


Benefits of Implementing a Complete Systematic Land Registration Program For Community-Owned Land

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Article Info	ABSTRACT
<p>Keywords: Benefits, Land Registration, Land, Owned, Community</p>	<p>The purpose of this study is to determine and analyze the benefits of implementing the Complete Systematic Land Registration (PTSL) program on community-owned land. This type of research is normative with a statutory approach. The data used is secondary data consisting of primary and secondary legal materials. The research specification used is descriptive analytical. The benefits of implementing the Complete Systematic Land Registration (PTSL) program on community-owned land are part of a government program that aims to accelerate the implementation of land registration activities to provide protection and legal certainty for community-owned land in the form of property rights certificates as a manifestation of the implementation of citizens' rights as stipulated in Article 28D paragraph (1) of the 1945 Constitution so as to create a single land map and land register in Indonesia. For this reason, it is recommended that both the government (BPN), local government and the community support this activity so that it can run smoothly by communicating and socializing between institutions and the community.</p>
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INTRODUCTION

Land is a gift given by God Almighty to the community which is very valuable as one of the main capitals in life and development. All community activities cannot be separated from the existence of land starting from birth to death such as for shelter, source of life and one of the agrarian resources (Wantjik, 2018). The need to own land has been deeply embedded in the historical trajectory of human life, giving birth to a spirit of self-esteem, prosperity, power, and sacredness (Nurhasan, 2018). In the use and exploitation of land for human life, land provides multiple values for humans, namely at least 4 (four) values including social, economic, cultural, and religious values (Nia, 2016). Land has social value because land can symbolize the value of honor and pride in social life. The economic value of land lies in the use and utilization of land used for agriculture, especially now that the value of land is getting higher and higher so that it is widely used for long-term and short-term investments. Cultural value, where land is a very important production factor for people who carry an agrarian culture or agrarian society. Agrarian culture can be understood from the term agrarianism, which is an ideology or value system regarding agriculture as the main way of life (Satriyo, 2020). Meanwhile, religious value is to allow the control of the common land as a gift from God Almighty with individual rights to land (Widhiana, 2016).

In addition, in community life, land also has a dual function, namely as a social asset and capital asset. As a social asset, land is a means of binding unity among Indonesian people in living in society, nation and state, while the capital asset of land is a capital factor in development and land must be used and utilized to the greatest extent for the welfare of the people fairly and equitably and preserved (Mohammad, 2017). So that in a broader aspect, land has economic, social, cultural, political, and ecological dimensions (Limbong, 2012). So valuable is land that there are often disputes and disputes in the community, especially regarding the boundaries and ownership status of land that cannot be resolved based on the agreement of the parties even to the court.

Land as a source of welfare, prosperity, and life, and its management is the responsibility of the state as mandated in Article 33 paragraph (3) of the 1945 Constitution that: "The land and water and the natural resources contained therein shall be under the control of the State and shall be used for the greatest prosperity of the people", which in turn becomes the basis for the regulation in Law No. 5/1960 on Basic Agrarian Principles (hereinafter abbreviated as UUPA). This foundation is a source of material law in the development of national agrarian law that regulates the state's power over all natural resources and is intended for the welfare of the people. The utilization of natural resources is not only intended for the welfare of the community, but also to pay attention to environmental sustainability so that it is always sustainable (Hasan, 1982). In order to achieve public welfare, the provisions in Article 33 of the Constitution and the Political Manifesto of the Republic of Indonesia, as emphasized in the President's speech on August 17, 1960, require the State to regulate land ownership and lead its use, so that all land throughout the nation's sovereign territory is used for the greatest prosperity of the people, both individually and in mutual cooperation" (Maria, 2009). UUPA, which was issued in order to realize the mandate of Article 33 paragraph (3) of the 1945 Constitution, had a populist character from the beginning. As the first national law produced 15 (fifteen) years after Indonesia's independence, the provisions contained in the articles outlining the purpose of the UUPA are the embodiment of the precepts in Pancasila (Dalimunthe, 2000).

