

ABSTRACT

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The Standing of Public Appraisers in Land Acquisition Process as Comparative Appraisers in Effort to Object Compensation Value Offered by the Government (Case Study on Supreme Court Decision No. 2122/K/Pdt/2017)

(viii + 82 pages)

The land acquisition process for public purposes in Indonesia is a strategic issue in infrastructure development. This study originates from disputes over land compensation in the Manado-Bitung Toll Road project, highlighting landowners' dissatisfaction with the government's compensation value. The research problem focuses on the mechanisms of valuation and legal protection for landowners, as well as the role of public appraisers in bridging the interests of the community and the government. The research employs a normative empirical approach, non-judicial case study as its method in analyzing the District Court Decision No. 192/Pdt.G/2016/PN.Arm and the Supreme Court Decision No. 2122 K/Pdt/2017. Data were collected through literature reviews and relevant legal documents. The findings reveal a gap in the compensation valuation process, where negotiations often lack active participation from landowners. Public appraisers play a strategic role in providing fair and transparent evaluations. The court decisions emphasize the importance of using valuation standards (SPI) and engaging comparative appraisers to ensure objective compensation values. In conclusion, legal protection for landowners in land acquisition requires improvement, particularly in providing access to independent appraisers and enhancing public awareness of their rights. Valuation standards and professionalism are key elements in creating a fair process.

Keywords: Land Acquisition, Compensation, Legal Protection

References: 54 (1945-2024)