

Implementation of Complete Systematic Land Registration (PTSL) at the Land Office Sorong Regency

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This research aims to determine the stages of implementation of Complete Systematic Land Registration (PTSL) at the Sorong Regency Land Office regarding PTSL in 2022, which will be conducted in the Salawati District, Rawasugi Village. Apart from that, it is also to find out the obstacles faced by the Sorong Regency Land Office in implementing the program. This research was conducted using empirical methods, such as interviews with the PTSL Adjudication Committee and studying PTSL documents, and then analyzed using the qualitative description method. The findings obtained from this research are that the Complete Systematic Land Registration (PTSL) in 2022, which will be conducted in Rawasugi Village, will be conducted in several stages, namely the planning and determination; preparation; formation and determination of the PTSL adjudication committee; counseling; a collection of physical and juridical data; researching juridical data; announcements; granting rights; bookkeeping; publishing; submitting results and reporting stages. Even though the PTSL in Rawasugi Village has been completed 100%, its implementation still has several obstacles, such as limited Human Resources, difficulties in implementing the principle of delimitation contradictions, unclear customary territory boundaries, unavailability of high-resolution image maps, and customs duties. The Acquisition Duty of Rights on Land and Building is payable.

Kata Kunci:
Pendaftaran Tanah

Penelitian ini bertujuan untuk mengetahui tahapan pelaksanaan Pendaftaran Tanah Sistematis Lengkap (PTSL) di

Sistematis Lengkap (PTSL) ; Sertipikat Tanah; Kepastian Hukum.

Kantor Pertanahan Kabupaten Sorong terhadap PTSL pada tahun 2022 yang dilaksanakan di Distrik Salawati Kampung Rawasugi serta mengetahui kendala yang dihadapi Kantor Pertanahan Kabupaten Sorong dalam pelaksanaannya. Penelitian ini dilaksanakan menggunakan metode empiris dengan melakukan wawancara dengan Panitia Ajudikasi PTSL dan mempelajari dokumen-dokumen PTSL yang kemudian di analisis dengan metode deskripsi kualitatif. Temuan yang diperoleh dari penelitian ini antara lain adalah : Pendaftaran Tanah Sistematis Lengkap (PTSL) tahun 2022 yang dilaksanakan di Kampung Rawasugi dilaksanakan dengan beberapa tahapan yaitu tahap Perencanaan dan penetapan lokasi, persiapan, pembentukan dan penetapan panitia adjudikasi PTSL, penyuluhan, Pengumpulan data fisik dan data yuridis, penelitian data yuridis, pengumuman, pemberian hak, pembukuan, penerbitan, penyerahan hasil dan pelaporan, walaupun PTSL di Kampung Rawasugi ini terselesaikan 100%, namun dalam pelaksanaannya memiliki beberapa kendala, seperti keterbatasan Sumber Daya Manusia (SDM), kesulitan dalam penerapan asas kontradiktur delimitasi, batas wilayah adat yang belum jelas, tidak tersedianya peta citra resolusi tinggi, dan Bea Perolehan Hak atas Tanah dan Bangunan (BPHTB) terhutang.

<https://ejournal.um-sorong.ac.id/index.php/jlj/article/view/3286>

INTRODUCTION

Land has a very important meaning for individuals in society, land is the main supporting factor in life and welfare for the community.¹ Land has a very important position and is closely related to people's lives. In fact, many people derive their source of life and livelihood from land, so great are the benefits of land for humans, that human life cannot be separated and separated from the existence of the role and function of land rights.² In accordance with Article 33 Paragraph (3) of the 1945 Constitution of the Republic of Indonesia, namely the Earth, water and natural resources contained therein are controlled by the state and used for the greatest prosperity of the people. Article 19 paragraph (1) of the Basic Agrarian Law Number 5 of 1960 (UUPA) explicitly instructs the government to carry out land registration throughout the territory of Indonesia with the aim of achieving legal certainty, so as to obtain a guarantee of legal certainty of the

¹ Raditya Feda Rifandhana, "Sosialisasi Serta Praktek Sistem Pendaftaran Tanah," *AIWADTHU: Jurnal Pengabdian Hukum* 2, no. 1 (2022): 29, <https://doi.org/10.47268/aiwadthu.v2i1.753>.

