

IMPLEMENTATION OF THE COMPLETE SYSTEMATIC LAND REGISTRATION PROGRAM AS AN EFFORT TO ACCELERATE LAND CERTIFICATION IN GILANG VILLAGE, SIDOARJO REGENCY

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Abstract. Land plays a crucial role in human life. As the population increases, the demand for land continues to grow. Land disputes often occur not only among communities and families but also among stakeholders. To address these issues, the government, through the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN), launched the National Priority Program, the Acceleration of Complete Systematic Land Registration (PTSL) in 2016. PTSL is the first land registration program conducted simultaneously and covers all unregistered land registration objects in villages and urban areas. The research method applied in this study is descriptive qualitative research, which aims to provide an in-depth description of the PTSL Program in Gilang Village, Taman District, Sidoarjo Regency. The data collection techniques used in this study include observation, interviews, and documentation. The focus of this research is on the organizational, interpretative, and application aspects of the PTSL program implementation in Gilang Village. Participants in this study were selected purposively, choosing individuals deemed to have relevant information and experience related to the research topic. Based on the results of the research and the discussion presented in the previous chapter on the Implementation of the PTSL Program as an effort to accelerate land certification in Gilang Village, Sidoarjo Regency, the program is considered successful according to the three focus aspects of the research, namely organization, interpretation, and application. Thus, the implementation of the PTSL program in Gilang Village is considered successful in terms of organization. Accurate interpretation provides a complete, precise, and clear understanding, facilitating the implementation of the program. Therefore, the implementation of the PTSL program in Gilang Village can be concluded to be running well and in accordance with the existing legal framework.

Keywords: Certification, PTSL, Land registration

I. INTRODUCTION

Land plays a crucial role in human life. As the population grows, the demand for land continues to increase. Everyone, including businesspeople, needs land for various purposes such as housing, business premises, and more. The reality shows a disparity between the supply and demand for land. The supply of land is limited, but human needs for land are ever-increasing. This situation is one of the causes of land ownership disputes [1].

In 1950, Indonesia enacted written regulations on land through the Basic Agrarian Law of 1950 (UUPA 1950), which follows Article 33 Paragraph (3) of the 1945 Constitution concerning natural resources, emphasizing that "the earth and water and the natural resources contained therein are controlled by the state and used for the greatest prosperity of the people." With the enactment of UUPA in 1950, land registration efforts began sporadically at the request of the applicants/landowners. However, its implementation was considered less effective as many people still do not have valid land ownership certificates [2].

A certificate is a document that not only shows ownership rights but also serves as legal proof of land ownership. There

are several types of certificates such as certificate of ownership (SHM), certificate of building use rights (SHGB), certificate of business use rights (SHGU), or certificate of apartment ownership (SHSRS), issued by the National Land Agency (BPN). These certificates are printed in two copies, one as a land book at BPN and the other as proof of ownership by the landowner. The land book contains physical and legal details about the land, such as area, boundaries, ownership, and other owner data. The importance of land certificates is immense because land ownership is incomplete without valid proof of ownership [3]. The lack of legal certainty over land often triggers land disputes and conflicts in Indonesia. According to a report from the Agrarian Reform Consortium (KPA), in 2023 alone, at least 241 agrarian conflict cases were recorded in Indonesia. These conflicts involved an area of 638.2 thousand hectares and impacted 135.6 thousand households.

Land disputes often occur not only among the community and families but also among stakeholders (entrepreneurs, state-owned enterprises, government). This highlights the importance of land certificates as valid proof of land ownership [4]. More than one certificate is sometimes issued for the same land by the land office, primarily due to mistakes in

determining boundaries by the applicant or owner during land office measurements. This occurs despite previous certificates for the same location. The duplication of certificates can also result from land office negligence, where the previous certificate has not been mapped. This leads to more than one certificate being issued for the same land [3].

The slow process of issuing land certificates has been a concern for the government. For individuals who have registered their land sporadically, the certificate-making process takes at least 3 to 4 months and at most 8 months, with some taking up to a year to complete [5]. As explained in Article 23 Paragraph (5) of the Minister of Agrarian Affairs and Spatial Planning/National Land Agency Regulation No. 12 of 2021 on Technical Land Considerations, technical land considerations are issued no later than 10 days from registration or non-tax state revenue payment. The requirement for PPh, BPHTB, and deed creation fees is one of the main obstacles in land registration. The public often perceives that managing land certificates is expensive, time-consuming, and complicated. High costs arise from the necessity to pay for deeds, PPh, and BPHTB. The process is lengthy because it involves handling deeds, paying taxes, and undergoing administrative procedures at BPN. It is considered complicated due to the need to visit the PPAT office, the Primary Tax Office, the Regional Revenue, Finance, and Asset Management Agency, and BPN [6].

