



## Complete System Law Registration Laws (PTSL) as an Effectiveness and Private Protection Private Law Private Vocational School of Prasung Sidoarjo Village

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### Abstract

Legal certainty in land ownership is proof of physical and non-physical ownership of land rights. The ownership of the certificate does not merely fulfill administrative requirements, and only formal evidence. The certificate as a proof of rights that acts as a strong proof of physical data and juridical data contained in it, as long as the physical data and juridical data are in accordance with the data in the relevant land certificate and land book. In general, the amount of land owned by the people of Prasung Village, Buduran District, Sidoarjo Regency, both for agriculture and for settlements is still not certified. Legal counseling on land registration is very important because the natural potential and the development of such a large industry will be even more optimal if the community land is certified. This legal education is very necessary to be made so that people become aware of the importance of ownership of land certificates especially the use of land in the village of Prasung is partly used for tourist areas, plantation land, agriculture, settlements and public facilities. The response of the people of Prasung Village, Buduran Subdistrict was very positive and enthusiastic. The community hopes that things which become obstacles in registering land can be overcome.

**Keywords:** legal certainty; land registration; certificate.

### I. Introduction

Community service is one of the Tri Dharma Higher Education that must be carried out by a Lecturer who is obliged to involve the community. This activity can take the form of legal counseling, legal socialization and legal assistance. This is a reciprocal effort to apply the knowledge possessed by lecturers as academics to be applied in people's lives.

The Faculty of Law of UPN Veterans in East Java requires each lecturer to conduct a Higher Education Tri Dharma namely Education, Research and Community Service. Implementation Community service will be carried out in Prasung Village Community, Buduran District, Sidoarjo Regency. The area of Prasung Village is now paddy fields and has begun to function as a residential area.

Land is an important thing in humans because most of human life depends on the land. Land has a value as a property that has a permanent nature, because it provides a stability to be reserved for life in the future. Where the value increases every year according to the

needs of the community. The more demand for settlements, the higher the value of paddy land to be sold for settlement construction.

The word agrarian has a very different meaning between one language and another language. The term agrarian comes from the words akker (Dutch), agros (Greek) means agricultural land, agger (Latin) means land or a plot of land, agrarian (English) means land for agriculture.<sup>1</sup>

At present the Basic Agrarian Law Number 5 of 1960, which is abbreviated as UUPA, is a statutory regulation that regulates land issues in Indonesia. The LoGA has the intent and purpose of laying the groundwork to provide legal certainty regarding land rights throughout Indonesia.

Land registration is a prerequisite in order to organize and regulate the designation, control, ownership and use of land, including to overcome various land problems. Land registration is intended to provide certainty of rights and legal protection for holders of land rights with proof of land certificates, as instruments for structuring land tenure and ownership as well as controlling instruments in the use and utilization of land. By registering land to the Land Office, landowners can get proof of form in the form of land certificate which is valid as strong evidence.<sup>2</sup>

The certificate has important meaning and function for the owner. One of its functions is that the main and foremost function of a certificate is as a strong evidence, as stated in Article 19 paragraph (2) letter c of the LoGA. Therefore, anyone whose name is listed on the certificate can easily prove himself as the holder of land rights. The holder of land rights can then prove the conditions of the land, for example, the extent, boundaries, or everything related to the parcel of land. If in the future there are lawsuits in court regarding ownership rights or control of land, then all the information contained in the certificate of land rights has a strong evidentiary power and therefore the judge must accept as true statements, as long as there is no other evidence deny it or prove otherwise. Land title certificates will provide security and security for the owner because everything is easily known and can be legally accounted for.

Not many people in Prasung Village understand the importance of land registration in

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<sup>1</sup>Urip Santoso, *Agrarian Law and Land Rights, Kencana*, Jakarta, 2009, p. 1

<sup>2</sup>Adrian Sutedi, *Certificate of Land Rights*, Sinar Grafika, Second Printing, Jakarta, 2012, p.59.

ensuring legal certainty and protection of their assets. Most of the people of Prasung Village have not registered their land, houses and buildings. So the proof of ownership of land rights is still not in the form of a certificate. As for the factors that have caused the community of Prasung Village not to certify their land, one of them is lack of understanding about the land registration procedure.

From the description above, it can be seen that the registration of land on a piece of land which gives rise to the issuance of certificates of rights (certificates) for holders of land rights, in addition to providing certainty and legal protection also has many functions for their owners. But there are still many people who do not know and understand correctly about the process of land registration and future benefits. Based on the things that have been explained above, the Team of Servants feels it is necessary to conduct community service activities in the form of Legal Education with the title "Legal Education of Direct Systematic Land Registration as a Legal Assurance and Legal Protection of the Community of Prasung Sidoarjo Village" The

implementation of this abdimas aims to provide knowledge and understanding of the Systematic Direct Land Registration System and the benefits of land registration for holders of land rights to the community of Prasung Village, Buduran District, Sidoarjo Regency, East Java Province, with the material of the Systematic Direct Land Registration System Procedure, the Function and Role of the Land Drafting Officer (PPAT), benefits land registration for holders of land rights.

