

Obstacles to the Realization of Agrarian Reform in Equitable Distribution of Certification

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Abstract: *The Government of Indonesia launched a program to accelerate the Complete Systematic Land Registration (PTSL) in Indonesia, one of which is Cikuntul Village, Tempuran Regency, West Java. This research aims to understand how the Karawang Regency Government's programs related to PTSL are implemented in Cikuntul Village. This study uses a juridical-empirical approach, which examines legal sanctions or the practical implementation of legal provisions in certain social events. In Cikuntul Village, land registration efforts face challenges due to the lack of awareness among local communities about its importance. Despite having productive land, many landowners do not have land titles, which leads to complications in land transactions and legal disputes. The Karawang Regency Government is prioritizing national initiatives such as PTSL to distribute land certificates and accelerate land redistribution. However, challenges such as delays in surveying and processing documents at ATR offices hinder the issuance of land certificates. In addition, high registration fees, including notary fees and taxes, discourage residents from registering their land.*

Keywords: *certificate, land registration, PTSL*

INTRODUCTION

The Basic Agrarian Law (UUPA) or Law No. 5 of 1960 concerning Basic Regulations on Agrarian Principles, was passed on September 24, 1960. The ratification of the UUPA repealed the guidelines and choices made during the Dutch East Indies Government, including Agrarische Wet Stb. 1870 No. 55 and Agrarische Besluit Stb. 1870 No. 118. The UUPA is an important milestone in the history of land in Indonesia because it changed the land law system at that time, namely agrarian law, dualism, agrarian law, affirming state authority, regulating land rights, and implementing agrarian reform.¹ This change is very important because the structure, underlying concepts, and content of legal instruments must be in line with the interests of the Indonesian people and meet their current needs.

The enactment of the Basic Agrarian Law (UUPA) aims to establish legal certainty for the Indonesian people regarding their land

rights. The main purpose of the UUPA is to ensure that every citizen has a clear and definitive understanding of their rights to land ownership. This legal framework is intended to remove ambiguity and provide a stable foundation for land-related transactions and disputes, thereby fostering a safer and more transparent environment for land ownership in Indonesia. This can be achieved through two paths:

- a. The availability of legally binding documents that are coherent is carried out in harmony with the spirit and stipulations and is comprehensive, clear, and written.
- b. Land registration aims to make it easier for rights holders to get legal protection if a dispute occurs in the future. In addition, the right holder can prove ownership of the lands in court with a certificate granted after registration. This registration also serves as an important resource for interested parties, especially in buying and selling land. Registration can provide important

¹Anggraeni Asnandal, Yuniar Rahmatiar, Muhamad Abas, Suyono Sanjaya, Vol.6, No.2, 2024 Legal Effects On Control Of Rights To Land Of The

Former Elgendom Verponding State In Dispute Between Heirs The Muller Family With Citizens Of Dago Elos Bandung, Hlm 522

information regarding land that is in accordance with the law. This system increases transparency and efficiency in land management and transactions.²

To ensure the security and legal certainty of land rights in Indonesia, Government Regulation Number 5 of 1960 mandates the government to carry out comprehensive land registration throughout the country. The regulation also allows land rights holders to register their existing land rights in accordance with applicable law. The specificity of land registration was initially detailed in Government Regulation Number 10 of 1961 concerning Land Registration. However, this regulation was later replaced by Government Regulation Number 24 of 1997. Both Government Regulation No. 10 of 1961 and Government Regulation No. 24 of 1997 are different approaches to land registration within the framework of the *rechtskadaster* system.

