

IMPLEMENTATION OF COMPLETE SYSTEMATIC LAND REGISTRATION (PTSL) IN CREATING LEGAL CERTAINTY OF LAND RIGHTS

Tri Riqqah Ananda¹

Muhammad Afandi Yusuf²

Alfarozi Kurniawan Simanjuntak³

Onny Medaline⁴

^{1,2,3,4}Universitas Muhammadiyah Sumatera Utara
tririqqah2002@gmail.com

Abstract: Complete Systematic Land Registration (PTSL) is a national program aimed at providing legal certainty for land rights through comprehensive and systematic land registration. This program not only makes it easier for people to obtain land certificates but also reduces land conflicts that often arise due to unclear land legal status. This study aims to analyze the implementation of PTSL in realizing legal certainty for land rights, including the challenges and obstacles encountered in its implementation. The research methods used are literature study and qualitative descriptive analysis based on data from regulations, literature, and field practices. The results show that PTSL is effective in increasing legal certainty for land, strengthening the protection of land rights for the community, and supporting national development. However, obstacles such as limited resources, administrative errors, and low public awareness are key challenges that need to be addressed for this program to run optimally.

Keywords: Complete Systematic Land Registration, Legal Certainty, Land Rights, Land Certificates

Introduction

Indonesia's vast territory and large population make land a valuable asset for meeting basic living needs. The strategic importance of land is understood because almost all community activities are related to or based on land, which functions as settlements, agricultural land, development facilities, business premises, and so on. For the community, land can serve as both a place to live and an investment due to its high economic value. For the state, land is an asset that can accelerate development. This development also has implications for various land use changes to support its implementation (Ul Akmal, Fitriansyah, & Ramadhan, 2023). Land plays a vital role in people's lives as infrastructure in the housing, industrial, and public road sectors. Land has a high economic value and can be considered a permanent asset that can be used as savings because its economic value increases annually as a marketable asset. Furthermore, land serves as a place of residence for the majority of humanity, as well as a source of livelihood for those who earn a living through agriculture and plantations. Ultimately, land also serves as a final resting place for the deceased (Sudiro & Putra, 2021).

Land is a source of life and livelihood for humans, making it a fundamental need. It is

believed that land is invaluable and useful for human life. In fact, land and humans are inseparable. Humans live, thrive, and carry out activities on land, so they are in constant contact with it. Land, which is a natural resource that produces goods and services, plays a crucial role in human life and livelihood, even determining the civilization of a nation. Civilization will be sustainable as long as a nation uses land and other natural resources wisely. In the broader context, land registration not only guarantees legal certainty and provides information about a plot of land, including its use, but also provides information about its use. The provisions of the Basic Agrarian Law (UUPA) state that the government holds the highest authority throughout Indonesia, and the government is obligated to register all land in Indonesia. This is reflected in Government Regulation Number 10 of 1961 concerning Land Registration. Government Regulations are legal products created to implement the provisions of Article 19 of the UUPA. The background to the issuance of Government Regulation Number 10 of 1961 was the legal uncertainty regarding land ownership and boundaries, the second reason being as a basis for implementing land administration policies, and the last reason being the need for information on land rights, which are documented in the form of maps and lists (Nurhayati, Medaline, & Sari, 2022)

In the broader context of land registration, besides guaranteeing legal certainty and providing information about a plot of land, including its use, utilization, and what the land should be used for, it also provides information about its inherent capabilities, including information about the building itself, the price of the building and the land, and the taxes imposed on the land/building. Land is a source of livelihood and livelihood for humans, making it a fundamental need. Land is believed to be highly valued and beneficial for human life. In fact, land and humans are inseparable. Humans live, develop, and carry out activities on land, so humans are constantly in contact with it. Land is a natural resource that produces goods and services and plays a vital role in human life and even determines the civilization of a nation. That civilization will continue to thrive as long as the nation uses land and other natural resources wisely. The Minister of Agrarian Affairs and Spatial Planning is implementing the Complete Systematic Land Registration (PTSL) Acceleration Program, in accordance with the plan outlined in Decree of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 35 of 2016 concerning the Acceleration of PTSL Implementation, which is expected to help the public obtain land rights as proof of ownership. Complete Systematic Land Registration is a first-time land registration activity carried out simultaneously, covering all unregistered land registration objects within a village/sub-district or other similar area. This PTSL object covers all land parcels without exception, whether uncertified or certified (but not yet mapped), resulting in a complete map. The stages of PTSL implementation acceleration are based on the Regulation of the Minister of Agrarian Affairs and Spatial Planning.

