

Implementation Of The Complete Systematic Land Registration Program (Ptsl) As An Effort To Accelerate Land Registration In Pagadungan Village, Tempuran District, Karawang Regency

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Abstract: *Pagadungan Village, Karawang Regency as the object of research. Pagadungan Village is one of the villages that has carried out the Complete Systematic Registration Program (PTSL) which is being echoed by the ATR / BPN ministry from 2018 to 2023 as the Main Objective of Agrarian Reform. This research is qualitative in nature, namely making direct observations to Pagadungan Village and studying qualitatively, namely collecting information obtained from perceptions and inspection reports outlined in the journal. The results obtained show that the Complete Systematic Registration Program (PTSL) in Pagadungan Village, Karawang Regency had reached 1700 registered lands from the target of 1900. This means that the Complete Systematic Registration Program (PTSL) in Pagadungan Village has reached 90% of the Target, thus exceeding the achievement of the national target of 72% of the National Target. Because the Complete Systematic Land Registration Program is one of the Efforts to Accelerate Land Registration in order to Achieve Economic added Value and Legal Certainty. This research can be concluded that Pagadungan Village is successful in implementing the Complete Systematic Registration Program (PTSL). The success in implementing the Complete Systematic Registration Program (PTSL) can make a positive contribution to the community's economy in creating social welfare.*

Keywords : *Complete Systematic Registration Program (PTSL), Land registration acceleration, Social welfare*

INTERODUCTION

A village is a small community that has settled in a specific area¹ (Koentjaraningrat, 1977). This plays a pivotal role in the implementation of the National Development Program, particularly the Agrarian Program. This is distinct from the central government being required to undergo decentralization, where decentralization is highly contingent on the policies and roles of the village.

With regard to the matter of decentralization, the village area is situated within the administrative purview of the sub-

district, in this case, Pagadungan Village, which is located in Tempuran Sub-district and Karawang Regency. The Karawang Regency is notable for its extensive rice cultivation, with vast areas of paddy fields. Consequently, Karawang was previously designated as the "granary." One such example is Pagadungan Village, Tempuran sub-district, Karawang district, West Java.

Upon examination of the boundaries of Pagadungan Village, it becomes evident that Pagadungan Village is situated adjacent to Tempuran Village, Lemah Makmur Village, Sumberjaya Village, and Cikuntul Village. In this case, the villages in question are similar to Pagadungan Village, which is dependent on the agricultural industry. According to Pagadungan Village data, the area of the

¹ Koentjaraningrat. (1977). *Masyarakat Desa di Indonesia*. Jakarta: Lembaga Penerbit Falkutas Ekonomi Universitas Indonesia, h.1.

village is 559,788 Ha/m², with 420,000 Ha/m² of land designated for paddy fields and 139,788 Ha/m² of land.

Pagadungan Village is situated within the administrative area of Tempuran Subdistrict, Karawang Regency. The administrative area of Tempuran Subdistrict, Karawang Regency, comprises 14 administrative villages. Pagadungan Village is located in the coastal plain area, which is filled with "rice fields" and has an elevation of 2.75 meters above sea level. According to Pagadungan natives who have long lived in the area, Pagadungan Village was formerly still Purwajaya Village, Tempuran Subdistrict, Karawang Regency, on September 24, 1982. Pagadungan Village subsequently underwent expansion, with Soehardjono, S.H. assuming the role of inaugural head of the village. (Olim, 2024).

The Village of Pagadungan, Tempuran Sub-District, Karawang, is endowed with a wealth of natural resources, including sustainable waters that provide invaluable support to the agricultural sector. In recognition of this, the government has implemented a comprehensive land registration program, known as the Complete Systematic Land Registration (PTSL) program, in the Pagadungan Village area. This initiative has been met with enthusiasm by residents, particularly farmers who have "paddy fields," underscoring the program's role in fostering the growth of agricultural businesses. (Yusuf, 2024).

This is related to Soekarno's land reform idea, which was delivered on August 17, 1960, in his speech at the Indonesian Independence Ceremony. In this speech, Soekarno stated that deficiencies in land structure, especially in land management methods, hinder the progress of small-scale farmers and agricultural workers and hinder economic development. He further hoped that the natives would gain legal certainty in managing land for agricultural businesses, one of which was by carrying out the process of registering land rights.

