

Land Office Role In Public Awareness Efforts To Increase The Systematic Complete Land Registration In The Demak District

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Abstract. Implementation of the Land Registry Systematic DETAILED under the provisions of the Regulation of the Minister of State ATR / BPNRI No. 6 in 2018 include: Determining Location Activity PTSL, Formation and Establishment Committee of Adjudication PTSL, Guidance, Data Collection, Inspection Land, Announcement Data, Issuance of Certificate of Land and delivering Land Certificate. Obstacles and Solutions Land Office Demak, Regarding the Land Registry Systematic Complete is a rebuttal or objection from the other Party on the process of land registration through PTSL carried out by the Applicant, Applicant difficult in completing the requirements, and lack of understanding Society of Land Certificate, Advice in Research These are: (1) Government Land Office Demak together in order to further improve the service to the community, particularly in the field of Land; and (2) Land Board Demak district in order to increase Legal Education or socialization of the Land.

Keywords: Land Office; Systematic Complete Land Registration.

1. Introduction

Land or Land Availability is an important asset for community activities, in fact the government is less concerned about this. Land ownership as the most important pillar of production activities the longer the increasingly unfriendly to the needs of the agricultural sector. On average, land ownership of Agriculture wane, even in Central Java on average only 0.25 hectares of land ownership⁴. Land has a critical role to support national development as well as in accordance with the provisions of Article 33 paragraph 3 of the Constitution of the Republic of Indonesia in 1945 that the "Earth and Water and Wealth Contained therein controlled by the State and used for the greatest part of the People Prosperity". Land has a critical role for human life, as well Increasing human needs for shelter, a place sought in Agriculture and the Economy as a source of Livelihoods.

Arrangement and Issuance of Certificate of Land ownership is necessary so that the functions can be utilized Soil sum for the Benefit All People Indonesia. Structuring and issuance of Certificate of land ownership in accordance with the ideals of Article 19 of Law No. 5 of 1960, hereinafter referred to BAL on Basic Regulation of Agrarian. Article

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⁴ Widhi Handoko, 2015, *Seminar Nasional "Karya Motivasi, Pemikiran strategis, Dan Rencana Program Pengembangan Badan Pertahanan Nasional (BPN) RI"*, Semarang : 28 Maret 2015.

19 BAL contain, " *To Ensure the Law by the Government Land Registration in the whole territory of the Republic of Indonesia in accordance with provisions stipulated by Government Regulation*" that is:

- The registration under subsection (1) of this article include:
 - Measurement, Mapping and Land Bookkeeping;
 - Registration of Rights to Land and Transition These rights; and
 - Award letters Evidence of Rights, which is valid as a Strong Verification Tool.
- Given Land Registry held by the state of State and Society, Socio-Economic Needs Traffic and Operate possibility, according to Minister of Agrarian considerations; and
- Stipulated in Government Regulation Costs concerned with the registration of paragraph (1) that, with the provision that the people who are not able to exempt from the payment of the costs ".

Reality on the Ground is not in accordance with what is expected by the Government Regulation NRI No. 24 of 1997 on Land Registration, because until now Program certification of the land based on the Ministry of Interior No. 189 of 1981 regarding the Project Operational Agricultural (Prona), and Now It's in the Replace With Program name Land Registry Systematic Complete (hereinafter referred PTSL) that the implementation is done by the Government in efforts to Accelerate Enrollment Rights Certificates of Land in the whole territory of the State of Indonesia can be said failed, because the target Certificates issued by the costs are not comparable with the Certificate of Land registered, whereas the issuance of the Decree of the Minister of Internal Affairs is an effort to carry out the certification of the land mass Acceleration with fees coming from the State Budget⁵. The rule NRI Article 3 of Government Regulation No. 24 of 1997 on Land Registration confirms the depth on the purpose of the Land Registry. Interest Land Registry are:

- To give the Rule of Law and Legal Protection of the Rights Holder Parcel A, Unit Flats, and other rights are registered so that it can easily be Proving himself as Rights holders concerned;
- To provide information to interested parties, including the Government so that it can easily be Acquired data required in performing acts Law concerning Areas of Land and Housing units are already registered; and
- The implementation of Conduct for Land Administration. Both Legislation such, is a form of implementation of Registration of Land Rights in the Context of *Recht Cadastre*, which aims give Rule of Law and Legal Protection of Holders of Rights on Land, with Evidence in the form of the Land Book and Certificate of Land consisting of a copy of the Land Book and Mail Measuring.

