

Pelaksanaan pendaftaran tanah secara sporadik atas tanah bekas hak milik adat di Kelurahan Sunter Jaya, Kecamatan Tanjung Priok, Kotamadya Jakarta Utara = Implementation of sporadic land registration over former costumay right of ownership land in Sunter Jaya sub-district, Tanjung Priok District, North Jakarta municipality

Mega Arfiah, author

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Abstrak

Dalam kenyataannya ternyata hingga kini tanah-tanah di Indonesia, masih banyak dijumpai tanah yang belum terdaftar di Kantor Pertanahan, antara lain adalah tanah yang berstatus bekas Hak Milik Adat di Kelurahan Sunter Jaya, Kecamatan Tanjung Priok Kotamadya Jakarta Utara, dimana mereka tidak memiliki sertifikat. Mereka hanya mempunyai surat tanda pembayaran pajak atas tanah yang secara yuridis formal bukan merupakan alat bukti hak atas tanah, melainkan sebagai alat pelengkap untuk pendaftaran hak atas tanah.

Penelitian ini difokuskan kepada pokok-pokok permasalahan mengenai faktor-faktor yang menjadi penyebab banyaknya tanah bekas Hak Milik Adat yang belum terdaftar di Kelurahan Sunter Jaya, Kecamatan Tanjung Priok Kotamadya Jakarta utara, dan upaya pemerintah melalui Kantor Pertanahan dalam memberikan kesadaran hukum bagi masyarakat untuk mendaftarkan tanahnya. Metode penelitian yang dipakai adalah penelitian kepustakaan dengan pendekatan normatif yang disertai dengan analisis data sekunder yang didukung dengan penelitian lapangan melalui studi dokumen dan wawancara.

Hasil penelitian dirumuskan sebagai kesimpulan bahwa faktor-faktor penyebab banyaknya tanah bekas Hak Milik Adat yang belum terdaftar adalah faktor kurangnya pengetahuan dari masyarakat mengenai mekanisme atau tata cara untuk mendaftarkan tanahnya, faktor ketidak pahaman masyarakat mengenai pentingnya pendaftaran atas tanah yang dimilikinya. Faktor ekonomi dan jangka waktu yang lama merupakan penyebab masih banyaknya tanah khususnya yang berstatus bekas Hak Milik Adat yang belum terdaftar di Kelurahan Sunter Jaya, Kecamatan Tanjung Priok Kotamadya Jakarta Utara. Pemerintah melalui Kantor Pertanahan, yang bekerjasama dengan Pemerintah Daerah setempat mulai dari tingkat Kecamatan dalam hal ini ada Kecamatan Tanjung Priok hingga ke tingkat Kelurahan, telah membual program Kelompok Sadar Tertih Pertanahan (POKDARTIBNA) yang memberikan himbauan kepada masyarakat mengenai pentingnya mendaftarkan hak atas tanahnya dan penyuluhan tata cara pendaftaran tanah secara sporadik.

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In Reality, it is apparent that presently lands in Indonesia are still often come across of not yet being registered at the land office, among others, land which are having the status of former Costumay Right of Ownership in Sunter Jaya Sub-district, Tanjung Priok District, North Jakarta Municipality, in which the owners do not have land certificates. They only have tax payment statement/recept over the land, which in formal juridical manner, is not the evidence of right over land, instead, merely a supplementing instrument for the registration of right over land.

This research is focused on the main issues regarding factors which become the causes of large number of former costumay Right of Ownership lands which are not yet registered in Sunter Jaya Sub-district, Tanjung Priok District, North Jakarta Municipality, and the efforts of the government through Land Office in providing legal awareness service to the community to register their lands. The method of research being used is documentary research with normative approach supplemented by secondary data analysis supported by field research through documentary study and interview.

The result of research is composed as conclusion that the causing factors of large number of former Indigenous Right of Ownership Lands which are not yet registered are the factor of lack of knowledge of the community regarding the mechanism or procedure for registering their lands, the factor of unawareness of the community regarding the importance of registration of the land which they own. Economic factor and long period of process are the causes of large number of lands, especially having the status of former costumay Right of Ownership, which are not yet registered in Sunter Jaya Sub-district, Tanjung Priok District, North Jakarta Municipality. The Government through Land Office, in cooperation with the local Regional Government, starting from the level of District, in this case from Tanjung Prink District until Sub-District level, has prepared land order Awareness Group Program (POKDARTIBNA) that appeals to the community regarding the importance of registering their rights over lands and provides counseling regarding the procedure for sporadic land registration.