

ABSTRACT

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JURIDICAL STUDY ON THE BENEFITS OF LAND BANKS IN LAND PROCUREMENT FOR DEVELOPMENT

(xiv + 108 pages + 1 picture)

The need for land for various purposes tends to increase, while the availability of land is limited. For development activities, adequate land availability is required, but, at the time of construction the required land is not yet available. The formulation of the problem in this study is how to regulate land banks in terms of Law Number 11 of 2020 concerning Job Creation and Government Regulation Number 64 of 2021 concerning Land Banking Agency and how the benefits of land bank as a land acquisition solution for development are. The research method used is a type of normative legal research using secondary data which is then analyzed qualitatively. Land bank arrangements have been regulated in Law Number 11 of 2020 concerning Job Creation, which is the main regulation, with research results obtained in the Employment Creation Act as a special agency that manages land with the aim of guaranteeing public interests, social interests, and development. national interests, economic equity, land consolidation, and agrarian reform. The land bank in the Job Creation Law focuses more on industrial interests and public interests which seem to override other regulations, it is feared that it will only prioritize business affairs, the agrarian reform section must focus more because it clearly has a function in structuring land tenure affairs. This is because there are still many people who do not own land. The land bank derivative arrangement is regulated in Government Regulation Number 64 of 2021 concerning the Land Bank Agency, which explains the guarantee of land availability for central and regional development in supporting economic improvement and investment. In this case, land is considered easy to trade and will be easily monopolized by the owners of capital. In terms of benefits, land bank as a land acquisition solution for development is to overcome difficulties in providing land by collecting or procuring land which will then be built for development, or by consolidating land through consolidation it can provide land for development. In conclusion, the regulation regarding the land bank needs to be reviewed because there are still gaps in the rules regarding agrarian reform and the overlapping tasks in setting the scope of objectives at the land bank, because the land bank acts as a forum for regulating land distribution which is intended as a development activity.

References: 59 (2011-2021)