One of the important agendas regulated in the UUPA is the existence of land registration which aims to provide legal certainty and legal protection to holders of land rights as stipulated in Article 19 paragraph (1) of the UUPA. In addition to protecting the owner, land registration also serves to determine the status of a plot of land, who owns it, what the rights are, how much the area is, what it is used for and so on (Dalimunthe, 2000). The guarantee of legal certainty to be realized in land registration includes certainty of the status of rights registered, certainty of the subject of rights, and certainty of the object of rights. Land registration produces certificates as proof of rights. Land registration also aims to realize administrative order, prevent land conflicts and disputes, and improve the standard of living of the community. With the implementation of land registration, holders of land rights have certainty and are legally protected because land rights certificates have perfect evidentiary power, as long as it has not been proven otherwise, the physical data and juridical data included in the certificate must be accepted as correct data (Santoso, 2010). These land registration activities according to the UUPA include: a. measurement mapping and land

bookkeeping; b. registration of land rights and the transfer of these rights; c. provision of certificates of evidence of rights, which are valid as strong evidence (UUPA Article 19 paragraph (2) UUPA).

Land registration is an obligation of the government, in accordance with Articles 19, 23, 32, and 38 of the UUPA, which aims to ensure legal certainty by the government to conduct land registration throughout the territory of the Republic of Indonesia in the form of certificates, cadastral maps, and land registers whose forms are regulated according to provisions based on Government Regulations and Ministerial Regulations. In addition to legal certainty, the implementation of land registration also aims to provide information to interested parties, as well as for the implementation of an orderly land administration. Land registration is carried out in two ways, namely systematically, covering the area of a village or kelurahan or part thereof, which is mainly carried out at the initiative of the government and sporadically, namely registration of land parcels at the request of holders or recipients of rights concerned individually or in bulk. Sporadically, land registration does not show a significant increase in the number of registered land parcels, because the cost is expensive so that people wait for systematic land registration (Audina, 2018).

As an implementing regulation of Articles 19, 23, 32 and 38 of the UUPA, Government Regulation No. 10/1961 on Land Registration was issued. However, more than 35 (thirty-five) years after this regulation was issued, it has not yielded satisfactory results. Of the approximately 55 (fifty-five) million parcels of titled land eligible for registration, only approximately 16.3 (sixteen point three) million parcels have been registered (explanation of Government Regulation No. 24 of 1997). Government Regulation No. 10/1961 was deemed no longer able to fully support the achievement of more tangible results in national development, so it was necessary to make improvements with Government Regulation No. 24/1997 on Land Registration (Satriyo, 2020). In its implementation, the enactment of Government Regulation No. 24 of 1997, which improved Government Regulation No. 10 of 1961, has not been maximized because out of 126 (one hundred twenty-six) million land parcels in Indonesia, only 46 (forty-six) million have been registered, this means that there are 80 (eighty) million land parcels that have not been registered. Meanwhile, the growth of land parcels is more than 1 (one) million parcels per year.

The lack of achievement is the background for the Government of the Republic of Indonesia Cq. Ministry of Agrarian and Spatial Planning/National Land Agency made efforts to accelerate land registration so that the number of registered land parcels could increase with various programs/projects. Although government regulations have been issued regarding land registration, the results have not been able to realize that all areas in Indonesia are registered. This is evidenced by the issuance of Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 1 of 2015 on the National Agrarian Program (hereinafter abbreviated as PRONA). The regulation aims to provide first-time land registration services with a simple, easy, fast, and cheap process in order to accelerate land registration throughout Indonesia to ensure legal certainty of land rights. The target of PRONA is all land parcels that have not been titled that are controlled and/or owned by individuals. The Ministerial Regulation still has obstacles in its

implementation, so adjustments need to be made. Then the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Regulation Number 4 of 2015 on the National Agrarian Program (PRONA) was issued, which revoked the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Regulation Number 1 of 2015 on the National Agrarian Program (PRONA). The government has made policies to accelerate land registration, namely the National Agrarian Operations Project (PRONA). Actually, the PRONA policy already existed at the time of the enactment of Government Regulation No. 10/1961 on Land Registration. When Government Regulation No. 24 of 1997 on Land Registration came into effect, the Government continued the PRONA policy to accelerate land registration. However, land registration in Indonesia has not been maximized, the number of registered land parcels is only around 58 (fifty-eight) million out of a total of 126 (one hundred twenty-six) million Indonesian land parcels, meaning that there are 68 (sixty-eight) million unregistered land parcels. The low level of land registration will lead to various land problems in the community, among others, namely the absence of equity in land ownership and / or control, the existence of land tenure without the permission of the entitled or his proxy, and the number of boundary disputes (Sri, 2018).

