

Implementation of the Complete Systematic Land Registration Program in Aceh, Indonesia

Tari Annisha Fhonna¹, Dyah Mutiarin^{1*}, Herdin Arie Saputra¹,
Ikhwan Rahmatika Latif¹

¹Master of Government Affair and Administration, Postgraduate Program,
Universitas Muhammadiyah Yogyakarta, Jl. Brawijaya, Tamantirto, Kasihan, Bantul,
55183, Yogyakarta, Indonesia.

Received: 3 October 2020; Revised: 12 March 2021; Accepted: 11 October 2021

Abstract

The Complete Systematic Land Registration Program is an effort of the Central and Local Governments to overcome various common problems in the agrarian sector. Through the granting of the legalization of assets, it is expected that the restructuring, ownership, use, and utilization of land can be carried out to create justice in the field of land tenure and ownership. This type of research is a qualitative descriptive study using a case study approach. Interviews, observations, library studies, or documentation are data collection techniques and data processing is carried out using Nvivo 12 Plus software. The results showed that the Complete Systematic Land Registration is an effort of the Central and Local Governments to accelerate the process of providing guarantees and protection of land rights in all regions of Indonesia. Complete systematic land registration program implementation in Aceh specifically Banda Aceh City and South Aceh District in general has been running well where the issuance of certificates of land for the Banda Aceh city area of 2279 plots and South Aceh regency 1,669 Plots.

Keywords: National Land Agency; Land Registry; Systematic Land Registry Complete

How to Cite: Fhonna, T. A., Mutiarin, D., Saputra, H. A. & Latif, I. R. (2021). Implementation of the Complete Systematic Land Registration Program in Aceh, Indonesia. *Otoritas : Jurnal Ilmu Pemerintahan*, 11(2), 108-124.

Permalink/DOI: <https://doi.org/10.26618/ojip.v11i2.4156>

*Corresponding Author.
E-Mail : mutiarin@umy.ac.id

INTRODUCTION

During the Dutch colonial period, the provisions regarding agrarian law and policies were very unfavorable for the native Indonesians. It happened because the land laws and policies established by the colonizers were oriented towards their interests and profits. Through trade politics, the Dutch colonial government created interests that could benefit them according to their objectives by sacrificing the interests of the people.

The provisions of the 1945 Constitution Article 33 paragraph 3 are imperative, where the objective of the State's control over the earth, water, and wealth by the State contained therein is to realize the greatest prosperity of the Indonesian people. The derivative or elaboration of the 1945 Article 33 paragraph 3 is the birth of the Basic Agrarian Law on September 24, 1960. In which aims to lay the foundations for the formulation of agrarian laws to create unity and simplicity in land law, then lay the basis for providing legal certainty regarding land rights in Indonesia to bring prosperity, happiness, and justice to the Indonesian people.

This registration is further regulated by Government Regulation Number 24 of 1997 concerning Land Registration, which is still the basis for land registration activities in Indonesia. Even though there is a legal rule that regulates this matter, realizing the implementation of legal certainty guarantees of land rights is still one of the main issues inland. Based on the results of the presentation of the 2015-2019 National Medium-Term Development Plan, the availability of the national land base map in Indonesia is still low (14.58% on a national scale). In addition to the low availability of national land-based maps, the coverage of certified land parcels in Indonesia, which is the benchmark for the land registration system in Indonesia is still low (51.8%).

Where currently, 126 million land parcels should have been registered with the Ministry of ATR/BPN. However, Until 2016, only 46 million land parcels registered with the Ministry of ATR/BPN, meaning that there are still less than 80 million land parcels that have not been registered (Mujiburohman, 2018).

The low certainty of forest and non-forest area boundaries (49.96%), Low demarcation of common land areas where until now only 1 (one) customary land has been designated, namely Badui Customary Land, Banten (Utomo, 2019). Throughout 2014, the extent of agrarian conflicts that occurred throughout Indonesia reached 2,860,977.07 hectares, where these conflicts involved at least 105,887 heads of families (Dhiaulhaq & McCarthy, 2020).

These conflicts occur because Indonesia adheres to a law of registration of land with a negative tendency even though a person already has proof of ownership of their land rights (certificate) with legal force. However, it still has the opportunity to be questioned by other parties who also have strong legal evidence (can be in the form of certificates and other evidence) obtained through the land law justice system in Indonesia. This land dispute also occurs due to the absence of a secure database to prove each owner of the land. This problem can be resolved if the main factors affecting the legal certainty of land rights can be improved, such as the coverage of land base maps, the number of certified fields, determination of the certainty of forest and non-forest areas to avoid land use in forest areas, resolving land cases and determining boundaries customary land (Dhiaulhaq & McCarthy, 2020).

Rural land registration and land certification programs are designed and implemented to improve farmers' tenure and land security, 91% of respondents said that this program increases their

security over land ownership because their land already has a rural land title, so they are not afraid of evictions or loss of land forcibly without any compensation (Tsegeye & Dessalegn, 2017).

Registering land under government 01 went well where 361,734 land certificates were given to people; land conflicts were resolved and reduced. However, the weaknesses were technical problems, lack of information, and still, low control from the government opportunities was found that investment would run smoothly. Good because there is a land certificate which increases investor confidence, while the challenge is that there will be the withdrawal of technical and financial assistance from the Ministry of Land of Cambodia (Sourn & Mao, 2016).

The implementation of land registration for the first time based on Government Regulation No. 24 of 1997 does not use a pure negative publication system. However, a negative publication system has a positive tendency. However, that does not change the meaning that land registration is based on Government Regulation No. 24 of 1997 is a negative publication system, meaning that the State does not guarantee the correctness of the data recorded in certificates, land books, and measuring letters, certificates of land rights issued based on Government Regulation No. 24 of 1997 is a certificate of proof of healthy but not absolute rights, that the holder of a certificate of land rights is guaranteed legal certainty for the owner or "strong," as long as 1) it is issued in the name of the rightful, 2) the rights to the land are obtained in good faith, 3) physically overpowered, and 4) nothing proves otherwise. Meanwhile, the meaning "not absolute," that a certificate of land rights can still be canceled by a court decision that has obtained a permanent legal ruling or because of administrative defects (Susanto, 2014).