Land registration serves to protect the rights of land owners from potential disputes with other parties. This land registration can also provide strong proof of ownership if there is a land dispute in the future. In line with Article 19 of Law Number 5 of 1960 concerning Agrarian Principles, the government has started the Complete Systematic Land Registration program, which aims to register all land parcels in the Unitary State of the Republic of Indonesia (NKRI) by 2025. The ratification of Presidential Instruction No. 2 of 2018 by President Jokowi underlines the commitment to accelerate the registration process nationally.³

The Ministry of Agrarian Affairs and Spatial Planning/National Land Agency of the Republic of Indonesia has compiled what is outlined in the Regulation of the Minister of

ATR/Head of BPN No. 35 of 2016, which was later amended by the Regulation of the Minister of ATR/Head of BPN No. 1 of 2017. The framework set out in this regulation is further refined by the Regulation of the Minister of ATR/Head of BPN No. 12 of 2017 and the Regulation of the Minister of ATR/Head of BPN No. 6 of 2018, which aims to increase the acceleration and efficiency of Complete Systematic Land Registration throughout Indonesia.

With the PTSL program improved by the Ministry of ATR, it can support the development and progress of the monetary of the lower-class regions considering the fact that the declaration obtained by the local area can be significant and can be used to banks and monetary foundations.⁴

This program is carried out in all regions of Indonesia, be it in provinces, districts/cities as well as in villages, one of which is in coastal villages such as Cikuntul Village, Tempuran District, West Java. The condition and area of the total area reached 577,601 Ha, all of which are productive land as for the changes in the land and its management and types, including the area of rice fields of 356,479 Ha, the use of wet land of 7,000 Ha, and plantation land of 26,421 Ha⁵ and the area of residential land is 158,122 Ha, the land of the dam is 63,000 Ha. The geographical location of Cikuntul Village to the north is bordered by the Java Sea, the east is bordered by Tempuran Village and the south is bordered by Pagadungan Village and the west is bordered by Sumberjaya Village. The population reaches 5,323 people, with the number of heads of families as many as 1,512 families while the number of underprivileged or underprivileged families reaches 566 families.⁶

²Urip Santoso, 2012, *Hukum Agraria Kajian Komprehensif*, Jakarta, Prenadamedia Group, hlm 277-278

³<https://setkab.go.id/presiden-jokowi-teken-inpres-percepatan-pendaftaran-tanah-sistematis-lengkap/> diakses 31 mei 2024

⁴Suyikati "Pelaksanaan Pendaftaran Tanah Sistematis Lengkap (Ptlsl) Berdasarkan Peraturan Menteri Agraria Dan Tata Ruang/Kepala Badan Pertanahan Nasional Nomor 6 Tahun 2018 Di Bpn Kota Yogyakarta" hlm 109

⁵Nawaihati, Rv, & Masruriyah A.F. (2023). *Kuliah Kerja Nyata Universitas Buana Perjuangan Karawang Di Desa Cikuntul Kecamatan Tempuran Tahun 2022*. Abdima Jurnal Pengabdian Mahasiswa. 1151

⁶Sekdes Cikuntul Asep., Kades Cikuntul., Kasman Ebod., Kaur Umum Cikuntul Fahrudin., (2023,23 Maret Sabtu) *Kondisi Geografis, Jumlah Penduduk dan kepala Keluarga*(T, Nugraha, A., Mulyana., D., Aprilia., Melliana., T., Ramadhan. & A.P. Handito Pewawancara)

Despite having productive land, in fact the order of land administration in this village is still ignored by the community, this is evidenced by the large amount of land owned by local residents who do not have land certificates, this is not without reason, due to the lack of orderly socialization of land administration, whether it is a program that continues to be carried out by the government such as asset structuring, namely PTSL, Land Levy, or the use of state land, which can only be accessed by a handful of people who are close and pro to the government in the village who can access and be facilitated by the program, The high price of deeds not to mention the costs such as Duties, and the taxes that must be borne not to mention the problem of Illegal levies, which has become an open secret, which adds to the lack of public awareness of the importance of carrying out orderly land administration, Therefore, the author in this case tries to examine the extent to which the implementation of PTSL which is part of agrarian reform is carried out and the obstacles obtained in its implementation in the field. So that the author can provide suggestions and inputs so that the local government is sensitive to the problem, and provide an open space regarding these problems so that the general public is not misled by the many conditions and expensive costs that must be incurred, with the mode of rules. The above description is the author's reason to study this title in more depth. In addition, the author also wants to know the implementation of the Karawang district government's work program related to Complete Systematic Land Registration. In addition, the author also wants to know how the government implements the program in Cikuntul village. This research aims to be able to provide suggestions to related parties in order to maximize the realization of the Complete Systematic Land Registration program.

