

Effectiveness of the Implementation of First-Time Land Registration Through the Complete Systematic Land Registration Program in Kalang Lundo Village, Ngaringan District, Grobogan Regency

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Abstract. *In order to register land plots in Kalanglundo Village, Ngaringan District, Grobogan Regency, the Land Office implemented a Complete Systematic Land Registration Program which was implemented in 2021 with the legal basis for the implementation of PTSL being Presidential Instruction of the Republic of Indonesia Number 2 of 2018 concerning the Acceleration of Complete Systematic Land Registration throughout the Republic of Indonesia and Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 6 of 2018 concerning Complete Systematic Land Registration. This study aims: (1) To determine and analyze the effectiveness of the implementation of the first Land Registration through the Complete Systematic Land Registration Program in Kalanglundo Village, Ngaringan District, Grobogan Regency. (2) To determine the obstacles to the implementation of the first land registration through Complete Systematic Land Registration in Kalanglundo Village, Ngaringan District, Grobogan Regency and their solutions. The type of research is field research, the approach used is the Sociological legal approach method, the data collection technique is through literature and field studies and analyzed using qualitative analysis methods. The theory used is the theory of legal effectiveness and the theory of the working of law in society. The results of this study indicate that the Implementation of the First Land Registration of the Complete Systematic Land Registration program that has been carried out in Kalanglundo Village, Ngaringan District, Grobogan Regency has been in accordance with the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia No. 6 of 2018 in accordance with the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 6 of 2018 concerning Complete Systematic Land Registration. However, in its implementation, there are still obstacles in the implementation of*

Complete Systematic Land Registration, both in physical data and legal data.

Keywords: *Land; Program; Registration; Systematic.*

1. Introduction

Land is a gift from God Almighty which is very important for human life. Land as a source of welfare, prosperity, and life, and its management is the responsibility of the State as mandated in Based on Article 33 Paragraph 3 of the Constitution of the Republic of Indonesia which reads: "The earth and water and the natural resources contained therein are controlled by the state and used for the greatest prosperity of the people. This means that land is something that is very important for society. The obligation for a person or legal entity or agency that has a legal relationship with the land is to maintain, increase fertility, and prevent land damage in accordance with Article 15 of Law No. 5 of 1960 concerning the Basic Agrarian Law. This is formulated explicitly in Article 2 Paragraph (2) of the UUPA that the state's authority is:

control from the State as referred to in this case determines the existence of various rights to the surface of the earth, called land, which can be given to and owned by people, either alone or together with other people and legal entities, the rights to land in question are to give authority to use the land in question, as well as the body of the earth and water and the space above it, only as needed for interests directly related to the use of the land within the limits according to this law and other higher legal regulations.¹

Article 1 Number 4 of the Basic Agrarian Law in the sense of the earth, in addition to the earth's surface, also includes the earth's body beneath it and that which is under the water of the inland waters and the territorial sea of Indonesia. In this case, the state can regulate it and implement it with the existence of:

- a. General Spatial Planning Plan
- b. Land Stewardship
- c. Land Consolidation
- d. Land reform
- e. Land and Space Control

¹ Rita Indrayati, Umar Ma'ruf, dan Taufan, *The Effect of Complete Systematic Land Registration Acceleration Program (PTSL) on Legal Certainty of Land Rights*, Volume 1 No.1, Jurnal Konstaterring, 2022, hlm. 196-197.

2. Research Methods

The approach method used in this study is the case study approach and the legislative approach. This type of research is Juridical Sociological and empirical. The type and source of data in this study is to examine secondary data and continue with research on primary data in the field or on the community.

3. Results and Discussion

3.1 Effectiveness of the Implementation of First Land Registration with a complete systematic land registration program in Kalanglundo Village, Ngaringan District, Grobogan Regency

Kalanglundo Village Has an Area of 1081 Ha with a Total of 5,722 (five thousand seven hundred and twenty two) Land Plots, Land Plots registered for the PTSL Program are 2000 (two thousand) Plots, Prona 300 (three hundred) plots, the previous 496 (four hundred and ninety six) plots and 2,926 (two thousand nine hundred and twenty six) uncertified plots. Implementation of the Complete Systematic Land Registration Program Based on the results of research in Kalanglundo Village, Ngaringan District, Grobogan Regency, it is known that in general the stages of implementing complete systematic land registration (PTSL) are divided into several stages, namely Planning and Preparation, and Determination of the location of PTSL activities until the Issuance of Certificates and Submission of Certificates The following are some of the requirements that must be met by the Applicant or Residents of Kalanglundo Village in Carrying Out the First Land Registration through the PTSL program: Population documents in the form of Family Card (KK), Identity Card (KTP); Land Certificate, can be in the form of Letter C, Sale and Purchase Deed, Grant Deed, Minutes of Witness and others. Land boundary markers that are installed. Please note that land boundary markers must have obtained approval from the owner of the adjacent land. Proof of payment of Acquisition Fee or Land and Building Rights Certificate (BPHTB) and Income Tax (PPH) Application Letter or PTSL Participant Statement Letter. The more land is certified, the better it will be as the prosperity of the Indonesian people, the economic ladder will grow rapidly and there is legal certainty over the land owned.

