



Implementation of Complete Systematic Land Registration (PTSL) During the Covid-19 Pandemic to Guarantee Legal Certainty at the Keerom District Land Office

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Abstract

Implementation of the Complete System Land Registration (PTSL) during the Covid-19 pandemic to ensure legal certainty at the Keerom District Land Office. The goal is to find out the implementation process and also the obstacles during the Covid-19 pandemic. In this study the method used is normative and empirical law, normative law is an approach that refers to law, literature, written regulations or other secondary legal materials. While the empirical, namely the identification and conceptualization of law as a social institution that is real and functions in a real-life system. The results of the study show that the implementation of a complete systematic land registration at the Keerom District Land Office where Committee A plays a very important role in carrying out its duties and functions for the creation of orderly land, taking into account the needs of the community and also paying attention to boundaries bordering other parties to avoid disputes in the future. It can also be seen that the number of land parcels that have been able to be certified in this land registration process. Automatically this will have an impact on reducing the number of land disputes because residents already have certificates as proof of ownership of land rights and obstacles in carrying out systematic land registration during the Covid-19 pandemic at the Keerom District Land Office, namely: 1) Counseling is limited, 2) Budget is reduced, 3) Target is reduced, and 4) It is difficult for field officers to meet applicants.

Keywords: *Implementation; Complete Systematic Land Registration (PTSL); Covid-19 Pandemic Period*

Introduction

Land is a gift from God Almighty and at the same time is the wealth of the nation, where the relationship between the Indonesian nation and the state is eternal and eternal.¹ Land is one of the most important natural resources for human survival, the relationship between humans and land is not only as a place to live, but land is a place for humans to live and develop, land is the source of all benefits. human life.

Land is very important for human life so it is not surprising that everyone wants to own or control

¹ Kertasapoetra et.all, *Hukum Tanah Jaminan UUPA Bagi Keberhasilan Penggunaan Tanah*, Binaaksara, Jakarta, 1984, hlm 1.

it, causing land problems which can often lead to disputes. Therefore, every owner of land rights must revoke his rights or register his land as required by the applicable land law in Indonesia.² Since the implementation of Law no. 5 of 1960 concerning Basic Agrarian Provisions entrusted to the government and is a means of guaranteeing legal certainty, then the issuance of PP No. 24 of 1997 concerning Land Registration, the government needs to hold full land registration throughout Indonesia.

With the help of land registration, interested parties can easily find out the legal status or status of the property in question, its location, area and boundaries, the owner and what he owns. In the law it is also very clear that UUPA Article 19 (1) states that the government is the organizer of land registration throughout the territory of the Republic of Indonesia which aims to guarantee legal certainty and protect land within the territory of the country.

Systematic land registration for the first time is a simultaneous land registration activity covering all land registration objects that are not registered in an area or part of a village or sub-district area. The Complete System Land Registration (PTSL) has been in effect since 2017, until now PTSL is highly anticipated by the community because PTSL is a free certificate program from the government and the budget is borne directly by the government, so many people are very enthusiastic about land registration, especially those with weak economies, and for them it is very useful, because the land deed is very important as proof of land ownership, so that there are no problems in the future.

The implementation of the acceleration of full system land registration during the Covid-19 period had a major impact on its implementation (PTSL), because we know that the corona virus is still spreading in Indonesia every day, causing many Covid-infected patients. To minimize the spread of the virus, the Ministry of Agriculture and Regional Planning/State Agency (ATR/BPN) continues to pay attention to healthy practices in implementing its work program. Government Regulation Number 21 of 2020 concerning Large-Scale Social Restrictions (PSBB) in the context of tackling Corona Virus Disease 2019 (COVID-19). This is no exception to the national priority program, namely the Complete Systematic Land Registration (PTSL) program.

In the midst of a pandemic and the implementation of strict Covid-19 prevention practices, the implementation of PTSL continues. To ensure that the community has guaranteed rights to the land they own. The aim is to provide legal certainty to the community, provide investment security and also speed up the land acquisition process, speed up the financial process because it is clear and there is real certainty due to the Covid-19 pandemic, according to the ATR/BPN Ministry, apart from continuing to submit applications for land registration with strict requirements by using the Covid-19 protocol to drive the business world, an extension of the Service for Assignment of Land Rights will be carried out in accordance with Government Regulation No. 21 of 2020 concerning PSBB.

Method

The method used is normative and empirical law, normative law is an approach that refers to law, literature, written regulations or other secondary legal materials. While the empirical, namely the identification and conceptualization of law as a social facility that is real and functioning in real life systems in the field.

² Boedi Harsono, *Hukum Agraria Indonesia, Sejarah pembentukan Undang Undang PokokAgraria Isi dan Pelaksanaannya*, Djambatan, Jakarta, 1999, hlm.5.

Result and Discussions

Land registration is an obligation that must always be fulfilled by the state to inventory information about land rights in accordance with Government Regulation Number 24 of 1997 concerning Land Registration. Likewise, land registration in Keerom Regency needs to be held from year to year according to the plans and objectives of the government so that all Indonesian people can obtain guaranteed legal certainty in the agrarian sector.

