

**THE EFFECTIVENESS OF COMPLETE SYSTEMATIC LAND REGISTRATION
BASED ON REGULATION OF THE MINISTER OF AGRARIA AND SPATIAL
PLANNING/HEAD OF THE NATIONAL LAND AGENCY NUMBER 6 OF 2018 FOR
LEGAL LEGALITY OF LAND RIGHTS**

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ABSTRACT

Complete Systematic Land Registration (CSLR) is useful for the community to obtain the legal legality of land rights. The legal legality of land rights aims to create an orderly administration and legal order, which is urgent to avoid potential land disputes. Currently, it is found that not a few people from the community have an orderly administration of land ownership. This is evidenced by the total number of around 126 million land parcels in Indonesia, but still, around 100.14 million land parcels have been registered in the Complete Systematic Land Registration (CSLR) program, and 82.5 million certificates have been issued. The research aims to analyze the effectiveness of implementing the Complete Systematic Land Registration (CSLR) program based on the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 6 of 2018 for the legality of land rights in Tenggong village, Rejotangan District, also described the constraints and government efforts to make the CSLR program successful in Rejotangan District. This study used a qualitative approach with data collection techniques in the form of direct observation and interviews in the field. Data sources were obtained from primary and secondary data with qualitative descriptive data analysis method. The research results show that the Complete Systematic Land Registration (CSLR) policy in the context of realizing orderly land administration in Tulungagung City has been going well where the policy standards and targets are already heading in the right direction, namely people from weak to middle economic groups, both those with fixed incomes and those with irregular incomes. In addition, the bureaucracy that impedes BPN's efforts and obstacles in the smooth running of CSLR is to be simplified so that the program can be implemented properly, quickly and efficiently to reach even more layers of society who benefit from the program.

Keywords: CSLR, Legal Legality, Land Rights

II. METHOD

This type of research uses a qualitative approach research, where the subject and location of the research are the people in Tenggong village, Rejotangan District, Tulungagung Regency, East Java Province. Data collection techniques were carried out using direct observation and interview methods. With the head of the Office of the Licensed Cadastral Surveyor (Indah Miranti, 2020).

The types of data used are primary data and secondary data. Primary data is from interviews, while secondary data is from the results of literature reviews and several articles and e-journals. The data that has been collected is then analyzed using descriptive qualitative data analysis techniques, which go through three stages, namely data identification, data classification, and data compilation (Marryanti & Purbawa, 2018).

III. RESULTS AND DISCUSSION

In this study, researchers examined the effectiveness of CSLR and the constraints and efforts to succeed in the Complete Systematic Land Registration Program (CSLR) in the Context of Realizing Orderly Land Administration in Tenggong Village, Rejotangan District. From the research that the researchers carried out with case studies using interview techniques with the head of the Tulungagung sub-team Office of Licensed Cadastral Surveyor Services, 25 June 2023."

"For CSLR policy standards and targets are people who meet the criteria and have complete data regarding the land they own." "This policy is focused on the weak to middle economic class, both people with irregular incomes such as farmers, fishermen, traders, breeders, craftsmen, painters, seasonal workers and people with fixed incomes such as civil servants, private company employees and retirees who wish to register. the land for free, and the goal is also that the community's land is certified and has legal force."

In a policy, it is necessary to support resources, both human resources (human resources) and material resources (material resources) and resource methods (method resources). (Tunijan, 2019)

"During carrying out each policy including this CSLR policy, we as the Head of the Licensed Cadastral Surveyor Service Office have carried out our duties and functions as a company appointed to assist the government in implementing the CSLR policy for measuring plots of land, so that the land has legal status."

In collecting physical data regarding land, good communication is very important for running the National Agrarian Program (CSLR) policy smoothly. Communication is the basic instrument of human interaction that allows a person to make contact with other people because communication is carried out by someone every day, whether they realize it or not. According to the narrative that we found in the interview are:

"We, as the Surveyor Service Leader and the team, have conveyed this CSLR policy to the local Kelurahan with RT/RW as representatives of the community conducting counseling (Isdiyana, 2019) so that they understand what the benefits of CSLR are for the community, but it turns out that there are still many people who do not know about the CSLR policy due to the less active role of RT and RW heads to socialize the CSLR program to their residents, so we are slow in mapping physical data because there are always residents who ask critical questions about the CSLR policy. Moreover, residents object to administrative costs after the certificate is finished. Lack of community participation where the author sees that there is still missing communication between organizations such as between sub-Districts and BPN (Devi et al., 2021)

Kelurahan issues SKRT that overlap, making it difficult for BPN officers to resolve land disputes. Due to poor communication between BPN officers and the community, the community needs to learn better about the CSLR policy, and the information they get is still limited, so the community is still not participating in implementing the CSLR policy. In practice, BPN officers still find people who are not very interested in the CSLR policy, and there are still people who still need to complete the requirements for the CSLR policy. BPN officers are still lacking in conducting counseling regarding CSLR policies, supporting or rejecting the nature of public opinion in the environment and whether the political elite supports the implementation of the policy (Tanri et al., 2020)

"Even though the CSLR certificate is free because the cost of implementing CSLR activities management comes from pure rupiah in the State Revenue and Expenditure Budget (APBN), which is allocated to DIPA-BPN RI, it is still the cost of Land and Building Rights Acquisition Fees (BPHTB) and Income Tax from the Transfer of Land and Building Rights (PPh) charged to CSLR certificate participants (Life, 2021)

This is what tends to be a problem for people who are economically weak because they think the government should waive the entire cost of CSLR certificates for free, and because of the lack of public understanding of this problem, CSLR is sometimes seen as just a political practice of BPN. Moreover, the CSLR runs concurrently with the Political Year, so many opposition supporters think government elites have politicized CSLR.