The observation study, researchers did, it appears that the Tenure and Property Rights Community Land of Demak, especially those in rural and government institutions to date Turns Still Little or Minim which is only about 40% are already Registered Rights The soil in the Land Office Demak to acquire such Rights Certificate evidence Land. Demak district up to 2018 the amount of land that has been certified Properties of approximately 204 914 (two hundred and four thousand nine hundred and fourteen)

⁵ Mohammad, Yamin Lubis dan Abdur Rahim Lubis, 2008, *Hukum Pendaftaran Tanah*, Mandar Maju, Bandung, p. 192.

field and is still about 40% (forty percent) of 584 465 (five hundred and eighty-four thousand four hundred and sixty twenty-five) fields that have not been certified as well as around 352 051 (three hundred and fifty two thousand and fifty-one) field. People still there who do not really understand the importance of a Land Data Collection. Registration of Land Rights Policy contained in legislation such as an *das sollen* (ideal according to the Law), not to materialize as an *das sein* (in fact).

From that background the author take the title, "Land Office Role In Public Awareness Efforts To Increase The Systematic Complete Land Registration In The Demak District". The issue raised in this study are as follows: What is the Role of the Land Office in Effort Increasing public awareness of Systematic Land Registration Complete in 2018 and 2019 at Demak? How Constraints and, solution, Demak District Land Office in Efforts to Improve Public Awareness Regarding Systematic Land Registration Complete?

Research methods

The method approach used in the study is empirical juridical approach method. An attempt to Discover, Develop and Test the truth of a knowledge, which is done using scientific methods or a systematic way used by scientists to Solve Problems which studied with certain rules.⁶

Research specifications used in the study is a descriptive analysis. Sources and Types of Data includes Primary data is data obtained directly from the informant and secondary data which includes Legal Materials Primary, Secondary and Materials Legal Materials Tertiary Law. Data collection techniques used in the research field study consisted of observation, interviews, and questionnaires and literature study. Data analysis techniques used in the research is Qualitative Analysis Method.

2. Results And Discussion

2.1. Systematic implementation of the Land Registration Complete by ATR / BPN Demak

Land in Demak characterized Fine textured soil (clay) and ground Medium (clay). Soil condition is caused by the layout of the Land Elevation Demak located ranging from 0 m to 100 m from the sea surface. In addition, conditions and Soil Clays Clay also is a Influence of Geographical Conditions Demak which was once a marsh. Demak consists of 49 066 ha and 40 677 ha Clay Soil Clay⁷From year to year, more land in the region to be registered Demak ATR / BPN Demak. During 2016 ATR / BPN Demak which amounted to only 7266 Certificate of Land Property. In 2017 has successfully issued a Certificate of Land Properties 20.250. And in 2018 successfully issued 55 587 Ascending and Land own Rights. The result of Certificate increased from the previous year. Increased amount of land registered by Demak Society reflects that people are increasingly Aware of the importance of land registration. Increasing Number of registered Land Administration Land Board also made into more of Conduct. That

⁶ Sutrisno Hadi, 2000 *Metodologi Research*, jilid 1 ,Yogyakarta, p: 4

⁷ The Central Bureau of Statistics Demak.

triggered an ATR / BPN Demak to Increase the target object to be in the Land Register on PTSL Program 2018. In 2019 the District Land Office Demak Targets 70,000 Land Parcels in PTSL Program activities. Land Administration 'A Government Process', so should only be done by the Government. For Organizing function of the Government in Land Administration, it takes four (4) Administrating functions, namely:

- Tenure and Land Ownership (Land Rights / Land tenures);
- Rate Land (Land Values);
- Land Stewardship (Land Uses); and
- Development Land (Land Development)⁸,