² Akreditasi Kep et al., "De Jure De Jure," *Jurnal Penelitian Hukum* 19, no. 3 (2019): 339-48.

subject and object in the ownership and use of land whose implementation is regulated in Government Regulation Number 24 of 1997 concerning Land Registration. This is done for the benefit of land rights holders, so that they can easily prove that they are entitled to a particular parcel of land through the provision of land rights certificates.³

The Ministry of Agrarian Affairs and Spatial Planning / National Land Agency, hereinafter abbreviated as the Ministry of ATR / BPN in supporting these activities, issued a Regulation of the Minister of Agrarian Affairs and Spatial Planning / Head of the National Land Agency of the Republic of Indonesia or Permen ATR / BPN Number 12 of 2017 concerning the Acceleration of Complete Systematic Land Registration which was later revoked and refined with Permen ATR / BPN Number 6 of 2018 concerning Complete Systematic Land Registration, which previously the government issued Presidential Instruction Number 2 of 2018 concerning the Acceleration of Complete Systematic Land Registration. Complete Systematic Land Registration or hereinafter abbreviated as PTSL is a land registration activity for the first time carried out simultaneously for all land registration objects throughout the territory of the Republic of Indonesia in one village / kelurahan area or other names of the same level, which includes the collection of physical data and juridical data regarding one or several land registration objects for registration purposes.⁴ The National Land Agency represents the government in implementing the PTSL program has full responsibility for the effectiveness of the program and in dealing with the obstacles that arise, the PTSL program by the government is intended for people who have problems with land that does not yet have proof of ownership but already has the basics of ownership of their land.⁵

PTSL is one of the government programs implemented since 2017 during the reign of President Joko Widodo with the aim of accelerating the provision of legal certainty and legal protection of community land rights in a certain, simple, fast, smooth, safe, fair, equitable and open and accountable manner, so as to improve the welfare and prosperity of the community and the state economy, as well as reduce and prevent land disputes and conflicts.⁶ PTSL objects include all land parcels without exception, both those without rights and those that already have rights in order to improve the quality of land registration data. So far, land registration activities carried out by the National Land

³ Aartje Tehupeiry, "Pentingnya Pendaftaran Tanah Di Indonesia" (Jakarta: Raih Asa Sukses, 2012), 9, <http://repository.uki.ac.id/1466/6/PentingnyaPendaftaranTanahdiIndonesia.pdf>.

⁴ "Peraturan Menteri Agraria Da Tata Ruang/Kepala Badan Pertanahan Nasional Republik Indonesia Nomor 6 Tahun 2018 Tentang Pendaftaran Tanah Sistematis Lengkap" (2018), <https://peraturan.bpk.go.id/Details/103713/permen-agrariakepala-bpn-no-6-tahun-2018>.

⁵ Santoso, "Hukum Agraria" (Jakarta: Kencana, 2013).

⁶ Dian Aries Mujiburohman, "Potensi Permasalahan Pendaftaran Tanah Sistematis Lengkap (Ptl)," *BHUMI: Jurnal Agraria Dan Pertanahan* 4, no. 1 (2018), <https://doi.org/10.31292/jb.v4i1.217>.

Agency (BPN) are still more sporadic and are not associated with the acceleration of land registration and inventory of control, ownership, use and utilization of land, this has caused the number of land parcels that have been successfully registered to be very limited compared to the number of parcels throughout Indonesia.⁷

The implementation of PTSL with a systematic land registration pattern certainly requires sufficient facilities and infrastructure as well as human resources. The need for human resources is decisive in the successful implementation of PTSL, both in quality and quantity.⁸ Based on article 3 of PP No. 24 of 1997 concerning land registration, it explains that one of the objectives of land registration is to provide legal certainty to the community in order to avoid land disputes in the future, this legal certainty is not only physically related to the boundaries of the field, but also juridically related to the basis of the right.

Some of the previous studies that raised this topic were mostly carried out on lands located in developed areas, such as Java with better Human Resources (HR) and facilities as well as a more advanced culture and better geographical conditions.⁹ others discussed the application of land registration principles in PTSL activities.¹⁰ Different from Sorong Regency which is mostly customary land, of course, has different requirements in land registration related to its rights base with other regions.

West Papua Province, especially Sorong Regency, according to data from the Sorong Regency Land Office in pre-research conducted by the author, there are still many unregistered and untitled land parcels. The working area of the Sorong District Land Office which is quite large, limited human resources, geographical conditions of the region which are quite difficult and the socio-cultural culture of indigenous peoples where the condition of Sorong Regency is mostly customary land has its own difficulties in the implementation of land registration in terms of proving the basis of its rights. In addition, public awareness to register the land they control is also still very lacking, in addition to the reasons for the high cost and long process, the community also does not understand how the procedures and stages of implementation in registering their land through PTSL, even though the community has the opportunity to obtain legal certainty

⁷ Putra Anugerah Wibowo et al., "Pelaksanaan Proses Legalisasi Tanah Melalui Program Pendaftaran Tanah Sistematis Lengkap (Ptls) Dan Peran Kepala Desa Di Desa Bajang, Kecamatan Mlarak, Kabupaten Ponorogo," *WEDANA: Jurnal Kajian Pemerintahan, Politik Dan Birokrasi* 9, no. 1 (2023): 21–30, <https://doi.org/10.25299/wedana.v9i1.12200>.

