

# The Impact of the Implementation of Complete Systematic Land Registration on Legal Certainty in the Registration of Land Ownership Rights in Indonesia

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## ABSTRACT

The establishment of legal certainty is one of the goals of land registration. Both Article 19 of the UUPA and Article 3 of Government Regulation No. 24 of 1997 on Land Registration support this. Both methodical and haphazard land registration may lead to legal certainty in the form of certificates. Initiated in 2016, the Complete Systematic Land Registration Program is still running. The Impact of Complete Systematic Land Registration Implementation on Legal Certainty in the Registration of Property Rights in Indonesia is the title of this study. The purpose of this study is to look at how Complete Systematic Land Registration could affect Indonesia's property rights registration system's legal certainty. Normative legal research employing secondary data is what this work does. According to a 2024 study, the National Land Agency, the government, saw both good and negative effects from the implementation of Complete Systematic Land Registration, in addition to benefits for participating landowners.

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## 1. INTRODUCTION

People's living conditions change in response to the dynamics of progress and the needs of the times. Consequently, the number of lives involving land is rising. Land registration is required under Law Number 5 of 1960 concerning Basic Agrarian Principles, Article 19. (UUPA). Additional guidelines for carrying out land registration are included in Government Regulation Number 24 of 1997 concerning Land Registration. In addition to providing information to interested parties and providing land rights holders with legal clarity and protection, land registration helps to develop an organized land administration

system. Land can be registered systematically or on a periodic basis.

The government started a cooperative land registration scheme called "Systematic Land Registration" in villages or other similar places. When land rights holders in villages or other such areas decide to register their land, either individually or collectively, this is known as sporadic land registration. After land registration is adopted, holders of property rights will get a certificate of property rights as official documentation. The National Land Agency is the organization that issues Land Title certificates. The Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 6 of

2018 Regulation on complete Systematic Land Registration oversees the full system land registration process.

## 2. LITERATURE REVIEW

According to Law Number 5 of 1960 respecting Basic Agrarian Principles, Article 19, land registration is necessary (UUPA). Government Regulation Number 24 of 1997 concerning Land Registration contains further instructions for completing the land registration process. Land registration aids in the development of an orderly system of land administration in addition to giving interested parties information and giving land rights holders legal clarity and protection. Either a periodic or systematic registration of land is possible. Systematic Land Registration is a collaborative land registration program that the government initiates in villages or similar locations. Sporadic land registration is a type of land registration when land rights holders in villages or similar locations take the initiative to register their land, either individually or collectively. Property rights holders will get a certificate of property rights as solid proof following the adoption of Land Registration.

Complete Systematic Land Registration Activities are divided into four (four) categories, per Article 25 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. These categories are as follows: Land plots that meet the legal and physical requirements for the issuance of a Land Rights Certificate are included in Cluster 1; land plots that meet the requirements for the issuance of a Land Rights Certificate but are subject to ongoing legal cases or disputes are included in Cluster 2; Plots of land, whether mapped or unmapped, that have subjects and objects registered and for which a Land Rights Certificate has been issued are classified as belonging to Cluster 4. These plots need to be mapped into a Complete Systematic Land Registration Map. Cluster 3 comprises land plots for which it is

not possible to record legal or physical facts and for which a Certificate of Land Rights cannot be granted due to noncompliance with the standards specified in this Ministerial Regulation by the subject or object of the rights.

All property plots in Indonesia will be registered under the Complete Systematic property Registration program, and land certificates—which act as legally binding proof of ownership for land plots under landowners' control—will be utilized to provide the general public with legal clarity regarding land rights. The administrators of the program really experience both positive and bad outcomes from Complete Systematic Land Registration.

## 3. METHODS

### 3.1 *Type of Research*

Normative legal research is the sort of research that was employed in this study; it employs secondary data and focuses on positive legal norms, such as laws and regulations. The primary focus of this study is the impact of adopting Complete Systematic Land Registration on legal certainty in the registration of land ownership rights in Indonesia.

### 3.2 *Research Materials*

Secondary data, which is defined as data made up of primary and secondary legal documents, is what is needed for this normative research.