Article 1 (2) of the Regulation of the Minister of Agrarian and Spatial Planning / Head of National Land Agency of the Republic of Indonesia Number 6 of 2018 Land Registry Systematic Complete, defined as follows: "Land Registry Systematic Complete hereinafter abbreviated PTSL is the activity of the Land Registry for the first time conducted in Unison for all objects Land Registration in the whole territory of the Republic of Indonesia in 1 (one) Region / District Village or other names that level with it, which includes Physical Data collection and Data Juridical about one (1) or Multiple Objects Land Registry. "

Implementation PTSL in Demak in 2018 include the whole object of the Land Registry, Good Parcel that there is no ground's Rights and Land Affairs that has Rights in the Framework of repairing kualitas Land Register data. Land enrolled in this PTSL include existing Parcel Limit Signs Signs and will set a limit on the Implementation of PTSL. PTSL implementation conducted by ATR / BPN Demak, conducted by Activity series as follows:

- Plan
According to Mr. Murdo, A.Ptnh, MM as the Head of the Land Office ATR / BPN Demak Declared ATR / BPN Demak do planning before Implement PTSL. Range planning done on how the concept of the PTSL process will be implemented. Is it going to be implemented through activities PTSL or Combined with other programs owned by ATR / BPN Demak. In this case, the ATR / BPN Demak do PTSL program without going through other programs;⁹
- Location determination
ATR / BPN Demak based on the data anywhere villages that have submitted proposals to the ATR / BPN Demak;
- Preparation
Preparation involves everything Administrative Concerning Implementation Plan PTSL conducted by ATR / BPN Demak;
- Formation and Determination Adjudication Committee and the Task Force PTSL
The next stage is done is to establish and stipulate PTSL Adjudication Committee and the Task Force (also known as Task Force) PTSL. This committee was formed Directly by the Head of the District Land Office Demak. Each PTSL Adjudication

⁸ Enemark S., I. Williamson, dan J. Wallace, "Building Modern Land Administration Systems in Developed Economies." *Journal Spatial Science.* 26-27 October 2000: p.15.

⁹ Results of interviews with Murdo, A.Ptnh, MM on May 3, 2019.

Committee is allowed to work PTSL Program in more than 1 (one) area is also described in the legislation.

"Taking into account the availability of human resources, the Adjudication Committee PTSL Each can be set up to more than 1 (one) or to some element District Area involving devices each Village / Sub concerned",¹⁰

- Counseling
This extension is done to provide Education for the People of the Object PTSL. Counseling is done by the Head of the Land Office along PTSL Adjudication Committee, Task Force and the Task Force Physical Juridical;
- Physical Data Collection and Juridical
The data relating to the Status of Land Ownership and Wide Field-owned land into the data base must be known.
Furthermore, Collecting, Processing and Data Maintenance Physical and Juridical Determination of Rights and Land Registration using checklists in the Computerized Land activities;
- Announcements Physical Data and Data Juridical and authorization,
Announcements Physical Data and Data Juridical and perform authorization, in Legal. Announcements Physical Data and Data Juridical for 14 (fourteen) calendar days in the Office of Adjudication Committee PTSL and Village Head Office / Sub;
- Conversion affirmation, recognition and Granting Rights, Bookkeeping Rights, Land Rights Certificate Issuance.
Physical Data and Data Juridical has met requirements for Certificates issued Land Rights (Cluster 1), then Chairman of the Adjudication Committee followed up by asserting Conversion PTSL the pertinent Land Property Rights in the name of the last Rightsholders; and
- Documenting, Submission and Reporting the results of activities.
ATR / BPN do Documenting, Submission and Reporting the results of activities undertaken activity. Adjudication Committee Chairman Implementation PTSL PTSL Submitting results to the Head of the Land Office at the end of PTSL activities and accompanied by PTSL Data.

2.2.The role of the Land Office in Efforts to Increase Public Awareness Regarding Systematic Land Registration Complete in 2018 and 2019 in Demak

Implementing the Land Office has the task of most duties and functions of the National Land Agency in Environment Regency / City.

Implementation of land registration is done by the government or in this case the District Land Office Demak, until now still not Completed still has many problems. National Land Agency and the District Land Office Demak to Accelerate Implementation of Registration of Land Rights has taken various Development Policy Land like, Event Project Operational Agricultural (Prona) is now replaced with PTSL, Project Operations

¹⁰ Indonesia, Ministry of Agricultural and Spatial Planning / Head of National Land Agency of the Republic of Indonesia on *Systematic Land Registration Complete*, Candy ATR / BPN No. 6 In 2018, ch. 12 paragraph (2).