⁸ Mujiburohman, "Potensi Permasalahan Pendaftaran Tanah Sistematis Lengkap (Ptls)."

⁹ Jhon Dearson Parapat and Badrudin Kurniawan, "Implementasi Program Pendaftaran Tanah Sistematis Lengkap (Ptls) Sebagai Upaya Percepatan Pendaftaran Tanah Di Provinsi Jawa Timur," *Publika*, 2021, 355–68, <https://doi.org/10.26740/publika.v9n4.p355-368>.

¹⁰ Ria Karuniana, "Peranan Kantor Pertanahan Dalam Mewujudkan Azas Sederhana Dan Terjangkau Pada Pendaftaran Tanah Sistematis Lengkap Di Desa Beton, Siman, Ponorogo," *Jurnal Pendidikan Kewarganegaraan Dan Hukum Volume 10 No. 2 Tahun 2021* 8, no. 7 (2021): 406–13, <file:///C:/Users/arif/Downloads/17326-37828-1-SM.pdf>.

guarantees for their land, one of which is the PTSL program which each year the Sorong District Land Office has a target at a predetermined location, but in the implementation of the PTSL program implemented by the Sorong District Land Office it does not rule out the possibility of obstacles in its implementation.

METHOD

This research uses an empirical approach method, namely research that makes more primary data as the basic data of research, so data collection techniques prioritize field data collection such as observation, interviews and surveys.¹¹ In data collection techniques the author conducts direct research by coming to the Sorong Regency Land Office and conducting interviews with several civil servants who are included in the Adjudication Committee for Complete Systematic Land Registration (PTSL) and studying PTSL documents, regulations, and reading sources related to the material discussed and then analyzed using the qualitative description method.

DISCUSSION

A. Implementation of the Complete Systematic Land Registration (PTSL) at the Sorong District Land Office.

1. Planning and location stage

The planning stage in PTSL activities is the stage where the Head of the Land Office plans the determination of the location of the distribution of PTSL implementation targets concentrated in one / several villages / sub-districts and / or sub-districts previously proposed to the Regional Office of the National Land Agency in accordance with the work plan that has been made. In 2022 based on the Decree of the Head of the Sorong District Land Office Number: 20/SK-92.01.HP.01.03/II/2022 concerning Determination of Complete Systematic Land Registration Locations for Fiscal Year 2022, dated February 2, 2022. The Head of the Sorong District Land Office determines the location of the implementation of complete systematic land registration in 1 (one) village / village, namely Rawasugi village, Salawati District with a target of Land Parcel Map (PBT) and Land Rights Certificate (SHAT) of 160 fields.¹² In addition, the implementation of PTSL pays attention to the availability of the Registration Base Map which will be used as a working map.¹³

¹¹ Irwansyah, *Penelitian Hukum Pilihan Metode Dan Praktik Penulisan Artikel*, Revisi Cet (Yogyakarta: Mirra Buana Media, 2021).

¹² "Kantor Pertanahan Kabupaten Sorong," 2023, <https://aplikasi.atrbpn.go.id/>.

¹³ Mujiati Mujiati and Nuraini Aisiyah, "Peningkatan Kualitas Peta Kerja Dalam Pendaftaran Tanah Sistematis Lengkap," *Tunas Agraria* 5, no. 3 (2022): 182–96, <https://doi.org/10.31292/jta.v5i3.185>.

2. Preparation stage, formation and determination of PTSL adjudication committee

In the preparation stage, the Head of the Sorong District Land Office prepared the implementation of PTSL activities by preparing facilities and infrastructure for the implementation of PTSL activities, human resources, transportation needs, coordination with other government officials, and budget allocations. The stage of forming and determining the PTSL adjudication committee and task force is divided into a physical task force, a juridical task force, and an administrative task force. The Head of the Sorong District Land Office forms and establishes the PTSL Adjudication Committee and task force as outlined in the form of a decree of the Head of the Sorong District Land Office. In 2022 the Head of the Sorong District Land Office established the PTSL Adjudication Committee as outlined in the decision of the Head of the Sorong District Land Office Number: 18/SK-92.01.HP.01.03/I/2022 concerning the Composition of the Adjudication Committee, Physical Task Force, Juridical Task Force and Administration Task Force for Complete Systematic Land Registration of Sorong Regency in 2022, dated January 31, 2022.

