



**THE IMPLEMENTATION OF THE POLICIES OF
COMPLETE SYSTEMATIC LAND REGISTRATION
PROGRAM (PTSL) IN NATIONAL LAND AGENCY,
NORTH DISTRICT BARITO, INDONESIA**

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Abstract:

Based on Government Regulation No. 24 of 1997 on Land Registration, the government is obliged to register the entire plot in Indonesia by using a systematic and sporadic approach. The implementation of this provision is through policies of the Complete Systematic Land Registration (PTSL) program. It is expected that this program will reduce the problem of land disputes across Indonesia. The research adopted a juridical empirical approach and the method used was descriptive qualitative research. Data collection was realized through in-depth interviews, intensive observation, documentation, review of literature as well as the use of legislation related. Based on the results of this study, it was concluded that the implementation of policies Systematic Land Registration Complete program at the National Land Agency Barito Utara District has not been optimal. Dimensions removal of bureaucracy in the disposition, bureaucratic structure implemented by the SOP and the provisions of existing law were the limiting factors in the implementation.

Keywords: implementation of policies, land registration

1. Introduction

Ministry ATR / BPN launched a priority program for the complete systematic land registration (PTSL). PTSL is the process of land registration for the first time; it was conducted simultaneously and includes all objects that have not been registered with the land registry in a rural area. This program is ensuring legal certainty or rights to land owned by the community. PTSL is an innovative method of government through the Ministry of ATR / BPN meant to meet the people's basic needs: food, clothing, and

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shelter. The program is outlined in the Ministerial Regulation No. 12 of 2017 on the Acceleration of Systematic Land Registration Complete (PTSL) and Presidential Instruction No. 2 in 2018. PTSL is similar with the term land certification is the realization of the implementation of the government's obligation to ensure legal certainty and the protection of community land ownership. Besides that, the people who have obtained the certificate can transform the certificate into a capital of business mentoring powerful and effective for the improvement of their welfare.

ATR Minister / Head of BPN Djalil hope that PTSL program can bring the construction of a better Indonesia. *"This will facilitate PTSL local governments to arrange the city. We also ensure the recipient a certificate on target, namely the fishermen and farmers as well as other communities so that they can start improving the quality of life better"* said Sofyan. Looking back to 2017, the Ministry of ATR / BPN successfully perform land surveying community as much as 5.2 million parcels or exceed the target of 5 million given. The achievement was achieved thanks to the good cooperation between the Ministries, service and technology innovation, as well as the massive involvement and participation by the public. Currently, 126 million parcels of land in Indonesia, as many as 51 million parcels have been registered.

2018's Jokowi-JK Government through the Cabinet will focus on human resources. Ministry ATR / BPN also ensures the entire process is done in an easy, transparent and efficient way. One illustration, when using the method sporadic land registration, the maximum target per year is only 1 million parcels of land, which means to resolve 79 million field takes 79 years. While going through PTSL, the target of 79 million parcels of land registration could be completed by 2025. PTSL aims to provide legal certainty and the protection of copyright law on public land fairly and equitably and to encourage economic growth in general and in particular the people's economy. Based on Government Regulation No. 24 of 1997 on Land Registration Background issuance of Government Regulation was based on:

- 1) first, the public interest, namely the existence of legal uncertainty regarding ownership and land boundaries
- 2) second, the government's interest in the context of making legislation in the area of land as the foundation to implement the policy of land administration.
- 3) thirdly, it is necessary for the availability of land information outlined in the form of maps and lists.

Government Regulation No. 24 of 1997 is a step in the operational conduct systematic land registration, by registering all land parcels in a rural area/village or part. Registration of land in this way is considered to provide greater results in a relatively short time; because the data collection land registry did simultaneously on all parcels of land in a village/village and the wider community to know the holding of land registration.

Systematic land registration and cadastral maps generate load maps registered land parcels consolidated and connected with certain connective points, so the reconstruction can be performed with ease limits. Thus, it can be avoided the disputes

concerning the delimitation of land parcels that are still common lanjas urban area is 1098.7 km² with a population of ± 13 449 inhabitants. Based on the analysis of the Office of Agricultural and Spatial Planning National Land Agency, North Barito district, with average parameters vast holdings certification and extensive administration area in the Village Lanjas, then the number of fields that have not been registered certificates in the Village Lanjas estimated that approximately is 4,257 fields with a total area of ± 3,593,126 Square Meters.