#### 3.2.1 *Primary Legal Materials*

Primary legal materials are laws and regulations arranged in sequential form in accordance with the Procedure for the Formation of Laws and Regulations as follows:

- 1) UUD 1945 Pasal 33 ayat (3)
- 2) UUPA Pasal 19
- 3) Peraturan Pemerintah Nomor 24 Tahun 1997 tentang Pendaftaran Tanah
- 4) Peraturan Pemerintah Nomor 18 Tahun 2021 tentang Hak Pengelolaan, Hak Atas Tanah, Satuan Rumah Susun, dan Pendaftaran Tanah

- 5) Peraturan Menteri Agraria dan Tata Ruang Nomor 7 Tahun 2019 tentang Perubahan Kedua Atas Peraturan Menteri Negara Agraria/ Kepala Badan Pertanahan Nasional Nomor 3 Tahun 1997 tentang Ketentuan Pelaksanaan Peraturan Pemerintah Nomor 24 Tahun 1997 tentang Pendaftaran Tanah
- 6) Peraturan Menteri Agraria dan Tata Ruang Nomor 6 Tahun 2018 tentang Pendaftaran Tanah Sistematis Lengkap
- 7) Petunjuk Teknis Nomor 1/Juknis-300.UK.01.03/XII/2023 Tahun 2024 tentang Pengumpulan Data Fisik PTSL Terintegrasi 2024.

### 3.2.2 Secondary Legal Materials

Secondary sources of legal information include the internet, books, legal journals, the Big Indonesian Dictionary (KBBI), research findings on the impact of implementing Complete Systematic Land Registration on legal certainty in the registration of property rights in Indonesia, and official documents from land-related sources, such as the Junior Land Administrator of the Regional Office of the National Land Agency of Yogyakarta Special Region Province regarding rights determination and registration.

### 3.3 Data Collection

Data was collected through literature study, and interviews.

#### 3.3.1 Literature Study

Through the examination of primary legal materials, such as laws and regulations, as well as secondary legal materials, such as legal and non-legal opinions found in books, legal journals, prior research findings, the internet, legal opinions, and official documents pertaining to the topics under investigation, data collection for this literature study is secondary.

#### 3.3.2 Interview

One kind of verbal communication used to supplement the research's content is interviewing experts directly on topics linked to the research's subject. There are written and spoken questions for the sources in the

interviews done for this study. The researcher's source is a Junior Land Planner from the Yogyakarta Special Region Province's Regional Office of the National Land Agency, working in the field of rights determination and registration.

### 3.4 Data analysis

Primary and secondary legal resources are analyzed for this study, and the results are compared with primary legal documents.

#### 3.4.1 Primary Legal Materials

The laws and regulations that address the impact of adopting Complete Systematic Land Registration on the legal certainty of property rights registration in Indonesia are considered primary legal resources. These court records can be acquired by:

- 1) Description of positive law which is an explanation of the content of laws and regulations and the structure of laws and regulations in accordance with primary legal materials;
- 2) Positive legal analysis which explains the meaning of the impact of Complete Systematic Land Registration on legal certainty in the registration of Property Rights in Indonesia;
- 3) Interpretation of positive law used in this case, namely:
  - a) Grammatical, i.e. explaining the term part of the sentence according to everyday language and legal language;
  - b) Systematic, which explains whether there is harmonization and synchronization both vertically and horizontally based on laws and regulations;
  - c) Teleology, which explains every norm or rule that has a specific purpose.
- 4) Assessing positive law, namely assessing laws and regulations regarding the value of legal certainty for property rights holders who register their property rights to land through Complete Systematic Land Registration

and for the government, especially the National Land Agency in implementing Complete Systematic Land Registration in Indonesia.

### 3.4.2 Secondary Legal Materials

Secondary sources of legal information include the Big Indonesian Dictionary (KBBI) available online, books, legal journals, and official documents pertaining to Complete Systematic Land Registration from land sector sources, including the Junior Land Administrator of the Regional Office of the National Land Agency of Yogyakarta Special Region Province in the area of Rights Determination and Registration. Additionally, research has been conducted regarding the effects of implementing Complete Systematic Land Registration on the legal certainty of Property Rights registration in Indonesia.

