

Analysis of the Contribution of Land and Building Tax to the Development of Namara Village, Aru Tengah Sub-District, Aru Islands District, 2022

Aprilia Kamsy, Ibnu Fajarudin

Departement of Economic and Business, Narotama University
Jl. Arif Rahman Hakim No. 51, 60117, Surabaya, Indonesia
aprilakamsy9@gmail.com, ibnu.fajarudin@narotaama.ac.id

Abstract

This study aims to answer questions regarding the contribution of Land and Building Tax to the development of Namara Village, Procedures for collecting Land and Building Tax, Distribution of balances and Allocation of Land and Building Tax Collection Results. This research is located in Namara Village, Aru Tengah District, Aru Islands Regency, Maluku.

This research is a type of qualitative research that is descriptive in nature. The research data includes primary data, namely data obtained directly from the results of interviews with informants and secondary in the form of data or information in the form of evidence, records or historical archival reports regarding the details of the 2022 land and building tax revenue.

The results of the study show that the contribution of land and building tax in 2022 has increased well, this is evidenced by the many developments carried out by the village government and the very high level of compliance by the village community in paying taxes.

Keywords:

Development, Land and Building Tax Analysis, Namara Village.

1. Introduction

National development is an ongoing effort to improve the quality of the Indonesian people and society, taking advantage of scientific progress and building national capabilities. Focus on knowledge, technology, and global development issues. The goals of national development are emphasized in the opening of paragraph 4 of the 1945 Constitution, namely the development of all Indonesian people, all Indonesian bloodshed, and advancing general welfare, educating the life of the nation, participating in realizing a world order based on independence, realized by the establishment of a people's sovereign state and democracy prioritizing unity, and the unity of Pancasila and the state according to the 1945 Constitution.

Local taxes and central taxes are a tax system as a burden borne by the community, the burden must be met and maintained as expected changes can complement the regulations between Land and Building Tax (PBB). Minister of Finance Number Per-59/PB/2010 concerning how to receive, distribute funds and distribute income from property taxes and construction taxes, the PBB revenue is divided equally 10% for the central government and 90% for regional governments. 90% share the details and the area is divided: 16.2% for the province concerned, 64.8% for the district/city concerned then 9% for collection fees. With the resulting distribution, the government has an obligation to maximize tax control.

Land and Building Tax (PBB) is a source of state revenue. Land and Building Tax can be divided into several parts. Namely the rural section, urban section, plantation section, mining section and forestry section. The collection of land and building tax revenues greatly helps local governments to act more quickly for development in the region. Therefore, the Land and Building Tax will require special attention by the local government in handling it, and will generate a significant source of funding for the regional principal income (PAD) in the future. Given the importance of the contribution of Land and Building Tax revenues to model development, tax collection must therefore be carried out efficiently to achieve the stated goals.

Research conducted by Fitra et al. (2017) examined Land and Building Tax Revenue (PBB-P2) and its contribution to local revenue in the city of Dumai. The results of this study indicate that the biggest contribution of PBB-P2 to local taxes started in 2013 at 40.30% and in 2014 at 48.56%. In the PAD structure, PBB-P2 contributed 16.85% to revenue in 2013, while in 2014 the contribution of PBB P2 increased by 18.77%.

Namara Village is one of 117 villages in the Aru Islands Regency, located in the eastern part of Indonesia (Maluku). In recent years, many developments have been carried out by the Namara Village government which has made this village one of the developing villages. With development that continues to occur in a sustainable

manner, the government hopes to be able to prosper the lives of rural communities, quality of life and alleviation of poverty through meeting the basic needs of rural communities.

Throughout 2022 the Namara Village government will carry out a lot of development starting from physical and non-physical development. The efforts made by the village government are of course for the welfare of the lives of its people, but behind the many developments that have taken place in Namara Village so that the government is able to increase development in the village.

Based on the background above, the author is interested in conducting research with the title "Analysis of the Contribution of Land and Building Tax to Village Development in Aru Tengah District, Aru Islands Regency in 2022"

The aims of this research are:

1. To find out and analyze the implementation of Land and Building Tax in Namara Village.
2. To find out and analyze the balance of the distribution of land and building tax collection in Namara Village.
3. To find out and analyze the collection of Land and Building Tax allocated to Namara Village.
4. To find out and analyze the allocation of Land and Building Tax can be used in the development of Namara Village.
5. To find out and analyze the contribution of Land and Building Tax on Development.

