

**LEGAL REVIEW ON THE IMPOSITION OF ANNUAL MANDATORY
MONEY TOWARDS OWNER'S FREEHOLD TITLE
ABOVE MANAGEMENT RIGHTS IN BATAM**

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ABSTRACT

Land Rights Certificate in Batam is above the Land Management rights held by the Batam Concession Agency, therefore the types of land rights that can be granted by management rights are Building Rights, Cultivation Rights, and Usage Rights by Government Regulation Number 40 of 1996. Freehold title cannot be above land management rights because they conflict with the original nature of ownership rights. However, a certificate of ownership has been issued that it is above Land Management rights, wherein the certificate of ownership is not subject to annual compulsory money.

The research method used in this study is an empirical research method that results from direct interviews with resource persons, including the Batam Concession Agency, the Batam City National Land Agency and the Land Drafting Officer. To support and strengthen the results of the interview, an exploration was also carried out through library research. After the data collected, an analysis was carried out using qualitative methods to classify each data obtained.

Based on the completed research, the conclusions and suggestions of this study are the issuance of a Freehold Title in Batam above the Land Management Right occurred due to an error interpretation that resulted in the issuance of a recommendation letter on Property Rights over the Management Right conducted by the Batam Business Entity Leader beforehand and the imposition of Annual Obligatory Money on Freehold Title holder must not occur, therefore, the consequence violates the law, consequently what must be done is the abolition of Management Rights in the Certificate of Property Rights.

Keywords : *Management Right, Annual Obligatory Money, Certificate of Ownership*