National Land Agency Regulation Number 35 of 2016, Article 3, stipulates the determination of locations for the Acceleration of Complete Systematic Land Registration, the establishment of an Acceleration Adjudication Committee, the collection of physical and legal data on land parcels, the verification of rights and the recording of land rights, and the issuance of land title certificates for those who meet the requirements (Nurhayati, S., Medaline, O., & Sari, 2022)

The Land Ownership System (PTSL) is a government initiative designed to address the complexity and ambiguity of land ownership and provide legal certainty for landowners in Indonesia. In the context of rapid development and infrastructure expansion, issues related to land ownership have become a serious concern, as land is a highly valuable asset and the foundation

for various economic and social activities. To address this challenge, the Indonesian government introduced the PTSL program with the aim of streamlining the land registration process, increasing legal certainty, and creating an accurate and reliable data base related to land ownership. In Indonesia, issues related to land ownership have become a source of complex and often protracted conflict. Many land disputes between individuals, indigenous communities, companies, and the government remain unresolved due to unclear ownership documents, unclear land boundaries, or conflicts between customary and formal law. This has created legal uncertainty, slowed investment, and hampered development in various regions of Indonesia. Therefore, a systematic and comprehensive effort is needed to address these issues, and PTSL (Land Registration System) is considered an effective solution. PTSL not only aims to clarify land ownership but also to improve public access to land-related services and facilities, such as access to bank credit, investment, and legal protection. By having legal and registered ownership documents, landowners can more easily access these services, thereby increasing financial inclusion and overall economic participation in the community. Furthermore, PTSL is also expected to assist in managing land resources more efficiently and sustainably, as well as providing accurate data on land ownership status and use. Implementing PTSL is not easy and requires collaboration between several parties, such as regional governments, the central government, local communities, and survey institutions. A systematic and comprehensive land registration process requires meticulous land surveys, accurate data archiving, and clear and transparent legal procedures. Therefore, a strong commitment from all relevant parties is required to successfully implement this program (Devitri Widyastuti & Merline Eva Lyanthi, 2024).

Over the past few decades, the Indonesian government has implemented various efforts to accelerate the implementation of PTSL (Integrated Land Management System) in various regions. These steps include allocating adequate human and financial resources, providing adequate information technology infrastructure, and increasing the capacity of relevant institutions. Despite this, several challenges remain, including complex bureaucracy, technical incompetence, and resistance from parties who may be affected by changes in land ownership status. Therefore, in this presentation, we will further explore how PTSL.

In addition to its economic and social impacts, PTSL also has significant environmental impacts. Indonesia is one of the countries with the greatest biodiversity in the world, and land is a natural habitat for many plant and animal species. However, irregular land use and unsustainable agricultural activities have led to environmental degradation and the destruction of natural habitats. By having accurate data on land ownership status and its use, the government can plan sustainable natural resource management and protect the entire environment for future generations. Furthermore, PTSL can also provide direct benefits to the community, particularly in terms of access to land-related services and facilities. By having legal and registered ownership documents, landowners can more easily access bank credit for business capital or property investment. This can increase financial inclusion and help communities develop their economic potential. Furthermore, PTSL can also provide legal protection for landowners against invalid claims or conflicts with other parties. By having legal documents, landowners can more effectively defend their rights before the law. (Ayu, 2019)

However, the implementation of PTSL is not without obstacles. One fundamental challenge faced is complex bureaucracy and a lack of coordination between various relevant parties. The land registration process, which involves several government institutions, such as the National Land Agency (BPN), local governments, and survey agencies, is often time-consuming

