

Online Analysis System of Application of Partners for Land Asroccument Officers of Sukoharjo District

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Abstract—Research in the writing of this final assignment takes the title *Analysis of the Online Sale and Purchase Deed Registration System Application for Sukoharjo District Land Deed Maker Officers*, where the PPAT itself consists of leaders and office and field staff who bring files to the ATR / BPN office in Sukoharjo, this research applies the method UML (Unified Model Language), in the process. This is to find out the constraints of PPAT in examining the registration of land sale and purchase deeds in the Sukoharjo regency. The data that was collected were processed qualitatively and analyzed descriptively and analytically. The results showed; 1) The function of registering via PPAT Online in assisting PPAT in the transfer of land rights in Sukoharjo Regency is to assist in the process of changing names that arise from the seller to the buyer. 2) The juridical consequences if both parties do not fulfill obligations such as taxation in making deed of transfer of land rights, namely that PPAT will not process the transfer of rights to land and / or buildings if it is not equipped with proof of payment of BPHTB and PPh taxes so that the consequences.

Keywords— Analysis, Applications, Systems, Dapodik, Kindergarten

I. INTRODUCTION

PPAT (Land Deed Making Official) is one of the professions carried out by legal persons relating to official documents regarding land. The general definition of PPAT is a public official who is given the authority to make authentic deeds regarding certain legal actions regarding rights to land or property rights of apartment units. [1] So that it allows you not to be too confused about the purpose of the legal act of buying and selling. The PPAT's responsibility for an authentic deed is only to record or transcribe a legal act committed by the party / party to the deed. Since the enactment of the Government Regulation on Land Registration, the parties must also buy and sell goods before the PPAT, which is tasked with making deeds. By carrying out the sale and purchase in front of the PPAT, it is fulfilled with clear conditions (not a dark legal act, which is carried out in secret). In order to make the land sale and purchase deed, the party transferring the rights must meet the requirements, namely the authority to transfer the right, while the party receiving the land must meet the requirements of the subject of the land to be purchased.

II. RESEARCH METHOD

In obtaining data and information, the following methods are required : 1). Data Collection Methods : The following data collection methods are as follows: Interview : The interview is one of the most important parts of any survey. Without interviews, researchers will lose information that can only be obtained by asking the sources directly. Observation : observation methods, namely activities to find out something from phenomena. The information obtained must be objective, real, and can be accounted for. Literature study : Literature study is an activity to collect information that is relevant to the topic or problem that is the object of research. This information can be obtained from books, scientific papers, dissertations, encyclopedias, the internet, and other sources. 2). Systems Development Method : The following methods in system development are as follows :

a. System Planning : Establish an overall strategic framework for meeting user information needs. b. System Analysis : In this section, do data analysis, namely how to provide information about how to analyze the application. Contains the system Flow of the newly created Application. c. System Design : In this section, do data analysis, namely how to provide information about how to design the application. Design contains the main points of the application. d. System Implementation : Implementation is the process of implementing the Buy and Sell Registration Information System application that helps users use it. At this stage, implementation is carried out in several processes, namely : Notify User (Notify User), Train Users (User Training) and Install System. After successfully passing all the implementation processes, it means that the online registration Information System application can be used. e. System Testing : At this stage the authors conducted a test by performing data entry using one of the data from the file. This application is considered very effective for submitting AJB registration. The easy entry stage and the fast process are considered very helpful for the AJB Registration process in the Buy and Sell Process.

III. RESULT AND ANALYSIS

In the discussion, discussing the results of research in the form of system design as a whole are as follows :

3.1 Computerized System Analysis

The use of the old system with the queue number model that has been adjusted to the arrival of the PPAT staff to write files manually then called according to the queue order makes it inefficient and effective because it is limited to the daily quota of files. system without any shortcomings in data entry in the file.

3.2 System Design

This stage is the development of systems and the creation of new procedures in accordance with the needs of PPAT partners. The design of this system is to meet the needs of

system users and provide clear ease of use to computer programs that will build new systems.