Legal protection for holders of land rights who have obtained certificates as regulated in Article 20 of the UUPA is paragraph (1) Property rights are the strongest and fullest hereditary rights that can be owned by people over land, taking into account the provisions in Article 6 and paragraph. (2) Property rights can be transferred and transferred to other parties. Certificate of land rights as proof of rights is a manifestation of the land registration process that can provide legal certainty and legal protection for the holder, which is protected by the holding of land registration. Namely, the holder of land title, because land registration means that legal certainty, certainty will be created. Land administration rights and orderly so that all parties are well protected, both certificate holders, land rights holders, third parties who obtain land rights and the government as state administrators (Permana, Satya & Sudarsana, 2014).

LARASITA is a form of service provided by the National Land Agency (BPN) RI regencies/cities based on the Regulation of the Head of BPN RI No. 18 of 2009 concerning LARASITA, the LARASITA program is mobile (mobile front office) and a car equipped with technology and communication equipment that is connected to the local BPN office, also cars are used for land extension activities, receiving complaints and others directly served by officers from the land office, legal certainty for the People Service Program for Land Certificate (LARASITA), the legal basis besides the 1945 Constitution, namely: "realizing social justice for all Indonesian people", is also spelled out in Article 33 paragraph (3) of the 1945 Constitution which states: water and natural resources contained therein shall be controlled by the State and used for the greatest prosperity of the people". Also regulated in the Basic Agrarian Law (UUPA). As a basic rule, LoGA requires other supporting regulations such as Presidential Decree No. 63 of 2013; Regulation of the Minister of

Agrarian and Spatial Planning Head of BPN No. 2 of 2015 (Rampi, 2018).

The criteria for a certificate as a definite proof of rights, namely the issuance of land title certificates, must go through applicable regulatory procedures. Rightsholders make the certificate in good faith, issued by an authorized agency and the land object is in real control for more than 5 (five) years. Legal protection for certificate holders in good faith, namely preventively based on the provisions of Article 32 paragraph 1 and 2 of Government Regulation No. 24 of 1997 and repressive with the existence of a *recstverwerking* institution, and especially in civil cases number: 10/Pdt.G/2010/PN.SBB Repressive legal protection is provided for certificate holders in good faith (Kusuma et al., 2017).

There are still obstacles in the process of making land certificates, such as lack of socialization to the surrounding community which results in the community's lack of understanding of the process/procedure for issuing land certificates, the period for completion is often not on time as promised, because the complementary documents are still lacking, resulting in stigma in the community that the process/procedure for issuing land certificates is complicated for ordinary people who lack knowledge about the issuance of land certificates (Septianingsih, 2015).

Indonesia adheres to a land registration publication system, namely a negative publication system; in this case, the certificate is only an absolute proof. It means that the physical data and juridical data in the certificate have strong legal force and must be accepted by the judge as accurate information. as long as and as long as there is no other evidence or another party that can prove otherwise (Wulansari, Junarto, Mujiburohman, 2018).

The principle of accountability has applied in the Regulation of the Minister

of Agrarian and Spatial Planning Number 12 of 2017. As stated in the preamble, that is to provide legal certainty and legal protection of land rights to the community fairly and equitably; there is systematic land registration while maintaining the community's interests. Evidenced by the existence of policies for underprivileged communities, they are still given land rights in the form of issuing certificates. They meet the requirements in the laws and regulations, as well as the accountability of complete systematic land registration program activities with reports on the implementation of activities when problems occur. Complete systematic land registration program by the Chair of the complete systematic land registration program Adjudication Committee to the head of the Land Office with a copy to the Director-General of Legal Relations, Agrarian, and Coconut, BPN Regional Office. At the same time, the complete systematic land registration program status report has been completed gradually and periodically from the Land Office, Head of BPN Regional Office, and the Minister by using the Quality Control System (SKMPP) application (Martati & Karjoko, 2017).

The implementation of the land agreement through the PRONA program has been running according to the stages of activities determined in accordance with the regulations, but there are problems in its implementation in the form of proof of ownership either in the form of ownership based on sale or purchase or a grant or inheritance, the status of land tenure as a cultivator causes not knowing the history of the land from the first right holder to The last owner and their land boundary mark are the main requirements in the management of the certificate, then the implementation of the complete systematic land certificate program is in accordance with the regulated stages, but

there are deficiencies where community members selected as participants of the complete systematic land registration program do not have proof ownership at the time of measurement some were not in place and there were also those who could not show the boundaries of the land because they did not have boundary markers, the problem encountered in implementing the two programs was the limited number of officers who have the competence as a land surveying officer (Kamurahan et al., 2018).

The strategy carried out by the Bandung City government through the Bandung City BPN in the implementation of the complete systematic land registration program is through careful preparation including socialization, location determination, personnel planning, and the formation of an acceleration adjudication committee, training, and counseling, the success rate of implementing complete systematic land registration program in Bandung City, namely from the target number of 93,000 The targeted land certificates were only 7,234 certificates or only 7.78% of the data that the researchers got, this was because the number of working groups in the field was not proportional to the target volume set so that the target achievement was still not met (Hidayat et al., 2018).

Potential complete systematic land registration program problems are related to the problem of payable PPh and BPHTB tax costs, human resources, facilities and infrastructure, absentee land issues, maximum excess and abandoned land, issues of announcing physical data and human juridical data, facilities, and infrastructure, absentee land issues, maximum excess and abandoned land, the problem of announcing physical and juridical data, as well as the problem of implementing the delimitation contradictory principle, this potential problem is described and given

alternative solutions in implementing complete systematic land registration program acceleration, the alternative solution is to strengthen complete systematic land registration program regulations in the form of Government Regulations (PP) either using revises PP. 24 of 1997 as well by establishing a separate PP regarding complete systematic land registration program which regulates its contents, one of which clarifies the problems described above (Mujiburohman, 2018).

