



## JURIDICAL REVIEW ARRANGEMENT OF COMPLETE SYSTEMIC LAND REGISTRATION (PTSL) IN LAND CERTIFICATION CASE STUDY IN THE LAND OFFICE OF WATES VILLAGE

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**Abstract:** The aim of this research is to find out the implementation of a complete systematic land registration arrangement at the Grobogan District Land Office and to find out the supporting and inhibiting factors that arise in the complete systematic land registration activity at the Wates Land Office. The method used in this study is a normative juridical research method through a direct survey in Wates supported by secondary data. The method for analyzing data is a qualitative method. Research results show the implementation of complete systematic land registration (PTSL) arrangements in 2022 at the Wates Land Office. the implementation of PTSL is carried out with the following stages and implementation of activities: a. planning; b. preparation; c. location determination; d. Establishment and determination of the adjudication committee and task force; e. Extension; f. certificate issuance process; g. research on juridical data to prove rights; h. Announcement of physical data and juridical data and their ratification; i. Affirmation of conversion, recognition of rights, and grant of rights; j. bookkeeping and issuance of certificates of land rights; k. submission of the certificate of land rights; l. Reporting; m. Digitization. Supporting factors; a. Participatory maps which are very supportive in planning activities for implementing juridical measurements and implementation; b. Wates Village officials who actively participate in filing PTSL activities; c. Communities who participate assist in delineating the boundaries of land parcels in measurement activities. Factors that become obstacles; a. Misunderstanding of village officials when applying for PTSL files; b. There are still many land boundary disputes between residents in Wates Village, Kedungjati District; c. The stakes or boundary markers for the land parcels that will be registered with the PTSL certificate have not been installed; d. Found land that has been certified as participating in PTSL activities; e. Revision of PBT after the announcement of physical data and juridical data; f. PTSL difference process last year and 2022.

**Keywords:** Land Registration, Certificate, Land Office.

## INTRODUCTION

The land is very important for human life, it can be said that humans are very dependent on the land where humans live. Land has become a very important human need and has developed into a sectoral issue with economic, socio-cultural, defense, and security dimensions. This causes the land aspect to be one of the supporting factors that are very important for the success of human life. Therefore, every activity carried out as part of human life always requires and involves land issues. In fact, in some communities land is considered sacred because it is a symbol of social status (Hari, 2022).

The government, in this case, the Land Spatial Planning/National Land Agency, needs to be able to coordinate with the community to avoid the possibility of conflicts in the land sector. With ongoing and planned efforts by the government and society, development in the land sector is expected to create conditions for land use and ownership, so as to bring prosperity, peace, and security to the community, state, and nation. This is in line with the basis of the Constitution of the Republic of Indonesia, Article 33(3) of the 1945 Constitution: "*Earth, water and the natural resources contained therein are controlled by the State and used for the greatest prosperity of the people*".

Land registration based on Article 19 of the UUPA Implementation Article is regulated in PP No. 24 of 1997 as a refinement of PP No. 1997. Number 10 of 1961 concerning Land Registration, which was later replaced by PP (Government Regulation) PP (Government Regulation Number 24 of 1997, concerning land registration. To provide legal and legal certainty

regarding people's rights to land in a fair and equitable way In order to protect in a way that guarantees justice and encourages national economic growth in general and the people's economy in particular, it is necessary to accelerate the systematic completion of land registration within the territory of the Republic of Indonesia as stipulated in the Land Law. 6 of 2018 concerning complete systematic land registration.

Administratively, Grobogan Regency has carried out a full systematic land registration with a target of 33,446 PBT (Land Map) fields and 30,019 SHAT (Certificate of Ownership) fields, and 16,209 K4 target fields with a total of 17 sub-districts, and 56 completed in each village 100% (Chairi, 2022). Particularly in the village of Wates which will be discussed as the location of this research, which is one of the villages that has been systematically measured completely, the total plot area registered in the village of Wates is 3,971,421 ha. The target number of 1,980 PBT fields (Land Plot Map) and 1,181 SHAT fields (Land Title Certificate) and 219 K4 target fields are areas with active communities so that the mapping of registered land parcels is expected to be carried out more quickly to make it easier for the first time registration process (K1) and to avoid duplicate certificates and overlapping fields.

