Implementation of Complete Systemic Land Registration Program's Policy (PTSL) in Mojomanis Village, Kwadungan District, Ngawi Regency

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Abstract

This study aims to determine the implementation of the Complete Systematic Land Registration (PTSL) program policy in Mojomanis Village, Kwadungan District, Ngawi Regency. The type of research carried out is empirical or sociological, namely research that examines the law in reality or reality in the community/regarding its behavior to find out the implementation and implementation constraints of the Complete Systematic Land Registration (PTSL) program in Mojomanis Village, Kwadungan District, Ngawi Regency according to the Regulation of the Minister of Agrarian Affairs and Spatial Planning / Head of the National Land Agency No. 6 of 2018 concerning Complete Land Registration in accordance with Village Minister Regulation Number 14 of 2020. The results of this study explain that the implementation of Complete Systematic Land Registration in Mojomanis Village, Kwadungan District, Ngawi Regency has been running well and in accordance with established regulations. The inhibiting factors in the implementation of Complete Systematic Land Registration in Mojomanis Village, Kwadungan District, Ngawi Regency are divided into two, namely technical and legal obstacles. One of the efforts to overcome these obstacles is by using the method of deliberation and sitting together.

Keywords: Implementation, Registration, Ground, System, Complete

Introduction

Soil is important for human life. As an agricultural country, land is an important factor for the people of Indonesia. Therefore, in terms of regulating land ownership, land use, management of land rights, data collection and land registration, land management needs to be organized and regulated so that the land is used for the greatest prosperity of the people. As Indonesia's population grows and development accelerates, the demand for land will increase, which will increase the demand for services in the land sector. In fact, it tends to increase. In this case, the increasing demand for space is expected to lead to increased problems related to the space sector. This problem process develops along with the need for the land itself. This situation needs to be taken seriously along with all the problems that may occur. The emergence of land disputes basically recognizes the recognition of land
ownership and causes a lack of public awareness in fulfilling obligations such as registering land rights for legal certainty (BPN Kepri).

The implementation of land registration in modern society is a national mission for the benefit of the people to ensure the legal security of real estate areas. Some activities are in the form of collecting physical data on land whose rights can be carried out by the private sector. However, the results are used as evidence data and require approval from the responsible registrar to be legally valid. Ownership of land and any music, encumbrance of other rights, and revocation of title to land must be based on the local land agency/city land office. This registration is a strong piece of evidence and is explained in explaining that the first registration of property rights was issued in the form of a certificate with valid evidence. The certificate based on Article 24, Article 1 (20) of the Cabinet Regulation on Land Registration 1997 is as referred to in Article 19 (2) (c) of the Basic Agricultural Law concerning Land Rights, Administrative Rights, and Endowments. legal documents. Land ownership, housing units, and rights that have been entered by relatives in the relevant land register.

Full Systematic Land Registration (PTSL) is the first simultaneous land registration activity that includes all land registration objects that are not registered in the Kerlahan village/area or other equivalent names, as well as legal certainty and land rights. In order to promote the economic growth of the entire nation, especially the national economy in a fair and equitable manner, it is necessary to carry out complete land registration throughout the territory of the Unitary State of the Republic of Indonesia. Registration is systematically led by the government based on long-term and annual plans and is carried out in areas designated by the Minister of Agriculture and Spatial Planning or the Commissioner of the Land Agency. These activities include systematic law, cadastral surveys, provision of property management facilities and equipment, and dissemination of information on the benefits of registration through advice.

Based on the above background, the author is encouraged to conduct a research paper entitled "Implementation of a Complete Systematic Land Registration Program Policy in Kwadungan Village, Gawi Regency". So the formulation of the problem in this study is based on this explanation, namely:

1. How is the implementation of the Policy for Accelerating the Implementation of Complete Systematic Land Registration (PTSL) in Mojomanis Village, Kwadungan District, Ngawi Regency?
2. What are the obstacles faced in the process of Accelerating the Implementation of Complete Systematic Land Registration (PTSL) in Mojomanis Village, Kwadungan District, Ngawi Regency?