Regional Agricultural (PRODA), Certificate of Bulk Governmental (SMS) or certification of the Governmental (PSM), and the National Agrarian Reform Program (PPAN).

2.3. Obstacles and Solutions Guide Demak District Land Office To Increase Public Awareness Regarding Systematic Land Registration Complete

Obstacles or barriers do PTSL in Demak

- Land Status
Residents who want Registering Objects The soil, however it is still owned Land Status of the People (parents) who were divided as a legacy to his sons. However, the land is not divided for Parents concerned are still alive and yet Intention to divide the soil is to His children but permitted Occupy;
- Conflict limits
This limit conflicts Require Officers must Birthday Objects Measuring Soil Concerned and matched with data juridical available. Based on field research follow-up Establishment of Community Groups Evenly have not been implemented or only implemented in certain areas of Ever held the certification program Bulk only. It is not in spite of various constraints include limited Infrastructures.
The movement aims to give space to the Community Participation in the Management of Land, as in the case of:¹¹
 - Installation Limit Signs, conducted jointly coordinated by the Land Owners and Neighbors limit;
 - Encouraging Conscious Community Group Formation Conduct of Land by the Community, which will participate in the Land Management;
- Not knowing history Soil
Found some objects Land unknown history, so it is time to Tracing the history of the land object; and
- The low level of the Land Registration
Lack of Legal Awareness of the Society for Registering Rights The land is orderly and organized in the framework of realization of Rule of Law. The soil is difficult to Enroll Society for the expensive fee. Holders of Land Rights that have been certified not rule can be sued by the other party.

Factors Supporting Implementation PTSL in Demak

- Educated society
Implementation PTSL by ATR / BPN Demak greatly assisted by several communities of a particular village that already has a good level of understanding related to the importance of the Land Registry;
- Active Role of Party Village or the Village
The village is also very Supports Device Implementation PTSL. Some of the Village Party PTSL Active Object Residents Gather and coordinate his village to Collect Data Support;
- Cutting-edge IT equipment

¹¹ Partisipasi Masyarakat, [http:// sosiologipertanahan,.blogspot.com](http://sosiologipertanahan.blogspot.com).,Google, Wednesday, May 29, 2019.

Information Technology (IT) is growing, ATR / BPN Demak be greatly helped. The data related to Land Owners and Land Objects can be compiled into a single database,

- Sophistication Measurement
The tools used to measure land object will be registered pertained already very sophisticated and Practice; and
- Help of a Third Party
Supporting factors PTSL in Demak associated also with the help of a third party, Good Party Local village or related bodies who also took part in the implementation of PTSL.
Efforts or solutions conducted by the District Land Office Demak To Overcome Lack of Registration Rights to land in Demak ie Services Program Certificate issued some land with an easier system for Community Reaching them with the People's Facilities Services Land Certificates (also called Larasita), Computerized Land Office, and the socialization of the Land Registry.

3. Closing

3.1. Conclusion

The conclusions of this study include:

- Implementation PTSL conducted by ATR / BPN Demak done by concatenation of Planning, Location Determination, Preparation, Formation and Establishment Committee of Adjudication PTSL and the Task Force, Extension, Data Collection Physical and Juridical Announcements Physical Data and Data Juridical and authorization,, the affirmation of the Conversion, recognition of Rights and Granting, Bookkeeping Rights, Land Rights Certificate Issuance, Documenting, and Reporting The delivery of activities.
- Factors Supporting Implementation
PTSL in Demak is the educated society, active Role of Party Village or the Village, IT equipment Sophisticated, Sophistication Measurement, assistance from a third party. While PTSL Implementation Obstacles in Demak relating to the Status of Land, Conflict limit and does not foresee Land history.

3.2. Suggestion

- Systematic Land Registration Complete (PTSL) need to be implemented in subsequent years to the creation of the Land of Conduct in the Republic of Indonesia, especially in Demak.
- ATR / BPN Demak can further expand again cPakupan villages into Target PTSL in the coming years, thus increasing the amount of land registered object.

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