

ABSTRAK

Penelitian ini bertujuan untuk mengetahui proses pelaksanaan lelang eksekusi oleh Pejabat Lelang Kelas 1 KPKNL Semarang berdasarkan Pasal 6 Undang – Undang Nomor 4 Tahun 1996 tentang Hak Tanggungan Atas Tanah Beserta Benda-Benda Yang Berkaitan dengan Tanah (UUHT) beserta kendala yang ditemukan dan solusinya.

Metode Pendekatan yang dipakai dalam skripsi ini bersifat yuridis sosiologis dengan menggunakan data primer sebagai data utama dengan cara melakukan wawancara bersama Pelelang Ahli Madya Kantor Pelayanan Kekayaan Negara dan Lelang (KPKNL) Kota Semarang. dan kemudian didukung oleh data sekunder dari berbagai sumber yang selanjutnya dianalisis dan diolah dengan metode kualitatif untuk menghasilkan kesimpulan.

Hasil penelitian ini menunjukkan bahwa pelaksanaan lelang dengan objek eksekusi hak tanggungan pada Kantor Pelayanan Kekayaan Negara dan Lelang (KPKNL) Kota Semarang dilakukan dalam beberapa tahap yaitu Proses Pra Lelang, Proses Lelang, dan Proses Pasca Lelang. Proses Pra Lelang yaitu terdiri dari surat permohonan lelang oleh kreditor, *chek list* atau verifikasi dokumen lelang, surat pemberitahuan proses pralelang, pengumuman lelang pertama dan kedua, pengurusan SKPT, dan kegiatan pemasaran. proses lelang pelaksanaannya dengan sistim penawaran *closed bidding*, dilaksanakan pada hari, tanggal dan tempat yang sudah tertera dipengumuman lelang, dan harus dihadiri oleh kreditor atau pejabat penjual, saksi, pejabat lelang kelas satu. Tata cara pelaksanaan lelang, peserta melakukan log-in aplikasi lelang KPKNL, Pembukaan penawaran lelang oleh pejabat lelang kelas satu, penawaran lelang dari peserta lelang, penutupan penawaran lelang, pengesahan pemenang lelang, dan Proses Pasca Lelang terdiri dari pembayaran atau pelunasan lelang, pengembalian uang jaminan lelang, pengurusan penerbitan risalah lelang, pengurusan penerbitan berita acara serah terima dokumen asli kepemilikan barang, pengurusan berita acara serah terima barang, penerbitan laporan dan invoice tagihan. Tidak ada hambatan yang ditemui pada situasi pandemi saat ini dikarenakan pelaksanaan lelang menggunakan via online.

Disarankan untuk Pihak KPKNL Semarang harus tetap menjalankan perannya secara profesional agar dapat menghimpun peserta lelang yang banyak sehingga menciptakan nilai jual lelang yang tinggi. Lalu bagi Pihak Kreditur, dalam mengajukan permohonan lelang kreditor harus benar-benar meneliti kelengkapan dokumen yang nantinya akan digunakan sebagai syarat lelang agar tidak ada permasalahan hukum dikemudian hari.

Kata Kunci: Lelang Eksekusi, Kantor Pelayanan Kekayaan Negara dan Lelang, UUHT.

ABSTRACT

This research aims to find out the process of conducting execution auctions by The Auction Official Class 1 KPKNL Semarang based on Article 6 of Constitution No. 4 of 1996 on The Right of Dependents on Land and Objects Related to The Land (UUHT) and the constraints found and solutions.

The approach method used in this thesis is sociological juridical by using primary data as the main data by conducting interviews with the Regional Expert Auctioneers of the Office of State Wealth Services and Auctions (KPKNL) Semarang city. and then supported by secondary data from various sources which are then analyzed and processed by qualitative methods to produce conclusions.

The results of this study showed that the implementation of the auction with the object of execution of dependent rights at the Office of State Wealth Services and Auctions (KPKNL) Semarang City was conducted in several stages, namely the Pre Auction Process, Auction Process, and Post-Auction Process. Pre Auction Process consists of auction application letter by creditors, check list or verification of auction documents, notification letter of pre-auction process, announcement of the first and second auction, management of SKPT, and marketing activities. the auction process is conducted with a closed bidding system, carried out on the day, date and place that has been listed in the announcement of the auction. and must be attended by creditors or salespeople, witnesses, first-class auction officials. Procedures for conducting auctions, participants log-in kpknl auction application, Opening of auction bids by first-class auction officials, auction bidding from auction participants, closing of auction bids, endorsement of auction winners. and Post-Auction Process consists of payment or settlement of auctions, refund of auction guarantees, management of the issuance of auction treatises, management of the issuance of news of the original document handover of goods ownership, management of the news of the handover of goods, issuance of reports and invoices of bills. There are no obstacles encountered in the current pandemic situation due to the implementation of auctions using online.

It is recommended that KPKNL Semarang should continue to perform its role professionally in order to gather a large number of auction participants so as to create a high auction selling value. Then for the Creditor, in applying for the auction the creditor must thoroughly examine the completeness of the documents that will be used as a condition of the auction so that there are no legal problems in the future.

Keywords: *Execution Auction, State Wealth Service Office and Auction, UUHT.*