2. Research Methods

The study is used to examine the condition of natural objects, where the researchers are key instruments (Sugiyono, 2016). The qualitative method was used for several considerations: first, this method is easier to adjust when faced with a double reality; secondly, the method of directly serving nature of the relationship between researcher and respondent; third, this method is more sensitive and more able to adjust to a lot of sharpening the joint influence of these patterns of face value (Arikunto, 2002; Denzin & Lincoln, 2009).

This type of research is a qualitative descriptive study. A descriptive study is intended to provide information about a situation or other symptoms. The location of the study was Lanjas, in the Village of North Barito regency. The informants were taken from the community as well as program participants PTSL Adjudication team that holds the key (key informant) and major sources, namely:

- 1) Head North Barito District Land Office;
- 2) The Chairman of the Adjudication Committee PTSL;
- 3) Kasi Government and Public Services Sub Lanjas;
- 4) Two landowners at once participants PTSL.

The data collection technique involves three steps, from in-depth, intensive observations, and technical documentation as well as the study of literature. The data analysis technique used to test the validity and honesty of a description, inference, explanation, interpretation, and content of the report as a whole. Validity is done to increase the confidence and credibility of the results. In particular, have been used triangulation, member checks and other validation techniques.

3. Results and Discussion

Implementation is effective if the measures and policy objectives are understood by individuals who are responsible for the achievement of the objectives. Clarity sizes and thus, policy goals need to be communicated appropriately with the implementers. Consistency or uniformity of the size of the grounds and objectives need to be communicated so that implementers know the exact size and purpose of the policy. Communication within the organization is a very complex process.

Also, the different resources gave birth to different interpretations. Insufficient communication with the implementor affects seriously the implementation of the policy. One of the obstacles in the implementation is the lack of responsiveness of local government, especially in the acceleration of the issuance of the regulation such as the implementing regulations decree is integrated into the area. Another one is that the implementor related supporting policies are not yet fully understood. So, the program benefits and objectives of the program make the implementors to seem sluggish and less cooperative. Implementation of policies used the Model Implementation of George C. Edward III that measures the implementation of policies by 4 factors: communication, resources, disposition, and bureaucratic structure.

A. Communication

One element that could affect the successful implementation of a policy mentioned by George C. Edward is communication (Nugroho, 2007). Communication within the context of this research is used for the implementation of the policies; so, the Systematic Land Registration Complete program can run smoothly, systematically and according to expectations. Based on the results of interviews with the National Land Agency Barito Utara that form of communication is the cross-sectoral coordination related to the implementation of the program. Communication and coordination were conducted among others by Barito Utara District Government through the Regional Secretariat of the Legal Department in terms of the regulatory, Financial Management Board and Asset in terms of payment Tax on Acquisition of Land and Building (BPHTB) of community participants PTSL which the deposit into the treasury area, as well as coordination to the Village Lanjas designated as PTSL 2017 related to the preparation stage that includes the social conditions of society and help coordinate the data collection juridical registered parcels.

B. Transmission

Transmission is a major factor in implementing the communications policy. Channeling good communication generates a good implementation. Often there are problems in the distribution of communication; one of that is the misunderstanding (miscommunication) between the informer and the recipient of the information. Transmission requires that public policy is delivered not only submitted to the implementers (implementors) policy but also conveyed to the target group policy and other interested parties either directly or indirectly (Sumardjono, 2001).

Dimensions transmission which has been implemented in the policy implementation PTSL program is socialization. Things become a bottleneck if the participants to this socialization are limited, so the information submitted is not accessible by the public as a whole. To overcome this, the optimization is done with the socialization of participants. Participants socialization appointed community leaders from each ward RT and RW so that they are present further socialization can transfer information dissemination to the public in their respective communities. Also, the

indirect dissemination through the installation of billboards in strategic places is considered very appropriate.

Dimensions transmission which has been implemented in policy implementation PTSL Program is a direct outreach to the community to disseminate and transfer the information directly to the Village community Lanjas policy PTSL program. Socialization is carried on in the hall of the village office lanjas. Participants' socialization consists of the village headman and the entire device Lanjas, Chairman of the Neighborhood, Chairman of Rukun Warga, and community leaders in the area of urban environment lanjas. Besides carrying out direct socialization, is also conducted an indirect socialization and banners are placed in in strategic location, to be seen by Lanjas village residents.

