



## Complete Systematic Land Registration Program (Ptsl) In The Ex-Transmigration Settlement Unit In Seluma District

Syahrul Yahdi<sup>1</sup>, Sugeng Suharto<sup>2</sup> and Kahar Hakim<sup>3</sup>

<sup>1</sup> Departement Public Administration, Faculty of Social Science And Political Science, University of Bengkulu

<sup>2</sup> Departement Public Administration, Faculty of Social Science And Political Science, University of Bengkulu

### ARTICLE INFORMATION

Received: 18 June 2023

Revised: 27 June 2023

Accepted: 10 July 2023

Available online: 17 July 2023

### KEYWORDS

**Preparation, Implementation, Post-Program Implementation, Complete Systematic Land Registration**

### CORRESPONDENCE

**Master of Public Administration**

THIS IS AN OPEN ACCESS ARTICLE UNDER THE [CC-BY-SA](https://creativecommons.org/licenses/by-sa/4.0/) LICENSE

### A B S T R A C T

*This study aims to analyze the implementation of the Complete Systematic Land Registration Program (PTSL) at the Ex-Transmigration Settlement Unit at Batu Balai Village in Seluma Regency. This research is a qualitative research with a narrative study approach. In this study, the informants by defining or pointing directly purposive sampling were 5 (five) people. Data analysis in qualitative research consists of four interacting components, namely data collection, data reduction, data presentation and drawing conclusions and verification. Data validity through triangulation data collection techniques, namely triangulation of sources, triangulation of techniques and triangulation of time. The results showed that the preparatory stage for the socialization had been carried out well and juridical data collection as well as the issuance of SK Hak / legalization of physical data and juridical data has not been carried out properly and at the post-implementation stage the issuance of certificates has not been carried out properly, and reporting has been carried out properly*



## INTRODUCTION

The understanding of land rights cannot be separated from the social function of land (UUPA Article 6). This can be seen in the meaning of property rights described in article 20, namely property rights are hereditary, strongest and most fulfilled rights that can be owned by people over land (Ulfah and Suwondo 2019).

Land registration is an activity carried out by the Government to provide legal certainty and legal protection for holders of land rights. Land registration activities consist of first time land registration and data maintenance. Land registration activities for the first time can be carried out sporadically or systematically. Land registration for the first time through sporadic means that the land registration is carried out by a group of people who will register land that still has the status of old rights. Systematic land registration for the first time is the first land registration carried out by the Government for a village that does not yet have a land certificate (Ayu, 2019).

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 is one of the operational steps that carries out

systematic land registration, namely by registering all land parcels in a village area or part of it. Land registration in this way is considered to be able to provide greater results in a relatively shorter time, because the collection of land registration data is carried out simultaneously on all land parcels in a village/kelurahan and the wider community knows that land registration is being held, so that objections raised there can be immediately known anyway. In addition, the method of systematic land registration also produces a land registration map that contains maps of land parcels that are registered in a consolidated manner and are connected to certain points of connection, so that in the future it can be easily reconstructed boundaries. In this way, disputes regarding the boundaries of land parcels can be avoided, which are still common until now. Orderly administration of land; means that the data on each plot of land is recorded and known easily, both regarding history, ownership, subject of rights, physical condition and order of procedures in all matters relating to land.

The background to the implementation of the PTSL program is that the government still finds land in Indonesia that is not yet certified or does not have a certificate. Land certificates are strong



evidence of land ownership by the community. The government does not charge a fee to the public for the land registration process, but only imposes administrative costs, such as providing land certificates for land that does not yet have land certificates, making and installing boundary signs, transfer taxes, and stamp fees, photocopying proof of land ownership such as letter C. , or witness fees (Ayu, 2019).

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 seeks to provide legal certainty for owners or those who control land to carry out land registration. This can be seen from the existence of a sporadic registration system and a systematic registration system. Land registration is carried out sporadically, land owners are active in carrying out land registration. Systematic land registration is land registration involving the government (National Land Agency) as the executor assisted by an adjudication committee (according to the provisions of Article 11 of 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).

The phenomenon that occurs is that

the Complete Systematic Land Registration Program (PTSL) at the former Seluma Regency Transmigration Settlement Unit has not been maximized, this is because there are many unclear land ownership issues including the problem of illegal levies (Pungli). Based on the news, there was a withdrawal of money from Rp. 500 to Rp. 1 million parcels according to the size of the land parcel by the unscrupulous Village Head with the reason that this withdrawal was due to an agreement resulting from a joint meeting

## MATERIALS AND METHODE

This research is a qualitative research with a narrative study approach. Therefore, this research wants to see and tell the phenomena that occur in the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit in Seluma Regency.