Land Rights Registration, which is based on Dutch law known as Cadastre or Kadaster, is a legal record that records the land

area, selling price, and identity of the owner (and other rights) of a land plot. The term "cadastre" is derived from the Latin "capistratum," which refers to a land record for taxation in its most basic form, serving as proof of tax payment through a straightforward description. Nevertheless, in providing a specific description, the cadastre is a record that documents the physical and juridical aspects of taxation. The purpose of the cadastre is not to serve as proof of title but rather to facilitate taxation. Nevertheless, the cadastre can be a valuable instrument insofar as it provides a continuous account of the identity of the landowner, recording changes in land ownership on an ongoing basis (Santoso, 2011).

In examining the genesis of land registration in Indonesia in accordance with the relevant laws and regulations, it is essential to consider two key data elements: juridical data and physical data. These data elements are not merely technical in nature; they also have legal implications that must be carefully weighed. Their impact on certificate holders cannot be overlooked.

Registration of land rights is divided into two categories: systematic and sporadic. In this case, the systematic category must be considered in its implementation. This involves studying the program of systematic registration of land rights, which is overseen by the Karawang Regency BPN. The objective is to assist the Pagadungan Village community in obtaining land certificates. This is a testament to the BPN's success in its duties as a servant of the state, processing the program. The Complete Systematic Land Registration (PTSL) Activity Program represents an implementation of the government's efforts to realize the fifth principle of Pancasila and the 1945 Constitution Article 33 Paragraph 3. This program is aimed at stabilizing economic effectiveness, especially the welfare of rural communities, in order to address social inequality between rural communities and communities in the city.

METHOD

The research employs a qualitative approach, which is defined by (Sugiyono, 2009) as a research method that employs direct

observations of the object being researched and a qualitative analysis, involving the collection of information from perceptions and examination reports outlined in journals. In the final stages of the research process, the findings are presented in a clear and concise manner, with a detailed analysis of the data and information gathered. This is accompanied by a thorough examination of the relevant legal and academic literature, including the use of quotations and references. The interpretation of the findings is then used to draw conclusions and provide recommendations for future research and practice.

RESULT AND DISCUSSION

1. Implementation of the Complete Systematic Land Registration (PTSL) Program in Pagadungan Village, Tempuran District, Karawang Regency

Implementation of the Complete Systematic Land Registration (PTSL) Program in the Pagadungan Village Area, Tempuran District, Karawang Regency. There are several foundations that influence the implementation of the program, namely ;

a. The Land Reform Idea

A.P. Parlindungan argues that Land Reform does not mean isolating Landowners, nor is it political in nature, but encompasses a framework of Agrarian change that is prepared to place individuals in a manner more sympathetic to the Human Race. (A Perlindungan, 1989). From this opinion, Supriadi explained that the purpose of land reform includes government efforts in changing the agrarian sector in Indonesia. There are two dimensions to this goal, namely: To establish an equitable distribution of rights of arrival among landowners and to reduce the difference in profits between large and small farmers, which is an effort to make a step forward in the size of profits and the lives of farmers as a whole. And To

Expand and Promote the Use of the Right of Arrival (Supriadi, 2010)².

Land Reform is associated with the idea of a National Agrarian Law, or UUPA, which emerged as Soekarno's response to the economic and social injustices that afflicted rural communities in Indonesia before and at the beginning of independence. It was primarily influenced by nationalist ideology and aspirations to change the unfair agricultural structure and create equality in land ownership. Soekarno saw land reform as an important tool to achieve the goals of socialism that they espoused. They saw concentrated land ownership in the hands of a small group of elites as the cause of inequality and exploitation to the detriment of most farmers. By implementing land reform, they aimed to eliminate land monopolies, equalize land distribution, and improve peasant welfare.

This thinking was reflected in various policies and actions of the Soekarno administration, such as the passing of the Basic Agricultural Law (UUPA) in 1960 which regulated land rights and land reform. The UUPA provided a legal foundation for the implementation of land reform in Indonesia. Specific programs such as the establishment of the Agrarian Reform Agency (BURA), the redistribution of land to small farmers, and the nationalization of colonial assets were realizations of this idea. (Antonius, 2000)³.