and confusing for landowners. Furthermore, the lack of adequate information technology infrastructure can hamper the registration and data archiving process. Greater investment in information technology infrastructure and workforce training is needed to expedite this process. In addition to administrative and technical challenges, PTSL implementation can also face resistance from parties who may be affected by changes in land ownership status. For example, large companies or individuals who already illegally control land may oppose government efforts to clarify land ownership status through PTSL. Therefore, various measures are needed to overcome this resistance, such as strengthening law enforcement and social campaigns to raise awareness about the importance of legal certainty for sustainable development. In recent years, the Indonesian government has undertaken various efforts to accelerate the implementation of PTSL in various regions. These various steps include allocating adequate human and financial resources, providing adequate information technology infrastructure, and increasing the capacity of relevant institutions. However, there are still a number of challenges that must be faced, and a strong commitment from all parties is needed to successfully implement this program. Through effective implementation of PTSL, it is hoped that it will create an accurate data base on land ownership status in Indonesia, increase legal certainty, and encourage sustainable economic and social development. By clarifying land ownership status, PTSL is also expected to reduce social conflict and environmental damage, as well as provide direct benefits to the community in terms of access to land-related services and facilities. Therefore, PTSL is not merely a conventional land registration program, but also an effort to create positive change in the land ownership system and national development as a whole.

Literature Review

There are five point will be discussed in LR namely: (1) Land Registration in Indonesia, (2) Urgency of Registration on Uncertified Land, (3) Principles and Objectives of Land Registration, (4) Land Registration Implementation, and (5) Legal Consequences of First-Time Land Registration.

The first point discusses the Land Registration in Indonesia, Land Registration is a crucial issue in the UUPA, as it is the initial process of establishing proof of land ownership. The importance of land registration is such that the UUPA requires land registration throughout Indonesia. This is in accordance with Article 19 of the UUPA:

- A. To ensure legal certainty, the government shall conduct land registration throughout the territory of the Republic of Indonesia in accordance with the provisions stipulated in Government Regulations.
- B. The registration referred to in paragraph (1) of this Article includes:
 1. Land measurement, mapping, and bookkeeping;
 2. Registration of land rights and the transfer of those rights;
 3. Issuance of certificates of title, which serve as strong evidence.
- C. Land registration is carried out taking into account the state and community conditions, socio-economic needs, and the feasibility of its implementation, according to the Minister of Agrarian Affairs' considerations.
- D. The Government Regulation regulates the costs associated with land registration, including those in paragraph (1) above, with the provision that those who cannot afford it are exempt from paying these costs (Suyikati, 2019).

The Second point discusses Urgency of Registration on Uncertified Land, Land

registration regulations in the UUPA are regulated in Article 19 of the UUPA, which states:

- a. To ensure legal certainty, the government shall conduct land registration throughout the territory of the Republic of Indonesia in accordance with the provisions stipulated in Government Regulations.
- b. The registration referred to in paragraph 1 of this article includes: Land measurement, mapping, and bookkeeping; Registration of land rights and the transfer of those rights; Issuance of certificates of title, which serve as strong evidence. Land registration is carried out taking into account the state of the state and society, the needs of socio- economic traffic, and the possibility of its implementation, according to the Minister of Agrarian Affairs' considerations.

The objectives of land registration, based on Article 3 of Government Regulation 24/1997,

are:

- 1) To provide legal certainty and legal protection to rights holders of land parcels, apartment units, and other registered rights, so that they can easily prove themselves as the rights holders. Therefore, rights holders are given certificates as proof.
- 2) To provide information to interested parties, including the Government, so that they can easily obtain the data needed to carry out legal actions regarding registered land parcels and apartment units.
- 3) To ensure orderly land administration. Properly implemented land registration is the foundation and manifestation of orderly administration in the land sector (Ambarsari, 2019).

The Third point focuses on the Principles are the fundamental principles underlying something and the basis of any activity. This also applies to land registration. Therefore, in land registration, there are principles that must serve as the basic benchmark for land registration. Article 2 of Government Regulation Number 24 of 1997 states that land registration It is implemented based on the principles of simplicity, safety, affordability, up-to-date¹ and transparency. In line with the principles contained in Land Registration, the objectives to be achieved through land registration are further regulated in Article 3 of Government Regulation Number 24 of 1997, which states that land registration aims to:

- a) To provide legal certainty and legal protection to rights holders of land plots, apartment units, and other registered rights, so that they can easily prove themselves as the rights holders;
- b) To provide information to interested parties, including the Government, so that they can easily obtain the data necessary to carry out legal actions regarding registered land plots and apartment units;
- c) To maintain orderly land administration.