In this study, the informants were not randomly selected (probability sampling), but were determined or appointed directly (purposive sampling). Purposive sampling selected informants who were directly involved and understood the problem of the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit in Batu



Balai Village, Seluma Regency.

Koentjaraningrat (2009: 32) explains that purposive sampling is a method of taking informants who are carefully selected so that they are relevant to the research structure, where sampling takes informants selected by the author according to specific characteristics and certain characteristics.

Creswell (2015: 264-265) explains that there are six steps in the analysis and presentation of data. that is:

1. Create and organize files for data. At this stage the researchers grouped data from in-depth interviews with research informants related to the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit, Batu Balai Village, Seluma Regency.
2. Read the entire text, make notes in the margins, form the initial code. At this stage the researcher read all the notes from the in-depth interviews and made notes or assigned a code to each interview in accordance with the findings regarding the research conducted on the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit, Batu Balai Village, Seluma Regency.

3. Describe a story or series of experiences and place them in chronology. Then at this stage, the researcher describes the findings from interviews obtained from several research informants related to the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit, Batu Balai Village, Seluma Regency
4. Identify stories and contextual materials. At this stage, researchers identified the results of informant interviews regarding the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit, Batu Balai Village, Seluma Regency.
5. Interpret the broader meaning of the story. At this stage the researcher concluded the meaning of the results of the interviews obtained from research informants which were used as a reference as research findings of the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit, Batu Balai Village, Seluma Regency
6. Presenting narratives by focusing on processes, theories and unique and common characteristics of life. Then in this stage the research findings are presented in accordance with the research implementation process carried out in





seeking information on the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit, Batu Balai Village, Seluma Regency

## RESULTS AND DISCUSSION

The results showed that at the preparation stage for the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency the socialization had been carried out properly because it had involved all parties, such as the prosecutor's office, BPN, Village Head, and community leaders as well citizens and the collection of juridical data (collection of PTSL participant application data) has not been carried out properly, this is because when filling out the application form for a certificate of ownership there are still filling errors.

Meanwhile, during the implementation stage of the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency, land plot measurements, land inspection, and issuance of Decree on Rights/approval of physical data and

juridical data were carried out. The results showed that at the implementation stage of the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency the measurement of land parcels had been carried out well, this was because in measuring land parcels the BPN was accompanied by village officials and owners land parcels and inspection of land parcels have been carried out well because the BPN made a plot map based on the results of measurements in the field which at the time of measurement were assisted by village officials and land plot owners as well as issuance of Decree on Rights/validation of physical data and juridical data in the Systematic Land Registration Program Completeness (PTSL) in the former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency has not been carried out properly, because there are still people who fill out forms that experience errors and have not made administrative payments, so the issuance of certificates of property rights is often delayed.

In the post-implementation stage of the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit of Batu



Balai Village in Seluma Regency, certificate issuance and reporting were carried out. The results showed that in the post-implementation stage of the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency, the issuance of certificates had not been carried out properly, because the issuance of certificates of ownership rights from those who proposed as many as 400 fields, only 319 fields which can be issued because people understand that this certificate is free, so they have not paid an administration fee of Rp. 200,000 to the measurement committee or village apparatus and reporting has been carried out properly because the report has been submitted to the Regional Government, coordinating with the Manpower and Transmigration Office and the Bengkulu BPN Regional Office and the Ministry.

The results of this study are in line with the research findings of Mohammad, et al (2018) that the implementation of the PTSL policy in Manado City has been going well. This can be seen from the target of PTSL in Manado City in 2017 reaching a target of 250 land certificates. Although human resources in quantity are still considered lacking, so the executors must work harder and manage the time as best

as possible between PTSL work and routine work at the Manado City Land Office.

Meanwhile, the results of Suyikati's research (2019) found that the implementation of the Complete Systematic Land Registration (PTSL) carried out at the Yogyakarta City BPN was in accordance with the provisions contained in the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 6 of 2018 with the realization that physically as many as 11,959 land parcels and 856 land parcels were successfully issued certificates, besides that there were PTSL products in 2017 that went up in Cluster from Cluster 3 to Cluster 1 as many as 94 fields.