This is one of the ideas of Systematic Land Registration, in the UUPA realized with the National Agrarian Program (Prona) since 1981, and the Complete Systematic Land Registration Program (PTSL) since 2017, this is the ideals of PP No.10 of

² A Perlindungan. (1989). *Hak Pengelolaan Menurut Sistem Hukum UUPA*. Bandung: Mandar Maju, h.60.

³ Antonius, S. (2000). *Reformasi Agraria Dalam Penegak Hukum*. Jakarta: Jambatan, h.60.

1961, namely the implementation of land registration is village by village. (Drs Waskito & Ir. Hadi Arnowo, 2019)⁴. The enactment of PP No.24 of 1997 emphasized the concept of Village-by-Village Land Registration, namely with the implementation of Systematic Land Registration,

Systematic Land Registration during President Jokowi's administration experienced several shifts in regulations from the enactment of Prona to PTSL as follows:

- 1) Prona has been implemented since 1981, but at that time there were many obstacles so that Prona only ran in certain areas, seeing that Prona did not run well, President Jokowi's administration made PerMen ATR / BPN No. 1 of 2015 concerning the National Agrarian Program (Prona) which is expected to be the Agrarian Reform Solution.
- 2) In 2017, the Jokowi Government took the initiative in improving Agrarian Reform in this case, Systematic Land Registration. although the Prona Program has been made by the Agrarian Ministerial Regulation, in the implementation of this program there are still many obstacles. So, as a solution to agrarian reform, the Jokowi

Government made PerMen ATR / BPN No. 1 of 2017 concerning Accelerating the Implementation of Complete Systematic Land Registration (PTSL) as a Program Update Solution.

It should be noted that the Prona Program remains in effect until now, but the implementation is not carried out because of the enactment of the PTSL Program, because the PTSL Program is more efficient in its implementation than the Prona Program..

b. Implementation of PTSL Program in Pagadungan Village

Minister Regulation of Agraria/Head of BPN No. 6/2018 on Complete Systematic Land Registration (PTSL), became the implementation of the PTSL program in Pagadungan Village. The systematic land registration program has been implemented since April 11, 2018 until 2025. PTSL gives hope for this country in implementing land reform, or agrarian reform, which is a big job for the government to realize the social welfare of the Indonesian people.

Regulation of the Minister of ATR / Head of BPN Regarding the Acceleration of PTSL Article 3 Paragraph (2) of Regulation of the Minister of ATR / Head of BPN Number 12 of 2017, that the PTSL Object is one that needs to be considered because it becomes the foundation of the program process, from this foundation, the validity of PTSL Land Objects Based on Types such as Indigenous or Village Land, State Land, and Government Management Land are PTSL Objects that are legally recognized as physical land parcels without exception.

⁴ Drs Waskito, M., & Ir. Hadi Arnowo, M. (2019). *Penyelenggaraan Pendaftaran Tanah di Indonesia*. Jakarta: Prenadamedia Group, h.213

After being announced nationally, Member of Commission II of the House of Representatives Muhammad Afzal Mahfud in the Commission II Session on November 26, 2018. Karawang Regency in West Java Province is considered capable of successfully completing the Complete Systematic Land Registration (PTSL) Program. The rampant land disputes in Karawang, which is known as a rice barn as well as an industrial area, did not hinder the efforts of the local Karawang district government to make the program a success (Komisi II, 2018)⁵.

Especially for Pagadungan Village, a village where most of the land is paddy fields, or Pagadungan Village is one of the rice barns. In 2021, the Karawang Regency BPN divides the quota of fields in Pagadungan Village in participating in the PTSL program by 1900 fields, with a target achievement in 2024 of 1800 certified fields.

Pagadungan Village Head, H. Olim Ridwanullah, confirmed that BPN Karawang Regency's steps were welcomed by preparing socialization facilities every Wednesday in the village daily event, as well as in the committee, the PTSL committee assigned by BPN Karawang Regency was well assisted by residents who wanted to contribute to the PTSL program. The results in 2023 have reached a total of 1700 certified land parcels, or 94% of the target of 1800 certified land parcels, although it has not reached the target, it is still more than the Prona program, which is only 400 certified land parcels. (Olim, 2024).

c. Evidence as the implementation of the PTSL program in Pagadungan Village.