The fourth point explains Land Registration Implementation, Land registration throughout Indonesia is based on Government Regulation Number 24 of 1997. Land registration is organized by the National Land Agency. Land registration includes initial land registration and land registration data maintenance (Article 11). Initial land registration is the registration activity carried out on land that has not been registered based on Government Regulation Number 10 of 1961 and Government Regulation Number 24 of 1997. Initial land registration is carried out through systematic land registration and sporadic land registration Systematic land registration is the initial land registration activity carried out simultaneously, covering all unregistered land

registration objects within or within a village/sub-district. Systematic land registration is initiated by the government based on a long-term and annual work plan and is implemented in areas designated by the Minister of Agrarian Affairs/Head of the National Land Agency (BPN). If a village/sub-district has not been designated as a systematic land registration area, registration is carried out through sporadic land registration. Sporadic land registration is the first-time land registration activity for one or more land registration objects within a village/sub-district, either individually or en masse. Sporadic land registration is carried out at the request of an interested party, namely the party entitled to the land registration object in question or their proxy.

The fifth point highlights the Legal Consequences of First-Time Land Registration. The initial registration of land rights has the following legal consequences: (1) Issuance of a land title certificate in the name of the relevant rights holder. (2) Guaranteeing legal certainty and legal protection for rights holders of land plots, apartment units, and other registered rights, so that they can easily prove themselves as the rights holders (Darmiyani & Surata, 2017).

Land registration, as regulated in Government Regulation Number 24 of 1997, is carried out with the aim of providing legal certainty (Recht Cadaster/Legal Cadaster) and legal protection to land rights holders (Niken Ariska Handayani, Nur Adhim, & Ana Silviana, 2019).

Method

A research method is a systematic process of data collection and analysis to achieve specific objectives. Data collection and analysis are conducted naturally, both quantitatively and qualitatively, experimentally and non-experimentally, interactively and non-interactively. The research method used is normative juridical research, which is legal research conducted by examining library materials or secondary data (Ramadhani, Hanifah, & Wajdi, 2024). The analysis of legal materials is conducted using qualitative analysis methods, which are used to explain legal events, legal materials, or legal products in detail to facilitate legal interpretation (Faisal & Simatupang, 2022)

Result and Discussion

1. Implementation of a Complete Systematic Land Registration Policy

Van Meter and Van Horn (1975) in their book **The Policy Implementation Process, Administration & Society** define public policy implementation as actions by public and private individuals (or groups) directed at achieving the objectives set forth in a policy. These actions include efforts to transform decisions into operational actions within a specific timeframe as well as continuing efforts to achieve major and minor changes established by policy decisions made by public organizations aimed at achieving established objectives. Van Meter and Van Horn's theory begins with the assumption that the implementation process will vary according to the nature of the policy being implemented. Furthermore, Van Meter and Van Horn offer characteristics in the implementation process: first, the implementation process will be influenced by the extent to which the policy deviates from previous policies. Second, the implementation process will be influenced by a number of necessary organizational changes. These two experts also emphasize their position that change, control, and compliance are important concepts in the implementation procedure. According to Van Meter and Van Horn's (1975) policy implementation theory, there are six categorizations that influence the performance of public policy, namely: (Budiarsa, Rifai, & Aditya, 2024)

- a. Standards and Targets (Policy Measures and Objectives)
- b. Resources
- c. Characteristics of the Implementing Agency
- d. Attitudes/Tendencies of Implementers (Disposition)
- e. Communication Between Organizations and Activity Implementers
- f. Economic, Social, and Political Environment

In the Regulation of the Minister of Agrarian Affairs and Spatial Planning / Head of the National Land Agency of the Republic of Indonesia Number 12 of 2017 in Article 1 it is stated that Complete Systematic Land Registration (PTSL) is a land registration activity for the first time which This process is carried out simultaneously for all land registration objects throughout the Republic of Indonesia within a village/sub-district or other equivalent level. This process includes collecting and verifying the physical and legal data regarding one or more land registration objects for registration purposes. The implementation of comprehensive, systematic land registration can be carried out as a routine activity of the Land Office or as an annual activity of a project/program. One of the stages of land registration activities is the physical activity. Physical data collection includes:

- 1) Determining land parcel boundaries;
- 2) Measuring land parcel boundaries;
- 3) Mapping land parcels;
- 4) Announcement of physical data;
- 5) Carrying out procedures and entering data and information related to the physical data of land parcels into the KKP application, guided by the provisions of laws and regulations governing land parcel measurement and mapping. (Ningsih & Arbayah, 2024)