METHOD

To conduct an in-depth study of this study, the author uses a juridical-empirical method. This method is a research method in the field of law related to the implementation of regulations and sanctions stipulated by law. In

this method, legal events will be associated with the rules that apply in a country.

The juridical-empirical method is an approach used in legal research to analyze and understand how the law is applied in everyday practice. This method combines two important aspects:

Juridical Aspect: Focus on the study of legal theories and laws and regulations. It involves the analysis of applicable legal norms, regulations, laws, and legal doctrines. In this context, researchers examine how laws and regulations are governed, as well as what is mandated by law.

Empirical Aspect: Refers to observation and research on the reality of law enforcement in the field. It involves collecting data from real cases, court practices, and the application of sanctions. The goal is to understand how written laws are promulgated applied, and whether there is a gap between legal theory and practice.

In the juridical-empirical method, the author examines real legal events and relates them to applicable rules. That is, they not only study the law from a theoretical perspective but also observe how the law is applied in real situations. This can include case studies, interviews with legal practitioners, observations of legal processes, and other empirical data analysis.

By using this method, researchers can gain a more comprehensive understanding of the effectiveness of regulations, the challenges faced in the implementation of the law, and how sanctions and rules are applied in daily practice. It helps in identifying potential improvements or changes that may be needed to improve the legal system.

RESULTS AND DISCUSSION

A. Karawang government program related to Complete Systematic Land Registration

1. History of the establishment of the National Land Agency (BPN)

In 1988, the Government issued Presidential Decree No. 26 of 1988 which transformed the Directorate General of Agrarian Affairs into a Non-Departmental Government Institution known as the National Land Agency (BPN). This step was taken in

response to the complex challenges faced by the Directorate General of Agrarian Affairs at that time, which were increasingly increasing and confusing. Through this decision, BPN is assigned directly to the President, affirming its strategic role in national land administration.⁷

With the issuance of Presidential Decree No. 96 of 1993, the role of the Head of the National Land Agency (BPN) is currently held simultaneously by the Minister of State for Agrarian Affairs. The combination of these positions designates one individual who is responsible for the two institutions. BPN focuses on the operational aspect, while the Office of the State Minister of Agrarian Affairs handles policy making and coordination. In 1994, the Decree of the State Minister of Agrarian Affairs/Head of BPN No. 5 of 1994 was issued to regulate the hierarchical structure and staff work procedures in the Office of the State Minister of Agrarian Affairs/Head of BPN.

Presidential Decree No. 154 of 1999 amending Presidential Decree No. 26 of 1988 was issued in 1999. The positions of Minister of Home Affairs of the Republic of Indonesia and Head of BPN are held simultaneously. The Deputy Head of BPN is responsible for the day-to-day management of the land. In addition, the organizational structure of BPN has undergone several significant changes, including changes at the first level through Presidential Decree No. 95 of 2000. Presidential Decree No. 10 of 2001 implements regional autonomy in the land sector, while Presidential Decree No. 103 of 2001 regulates the positions, duties, authority functions, organizational structure, and work procedures of non-departmental government agencies. Presidential Decree No. 34 of 2003 stipulates BPN as the implementer of national policies in the land sector. Since 2013, BPN has become a non-departmental government institution that is directly responsible to the President based on Presidential Decree No. 63 of 2013. In 2015, BPN was changed to the Ministry of Agrarian and Spatial Planning/National Land Agency based on Presidential Decree No. 17 of 2015 and

Presidential Regulation No. 20 of 2015 issued in January 2015.