Proof is an implementation in the process of land registration, the existence of actions for the subject can prove. This means providing data evidence or showing data evidence, in this case juridical data and physical data, as a truth, in carrying out, signifying witnessing and convincing proof. (Bahtiar Effendie, Masdari Tasmin, & Chodari, 1999)⁶.

Indonesia Adopts a Positive Tendency Negative Evidence System (Negative Contains Positive Elements) in Land Registration. This means that the land certificate issued by the National Land Agency (BPN) is a strong evidence of ownership of land rights, but it is still possible for a lawsuit from other parties who feel more entitled to the land. In the process of obtaining strong evidence of land ownership (certificate) is inseparable from the existence of an announcement institution in the land registration system. This information institution serves to provide an opportunity for other parties who feel objections to the land registration to file objections or lawsuits. Relationship with the law is to regulate the rights of registered landowners. (Soengobeng, 2012)⁷.

In this case, the total confirmation of appropriate Land Title Registration information is carried out within the framework of maps and records attached as Land Title Information. One of the Rules of First-time Land Title Registration is the support of physical and juridical information, which is also done within

⁵Karawang Considered Capable of Successful PTSL Program
<https://www.dpr.go.id/berita/detail/id/23047/t/Karawang%20Dinilai%20Mampu%20Sukseskan%20Program%20PTSL>. Accessed May 24 2024 at 10.00 WIB.

⁶ Bahtiar Effendie, Masdari Tasmin, A., & Chodari, d. (1999). Surat Gugat Dan Hukum Pembuktian Dalam Perkara Perdata. Bandung: Citra Aditya Bakti, h.50.

⁷ Soengobeng, H. (2012). *Filosofi Asas Ajaran Teori Hukum Pertanahan*. Yogyakarta: STPN Press, h.17.

the framework of maps and records containing physical and juridical information from the Data Collection and Landowner level units. The information collected basically includes two pieces of information, namely:

- 1) Juridical Information is the information in the written record that contains information on the landowner's right to own it, such information includes information on the owner of the right on the land or the subject of the right holder. In Article 24 paragraph (1) of Government Regulation No.24 of 1997 concerning Land Registration, it is explained that in the process of land registration, the proof of juridical data requires maximum accuracy, such as the process of the systematic registration program in Pagadungan Village, by looking at the land book, in order to see the original holder, it does not always have to look at the physical data because the physical owner is not necessarily the rightful owner because in the past there was a cadastre (registration of proof of land ownership based on the tax book). This must always be considered, in order to minimize the occurrence of conflicts after the Complete Systematic Land Registration (PTSL)⁸.
- 2) Physical Information Is Information Covering the Boundaries, Location, Location, and Condition of a Land Physically, This Physical Information, Can Take the Form of Physical Control Over Other People's Land or Physical Control Over State Land. Therefore, Article 24 paragraph (2) of

Government Regulation No. 24/1997 on Land Registration explains that juridical data has the strongest evidentiary power. However, if a subject is in physical control for a period of 20 years or more, the subject has the right as a land right holder, provided that the land is in good faith or has obtained permission from the previous owner. (H.M Arba, 2016). From this, it can be explained by the opinion of the Head of Pagadungan Village, namely that Pagadungan Village in implementing the Complete Systematic Land Registration Program (PTSL) always pays attention to proving physical data but does not forget to be equated with juridical data, this indeed hampers the BPN target of 1800 fields, where 1700 fields have been registered, because in proving only physical control over land that already has a cadastre rights holder (registration of proof of land ownership based on tax maps). That is, there are other subjects who own Girik Letter C⁹.

In this case, the Head of Pagadungan Village minimizes the problem of juridical data collection using proof of physical data and juridical data in accordance with Government Regulation No. 24 of 1997 concerning Land Registration, Article 24 Paragraphs 1 and 2..

