

ABSTRAK

Penelitian ini bertujuan untuk menganalisis pelaksanaan lelang hak menikmati barang yang objeknya berupa hak sewa terhadap 10 (sepuluh) unit ruko BMN eks kelolaan PT PPA di KPKNL Tangerang II yang pemohonnya adalah Kanwil DJKN Banten. Penelitian ini merupakan studi kualitatif dengan pengumpulan data melalui metode wawancara dan studi kepustakaan. Dalam praktiknya, pelaksanaan lelang tersebut telah dijalankan sesuai dengan asas-asas mengenai lelang dan dasar hukum yang berlaku. Namun, terdapat beberapa permasalahan yang ditemukan, yaitu (1) terhambatnya sosialisasi dan edukasi terkait pelaksanaan lelang hak menikmati secara tatap muka kepada pihak pengguna jasa layanan lelang di wilayah kerja KPKNL Tangerang II karena adanya wabah pandemi COVID-19; (2) Tidak Ada Peminat (TAP) dalam pelaksanaan lelang; dan (3) tidak dilakukan permohonan lelang kedua atas lelang yang - dinyatakan TAP tersebut. Analisis penyelesaian terhadap hambatan tersebut yaitu dengan, (1) melakukan sosialisasi dan edukasi mengenai lelang hak menikmati secara *online*; (2) melakukan perbaikan dalam hal produk (objek lelang), harga (nilai limit lelang), tempat pelaksanaan lelang, dan promosi yang dilakukan; dan (3) melakukan skema pemanfaatan lainnya dan/atau melakukan kerjasama dengan pihak lain.

Kata Kunci: Lelang hak menikmati barang, hak sewa, Barang Milik Negara (BMN)

ABSTRACT

This study aims to analyze the auction of the right to enjoy goods whose object is in the form of rental rights to 10 (ten) BMN shophouse units ex-managed by PT PPA at KPKNL Tangerang II whose applicant is the Kanwil DJKN Banten. This research is a qualitative study with data collection through interviews and literature study. In practice, the auction has been carried out in accordance with the principles regarding the auction and the applicable legal basis. However, there were several problems that were found, namely (1) delays in socialization and education related to the implementation of the auction of the right to enjoy face-to-face to the auction service users in the KPKNL Tangerang II work area due to the COVID-19 pandemic outbreak; (2) No Interest (NI) in the auction; and (3) no application for a second auction is made for the auction declared by the NI. Analysis of the settlement of these obstacles is by, (1) conducting socialization and education regarding the auction of online enjoyment rights; (2) make improvements in terms of the product (the object of the auction), the price (the value of the auction limit), the place of the auction, and the promotions carried out; and (3) carry out other utilization schemes and/or cooperate with other parties.

Keywords: Auction of rights to enjoy goods, lease rights, State Property