Materials and Methods

The research method used is empirical legal research, namely legal research that conceptualizes law as a continuous pattern of behavior, and/or legal research that conceptualizes law as an act of social interaction. When the sociological (empirical) legal investigation is carried out mainly by investigating primary data related to practice and secondary data from libraries.

The normative legal approach method is to examine the textbooks contained in the law, library materials including legal norms or secondary data, legal principles, legal methods and systems, as well as confirming the provisions of the law and other materials.

The type of research used in this research is a field research method. Where the data obtained through interviews and document review. Therefore, this research is a systematic
activity to find theory from the field, namely the implementation of a policy to accelerate the implementation of Complete Systematic Land Registration (PTSL) in Mojomanis Village, Kewadungan Gawi District. Interpret the phenomenon. Districts are concerned with policy implementation and the policy environment.

a. The primary data source in this research is legal material from direct field observations of research subjects, and data obtained from interviews conducted by researchers with competent stakeholders and studied to be processed for this purpose.

b. Secondary data sources include books, journals, views of legal experts, legal dictionaries, legal encyclopedias, websites, and other sources related to this research.

c. Research materials consisting of tertiary data sources, namely illegal textbooks related to research such as business books, dictionaries, encyclopedias of law, etc.

**Results and Discussion**

Implementation of the policy to accelerate the implementation of Complete Systematic Land Registration (PTSL) in Mojomanis Village, Gawi Regency, Kewadungan District

Implementation of Complete Systematic Land Registration, the initial stages carried out by the Gawi Regency Land Office are: (a) Planning and Preparation; (b) Determine the place of work; (c) Establishment and appointment of an evaluation committee; (d) Advice; (e) Collection of legal facts and data; (f) Asset inspection; (g) Disclosure of legal facts and data; (h) Issue procurement decisions; (i) Keep records and issue land title certificates; (j) Submission of land ownership certificates.

a. Planning and Preparation

In the preparation and planning stage, the Adjudication Committee carries out activities in the form of making an activity matrix or table of time where each stage of PTSL implementation must be in accordance with the time target that has been given. Then prepare extension materials for Complete Systematic Land Registration which will be given to PTSL participants. After that, the Adjudication Committee together with village officials chose a location for the PTSL committee basecamp that could be reached by every hamlet in Mojomanis Village, Kewadungan District, Ngawi Regency.

b. Location Determination

The location that is the target of the PTSL program is determined by the issuance of the Decree of the Head of the Ngawi Regency Land Office number 22/Kep-34.01/I/2019. Based on the decree for determining the location, it was determined that there were 12 blocks of land in Mojomanis Village, Kewadungan Sub-district, which were included in the PTSL program in 2020. The target area that must be achieved in implementing the PTSL program in Mojomanis Village, Kewadungan District, Ngawi Regency includes 1800 certificates. Based on the results of the interview with Mr. Heri, it is known that in the village there are still many parcels of land that have not been certified, especially the land administration that still needs to be addressed.

Therefore, it is necessary to include it in the PTSL implementation program. In addition, Mojomanis Village, Kewadungan District, Ngawi Regency is a pilot village for other villages that have good administrative order, community support and village officials.

c. Committee Formation and Determination

After the location determination is made, the Head of the Ngawi Regency Land Office forms and determines the PTSL Adjudication Committee by issuing a decision, SK Number: 23/KEP-34.01/I/2020 concerning the composition of the PTSL Adjudication Committee, Physical Task Force, Juridical Task Force, Extension Officer, Physical Assistant Officers and
Juridical Assistant Officers as well as Complete Systematic Land Registration Reporting Officers in Ngawi Regency.