2. Complete Systematic Land Registration (PTSL)

Complete Systematic Land Registration (PTSL) is a simultaneous first-time land registration activity that covers all unregistered land registration objects within a village/sub-district or other equivalent area. This program aims to provide legal certainty and legal protection for people's land rights fairly and equitably, as well as to encourage the growth of the national economy in general and the people's economy in particular. It is necessary to accelerate complete land registration throughout the Republic of Indonesia. Systematic land registration is implemented at the initiative of the government, and therefore is based on a work plan established by the Minister. The Complete Systematic Land Registration Program (PTSL) is a program used to simplify administrative services in the land sector, particularly in processing land certificate issuance. Its goal is to provide legal certainty and legal protection for community land rights based on the principles of simplicity, speed, smoothness, security, fairness, equity, transparency, and accountability. It also improves the welfare and prosperity of the community and the national economy, as well as reducing and preventing land disputes and conflicts (Masnah, 2021).

According to Article 4, paragraphs 1 and 2 of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 6 of 2018, PTSL objects include all land registration objects throughout the Republic of Indonesia. PTSL objects as referred to include all land parcels without exception, including those for which no land rights have been granted and those for which rights have been granted. This is done to improve the quality of land registration data, including land parcels with existing

boundaries and those whose boundaries will be established during the PTSL implementation process.

In Ministerial Regulation Number 12 of 2017 concerning the Acceleration of the Implementation of Complete Systematic Land Registration, the following is defined: Complete Systematic Land Registration is the activity of first-time land registration conducted simultaneously for all land registration objects throughout the territory of the Republic of Indonesia within a village/sub-district or other equivalent area, which includes the collection and verification of physical and legal data regarding one or more land registration objects for registration purposes. In systematic land registration, land rights holders, their proxies, or other interested parties have the obligation and responsibility to:

- a. Install boundary markers on their land plots in accordance with applicable regulations;
- b. Be present at the location when the adjudication committee collects physical data and documents;
- c. Show the boundaries of their land plots to the adjudication committee;
- d. Show proof of ownership or control of their land to the adjudication committee;
- e. Meet the requirements specified for rights holders, their proxies, or other interested parties.
- f. By holding land registration, the parties concerned will easily be able to find out the legal status and position of the land in question, its location, area, boundaries, who owns it and what burdens are on it.

3. The authority of a Notary/Authentic Deed Making Officer (PPAT) in the process of making authentic deeds related to land registration

Land rights are rights that authorize the rights holder (either an individual individually, a group of people together or a legal entity) to use in the sense of controlling, using and or taking advantage of a certain plot of land. Basically, all land rights can be transferred or assigned. Transfer is the transfer of land rights because of the law, by itself, there is no legal act that is intended to transfer the rights to another party. (The transfer of land rights occurs due to inheritance. While being transferred means that the transfer of land rights to another party is due to a deliberate legal act so that the land rights are transferred to another party, such as buying and selling, grants, exchanges, and so on. So the transfer of land rights is the transfer of land rights from one party to another party, either due to a deliberate legal act or not due to a deliberate legal act. Based on Article 1 of the Government Regulation of the Republic of Indonesia Number 24 of 2016 concerning Amendments to Government Regulation Number 37 of 1998 concerning the Regulations on the Position of Land Deed Making Officials (PPAT), it is stipulated that:

- a. Land Deed Making Officials, hereinafter referred to as PPAT, are public officials who are authorized to make authentic deeds regarding certain legal acts regarding land rights or Ownership Rights for Apartment Units.
- b. Temporary PPAT is a Government official who is appointed because of his position to carry out the duties of a PPAT by making a PPAT deed in an area where there are not enough PPATs.
- c. Special PPAT is an official of the National Land Agency who is appointed because of his position to carry out the duties of a PPAT by making a specific PPAT deed specifically in the context of implementing a specific Government program or

task.

The working area of a PPAT is one working area of the Land Office. The working area of a Temporary PPAT and a Special PPAT includes his working area as a government official which is the basis for his appointment. Registration of Transfer of Land Rights, is carried out by a PPAT, in accordance with the provisions regarding the Regulations on the Position of PPAT, namely Based on Government Regulation No. 24 of 2016 in conjunction with Government Regulation No. 37 of 1998 Concerning the Regulations on the Position of Land Deed Making Officials, which in Article 2 stipulates that: 1. The main duty of a PPAT is to carry out part of the land registration activities by making a deed as evidence that certain legal acts have been carried out regarding land rights or Ownership Rights for Apartment Units, which will be used as the basis for registering changes to land registration data resulting from the legal act; 2. Legal acts as referred to in paragraph (1) are as follows:

- 1) Buying and selling;
- 2) Exchange;
- 3) Grant;
- 4) Investment into the company (inbreng);
- 5) Distribution of joint rights;
- 6) Granting of Building Use Rights/Use Rights on Land Ownership Rights;
- 7) Granting of Mortgage Rights;
- 8) Granting of Power of Attorney to Encumber Mortgage Rights.