2. Theory Review

2.1. Village Development

One characteristic of village development is the existence of various development projects, most of which aim to develop villages. These projects aim not only to make real progress, but also to empower the community, thus village development progress should not only be new, but also must be more comprehensive (broad). The goals of village development include increasing the life expectancy of villagers, preparing for community investment in village development, and developing the capacity to develop freely, distinguishing between the needs of the problems faced, this shows the importance of empowering to have choices for intentions in solving problems and thinking critically so that they can be implemented effectively and efficiently.

Village development has an important role in strengthening community support. This support is not only characterized as cooperation that is being developed and completed by parties outside the village or activities in an effort to make development programs that enter the village more effective, but more than that. Running by moving many local residents so that in its implementation they can take advantage of the resources and knowledge they have. Thus, every local potential, no matter how small, cannot be ignored, because in the end it will become a source of development.

2.2. Land and Building Tax (PBB)

According to Law Number 28 of 2009 concerning Regional Taxes and Regional Retributions, it is a tax on land and/or buildings that are owned, controlled, and/or utilized by individuals or entities, except for areas used for plantation, forestry and mining business activities.

In this law what is meant by land is the surface which includes land and inland waters as well as the regency/city territorial sea. Whereas what is meant by buildings are technical constructions planted or permanently attached to land and/or inland waters and or the sea. In accordance with the definition of land and building tax above, the object of land and building tax is as follows:

1. Earth/Land includes: Paddy field land, garden land (planted with various kinds of plants that do not get regular irrigation), residential land, agriculture, plantation and forestry land, industrial land, shops/offices and farm land and ponds.
2. Buildings include: Environmental roads located within a building complex, swimming pools, fenced rice fields and luxurious gardens, sports venues, shipyards/docks for storing oil, water, gas and oil pipelines, as well as other facilities that provide benefits and toll roads.

2.3. Legal Basis for Land and Building Tax

1. UU no. 12 of 1985 as last amended by Law no. 12 of 1994 concerning Land and Building Tax
2. KMK No. 201/KMK.04.2000 concerning adjustments to the amount of the sale value of non - taxable tax objects as the basis for calculating land and building tax.
3. KMK No. 523/KMK.04/1998 regarding the determination of the classification and the amount of selling value of tax objects as the basis for imposing land and building tax.
4. KMK No. 1004/KMK.04/1985 concerning the determination of bodies or representatives of international organizations that use land and building tax objects that are not subject to land and building tax.
5. Decree of the Director General of Taxes Number: KEP-251/ PJ / 2000 Regarding the procedures for determining the selling value of non-taxable tax objects as the basis for calculating land and building tax.

6. of the Director General of Taxes Number: KEP-16/PJ.6/1998 Concerning the imposition of land and building tax the Director General of Taxes circular letter number. SE-43/PJ.6/2003 Concerning adjustments to the amount of the Sale Value of Non-Taxable Taxable Objects (NJOPTKP) of PBB and changes in the acquisition value,
7. Circular of the Director General of Taxes number: SE-57/PJ.6/1994 concerning affirmation and explanation of PBB exemptions for public facilities and social facilities for industrial areas and real estate.

2.4. Land and Building Tax subject

A tax subject is any person or entity that actually has land rights, controls land and/or buildings, and obtains benefits from land and/or buildings, and fulfills subjective obligations under the Land and Building Tax Law (UUPBB). The ability of a person or entity to bear the tax burden on land or buildings depends on the provisions stipulated in the UUPBB. The PBB tax subject has the obligation to pay the PBB if the objective tax obligations have been fulfilled, namely having the rights to the tax object and controlling or obtaining the benefits of the object being taxed.

2.5. Land and Building Tax Objects

Land and building taxable objects are grouped into land and building classifications according to their selling value and are used as guidelines and to facilitate the calculation of the tax payable.