Meanwhile, Raydila's research, et al (2018) found that based on 6 (six) variables that affect the performance of public policy implementation, it can be concluded that: a. Overall policy measures and objectives are clear and well understood by implementers. However, setting a target that is too large has a negative effect on achieving successful implementation, b. The available resources when viewed from financial resources are sufficient. But in terms of human resources and time resources are still limited to achieve policy



targets, c. The characteristics of implementing agents who carry out this PTSL policy can already be said to be good because in carrying out this PTSL policy, there has been a division of labor that is adjusted based on ability and work experience, d. The attitudes and tendencies (disposition) of the Peaksana shown in implementing this policy are already good. in the implementation of this PTSL, the implementers showed an attitude of acceptance of the policy. This can be seen from the executor's understanding of the objectives and benefits that will be obtained through the implementation of this policy and the ability to do so implementation in carrying out the policy, e. Communication between executors in the land office and also activities between executors have been going well. However, communication with external parties or the village and also the community is still not going well. This can be seen from the various obstacles experienced such as gathering the community to participate in socialization which is still difficult, as well as the existence of inconsistencies or non-uniformity of information conveyed by implementers, f. The economic environment as well as the political environment have a good influence on the implementation of this policy. However,

the social environment does not have a good influence because the community still lacks participation in the implementation of this policy.

The research findings are not in line with the research of Librasti, et al (2020) who in their research found that the implementation of the PTSL certification program in Gunung Jati Village, Kendari City through the stages of counseling, data collection, measurement, adjudication committee meetings, announcements and validations, and issuance of certificates has gone well and in accordance with the terms and conditions that have been set. However, in the implementation of the PTSL program there are factors that influence its implementation, namely: communication factors, human resources, and bureaucratic structure as the factors that have the greatest influence. Meanwhile, the disposition factor or the characteristics of the implementor is the factor that has the least influence.

Mirza's research, (2019) found that the implementation of the Policy for Accelerating the Implementation of Complete Systematic Land Registration (PTSL) in Ogan Ilir Regency was seen from aspects of policy implementation such as standards and objectives, resources, characteristics of implementing agents,



dispositions/attitudes of implementers, inter-organizational communication, the social and economic conditions of the community have been carried out in accordance with existing implementation guidelines and technical instructions, but due to limited human and non-human resources, the PTSL target has not been achieved. Therefore it is necessary to devolve PTSL activities to third parties, so that the acceleration of PTSL can be achieved.

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 is one of the operational steps that carries out systematic land registration, namely by registering all land parcels in a village area or part of it. Land registration in this way is considered to be able to provide greater results in a relatively shorter time, because the collection of land registration data is carried out simultaneously on all land parcels in a village/kelurahan and the wider community knows that land registration is being held, so that objections raised there can be immediately known anyway. In addition, the method of systematic land registration also produces a land registration map that contains maps of land parcels that are registered in a consolidated manner and are

connected to certain points of connection, so that in the future it can be easily reconstructed boundaries. In this way, disputes regarding the boundaries of land parcels can be avoided, which are still common until now. Orderly administration of land; means that the data on each plot of land is recorded and known easily, both regarding history, ownership, subject of rights, physical condition and order of procedures in all matters relating to land.

Initially, the provisions regarding land registration fees held by the government were regulated based on a Circular Letter from the Head of BPN RI c.q. Deputy for Land Rights and Land Registration Number 963-310-D.TI dated 28 March 2008 as amended based on the Letter of the Head of BPN RI c.q. Deputy for Land Rights and Land Registration Number 1079/17.1-300/IIU2013 dated 19 March 2013 concerning Prona Technical Guidelines, in 2017 amended based on Technical Instructions Number 345/2.1-100/I/2017 concerning Guidelines for Implementing the Budget for Complete Systematic Land Registration (PTSL).

Guidelines for implementing the management of PTSL activities through the stages, namely: Counseling/Socialization, Collection of juridical data (collection of application data for prospective PTSL





participants), measurement of land parcels, land inspection, issuance of decree on rights/approval of physical data and juridical data; Issuance of Certificates, and Reporting.

Land registration is an activity carried out by the Government to provide legal certainty and legal protection for holders of land rights. Land registration activities consist of first time land registration and data maintenance. Land registration activities for the first time can be carried out sporadically or systematically. Land registration for the first time through sporadic means that the land registration is carried out by a group of people who will register land that still has the status of old rights. Systematic first-time land registration is the first-time land registration carried out by the Government against sa That's a sub-district that still doesn't have a land certificate (Ayu, 2019).

The background to the implementation of the PTSL program is that the government still finds land in Indonesia that is not yet certified or does not have a certificate. Land certificates are strong evidence of land ownership by the community. The government does not charge a fee to the public for the land registration process, but only imposes administrative costs, such as providing land

certificates for land that does not yet have land certificates, making and installing boundary signs, transfer taxes, and stamp fees, photocopying proof of land ownership such as letter C. , or witness fees (Ayu, 2019).