To address these issues, the government, through the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN), launched the National Priority Program, Complete Systematic Land Registration (PTSL) in 2016. PTSL is a land registration program conducted simultaneously and covers all unregistered land objects in village or sub-district areas or equivalent levels. Based on the news, PTSL, commonly known as land certification, is a manifestation of the government's obligation to address long-standing concerns about ensuring legal certainty of land ownership and legal protection. The implementation of PPh and BPHTB Payable Tax is an innovation in PTSL implementation. This demonstrates the government's seriousness in accelerating land registration in Indonesia [7]. Additionally, those who obtain certificates can use them as proof of land ownership and facilitate land sales or as collateral for business capital, which is beneficial and effective for improving living prosperity.

Owning a land rights certificate through PTSL is not just about status, but also a key to accessing various services and facilities. The community can use their certificates as a basis to access business licenses, financing, and other government programs. This opens up new opportunities to enhance welfare and explore regional development potential [8].

With all these benefits combined, PTSL creates a more stable, just environment that supports economic and social development for the community. The residents of Gilang Village highly hope that the PTSL program will help them secure their land rights. Despite facing some obstacles and challenges, this program can succeed with support from various parties, including local governments, BPN, and village communities. With strong support and continuous efforts, the PTSL Program in Gilang Village, Sidoarjo Regency, is expected to become a positive role model for similar programs

in other regions of Indonesia. This document is a template. An electronic copy can be downloaded from the conference website. For questions on paper guidelines, please contact the conference publications committee as indicated on the conference website. Information about final paper submission is available from the conference website.

II. RESEARCH METHODS

The research method applied in this study is descriptive qualitative research, which aims to provide an in-depth description of the Complete Systematic Land Registration Program (PTSL) in Gilang Village, Taman District, Sidoarjo Regency. In this study, data collection techniques include observation, interviews, and documentation. The focus of this research is on the organizational, interpretational, and applicational aspects of the PTSL implementation in Gilang Village. Participants in this study were selected purposively, choosing individuals deemed to have relevant information and experience related to the research topic. This research method is expected to provide a comprehensive understanding of the implementation of the PTSL program in Gilang Village. An easy way to comply with the conference paper formatting requirements is to use this document as a template and simply type your text into it.

III. RESULT AND DISCUSSION

1. Organization

According to Charles O. Jones (1996), organization in policy implementation is the process of forming structures, units, and methods necessary to achieve policy goals. This organization consists of individuals working within the administration. This aligns with Stephen P. Robbins' definition of an organization as a consciously coordinated social entity, with identifiable boundaries, that functions continuously to achieve a common goal or set of goals.

Based on the research findings presented earlier, it can be concluded that in the implementation of the Complete Systematic Land Registration Program (PTSL) in Gilang Village, Sidoarjo Regency, resources, bureaucratic units/structures, and methods play a significant role. Resources such as human resources, time, and infrastructure are crucial in the execution of this program. This is consistent with Saraswati's (2021) view, cited by [10], that infrastructure supports the main objectives, while facilities are tools used to achieve these goals. The PTSL committee in Gilang Village consists of various members with clearly defined tasks aligned with the program's objectives. Adequate infrastructure, including laptops, computers, and printers, is provided and supported by the village.

Bureaucratic units/structures also play a critical role in determining the success of policy or program implementation. The PTSL committee's organizational structure in Gilang Village is well-organized, with clearly defined roles aligned with each member's goals and responsibilities. This is in accordance with Sidoarjo Regent Regulation No. 83 of 2017, enhancing the program's effectiveness and facilitating goal

achievement. The methods used in program implementation are also vital for achieving the set goals. The PTSL committee in Gilang Village receives technical guidance from the National Land Agency (BPN) of Sidoarjo Regency, helping them understand the program better and improve their work quality. This guidance allows the committee to work more effectively and efficiently, identifying and preventing potential errors that could affect the program's outcomes.

In conclusion, the implementation of the Complete Systematic Land Registration Program (PTSL) in Gilang Village, Sidoarjo Regency, based on the organizational aspect, can be considered successful, as evidenced by adequate resources.

2. Interpretation

Interpretation is the effort to understand the intentions of policy makers and clearly know how and what the final objectives should be realized. Jones, quoting Edwards III, states that the main condition for effective policy implementation is that policy implementers must clearly understand what they are supposed to do. If policy implementation directives are clear and accepted, the policy will be well implemented. However, if the directives are unclear, implementers might be confused about their tasks and interpret the policy according to their own views, which may differ from their superiors' directions. Therefore, to avoid confusion, it is important for policy implementers to know clearly what they are supposed to do, enabling them to understand the policy's implementation objectives precisely.