2. Efforts of the Karawang Regency Land Office in an Effort to Realize Equitable Distribution of Certifications

With the issuance of Presidential Decree No. 26 of 1998, the Agrarian Office was changed to the Agrarian and Spatial Planning Office and moved to Jenderal Achmad Yani Street No. 68, Karawang. In an effort to achieve fair certification for agrarian reform and overcome challenges such as fighting the land mafia, as reported by Nawacita Pos, Nurus Solichin, head of the Karawang district ATR office, efforts have prioritized the National Strategic Program. This includes accelerating land redistribution and implementing a comprehensive systematic land registration (PTSL) program. The PTSL program for state land has resulted in the certification of 200 land plots, contributing to a total of 840 thousand certified plots out of 965 fields. With progress reaching 84%, ATR will also continue to target 20 thousand plots of land in 2023. Last year, to be precise, it reached 20 thousand plots of land and has been realized with a percentage of 50%, the Karawang district government also welcomes this program and supports that in 2025 PTSL can be completed. The Karawang Regional Government and the Karawang ATR are also committed to PTSL which has run 84% and the rest is in the range of 13% more. In this year, precisely in 2024, the Karawang district ATR Office is also targeting 40,000 plots of land in the realization of. The target of equitable distribution of complete systematic land registration is 40,000 plots of land with locations scattered in 55 villages and 15 sub-districts in the Karawang Regency area, West Java. In the realization of the complete systematic land registration program (PTSL), the head of the Karawang Regency ATR Office has appointed and taken the oath against dozens of physical juridical and administrative task forces of PTSL, he also hopes that all elements will participate in the success of this program, however, the PTSL program has also not been

⁷10. [BAB II.pdf \(undip.ac.id\)](#) ‘‘ Sejarah singkat Badan Pertanahan Nasional (BPN)’’ diakses pada tanggal 31 mei 2024

able to run smoothly, there are several obstacles such as cases where the measurement has been completed since 2022 but until now it has not been published, the measurement that has been running since 2023 has also experienced the same obstacle, namely the delay in the process at the ATR. Then do mapping using photos that must be done because the Complete Systematic Land Registration must now also be integrated, meaning that it must be a whole village and so must also be complete with proof of rights that must be issued that is captured digitally, the Karawang Regency ATR confirmed that a photo of a land plot of 1,900 hectares will be carried out, for land division. Regarding these obstacles, the Karawang district ATR then included in the agenda four items in the 2024 PTSL program. Precisely this year is going on.⁸

3. Land Registration According to Applicable Regulations in Indonesia

Property rights are rights that can be passed on to children and grandchildren and are the strongest rights in terms of land. This right is also a right that is fulfilled in accordance with the law.⁹ In land registration in Indonesia, Law No. 5 of 1960 concerning Agrarian Basic Regulations which is further elaborated by Government Regulation No. 24 of 1997 concerning Land Registration and Regulation of the Minister of ATR/Head of BPN No. 3 of 1997 concerning Provisions for the Implementation of Government Regulation No. 24 of 1997 concerning Land Registration.

According to Government Regulation No. 24 of 1997, land registration includes two main types: systematic and sporadic. These procedures differ significantly in their approach. Systematic land registration involves large-scale registration carried out systematically with the help of adjudication committees responsible for the measurement, mapping and collection of juridical and administrative data. In contrast, sporadic land registration can be initiated by individuals or

groups upon request to the National Land Agency. Initially, BPN created a basic map to identify areas that were not registered under the systematic registration system. Furthermore, BPN determines the boundaries of land parcels, collects the necessary physical data, makes land lists, issues survey letters, and verifies new and existing rights. The conversion of old rights into land rights requires documented evidence to support the transfer.¹⁰

When registering land under the PTSL program, it is crucial to comply with existing regulations. This includes having personal identification documents such as family cards (KK) and identity cards (KTP), as well as land ownership certificates such as Letter C, Deed of Sale and Purchase, or Deed of Grant. In addition, the land boundary marker must have obtained approval from the adjacent landowner. Proof of payment of Import Duty or Transfer of Land and Building Rights (BPHTB), as well as Income Tax (PPH), must also be provided. Furthermore, participants in the PTSL program are required to submit an application letter or statement confirming their income status.

