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Review of the Implementation of Online Auction Service (e-auction) for Dependent Right at the state Wealth and Auction Service Office (KPKNL) Bandar Lampung

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Abstract

Online auction (*e-auction*) is an innovation in the auction system carried out through the internet to increase efficiency and transparency. This study aims to analyze the implementation of online auction services for dependent rights at the Bandar Lampung State Property and Auction Service Office (KPKNL) and identify the obstacles faced in its implementation.

The research method used is normative and empirical juridical, with a legal approach based on the Minister of Finance Regulation (PMK) No. 213/PMK.06/2020 as well as observations and interviews with auction officials. The results of the study show that the online auction is carried out through the Indonesian Auction Portal (www.lelang.go.id) with established procedures, starting from registration to taking the certificate of dependent rights.

However, there are several obstacles in its implementation, such as limited technology infrastructure, suboptimal data security, lack of digital literacy of participants, and unbalanced competition due to differences in access to technology.

To increase the effectiveness of online auctions, it is necessary to improve infrastructure and system security, socialization to the public, and strict supervision to ensure transparency and public trust. With these steps, it is hoped that the *e-auction* system for dependents can run more efficiently and provide wider benefits for the community.

Keywords: ***Online Auction, e-Auction, Dependent Rights, KPKNL, Technology Infrastructure.***

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INTRODUCTION

Online auction or *e-auction* is a method of selling goods or services through the internet that is growing along with technological advances. The system was first introduced widely in 1995 through the *AuctionWeb* (now known as eBay) website. In Indonesia, online auctions have been applied in various fields, including in the auction process of assets secured by liens.

Dependent rights are the right of security for a land or building given to creditors as collateral for a loan. If the debtor fails to fulfill its obligations, the asset can be auctioned through KPKNL. However, there are still many people who do not understand the online auction procedure, and there are various challenges in its implementation.

The study focused on:

1. How is the implementation of the online auction service (*e-auction*) of dependent rights at KPKNL Bandar Lampung?
2. What are the inhibiting factors in the implementation of online auctions at KPKNL Bandar Lampung?

Research Methods

This research uses a normative **and** empirical **juridical** approach.

- **Normative juridical:** Examine the applicable legal regulations related to online auctions, especially the Minister of Finance Regulation (PMK) No. 213/PMK.06/2020.
- **Empirical:** Conduct direct observation and interviews with auction officials at KPKNL Bandar Lampung.

The data used in this study consists of:

1. **Primary Data:** Results of interviews with auction officials and direct observations.
2. **Secondary Data:** Literature, laws and regulations, and other references related to online auctions and dependent rights.

Data analysis is carried out in a **normative juridical** manner, namely by reviewing applicable legal regulations and comparing them with actual conditions in the field.

RESEARCH RESULTS

Implementation of Online Auction of Dependent Rights at KPKNL Bandar Lampung

The auction of dependent rights at KPKNL Bandar Lampung is carried out online through **the Indonesian Auction Portal (www.lelang.go.id)** in accordance with **PMK No. 213/PMK.06/2020**. The stages of implementation are as follows:

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1. **Auction Participant Registration**
   - Participants must register through the official platform.
   - Documents that must be prepared include personal identity and power of attorney (if any).
2. **Document Verification**
   - The auction committee will check the validity of the documents uploaded by the participants.
3. **Auction Implementation**
   - Auction officials open the auction process in the online system.
   - Participants can submit bids without being physically present.
   - The winner is determined based on the highest bid approved by the seller.
4. **Winners**
   - The winner is announced through the auction portal after the bidding process ends.
5. **Payment and Collection of Dependent Rights Certificate**
   - Winners must make payments according to the conditions.
   - After the payment is completed, the certificate of dependent rights can be collected at the designated office.

The implementation of this auction **does not require the physical presence of participants**, but the Auction Officer and Seller are still present at the predetermined location.

Inhibiting Factors in the Implementation of Online Auctions

Although the online auction system provides many benefits, there are several obstacles in its implementation:

a. Limitations of Technological Infrastructure

1. Online auctions require **a stable internet connection** and **a reliable system**.
2. In some areas, internet access is still limited, making it difficult for participants to participate

b. Security and Privacy

1. The risk of fraud, account hacking, and data manipulation remains a major challenge.
2. The protection of participant data must be improved to prevent misuse.

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c. Lack of Digital Literacy

1. Not all people understand how to use an online auction platform.
2. Some participants had difficulty accessing and following the auction procedure digitally.

d. Unbalanced Competition

1. Participants with better technological infrastructure have greater advantages.
2. This creates an inequality between participants who have fast internet access and those who have limited access.

e. Limited Range

1. Online auctions have the potential to attract more participants, but there are still limitations in the scope of the information.
2. Lack of socialization causes many people not to know the auction procedure in detail.

CONCLUSION AND ADVICE

Conclusion

1. The implementation of the online auction of dependent rights at KPKNL Bandar Lampung has been in accordance with **PMK No. 213/PMK.06/2020** and is carried out through **the Indonesian Auction Portal (www.lelang.go.id).**
2. Despite providing convenience, the implementation of online auctions still faces various challenges, especially in aspects of **technology, security, and digital literacy**.

Suggestion:

1. **Technological Infrastructure Improvement**
   - The government needs to ensure stable internet access to support the implementation of online auctions.
   - Use of better security systems to protect participant data.
2. **Education and Socialization**
   - Conducting **training and technical guidance** for auction participants to better understand the online system.
   - Wider socialization through social media, websites, and seminars related to online auctions.
3. **Collaboration with Third Parties**
   - Work with internet service providers to ensure wider accessibility.

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- Using blockchain technology **or encryption systems** to improve transaction security.

4. **Increasing Transparency and Trust**
   - The auction process must be carried out fairly and transparently.
   - Stricter scrutiny of possible manipulation in the auction system.

With these steps, it is hoped that online auctions can run more effectively, efficiently, and provide wider benefits for the community and parties involved.

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