### 3.4.3 Comparing primary and secondary legal materials

In this case, a comparison of main and secondary legal documents is made. Next, look to see if they are separated by any space. Secondary legal documents are used to study primary legal sources.

The goal of the legal expediency theory is to understand how the law functions in relation to society. In this instance, the theory of legal expediency aims to ascertain the extent to which landowners who use Complete Systematic Land Registration to register their property rights in Indonesia would gain from enhanced legal certainty following the system's adoption.

The theory of justice is applied along with data analysis regarding the impact of the program's implementation on legal certainty in property rights registration in Indonesia to ascertain whether legal certainty is satisfied from the impact of landowners' implementation of Complete Systematic Land Registration on legal certainty in property rights registration in Indonesia. In the future, when Complete Systematic Land Registration is implemented, this information can be used as a guide.

### 3.5 Thinking process

The process of thinking that is used is known as deductive reasoning; in other words, it starts with general theories that are backed up by empirical data in the form of study findings and ends with specific guidelines regarding how comprehensive, systematic land registration affects the legal certainty of registering property rights in Indonesia.

## 4. RESULTS AND DISCUSSION

### 4.1 Land as a Community Asset

The definition of assets in general is assets which are resources controlled by the company as a result of past events where future economic benefits are expected to be obtained by the company. Company assets are derived from transactions or other events that occurred in the past. Companies usually obtain assets through expenditures in the form of purchases or own production. Fixed assets are defined as tangible assets whose intended ownership is used in the production or supply of goods or services, for supply to other parties, or for administrative purposes, and are expected to be used for more than one period.

According to Supriyati, fixed assets are classified into two, namely:

- a. tangible assets are assets that are used for a long period of time and their physical form provides the usefulness of the asset. Examples are land, buildings, vehicles, machinery, equipment, coal, and other goods.
- b. intangible assets are assets that are used not because of their physical form but because of ownership of these assets so that someone has the right to do something, for example patents, copyrights, trademarks, franchises, and royalties.

Warren states that fixed assets are long-term assets or relatively permanent assets, owned and used by the company and intended for sale as part of normal activities. Therefore, assets are very important for society, especially assets that are tangible

assets because they are used in development activities aimed at the welfare of the people, especially the activities of the National Strategic Program.

#### **4.2 Land in the National Strategic Program**

The National Strategic Program (PSN) is a program and/or project implemented by the Central Government, Regional Governments, and/or Business Entities that has a strategic nature to increase growth and equitable development in order to improve the welfare of the community and regional development. PSN is determined by the President of the Republic of Indonesia based on the National Medium-Term Development Plan (RPJMN) and the President's vision and mission which aims to increase national economic growth, accelerate equitable development throughout Indonesia, improve public welfare, strengthen national competitiveness, and create jobs.

#### **4.3 Definition of Land Registration**

Land registration is defined as follows in Law Number 5 of 1960's Article 19 Paragraph 2 on the Basic Agrarian Principles Regulations:

- a. charting the land and measuring for accounting;
- b. the transfer of and registration of land rights;
- c. giving a certificate of proof of rights, which serves as a reliable source of evidence.

According to Law Number 5 of 1960's Basic Agrarian Principles Regulations, Article 23, all land ownership rights transfers, releases, and deletions are required to be registered with the Land Office. Land ownership rights holders can receive solid proof through land registration. According to A.P. Parlindungan, the word "land registration" originates from the Dutch word "cadastre," which means "record," and specifies the location, worth, and ownership of a piece of land.

Land registration is defined as "a series of activities carried out by the Government continuously, continuously, and regularly," based on Article 1 Number 1 of Government Regulation Number 24 of 1997

concerning Land Registration. facts collection, processing, bookkeeping, and the upkeep and display of tangible facts and information are some of these tasks. Maps, listings, and papers confirming the ownership of apartment units with particular rights encumbered on them and land plots for which there are existing rights in existence are examples of legal information on land plots and apartments.

