

Implementation of the Complete Systematic Land Registration Program at the Palopo City National Defense Agency

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ABSTRACT

This study aims to determine the implementation of Complete Systematic Land Registration (Indonesia: *Pendaftaran Tanah Sistematis Lengkap/PTSL*) at the Palopo City National Land Agency Office using a descriptive qualitative method where the data collection techniques used are interviews, observation and documentation related to the implementation of the PTSL Program. The data obtained is then analyzed using qualitative analysis techniques through the process of condensing data, presenting data, and drawing conclusions by reviewing all data supported by using the theory put forward by Van Meter and Van Horn (1975) there are 6 indicators that influence the success or failure of policy implementation These include, among others, policy standards and targets, policy resources, inter-organizational communication and enforcement activities, characteristics of implementing agencies, economic, social and political conditions and dispositions of executors. The results of the study show that of the 6 indicators used the implementation of PTSL in Palopo City is still not going well, this can be seen from policy resources related to financial costs that differ in each village, communication between the village administration and the BPN regarding community land certificate files which are not complete yet run efficiently and there are problems with social, economic and political conditions between the community and the kelurahan related to counseling that is not circulated by the BPN regarding implementation points according to the rules based on SKB 3 Minister Number 25 of 2017 so that the active role of the Palopo city government needed to overcome this.

Keywords: Implementation; Complete Systematic Land Registration; Government

INTRODUCTION

Land is an important indicator in achieving success and equitable development in national development (Robby & Tarwini, 2019). It is said so because land is an important indicator in human life (Ulfah & Suwondo, 2021). Therefore we need a system that regulates land based on laws governing land and its use. This is intended to prevent arbitrary actions or actions from one party to another (Sembiring, 2010). Signs of land ownership can be proven by the existence of land certificates or other letters that can prove land ownership rights issued by the government (Nae, 2013).

Based on Presidential instructions No. 2 of 2018 concerning the Acceleration of Complete Systematic Land Registration throughout the territory of the Republic of Indonesia that in the context of registering all land parcels within the territory of the Unitary State of the Republic of Indonesia as mandated by Article 19 Law No. 5 of 1960 concerning Basic Agrarian Regulations, the government launched a program to accelerate Land Registration through Complete Systematic Land Registration until 2025 (Suyikati, 2019).

In accordance with the president's instructions to regulate a complete systematic land registration program, a Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 6 of 2018 concerning Complete Systematic Land Registration has been stipulated with the aim of realizing the provision of legal certainty and legal protection of community land rights based on simple principles. , fast, smooth, safe, fair, equitable and open and accountable, so as to increase the welfare and prosperity of society and the country's economy, as well as reduce and prevent land disputes and conflicts and the targets set are land parcels that have not been registered throughout Indonesia.

The National Land Agency (BPN) office does not charge fees for the process of land certification through the PTSL program because the costs for certification at the BPN for the PTSL program have been borne by the state. However, for this process, there are still costs that are borne by the community in the Kelurahan for the process of the Complete Systematic Land Registration stage.

Based on Decree of SKB 3 Minister of Agrarian Affairs and Spatial Planning/Head of National Land Agency, Minister of Home Affairs, Minister of Villages, Development of Disadvantaged Regions and Transmigration Number 25 of 2017 Concerning Financing Preparation for Systematic Land Registration. The following is the cost of making land certificates through the PTSL program: (1) Category I (Rp. 450,000) for the Provinces of Papua, West Papua, North Maluku and East Nusa Tenggara (NTT), (2) Category II (Rp. 350,000) for the Archipelago Province Riau, Bangka Belitung, Central Sulawesi, North Sulawesi, Southeast Sulawesi and West Nusa Tenggara (NTB), (3) Category III (Rp 250,000) fee for making land certificates for the Provinces of Gorontalo, West Sulawesi, South Sulawesi, Central Kalimantan, Kalimantan West, North Sumatra, Aceh, West Sumatra and East Kalimantan, (4) Category IV (Rp. 200,000) for the Provinces of Riau, Jambi, South Sumatra, Lampung, Bengkulu, and South Kalimantan, (5) Category V (Rp. 150,000) for Java and Bali.