What about the old rights, can they still be used to register for this PTSL program? Of course, the old rights can still be used in registering land as explained in article 24 paragraph 1 of Government Regulation No. 24 of 1997 concerning Land Registration. In Article 24 paragraph 1 of Government Regulation No. 24 of 1997 concerning Land Registration it is explained that: "For the purpose of registration of rights, land rights derived from the old rights convention are evidenced by evidence regarding the existence of these rights in the form of written evidence, information whose level of truth by the Adjudication Committee in systematic land registration or by the head of the Land Office in sporadic land registration, is considered sufficient to register the rights, rights holders and rights of other parties who burden them"

⁸[https://bekasi.tribunnews.com/amp/2024/01/30/bpn-karawang-target40000bidang tanah ikut PTSL](https://bekasi.tribunnews.com/amp/2024/01/30/bpn-karawang-target40000bidang%20tanah%20ikut%20PTSL). Diakses pada tanggal 31 mei 2024

⁹Masnida Malau, Yuniar Rahmatiar, Muhamad Abas, Vol 12, No.2, 2023, Perbuatan melawan

Hukum Atas Penyerobotan Tanah Milik Orang lain Dihubungkan Dengan Pasal 1365 KUH Perdata, Hlm.300

¹⁰Mikha Ch. Kaunang, Proses Pelaksanaan Pendaftaran Tanah Menurut Peraturan Pemerintah Nomor 24 Tahun 1997, hlm 68.

What is further elaborated in more depth is article 60 of the Minister of Agrarian Regulation No. 3 of 1997 concerning Provisions for the Implementation of Government Regulation No. 24 of 1997 concerning Land Registration regarding what evidence can be used to register land which reads: "Written evidence used for the registration of old rights as referred to in Article 24 paragraph (1) of Government Regulation Number 24 of 1997 is declared complete if it can be shown to the Adjudication Committee the following documents:

- 1). Grosse the eigendom right deed based on the Overschrijvings Ordonnantie, which has been affixed with a note, that the eigendom right in question is converted into property.
- 2). The grosse of eigendom rights deeds issued under the Overschrijvings Ordonnantie from the enactment of the UUPA until the date of land registration is carried out according to Government Regulation no. 10 of 1961 in the area concerned.
- 3). Proof of ownership issued based on the relevant swapraja regulations.
- 4). Certificate of ownership issued based on the Regulation of the Minister of Agrarian Affairs Number 9 of 1959.
- 5). Decree granting property rights from authorized officials, either before or after the enactment of the UUPA, which is not accompanied by the obligation to register the rights granted, but has fulfilled all the obligations mentioned in it.
- 6). Land tax petuk / Landrente, Girik, Pipil, Kekitir and Verpinding Indonesia before the enactment of Government Regulation No. 10 of 1961.
- 7). The deed of transfer of rights made under the hands affixed with a sign of testimony by the head of customs/villages/sub-districts made before the enactment of Government Regulation No. 24 of 1997 accompanied by the basis of the transferred rights.
- 8). The deed of transfer of land rights made by PPAT, whose land has not been booked, accompanied by the basis of the transferred rights.

9). The waqf pledge deed / waqf pledge letter made before or since the implementation of Government Regulation Number 28 of 1977 accompanied by the basis of the rights that are waqfed.

10). Auction minutes made by the authorized Auction Officer, whose land has not been booked with the basis of the transferred right.

11). Letter of appointment or purchase of land plots in lieu of land taken by the Government or Regional Government.

12). A certificate of land history that has been made by the Land and Building Tax Service Office accompanied by the basis of the transferred rights.