## MAIN PROBLEM

Based on the background of the problems that have been raised, the research problem can be formulated as follows:

1. What is the process for implementing the Complete Systematic Land Registration

(PTSL) arrangement in case of study certification at the Wates Village Land Office?

2. What are the supporting and inhibiting factors encountered in carrying out the Complete Systematic Land Registration (PTSL) arrangement activities in case of study certification at the Wates Village Land Office?

## **METHOD OF RESEARCH**

### **A. Research Type**

The research method used in this study is the Normative Juridical method, namely legal research which is used by examining literature or secondary data as the basis for research by conducting a search of the regulations relating to the problem. By analyzing a legal issue through Legislative Regulations using the Normative Juridical method, the author can carry out direct visits to the field/land office of Grobogan Regency.

### **B. Research Specifications**

In this research, the writer uses descriptive analytical research specifications. This research has the characteristic that it does not only describe the state of the object but provides detailed descriptions of the problems or circumstances that occur so that it is easier to draw conclusions, especially in terms of PTSL Data Collection at the Grobogan District Land Office.

Describes in detail and finds legal facts relating to the practice of implementing PTSL Data Collection at the Grobogan District Land Office and describes the implementation

related to juridical aspects regulated in accordance with the implementation of PTSL Data Collection at the Grobogan District Land Office.

### **C. Data source**

The data of the authors of this study used data sources that included primary data and secondary data.

#### **1. Primary Data Source**

Primary data is data obtained directly from informants through interviews with respondents. By interviewing Officials/people who work at the Grobogan District Land Office and residents/local village officials who aim to obtain information or information related to PTSL Data Collection at the Grobogan District Land Office in the Wates Village area.

#### **2. Secondary Data Sources**

Secondary data is data obtained through library research, material that provides an explanation of primary data sources consisting of books, research results, journals, and documents related to research material:

##### **a) Primary Legal Materials**

Consists of legal material that binds or makes people obey the law, such as laws and judge's decisions. The primary laws in this study are:

- 1) Government Regulation Number 24 of 1997 concerning Land Registration.
- 2) Law Number 11 of 2008

concerning Information and Electronic Transactions

- 3) Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the Republic of Indonesia Land Agency Number 6 of 2018 concerning complete systematic land registration
- 4) Technical Instructions for Complete Systematic Land Registration Number 1/Juknis-100.HK.02.01/I/2022 Date: January 26, 2022
  - b) Secondary Legal Materials  
Secondary legal material is legal material that is not binding, but provides a detailed explanation of primary legal material which is the result of processing the opinions or thoughts of experts or experts who study a particular field in particular. What is meant by secondary material here by the author is the doctrines contained in books, law journals and the internet.
  - c) Tertiary Legal Materials  
Tertiary legal material is law that supports primary legal material and secondary legal material, namely by providing understanding and understanding of other legal materials. The legal material used by the author is the Big

Indonesian Dictionary, the Legal Dictionary.

#### **D. Method of collecting data**

To obtain relevant data, the authors use the method, namely:

##### **1. Library Research**

research is a data collection technique with literature review collecting books, written materials and references that are relevant to the activities being carried out. One of the literature study sources used in this research is the Complete Systematic Land Registration Technical Guide Number 1/Juknis-100.HK.02.01/I/2022 and Accessing Internet Sites (Websites)/Sites that provide various data and information related to research .

##### **2. Field Research**

Field research is the collection of data directly to the field/Grobogan District Land Office to obtain primary data that is in accordance with the facts that exist in the object under study. In order to achieve the aims of this writer, field research was carried out by way of interviews, namely in the form of question and answer verbally to informants, namely officials/employees at the Grobogan District Land Office.