A series of actions conducted consistently, sustainably, and regularly by the government is known as land registration. These tasks involve gathering, organizing, recording, presenting, and maintaining legal and physical data on lots of land, above-ground spaces, basements, and apartment buildings in the form of lists and maps. Letters attesting to the ownership of above-ground land portions are also provided by the government. Article 1 Number 9 of Government Regulation Number 18 of 2021, which covers Land Rights, Management Rights, Flat Units, and Land Registration, serves as the foundation for these measures. Land, basements, and apartment buildings already have certain ownership rights associated with them.

In view of the UUPA, Government Regulation Number 24 of 1997 about land registration, and Government Regulation Number 18 of 2021 concerning management rights, land rights, flats, and land registration, the term of land registration has been broadened. This happens as a result of land control that is legally definite and protected by land registration being adjusted to community needs and changes.

#### **4.4 The Goal of Land Registration**

According to UUPA Article 19 Paragraph 1, the declared purpose of land registration is to achieve legal certainty. Legal certainty in the land sector includes clarity on individuals, objects, and property rights. Government Regulation Number 24 of 1997 on land registration, Article 3, describes the purposes of land registration.:

- a. to give owners of registered rights, such as those to a piece of land, apartments, and other properties, legal clarity and protection so they

- may readily establish their ownership of the relevant rights;
- b. to provide information to pertinent parties—including the government—so they may swiftly get the knowledge needed to take legal action over registered land parcels and apartment complexes;
  - c. for the execution of a well-organized land management system.

Land registration operations, such as initial land registration and data maintenance, are governed by Government Regulation Number 24 of 1997 Governing Land Registration, specifically Article 11. For the first time, there were two approaches taken to land registration: methodical and irregular. Landowners have a choice between the two Land Registration procedures. Landowners can provide legal certainty over their land by obtaining land ownership certificates through regular or occasional land registration. The government, more especially the Ministry of Agrarian Affairs and Spatial Planning/Head of the National Land Agency, initiated the first joint land registration activity known as "Systematic Land Registration," which covers all land registration objects that have not been registered in the local regional land office.

The process of registering land for the first time on the initiative of the land rights holder, either singly or collectively, is known as sporadic land registration. These two Land Registration systems work together to give land rights holders legal certainty through the issuing of land certificates. After land registration is first put into effect, the holder of land rights, who is required to register, is given a land certificate as official documentation required by law. Land certificates are governed by Government Regulation Number 24 of 1997 Governing Land Registration. The interpretation of land certificates is governed by Article 32, specifically:

"A certificate is a certificate of proof of rights which acts as a strong means of proof regarding the physical data and juridical data contained therein, as long as the physical data and juridical data are in accordance with the

data contained in the measurement letter and land rights book in question."

Both legal and physical information about the property allotment is included in the land certificate. Information on the location, borders, and area of land, as well as apartment units that will be recorded, is referred to as land physical data. Information on the ownership status of land plots and apartment buildings, as well as the name of the land rights holder who needs to be recorded, is referred to as land legal data. Because it includes both legal and physical information on the land plot, a land certificate serves the community as a powerful evidence tool, giving the bank or creditor complete confidence to offer coverage in the form of debt. For government organizations, a land certificate serves as documentation that the land is owned by the person who registered it at the regional land office in the area. It also facilitates the acquisition of legal and physical information on land parcels.

The Second Amendment to the Regulation of the Minister of State for Agrarian Affairs/Head of the National Land Agency Number 3 of 1997 concerning Provisions for Implementing Government Regulation Number 24 of 1997 concerning Land Registration was based on Article 178A of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 7 of 2019:

- (1) Certificates can be printed using the Certificate Filling List as intended in Article 178 paragraph (2) or made in the form of an Electronic Document through the Electronic System.
- (2) A certificate in the form of an Electronic Document is an extraction from the Land Book database in the Electronic System.
- (3) The certificate in the form of an Electronic Document as intended in paragraph (2) is ratified with an Electronic Signature in accordance with the provisions of statutory regulations.
- (4) Certificates in the form of Electronic Documents as intended in paragraph (2)

can be printed as copies of Electronic Documents to be submitted to the Rights Holder.