In facing the period of land registration when synergized with the development of sophisticated information technology, the steps that need to be taken care to follow up on developments in information technology, especially the Continuously Operating Reference Station (CORS) in synergy with the land that will be registered, develop CORS in every regional office and Regency/City Agrarian Office in throughout Indonesia and conduct online registration in stages so that it will help accelerate the process of accelerating land registration throughout Indonesia (Ginting, 2016).

The level of land registration is still low due to the community's ignorance of the importance of land registration, the land registration process is also ineffective where there is no skilled workforce, lack of capital, the land registration process has not changed from manual to digital, so this also makes it difficult to solve the problem housing in urban Africa thereby limiting investment inland (Nwuba & Nuhu, 2018).

Land registration is an integral part of the land management system because land registration increases the proof of land ownership rights, active land registration is essential in the political, economic, cultural and social development of a country, as is the United States, Canada, Russia, Korea, Japan, China, and Australia are also essential countries in the Asia Pacific region, but

compared to other developed countries the land registration system in China is still immature and still has many problems such as land registration institutions and employees that are not yet integrated, there is no standardized land registration system, publication, and transparency of land registration information systems, compared to other developed countries in the Asia Pacific such as the United States, Canada, Russia, Korea, Japan, and Australia have formed a mature land registration system where unified government registration can solve problems between different departments as well. To reduce the cost of registering land, the registration of registration staff is also strict to improve quality (Lian & Yu, 2016).

The Suitability Model for Policy Implementation or programs using the learning process approach made by Korten is a model that cores the three elements in program implementation, namely the program itself, program implementation and program target groups, Korten states that a program will successfully be implemented if there are compatibility of the three elements of program implementation. First, the program's appropriateness and its beneficiaries, namely the suitability of what the program offers with what is needed by the target group (beneficiaries). Second, the suitability between the program and the implementing organization, namely the suitability between the tasks required by the program and the capabilities of the implementing organization. Third, the suitability between the user group and the implementing organization, namely the suitability between the requirements, is decided by the organization to obtain program outputs with what the program target group can do (Akib & Tarigan, 2008).

So it becomes interesting for researchers to see how the

implementation of the complete systematic land registration program of the National Land Agency and whether there are obstacles faced in running the program, as well as the strategies are taken to run the program. To focus on this research, the researcher will conduct it in one of the provinces in Indonesia, namely Aceh Province, because Aceh is one of the provinces that shows an increase in the progress of complete systematic land registration activities.

The purpose of this research is expected to be able to increase knowledge and insight for researchers to deepen knowledge, about how to implement the land registration program through the implementation of complete systematic land registration in Aceh Province and the strategies used to implement the complete systematic land registration program in Aceh Province. This research aims to explain and produce an accurate picture of the implementation process of the Aceh National Land Agency (BPN) program.

RESEARCH METHODS

This type of research uses descriptive qualitative. Furthermore, in this study, a case study approach was used as part of qualitative research. According to Creswell, a case study is a research strategy in which the researcher carefully investigates a program, event, activity, process, or group of individuals (Sugiyono, 2018). The case study approach is used in this research with the aim that researchers can explain how the existence and why these cases occur, especially the implementation of the Aceh National Land Agency (BPN) Complete Systematic Registration program in 2018.

The location of this research was conducted in Aceh as one of the areas that implement the complete systematic land registration program. The location that becomes the object of research is the Aceh National Land Agency Office, which

is located at Jl. T. Nyak Arief, Lamgugob, Banda Aceh City, Aceh, Indonesia. Banda Aceh City Land Agency Office Jl. Ir. Moh. Taher, Cot Mosque, Kec. Lueng Bata, Banda Aceh City, Aceh, and the South Aceh Regency National Land Agency Office Jl. Habib Mustafa. The reason for choosing the Aceh National Land Agency office's location is because this place is both the object and the primary source of this research. It is because the Aceh National Land Agency Office is a vertical agency which is under and directly responsible to the head of the National Land Agency of the Republic of Indonesia.

Data were collected by 1) Conducting interviews and documentation, 2) Reduction Stage: The process of combining and uniforming all forms of writing (script) to be analyzed. 3) Nvivo 12 Plus: Data processing and already has a clear flow of themes into a categorization matrix according to themes that have been grouped and categorized. Results of interviews and reduced documentation are placed according to categorization to explain the description of findings in the field. And finally, 4) The conclusion drawing stage or the verification stage will answer the problem formulation accompanied by valid, consistent evidence based on the data collected from the research results.

RESULTS AND DISCUSSION

Complete systematic land registration is a government program through the Ministry of Agrarian Affairs and Spatial Planning (ATR)/National Land Agency (BPN) to complete land registrations throughout Indonesia.

The complete systematic land registration Program is an answer to the mandate of the Basic Agrarian Law (UUPA) Number 5 of 1960 Article 19 paragraph 1, which states that the government guarantees legal certainty, land registration is held throughout Indonesia. A program that has become the focus of policymak-

ers will be successful in its implementation process if there is compatibility between the three elements of program implementation, namely compatibility between the program and the beneficiary, the second between the program and the implementing organization. The third is the compatibility between the user group, and the implementing organization (Akib & Tarigan, 2008) will also look at the strategy or the way for the Aceh Province BPN to carry out the complete systematic land registration Program as expressed strategy is an organizational way of solving a problem.

Implementation of Complete Systematic Land Registration Program in Aceh

Complete Systematic Land Registration Program is an activity to realize asset legalization by holding land registration activities for the first time, carried out simultaneously. Covers all land objects that have not been registered in a village or similar level. To manage land ownership and obtain legal certainty over land rights in the form of land certificates.