#### **E. Data analysis method**

In analyzing the data, qualitative analysis methods were used, where the data stated by the respondents in writing or orally and those that were researched and studied would be

arranged systematically, then analyzed qualitatively to describe and explain the results of the research, namely regarding registration data collection.

## **RESEARCH RESULT AND DISCUSSION**

### **1. The Process For Implementing The Complete Systematic Land Registration (PTSL) Arrangement In Case Of Study Certification At The Wates Village Land Office**

Based on Article 1 paragraph (2) 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 the Acceleration of Complete Systematic Land Registration, it is explained that Complete Systematic Land Registration, hereinafter abbreviated as PTSL, is the activity of land registration for the first time which is carried out by simultaneously for all objects of Land Registration throughout the territory of the Republic of Indonesia in one village/district area or any other name equivalent to that, which includes the collection and determination of the correctness of physical data and juridical data regarding one or several land registration objects for the purpose of registration.

One of the stages of the land registration activity is the physical data collection activity. Physical data collection includes:

- 1) Determination of boundaries of land parcels,
- 2) Measurement of land parcel boundaries,
- 3) Mapping of land parcels,

- 4) Announcement of physical data,
- 5) Carry out procedures and enter data and information relating to the physical data of land parcels in the KKP application by referring to the provisions of laws and regulations governing the measurement and mapping of land parcels.

The collection of physical data in the context of accelerating complete systematic land registration will yield optimal results if the measurement and mapping of land parcels are carried out systematically in groups in one complete village/district area, in addition to having to be supported by the availability of basic land registration maps.

In regard to the research conducted by the author, the result is as follows:

#### **1. Planning**

In this PTSL activity, certification at the Grobogan District Land Office through the Head of Office makes plans for the implementation of PTSL in Wates Village, Kedungjati District, namely by making a Time Schedule (Schedule) for PTSL 2022.

#### **2. Location Determination**

Based on the research, a Complete Systematic Land Registration (PTSL) data collection was carried out for the village, namely Wates Village, Kedungjati District in 2022 based on the decree of the Head of the Grobogan Regency Office number 06/SK.33.15.IP.02.05/I/2022

dated January 3, 2022 concerning Determination of Location Complete Systematic Land Registration.

### 3. Preparation

- a. The Head of the Grobogan District Land Office prepares the implementation of the Complete Systematic Land Registration (PTSL) activity
- b. Take advantage of collaboration opportunities with other parties.

### 4. Establishment and determination of the Adjudication Committee and Task Force

Formation and determination of the PTSL adjudication committee and task force by decree of the Head of the Grobogan District Land Office Number:

16/SK.33.15.IP.02.05/I/2022 dated 12 January 2022 concerning the composition of coordinators, adjudication committee, physical task force, juridical task force, K4 completion task force and Complete Systematic Land Registration (PTSL) administration task force in 2022.

### 5. Counseling

Counseling to community members at the Wates Village Office, Kedungjati District, was carried out by the Head of the Land Office and the PTSL adjudication committee involving village officials/ village districts/ local government/POLRI law enforcement officers, as well as the prosecutor's office, TNI and community leaders, physical

task force and juridical task force.

### 6. Certificate Issuance Process

#### a) Collection of Physical Data and Juridical Data

##### 1) Physical Data Collection

Physical data collection was carried out by members survey and measurement section, after Head of the Land Office Regency Grobogan set location of PTSL and adjudication committee. Physical data collection is carried out through measurement and mapping of land parcels, namely through the following stages:

##### a. Installation and designation of land plot boundaries

1. Boundary marks can be in the form of points/border markers, fences, or other fixed boundary signs that can be identified in the field and on the map.