PTSL is a land registration process for the first time that is carried out jointly for land registration objects throughout the territory of the Republic of Indonesia in one village, village, sub-district/city/regency, in which there is collection and determination of physical data and juridical data relating to one or several land registration objects for registration purposes, listed in article 1 number 1 of the Minister of Agrarian and Spatial Planning Regulation No.12 of 2017.

As stipulated in Article 19 of the Basic Agrarian Law, the main objective is to register land rights. Having a certificate of benefits does not only get facilities, but rights for holders of land rights guaranteed by law. While the objectives of carrying out the measurement and mapping of land parcels systematically and completely grouped in one complete village/kelurahan area include:

- a. The time to carry out sporadic measurements and mapping of land parcels is relatively quicker.
- b. Coordination is easier to implement on measuring officers.
- c. Know the land parcels that have not been registered and which have been registered.
- d. Know the problematic land areas.
- e. Regional boundary agreements are easier to implement.
- f. The registration base map can be improved.

The implementation process of accelerating complete systematic land registration at the Keerom District Land Office is carried out in accordance with Article 3 paragraph (4) of the Regulation of the minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 12 of 2017 concerning Acceleration of Complete Systematic Land Registration:

- a) Preparation and planning.
- b) Location certainty for land registration.
- c) Formation of the Adjudication committee.
- d) Legal counseling.
- e) Collection of physical data as well as juridical data.
- f) Site inspection.
- g) Results of physical data and juridical data.
- h) Granting recognition of land rights.
- i) Issuance of certificates.
- j) Submission of certificates of land rights.

PTSL objects include all property without exception, as well as property that does not yet have rights to land or is owned by individuals, both state/regional land, state/regional company land, village land, state land, state public land, forest land, reform areas. agrarian, vacant land and other land.

The stages of implementing PTSL are carried out in accordance with the objectives, subject matter, legal basis, process and financing of the PTSL program. In the framework of the effectiveness and efficiency of the implementation of PTSL, the head of the provincial service determines the division of targets for PTSL which is focused on several provinces/cities in stages taking into account and taking into account the availability of human resources. at the state office and BPN regional office.

Land registration is a special procedure that gives the legal status of land to the owner who is

truly authorized as an adjudication activity. The process uses a systematic land registration model, namely mass mapping and inventory of all land areas claimed by the government. All plots were surveyed and their property inventoried, both problem land and land without exception in the village or in litigation.

In carrying out the land registration process which systematically requires members other than the Land Agency, in this case the Judiciary Board is assisted by the Regional Government of the Village/Complaint concerned, so that the registration process can be carried out from the start to the issuance of proof of ownership better and runs more correctly and smoothly.

Matters related to the formation of the Adjudication Commission and its composition, duties and authorities are further regulated in Ministerial Regulation Number 3 of 1997, Articles 48-54. This decisive task is basically an investigative task that requires formal validation, evidence, original legal statement from the owner of land rights, which is examined and sought, as well as determining justification, conducting research and validating the evidence being examined. The composition of the jury consists of the chairman of the jury who is also a BPN employee. Several members, consisting of employees of state institutions who have knowledge in the field of land registration. Land Office employees who have knowledge of land rights. The village/kelurahan head concerned and/or village/kelurahan officials appointed by him.

According to the regulations, within the duties and powers of the court, the adjudication committee has the duty and authority to carry out land registration, namely preparing a detailed layout work plan, collecting physical data and original legal data on all properties to the relevant area and issuing document receipts to the holder. rights or their representation, investigating the history of land and evaluating the correctness of evidence of land ownership or land management, reporting materials and collecting legal data, helping to resolve disputes or disputes between parties regarding reported data, verifying the results of physical data reports and legal data used as the basis for rights or suggestions related to bookkeeping, granting of rights, receipt of payment funds, collection and management of each receipt of payment and receipt of funds paid by interested parties in accordance with applicable regulations, reporting periodically and conveying the results of the Agency's activities to the Head of State Office.

According to Mr. Ben Karetji,³ Coordinator of Kadastral Measurement and Mapping of the Keerom District Land Office, in 2021 the Keerom District Land Office will receive a target of 1540 fields, with details of 200 areas up to the certificate stage, while 1340 areas only up to the mapping stage, namely to produce a Land Sector Map.

Whereas the obstacles in implementing the Complete Systematic Land Registration (PTSL) during the Covid-19 pandemic at the Keerom District Land Office, namely: 1) Counseling was limited, 2) Budget was reduced, 3) Targets were reduced, and 4) It was difficult for field officers to meet applicants.

Conclusion

The implementation process of accelerating complete systematic land registration at the Keerom District Land Office where the adjudication committee plays an important role from the initial stages of preparation, planning, site inspection to the issuance of land rights certificates, all of these activities are carried out in accordance with Article 3 paragraph (4) of the Minister of Agrarian Regulation and Spatial Planning Number 12 of 2017. Meanwhile the obstacles in the Implementation of Complete Systematic Land Registration (PTSL) during the Covid-19 pandemic at the Keerom Regency Land Office were: 1) Extension was limited, 2) Budget was reduced, 3) Target was reduced, and 4) It is difficult for field

³ Wawancara dengan Bapak Ben Karetji, Koordinator Pengukuran dan Pemetaan Kadastral Kantor Pertanahan Kabupaten Keerom, hari rabu, 15 juni 2022, pukul 10.30 WIT.

officers to meet applicants.

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