2. Effectiveness of Efforts to Accelerate Land Registration in Pagadungan Village

Effectiveness refers to the extent to which an activity that is being carried out exceeds the predetermined target, with an emphasis on targeted results or outputs, determining whether an activity is effective or ineffective is not only determined when an activity reaches or exceeds the target.

⁸ Government Regulation No. 24 of 1997 concerning Land Registration, Article 24 Paragraphs 1.

⁹ Government Regulation No. 24 of 1997 concerning Land Registration, Article 24 Paragraphs 2.

However, the impact must go hand in hand with the target. (Fakhirah & Karlina, 2022).

Effectiveness in terms of accelerating land registration can be seen from its objectives, namely to provide legal certainty and legal protection of land rights. A land registration can be said to be effective when the land registration process provides legal certainty in the form of a certificate, as well as legal protection, land registration in Pagadungan Village applies systematically or nationally, namely the Complete Systematic Land Registration Program (PTSL) whose implementation is in accordance with Ministerial Regulation / ATR / BPN Number 12 of 2017 concerning the Acceleration of Complete Systematic Land Registration (PTSL).

2021 is the first implementation of the Complete Systematic Land Registration Program (PTSL) from the Ministry of Agrarian Affairs and Spatial Planning / National Land Agency in Pagadungan Village, Tempuran District, Karawang Regency, which gets a quota of 1900 land certificates. (Komisi II, 2018). With consideration of land disputes, the Head of the Karawang Regency Land Agency or ATR / BPN Office targets 1800 certified land parcels, for this target in 2023 1700 land parcels have been achieved, or 94% of the target of 1800 land parcels. (Olim, 2024).

Minister of ATR / BPN Agus Harimurti Yudhoyono in the House of Representatives Commission II Session, on March 25, 2024, Delivered the Achievements of the Ministry of ATR / BPN in Promoting Agrarian Reform Such Achievements are; Economic Value Added of Rp6,076 Trillion has been achieved, as for the Acceleration of Land Registration, namely, 111 million registered land parcels as of March 2024 or 88 percent of the target of 126 million registered land parcels, as well as 90.9 million land parcels or 72 percent have been certified as a

foundation for legal certainty. (Kompas TV, 2024)¹⁰.

From the above data, we can calculate the percentage with the data analysis technique used in this study is the Value For Effectiveness Analysis technique. The effectiveness criteria will be measured using the following ratio scale: *Efektivitas = Realisasi Target Target x 100%* (Fakhirah & Karlina, 2022)¹¹.

Effetive Percentace	Category
Less than 100%	Ineffective
Same as 100%	Balanced Effectiveness
More than 100%	Effective

Criteria Efektifitas

Source: Fakhirah, F. N., & Karlina, N. (2022). Evaluation of the Effectiveness of the Acceleration of Complete Systematic Land Registration (PTSL) Program at the National Land Agency of South Tangerang City from 2017 to 2020. Journal of State Administration, 216.

To Determine the Effectiveness of Accelerating Land Registration and the Effectiveness of Legal Certainty in the Complete Systematic Land Registration (PTSL) Program in Pagadungan Village by Comparing the National Scale and Village Scale in the Following Table:

Scala	Registered fields	Target	Perse ntace	Category

¹⁰ The Prime Minister's Meeting AHY was criticized by Commission II of the House of Representatives, alluding to the land mafia to the IKN. Jakarta, DKI Jakarta, Indonesia <https://www.kompas.tv/video/495796/panas-debat-anggota-dpr-saat-pangkat-mayor-ahy-disinggung-dalam-rapat-komisi-ii>. Accessed March 27 2024 at 15.00 WIB

¹¹ Fakhirah, F. N., & Karlina, N. (2022). Evaluasi Efektivitas Program Percepatan Pendaftaran Tanah Sistematis Lengkap (PTSL) di Badan Pertanahan Nasional Kota Tangerang Selatan Tahun 2017 sampai 2020. *Jurnal Adminitrasi Negara*, h.216.