People who are not familiar with this regard CSLR as merchandise to increase credibility, even though we already know that CSLR is running according to the mandate of the law, namely Ministerial and Spatial Planning/Head of National Land Agency Regulation Number 6 of 2018 concerning complete systematic land registration (CSLR). So, it has nothing to do with the issue of increasing government credibility.

From the report from our team in the field, we concluded about the implementation of CSLR physical data mapping (Armin et al., 2023), that is:

- a. The changing field serial numbers (NUB) complicates the linking process between juridical and physical files.
- b. Working time should be longer. Even in this work, several fields must be adjusted and confirmed with the relevant village authorities.
- c. From the results of the technical team's analysis, in order to achieve the final work of 50,000 plots of land, improvements are needed in the system and in terms of coordination, both from the Tulungagung City Land Office, related Village Officials and the Measurement Team. The results of the acquisition of work carried out, namely 50,000 plots of land whose quality can be improved, can be seen in the table below.

Table 3.1
Land Sector Analysis Results

No	Kelurahan	Measurement targets	Realization
1	Buntaran	2120	1800
2	Keboireng	1692	1000
3	Bangun Mulyo	1721	1721
4	Sambidoplang	1205	1000
5	Kates	1660	1100
6	Wates Kroyo	1589	1453
7	Duwet	2136	1906
8	Loderesan	820	691
9	Mirigambar	3143	213
10	Sebalor	1597	1179
11	Rejotangan	2343	2053
12	Tunggangri	2139	1789

No	Kelurahan	Measurement targets	Realization
13	Bulusari	649	458
14	Junjung	4354	3467
15	Kaliwungu	880	659
16	Dono	3169	2700
17	Tanjungsari	1364	989
18	Jatimulyo	1082	909
19	Sumberejo Kulon	2153	1500
20	Tegalrejo	1674	1200
21	Tengongg	1750	1200
22	Sedayu Gunung	1600	1580
23	Ngunggahan	4264	3545
24	Wajak Kidul	1491	1321
Total		49,657 39,355	

Source: Primary Data, Processed 2023

Every policy program that is implemented can overcome the various obstacles experienced. Our team often maps the physical data of policy programs. Need a relationship to support or reject the nature of public opinion in the environment. A clear and measurable policy with these provisions can achieve the goal. (Brier & Lia Dwi Jayanti, 2020)

CSLR goals and policies meet the criteria and have complete data regarding the land they own. This policy is focused on the economically weak to the middle class who wish to register their land free of charge, and the aim is also that the community's land is certified and has legal force. (Indah Miranti, 2020)

In the author's interview with the head of the Licensed Cadastral Surveyor Office, he said village officials still carry out extortions for various reasons. Such as the imposition of administrative financing from the BPN, there is an excuse for stamp duty, then paying the officer's honorarium because they say the BPN does not pay him, so he asks for contributions sincerely from the residents and the consumption of officers in carrying out activities measuring physical data and juridical data (Marryanti & Purbawa, 2018)

We received this information from our subordinates who work in the field. We

emphasize that if one of our subordinates receives part of the extortion, we will act on it by carrying out SP 3 if we are caught receiving some money. We hope that having a CSLR can benefit people who need it, especially if you have to make a certificate not through CSLR; it will be very difficult with the convoluted bureaucracy. The community greatly benefits from this program, so they are safe and saved from various disputes over land ownership. (Isdiyana, 2019)

IV. CONCLUSIONS AND RECOMMENDATIONS

Conclusion

Based on the results of research conducted by researchers regarding the effectiveness of CSLR and the constraints and efforts to succeed the Complete Systematic Land Registration Program (CSLR) in order to realize orderly land administration in Tenggong Village, Rejotangan District, it can be concluded as follows:

1. The Complete Systematic Land Registration (CSLR) policy in the framework of realizing orderly land administration in the City of Tulungagung has been going well where the policy standards and targets are heading in the right direction, namely people from weak to middle economic groups, both those with fixed incomes and those with irregular incomes.
2. The bureaucracy that impedes BPN's efforts and obstacles in the smooth running of CSLR is to be simplified so that the program can be implemented properly, quickly and efficiently to reach more layers of society who benefit from the program.

Suggestion

Based on the results of the study, researchers can provide suggestions, namely:

1. It is hoped that the assignment of Field Order Numbers (NUB) will be permanent and not changeable; this will facilitate the linking process between juridical files and physical data.
2. The CSLR program will be better if one village is complete. This simplifies the process of taking physical data and will get better physical data in terms of quality.

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