A land certificate by the UUPA is a powerful means of proof. Physical data and juridical data included in a certificate must be accepted as valid evidence before proven otherwise. Neither party can claim land that is already certified in the name of another person or legal entity if, during the five (5) years, no one has filed a lawsuit since the issuance of the certificate.

Through a certificate, problems related to land will be resolved because there is guaranteed legal certainty of land rights. Certificates also have essential value in economic growth. So that through this complete systematic land registration program the community will be helped by the economy because the final result that complete systematic land registration program wants to achieve is not only achieving the target of giving a certificate but, land can not only be used as a place to live, agriculture, plantations, and busi-

nesses can also be an asset to empower the owner's economy.

Therefore, with the complete systematic land registration Program, it is hoped that the government can provide legal certainty on land rights owned by the community so that the community can avoid land extortion, land mafia, land cases such as disputes and conflicts, and can provide access to banking. It can explain that complete systematic land registration program, as a program, has a match between what the program offers and what is needed by the target group (beneficiaries). In this case, it is clear that the community needs legal guarantees and the rights to the land they have to avoid various problems in the land sector, and land has a significant value in economic growth.

Compatibility between the Program and the Implementing Organization

Complete Systematic Land Registration is a program whose object covers all land parcels without exception. Both land parcels that do not have land rights and land parcels that have rights to improve the quality of land registration data. It means that all land parcels such as land rights, land assets of the

Government/Regional Government, State-Owned Enterprise/Regional Owned Enterprise Land, village land, State land, customary law community land, forest areas, land reform objects, transmigration land, and land parcels others will be done land registration. Due to its massive implementation, the Ministry of Agrarian Spatial Planning/National Land Agency issued Technical Guidelines (JUKNIS) for the implementation of Complete Systematic Land Registration Program Number 1069/3.1-100/IV/2018 and the stages of implementing complete systematic land registration program activities which have been regulated in Government Regulation Number 6 of 2018 Article 4 paragraph 4 is as follows.

Planning of the Program

In its implementation, complete systematic land registration program can be carried out through complete systematic land registration program activities or a combination of complete systematic land registration program activities with other programs and activities such as cross-sector land certification, community self-help mass certification programs, land reform objects, land consolidation, and

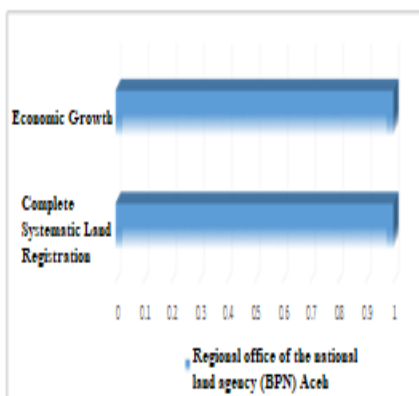


Figure 1. Complete Systematic Land Registration Program
Source: Crosstab Query Nvivo 12 Plus (2021)



Figure 2. Constraints in South Aceh District
Source: Crosstab Query Nvivo 12 Plus (2021)

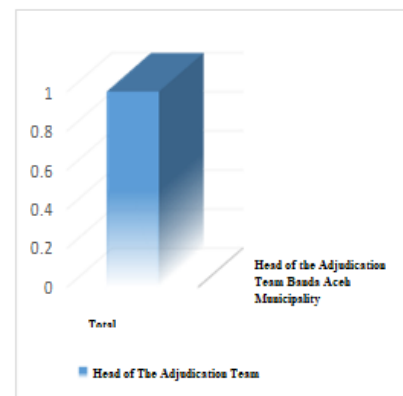


Figure 3. Registration Process
Source: Crosstab Query Nvivo 12 Plus (2021)

transmigration or a combination of all/several land certification program activities. Then the Head of the Land Office determines the location of the complete systematic land registration program target distribution in several villages/sub-districts and sub-districts and the Head of the BPN regional office determines the location of the complete systematic land registration program target distribution which is concentrated in several districts/cities in one province.

Determination of the Location of Complete Systematic Land Registration Program Activities

The Head of the Land Area Office determines the complete systematic land registration program target distribution location, which is concentrated in several villages/sub-districts by considering human resources/complete systematic land registration program implementing officers at each land office.

For the city of Banda Aceh, based on changes to the five decisions of the head of the Banda Aceh city land office Number: 38/KEP-11.71-100/ PTSL/VII/2018 concerning the Determination of Locations for the Accelerated Implementation of complete systematic land registration stipulates five subdistricts with 26 villages total of 3,150 fields. Whereas for the Aceh South district, based on the Decree of the Head of the South Aceh Regency National Land Agency Office Number 25/Kep-11.01-100/I/2018, concerning the appointment of officials as the Land Inspection Committee Team "A" at the South Aceh Regency Land Office. Determining the location of the complete systematic land registration in 2018 stipulates seven sub-districts and seven villages.

The Head of the Office prepares human resources for measurement and juridical, transportation needs, in this case, the use of LARASITA cars, official cars, official motorbikes, and private

vehicles to conduct outreach and collect physical and juridical data for the city of Banda Aceh and Aceh South district. Coordinating with other government officials such as the police, prosecutors, and notaries. In this case for South Aceh district, there are obstacles such as a lack of Human Resources and related agencies that can help nominate potential locations.

Finally, the Head of the Office formulates the budget allocation according to Technical Guidance concerning Implementation of the complete systematic land registration Budget for 2018. In the JUKNIS regarding Implementation of the complete systematic land registration budget year 2018, the source of financing for the 2018 fiscal year asset legalization target consists of Land Plot Map and Certificate of Land Rights are obtained from the State Expenditure Budget (APBN) which is regulated by the budget program list (DIPA) according to the conditions of each Provincial BPN area or Regency/City Land Office. Based on the Standard Output Cost (SBK) in 2018, the PBT unit price and the land title certificate unit price consist of 7 location zones. Aceh Province is included in the third location zone in the complete systematic land registration program cost unit with complete systematic land registration program payment output consisting of 4 clusters.