13). Other forms of written proof with any name as referred to in Articles II, VI and VII of the UUPA Conversion Provisions."¹¹

B. Realization of the implementation of the Complete Systematic Land Registration Program in Cikuntul village

1. Interview Results Regarding the Order of Land Administration in Cikuntul Village

Complete systematic land registration (PTSL) is a blessing in itself for the village government and local residents, considering that the opportunity to get a certificate for free. As well as getting legal certainty of clear land ownership, considering that the Cikuntul area is an agrarian area, but this is different from the policy path of the Head of Cikuntul Village, Kasman Ebod or more familiarly called Kang Ebod, his party is more focused on the use of state land, such as cultivated land, embossed land, by giving or issuing a certificate of cultivated land with a management fee regarding the legality of the land must not exceed Rp.10,000,000, it does get a positive response from local residents because it can have land at a relatively low price, with relatively easy management costs. This is not without reason that local residents prefer cultivated land, considering that the evidence of girik is not looked at to be submitted as a certificate of ownership of the PTSL program, considering that the registration of Complete Systematic Land in Cikuntul Village is only

¹¹Permen Agraria No. 3 Tahun 1997 Tentang Ketentuan Pelaksanaan Peraturan Pemerintah No. 24 Tahun 1997 Tentang Pendaftaran Tanah

those who already have a Sale and Purchase Deed (AJB) that can be submitted to become a PTSL, so it is not surprising that systematic land registration in Cikuntul Village is not in demand by the community, from the information of the Head of Cikuntul Village, from the beginning of his tenure as the head of the village, there have been around 20 plots of land in the village that have received land certificates for the PTSL program, it was also delayed from the ATR on the grounds that there was a revision regarding the data of the PTSL registrants, unfortunately of the 20 fields the village was less transparent in explaining the obstacles, it was reasonable perhaps because the average community there was still unfamiliar with the order of land administration, the village only provided assistance to residents who wanted to register their land rights, the rest was handed over to the physical juridical task force and PTSL administration, even if the PTSL quota in the village is met, if not, then the local village government cannot provide assistance to the ATR, that makes it an obstacle to the difficulty of equitable distribution of certificates in the village, because it complicates the registration requirements, and in this case there are 3 dominant obstacles in Cikuntul village.¹²

- 1). Sale and purchase deed
- 2). Land and Building Rights Acquisition Fee (BPHTB)
- 3). Income Tax (PPh)

This is emphasized by the Regent regulation or PERBUP No. 48 of 2018 concerning Complete Systematic Land Registration Financing (PTSL) charged to the community contained in Article 9 paragraph 1, namely: "The amount of PTSL preparation costs is determined based on the Joint Decree of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency, the Minister of Home Affairs, the Minister of Villages, Development of Disadvantaged

Regions and Transmigration Number: 25/SKB/V/2017, Number: 590-3167A of 2017, Number: 34 of 2017 concerning Financing for the Preparation of Systematic Land Registration, which is Rp.150,000.00 (one hundred and fifty thousand rupiah)."

And article 9 paragraph 2 "Financing as referred to in paragraph (1) does not include the cost of making deeds, Land and Building Rights Acquisition Duty (BPHTB) and Income Tax (PPh)."¹³ Regarding these various obstacles from residents who already have Girik, Letter C will be difficult, even though they have land inherited from their parents, but if they want to process the name back, with the proof of Girik first and then processed into a business deed then with the applicable rules submitted land registration systematically or sporadically, This is a significant obstacle, not to mention other costs such as the cost of operational activities of the village or village officer, and this is stated in article 4 letter C in the form of supporting procurement costs, costs for transporting and lifting stakes, and transportation costs for village or village officers to the land office in the context of repairing necessary documents and others, That is one of the reasons why the interest of PTSL there is not in demand, even though the Village Head confirmed that of the 20 fields, it is only the remaining quota of PTSL in Cikuntul village. In addition, the slow process of verification and data filing in the ATR which causes the longer process of issuing a land certificate and the lack of public understanding of the procedure for applying for land certification provides opportunities for rampant fraud which is sometimes also carried out by individuals, both village officials and individuals from the ATR itself who ask for very high service fees so that this further burdens the community So that there is reluctance from the community to take care of their land certificates.