The low rate of land registration in Indonesia has led the Government of Indonesia to establish new regulations to accelerate land registration, namely through the Complete Systematic Land Registration (PTSL) policy. This program is organized by the Ministry of ATR / Ka. BPN which targets 126 million parcels of land in Indonesia to be registered and fully certified by 2025. It is then elaborated into targets of 5 (five) million parcels in 2017, 7 (seven) million parcels in 2018, 9 (nine) million parcels in 2019 and 10 (ten) million each year until 2025. Because if land registration is carried out routinely as usual, approximately 500 (five hundred) thousand fields a year, it will take 160 years for land to be registered throughout Indonesia (Purbaya, 2025). These PTSL targets are not easy work, many parties assume that it is only ambition, imaging, and momentary political interests, because this assumption refers to the results of land registration so far less than 50 (fifty) percent of land has been registered. In fact, 57 (fifty-seven) years ago the command was obliged to register its land as mandated by the UUPA. If analyzed more deeply, the main cause is the political will of the government, previous land registration programs were carried out at the ministerial level, not at the highest level of government, namely the president. This is what distinguishes the PTSL Program from previous programs, the president monitors, evaluates and even intervenes directly in the distribution of certificates in the implementation of PTSL. To ensure legal certainty and legal protection of the PTSL program, as well as to reduce disputes, the Ministry of ATR / BPN is perfecting various written regulations / legal bases, which are complete and clear, human resources are improved, facilities and infrastructure are increased in quality and quantity, financing is expanded, there is coordination between institutions outside BPN. Normatively it has been regulated in legislation as a means of providing convenience and acceleration in land registration throughout Indonesia.

The acceleration of the provision of legal certainty and legal protection of people's land rights is then regulated again in the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Number 28 of 2016 concerning the Acceleration

of the National Agrarian Program through Systematic Land Registration, although the previous regulation, namely the Regulation of Agrarian and Spatial Planning/Head of the National Land Agency Number 4 of 2015, is stated to remain in effect as long as it does not conflict with the standards, procedures, mechanisms and timeframes set in the implementation of accelerated determination of rights and land registration. Efforts made by the government to implement land registration in all regions of Indonesia continue, by making improvements, refining the rules that have been issued. This can also be seen, in the same year there was another regulation regarding the Acceleration of the Implementation of Complete Systematic Land Registration, namely the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 35 of 2016. The following year, the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 35 of 2016 on the Acceleration of the Implementation of Complete Systematic Land Registration was amended by the issuance of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 1 of 2017 on the Amendment to the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 35 of 2016 on the Acceleration of the Implementation of Complete Systematic Land Registration. The object of land registration includes all land parcels without exception, including land rights, Government/Regional Government asset land, State-Owned Enterprises/Regional-Owned Enterprises land, village land, State Land, customary law community land, forest areas, land reform object land, transmigration land, and other land parcels. In its implementation, the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Number 1 of 2017 still experiences obstacles, some principle and substantive matters that have not been regulated, so that the reason is the background for the issuance of the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Number 12 of 2017 concerning Acceleration of Complete Systematic Land Registration. PTSL cannot be implemented by the Ministry of Agrarian and Spatial Planning/National Land Agency alone, but requires synergy from various related agencies. Therefore, to make the PTSL policy a success, the President issued Presidential Instruction No. 2/2018 on the Acceleration of Complete Systematic Land Registration in All Regions of the Republic of Indonesia. In the Presidential Instruction, the President instructs the relevant Ministers, the Chief of Police, the Attorney General, the Heads of Institutions and the Heads of Regions to take the necessary steps in accordance with their respective duties, functions and authorities in order to accelerate the implementation of Complete Systematic Land Registration in all regions of Indonesia as a national movement with the main objective of realizing complete land registration in all regions of Indonesia in order to support the National Strategic Project (Purbaya, 2025).

Not long after, in 2018, there was a ministerial regulation governing complete systematic land registration. The regulation is the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Number 6 of 2018. The reason for the issuance of several regulations related to PTSL is because the number of land parcels in the territory of Indonesia is very large, so related to land registration, a breakthrough is needed