Establishment and Appointment of the Adjudication Committee

In implementing this complete systematic land registration program, the Adjudication Committee will carry out this systematic land registration so that this systematic land registration can be carried out more quickly and massively and does not interfere with the routine duties of the Land Office.

The figure 3 explains that the registration process carried out in the context of implementation for the first

time and is generally mass and massive by the Adjudication committee to further investigate the collection and correctness of juridical data so that it can contain the determination and ratification with the final result, namely the issuance of a certificate by the Agency. National Land (BPN). Based on the decision of the head of the Banda Aceh city land office, concerning the composition of the Adjudication Committee, the physical task force and the juridical task force for the complete systematic land registration have been established and established, and Decree of the Head of South Aceh Regency Land Office Number 25/KEP-II.01-100/I/2018, concerning the appointment of an official as the "A" land investigation committee team at the South Aceh Regency Land Office. The complete systematic land registration program Adjudication Committee has been formed and appointed.

Counseling of the Program

Counseling and outreach are carried out by the City and Regency Land Offices to provide information about the implementation of complete systematic land registration to the community directly or through the media. this socialization and outreach were carried out in villages that had become complete systematic land registration program targets and were the objects of complete systematic land registration program implementation.

In Banda Aceh, complete systematic land registration program counseling was initially carried out through several media such as newspapers, internet, and mass SMS (SMS Broadcast). General counseling was carried out at the village hall by inviting people who meet the complete systematic land registration program subject. Meanwhile, the implementation is carried out per village at night using the method of group division to make it more effective in

delivery. Counseling was initially carried out by explaining the benefits of complete systematic land registration program for the community, government, and the State in general for the results of the implementation of complete systematic land registration program, the mechanism for the stages of complete systematic land registration program activities, the determination, and installation of boundary marks on each land parcel. These juridical documents must be prepared, such as family identification cards (KK), Identity Cards (KTP), land certificates can be in the form of sale and purchase deed, deed of grant, or testimony report, Fees for Acquisition of Land and Building Rights (BPHTB), and income tax and application letter or statement. Then inform the schedule of land parcels measurement and juridical data collection by the physical task force and juridical task force until granting rights in the form of a certificate. Explanation of complete systematic land registration program financing provided by the government from the commencement of data collection, measurement, inspection, issuance of legalization of juridical and physical data to the issuance of a certificate is entirely financed by the government and finally the legal consequences that will occur if the obligations and responsibilities regarding boundary markings are set. The land parcels and the juridical documents prepared were not fulfilled. Then counseling and socialization were also carried out using the discussion method, namely by the presence of questions and answers from the material giver, namely the team in charge of providing counseling and the community as recipients of the material. Counseling and socialization of complete systematic land registration program in Banda Aceh conducted in January the second week to March the second week. Extension in the city of Banda Aceh can be easily carried

out because the community is quite enthusiastic.

Meanwhile, for the South Aceh district, counseling and outreach were also carried out by some of the South Aceh district adjudication team at the village hall by inviting all people who meet the complete systematic land registration program subject. This counseling is carried out in general in the village hall, while for implementation, it is carried out per village. This outreach is carried out from mid-January to late January. In the process, counseling was also carried out by explaining the benefits of the complete systematic land registration program for the community, government and the State then followed by a question and answer method where the adjudication team explained the mechanism of the complete systematic land registration program activities, explaining what they had to prepare to complete the requirements to the legal consequences that would occur if Obligations and responsibilities regarding the installation of land parcel boundary marks and juridical documents that need to be prepared are not fulfilled and the understanding that the complete systematic land registration program is free because initially, some people in South Aceh district were afraid to have certificates because they would be subject to land and building tax (PBB) fees. And become less enthusiastic about the program's presence.

Collection of Physical Data and Juridical Data

The team collected physical and juridical data for each village/sub-district where complete systematic land registration program objects were located. Juridical data collection is carried out through collecting and examining the history of land ownership, as outlined in the Research Minutes of juridical data. The committee will check the complete

systematic land registration program participant application letter by asking about the history of land ownership such as who the previous owner was, the basis of ownership whether it is a grant, inheritance, or sale, then whether the tax history is affected (BPHTB and PHB) and submission of an application letter or statement letter by the community who apply for complete systematic land registration program.

In this case, for the city of Banda Aceh, there were obstacles when data collection was carried out because in general the community did not complete the registration form and fulfill the requirements so that the Banda Aceh City BPN carried out door-to-door file collection on Saturdays and Sundays to accelerate the issuance of certificates. As for the Aceh South district, the problem faced by the team was that many people did not have land certificates because they were generally inherited so that they did not have rights.

Physical data collection is carried out through measurement and mapping of land parcels carried out by the physical task force. This measurement and mapping are carried out using survey and mapping technology, which consists of terrestrial methods, photogrammetric methods, satellite methods, or combinations of the three methods. By using measuring instruments, namely, compass, measuring tape, and GNSS RTK (Global Navigator Satellite System Real-Time Kinematic).

When measuring land parcels, the physical task force must know the data and information about each owner or party entitled to the land. At a minimum, the data can be in the form of a photocopy of the identity card and resident certificate and authorized institution. Then the officer will measure and examine the boundaries of land ownership. At this stage, the applicant must show the location, shape of the plot, land area, and boundary of the plot. Apart

from that, land measurement also requires the consent of the owner of the adjacent land. In measuring the land parcels, the physical task force will usually face obstacles such as the absent landowner. However, for the city of Banda Aceh, the obstacles faced when taking physical data were the landowner did not want to show his land, and many inherited lands had not been plotted. Hence, the measuring officer had to install land boundary markers. As for the district of South Aceh, the obstacles faced when taking physical data were the landowner was not in place, there was no family agreement in the distribution of land rights (inheritance), and there were still people who did not want to show their land because they still thought that this land certification was for levies the UN.