Furthermore, according to Ayu (2019) explained that land registration is an activity carried out by the Government to provide legal certainty and legal protection for holders of land rights. Land registration activities consist of first time land registration and data maintenance. Land registration activities for the first time can be carried out sporadically or systematically. Land registration for the first time through sporadic means that the land registration is carried out by a group of people who will register land that still has the status of old rights. Systematic first-time land registration is the first-time land registration carried out by the Government for a sub-district that does not yet have a land certificate.

In the history of the development of policy implementation studies, it is explained that there are two approaches to understanding policy implementation, namely the Top Down and Bottom Up approaches. In Lester and Stewart in Agustino (2006: 140) the term is called the command and control approach (control and command approach, which is similar to the top down approach) and the market



approach (market approach, which is similar to the bottom up approach). Each approach proposes framework models in establishing linkages between policies and outcomes.

Top Down model means a pattern that is carried out by the government for the people, where participation is more in the form of mobilization. Conversely, Bottom Up means that even though policies are made by the government, the implementation is by the people. In the Top Down approach, policy implementation is centralized and starts from central level actors and decisions are taken from the central level. The Top Down approach starts from the perspective that political decisions that have been determined by policy makers must be carried out by administrators or bureaucrats at lower levels. So, the essence of the Top Down approach is the extent to which the actions of implementers in carrying out the policy are in accordance with the procedures and objectives outlined by policy makers at the central level. The focus of policy implementation analysis revolves around the problems of achieving predetermined formal policy objectives. Street Level bureaucracy is not involved in Top Down policy formulation.

## CONCLUSION

Based on the results of the research and discussion that has been carried out, it can be concluded that:

1. In the preparation stage for the Complete Systematic Land Registration Program (PTSL) at the Former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency, the socialization has been carried out properly because it has involved all parties, such as the prosecutor's office, BPN, village head, and community leaders and residents and juridical data collection (collection of PTSL participant application data) has not been carried out properly, this is because in filling out the application form for a certificate of ownership there are still filling errors.
2. At the implementation stage of the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency, the measurement of land parcels has been carried out well, this is because in measuring land parcels the BPN was assisted by village officials and land plot owners and the inspection of land parcels has been carried out well because the BPN made a plot map based on the results of measurements in the field which at the time of measurement were accompanied by



village officials and land plot owners as well as issuance of a Decree on Rights/validation of physical data and juridical data in the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency has not been implemented properly, because there are still people who fill out forms that experience errors and still have not made administrative payments, so that the issuance of ownership certificates is often delayed.

3. In the post-implementation stage of the Complete Systematic Land Registration Program (PTSL) in the former Transmigration Settlement Unit of Batu Balai Village in Seluma Regency, the issuance of certificates has not been carried out properly, because the issuance of certificates of ownership rights from those who proposed as many as 400 fields, only 319 fields could issued due to the understanding of the public who think this certificate is free, so they have not paid an administration fee of Rp. 200,000 to the measurement committee or village apparatus and reporting has been carried out properly because the report has been submitted to the Regional Government, coordinating with the Manpower and

Transmigration Office and the Bengkulu BPN Regional Office and the Ministry.

## REFERENCES

- Creswell, Jhon.W. 2015. *Penelitian Kualitatif dan Desain Riset*. Yogyakarta: Pustaka Pelajar.
- Koentjaraningrat. 2009. *Pengantar Ilmu Antropologi*. Rineka Cipta. Jakarta.
- Librasti, Chika, Zafa., Basri, Muhammad., Aminuddin. (2020). Implementasi Program Sertifikasi Pendaftaran Tanah Sistematis Lengkap Di Kelurahan Gunung Jati Kota Kendari. *Journal Publicuho ISSN 2621-1351 (online), ISSN 2685-0729 (print) Volume 3 Number , pp.119-130*.
- Mirza, Tony. (2019) Implementasi Kebijakan Pelaksanaan Percepatan Pendaftaran Tanah Sistematis Lengkap (PTSL) (Studi Kasus pada Kantor Badan Pertanahan Nasional Kabupaten Ogan Ilir). *Jurnal Pemerintahan Dan Politik Global Volume 04 No. 02 Januari 2019 ISSN PRINT : 2502-0900 ISSN ONLINE : 2502-2032 82*.
- 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.
- 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).



---

Suyikati. 2000. Pelaksanaan Pendaftaran Tanah Sistematis Lengkap (PTSL) Berdasarkan Peraturan Menteri Agraria Dan Tata Ruang/Kepala Badan Pertanahan Nasional Nomor 6 Tahun 2018 di BPN Kota Yogyakarta. Jurnal Widya Pranata Hukum, Volume 1, Nomor 2.