The tax object is divided into 4 sectors including:

1. Rural and Urban
2. Plantation
3. Forestry
4. Mining

In addition, the classification of buildings consists of:

5. Environmental roads that are located within a building complex such as a hotel, factory and its emplacements, etc. which are an integral part of the building complex.
6. Toll road
7. Swimming pool
8. Luxurious fence
9. Sports Place
10. Shipyard
11. Luxurious garden
12. Other facilities that provide benefits.

Tax categories that are not subject to land and building tax are tax objects that

13. Used solely for the public interest in the field of worship, social, health, education and national culture, which is not meant to gain profit.
14. Used for graves, ancient relics, or the like.
15. It is a protected forest, nature reserve forest, tourism forest and state land that has not been encumbered with a right.
16. Used by diplomatic representatives, consulates based on the principle of reciprocity.
17. Used by representative bodies of international organizations determined by the Minister of Finance.

What is meant by not obtaining profit is that the tax object is endeavored to serve the public interest, and is clearly not aimed at seeking profit. This can be known, among other things, from the statutes and household budgets of the foundations working in the fields of worship, social, health, education and national culture. This definition includes state-owned tourist forests in accordance with Article 2 of Law No. 5 of 1967 concerning the main provisions

2.6. Land and Building Tax Collection Procedures

2.6.1. Determination of tax objects

Determination of tax objects in law no. 28 of 2009 are as follows:

1. Article 82
 - a. One calendar year is a tax year.
 - b. In determining the tax payable, the tax is carried out at the beginning of the year according to the state of the tax object.
 - c. Place of tax payable is in the area that includes the object of tax
2. Article 83
 - a. Data collection is done with a tax object notification letter.
 - b. SPOP must be filled in clearly, correctly and completely and signed and submitted to the head of the region whose working area covers the location of the tax object, at least within one month after the date of receipt of the tax object notification letter by the tax subject.

3. Article 84
 - a. Based on the SPOP, the Regional Head issues a notice of tax payable.
 - b. The Regional Head can issue a regional tax assessment letter.

2.6.2. Imposition and method of calculating land and building tax in accordance with Law no. 28 of 2009, namely:

1. Article 77
 - a. The selling value of non-taxable tax objects is set at a minimum of Rp. 10,000,000.00 (ten million rupiah) for each taxpayer.
 - b. The selling value of non-taxable taxable objects as referred to is determined by regional regulations.
2. Article 79
 - a. Sales Value of Tax Objects (NJOP) is the basis for the implementation of PBB P2.
 - b. Article 80
 - c. The highest Rural and Urban PBB rate is 0.3%
 - d. Rural and Urban PBB rates are determined by regional regulations.
 - e. Land and building tax payment procedures for paying PBB are regulated in Article 11 of Law No. 12 of 1994.
3. Pasal 81
 - a. The principal amount of rural and urban land and building tax owed is calculated by transferring the rates based on Article 80 paragraph (2) with the tax base as referred to in Article 79 paragraph (3) after deducting the NJOPTKP as referred to in Article 77 paragraph (5)

3. Research Methods

Research was conducted in Namara Village, Aru Tengah District, Aru Islands Regency. The research method used by researchers in this study is a qualitative descriptive method. The research method used is a qualitative method. "Methodology is the process, principles, and procedures that we use to approach problems and seek answers" (Mulyana, 2017). According to Sugiyono (2015) Qualitative research method is a research that is used to examine natural objects where research is a key instrument, data collection techniques are carried out in a combined manner, data analysis is inductive, and qualitative research results emphasize the meaning of generalizations. The reasons for choosing this research to choose a qualitative descriptive study intend to examine in more depth the contribution of land and building tax to the development of the village of Namara. The research data includes primary data, namely data obtained directly from the results of interviews with informants, while secondary data is data or information in the form of evidence, records or historical archival reports regarding details of land and building tax revenues in 2022. In this study the authors used an interview technique. to collect research data. The data analysis technique used in this research is content analysis which is the process of drawing conclusions from the data obtained from interviews with informants.

4. Results and Discussion

A village or region has the same goal in building a village, namely achieving development in the village. Therefore, the village government must have good and mature planning in carrying out development in the village. In addition to careful planning, the implementation of development in the village must also be in accordance with the planning results. So that the development goals that have been formulated previously can be achieved properly.