The duties of the Head of the Ngawi Regency Land Office are as supervisors and evaluate the progress of implementing activities on a regular basis as well as resolving obstacles that arise during the Complete Systematic Land Registration activity. The Team Leader is in charge of all PTSL program activities in his area of authority, and is responsible for all its members.

d. Counseling

Extension for all villages targeted by PTSL is scheduled for the second week of January to the second week of February, so that the total implementation of the Complete Systematic Land Registration extension program is 4 weeks or one month. Counseling held by the Land Office, Adjudication Committee Team III as the responsible party in Mojomanis Village provided direct counseling to each existing hamlet/pokmas. The material presented in the extension is the stages of complete systematic land registration activities, completeness of legal documents, time of collection of legal data, and the final results of complete systematic land registration activities. In addition, in the socialization activities, the decision-making committee considers rights and obligations and invites the community to participate in the successful implementation of a complete systematic land registration. The most sensitive to this suggestion is government funding for PTSL activities and the potential costs that must be borne by PTSL participants such as paying taxes for example.

e. Collection of Physical Data and Juridical Data

Physical data collection was initially carried out by mapping the certified fields. After that, the mapping of all land parcels in the village location which is the location of PTSL will be carried out. This mapping is useful for making it easier to measure and install stakes in the plot of land to be registered. Mapping is carried out by Pokmas (Community Groups), while measurements are carried out by Measurement Officers from third parties assisted with Pokmas.

Activities The collection of juridical data is based on the target matrix for the implementation of activities, namely the fourth week of January to the last week of July. The implementation of this activity is carried out by a Juridical Task Force whose members come from employees of the Land Office and members of Pokmas (community groups). PTSL Land Field Measurement Officer, July 8, 2020 Legal data collection is carried out by collecting and validating the history of land ownership using the PTSL Participant Inventory and Identification Form. The legal data inventoried were examined by Justice of the Peace for ownership data showing the legal relationship between PTSL participants and PTSL countries. The legal data obtained is normative to identify the letter C which is used as one of the legal evidence of land ownership.

The results of legal data collection in the form of summary data for PTSL inventory and identification are combined or summarized in standard data. This normative data becomes the basis for the filing process and field measurement data for the Physical Task Force to carry out land measurements. The collected normative data is then processed into a field serial number (NIB). The serial number of this field will be the key for synchronization/verification between Juridical Data and Physical Data.

f. Soil Inspection

The results of the land survey support the analysis of legal data leading to K1 (Category 1), K2 (Category 2), K3 (Category 3), and K4 (Category 4). The results of the soil survey will be included in the backfill list according to the forensic data survey and demarcation.

The land inspection is carried out by the Juridical Unit Officers, where they match the maps that have been made with the inventory entries. The Juridical Unit officers were
assisted by the Village Pokmas in the examination. After checking the data, the Juridical Unit Officer together with the Village Pokmas go to the area where the land will be inspected. If, during the asset inspection process, the registrar identifies discrepancies between legal and physical records, the registrar will return the appropriate files to the participant for completion first. Likewise, if the status of the land is delayed, that is, if there is an objection, the file will be returned. Files that have complete juridical data such as subjects and objects are appropriate, then they are categorized into K1 while if the file is returned it will usually be included in the K2 and K3 categories. A plot of land that is categorized as K1 means that a certificate will be issued after all processes are completed. The K2 and K3 categories will only carry out field measurements and mapping, certificates can be submitted if the K3 requirements have not been fulfilled, they can apply for land registration sporadically or individually, the conditions have been met. Besides K2.

g. Announcement of Physical Data and Juridical Data

This announcement is intended to provide an opportunity for stakeholders to challenge or challenge physical and legal data. Announcement will be made within 14 days. If an appeal is filed during the notification period, the Ngawi Regency Land Office Arbitration Committee will follow up. So far, PTSL participants in Mojomanis Village are not against the disclosure of legal and physical data. This is because these problems are always immediately discussed by the village pokuma or village officials to find solutions/solutions to existing problems before the measurement is carried out.

h. Issuance of Award Decision

To obtain the issuance of the grant decision decided by the chairman of the assessment committee, PTSL participants must submit proof of payment of land and building rights transfer tax (BPHTB) or personal income tax (PPh) at the time of registration. Correctly.