South Aceh District for the seven sub-districts that were complete systematic land registration program targets, there was no potential for K4, K3, K2. All districts that were targets of complete systematic land registration program activities were included in cluster 1, totaling 1,717 fields. It means that for the Aceh South district, there are no problems or disputes after the publication of physical data and juridical data for 14

days in the calendar of the BPN Office and Geuchik Office, which are the objects of complete systematic land registration program. The potential for Cluster 1 or the production process currently running at the review stage for 14 days can be made a list of contents 202 through the Decree of the Head of the Office, and the potential for Cluster 1 will change to Cluster 1. For Cluster 1 products that can be issued a certificate, it meets physical and juridical elements without any disputes, totaling 1,669 fields. There are 475 fields of lawe cimanok sub-district, 346 fields of lawe fields, 305 fields of Mount Pudung, 431 fields of Pasie Lembang, 394 fields of Ujong Pulo Cut, 270 fields of Jambo Papan, 228 fields of Padang.

Issuance of Certificates on Land

Ownership rights, rights to build, use rights, and waqf that has been registered in the land book that has met the requirements will be issued a certificate that will be signed by the chairman of the complete systematic land registration program Ad-junct Committee on behalf of the Head of the Land Office. The certificate will then be handed over to the rightholder or proxy. Meanwhile, the certificate of waqf

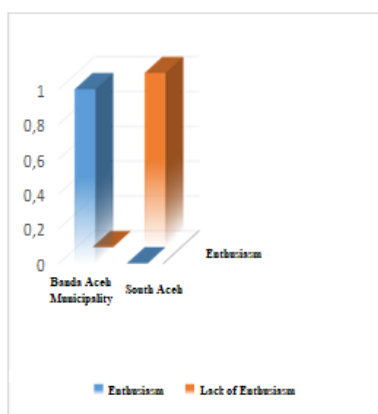


Figure 4. Counseling and Socialization of Program
 Source: Crosstab Query
 Nvivo 12 Plus (2021)

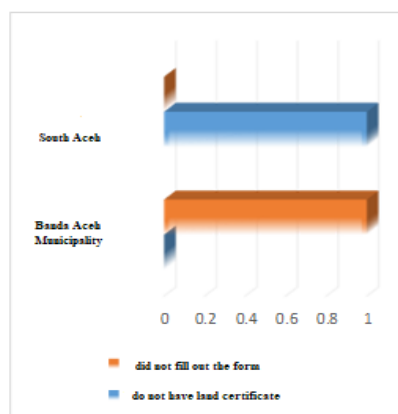


Figure 5. Juridical Data
 Source: Crosstab Query
 Nvivo 12 Plus (2021)

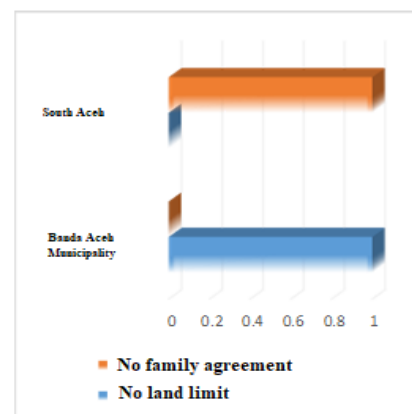


Figure 6. Physical Data
 Source: Crosstab Query
 Nvivo 12 Plus (2021)

will be handed over to nadzir. Banda Aceh City issued 2279 certificates for its land for reporting/submission of 761 certificates. South Aceh Regency issued certificates totaling 1,669 fields.

Then in the juridical data collection of land parcels, land parcels were clustered so that land could be grouped according to status, making it easier for BPN to identify the land according to its status. And also, establish Technical Guidelines (Juknis) in implementing the complete systematic land registration program so that this program can run according to predetermined targets, and BPN can convey program outputs precisely, namely land certificates.

Program Target Group

In this stage, the results achieved are the output of the complete systematic land registration program where the community who is the object of complete systematic land registration program will get a free certificate after following the stages of implementing the complete systematic land registration program starting from preparing identity documents, complete ownership certificates and agreeing on land boundaries and installing the agreed boundary mark. Community participation is essential in the land registration process to create a fast, transparent registration process and the issuance of land certificates to be high to realize the most excellent possible land for the prosperity of the Indonesian people. Similar to South Aceh district, the participation of the community both in counseling, completeness of documents, the land has been pegged and then willing to show the land for measurement will make it easier for the team to complete the complete systematic land registration program according to the target so that the community land that is targeted by complete systematic land registration program will quickly get a certificate. Like the following figure 7.

This land registration is also meant

to ensure legal certainty and protection of land ownership of the Indonesian people. However, land can also be used as capital that can improve the welfare of the community. The complete systematic land registration program does not only distribute certificates of ownership rights to individuals but also waqf land so that individuals and organizational foundations can apply for a certificate of waqf land so that there is no risk of disputes between the heirs of the person donating their land or between administrators of religious institutions.

In this case, it can be seen that there is the suitability of the third element in the implementation of the program mentioned by Korten (Akib & Tarigan, 2008) Where there is a match between the user group and the implementing organization, where complete systematic land registration program is part of agrarian reform that can realize the provision of assets and access because through complete systematic land registration program, each plot of land can be mapped entirely by the multipurpose cadastral system, complete systematic land registration program in the process also really requires community participation so that the implementation of complete systematic land registration program becomes faster, more comfortable and complete in collecting data. where to be able to get program output (certificate), the community must participate in the land registration process starting from socialization, filling in the application file, showing the land that has been pegged to the measuring officer to speed up the measurement process to create a fast, transparent registration process and issuing land certificates becomes high so that the most excellent possible land is created for the prosperity of the Indonesian people. Complete Systematic Land Registration Program also improves and improves existing land data because of the land cluster system so that land will be grouped according to status.