3. Extension Stage

The counseling stage is carried out before the adjudication committee and the physical and juridical task force carry out activities in the field.¹⁴ This stage of counseling to the community involves staff from the land office in this case who are included as an adjudication committee, local village officials namely the village head and attended by the Head of the Land Office, structural officials at the sorong district land office. According to Mr. Dedi Nur Wahib, S.E as the Head of the PTSL administration task force of the Sorong District Land Office, in an interview conducted on Monday, December 18, 2023 explained that the main material in the extension activities carried out by the Sorong District Land Office is in the form of explanations related to programs, objectives and benefits, requirements for applying for rights, objects, subjects of Complete Systematic Land Registration (PTSL) activities, rights and obligations of Complete Systematic Land Registration (PTSL) participants in accordance with the provisions of laws and regulations, besides that it is necessary to approach residents who will become subjects of PTSL.¹⁵

4. Physical and juridical data collection stage

¹⁴ Rezhar Agustina Wibiningtyas and Rahayu Subekti, "Penerapan Asas Terbuka Dalam Pendaftaran Tanah Sistematis Lengkap (Ptl) Untuk Mewujudkan Kepastian Hukum Di Kabupaten Sukoharjo," *Jurnal Pendidikan Kewarganegaraan Undiksha* 9, no. 3 (2021): 743–54, <https://ejournal.undiksha.ac.id/index.php/JJPP/article/view/38542>.

¹⁵ Hasil Wawancara dengan Dedi Nur Wahid, "Plt. Kepala Subbagian Tata Usaha (Ketua Satgas Administrasi PTSL 2022)" (Kantor Pertanahan Kabupaten Sorong, 2023).

a. Physical data collection

1) Measurement of Land Parcels

Physical data collection in PTSL is carried out by the physical task force, which in general, the physical task force is the staff in charge of the Survey and Mapping Section. Before the measurement is carried out, a measurement task letter is made, which in the task letter appoints the officer who is ordered to carry out the PTSL measurement.¹⁶ The implementation of the 2022 PTSL measurement was carried out from February 08 - February 21, 2022 in accordance with the assignment letter number: 203/ST-PTSL-92.UP.01.03/IV /2022 dated February 07, 2022. When carrying out physical data collection activities through measuring land parcels at the PTSL location that has been determined, it is necessary to prepare letters and filling lists, besides that before the measurement is carried out, boundaries should be determined and stakes installed on each side of the land parcel to be measured and have been approved by the bordering neighbors, this has been socialized previously in the extension stage. PTSL in 2022 in Sorong Regency on land parcels registered by the community has a fairly difficult geographical area in this case some of the land is quite high grassland so it takes time in the measurement process, besides that the application of the principle of contradiction is also quite difficult for the Sorong Regency Land Office because not all landowners and adjacent neighbors are present during measurement activities, so they must coordinate continuously. The principle of contradictory delimitation is a principle that states that land registration requires holders of land rights to pay attention to the placement, determination and maintenance of land boundaries based on the agreement and consent of interested parties, which in this case is the owner of the land bordering the land he owns.¹⁷ All measurement results are poured into List 107 or Measurement Drawing (GU).

2) Data processing and mapping

The results of the measurements carried out by the physical task force are then processed through the Computer Aided Design (AutoCAD) Application and the Land Office Computerization Application (KKP). The

¹⁶ Hasil Wawancara dengan Ridwan Ageng Ashari, "Penata Kadastral (Anggota Satgas Fisik PTSL 2022)" (Kantor Pertanahan Kabupaten Sorong, 2023).

¹⁷ Muhammad Ikhsan Kamil, Hafizatul Ulum, and Adi Widiyantoro, "Implementasi Asas Kontradiktur Delimitasi Dalam Pendaftaran Tanah Sistematis Lengkap (Studi Kasus Di Kantor Pertanahan Kota Mataram)," *Unizar Law Review* 6, no. 1 (2023), <https://doi.org/10.36679/ulr.v6i1.39>.

processing of the measurement results is also to find out whether there are overlapping land parcels or not, to find out whether there are land parcels that have been titled, if there are no problems after processing, then mapping is carried out and a Field Identification Number (NIB) is issued through the AutoCAD Geospatial system, then a Land Parcel Map (PBT) is made, namely a map that contains physical data on the land parcel according to the boundary designation by the land owner, in one Land Parcel Map (PBT) and one Measurement Drawing (GU) can contain several land parcels to be issued a Field Identification Number (NIB).

b. Collection of juridical data

The collection of juridical data is carried out by the juridical task force as much as possible in tandem with the collection of physical data on land parcels.¹⁸ Members of the juridical task force are generally assigned to the Rights Determination and Registration Section. The juridical data collection activities that need to be carried out include the collection of documents evidencing ownership/land tenure, either written evidence, witness testimony and/or relevant statements from each land parcel. The officer also submits and collects the registration form that has been completed by the landowner. In accordance with the registration form, the landowner attaches the title deed as proof that the applicant is the true owner of the land. Files that need to be attached along with the registration form include :¹⁹

