

## Analisis Implementasi Kebijakan Pembebasan Bea Perolehan Hak atas Tanah dan Bangunan di Provinsi DKI Jakarta = Analysis of Implementation on Land and Building Title Transfer Duty Free in Special Capital Region of Jakarta

Antoni Febrian, author

Deskripsi Lengkap: <https://lib.ui.ac.id/detail?id=9999920533309&lokasi=lokal>

---

### Abstrak

Kebijakan pembebasan BPHTB dengan NJOP sampai dengan 2 Milyar Rupiah atas jual beli, hibah dan hibah waris telah dikeluarkan oleh Pemerintah Provinsi DKI Jakarta sejak 13 Oktober 2016. Sebagai solusi atas mahalnya biaya sertifikasi tanah dan fakta bahwa masih terdapat 20,64% cakupan wilayah di Provinsi DKI Jakarta yang belum di sertifikasi. Kebijakan yang telah dibuat ini perlu dianalisis keberhasilan pengimplementasiannya. Keberhasilan implemementasi dapat dilihat dari substansi kebijakan dan konteks kebijakan. Hasil penelitian menunjukkan, berdasarkan aspek substansi kebijakan, bahwa seluruh rumusan kebijakan pembebasan BPHTB dibuat oleh Pemerintah Provinsi DKI Jakarta namun dalam penyusunannya tetap melalui kajian dan analisis kondisi lapangan. Dari aspek konteks implementasi kebijakan, implementasi kebijakan pembebasan BPHTB di Provinsi DKI Jakarta memperhatikan kondisi politik dan pemerintahan yang sedang berkuasa, serta fragmentasi pemegang otoritas yang ada. Kebijakan pembebasan BPHTB di DKI Jakarta juga berperan dalam mendukung Kebijakan Ekonomi Jilid III sebagai upaya untuk percepatan sertifikasi hak atas tanah dan bangunan.

.....

Land and Building Title Transfer Duty Free Policy has been issued by The Government Special Capital Region of Jakarta since October 13, 2016. As a solution to the high cost of land certification and the fact that there are still 20.64% of coverage in Special Capital Region of Jakarta that have not been certified. The success of its policy's implementation is need to be analyzed. Successful implementation of the Land and Building Title Transfer Duty Free policy can be analyzed by the content of policy and context of implementation aspects. This research shows that, according to the content of policy aspect, all the policy formulations of Land and Building Title Transfer Duty Free Policy was made by Special Capital Region of Jakarta, although the formulation remained through the field study and analysis of the conditions. From the context of implementation aspect, the implementation of Land and Building Title Transfer Duty Free Policy took the political and governmental condition into consideration, as well as the fragmentation of the existing authorities. Land and Building Title Transfer Duty Free Policy is also play a role in supporting the Economic Package Vol. 3 as a bridge to acceleration of certification of land and building rights especially in Special Capital Region of Jakarta.