¹²Kades Cikuntul Kasman Ebod, Sekdes Cikuntul Asep., Kaur Umum Cikuntul Fahrudin (2024, 23 Maret Sabtu) Hamabatan Realisasi pemerataan Persertipikatan Program PTSL di Desa Cikuntul (Tirta Nugraha.Adin Mulyana.,Dinda Aprilia.,Melliana.,Topani Ramadhan.,Angga Putra Handito Pewawancara.)

¹³PERBUP Karawang No.48 TAHUN 2018" Tentang Pembiayaan Pendaftaran Tanah Sistematis Lengkap Yang Dibebankan Kepada Masyarakat"

From the results of interviews that the author has conducted with several local residents, including the village officials, basically they understand the importance of their land certification, it's just that as described above, they are reluctant to take care of it because it is complicated and expensive. From the results of the interview, the author also found that many of the people there were buying and selling land under their hands, meaning that the land sale and purchase transaction was only carried out with the signature of a receipt stamped between the two parties witnessed by witnesses from both parties without the presence of PPAT officers or without reporting to the ATR and not made by the AJB, this will certainly complicate the process of applying for a certificate and also have the potential to arise disputes and land disputes.

2. Service Quality of PTSL Program in Cikuntul Village, Tempuran District

As researchers here, we do not want to corner any party related to the Complete Systematic Land Registration Service (PTSL). But regarding the approach we take and can be measured in the dimensions of reliability, responsiveness, assurance, empathy and tangibles. The aim of our research is to find new innovations in the field that relate to non-procedural processes outside the existing regulatory framework. We will also evaluate the performance and principles applied by the central government in the implementation of the Complete Systematic Land Registration (PTSL). PTSL is considered a response to public input regarding the high cost, complexity, and long period of time in the land certification process. The government seeks to implement PTSL as a mechanism to ensure legal certainty and protection of community land ownership. The role of village government is crucial in the realization of this program because the majority of residents in the village still lack knowledge about legal certainty and protection of their land in the context of PTSL procedures. The guidelines in the formation of the adjudication committee are Regulation Number 6 of 2018 by the Minister of Agrarian and Spatial Planning/Head of the National Land

Agency. The task of this committee is the Complete Systematic Land Registration (PTSL). With this committee, the work of the land agency is more efficient and effective. In addition, this committee was formed to ease the duties of the land agency by delegating part of the authority to this committee. This delegation process requires special considerations such as distance, workload and Anggita's ability to carry out land registration duties and responsibilities. If human resources are limited, the Chairman of the PTSL Adjudication Committee is advised to take the position as Head of the Land Office and be authorized by the BPN regional office. However, this committee is only in charge of the physical, juridical and administrative aspects of land. The challenges observed in Cikuntul Village related to the PTSL program which faces a low participation rate, mainly come from the inadequate provision of services by the task force. The existence of a Sale and Purchase Deed (AJB) in a complete systematic land registration serves as sufficient legal evidence, as regulated in Government Regulation Number 24 of 1997 concerning Land Registration, facilitating the transfer of rights to land and buildings. However, many people lack AJB. Overcoming this problem requires a solution regarding girik and Article 24 of Government Regulation No. 24 of 1997, which mandates that land rights derived from the conversion of old rights must be proven in writing. These legal requirements are detailed in the relevant laws, specifying rights related to girik, petuk, kikitir and taxes. Article 5 of the Agrarian Law (UUPA) allows girik land to be the basis for land rights applications, depending on proof of taxation through kikitir and girik as proof of tax payment. Thus, while land rights are not automatically granted, practical implementation under government regulations accepts tax stamps as proof of land rights, provided they are supported by a written statement from the village head, which is authorized by the sub-district head. Articles 24 and 25 underline the need for written evidence (petuk D, kikitir, girik) when amending old rights, accompanied by witness statements. Contrary to the misconception that only AJB can register land in Cikuntul Village

systematically and completely, PTSL registration can also include girik, kikitir, and petuk D. Information regarding residents' personal data or ownership of girik, petuk D, and kikitir, or AJB, was not obtained due to the limited data provided to the researcher.