- 1) Copy of ID card
- 2) Copy of family card
- 3) Alas Hak is a statement of relinquishment of customary land rights, a statement of physical control of the land plot signed by the applicant, witnessed and signed by two witnesses, a certificate of land ownership signed by the district head and village head.
- 4) SPPT PBB for the current year.
- 5) Proof of payment of Fees for Acquisition of Land and Building Rights (BPHTB) or statement letter of BPHTB payable.

5. Research stage of juridical data to prove rights

The juridical data research stage is an important stage because it is at this stage that can determine whether or not a land parcel can be given rights over it based on data that has been collected in the previous stage. In the process of proving rights is very important because it affects the legal certainty obtained by the landowner, the basis of rights that are lacking or incomplete

¹⁸ Mrs Harfianty, I Gusti Nyoman Guntur, and Harvini Wulansari, "Strategi Percepatan Pengumpulan Data Yuridis Dalam Pendaftaran Tanah Sistematis Lengkap Di Desa Palbapang Kecamatan Bantul Kabupaten Bantul," *Tunas Agraria* 3, no. 3 (2020), <https://doi.org/10.31292/jta.v3i3.122>.

¹⁹ "Petunjuk Teknis Pendaftaran Tanah Sistematis Lengkap Nomor 1/Juknis-100.HK.02.01/1/2022," n.d.

and if a certificate is still issued, it can result in a dispute in the future, this is not in accordance with the purpose of the UUPA, which is to provide legal certainty, therefore the completeness of the file is very necessary. In Sorong District, where most of the land is customary land, each applicant for the first time applies for land registration by attaching a letter of intent to relinquish customary land, but this is not sufficient because some landlords or customary societies do not map their territory with certainty, and some even claim their territory from each other, which can lead to multiple customary relinquishments that can be detrimental to the community.

Permen ATR / BPN No. 6 of 2018 in article 22 explains that in the event that evidence of community land ownership is considered incomplete or absent at all, it can be completed and proven by a written statement regarding ownership and / or physical control of the land plot in good faith to control, use, utilize, and maintain the land by the person concerned witnessed and signed by at least 2 (two) witnesses from the neighborhood who are not related and can be held accountable both criminally and civilly which if in the future there are elements of untruth in the statement, it is not the responsibility of the adjudication committee.²⁰ This is a form of self-protection of the adjudication committee from legal traps that can be justified because in terms of proving rights, the adjudication committee does not have the right to test the truth of the statement but only the right to test the completeness of the administration, for example ensuring that the requirements have been signed while ensuring the truth of the person who signed it is not the authority of the adjudication committee. Furthermore, the element of good faith is interpreted by the honesty of the landowner in the acquisition of his land, honesty in fulfilling the requirements of land registration, although the meaning of good faith is difficult to identify, the understanding in Article 22 is carried out by the adjudication committee in the form of an estimate by believing that it is true that the applicant has fulfilled the specified administrative requirements.²¹

The adjudication committee of the Sorong District Land Office in the 2022 PTSL process, in addition to the customary land release letter, and the statement of physical control of the land plot, the adjudication committee requires the land owner to attach a land ownership certificate from the village signed by the district head and village head, in order to strengthen that the

²⁰ Novida Rolianika Sitompul, "Pendaftaran Tanah Yang Tidak Memiliki Alas Hak Melalui Pendaftaran Tanah Sistematis Lengkap," *Jurnal Smart Hukum* 1, no. 1 (2022): 173–80, <https://ejournal.ipinternasional.com/index.php/jsh/article/view/147>.

²¹ Ayu Bimo Setyo Putri, "Itikad Baik Pada Pendaftaran Hak Atas Tanah Dalam Sistem Hukum Pertanahan," *Jurnal Cakrawala Hukum* 8, no. 1 (2017): 12–21, <https://doi.org/10.26905/idjch.v8i1.1726>.

person concerned is the actual owner known by the local village apparatus. After all the documents are deemed complete, the adjudication committee's conclusions are outlined in the Minutes of Juridical Data Research (DI 201) and signed by the chairman, deputy chairman of the physical field, deputy chairman of the juridical field, one physical task force member, one juridical task force member, lurah and secretary.