Based on the previously presented research, it can be concluded that a good understanding of the contents and objectives of the PTSL Program in Gilang Village is crucial for the program's success. Through interviews with the Village Secretary, PTSL Committee Chair, and the community, it is evident that efforts for socialization, guidance, and a good understanding have been made. This aligns with the opinion that policy implementers must clearly understand what they need to do. With a good understanding, implementers can perform their tasks well, making socialization, guidance, and a good understanding key factors in the program's success. This is consistent with [11] view that interpretation of each program is intended to make implementation more effective, providing a complete, accurate, and clear understanding to facilitate program execution.

3. Application/Implementation

Implementation is often a dynamic process where implementers are guided by program guidelines or actual conditions. The success of a policy depends on its implementability. If it cannot be implemented, the policy remains merely a document. Jones (1996) states that application is "the provision of services to achieve program goals."

Based on previous research, the implementation of the Complete Systematic Land Registration Program (PTSL) in Gilang Village has shown significant results in land registration and certification. Before this program, only 483 land parcels with a total area of 80.3777 hectares were

registered. After PTSL implementation, the number of registered land parcels increased to 1,223 with an area of 17.0198 hectares. Although 119 land parcels with an area of 3.5145 hectares are still uncertified, a total of 1,825 land parcels with an area of 100.912 hectares have been registered.

TABLE 1. LAND PARCEL DATA AND AREA IN GILANG VILLAGE

Description	Number of Land Parcels	Land Area (ha)
Before PTSL Program	483	80,3777 ha
After PTSL Program	1.223	17,0198 ha
Not Yet Certified	119	3,5145 ha
Total	1.825	100,912 ha

With Gilang Village's total area being 107.982 hectares, almost the entire village area has been covered by the land certification program, with only a few parcels still requiring further certification. The PTSL program has positively impacted land management and organization in Gilang Village, facilitating legal certainty for landowners and reducing the risk of land conflicts or disputes. The data on land certificate applications in each community unit (RW) in Gilang Village shows active community participation in this program, with a total of 1,223 land parcels submitted for certification.

Overall, the PTSL program not only helps the community obtain legal proof of their land ownership but also serves as a shield against potential future disputes, supporting better regional development and progress. The success of this program is evident as it follows the guidelines set out in the Minister of Agrarian Affairs and Spatial Planning/National Land Agency Regulation No. 6 of 2018 and Sidoarjo Regent Regulation No. 83 of 2017. The importance of competent individuals at the village level is emphasized. Without competent individuals and good teamwork, this program could not be realized. The program's success relies heavily on the commitment and solid cooperation of all committee members.

Furthermore, the PTSL program offers significant benefits to the community. The certainty of land rights obtained through this program is essential and unprecedented in Gilang Village. While the independent process of obtaining land certificates is considered expensive and complicated by the general public, the PTSL program makes it more affordable and straightforward. This makes the PTSL program highly anticipated by the community as it provides an effective and affordable solution for obtaining land certificates. Feedback from program beneficiaries, who express satisfaction and support for the program, further strengthens the impression that the PTSL program has a positive and significant impact on the Gilang Village community. Thus, it can be concluded that the application/implementation aspect is well-executed and aligned with the legal foundations or regulations established by the Minister of Agrarian Affairs and Spatial Planning/National Land Agency.

IV. CONCLUSIONS

Based on the research and discussion presented in the previous chapter on the implementation of the Complete

Systematic Land Registration Program (PTSL) as an effort to accelerate land certification in Gilang Village, Sidoarjo Regency, the program has been deemed successful according to the three focus aspects of the study: organization, interpretation, and application. Organizational Aspect: The PTSL implementation in Gilang Village was successful due to well-organized resources, bureaucracy, and methods. Human resources, time, and infrastructure played key roles in this success. The organizational structure of the PTSL committee, aligned with Sidoarjo Regent Regulation No. 83 of 2017, and technical guidance from the National Land Agency (BPN) of Sidoarjo enhanced the committee's work quality. Therefore, the program's implementation was considered successful in terms of organization. Interpretation Aspect : The policy implementers understood the content and goals of the PTSL program well. Interviews with various parties, such as the Village Secretary, the PTSL Committee Chair, and the community, showed effective socialization, assistance, and understanding efforts. This aligns with the view that proper understanding facilitates program implementation. Accurate interpretation of the program ensured complete, accurate, and clear understanding, easing its execution. Application Aspect : The PTSL program in Gilang Village adhered to existing guidelines, such as the Minister of Agrarian Affairs and Spatial Planning/National Land Agency Regulation No. 6 of 2018 and Sidoarjo Regent Regulation No. 83 of 2017. The role of competent individuals at the village level was crucial in realizing the program, contributing to its success. The program significantly benefited the community by providing land rights certainty and easing the land certification process. Thus, the PTSL implementation in Gilang Village was deemed effective and compliant with legal frameworks. The paper will not be reformatted, so please strictly keep the instructions given above, otherwise it will be returned for improvement. Please upload your paper in DOC file through the Conference website under Paper Submission menu.

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