- (5) The form, contents and procedures for filling out the Certificate in the form of an Electronic Document are determined by the Minister.

#### **4.5 Definition and Function of Land Title Certificates**

Legal definitions state that a certificate is a document based on Article 19 Paragraph 2 Letter C of the UUPA that acts as a trustworthy source of proof of rights. The certificates are meant to make it simpler for land rights holders to demonstrate their ownership. The Government Regulation Number 24 of 1997 concerning Land Registration further regulates the certificate of proof of rights. Article 1 Point 20 of that regulation states that the certificate is a proof of rights as intended in Article 19 Paragraph (2) Letter c UUPA for ownership rights to land, apartment units, and mortgage rights, all of which have been registered in the relevant land book. The definition of "certificate" in Article 1 point 20 of Government Regulation Number 24 of 1997 is broader than in Article 19 paragraph (2) letter c UUPA because it includes ownership rights to apartment units, the right to manage waqf land, and the associated mortgage rights—all of which are recorded in the relevant land book.

According to Government Regulation Number 24 of 1997, Article 32 paragraph (1) states that a certificate is a proof of rights that is valid as a strong means of proof for the legal and physical information it contains, provided that the legal and physical information is consistent with the information already in the measurement letter and land book in question. A land certificate is powerful evidence of ownership since it contains information in the form of both juridical data, which describes the legal subject matter of land rights, and physical data, which describes the location, boundaries, and area of the land already owned. legal force and, unless the opposing party can demonstrate otherwise, must be

deemed accurate by the trial court. This is consistent with the Indonesian Land Registration System, which follows a negative system with a trend toward positive land registration. A certificate is an exact replica of the measuring certificate and land book that has been put together with a cover sheet whose format is set by government regulation.

According to Government Regulation Number 24 of 1997 concerning Land Registration, a land certificate is a document issued by the Land Office that certifies a person's or legal entity's land rights. It also serves as a powerful source of evidence for the legal and physical information it contains:

##### **a. as strong evidence**

The main purpose of the certificate is to serve as proof of land rights and mortgage. Article 32 paragraph (2) of Government Regulation Number 24 of 1997 describes the admissibility of a land rights certificate as follows: Other parties believing they have rights over land cannot demand that those rights be implemented if, within five (five) years of the certificate's issuance, they do not file a lawsuit challenging land control or the certificate's issuance with the relevant land office head or submit a written objection to the certificate holder. This is the case if a plot of land has been legally issued in the name of the person or legal entity that actually controls the land and acquired it in good faith. The government will offer legal protection to the certificate owner if the certificate was obtained in good faith, was actually controlled, and did not file a lawsuit regarding land control or the issuance of the certificate or submit written objections to the certificate holder and the Head of the Land Office concerned. This is why legally obtained certificates obtained within five (five) years of the certificate's issuance are regarded as strong evidence.

Alternatively, if a party feels they have been unfairly disadvantaged, they may object to the granting of the certificate within five years after its issuance. The received certificate is not a perfect piece of evidence since there is still room for the legal and

factual facts it includes to be disputed in court. The government is seeking to provide legal certainty with respect to the data that is being posted, as this is the Land Registry's primary objective.

The evidential strength of a certificate of land rights is virtually assured by law since it details the exact nature of the rights, the physical attributes of the property, any burdens on the land, and any pertinent legal events. Although a land rights certificate is one type of land rights paperwork, it is not the only one.

**b. a form of legal certainty**

According to Sudikno Mertokusumo, three factors—legal clarity, expediency, and justice—must be taken into account while executing the law. A nation's ability to execute relevant laws or regulations is based on its level of legal clarity. According to Sudikno Mertokusumo, legal certainty ensures that those seeking justice are shielded from capricious behavior and can, in some situations, fulfill their dreams. Because a community with legal certainty would be more orderly, the public expects legal certainty. Legal certainty is defined by the Big Indonesian Dictionary as the ability of a nation's legal framework to ensure each citizen's rights and duties. Since a legal instrument is a norm that all people must abide by, the state must give it serious thought to ensure that it can preserve citizens' rights and duties while also guaranteeing their continued existence. The development of statutory regulations is one way that legal certainty is exhibited. The aforementioned rules are subject to certain criteria, including the need to be adapted to current social realities, avoid contradiction with other laws and regulations, and provide a sense of protection for those who apply them.

