

**IMPLEMENTASI UNDANG-UNDANG HAK TANGGUNGAN
DALAM PELAKSANAAN LELANG EKSEKUSI HAK
TANGGUNGAN DI KANTOR PELAYANAN
KEKAYAAN NEGARA DAN
LELANG (KPKNL)
MEDAN**

ABSTRAK

Penelitian ini bertujuan untuk menganalisis Implementasi undang-undang hak tanggungan dalam pelaksanaan lelang eksekusi hak tanggungan di kantor pelayanan kekayaan Negara dan lelang (KPKNL) Medan. Tujuan dari pada lelang hak atas tanah adalah agar pemenang lelang dapat secara sah menguasai dan menggunakan tanah. Apabila debitur cidera janji objek hak tanggungan dapat dijual melalui pelelangan umum menurut tata cara yang ditentukan dalam peraturan perundang-undangan untuk pelunasan piutang pemegang hak tanggungan. Jenis penelitian yang dilakukan penyusunan skripsi adalah penelitian Yuridis Empiris dengan spesifikasi deskriptif analitis terhadap bahan hukum dan data, dengan mencari data langsung ke lapangan di kantor pelayanan kekayaan Negara dan lelang medan dengan pelaksanaan lelang eksekusi hak tanggungan melalui wawancara dengan staf yang pernah memenangkan lelang di kantor pelayanan kekayaan Negara dan lelang medan. Berdasarkan hasil penelitian maka dapat disimpulkan bahwa implementasi Undang-Undang Hak Tanggungan (UUHT) dalam pelaksanaan lelang eksekusi hak tanggungan di kantor pelayanan kekayaan Negara dan lelang Medan berdasarkan pasal 6 tentang undang-undang hak tanggungan (UUHT) jadi bank bisa langsung melanjutkan permohonan lelang ke kantor pelayanan kekayaan Negara dan lelang Medan melalui penjualan dibawah tangan, melalui proses pihak eksekusi pengadilan kebanyakan perbankan memilih pasal 6 yaitu bisa mengajukan permohonan lelang eksekusi hak tanggungan langsung tanpa lewat pengadilan langsung ke kantor pelayanan kekayaan Negara dan lelang Medan.

Kata Kunci : Implementasi, pelaksanaan, Lelang eksekusi hak tanggungan

**IMPLEMENTATION OF THE LIABILITY RIGHTS LAW IN
THE IMPLEMENTATION OF LIABILITY RIGHTS
EXECUTION AUCTIONS AT THE STATE
PROPERTY SERVICES OFFICE AND
AUCTIONS (KPKNL)
MEDAN**

ABSTRACK

This study aims to analyze the implementation of the mortgage law in the implementation of the mortgage execution auction at the Medan State Property and Auction Service Office (KPKNL). The purpose of the auction of land rights is so that the winner of the auction can legally control and use the land. If the debtor is in default, the object of the mortgage can be sold through a public auction according to the procedure specified in the laws and regulations for the settlement of the debt of the mortgage holder. The type of research carried out in the preparation of the thesis is Juridical Empirical research with analytical descriptive specifications on legal materials and data, by searching for data directly in the field at the State Assets Service Office and field auction with the implementation of mortgage execution auctions through interviews with staff who have won auctions at the office. State wealth services and field auctions. Based on the results of the study, it can be concluded that the implementation of the Mortgage Law (UUHT) in the implementation of the mortgage execution auction at the State Asset Service Office and Medan auction based on article 6 of the Mortgage Law (UUHT) so that banks can directly proceed with the auction application to the state property service office and Medan auction through underhand sales, through the court execution process, most banks choose article 6, which is to apply for a direct mortgage execution auction without going through the court directly to the state property service office and Medan auction.

Keywords: Implementation, implementation, Mortgage execution auction