In the event that the participant is unable or unable to pay the BPHTB, the data subject must state the due date of the BPHTB. If the property is derived from past sales income and the current buyer has no proof of previous income tax payments from the seller, then the party must file a refund of the unpaid income tax.

i. Bookkeeping and Issuance of Land Rights Certificates

For land parcels for which the minutes of the completion of the land registration have been made, the Appraisal Committee will include the land in the PTSL General Land Register signed by the Chairperson of the PTSL Appraisal Committee. Recording in the land register is based on the results of the inspection of property belonging to category 1, namely land whose physical data and legal data meet the requirements for the issuance of a certificate of land rights. Category 2 is land whose physical and legal data meet the requirements for issuing land title certificates, but in some cases. Category 3 is property that cannot collect physical and legal information and is not issued a land title certificate which must be obeyed by legal entities first. Finally, Category 4 is not a direct object of PTSL because it is a property where the object and subject are registered and proven land rights, but need to be integrated. This will later become a village field map.

j. Submission of Certificate of Land Rights

Minutes that have been signed and entered Category 1 (K1) will soon be issued a certificate of land rights. Furthermore, the Chair of the Adjudication Committee submits the results of the PTSL implementation to the Head of the Ngawi Regency Land Office which is then signed by the Head of the Land Office. The handover of 1570 certificates was handed over directly by the Ngawi Regency Land Office at the Mojomanis Village Hall, Kwadungan District, Ngawi Regency. Where Mojomanis Village Almost All of them are certified, only a few are left who have not because the land is still in dispute.
Constraints faced in the process of Accelerating the Implementation of Complete Systematic Land Registration (PTSL) in Mojomanis Village, Kwaedungan District, Ngawi Regency

a. Time Constraint

In this PTSL program, in the planning and preparation stages, of course it has been determined how many target fields will be certified and how long it will take. In Mojomanis Village, it is targeted that 1800 land parcels must be certified by 2020. The more land parcels that are targeted for certification, the more likely it is takes a very long time.

An officer from the Land Office who is appointed as the Adjudication Committee, has daily duties at the Land Office which must also be completed immediately. Therefore, the Land Office Officer must be able to allocate time for carrying out his duties at the Office and in Mojomanis Village as a PTSL committee. Based on the agreement between the PTSL Committee, every Thursday officers from the Ngawi Regency Land Office who were appointed as the Adjudication Committee visited the PTSL Program office in Mojomanis Village. While Pokmas or Community Groups are the committee representing each hamlet, the majority of daily work are farmers. In assisting the Land Office officers in filing the PTSL Program, this is done after returning from farming, i.e. in the afternoon or evening, and is often done until the evening or until the morning.

b. Human Resource Constraints

This Complete Systematic Land Registration (PTSL) program really requires the role, as well as the participation of adequate human resources, both from appointed officers, and the community who will apply for Complete Systematic Land Registration. Facts on the ground, the lack of human resources from the community who applied for a Complete Systematic Land Registration, caused the program to not run as it should.

c. Administrative Obstacles

The administrative obstacle that is often encountered by the Adjudication Committee is that when filing, there are still many PTSL participants who have not completed the required requirements, such as photocopy of ID card, family card, or other requirements. As is the case, because the owner of letter C has died, a photocopy of the administrative requirements of the heirs is required, while the whereabouts of the heirs are outside the village, or outside the province or outside the island and maybe even abroad. Due to the existence of the heirs who are outside the village, it takes a long time to complete the requirements. This is an obstacle, because the understanding of the community about what to do regarding administrative completeness is still lacking, so that the community does not immediately complete the required requirements, thus hampering the work and targets of the PTSL program.