Head of Land Rights Registration Sub-Section of Grobogan District Land Office, as Deputy Chairperson in charge of agrarian legal relations and also a member of PTSL Aji Mintorogo, SH, explained about the accuracy of legal data. 66 That the legal data presented must have similarities between the recognition of the land owner and the data in the village, namely Book C, regarding the acquisition of the history of the land to be registered. The history of the land must be clear whether it was obtained from a grant, sale and purchase, inheritance or division of joint rights which is adjusted to the quote from Book C obtained from the Village/Sub-district office where the land is located.

3.2 Obstacles in the implementation of First Land Registration through a complete systematic land registration program in Kalanglundo Village, Ngaringan District, Grobogan Regency and its solutions

Based on the statement of Supangat, the Head of Kalanglundo Village, the obstacles experienced in implementing PTSL are as follows:

1. Unavailability of Documents and Proof of Ownership Some land owners in providing documents and proof of land ownership the completeness of the data application files from the applicant is incomplete, such as KTP identity, so that it takes a long time to collect data. This problem arises due to several factors;

- a. Lack of Accurate Documentation;

One of the main causes of the unavailability of documents and proof of ownership is the lack of accurate documentation around land ownership. Many people do not have land certificates or other official documents that prove their ownership. This can be caused by various factors, such as the tradition of oral land ownership, lack of awareness of the importance of ownership documents, or difficulty in accessing land institutions. The lack of accurate documentation complicates the land registration process in PTSL, because these documents are needed as proof of legal ownership.

- b. The emergence of land ownership disputes;

Land ownership disputes are also a common cause of unavailability of documents and proof of ownership. Land is often a source of dispute between individuals, groups, or indigenous communities. Ownership disputes can occur due to multiple claims to land, changes in land ownership status due to changes in government policies, or unclear land boundaries. In cases of ownership disputes, the land registration process becomes complicated and difficult to carry out without clear proof of ownership.

- c. Lack of Public Awareness;

Public awareness of the importance of having legal documents and proof of land ownership is also a factor that influences the unavailability of these documents. Many people do not understand the benefits and legal protection provided by officially registered land ownership. As a result, they do not have the motivation to take care of and obtain legal ownership documents. This lack of awareness can hinder the implementation of PTSL, because people become less enthusiastic in participating in this program.

2. The whereabouts of the land owner is unknown, this obstacle makes it difficult for officers to continue the process of managing the land certification.
3. Condition of the Letter book C in the village, some are damaged.
1. There is a difference in the history of land acquisition ownership with the information in book C in the village, the information regarding the history of the land in book C is incomplete, this is because the recording method was not carried out carefully and cautiously by the Village/Sub-district Apparatus so that the data in book letter C is less accurate or complete.
2. There is no evidence regarding ownership or control of land.

The solution to overcome the above problems is as follows:

- a. Socialization to the community regarding the certificate making process through the PTSL program.
- b. The Legal Task Force must coordinate with the Village/Sub-district regarding the completeness of the applicant's registration data.
- c. Check the completeness of the application documents to be registered.
- d. Grouping application file data block by block to make it easier when entering data in the Application.
- e. Collecting complete Letter C books which are proof that the land controlled by the applicant has a record at the Village/Sub-district Office.
- f. Conducting an examination of the ownership history of the land to be registered by looking at the land history contained in the letter C book in the village, whether the land was obtained from inheritance, grant or sale.
- g. Collecting evidence regarding land ownership or control, whether written evidence, witness statements or statements from the person concerned, if there is no evidence of land ownership, then a written statement regarding ownership or a statement regarding physical control of the land area is made.

Based on statements from Kalanglundo residents, the obstacles after the land title certificates were distributed were as follows:

- a. When the Certificate of Ownership is used as collateral for credit guarantees or transferred to a second party, when the PPAT conducts an online check on the Certificate of Ownership, it is found that the Land and Building Calculation Fee (BPHTB) is owed.
- b. There are duplicate certificates or overlaps in the same area because residents register land areas for which certificates have been issued

previously, and there has been a sale and purchase transaction without the transfer of rights being carried out at the local PPATS or PPAT.

The solution is as follows:

- a. Submission of Tax Payment Due is made at the Regional Revenue and Asset Management Agency (BPPKAD) Office after being determined by the new regional government, it is deposited and unblocked by the Grobogan Regency Land Office.
- b. Reporting to the Grobogan Regency Land Office The Land Office has a specific mechanism in handling and resolving land cases or disputes, including disputes over double certificates, namely:
 1. Land disputes are usually known to the BPN from complaints.
 2. Complaints are followed up by identifying the problem. It is ensured whether the problem element is the authority of BPN or not.
 3. If it is within their authority, the BPN will investigate the problem to prove the truth of the complaint and determine whether the complaint is justified for further processing.
 4. If the research results need to be followed up with an examination of physical administrative and legal data, the head of the office can take steps in the form of preventing mutations (status quo).
 5. If the problem is strategic, then it is necessary to form several work units. If it is political, social, and economic, then the team involves institutions such as the DPR or DPRD, the department of home affairs, and the relevant local government.
 6. The team will compile a research report to provide recommendations for solving the problem.

