ABSTRAK

Proses Pengadaan Tanah dalam pembangunan untuk kepentingan umum cenderung menimbulkan masalah. Hal ini disebabkan karena pengadaan tanah pastinya akan menimbulkan dampak pada warga yang tanahnya terkena pengadaan tanah. Dalam proses pengadaan tanah pada pembangunan jalan tol Batang-Semarang, terdapat beberapa kendala yang timbul dalam proses pengadaan tanahnya, salah satunya adalah mengenai besaran nilai ganti kerugian yang diberikan kepada warga dimana harga untuk pengadaan tanah yang ditawarkan oleh Tim Pembebasan Tanah (TPT) jauh dibawah harga pemintaan warga.

Penelitian ini bertujuan untuk mengetahui dan menganalisis kendala dalam pelaksanaan pemberian ganti kerugian bagi warga Kecamatan Ngaliyan yang terkena dampak pengadaan tanah untuk pembangunan jalan tol Semarang-Batang serta untuk mengetahui apakah pemberian ganti kerugian tersebut teleh berkeadilan. Penelitian ini menggunakan metode penelitian yuridis sosiologis. Spesifikasi dalam penelitian hukum ini bersifat deskripitif analitis.

Dari hasil penelitian diketahui bahwa kendala yang ditemukan antara lain adanya sisa tanah yang belum diapresiasi oleh Tim Penilai, terdapat sertifikat tanah yang diagunkan dan ketidaksesuai hasil pengukuran luas tanah, namun kesemuanya dapat diatasi oleh Tim Penilai secara softskill disertai pendekatan komunikasi yang persuasif. Pelaksanaan pemberian ganti kerugian bagi warga Kecamatan Ngaliyan yang terkena dampak pengadaan tanah untuk pembangunan jalan tol Semarang-Batang sudah memenuhi rasa keadilan, di mana warga masyarakat merasa terpenuhi harapannya terhadap besaran ganti kerugian yang diterima, dan bahkan nilai penggantiannya melebihi nilai jual obyek pajak (NJOP).

Kata Kunci : ***Pengadaan Tanah, Ganti Rugi, Keadilan***

ABSTRACT

The process of land acquisition in the development for the public interest tends to cause problems. This is because land acquisition will certainly have an impact on residents whose land is affected by land acquisition. In the land acquisition process during the construction of the Batang-Semarang toll road, there were several obstacles that arose in the land acquisition process, one of which was regarding the amount of compensation value given to residents where the price for land acquisition offered by the Land Acquisition Team (TPT) was far below. the asking price of the residents.

This study aims to identify and analyze the obstacles in the implementation of providing compensation for residents of Ngaliyan District who are affected by land acquisition for the construction of the Semarang-Batang toll road and to determine whether the provision of compensation is fair. This research uses sociological juridical research methods. The specification in this legal research is descriptive analytical.

From the results of the research, it was found that the obstacles encountered included the remaining land that had not been appreciated by the Appraisal Team, there was a land certificate pledged as collateral and a mismatch in the results of land area measurement, but all of them were overcome by the Assessment Team in a soft skill with a persuasive approach to communication. The implementation of providing compensation for residents of Ngaliyan District who were affected by land acquisition for the construction of the Semarang-Batang toll road has fulfilled a sense of justice, where the community feels that their expectations are fulfilled for the amount of compensation received, and even the value of the compensation exceeds the sale value of the tax object (NJOP).

Keywords: Land Acquisition, Compensation, Justice