1. Context Diagram

The Context Diagram (CD) for the AJB Online Registration decision support system is as follows :

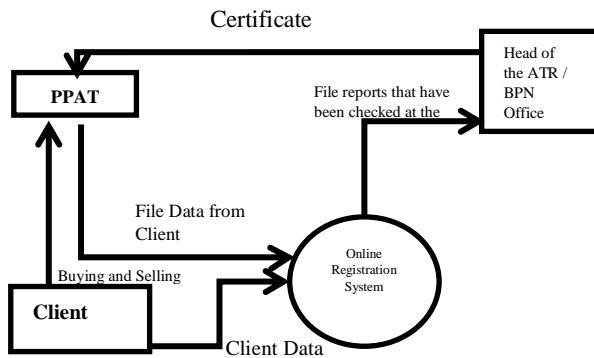


Figure 1. Context Diagram

2. HIPO

HIPO (Input Process Output Hierarchy) is a system development tool and system documentation technique in programs. The most important goal of HIPO is to produce correct output and meet user requirements.

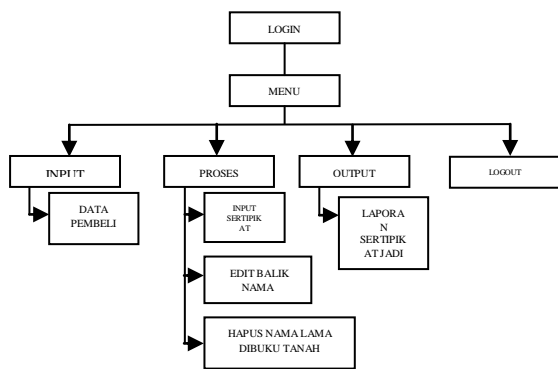


Figure 2. HIPO

3. DAD (Data Flow Diagram)

Data Flow Diagram (DAD) is a flow diagram that describes the flow from data to the system, DAD helps to understand the system in a logical, structured and clear manner. The following is DAD level 0 for AJB Online Registration at BPN Sukoharjo.



Figure 3. DAD Level 0

3.3 System Implementation

System implementation is the process of making a system in the form of designing the AJB Online Registration application:

1. Input the applicant's data

Display data input used to input data of potential recipient of Rights transfer.

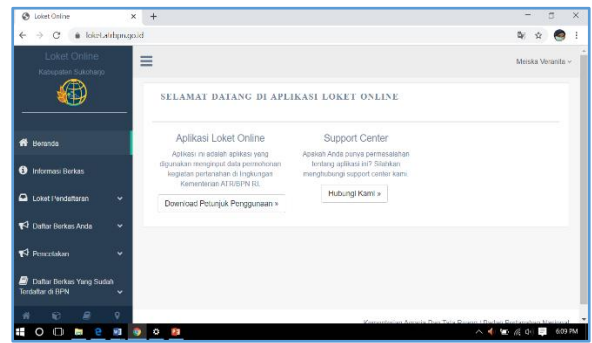


Figure 4. Applicant Data Input Form

2. Display Criteria Settings

The criteria setting form display is used to determine the value of each of the criteria.

a. AJB Registration Criteria

The following is a display on the AJB Registration criteria section as follows :

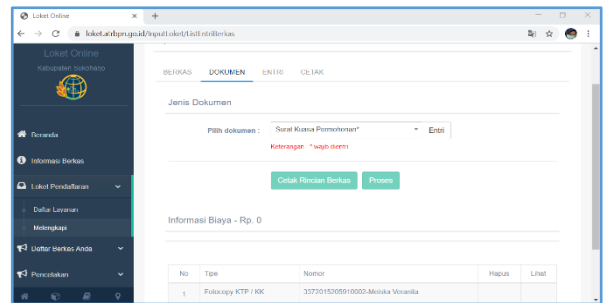


Figure 5. AJB Registration Form

3. Display of AJB Registration Results

Display of the results of AJB Registration, there are several types of processes, namely the initial input stage, the process stage and the successful registration stage received. The following are the results of the registration.