6. Announcement of physical and juridical data and its ratification.

The announcement stage of PTSL physical data and juridical data in 2022 at the Sorong District Land Office was carried out starting in May in stages. This announcement is a manifestation of the principle of publicity because PTSL activities really demand a guarantee of legal certainty in accordance with PP 24 of 1997 concerning land registration and fulfills the provisions of article 24 paragraph 4 of the Regulation of the Minister of Agrarian and Spatial Planning / Head of the National Land Agency Number 6 of 2018 concerning complete systematic land registration, that land registration is open to the public, so that interested parties can match the existing land data at the Land Office.²² This announcement is carried out for 14 (fourteen) calendar days. The announcement period of 14 days set out in article 24 of the Regulation of the Minister of ATR/BPN Number 6 of 2018 concerning Complete Systematic Land Registration, there are differences with the provisions of article 26 of PP No. 24 of 1997 concerning land registration which states that the announcement is made for 30 days for complete systematic land registration activities.²³

At the Sorong District Land Office, the announcement of physical and juridical data was carried out for 14 days from 16 May to 30 May 2022 on 160 land parcels in total in accordance with the Land Office Computerized Application (KKP) which is automatically completed within 14 calendar days. Announcements are made at the Sorong District Land Office and at the Rawasugi Village Head Office. If there are no objections, the PTSL adjudication committee will validate the announcement of physical and juridical data.

7. Confirmation of Conversion, Recognition of Rights and Granting of Rights Stage

The Chairman of the Adjudication Committee makes a final conclusion on the application contained in the Minutes of Juridical Data Research. PTSL in 2022 as many as 160 parcels of land carried out by the Sorong District Land Office are given with the granting of land ownership rights which are stated on

²² Wibiningtyas and Subekti, "Penerapan Asas Terbuka Dalam Pendaftaran Tanah Sistematis Lengkap (Ptsl) Untuk Mewujudkan Kepastian Hukum Di Kabupaten Sukoharjo."

²³ Mita Ramadany Wael, Sarjita Sarjita, and Mujiati Mujiati, "Eksistensi Lembaga Pengumuman Terhadap Legalitas Sertipikat Hak Atas Tanah (Pelaksanaan Pendaftaran Tanah Sistematis Lengkap)," *Tunas Agraria* 2, no. 2 (2019): 161–83, <https://doi.org/10.31292/jta.v2i2.34>.

the last page of the minutes of juridical data research, namely the conclusions of the PTSL adjudication committee of the sorong district land office.

8. Bookkeeping of rights and issuance of land rights certificates

After the announcement has been made, a measurement letter is printed, which forms part of the certificate and is bound together with the land book. The measurement letter contains information on the location of the land parcel, the size of the land parcel and a drawing of the land parcel. Title registration and issuance of land rights involves the assignment of a land title number through the KKP application, and the printing of a land book, which forms part of the land title certificate. The land book is printed using a blank register 206. The land book contains the following data:

- a. Land title number;
- b. The subject of the right or the name of the right holder and date of birth;
- c. Village where the land is located;
- d. Land parcel identification number;
- e. The origin of the grant of rights;
- f. Basis of registration;
- g. The number of the Surat Ukur along with its date and the size of the land parcel;
- h. Designator of the document;
- i. The signing of the bookkeeping and the issuance of the certificate.

The signing of the bookkeeping and issuance of certificates in PTSL 2022 in Rawasugi Village was signed by the head of the adjudication committee on behalf of the Head of the Sorong District Land Office in this case Mr. Mesak Takoy, S.Sos.

9. Documentation phase and submission of activity results

After all certificates have been printed, documentation is carried out by digitizing them and uploading them to the KKP application. The head of the adjudication committee submits the results of the implementation of PTSL activities to the Head of the Land Office at the end of the activity accompanied by data on the results of the implementation of PTSL activities, submission of all activities for the implementation of PTSL 2022 and then submitted to the Administration Task Force as a requirement file for budget absorption.

Table 1. Data on PTSL Activity Results in 2022

<i>No</i>	<i>PBT/ SHAT</i>	<i>Target</i>		<i>Realization</i>			
		<i>Physical</i>	<i>Budget</i>	<i>Physical</i>	<i>%</i>	<i>Budget</i>	<i>%</i>
1	PBT	160	Rp.34.336.000	160	100	Rp.34.330.000	99,98

2	SHAT	Bidang	Rp.41.120.000	Bidang	100	Rp.41.110.000	99,95
	Total	160 Field	Rp.75.456.000	160 Field	100	Rp.75.440.000	99,97

Source: PTSL Data Year 2022 Sorong District Land Office.

Based on the table above, it can be seen that the results of PTSL activities in 2022 which have a physical target of 160 PBT and SHAT fields have been realized as many as 160 fields or 100%, for the PBT physical budget whose target is Rp. 34,336,000 realized at Rp. 34,330,000 or 99.98%, while the SHAT physical budget whose target is Rp. 41,120,000 realized at Rp.41,110,000 or 99.98%. The budget that was successfully absorbed from the target of 160 land parcels, with a total target budget of Rp.75,456,000, amounted to Rp.75,440,000 or 99.97%.