**c. determination of tax payments**

Another function of the certificate is for the purpose of collecting land tax, which is one of the income sources for the state treasury. The basis for determining the tax object is the status of the land as freehold land and the taxpayer is the owner of the freehold.

**d. make it easier to transfer ownership rights to land**

Facilitating the transfer of rights as a result of legal acts or occurrences is another use of a land certificate. The information in the land certificate may be used to maintain land registration records, making it easier to register transfers of ownership rights to land resulting from both legal occurrences and legal proceedings.

**e. Streamlining development activities**

Apart from the functions above, certificates also function to facilitate development activities. This can be accomplished if all land ownership holders have registered their land rights so that there is orderly land administration.

*4.6 Definition and stages in Complete Systematic Land Registration Based on 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 concerning Complete Systematic Land Registration.*

Complete Systematic Land Registration (Pendaftaran Tanah Sistematis Lengkap or PTSL) in Indonesia is a government initiative aimed at providing legal certainty over land ownership by systematically registering land throughout the country. The goal of PTSL is to accelerate land registration, reduce land disputes, and increase legal certainty over land ownership. The program is governed by **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**.

**Definition:**

**Complete Systematic Land Registration (PTSL)** is defined as a land registration activity carried out simultaneously for all land objects that have not been registered within the territory of a village or another equivalent area. The process involves collecting, processing, and certifying land data comprehensively.

**Stages in PTSL:**

The PTSL process involves several key stages:



1. **Preparation:**

This stage includes the identification and inventory of land objects and subjects to be registered. It involves planning, socialization, and preparation of administrative and technical requirements.
2. **Data Collection and Processing:**
  - Land data collection includes physical and juridical data. Physical data collection involves surveying and mapping the land, while juridical data involves examining ownership documents and other legal aspects.
  - The collected data is then processed and verified to ensure accuracy.
3. **Adjudication:**
  - Adjudication is the process of verifying land rights. It includes public hearings where landowners can present their claims and resolve disputes.
  - This stage also includes the determination of land boundaries and rights through adjudication committees.
4. **Issuance of Certificates:**

Once the adjudication process is complete, land certificates are issued to the rightful owners. These certificates serve as legal proof of ownership.
5. **Data Maintenance and Updating:**

After the issuance of certificates, the land data is maintained and updated in the land administration system to reflect any changes in ownership or land use.
6. **Monitoring and Evaluation:**

This stage involves the continuous monitoring and evaluation of the PTSL process to ensure its effectiveness and address any emerging issues.

#### ***4.7 Objective of Complete Systematic Land Registration***

The Complete Systematic Land Registration aims to provide community land rights with legal clarity and protection via the use of simple principles. It is based on the Complete Systematic Land Registration Regulation, Head of the National Land Agency Number 6 of 2018/Minister of Agrarian Affairs and Spatial Planning, Article 2 Paragraph (2). It is quick, easy, safe, fair, equitable, transparent, and accountable in order to improve the welfare and prosperity of society and the nation's economy as well as minimize and prevent land disputes and conflicts.

An initiative of the Indonesian government called Complete Systematic property Registration seeks to give the community full, just, and equitable legal clarity on property ownership. The goal of this operation, which is being carried out all throughout Indonesia, is to register every unregistered land parcel within a specific amount of time. In order to implement the Complete Systematic Land Registration program, the government, particularly the Minister of Agrarian Affairs and National Lands, has devised a plan. This plan includes educating the public about the significance of land registration, increasing funding and human resources for the program, utilizing information and communication technology (ICT) to facilitate the program, and working with various stakeholders, including local governments, related agencies, and community organizations. A key initiative to help national growth and give the community legal clarity regarding property rights is Complete Systematic property Registration. The government must work tirelessly and in tandem with other stakeholders to meet the PTSL goals.