C. Clarity

According to C. Edward III the communications received by implementing policies (street-level-bureaucrats) must be clear and not confusing or ambiguous (Agustino, 2008). Socialization material as provided for in the Regulation of the Minister of ATR / BPN No. 12 of 2017 on Land Registration complete Systematic aims to provide clarity to the public about its policies PTSL program. Extension or socialization as referred to in the regulation is done by providing an explanation at least on:

- a) the benefits for the community, and the state government on the results of the implementation of the PTSL program;
- b) stages and mechanisms PTSL activities;
- c) the establishment and installation of boundary markers each plot;
- d) the legal document which needs to be prepared;
- e) schedule plot measurement and data collection by the juridical task force
- f) physical and juridical task force;
- g) the result PTSL program activities;
- h) funding provided by the government and / or other legitimate sources through PTSL activities; and
- i) possible fees and/or taxes are borne by the participants in the PTSL.

D. Consistency

According to Edward III in Agustino, orders given in the implementation of communication must be consistent and clear. Consistency in policy of PTSL program must be in line with the main objective of the program. The policies need to be coherent by the respective stages of the administrative order not to confuse the public as executor of implementation and the implementation actors.

Based on interviews with representatives of the officer executing the measurement and data collection of physical and juridical process of land registration is required certainty physical data object land (location, boundaries, area, use) as well as the certainty of juridical subject land (history, mastery, and ownership as well as those who gave the ground truth information mastery). The certainty of physical data and

juridical determine and guarantee product quality certificates from other parties' claims that feel they have the land.

PTSL understanding of the program is highly influenced by the public perception of the benefits of land certificates. One of the benefits of certification of land is the economic value of the land. If it has a certificate because it can be used as loan collateral enthusiastic community in the program PTSL is evidenced by the increasing number of borrowers who use loans with low interest rate that is People's Business Credit (KUR).

E. Resources

The resources are divided into two, namely in the form of human resources (staff) and non-human (facilities or infrastructure) (Anwar, 1991). 1) Human Resources (HR) related to the ATR office / BPN kantah North Barito shortage of technical personnel for collecting physical data and juridical ground. Besides, he acknowledged that the existing technical staff is now even less mastered the field/pitch so that the difficulty in finding the location of the data studied soil physical and juridical. 2) Related articles of budgetary resources, especially financing the preparation stage at the village level and this BPHTB financing is fundamental and must be addressed wisely by the government of North Barito regency whether it will be charged on the budget or to the public policy goals. 3) Resources factual conditions are not yet available equipment technicians who can fix it in the office ATR / BPN Muara Teweh and repairs should be sent to the office of ATR / BPN Province region that is to Palangkaraya. 4) Resources Authority covers the duties and functions of the Adjudication Committee Chairman PTSL Lanjas village on duty and authority of the Adjudication Committee.

F. Disposition

Disposition or attitude of implementing the policy is an important factor in the approach of the implementation. If the implementation of a policy is effective, then the policy implementers must not only know what to do but also must have the ability to carry it out, so the practice is not bias. According to the Edward III, the implementers are the third factor that has consequences for the effective implementation of the policy (Agustino, 2008; Islamy, 2007). Or behavioral tendencies of implementing the policy was instrumental to the implementation of policies by the purpose or goal. 1) The appointment of bureaucracy placement and appointment of personnel in the adjudication committee conforms with the science and capabilities of each employee. 2) Incentives as a stimulant for the implementor to be passionate and enthusiastic about working. Incentives for adjudication committee has been set in Government Regulation number 128 of 2015 on non-tax revenues in 2015. Similarly, the incentive for executive officers in the village set in the Joint Decree of Three Ministers in 2017 on Financing for Systematic Land Registration Complete preparation. Judging from its function, SOP functioning formwork systems and workflows are regular, systematic, and accountable. SOP describes how the purpose of the work carried out by policies and regulations.

SOP also explains how the process of implementation of the activity takes place, as a means of sort order of the application and administration of daily work as an established method, ensuring consistency and systematic work processes, and establish mutual relations between the unit.

4. Conclusion

The policy of implementation Systematic Land Registration Complete program at the National Land Agency Barito Utara was not optimal because it only implemented aspects of the disposition and bureaucratic structure. Limiting factors was the communication, resources, and incentives that have not been implemented optimally. Insufficient communication with the implementor affects seriously the implementation of the policy. Obstacles in the implementation are the lack of responsiveness of local government, especially in the acceleration of the issuance of the regulation such as the implementing regulations decree integrated into the area.

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