10. Reporting

Reporting of PTSL implementation activities is carried out in stages and periodically by the head of PTSL adjudication to the Land Office for further reporting to the Head of the Regional Office. PTSL activities can be monitored or viewed through the PTSL Dashboard of the Land Computerization Application, the Head of Office also reports through the Land Program Quality Control System (SKMPP) of the Ministry of Agrarian Affairs and Spatial Planning / National Land Agency and periodically reported to the Minister of ATR / BPN c.q.. Director General of Rights Determination and Rights Registration and Director General of Survey and Mapping and Space.²⁴

B. Obstacles in the Implementation of the Complete Systematic Land Registration (PTSL) Activity

PTSL activities in the Sorong District Land Office in its implementation, of course, cannot be separated from the problems faced. The government's target to certify all land in the territory of Indonesia requires every land office to work optimally and solve every target and problem faced. The Sorong District Land Office in the implementation of PTSL has the following obstacles:

a. Human Resources (HR) constraints

The Sorong Regency Land Office is an office with a fairly large working area with a variety of land activities in it, Government project activities are not only Complete Systematic Land Registration (PTSL) but also other equally important government project activities, besides that there are also routine application activities, for example in 2022, which according to Sorong Regency Land Office data in a year routine applications reached 10. 724 numbers of registered application files, so that in completing land activities, of course,

²⁴ "Petunjuk Teknis Pendaftaran Tanah Sistematis Lengkap Nomor 1/Juknis-100.HK.02.01/1/2022."

adequate human resources are needed and this requires the Sorong District Land Office to develop a work plan as well as possible so that all land activities can be carried out properly and optimally.

The Sorong District Land Office has a number of employees consisting of 22 Civil Servants (PNS) and assisted by 24 Non-Civil Servants (PPNPN), where not all employees master the Land Office Computerized Application and Software supporting land registration activities, this is quite influential in the performance of the Sorong District Land Office, Where in land activities that are seen not only the quantity but also the quality of data is also very necessary, in completing PTSL the adjudication committee is required to be faster, precise and professional, and needs to carry out strategies so that the implementation of PTSL can run smoothly and not infrequently choose to increase working hours outside office hours until Saturday and Sunday depending on needs.

- b. The difficulty in applying the principle of contradictory delimitation in PTSL activities due to lack of public awareness regarding the installation of stakes.

Boundary stakes are very important in the process of measuring land parcels, but there are still applicants who think that the installation of stakes is carried out by measuring officers from the land office even though the installation of stakes is the responsibility of the applicant in accordance with Article 17 paragraph 3 of Government Regulation Number 24 of 1997 concerning Land Registration which explains that the obligation of land owners or holders of land rights to install boundary signs or land stakes on their land with the consent of adjacent neighbors.²⁵ The rules for the implementation of land registration require the fulfillment of the principle of *contradictoire delimitatie*, namely the installation and determination of field boundary marks based on an agreement between the adjacent landowners.²⁶ The measuring officer conducts boundary determination and measurement according to the boundary markings that have been installed by the applicant. According to an interview with Mr. Dhani Ima Pri Haryono as a member of the physical task force on Monday, December 18, 2023, it was stated that the community that had not installed the stakes caused the measuring officer to wait, which should have been completed according to the planned time, it could not be done, sometimes the measuring officer had to return to the office and postpone the measurement schedule again because the applicant concerned could not install the stakes on that day, this caused the

²⁵ "Peraturan Pemerintah Nomor 24 Tahun 1997 Tentang Pendaftaran Tanah" (1997), <https://peraturan.bpk.go.id/Details/56273/pp-no-24-tahun-1997>.

²⁶ Theresia Supriyanti, Ardhi Arnanto Ardhi, and Jamaluddin Mahasari, "Pengaturan Dan Penerapan Asas *Contradictoire Delimitatie* Di Kantor Pertanahan Kabupaten Kebumen," *Widya Bhumi* 3, no. 1 (2023): 46–61, <https://doi.org/10.31292/wb.v3i1.39>.

completion of PTSL activities to be longer. even though the recommendation to install these stakes has been conveyed during counseling related to PTSL, but there are still people who are not aware of the importance of installing stakes before measurement.²⁷

c. Lack of Community Participation in PTSL activities.

