

PEMBINAAN DAN PENGAWASAN TERHADAP PEJABAT PEMBUAT AKTA TANAH (PPAT) DI KABUPATEN BANTUL

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INTISARI

Penelitian ini bertujuan untuk mengetahui dan menganalisis mekanisme dan penerapan pembinaan dan pengawasan Pejabat Pembuat Akta Tanah (PPAT) oleh kepala kantor Agraria dan Tata Ruang/ Badan Pertanahan Nasional di Kabupaten Bantul.

Jenis penelitian yang digunakan penulis dalam penelitian ini adalah yuridis penelitian empiris. Lokasi dalam penelitian ini di Kabupaten Bantul, Daerah Istimewa Yoyaarta (DIY). Teknik pengambilan sampel dilakukan dengan non probability sampling, dengan memakai purposive sampling. Analisis data dilakukan dengan menggunakan pendekatan kualitatif dan hasilnya disajikan secara deskriptif.

Berdasar hasil penelitian, mekanisme pembinaan Pejabat Pembuat Akta Tanah (PPAT) oleh kepala kantor Agraria dan Tata Ruang/ Badan Pertanahan Nasional di Kabupaten Bantul, dibedakan dilakukan dengan 2 (dua) cara, yaitu pembinaan bersama dan pembinaan personal. Sedangkan mekanisme pengawasannya, dilakukan dengan mengunjungi kantor PPAT dan melakukan pemeriksaan terhadap minuta akta PPAT dan administrasi yang berhubungan dengan PPAT. Penerapan pembinaan dan pengawasan Pejabat Pembuat Akta Tanah (PPAT) oleh kepala kantor Agraria dan Tata Ruang/ Badan Pertanahan Nasional di Kabupaten Bantul efektif hal ini disebabkan karena pembinaan dan pengawasan yang dilakukan secara *door to door* dengan acak karena hanya beberapa PPAT saja yang didatangi dan itu tidak rutin. Disatu sisi Pembinaan dan Pengawasan dapat dikatakan efektif dan efisien ketika dilakukan secara bersama-sama.

Kata Kunci : Pembinaan, Pengawasan, PPAT

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THE GUIDANCE AND SUPERVISION ON LAND ACQUISITION OFFICER (*PPAT*) AT BANTUL

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ABSTRACT

This research was aimed to find out and analyze the mechanisms and implementation of the guidance and supervision on the Land Acquisition Officer (*PPAT*) that were carried out by the Head of Agrarian and Spatial Office/National Land Agency at Bantul.

In this research, the author used juridical type with empirical research. The research took place at Bantul, Special Region of Yogyakarta (*DIY*). The sampling technique used non probability sampling with purposive sampling. The data were analyzed with qualitative approach and the results were presented descriptively.

Based on the research results, the mechanisms of guidance on the Land Acquisition Officer (*PPAT*) that were carried out by the Head of Agrarian and Spatial Office/National Land Agency at Bantul were distinguished into 2 (two) steps, that were joint and personal guidance. On the other side, its supervision mechanisms were carried out through the visit to *PPAT* Office and the examination on the Original of the Deed of *PPAT* and the administration regarding *PPAT*. The implementation of guidance and supervision on the Land Acquisition Officer (*PPAT*) that was carried out by the Head of Agrarian and Spatial Office/National Land Agency at Bantul was effective since those were carried out door to door randomly because only few *PPAT* that were visited and it was irregular. On the other side, the guidance and supervision would be effective and efficient if those were carried out jointly.

Keywords : Guidance, Supervision, *PPAT*

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