2. Installation and/or marking of boundary signs is carried out by the land owner or representative legal.

3. In relation with acceleration, expected boundaries are installed by cooperatives installation border sector village.

4. The approval of bordering parties and the designation of boundaries can be represented by village officials and RT/RW as well as community leaders in Wates Village.

b. Measurement Method

1. Wates village measuring officers can do measurement and mapping of land parcels if has an account and is authorized to use physical data collection applications;
2. The softcopy of the applicant's NIK is uploaded to in KKP application [HYPERLINK "https://fisik-ptsl.atrbpn.go.id/Berkas/EntriBerkas"](https://fisik-ptsl.atrbpn.go.id/Berkas/EntriBerkas) \h;
3. activities can be carried out manually or electronically and can be assisted by physical data collection applications and juridical data. measurement of land parcels in addition to collecting X, Y coordinates;
4. Carry out measurements by a physical task force;
5. Processing data depiction and mapping of land parcels.
6. Printing of measuring pictures, field maps and measuring letters
  - a. Sized Image Printing (GU)  
Physical data collection activity which is the activity of printing the resulting image measurement field in A3 format which contains the resulting image data measurement field with the format GU (DI 107) .
  - b. Field Map Printing (PBT)  
Physical data collection

activities which are activities in the survey section room and mapping of land parcels in the form of a Land Plot Map (PBT).

c. Measurement Letter Printing (SU).

Physical data collection activities which are survey and mapping section room activities, Measurement Letter (SU) which contains a 307 entry list, blank serial number, Measurement Letter (SU) number .

2) Juridical Data Collection

Juridical data collection as following :

- a. Collection of juridical data held side by side with physical data collection field land ;
- b. Collection of juridical data carried out by the Unit Task Juridical ;
- c. Collection of juridical data using the Job Map or Map/sketch field results Work Unit Task Physical ;
- d. Collection of evidence of land ownership or control .
- e. Activity juridical data collection Possible optimizing participation society .
- f. Filing from Wates Village, Kedungjati District .
- g. Collection of juridical data fill in stuffing Treatise Juridical Data Research (DI 201).

**7. Research on Juridical Data for proving rights**

Research on juridical data to

prove rights is carried out to prove completeness regarding land ownership and control, both written and unwritten evidence. Evidence of community land ownership that is incomplete or non-existent can be supplemented and proven by a written statement regarding the ownership and/or physical control of the land parcel in good faith by the person concerned, witnessed by at least 2 (two) witnesses from the environment. Watts Village .

#### **8. Announcement of Physical Data and Juridical Data and Their Approval**

##### **a) Announcement of Physical Data and Juridical data**

Documents proving land ownership, juridical data and physical data on land parcels and maps of the land parcels of Wates Village. the announcement is made after the juridical file has been submitted , the announcement uses the announcement form of physical data and juridical data (DI 201B) for 14 (fourteen) calendar days at the PTSL adjudication committee and the Grobogan District Land Office

##### **b) Ratification of physical data and juridical data**

At the end of the physical data and juridical data, the physical data and juridical data were ratified by the PTSL adjudication committee. Before clicking attestation (DI. 202) the file must be clicked on conformity of the document using an Electronic Signature (TTE) .

#### **9. Confirmation of Conversion, Recognition of Rights and Granting of Rights**

In the field of land, physical data and juridical data meet the requirements for the issuance of a Land Rights Certificate (Cluster 1), based on the Minutes of Ratification of Physical Data and Juridical Data.

#### **10. Bookkeeping and Issuance of Certificates of Land Rights**

The process of issuing ownership rights, usufructuary rights and waqf according to procedures that have been registered in the land book and fulfilling the requirements to be given proof of rights, is issued a certificate of land rights. Bookkeeping of rights (DI. 307 and DI. 208) .

#### **11. Submission of Land Title Certificates**

The submission of complete systematic land registration certificates (PTSL) in Wates Village, Kedungjati District, up to December 28, 2022, totaled 1,181 fields. with the submission of the certificate carried out at the Wates Village Office, Kedungjati District with the condition that it has been clicked ready to be submitted, then submitted and printed at DI 301A, then at DI 301A the applicant's signature is requested when the certificate is collected at the Village Office.