PTSL activities cannot be run alone by the Sorong District Land Office, there needs to be an active role of the community in its implementation, while the community sometimes cannot attend meetings such as counseling and measurement activities because of their respective affairs, besides that there are still many people who think that PTSL requires a large fee so that the lack of enthusiasm of the community to register their land ownership, even though it is clear that PTSL is free or free of charge. So it is necessary to approach the community so that the entire community can participate.

d. Unclear village boundaries

The struggle for customary territories is one of the obstacles in PTSL activities in Sorong Regency in 2022 in Salawati District, Rawasugi Village, so far the absence of maps of customary territories has caused uncertainty about the boundaries of these territories, even this can cause what is often referred to as double release and can harm people who buy the land from customary landowners. For example, in the Sorong District Land Office in PTSL in 2022 in Rawasugi Village, according to Mr. Dhani Ima Pri Haryono as the physical task force in an interview on Monday, January 10, 2024, stated that one of the obstacles to the implementation of PTSL which took quite a long time because of the struggle over territory between customary landowners who claimed each other's territory, which occurred between the Customary Landowner Mr. Micka Mili and Mr. Eliaser. so it is necessary to coordinate many times to obtain an agreement on who is entitled to the area, this requires more time in order to obtain an agreement, and after coordination with the Adjudication Committee, an agreement was finally obtained between the two parties that the area was the area of Mr. Micka Mili's land.²⁸

e. Lack of image maps to assist mapping activities.

Image maps are maps that contain the appearance of the earth, displaying information related to the earth's surface, image maps are quite important in supporting mapping activities. Mapping is one of the important stages in

²⁷ Hasil Wawancara dengan Dhani Ima Pri Haryono, "Penata Kadastral (Anggota Satgas Fisik PTSL 2022)" (Kantor Pertanahan Kabupaten Sorong, 2023).

²⁸ Hasil Wawancara dengan Dhani Ima Pri Haryono, "Penata Kadastral (Anggota Satgas Fisik PTSL 2022)" (Kantor Pertanahan Kabupaten Sorong, 2023).

determining whether or not a land plot from the measurement results is safe for pensertipatan, the land plot that has been measured is plotted on the registration map, but the limited registration map at the Sorong District Land Office, without a high-resolution image map, makes it quite difficult for officers to analyze the position of the land plot so that it takes time to study it in order to ensure that there is no overlap.

f. Fees on Acquisition of Land and Building Rights (BPHTB) payable.

The requirement to pay the Fees for Acquisition of Rights on Land and Buildings (BPHTB) is one of the obstacles in land registration activities, where the public's impression is that processing certificates is expensive, long and complicated because they have to pay BPHTB and have to take the time to take care of it.²⁹ The government provides convenience in the payment of BPHTB for PTSL activities, which is regulated in Article 33 of Permen ATR / BPN Number 6 of 2018 concerning the Acceleration of Complete Systematic Land Registration, namely for those who are not or have not been able to pay BPHTB by making a statement letter of BPHTB payable. However, the provisions of Article 33 do not have a clear explanation, how the collection mechanism is and how long it must be paid because the provisions of the legislation do not regulate BPHTB payable, this BPHTB payable can hamper the process of other land registration activities such as the process of transferring rights because BPHTB is still payable so that the right holder must still pay it first. It can be seen that in reality the convenience provided by the government still leaves difficulties for the community because they still have to pay off BPHTB if they want to carry out other land activities.

CONCLUSION

The Complete Systematic Land Registration (PTSL) process at the Sorong Regency Land Office is carried out in several stages, namely Preparation, Counseling, Juridical data collection, Juridical data processing and Proof of Rights, Land Examination, Announcement, Ratification, Issuance of Decree on Determination of Rights and Decision on Affirmation / Recognition of Rights, Bookkeeping of Rights, Issuance and delivery of certificates, Document Management, and Reporting. The implementation of PTSL in 2022 is running in accordance with Permen ATR / BPN Number 6 of 2018 concerning Complete Systematic Land Registration and reaches the target of 160 PBT and SHAT fields with the achievement of 99.97% PTSL budget realization, the obstacles faced by the Sorong District Land Office in carrying out PTSL activities include human resource constraints (HR), The difficulty of applying the principle of delimitation contradiction in

²⁹ Ayu Lestari Tanjung et al., "Kebijakan BPHTB Terutang Dalam Rangka Pendaftaran Tanah Sistematis Lengkap Di Kabupaten Nias," *Jurnal Media Akademik (JMA)* 2, no. 1 (2024): 994–1041.

PTSL activities due to lack of public awareness in installing stakes and maintaining the boundary stakes of their land parcels, lack of public participation and understanding in PTSL activities, unclear village boundaries that cause territorial struggles, lack of high-resolution image map facilities in assisting mapping activities and payment of fees for acquisition of land and building rights (BPHTB) payable.

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