Palopo City is one of the cities from South Sulawesi Province which is a recipient of the PTSL program. In implementing the PTSL program, Palopo Mayor HM Judas Amir, targets that by 2025, every meter of land in Palopo City must be included in the ownership register through a certificate (Chaeruddin, 2022). Moreover, the central government has encouraged all local governments to succeed in the Complete Systematic Land Registration (PTSL) program which aims to provide clarity and legal certainty of land rights, both owned by residents and land that is government assets (Chaeruddin, 2022).

Based on Presidential Instruction No. 2 of 2018 concerning the Acceleration of Complete Systematic Land Registration throughout the territory of the Republic of Indonesia, in the context of registering all land parcels in Indonesian territory, awareness of the urgency of implementing the PTSL program at the Palopo City BPN office was raised. Implementation according to Webster's Dictionary in Tachjan (2006), first, to implement is meant to "bring to an outcome (effect); complete and finish". Second, to implement is intended "to provide the means (tools) to carry out something; give practical results to something. Third, to implement is intended to provide or equip with tools.

BPN Kota Palopo has coordinated with the urban village administration to achieve this acceleration because the village administration understands the conditions and location better to collect data on residents who register their land for the PTSL program. In 2021 land registration in Palopo City has registered 4,760 total land parcels. This activity is running simultaneously in several sub-districts. To increase public knowledge, in 2022 to be precise on January 27, the 2022 Complete Systematic Land Registration Program (PTSL) Socialization will be held with the theme "The Role of Local Government in the Success of the PTSL Strategic Program Towards Realizing People's Welfare" at Rujab Saokotae (Diskominfo Palopo, 2022).

Based on the policies that have been set regarding the acceleration of complete systematic land registration, of course it will make it easier for local governments to carry out arrangements and ensure that certificate recipients are right on target so that the community can begin to improve their lives for a better life. The policies that have been made have no benefits and have no impact if the policies are not implemented because the success of the program is determined by how the implementation can be carried out. The factors that influence the success of program implementation according to Van Meter & Van Horn (1975), namely: (1) Policy standards and targets; (2) Policy resources; (3) Inter-organizational communication and enforcement activities; (4) Characteristics of implementing agencies; (5) Economic, social and political conditions; (6) Executor's disposition.

In 2022, the implementation of this complete systematic land registration will continue in Palopo City. The targets implemented were Jaya Village, Padang Lambe Village, Battang Village, Kambo Village, Purangi Village, Peta Village and Pentojangan Village. The implementation of this complete systematic registration is still ongoing and there are several problems that hinder the implementation of Complete Systematic Land Registration, namely various obstacles found in implementation in the field related to costs stipulated in the Joint Decree of the three Ministers namely the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency, Minister Home Affairs and the Minister of Villages, Development of Disadvantaged Regions and Transmigration Number 25 of 2017 concerning financing for the preparation of systematic land registration. There are differences in the implementation of financing that occur in each kelurahan in Palopo City resulting in this implementation not being directed. Because in the implementation of counseling in each kelurahan it was not conveyed regarding the costs charged to the community so that the community suspected that the implementation of PTSL was completely free of charge or free. Because of this, there are obstacles in the field between the kelurahan and the community due to the lack of community financial power.

The implementation that took place in Kambo and Battang sub-districts is a case in point based on the financing paid by the community. In the Battang sub-district, the implementation of the financing was carried out based on a decision by the community who applied for the land certificate and the sub-district party outside of the BPN counseling that the fee was set at IDR 150,000 per plot of land (Setiadi, 2021). This fee is of course for the purposes of duplicating document files, stamp duty, and transportation costs in the kelurahan because the kelurahan itself acts as a witness in the field and an accompanying surveyor from the BPN when measuring. While the implementation of PTSL in Kelurahan Kambo is related to PTSL costs, namely the community is only charged with stamp duty and some do not even pay. This is what the kelurahan is complaining about because in terms of transportation costs in the field as well as for the purposes of duplicating files the kelurahan pays for it themselves. So that the people

here should play an active role because they are no longer burdened with costs at the BPN in terms of the cost of measuring and making certificates.