#### **12. Reporting**

<b>Results of PTSL Activities in Wates Village , District Kedungjati Regency Grobogan Year 2022</b>				
NO	PTSL	PHYSIQUE		Percentage (%)
		Targets ( field )	Realization ( field )	



1	PTSL	SHAT=	K1 = 1.181	100
		1,181	K3.3 = 799	100
		PBT = 1980	K4 = 358	100

### 13. Digitization of Documents/PTSL Files

Until December 28, 2022 the digitalization of the Complete Systematic Land Registration (PTSL) in Wates Village, Kedungjati District, has been fully realized or equivalent to 100%, including:

- a. Measurement Letters and Land Books totaling 1,181; Warkah K1 numbered 1,181.

## 2. Supporting And Inhibiting Factors Encountered In Carrying Out The Complete Systematic Land Registration (PTSL) Arrangement Activities In Case Of Study Certification At The Wates Village Land Office

### 1. Supporting factors

In carrying out the activities of arranging complete systematic land registration (PTSL) in a case study bond certificate at the Grobogan district land office in Wates Village, Kedungjati District, there are several factors that support PTSL implementation activities, including the following:

- a. Wates village participatory map , which is very helpful in planning activities for carry out and carry out measurements ;
- b. Wates Village officials who actively participate in filing PTSL activities;
- c. Wates village community participating help indicate the boundaries of land parcels in measurement activities;
- d. In implementation measurement PTSL activities

consists from measuring officers (ASN) and third parties, namely licensed cadastral surveyor assistants (ASKB) and licensed cadastral surveyors (SKB) from licensed cadastral surveyor service offices (KJSKB) play an important role in assisting in carrying out measurement activities and physical data collection activities;

- e. Aris Sujarwadi , A.Ptnh ., MH, as chairman team adjudication team 3 ( three ) Wates Village District Kedungjati , plays an important role in counseling activities, juridical data collection activities, land inspection activities/committee A, certificate printing process activities , and certificate signing activities ;
- f. Very supportive physical task force physical data collection activities;
- g. Very supportive juridical task force juridical data collection activities;

### 2. Obstacle factor

In addition to supporting factors, there are several factors that hinder the implementation of complete systematic land registration (PTSL), including the following:

- a) Lack of understanding of the current village apparatus submit application PTSL file
- b) there are still many land boundary disputes between residents in Wates Village, Kedungjati District.
- c) The stakes or boundary markers for land parcels to be

registered with certificates in the Complete Systematic Land Registration (PTSL) have not been installed .

d) It was found that land that was already certified was included in the list in the Complete Systematic Land Registration (PTSL) activity.

e) PBT Revision After Announcement of Physical Data and Juridical Data as following :

Complete Systematic Land Registration Process (PTSL) last year and 2022 (Present) .

## CONCLUSION

Based on the discussion and analysis of this research, then the conclusion is:

1. Implementation of Complete Systematic Land Registration Arrangement Activities (PTSL) in certification at the Grobogan District Land Office in the village of Wates, Kedungjati sub-district, the implementation of PTSL is carried out with the following stages and implementation of activities: a. planning; b. preparation; c. location determination; d. Establishment and determination of the adjudication committee and task force; e. Extension; f. certificate issuance process; g. research on juridical data to prove rights; h. Announcement of physical data and juridical data and their ratification; i. Affirmation of conversion, recognition of rights and grant of rights; j. bookkeeping and issuance of

certificates of land rights; k. submission of certificate of land rights; l. Reporting; m. Digitalization through this process can complete a total of 1,181 certificates for residents of the Wates village, Kedungjati sub-district.

2. Supporting factors; a. Participatory maps which are very supportive in planning activities for implementing juridical measurements and implementation; b. Wates Village officials who actively participate in filing PTSL activities; c. Communities who participate assist in delineating the boundaries of land parcels in measurement activities. Factors that become obstacles; a. Misunderstanding of village officials when applying for PTSL files; b. There are still many land boundary disputes between residents in Wates Village, Kedungjati District; c. The stakes or boundary markers for the land parcels that will be registered with the PTSL certificate have not been installed; d. Found land that has been certified as participating in PTSL activities; e. Revision of PBT after announcement of physical data and juridical data; f. PTSL difference process last year and 2022.

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