However, the main output of complete systematic land registration program is a land certificate. When they get a land certificate, the community can get an economic effect where the presence of complete systematic land registration program will provide capital access. Land certificates can be used as a building to obtain capital from banks. Then it can be concluded that there is a match between the group of beneficiaries and the implementing organization. So it can be concluded that the implementation of the Aceh province national land agency program in the implementation of the complete systematic land registration program, especially for Banda Aceh City and South Aceh District, fulfills three elements of the suitability of policy implementation put forward by Korten (Akib & Tarigan, 2008).

In this case, the compatibility between the program and the utilization, the people of banda aceh and south aceh city, who are the objects of complete systematic land registration program, get the output of this program in the form of a certificate that can guarantee legal certainty and the rights of the owner. A certificate is also useful for improving the community's welfare because land that already has a certificate is not a dead asset. Land that already has a certificate can improve the welfare of the community. the complete

systematic land registration program also provides benefits for the community and improves the quality of land registration data in Indonesia. The complete systematic land registration program results are not only in the form of a land certificate but will also create a one map policy.

Then there is compatibility between the program and the implementing organization where complete systematic land registration program is a program whose object covers all land parcels without the exception of both those land parcels that already have rights and those that do not have rights to improve the quality of land registration, due to the mass or large scale implementation of the ATR Ministry/BPN issues of JUKNIS and implementation stages of complete systematic land registration program activities so that Banda Aceh City can be issued certificates for land totaling 2279 plots and South Aceh Regency for 1,669 plots.

Implementation Strategies of the Complete Systematic Land Registration Program

In implementing the complete systematic land registration program, the ATR/BPN ministry must complete it according to the predetermined targets. Complete Systematic Land Registration Program is a systematic land registration

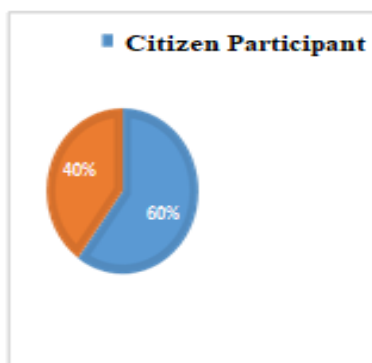


Figure 7. Society Participation
Source: Crosstab Query Nvivo 12 Plus (2021)



Figure 8. Program Implementation Indicators
Source: Crosstab Query Nvivo 12 Plus (2021)

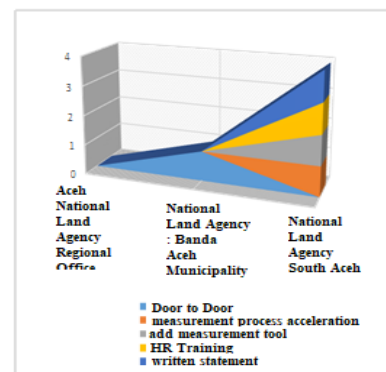


Figure 9. Strategic Source: Crosstab Query Nvivo 12 Plus (2021)

program that is a land registration program that is carried out quickly so that through this program, it is hoped that all land parcels in Indonesia are mapped so that they can catch up with the lagging land registration in Indonesia. With this vast number of achievements, a strategy or method is needed so that the Ministry of ATR/BPN can run the complete systematic land registration program according to predetermined targets. In this case, BPN implemented an innovation strategy in carrying out the complete systematic land registration program.

In providing services to the community, the National Land Agency must be able to provide the best service for the community. Not only in the daily programs of bpn, but the programs set by the government are also like the complete systematic land registration program, which has become Agrarian Reform.

So innovation becomes an important thing to achieve the complete systematic land registration Program targets. In this case, the Aceh Provincial National Land Agency carries out supervision, planning, evaluation, and direction to accelerate the complete systematic land registration program. Regional office also directs each Head of the Office to cooperate with related offices, village officials, police, prosecutors, and notaries. in addition to directing the head of the office to coordinate with related parties in running the program. the complete systematic land registration program can also be monitored through the complete systematic land registration program dashboard application, a technology innovation strategy carried out by the Ministry of ATR/BPN in carrying out this complete systematic land registration program.

In addition to innovations carried out by the Regional Office of Aceh Province to solve various problems faced during the implementation stages of complete systematic land registration

program, the Head of the Office and the Adjudication Team carried out several strategies.

Based on the figure 9, BPN Aceh South has a strategy to overcome several obstacles. Such as accelerating the measurement process, adding measuring tools, HR training, and written statements. Meanwhile, BPN Banda Aceh has a door to door strategy to overcome existing problems. With monitoring, directives from the Aceh Provincial Office then coordination from the District and City Offices to be able to work with other agencies when determining the location and then to optimize the performance of the Adjudication team in the process of implementing the complete systematic land registration program, the Aceh Provincial BPN Regional Office has implemented the innovation strategy. And the City District Office, where there has been cooperation and coordination with all related parties so that the program can run according to target.

CONCLUSION

The implementation of the Aceh Province National Land Agency program in implementing complete systematic land registration program can be seen as follows as a complete systematic land registration program, it must be able to provide output to the community. In this case, the people of Banda Aceh and South Aceh City, who are the objects of complete systematic land registration program, get the output of this program in the form of a certificate that can guarantee legal certainty and the rights of the owner. A certificate is also useful in improving the welfare of the community because it can be used as a business capital so that it is useful for improving welfare. the complete systematic land registration program also not only provides benefits for the community but can also improve the quality of land registration data in indonesia, because the complete

systematic land registration program results are not only in the form of a land certificate but will also create a one map policy.

Complete Systematic Land Registration Program is a mass certification program or on a large scale. In its implementation, the Ministry of ATR/BPN issues JUKNIS and stages of implementing complete systematic land registration program activities so that Banda Aceh City can be issued certificates for land totaling 2279 fields and South Aceh District for 1,669 fields.