The community must play an active role in completing the file before it is submitted to the sub-district and then submitted to the BPN office to make a certificate. But in practice, today it is not like that. There are people who only deposit their ID cards and claim that the land has been measured, only waiting for the certificate without depositing other important documents. This is also an inhibiting factor in making land certificates because there are incomplete documents that have been submitted to the BPN. In this case, coordination between the village administration and the BPN is needed to pay attention to the documents before they are submitted to the National Land Agency.

Based on the explanation that has been put forward, the authors are interested in conducting research entitled "Implementation of the Complete Systematic Land Registration Program (PTSL) at the Palopo City National Land Agency".

METHOD

The research method used in this research is a qualitative research method with a descriptive approach. Sugiyono (2017) states that qualitative research is a means to explore and understand the meaning of individuals or groups that are ascribed to social or human problems. In qualitative research, data collection is carried out in natural settings (natural conditions). Sugiyono (2017) states that the basic methods that qualitative researchers rely on to gather information are, participation in direct observation settings, in-depth interviews, document reviews.

Research informants are people who can provide information. The informants in this study were: 1) Chair of the PTSL Juridical Task Force Committee, 2) Members of the PTSL Physical Task Force, 3) Kambo and Battang Sub-Districts, 4) Kambo and Battang Sub-District Communities.

According to (Sugiyono, 2008) data analysis is the process of searching and systematically compiling data obtained from interviews, field notes, and other materials so that it can be easily understood and of course can be informed to others. The data analysis model used by researchers is the interactive Miles, Huberman, and Saldana (2014) model which consists of; (1) data condensation, (2) data display, and (3) drawing conclusions.

RESULT AND DISCUSSION

Research result

Land registration requires a detailed data collection process such as supporting data on land ownership and size of land parcels (Krishnapriya & Sarath, 2020). The Land Office of Palopo City stands on land with a land use certificate number 11/Tompotika covering an area of 5,009 m² on behalf of the Government of the Republic of Indonesia cq. The National Land Agency of the Republic of Indonesia, located at Jalan Andi Djemma No. 124 City of Palopo, with a building area of 438 m². Human resources are one of the supporters of the success of an organization in carrying out its duties. The Palopo City Land Agency Office has 27 employees.

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In this study, researchers used the policy implementation model from Van Meter and Van Horn (1975) with 6 indicators namely; (1) Policy Standards and Targets, (2) Policy resources, (3) Inter-organizational communication and enforcement activities, (4) Characteristics of implementing agencies, (5) Economic, social and political conditions, and (6) Disposition of implementers. To answer the problems found by researchers regarding the implementation of the Complete Systematic Land Registration Program (PTSL) in issuing land certificates at the Palopo City National Land Agency.

1. Policy Standards and Targets

The Palopo City BPN Office implements Standard Operating Procedures for Management and Services (SPOPP) based on the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency No. 6 of 2018 concerning Complete Systematic Land Registration which is based on the Basic Agrarian Law, Presidential Instruction Number 2 2018. SOPs must be implemented by BPN RI, Provincial BPN Regional Offices and Regency/City BPN Offices. The Complete Systematic Land Registration Program has standards in the form of preparation, document collection, management, and presentation. The preparation in question is the existence of counseling, collecting documents/collecting data, management in the form of inspection and measurement of land, announcement and determination of rights, bookkeeping of rights and the last is presentation in the form of issuance and delivery of certificates.

The policy target or objective of implementing the PTSL program in Palopo City is based on the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 6 of 2018 Concerning Complete Systematic Land Registration, namely: This Ministerial Regulation is intended as a guideline for implementing PTSL activities carried out village by village in the region districts and sub-districts by sub-districts in urban areas covering all land parcels throughout the territory of the Republic of Indonesia and this Ministerial Regulation aims to realize the provision of legal certainty and legal protection of community Land Rights based on the principles of simple, fast, smooth, safe, fair, equitable and open and accountable, so as to increase the welfare and prosperity of society and the country's economy, as well as reduce and prevent land disputes and conflicts.

2. Policy Resources

In carrying out the PTSL program in Palopo City, the National Land Agency formed a special PTSL work team based on the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency No. 6 of 2018 Article 13 which consists of 4 teams which are a combination of all sections in the Agency Palopo City National Land. The four work teams consist of an adjudication committee of 6 people, a physical task force (physical team) of 18 people, a juridical task force of 6 people and an administrative task force of 2 people.

