

*Undergraduate Final Project  
Science of Law Department  
Even Semester 2019*

**LEGAL CERTAINTY THE RIGHT OF BUILDING CERTIFICATES  
ISSUANCE BY USING PENDAFTARAN TANAH SISTEMATIS  
LENGKAP PROJECT IN BATAM CITY**

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*Abstract*

*This Final Assignment study intent to analyze legal certainty to holders of land right register by using Pendaftaran Tanah Sistematis Lengkap (PTSL) project and to find out the legal status of the interest in land issuance by using PTSL project di Batam City before get permits and recommendation from Badan Pengusahaan Kota Batam and analyze the solutions to qualify legal certainty and make that Certificates becomes useful by using this PTSL project.*

*The research methodology used by the author is empirical legal research by researching based on the results of interviews and supported by legal theories and Indonesia's perundang-undangan and laws. The types of datas is primary data as the main data dan secondary data as supporting data consisting of primary, secondary and tertiary legal materials. This legal ressearce is analyzed descriptively qualitatively.*

*The results comes from interviews and be reviewed from Hans Kelsen's legal certainty theory. The result is, the right of building certificates that have been issued without paying Uang Wajib Tahunan (UWT) and Bea Perolehan Hak atas Tanah dan Bangunan (BPHTB) in Batam City do not fullfill principle of legal benefit and legal certainty, because certificates cannot be used until the holders of land right pay of these obligations. The advices that can be given are : Regulation Socialization, Time Limitation, Special Regulation on certificates issuance by using PTSL project for the cities that are above Hak Pengelolaan Lahan, and Installment Program.*

*Keywords: Pendaftaran Tanah Sistematis Lengkap, Right of Building Certificates, Batam City.*