Contribution is involvement or role in a joint activity. Contributions can also be made by showing our active participation in activities, contributions can also mean money, which is given as a donation or a form of participation by supporting through materials.

Land and Building Tax (PBB) has a positive effect on village development because Land and Building Tax is one of the regional revenues from the regional tax sector.

Land and building tax has long been one of the most important elements of regional original revenue and plays a very important role where it comes from the original regional income itself. This is because the higher the achievement of land and building tax revenue, the higher the achievement of regional original revenue receipts in the regional financial structure and vice versa.

This research was conducted in Namara Village, Aru Tengah District, Aru Islands Regency, where the study of the Contribution of Land and Building Tax to the Development of Namara Village with five informants was studied.

This study aims to analyze the contribution of land and building tax (PBB) to the development of Namara Village, Aru Tengah District, Aru Islands Regency in 2022, which can be seen from the number of developments carried out by the government each year. Based on the results of the research conducted, it is known that the contribution of land and building tax (PBB) to village development in 2022 has increased. The average contribution of land and building tax (PBB) to village development in 2022 reaches 75% which is in the

very good category. The very high contribution of the Land and Building Tax (PBB) to development, this shows that the Namara village government is able to optimally explore regional revenues from the Land and Building Tax sector so that the regional ability is relatively high to finance its own expenses, such as community services and more specifically for development village.

In order to increase the development of Namara Village, potential sources of tax revenue must be maximally explored.

In the village government's efforts to improve development in Namara village, it is certainly inseparable from the role of the community in their obligations as taxpayers who in their duties participate in contributing to the state in the form of paying taxes. The results show that the community cooperates with the government in building the village

The contribution of land and building tax in Namara Village has increased every year, this is indicated by various developments, both physical and non-physical carried out by the government, starting from roads, village fences, gates, bridges (harbors), housing assistance for widows/widowers, telecommunication networks, and so forth.

5. Conclusion and Suggestion

5.1. Conclusion

In this final part, the author will present some conclusions that can be drawn and suggestions based on the findings of the research. In general, the authors conclude that the contribution of land and building tax to the development of Namara village will increase in 2022, this is indicated by various development projects carried out by the government and village communities who comply with paying taxes. More specifically, the writer can draw the following conclusions:

1. Revenue from the realization of Land and Building Tax in 2022 has increased very well. This is because community participation and public compliance with their obligations to pay taxes are well realized.
2. The role of the Namara Village government in increasing public awareness in paying Land and Building Tax (PBB) in Namara Village, Central Aru District, Aru Islands Regency, has run optimally. Because seen from the various efforts made by the village government, namely by holding socialization in providing an understanding to the community about the importance of paying taxes, making it easy for the community to make transactions in paying taxes which are opened at the village hall or at the residence of the village general treasurer.
3. Factors that affect the inhibition of public awareness in paying Land and Building Tax in Namara Village, Aru Tengah District, Aru Islands Regency are the weak economic conditions of the community, which causes people to be late in paying taxes.
4. The division of the balance and the allocation of funds from the collection of land and building tax are directly regulated by the city area.

5.2. Suggestion

Based on the review of the results of the interviews, the authors intend to provide suggestions that hopefully can be useful for the institution and for further researchers, namely as follows:

1. Further Research

There are some suggestions that need to be considered for future researchers who are interested in researching the contribution of land and building taxes to village development, namely:

- a. Future researchers are expected to add other variables that are closely related in theory to the growth variable of economic development.
- b. Future researchers are expected to examine more sources and references related to the contribution of land and building taxes to development so that the results of their research can be more and more complete.
- c. Future researchers are expected to be more prepared in the process of taking and collecting data so that research can be carried out even better.

2. For the Namara Village Government

As already explained, tax contributions are an important and main source of income in supporting development in the village, especially in Namara Village, for this reason it is necessary to increase its utilization and management, so that the expected goals can be achieved. The results of research related to the contribution of taxes to development in general have shown good conditions. However, in particular there needs to be an even better improvement, including based on the findings of researchers regarding the contribution of land and building tax in Namara village, the thing that has the lowest tendency is that the community does not understand the importance of paying taxes and the procedures for paying taxes. In this case, it is hoped that the village government will socialize more about the importance of paying taxes and how to pay for each community, this can help make things easier for the community, of course.

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