so that in realizing orderly administration in the land sector, one way is by registering land that will produce evidence in the form of certificates can be achieved in a short time. One of the latest programs is the Complete Systematic Land Registration, hereinafter referred to as (PTSL) with a target of 125 million parcels of land to be registered 2024. PTSL is a land registration activity for the first time carried out simultaneously for all land registration objects throughout the territory of the Republic of Indonesia in one village/kelurahan area or other names of the same level, which includes the collection of physical data and juridical data regarding one or several Land Registration objects for the purpose of registration. , the Ministry of Agrarian Affairs and Spatial Planning/Head of the National Land Agency is organizing simultaneous land registration activities throughout Indonesia. In order to realize the land registration program, the President has issued Presidential Instruction Number 2 of 2018 on the Acceleration of Complete Systematic Land Registration in All Regions of the Republic of Indonesia. In it, the President instructs Minister of ATR/BPN; Minister of Environment and Forestry; Minister of Public Works and Housing; Minister of Home Affairs; Minister of State-Owned Enterprises; Minister of Finance; Minister of Villages, Development of Disadvantaged Regions, and Transmigration; Chief of the Indonesian National Police; Attorney General of the Republic of Indonesia; Head of the Government Goods and Services Procurement Policy Agency; Head of the National Aeronautics and Space Agency; Head of Geospatial Information Agency; Governors; and Regents/Mayors to take necessary measures in accordance with their respective duties, functions, and authorities in order to accelerate the implementation of Complete Systematic Land Registration throughout Indonesia as a National Movement with the main objective of realizing complete land registration throughout Indonesia in order to support National Strategic Projects. In the thirteenth dictum of the Presidential Instruction, the President instructs Regional Heads, namely Governors and Regents/Mayors, to support the implementation of the acceleration of Complete Systematic Land Registration by regulating, stipulating, and/or budgeting the amount of costs required in the preparation document for the implementation of Complete Systematic Land Registration in Villages/Kelurahan based on regional financial capacity in accordance with the provisions of laws and regulations.

As an implementing regulation, Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency (Permen ATR/Head of BPN) Number 6 of 2018 on the Acceleration of Complete Systematic Land Registration (hereinafter referred to as PTSL) was issued. In Article 4 paragraphs (2) and (3) of this regulation, it is stated that the object of PTSL is to cover all land parcels without exception, both land parcels that have no land rights and land parcels that have rights in order to improve the quality of land registration data, land parcels that already have boundary marks and those that will have boundary marks determined in the implementation of PTSL activities. Judging from the land object, the object is located in the village / kelurahan area, and when viewed from the subject of the land, the owner is mostly a resident of the community where the land object is located. The implementation of the first systematic land registration is the Complete Systematic Land Registration (hereinafter referred to as PTSL) (Isdiyana, 2019). PTSL is a land registration activity for the first time carried out simultaneously for all land registration objects throughout

the territory of the Republic of Indonesia in one village / kelurahan area or other names of the same level, which includes collecting and determining the correctness of physical data and juridical data regarding one or several land registration objects for registration purposes (Muhammad, 2018). PTSL is different from previous government programs such as the Land Administration Project (PAP), Land Management and Policy Development Project (LMPDP) or Adjudication Project, Larasita, and the National Agrarian Program (Prona). In its implementation, the president monitors, evaluates and even plays a direct role in the distribution of certificates to the community (Ulfa, 2002).

PTSL is a manifestation of the responsibility of the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN) in supporting the fifth of the nine priority agendas of the Joko Widodo-Jusuf Kalla administration called NAWA CITA, namely encouraging a nine million hectare land ownership program. The Ministry of ATR/Ka. BPN has made efforts to accelerate land registration which targets 126 (one hundred twenty-six) million parcels of land in Indonesia to be registered and certified as a whole by 2025. This PTSL target is not an easy job, many parties assume that it is only ambition, imaging, and momentary political interests, because this assumption refers to the results of land registration so far less than 50 (fifty) percent of land that has been registered. In his latest development, the Minister of Agrarian and Spatial Planning/Head of the National Land Agency (ATR/BPN), Hadi Tjahjanto reported that the achievements until 2023 of land registration through the PTSL program reached 102.3 (one hundred two point three) million registered parcels, of which 85.6 (eighty-five point six) million parcels of land have been certificated (Kemen Atrbpn, 2023).

This is a form of legal reform in land registration activities, defined as a process of examining various formulations of legal provisions and applicable laws and regulations, and implementing a number of changes in order to achieve efficiency, justice and also the opportunity to obtain justice according to applicable regulations (Teguh Prasetyo, 2017). This program is expected to provide enormous benefits for the freehold land it owns. The purpose of this study is to determine the benefits of the implementation of Complete Systematic Land Registration (PTSL) on community-owned land.

METHOD

The type of research in this paper is normative with a statutory and conceptual approach. While the research specification is descriptive analytical, namely explaining the problems in accordance with the research title. The data used is secondary consisting of primary legal materials in the form of laws and regulations, namely Law Number 5 of 1960 concerning Basic Agrarian Law (UUPA), Government Regulation Number 24 of 1997 concerning Land Registration and Regulation of the Minister of Agrarian Affairs and Spatial Planning / National Land Agency Number 6 of 2018 (Permen ATR / BPN) concerning Complete Systematic Land Registration and secondary legal materials in the form of books, journals and writings related to the research title. The data analysis method is carried out qualitatively. The data that has been collected is selected, arranged in a systematic description so that conclusions can be drawn on the problems studied.