CONCLUSION

The enactment of the Basic Agrarian Law (UUPA) on September 24, 1960, is very important in establishing legal certainty regarding land rights for Indonesian residents. The main objective is to establish a comprehensive and transparent legal framework for land registration, ensure the rights of landowners and facilitate land transactions. The UUPA represents a significant departure from colonial-era regulations, mandated the government to carry out a national land registration process and issue land certificates to verify land ownership. This law marks a fundamental transformation in Indonesia's land law, which aims to unify and formalize the land ownership system under a modern legal framework. To facilitate land registration, the government has introduced regulatory frameworks such as Government Regulation No. 24 of 1997 on Land Registration, which replaced the previous 1961 regulation. Furthermore, the Regulation of the Minister of Agrarian Affairs No. 3 of 1997 stipulates the details of the implementation of Government Regulation No. 24 of 1997, focusing on cadastral surveys. This strategic initiative aims to systematically launch a comprehensive land registration program that aims to accelerate the registration of all land parcels throughout Indonesia by 2025. In Cikuntul Village, West Java, land registration efforts face challenges due to the lack of awareness of the local community about the importance of land registration. The village has productive land but many land owners do not have land certificates, thus causing complications in land transactions and legal disputes. Local governments focus on the use of state land, issuing lower-cost permits for cultivated land to encourage land ownership. However, villagers prefer informal land transactions because of the complexity and fees of formal land registration. This is a record of

the lack of transparency of the relevant government regarding valid data.

The National Land Agency (BPN) plays an important role in land registration efforts, and the Karawang Regency government is prioritizing national programs such as the Complete Systematic Land Registration (PTSL). The office aims to distribute land certificates to landowners and accelerate land redistribution. Despite progress in land registration, challenges such as delays in surveying and document processing at ATR offices hinder the issuance of land certificates. The high cost of land registration, including notary fees and taxes, also makes residents reluctant to register their land.

In overcoming these challenges, the Karawang Regency ATR Office focuses on improving the efficiency and effectiveness of land registration services. The office establishes an adjudication committee to review land ownership documents and ensure compliance with regulations. However, the lack of awareness and understanding of villagers regarding the land registration process, especially the land certificate requirements, is an obstacle to the success of this program. The existence of a misunderstanding of information related to the land registration requirements resulted in the inhibition of the implementation of PTSL. It should be in accordance with article 60 of Ministerial Regulation No. 03 of 1997 Provisions for the Implementation of Government Regulation No. 24 of 1997 concerning Land Registration, the legal requirements in registering land are not only based on the AJB, but have many alternative options such as girik, pipil and kikitir can still be used and recognized as a valid proof tool in land registration. The existence of misinformation between residents and the ATR shows a lack of clear socialization. One way to make land registration services effective in Cikuntul Village is to take a comprehensive approach that answers various challenges faced by residents. Improved coordination between local government agencies, increased accessibility to information and resources, and increased support for landowners in carrying out the registration process are important for the success of the program. Additionally,

simplifying procedures, reducing costs, and ensuring transparency in the registration process can encourage more residents to register their land and gain legal recognition of their land rights. To increase the effectiveness of the land registration program in Cikuntul Village, several steps that can be taken include increase public awareness of the importance of land registration, provide better information accessibility, provide technical assistance to residents, ensure transparency in the process, simplify procedures, increase cooperation between institutions, utilize technology, provide incentives to residents, and adopt an integrated approach in dealing with the problems faced. With these measures implemented comprehensively, it is hoped that it can improve the success of the program and the welfare of the local community.

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