feb 2003</td>
<td>a. Introducing the writer herself to the employees of BPN especially in Department of Measuring and Land Registration (P – PT).</td>
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<td>b. Making letter for the notary.</td>
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<td>c. Making non – active data.</td>
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<td>2</td>
<td>24th Feb – 1st March 2003</td>
<td>a. Looking for the data.</td>
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<td>b. Filling the data.</td>
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<td>3</td>
<td>3rd Feb – 8th March 2003</td>
<td>a. Making letter for the Taxation of Land and Building Department</td>
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4. | 10\textsuperscript{th} March – 14\textsuperscript{th} March 2003 |
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<td>c. Collecting the data</td>
<td>b. Making the letter format of SSP and SSB.</td>
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1.7 **Method of Data Collection**

To write this paper, the writer used several data. While the method used in collecting the data are as follows:

1. **Observation**

According to Marzuki, in his book *Metodologi Research* (1989:53), "Observasi adalah melakukan pengamatan dan pencatatan secara sistematis terhadap gejala fenomena yang diselidiki" ("Observation is the act of observing and recording all investigated phenomena systematically"). In observation at the department of measuring and land registration department (P – PT) registration and land surveying has been carried out to obtain direct data and information and to get the direct views of the National Land Agency (BPN) office.
2. Interview

Winarno Surahmat in "pengetahuan penelitian Ilmiah Dasar Metode Tehnik", (1987 : 162) said "Interview is a technique of collecting data by making direct communication with the researched object" when preparing this paper the writer conducted an interview with the employee of BPN office to get the necessary data for this paper.

3. Library Research

"Library research is a process collecting data by reading books which have relation with the arrangement of thesis or specific paper" Marzuki (1985 : 53). The writer read in order to draw the conclusion of the books which get from BPN and Perpustakaan Wilayah Semarang as sources of literature.

1.8 Paper Organization

To facilitate in understanding this paper, the writer devides into several chapters. The systematization of this paper are as follows:

Chapter I: Introduction. This chapter consists of the 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, paper organization.

Chapter II: Literature Review. This chapter consists of the definition of the Right Registration, Cadastre and Right Registration Principles.
Chapter III: The Principles of land Registration used in land registration at National Land Agency (BPN). This chapter consists of the history of National Land Agency (BPN) at Semarang, the organization structure of National Land Agency (BPN) at Semarang, the job description at National Land Agency (BPN), the meaning of cadastre.

Chapter IV: Conclusion and Suggestion.