RESULTS AND DISCUSSION

Overview of Complete Systematic Land Registration (PTSL)

The implementation of land registration in Indonesia is accelerated by various programs. According to Florianus SP Sangsun, systematic land registration is a land registration activity for the first time carried out simultaneously covering all land registration objects that have not been registered in the area or part of the area of a village/kelurahan. Systematic land registration is based on a work plan and is carried out in areas determined by the Minister. Systematic land registration is carried out on the initiative of the Government, so the activity is based on a work plan determined by the Minister (Florianus, 2017). In systematic land registration, land rights holders, their proxies or other interested parties have obligations and responsibilities to:

- a. Install boundary signs on their land parcels in accordance with applicable regulations.
- b. Be on site when the adjudication committee is collecting physical and juridical data.
- c. Show the adjudication committee the boundaries of the land parcel
- d. Show proof of ownership or control of the land to the adjudication committee
- e. Fulfills the requirements specified for the right holder or his/her proxy or as other interested parties.

The Complete Systematic Land Registration (PTSL) Program is a land registration activity for the first time carried out simultaneously for all Land Registration objects throughout the Territory of the Republic of Indonesia in one Village/Kelurahan area or other name equivalent to that, which includes the collection of physical data and juridical data regarding one or several land registration objects for the purposes of registration (Article 1 paragraph (2) of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 6 of 2018). Complete systematic land registration (PTSL) first came into existence due to the issuance of a Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 35 of 2016 concerning the Acceleration of the National Agrarian Operations Program through Systematic Land Registration. This National Agrarian Operations Program has not been able to organize an interest for the community so that PTSL is expected as a systematic land registration program and has a different concept, namely the awareness that juridically not all land parcels can be issued certificates (Wahyuni, 2017).

The results of the juridical data inventory in the implementation of the Complete Systematic Land Registration Program (PTSL) are grouped into 4 (four) clusters, namely: (Septina, 2017)

- a. Cluster 1 (one) is land parcels for which the juristic data qualify for the issuance of a land certificate.
- b. Cluster 2 (two) are land parcels for which the juridical data qualify for issuance of a certificate but for which there is a court case as referred to in Article 13 of Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Number 35 of 2016.
- c. Cluster 3 (three) are land parcels for which juridical data cannot be recorded and certificates issued because:

- 1) Foreign national subjects, private legal entities, unknown subjects, subjects unwilling to participate in complete systematic land registration
 - 2) Objects are P3MB land, Prk 5, class III houses, nationalization objects, customary land, absentee land;
 - 3) Customary land object, incomplete documents proving ownership, participants are not willing to make a statement of physical control of the land plot.
- d. Cluster 4 (four) is where the subject and object are not eligible for complete systematic land registration because they are already titled.

The implementation of PTSL activities is carried out in the following stages (Article 4 paragraph (4) of Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 6 of 2018 concerning Complete Systematic Land Registration

- a. Site planning;
- b. Preparation;
- c. Formation and establishment of PTSL adjudication committee and task force;
- d. Extension;
- e. Physical data collection and juridical data collection;
- f. Juridical data research for proof of rights;
- g. Announcement of physical and juridical data and its validation;
- h. Affirmation of conversion, recognition of rights and granting of rights;
- i. Bookkeeping rights;
- j. Issuance of land title certificates;
- k. Documentation and submission of activity results; and
- l. Reporting.

Through the Complete Systematic Land Registration (PTSL) program, it is expected that all community land parcels in the territory of the Republic of Indonesia will be measured and have legality in the form of land certificates.

Benefits of Complete Systematic Land Registration (PTSL) for Community-Owned Land

In relation to this research, the PTSL program is Article 1 paragraph (2) in this ministerial regulation which explains that complete systematic land registration (PTSL) is a land registration activity for the first time carried out simultaneously for land registration objects throughout the territory of the Republic of Indonesia in one village / kelurahan area or other names of the same level, which includes collecting physical data and juridical data regarding one or several Land Registration objects for registration purposes. The implementation of PTSL aims and targets to hold a land registration program where all land registration objects in one village / kelurahan area, so that complete information is obtained on all land parcels both registered and unregistered. The legal certainty of land registration has been guaranteed by the UUPA where the government conducts land registration throughout Indonesia according to applicable regulations and Permen ATR / BPN No. 8 of 2018 concerning Complete Systematic Land Registration and related government regulations. Land registration aims to guarantee legal certainty and certainty of land rights, with the existence of land registration, a guarantee of legal order and legal certainty is obtained or called a recht

kadaster. This study also aims to analyze the implementation of land registration through the Regulation of the Minister of Agrarian and Spatial Planning / National Land Agency (ATR / BPN) No. 6 of 2018 concerning Complete Systematic Land Registration and prove legal certainty of land ownership rights through certificates.