#### ***4.8 Impact of Complete Systematic Land Registration***

The Indonesian government's Complete Systematic Land Registration program intends to register every piece of land in the country and give the public legal certainty regarding land rights by using land

certificates—which serve as a powerful legal document proving ownership of land under the control of landowners—as evidence of such ownership. In actuality, both good and negative effects of Complete Systematic Land Registration are felt by the program administrators.

#### 4.8.1 Positive Impact

In order to register one or more Land Registration objects, Complete Systematic Land Registration entails obtaining physical and legal information about the object(s). In a single village, sub-district area, or other name equivalent to these words, it is the first Land Registration activity to be undertaken concurrently for all Land Registration objects across the territory of the Republic of Indonesia. The following table displays the land plot realization outcomes from 2017 to 2023:

Table 1. Year and realization of Land Registration

No.	Year	Realizes
1.	2017	4.779.451
2.	2018	7.718.615
3.	2019	6.322.308
4.	2020	3.200.916
5.	2021	7.166.691
6.	2022	3.826.224
7.	2023	4.100.094

Source: Primary Data, 2024

The benefit is that land is routinely mapped and recorded, making land borders evident. The Ownership Rights holder will have legal certainty once it has been validated. The database of the National Land Agency is robust enough to sustain Indonesia's electronic certification scheme.

#### 4.8.2 Negative Impact

Plots of land require remeasurement because the unfavorable consequences of putting Complete Systematic Land Registration into practice show that the purpose of measuring land is out of proportion to the amount of human resources that are available. Because of this, the measurements made by third parties do not agree with the ones set by the National Land

Agency. A lot of property owners have also chosen not to proceed with the property registration process until a certificate (Stage K3) has been given because of the extremely high costs involved in acquiring building and land rights.

## 5. CONCLUSION

The government's National Land Agency has observed both positive and negative outcomes from the use of Complete Systematic Land Registration. Nonetheless, the scheme has proven advantageous to landowners who take part in it. This is shown by the outcomes of Complete Systematic Land Registration activities, which show both positive and bad consequences. One advantage is that land borders are clearly marked by regular mapping and recording. If approved, the holders of land ownership rights will benefit legally, and Indonesia's computerized certification program will be supported by the strengthening of the National Land Agency Database. Using Complete Systematic Land Registration has the drawback of demonstrating that the goal of land measurement is not in line with the need for remeasured land plots because, frequently, the results of measurements made by third parties do not match the dimensions established by the National Land Agency due to a staffing shortage. Furthermore, many property owners choose to postpone the property registration process until the certificate is received (Stage K-3) due to the relatively high expenses associated with acquiring land and construction rights for participants in the Complete Systematic Land Registration.

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**Peraturan Perundang-Undangan**

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- Undang- Undang Nomor 5 Tahun 1960 tentang Peraturan Dasar Pokok-pokokAgraria Peraturan Pemerintah Nomor 24 Tahun 1997 tentang Pendaftaran Tanah
- Peraturan Pemerintah Nomor 18 Tahun 2021 tentang Hak Pengelolaan, Hak Atas Tanah, Satuan Rumah Susun, dan Pendaftaran Tanah
- Peraturan Menteri Agraria dan Tata Ruang Nomor 7 Tahun 2019 tentang Perubahan Kedua Atas Peraturan Menteri Negara Agraria/ Kepala Badan Pertanahan Nasional Nomor 3 Tahun 1997 tentang Ketentuan Pelaksanaan Peraturan Pemerintah Nomor 24 Tahun 1997 tentang Pendaftaran Tanah
- Peraturan Menteri Agraria dan Tata Ruang Nomor 6 Tahun 2018 tentang Pendaftaran Tanah Sistematis Lengkap
- Petunjuk Teknis Nomor 1/Juknis-300.UK.01.03/XII/2023 Tahun 2024 tentang Pengumpulan Data Fisik PTSL Terintegrasi 2024.

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