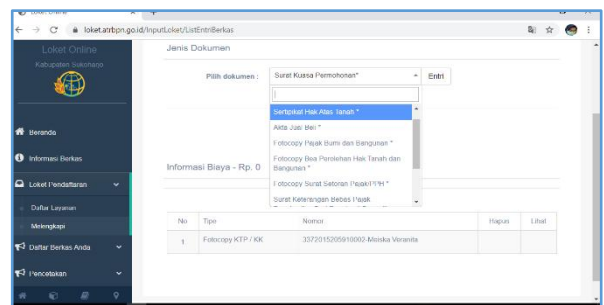


Figure 6. Initial input process stage

The following are the results of the successful file received as follows:

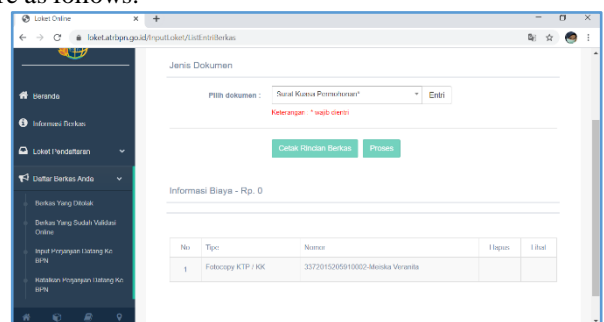


Figure 7. Successful file results received

3.4 System Testing

Testing is a system test process at the end which is also useful for testing the system. There are two system tests, namely the functionality test and the validity test. following the test:

3.4.1. Functionality Testing

Functionality testing uses the Black Box, which is useful for knowing the output results in each form in the program system. following the results of the recapitulation.

Table 1. Uji Fungsionalitas

| No | Jenis Uji | Komponen Sistem Yang Diuji | Skenario Uji | Hasil Yang Diharapkan | Hasil Yang Dihadiskan | Satus Uji | Hasil Pengujian |
|----|------------|----------------------------|--|---|---|-----------|-----------------|
| 1 | Uji Normal | Form Member Login | Masukkan username dan password dengan benar, lalu klik Login | Akses diterima dan dapat melanjutkan Menu pelayanan selanjutnya | Muncul pesan "Login Diterima" | Normal | Diterima |
| | Uji Salah | Form Member Login | Masukkan username dan password dengan salah, lalu klik Login | Muncul pesan kesalahan | Muncul pesan "Username / Password Salah" | Normal | Diterima |
| 2 | Uji Normal | Form Input Berkas Baru | Masukkan Nomor berkas selanjutnya dengan benar | Muncul angka dari sistem yang sesuai Pada data | Muncul angka urutan berkas | Normal | Diterima |
| | Uji Salah | Form Berkas Baru | Masukkan Nomor berkas selanjutnya dengan salah | Tidak muncul angka dari sistem | Tidak muncul angka urutan berkas tidak sesuai | Normal | Diterima |
| 3 | Uji Normal | Form Input NIK Pemohon | Masukkan NIK selanjutnya dengan benar | Muncul nama, alamat yang sesuai Pada data | Muncul Nama dan Nik Pemohon | Normal | Diterima |
| | Uji Salah | Form Input Nama Pemohon | Masukkan NIK selanjutnya dengan salah | Tidak muncul nama, alamat tetapi null | Tidak muncul atau null yang tidak sesuai | Normal | Diterima |
| 4 | Uji Normal | Form Melengkapi Entrian | Masukkan nomor Akta | Dapat terinput dan langsung muncul nomor | Langsung masuk dokumen | Normal | Diterima |
| | Uji Salah | Form Melengkapi Entrian | Masukkan Nomor Akta | Tidak dapat terinput secara otomatis | Muncul tulisan tidak bisa dibuka | Normal | Diterima |
| 5 | Uji Normal | Form Input Perjanjian | Masukkan tanggal dan bulan tekan proses | Muncul perjanjian | Muncul konfirmasi Perjanjian | Normal | Diterima |
| | Uji Salah | Form Input Perjanjian | Masukkan tanggal, lalu tekan enter | Tidak muncul perjanjian | Muncul pesan perjanjian anda belum lengkap | Normal | Diterima |

IV. CONCLUSION

At the end, this conclusion is made in the form of conclusions and suggestions, which are as follows:

The existence of a new system in the computerized land buying and selling system can solve the problems that occurred in the old system (manual), because the old system in carrying out the transaction process resulted in less effective and efficient results. With the new, more modern land buying and selling system, it can produce results that are more effective and efficient as well as a solution to problems in the old system (manual).

As for suggestions for agencies in using this system in order to be useful and run well, the user is expected to continue to carry out system maintenance regularly. In addition, it is also hoped that the agency will improve the performance of the system so that it is even faster and there is a need for innovation in its development so that it can survive and can maintain client trust.

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