

Fractional ownership atas tanah dan bangunan di Negara Bagian Florida Amerika Serikat dikaitkan dengan hak atas tanah dan bangunan yang dapat dijadikan jaminan hutang di Indonesia = Fractional ownership of land and buildings in The State of Florida United States of America Associated with land and buildings title that can be used as collateral in Indonesia.

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Abstrak

[ABSTRAK

Indonesia merupakan negara dengan pangsa pasar yang besar, terutama dalam bidang properti. Untuk membantu pengembangan properti di Indonesia dibutuhkan terobosan baru dalam bidang kepemilikan properti. Tesis ini membahas mengenai kepemilikan bersama atas tanah dan bangunan secara fractional ownership. Pembahasan tesis ini bertujuan untuk mengkaji peraturan perundang-undangan yang ada, terkait dengan masalah yang dapat timbul serta apakah bentuk fractional ownership dapat diberlakukan di Indonesia. Tujuan tersebut berdasar pada pertanyaan Apakah pengaturan yang ada di Indonesia saat ini sudah cukup memfasilitasi konsep Fractional Ownership di Indonesia dan dapat diberlakukan seperti dengan konsep Fractional Ownership di Amerika. Dan juga bentuk penjaminan apa yang dapat dibebankan terhadap hak kepemilikan properti Fractional Ownership di Indonesia dibandingkan dengan di Amerika. Dalam penelitian ini dikemukakan bahwa terdapat pada dasarnya terdapat bagian dari fractional ownership yang sudah digunakan di Indonesia. Meskipun demikian masih terdapat beberapa bagian penting dari fractional ownership yang belum dikenal maupun berbeda dengan fractional ownership di Florida. Dalam penulisan tesis ini dapat dikatakan bahwa saat ini fractional ownership yang terdapat di Indonesia masih belum dapat disamakan dengan yang terdapat di Florida Amerika Serikat. Meskipun demikian tidak menutup kemungkinan untuk konsep ini dapat diberlakukan.

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ABSTRACT

Indonesia is a country with a large market share, particularly in the property field. To assist the development of properties in Indonesia, it needs a new breakthrough in the field of property ownership. This thesis focus on the ownership of land and buildings as fractional ownership. This thesis aims to examine the legislation that exists, associated with problems that may arise and whether the form of fractional ownership may be enforced in Indonesia. These objectives based on the question, are the existing arrangements in Indonesia at this time is sufficient to facilitate the concept of Fractional Ownership in Indonesia

and may be enforced as the concept of Fractional Ownership in America. And also what form of guarantees thatt can be charged against Fractional Ownership property rights in Indonesia compared to in America.

In this study, it is stated that basically there are part of a fractional ownership that has been used in Indonesia. Nevertheless there are still some important parts of fractional ownership which has not been known or even different in Indonesia today.

In this thesis it can be said that at this time that the fractional ownership in Indonesia still cannot be compared to the one that found in Florida USA.

Nevertheless it is possible for this concept can be applied., Indonesia is a country with a large market share, particularly in the

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