With high community participation in the land registration process starting from socialization, filling in the application file, showing the land that has been pegged to the measuring officer to speed up the measurement process so that the registration process becomes fast, so they don't have to wait a long time to get a certificate and The issuance of land certificates has also become high in Banda Aceh City and South Aceh District.

The strategy was undertaken by the Ministry of ATR/BPN so that the program can run according to the target set by implementing innovation and technology strategies which will be described as follows, an innovation strategy in which Aceh Province provides directions to each District / City Office to collaborate with all parties related to this complete systematic land registration program. Meanwhile, for the level of District and City Offices, coordination is carried out with related parties to propose complete systematic land registration program locations, empower human resources, and improve the performance of the Adjudication Team.

ACKNOWLEDGEMENT

Authors would like to thank our colleagues at the Master of Affair and Administration, Postgraduate Program, Universitas Muhammadiyah Yogyakarta, Indonesia for supporting the work.

REFERENCES

- Akib, H., & Tarigan, A. (2008). Artikulasi konsep implementasi kebijakan: Perspektif, model dan kriteria pengukurannya. *Jurnal Kebijakan Publik*, 14, 1-19.
- Dhiaulhaq, A., & McCarthy, J. F. (2020). Indigenous rights and agrarian justice framings in forest land conflicts in Indonesia. *The Asia Pacific Journal of Anthropology*, 21 (1), 34-54
- Ginting, D. (2016). Land Registration In Information Technology Perspective A Basis Of Basic Agrarian Law In Indonesia. *International Journal of Scientific & Technology Research*, 5(5), 184-186.
- Hidayat, A., Engkus, & N, H. A. (2018). Implementasi Kebijakan Menteri Agraria Dan tata Ruang Tentang Percepatan Pelaksanaan Pendaftaran Tanah Sistematis Lengkap Di Kota Bandung. *Temali: Jurnal Pembangunan Nasional*, 1(1).
- Kamurahan, S. V., Polli, B. J. V., & Ngangi, C. R. (2018). Evaluasi Pelaksanaan Program Nasional Agraria Dan Pendaftaran Tanah Sistematis Lengkap Dalam Pembangunan Wilayah Desa Kinabuhutan, Kecamatan Likupang Barat, Kabupaten Minahasa Utara. *Agri-SosioEkonomi Unsrat*, 14(1), 389-408.
- Kusuma, D. A., Rodliyah, & Sahnun. (2017). Sertifikat Hak Milik Atas Tanah Sebagai Alat Bukti Hak Yang Kuat Certificate of the Property Right As an Evidence of Powerfull Right. *Jurnal IuS*, 5(24), 312-321.
- Lian, H., & Yu, Y. (2016). *Reference of*

- Land Registration System from Countries in Asia- Pacific Region : Comparison of the United States , Canada , Russia ,. 18(7), 31-40. <https://doi.org/10.9790/487X-1807043140>*
- Martati, A., & Karjoko, L. (2018). Implementasi Asas Akuntabilitas dalam Pendaftaran Tanah Secara Sistematis berdasarkan Peraturan Menteri Agraria dan Tata Ruang/ Kepala Badan Pertanahan Nasional Republik Indonesia Nomor 12 Tahun 2017 tentang Percepatan Pendaftaran Tanah Sistematis Lengkap. *Jurnal Repertorium*, 5(1).
- Mujiburohman, D. A. (2018). Potensi Permasalahan Pendaftaran Tanah Sistematis Lengkap (Ptl). *BHUMI: Jurnal Agraria Dan Pertanahan*, 4 (1).
- Nwuba, C. C., & Nuhu, S. R. (2018). Challenges to Land Registration in Kaduna State, Nigeria. *Journal of African Real Estate Research*, 3(1), 141-172.
- Permana, I., Satya, G. A. D., & Sudarsana, I. K. S. (2014). Kepastian Hukum Sertifikat Hak Milik Atas Tanah Sebagai Bukti Kepemilikan Bidang Tanah. dalam *Jurnal Kertha Semaya*, 2(5).
- Rampi, E. C. A. (2018). KEPASTIAN HUKUM TERHADAP PELAYANAN PERSERTIFIKASIAN TANAH MELALUI PROGRAM LAYANAN RAKYAT UNTUK SERTIFIKAT TANAH (LARASITA). *Lex Privatum*, 6(9).
- Septianingsih, S. R. (2015). Studi Tentang Pelayanan Penerbitan Sertifikat Tanah Di Kantor Pertanahan Kota Samarinda. *Ejournal Ilmu Pemerintahan*, 3(1).
- Sourn, T., & Mao, N. (2016). SWOT Analysis of Systematic Land Registration's Procedure under Order 01 for Strengthening Land Tenure Security in Cambodia. *International Journal of Environmental and Rural Development*, 7(1), 179-185.
- Sugiyono, S. (2018). *Metode Penelitian Kualitatif: Untuk penelitian yang bersifat eksploratif, enterpretif, interaktif dan konstruktif* (S. Y. Suryandari (ed.); Edisi ke-3). Bandung: Alfabeta.
- Susanto, B. (2014). Kepastian Hukum Sertifikat Hak Atas Tanah Berdasarkan Peraturan Pemerintah Nomor 24 Tahun 1997. *DiH: Jurnal Ilmu Hukum*, 10(20). <https://doi.org/10.30996/dih.v10i20.359>
- Tsegeye, G., & Dessalegn, M. (2017). The role of rural land registration and certification program for land tenure security in Hulet Eju Enese District , Amhara National Regional State , Northwest Ethiopia. *Journal of Agricultural Extension and Rural Development*, 9(September), 215-222.
- Utomo, S. L. (2019). Local administration of indigenous peoples in land affairs and food security by law no. 18 of 2012 on food. *Journal of Legal, Ethical and Regulatory Issues*, 22(4), 1-10.
- Wulansari, H., Junarto, R., & Mujiburohman, D. A. (2018). Mewujudkan Sistem Pendaftaran Tanah Publikasi Positif. *Riau Law Journal*, 5(1).