Pagadungan Village	1700 Fields	1800 Fields	94%	Ineffective
Nasional	111 Juta Fields	126 Juta Fields	88%	Ineffective

Persentase Comparison of Acceleration of land registration

Skala	Certificate Fields	Target	Persentase	Category
Pagadungan Village	1700 Fields	1800 Fields	94%	Ineffective
Nasional	90,9 Fields	126 Juta Fields	72%	Ineffective

Persentase Comparison of legal certainty

Source: Interview Data of Pagadungan Village Head, H. Olim Ridwanullah Regarding Agrarian Reform, on March 4, 2024, Saturday, at Pagadungan Village Office, Interviewer Miki Kalimanto & Maman Abdurakhman.

When looking at the implementation of the acceleration of land registration, it can be explained that the implementation of the Complete Systematic Land Registration Program (PTSL) in Pagadungan Village, from 2021 to 2023, in terms of percentage of registered land is 6% higher than the percentage of the national scale and in terms of certified fields is 22% higher. Because of this, Pagadungan Village received an increase in legal certainty over the acceleration of Pagadungan Village Land Registration, meaning that all residents who registered their rights received legal certainty in the form of certificates. This makes the implementation of the program effective when looking at the impact on the village and the general national scale percentage comparison. (Olim, 2024).

Effectiveness does not only look at the impact in general, but in the effectiveness analysis technique based on the ratio generated in the comparison of the Pagadungan Village scale with the national scale, which in the calculation of effectiveness with the technique

described, based on the effectiveness criteria table, it is explained that the scale of Pagadungan Village as a percentage of registered land has not met the same target as the national scale. This means that the implementation of the program has not been effective nationally or in Pagadungan Village¹².

This has helped the Pagadungan Village community to minimize land disputes, most of which are agricultural land or "paddy fields". In fact, increasing economic value by mortgaging certificates as capital for agricultural businesses, one of which is rice. Therefore, the Village Head hopes that the program will be implemented again, because the data is not yet effective and sees the total target.

CONCLUSION

From the description above it can be concluded as follows:

1. Land reform was influenced by nationalist ideology and aspirations to change the unfair agricultural structure and create equality in land ownership in Indonesia, therefore, to overcome the injustice of land ownership for farmers, the Complete Systematic Land Registration (PTSL) program needs to be considered, because this program can prove significant progress in providing land rights to those entitled to land, or landowners. This improves welfare for the community. One proof that this program has an impact on the village community is the implementation of the Land Registration program in Pagadungan Village, Tempuran District, Karawang Regency. In the implementation of the program, proof of physical control to minimize land disputes. Because of the incompatibility with juridical proof, it is necessary to look thoroughly at the first owner, who is recorded in the village cadastre or Letter C book, in accordance with Government

¹² Results of an interview with the Head of Pagadungan Village, Karawang Regency, West Java, in a study on "Reforma Agraria " in Karawang, On 9 Maret 2024.

Regulation No. 24 of 1997 concerning Land Registration, Article 24 Paragraph 1 & Paragraph 2.

2. The Effectiveness of the Complete Systematic Land Registration (PTSL) Program in Pagadungan Village, Looking at the Total Target Parameter, Can Be Concluded to Be Ineffective, But Looking at Comparison with the National Scale, Pagadungan Village has a Percentage of 6% More than the Pagadungan Village Scale. Although not effective in terms of total targets, this program has helped the Pagadungan Village community to minimize land disputes, most of which are agricultural land or "paddy fields". In fact, it increases economic value by mortgaging the certificate as agricultural business capital..

SUGGESTION

Suggestions that can be conveyed in the implementation and effectiveness of the program:

1. It is hoped that the Complete Systematic Land Registration (PTSL) Program will continue to run well to provide wider legal certainty to the people of Indonesia, especially in Pagadungan Village, Tempuran District, Karawang Regency. One of them is the accuracy of juridical data collection using proof of physical data and juridical data in accordance with PP No. 24 of 1997 concerning land registration, Article 24 Paragraphs 1 and 2.
2. In order to achieve the effectiveness of the total target parameters, the Complete Systematic Land Registration (PTSL), must be continued by improving the quality of data collection, because it is categorized as ineffective, the government can continue the Complete Systematic Land Program (PTSL) so that it reaches the national scale target and the Pagadungan village scale, this realizes the mandate of the 1945 Constitution Article 33 Paragraph 3, namely Social Welfare or Equitable Legal Certainty in the Agrarian Sector.

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