The duties and responsibilities of the PPAT and the responsibilities of the Land Office are based on the system adopted in Indonesia, namely a negative publication system with a positive tendency, for this reason the PPAT and the Land Office are obliged to assess and examine the documents submitted to them, because the PPAT and the registration officer are responsible for:

- a) Making a deed that can be used as a strong basis for the implementation of registration of transfer of rights or encumbrance of rights;
- b) The PPAT is responsible for the fulfillment of the elements of competence and authority of the person appearing in the deed and the validity of his rights actions according to the data and information submitted to the parties who are known or introduced;
- c) The PPAT is responsible for the documents used as a basis for carrying out legal acts carried out by the parties, the strength of the evidence must fulfill the guarantee of certainty to be followed up in an authentic deed and in accordance with applicable provisions.
- d) PPAT is responsible for the validity of legal acts according to the data and statements of the parties and guarantees the authenticity of the deed and is responsible that the legal act is in accordance with the procedure. In Article 39 paragraph (1) of Government Regulation Number 24 of 1997 concerning Land Registration, in the section on duties and positions, it is stipulated that: PPAT has the authority to refuse to make a deed if:
 - (1) Regarding a registered land plot or ownership rights to an apartment unit, the original certificate of the rights in question is not submitted to him or the certificate submitted does not match the lists at the Land Office.
 - (2) Regarding a land plot that has not been registered, it is not submitted to him (Kamran, 2024).

Conclusion

Land plays a vital role in human life and national development, making legal certainty over land rights essential. In Indonesia, unclear land ownership has frequently led to disputes, legal uncertainty, and obstacles to economic growth. To address these issues, the government implemented the Complete Systematic Land Registration (PTSL) program as a comprehensive and systematic approach to first-time land registration. The implementation of PTSL has proven effective in providing legal certainty and legal protection through the issuance of land certificates as strong legal evidence. In addition, PTSL contributes to the creation of accurate and integrated land data, reduces land disputes, and strengthens orderly land administration. Registered land ownership also increases public trust in the legal system and encourages greater participation in formal economic activities. Nevertheless, the implementation of PTSL still encounters several challenges, such as bureaucratic complexity, limited human and technological resources, and insufficient coordination among implementing institutions. These constraints may affect the accuracy and efficiency of the land registration process if not properly addressed. Therefore, strengthening institutional capacity, improving inter-agency coordination, enhancing the use of information technology, and increasing public legal awareness are essential to ensure the sustainability and effectiveness of PTSL. With these efforts, PTSL can optimally function as a key instrument in realizing legal certainty of land rights and supporting sustainable national development in Indonesia. The government should strengthen coordination among relevant institutions, particularly the National Land Agency, local governments, and supporting agencies, to improve the effectiveness of PTSL implementation. Enhancing human resource capacity and optimizing the use of information technology are necessary to ensure accurate, efficient, and transparent land registration processes. In addition, continuous public education and legal awareness programs should be intensified to encourage community participation and compliance in PTSL implementation. Stronger supervision and law enforcement are also needed to address resistance, prevent administrative errors, and ensure that PTSL truly provides legal certainty and legal protection for land rights holders. Furthermore, future land registration policies should prioritize sustainability and data integration to support long-term land governance and national development in Indonesia.