d. Cost Constraint

In terms of financing the Complete Systematic Land Registration program, at the time of counseling and socialization, the community has been notified of the costs required. The costs for the Land Office are subsidized by the APBD, but other costs that are needed apart from the costs at the Land Office will be managed by the Pokmas of each hamlet and borne by the community/PTSL participants. Costs that are not borne by the Government in accordance with existing regulations include, among others, tax costs, costs of procurement and installation of boundary markers, stamp duty fees, photocopying costs, additional announcement fees, village office administration costs, and consumption costs. In fact, based on an interview with Mr. Sunardi, the most expenses incurred are consumption costs for each meeting or implementation of PTSL program activities in the field.

e. Communication Barriers
Smooth communication is very necessary in order to arrive at correct and accurate information. Through counseling and outreach, the communication is expected to provide correct information to the public about the PTSL program. However, sometimes during outreach activities, community leaders who should be present to take part in counseling activities, or people who are participants in the PTSL program cannot attend. Some community leaders and community members who are participants in the PTSL program who do not understand or have a wrong understanding of PTSL have caused contra or disagreement with the PTSL program.

Some people think that the PTSL program is free. Whereas in the extension activities it was stated that the costs borne by the APBD were only costs for registration at the Land Office. Meanwhile, costs incurred outside the Land Office such as taxes, stakes, materials, and consumption are borne by the community as participants in the PTSL program. Obstacles PTSL Participants find it difficult to attend the field measurement In the reality of field measurements, sometimes the community as PTSL participants or the established Village Pokmas cannot attend or are unable to attend the measurement activities that have been determined by the Measuring Officer. This is due to various reasons. First, heirs have passed down while the heirs of the plot of land are no longer in the Mojomanis Village area, or their whereabouts cannot be known. Second, when there are community activities that are mutual assistance, PTSL or Village Pokmas participants who at that time should be present in the measurement are forced to be absent/not come, because they help with community activities that are mutual assistance, such as funeral funerals, gatherings of residents to pray. who has died. This often happens which causes the measurement that should be done to be delayed.

f. Constraints Inheritance Problems

Legal issues related to inheritance issues as an example case are: the owner of letter C has died, in the distribution one of the heirs does not agree to the distribution of the inheritance, thus threatening and refusing to certify the land belonging to the deceased. This kind of thing can hamper the performance of PTSL implementation. One of the efforts made by the Juridical Committee with the Village Pokmas is to visit the residents with problems. By using the method of deliberation and sitting together, the Juridical Committee together with the Village Pokmas explain to all heirs the consequences and procedures for inheritance distribution according to applicable law. In some cases, in the end the heirs who initially refused to have land certificated belonging to the deceased agreed and wanted to join the PTSL program.

Conclusion

Complete Systematic Land Registration (PTSL) is the first simultaneous land registration activity that includes all land registration objects that are not registered in the Kerlahan village/area or other equivalent names, as well as legal certainty and land rights. In order to promote the economic growth of the entire nation, especially the national economy in a fair and equitable manner, it is necessary to encourage complete land registration throughout the territory of the Unitary State of the Republic of Indonesia.

Implementation of Complete Systematic Land Registration, the initial stages carried out by the Gawi Regency Land Office are: Planning and Preparation; Determine the workplace. Formation and appointment of evaluation committee. Advice Collection of legal facts and data. Asset inspection Disclosure of facts and legal data. Issue procurement decisions. Keep records and issue land ownership certificates. Submission of land ownership certificates.

Constraints faced in the process of Accelerating the Implementation of Complete Systematic Land Registration, Time Constraints, Human Resources Constraints,
Administrative Constraints, Cost Constraints, Communication Constraints, Inheritance Problems Constraints.

Smooth communication is very necessary in order to arrive at correct and accurate information. Through counseling and socialization, the communication is expected to provide correct information to the public about the Complete Systematic Land Registration Program.

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