The output of PTSL conducted by the Land Office is not only issuing land certificates, but also land parcel maps and land registers. The main goal and target of the PTSL Program is to measure all lands that, although they cannot be issued certificates because they cannot meet the existing requirements. This is aimed at realizing a single land map in Indonesia. Although certificates are strong evidence and can be invalidated when there are parties who challenge them, when this can be avoided, then the community can hold the certificate with peace of mind and the government can realize its goal of having a single map.

The acceleration of land registration through the PTSL program is carried out in stages, initially planned by the National Asset Legalization Program in 2017 as many as 10,000 (ten thousand) fields, and changed to 15,000 (fifteen thousand) fields in accordance with the PTSL Program target of 2 (two) million certificates throughout Indonesia, and finally increased to 35,000 (thirty-five thousand) fields in order to achieve the second target of 3 (three) million certificates of land rights in 2017 (I Gusti, 2017). According to the National Land Agency (BPN) of the Republic of Indonesia, Indonesia has a total of 126,000,000 (one hundred and twenty-six million) land parcels. Then for the target of registering all land parcels in the territory of the Unitary State of the Republic of Indonesia (NKRI) as mandated by Article 19 of Law Number 5 of 1960 concerning Basic Agrarian Principles, the Government has launched a program to accelerate land registration through Complete Systematic Land Registration until 2025. This acceleration is carried out in accordance with the basic principles of the objectives of the PTSL program, where the Complete Systematic Land Registration carried out by the government has the aim of realizing the provision of legal certainty and legal protection of community land rights based on simple, fast, smooth, safe, fair, equitable and open and accountable principles, so as to improve the welfare and prosperity of the community and the country's economy, and reduce and prevent land disputes and conflicts Article 2 paragraph (2) of the Regulation of the Minister of Agrarian and Spatial Planning / Head of the National Land Agency Number 6 of 2018 (I Gusti, 2017).

The Complete Systematic Land Registration Program is considered to be able to achieve greater land registration results and in a relatively faster time compared to sporadic land registration. Land registration itself aims to provide a guarantee of legal certainty known as *rechts cadaster*/legal cadaster. In the 1945 Constitution Article 28D paragraph (1) states that: "Every person is entitled to recognition, guarantees, protection, and certainty of a just law and equal treatment before the law." The guarantee of legal certainty to be realized in land registration includes certainty of the status of the rights registered, certainty of the subject of the right, and certainty of the object of the right. Land registration produces a certificate as evidence of the right.

Land registration for the first time has been implemented by the Government of Indonesia through the Complete Systematic Land Registration Program (PTSL). The aforementioned regulation was amended into Minister of Agrarian and Spatial Planning/Head

of the National Land Agency Regulation No. 6/2018 (Permen ATR/BPN No. 6/2018). The update of the rules on PTSL occurred because the rules related to PTSL were previously still PTSL is a land registration activity for the first time carried out simultaneously for all land registration objects in all regions of the Republic of Indonesia in one village / kelurahan area. This activity aims to realize the provision of legal certainty and legal protection of community land rights. The principles used in the implementation of PTSL are simple, fast, smooth, safe, fair, equitable and open, and accountable. PTSL implemented by the Government is basically to improve the welfare and prosperity of the people and the country's economy, as well as to reduce and prevent land disputes and conflicts due to the absence of strong evidence of control of a land plot.

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CONCLUSION

The benefits of implementing the Complete Systematic Land Registration (PTSL) program on community-owned land are part of a government program that aims to accelerate the implementation of land registration activities to provide protection and legal certainty for community-owned land in the form of property rights certificates as a manifestation of the implementation of citizens' rights as stipulated in Article 28D paragraph (1) of the 1945 Constitution so as to create a single land map and land register in Indonesia. For this reason, it is recommended that both the government (BPN), local government and the community support this activity so that it can run smoothly by communicating and socializing between institutions and the community.

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