References

- Ambarsari, N. (2019). Ningrum Ambarsari Noor Azizah. *Journal Al'Adl*, 1, 1–12.
- Ayu, I. K. (2019). Problematika Pelaksanaan Pendaftaran Tanah Melalui Pendaftaran Tanah Sistematis Lengkap Di Kota Batu. *Legality: Jurnal Ilmiah Hukum*, 27(1), 27–40. <https://doi.org/10.22219/jihl.v27i1.8956>
- Budiarsa, F., Rifai, M., & Aditya, I. (2024). Implementasi Pendaftaran Tanah Sistematis Lengkap (PTSL) Sebagai Upaya Percepatan Pendaftaran Tanah di Kota Bekasi. *Jurnal Ilmiah Wahana Pendidikan*, Desember, 8(24), 485–498. Retrieved from <https://doi.org/10.5281/zenodo.7494707>.
- Darmiyani, M., & Surata, I. G. (2017). Akibat Hukum Dari Proses Pendaftaran Hak Atas Tanah Untuk Pertama Kali Secara Sporadik Sesuai Peraturan Pemerintah Nomor 24 Tahun 1997 Tentang Pendaftaran Hak Atas Tanah Di Kabupaten Buleleng. *Kertha Widya Jurnal Hukum*, 5(1), 117–127.
- Devitri Widyastuti, & Merline Eva Lyanthi. (2024). Pendaftaran Tanah Sistematis Lengkap (PTSL) Kepemilikan Atas Tanah. *Journal Evidence Of Law*, 3(2), 228–237. Retrieved

- from <https://jurnal.erapublikasi.id/index.php/JEL>
- Faisal, & Simatupang, N. (2022). The Strengthening Position and Functions of Waqf on Nadzir as an Independent Institution. *Nationally Accredited Journal*, 9(2).
- Kamran, M. (2024). Kewenangan Pejabat Pembuat Akta Tanah (Ppat) dalam Membantu Badan Pertanahan (BPN) Melakukan Pendaftaran Tanah. *Jurnal Tana Mana*, 4(1), 93–104.
- Masnah, M. (2021). Implementasi Kebijakan Pendaftaran Tanah Sistematis Lengkap (PTSL) Di Kabupaten Muaro Jambi. *Jurnal Renaissance*, 6(2), 783. <https://doi.org/10.53878/jr.v6i2.150>
- Niken Ariska Handayani, Nur Adhim, & Ana Silviana. (2019). Akibat Hukum Pendaftaran Tanah Pertama Kali Tanpa Alas Hak Yang Sah (Studi Kasus Putusan Pengadilan Negeri Nomor 13/Pdt.G/2015/PN.Wsb). *Diponegoro Law Journal*, 8(3), 2272–2286.
- Ningsih, N., & Arbayah, S. (2024). Implementasi Program Pendaftaran Tanah Sistematis Lengkap (PTSL) di Desa Hayaping Kecamatan Awang Kabupaten Barito Timur. *Japb*, 7(1), 1–15.
- Nurhayati, S., Medaline, O., & Sari, A. K. (2022). Implementasi Pendaftaran Tanah Sistematis Lengkap (PTSL) Sebagai Kesejahteraan Masyarakat. *Scenario (Seminar of ...)*, 567–572. Retrieved from <https://journal.pancabudi.ac.id/index.php/scenario/article/view/4320%0Ahttps://journal.pancabudi.ac.id/index.php/scenario/article/download/4320/3933>
- Nurhayati, S., Medaline, O., & Sari, A. K. (2022). Penataan Aset Dan Akses Dalam Meningkatkan Kesejahteraan Masyarakat Melalui Pendaftaran. *Jurnal Rectum*, 4(1), 283–290.
- Ramadhani, R., Hanifah, I., & Wajdi, F. (2024). Presidential Decree Number 62 of 2023: Distortion Regulation or Acceleration Solution for Agrarian Reform? *Jurnal Penelitian Hukum De Jure*, 24(1), 031–042. <https://doi.org/10.30641/dejure.2024.v24.031-042>
- Sudiro, A. A., & Putra, A. P. (2021). Kepastian Hukum Terhadap Hak Atas Pendaftaran Tanah Dan Hak Kepemilikan Atas Tanah Yang Telah Didaftarkan. *Jurnal Magister Ilmu Hukum*, 5(1), 22. <https://doi.org/10.36722/jmih.v5i1.768>
- Suyikati. (2019). Pelaksanaan Pendaftaran Tanah Sistematis Menteri Agraria Dan Tata Ruang/Kepala Badan Kota Yogyakarta. *Jurnal Widya Pranata Hukum*, 1(2), 113–114. Retrieved from <https://ejournal.widyamataram.ac.id/index.php/pranata/article/view/43>
- Ul Akmal, D., Fitriansyah, H., & Ramadhan, F. A. (2023). Reformasi Hukum Pertanahan: Perlindungan Hukum Hak Atas Tanah Terhadap Pengalihan Hak Secara Melawan Hukum. *Negara Hukum*, 14(2), 193–214.