Based on the results of interviews, observations, and documentation related to infrastructure resources (facilities and infrastructure) in the Palopo City National Land Agency, they are efficient with the facilitation of facilities and infrastructure obtained in the form of service counters that are useful for facilitating the public in receiving services. The service counters have been aligned by name and function. Counter I is used for information services

(receiving complaint letters), Counter II is used for land services (applicants enter), Counter III is used for financial services (payment) and Counter IV is used for submission of land products. Then the community is also given a waiting room to provide comfort to the community and the availability of a children's play area and a place to read books. Each employee is given computer, printer and wifi facilities to input the necessary data and files. Likewise, employees who carry out their duties in the field are also given tools to measure land parcels.

3. Inter-Organizational Communication and Enforcement Activities

Based on the results of field observations, researchers know that employee discipline in providing services is also an important factor in implementing a policy. Based on the observations made by the National Land Agency, the City of Palopo already has a fairly good character in carrying out the implementation of the Complete Systematic Land Registration Program in issuing land certificates which includes a bureaucratic structure, with services based on the duties of each employee, as well as being timely and friendly. done by employees. The Palopo City BPN Office employees held a morning assembly at 08.00 WIT and at 08.30 WIT the employees had opened the service counter and carried out the service in a timely manner.

4. Characteristics of Implementing Agencies

Coordination and communication between the kelurahan and the BPN are also very much needed. In implementing the PTSL program to avoid mistakes in making land certificates. Based on the results of the interview observations above, it can be seen that there is still a lack of coordination between the BPN and the village administration. Here, of course, the kelurahan party must also be quite active in checking community files so that there are no errors before they are brought to the Palopo City National Land Agency Office so that the implementation of file management runs efficiently.

5. Economic, Social and Political Conditions

Economic, social and political conditions are supporting factors that need to be considered in policy implementation (Rahayu et al., 2021). In this case, the availability of economic resources is needed for the success of policy implementation. In the same way, it is necessary to pay attention to social conditions in policy implementation, because this is the target group of a public policy. Likewise, the importance of interest groups in society is considered, both in policy formulation and in its implementation.

In the implementation of PTSL, it is necessary to have communication or outreach between the village administration and the community which is conveyed by the BPN so that the implementation related to PTSL can run well and in accordance with the standards and targets of policies and regulations that have been set.

Based on the results of the interviews, it can be seen that the implementation of counseling conducted by the BPN Office has not been carried out properly and is not in accordance with the established regulations. So that the community's understanding of the implementation of PTSL is just a free land certificate without knowing the applicable regulations so that the BPN Office is obliged to convey this to the community so that no more obstacles are felt in each kelurahan.

6. Executor's Disposition

Dispositions are also the tendencies possessed by policy implementers. The tendency here is about commitment, responsibility, neutral or not and democratic. The tendencies of the implementor can become an obstacle if one places the right person according to their abilities and duties.

Based on the observations so far, employees support the PTSL program. This can be seen from the attitude of the employees who do their jobs seriously. Those who go to the field, namely the physical field, they measure and retrieve files well, and those in the office, namely the juridical field, they input data properly. The tasks and authorities given to the PTSL special team are based on the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 6 of 2018 concerning Complete Systematic Land Registration. This can be seen from the PTSL program committee task force set by the Head of the National Land Agency for the City of Palopo.

CONCLUSION

In this case, it can be seen that at the kelurahan level there is a difference in the tariff burden on the procurement of certificates, clearly the community knows that the making of this certificate is free, but the financing that is borne by the community is still burdened with the costs of document preparation activities, procurement of stakes and village operational activities or village. The BPN implementing party in this case has very concrete rules, namely SKB 3 Minister Number 25 of 2017 in several articles explaining the tariff burden in each existing province and supported by domestic regulations or the Minister of Home Affairs which explains that this tariff burden is returned to regional capabilities so that this decree requires Each district/city level region has its own regulations. However, despite this, the facts on the ground found differences between kelurahan regarding this tariff burden, this was due to a lack of communication between the BPN at the city level and the city and kelurahan governments to the community. The differences that arise related to the burden of tariffs at the different kelurahan levels are a problem that exists in the midst of society.

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