Based on information from the Grobogan District Land Office, the obstacles after the land title certificates were distributed were as follows:

In order to achieve accuracy in terms of physical data, the Head of the Cadastral Measurement and Mapping Sub-Section as Deputy Chair in charge of agrarian infrastructure and PTSL members, ADJI PURNAMA, explained as follows:

1. The high cost of RTK GPS equipment components, which are the most important components in mapping.
2. The absence of boundary markers for the land area to be measured will make the land measurement process take a long time.
3. Land whose subject is unknown, unclear, or not in place. When officers will measure and manage the land, the whereabouts of the landowner are

unknown. This obstacle makes it difficult for officers to continue the land certification process.

4. Lack of public understanding of the BPN's cadastral area measurement and calculation methods.
5. The boundary of a plot of land with the land next to it is not clear, usually this occurs as a result of the construction of a house or building on the adjacent land.
6. Boundary dispute.

The solution is, as follows:

1. Renting out RTK equipment for image mapping.
2. Carrying out socialization regarding the obligations of land owners to install and maintain land boundary markers in accordance with Article 17 paragraph
3. (3) Government Regulation Number 24 of 1997 concerning Land Registration.
4. Carrying out socialization regarding the implementation time for land measurement on a continuous basis block by block.
5. Carrying out socialization regarding cadastral area measurement and calculation methods

in accordance with the Regulation of the Minister of State for Agrarian Affairs/Head of the National Land Agency Number 3 of 1997 concerning Implementing Provisions of Government Regulation Number 24 of 1997 concerning Land Registration.

Improvement of the image quality of land areas to be mapped cadastrally.

Resolve existing disputes or problems (land disputes, administrative boundary problems) so that land measurements can be carried out and certificates can be made.

According to the author, the results of his research were studied with the theory of Legal Effectiveness and the Working of Law in Society. Although there were obstacles in the implementation of the Complete Systematic Land Registration Program (PTSL) in Kalanglundo Village, Ngarangan District, Grobogan Regency, it did not interfere with the completion process for the following reasons:

By holding socialization and understanding of Complete Systematic Land Registration, all parties work together well and the Kalanglundo Village and Grobogan District Land Office make maximum efforts and are responsible. in order to help achieve the program for implementing systematic land registration

complete quickly and in accordance with the effective time according to the government's target and it has been proven that the residents of Kalanglundo Village have obtained legal certainty over their land plots and obtained solutions when there were obstacles in using the Land Ownership Certificate.

4. Conclusion

The Implementation Process of the First Land Registration of the Complete Systematic Land Registration program that has been carried out in Kalanglundo Village, Ngaringan District, Grobogan Regency has been in accordance with the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia No. 6 of 2018 concerning Complete Systematic Land Registration. It has been effective even though there are obstacles in the implementation process, but it does not interfere with the completion process, as evidenced by all land areas that were applied for the First Land Registration Process through the PTSL Program having received Legal Certainty and Certificates have been issued, residents of Kalanglundo Village have received their respective Rights and can be used properly. Obstacles in the implementation of the first land registration through the complete systematic land registration program in Kalanglundo Village, Ngaringan District, Grobogan Regency, explained the obstacles in collecting complete legal data, including regarding the completeness of the applicant's personal data application, differences in the history of land acquisition ownership with the information in the letter C book and also the absence of evidence of land ownership or control. In response to this, efforts have been made to find a solution, including the Legal Task Force must coordinate with the village regarding the completeness of the application files and the completeness of book C, checking the ownership of land acquisition history with data in book C, collecting evidence of land ownership, making a statement of physical control of the land if there is no evidence of ownership. Obstacles from physical data are explained by the expensive components of the RTK GPS tool, land areas whose subjects are unknown, the absence of the community at the time of measurement, the absence of boundary markers for the land to be measured, the lack of community understanding of the method of measurement and calculation of cadastral area by BPN, differences in the boundaries of a land area with the land next to it and boundary disputes. In response to this, the efforts made, Rent-to-Use of RTK equipment, implementing socialization related to the time of measurement implementation, socialization related to the obligation of land owners to install and maintain land boundary markers, improving the quality of land area images that will be mapped cadastrally and resolving existing disputes or problems so that land measurements can be carried out and certificates can be processed. The causes of duplicate certificates can be due to elements of intent, unintentional and due to administrative errors. The emergence of duplicate certificates is also caused by the lack of discipline and order of government officials related to the land sector

in carrying out their duties. The National Land Agency is not a state institution in the judicial field, but even so, the National Land Agency has the authority to resolve every land problem including duplicate certificate problems.

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