## II. Method

Community service activities use the Legal Education method in the form of education and awareness in the field of law. This education is intended to provide understanding to the citizens of the importance of Direct Systematic Land Registration, which will later obtain a letter as proof of ownership of the land or as proof of ownership in the form of certificates. Legal awareness will be given with material exposure to the importance of land registration as proof of legal ownership. With the presentation, it is hoped that the thinking of the Prasung villagers will open up. Questions and answers are at the core of the activity to measure and explore the understanding and awareness of the people of Prasung village on direct systematic land registration.

### III. Main Heading of the Analysis or Results

implementation of community service activities in Prasung Village, Subdistrict of Buduran, Sidoarjo Regency in the form of legal counseling is intended to open the discourse and provide an understanding of Direct Systematic Land Registration Procedures for holders of Land Rights of the Prasung Village community.

Some stages of the implementation activities include the stages of preparation, counseling stages, evaluation and report preparation.

Prasung Village is a village located in Buduran sub-district, Sidoarjo regency, East Java Province. With the northern boundary bordering Dukuhtengah Village, in the south it borders Kaloran Village and Tanjunganom Village. In the east it borders Damarsi Village, in the west it borders Banjarsari Village.

Total population:

Total Society	5337	People
males	2737	People
Females	2600	People
Total Head Family	1619	KK

Education Level:

Age 0-6 years	55	People
Last Education		People
Primary School	838	People
Junior High School	661	People
Senior High School	1172	People
D-1	7	People
D-2	7	People
D-3	62	People
S-1	417	People

S-2	11	People
S-3	-	People

Religion:

Moslem	5298	people
Christian	32	people
Catholic	-	people
Hindus	7	People
Buddha	-	People

Occupation:

Farmer	252	People
Buruhtani	-	People
Workers / private	1959	People
PegawaiNegeri	78	People
Who tidakbekerja	1333	People
Trader	-	People
Breeders	-	People
Fishermen	-	People
mechanic	8	The
Doctor	2	People
Police / Armed Forces	-	People
Retired	30	People
PerangkatDesa	10	People

Brick makers	-	
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The above table serves as a benchmark for Prasung Village, the majority are Muslim, and most residents work in the private sector. With the highest level of education being the High School.

Systematic Land Registration is a direct program of the government of the Ministry of Agrarian Affairs. This Systematic Direct Land Registration is a national program and is for the Sidoarjo Regency. Implementing the Systematic Direct Land Registration Program is the Sidoarjo Regency National Land Agency (BPN). Implementation of land registration is carried out by the Government. In this case, the implementing agency is the Office of the National Land Agency for the Land Registration Section, which is found in each District or City Region.<sup>3</sup> BPN is assisted by the Village Head and Village staff. There are 60,000 plots of land that can be registered through Systematic Direct Land Registration for 48 villages in 13 sub-districts, and Prasung Village is included in this Program. in Sidoarjo regency becomes important. He continued, the PTSL program is one of the objectives is to provide legal certainty and legal protection of land rights for certain ownership of individuals and assets of the Regional Government, obstacles currently many people still do not have land certificates.

Legal counseling takes place on Friday 8 February 2020 at 10:00 am at the Prasung Village Hall. It was attended by Prasung village officials and several Prasung Village communities. At the presentation of Legal counseling material it was stated that the Direct Systematic Land Registration Program is a Government Program that is free of charge for the Process except the measurement PNBP costs and taxes arising from the transition process. So that it is free from illegal levies. Furthermore, an understanding of direct systematic land registration procedures. The initial process begins by taking the blanks that have been provided at the Prasung Village office, from the blanks these must be filled in and attached with the conditions stated in the blanks. Then collected again at the Prasung village office. The collection time is according to a predetermined schedule. Sidoarjo BPN officers will take it at the Prasung Village office. File verification and validation by Sidoarjo BPN Officers. Making Deed by the Designated Land Deed Making Official, in accordance with the transfer process, for example obtained from an

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<sup>3</sup> Aartje Tehupeiory, *The Importance of Land Registration in Indonesia*, Gaining Asa Success, Jakarta, 2012, p. 14.

heir, the inheritance deed is made, the sale and purchase of the sale deed, and so forth. Furthermore, the Sidoarjo BPN measurement officer will take measurements on the land parcels that have been submitted, according to the schedule that has been made, bearing in mind that the tools from the Sidoarjo BPN are not too many, the people of Prasung Village are expected to be patient. After measuring, a map of the field will be made. After the map of the field the process of recording on the land book, and certificate printing. The series of processes above takes approximately 10-12 months, which can be exceeded due to the minimal HR conditions at the Sidoarjo BPN. With the issuance of the certificate it becomes evidence of legal ownership of land rights.

The implementation of community service regarding Legal Education the importance of Direct Systematic Land registration for ownership of land certificates as proof of land rights held in Prasung Village, Buduran District, Sidoarjo Regency is proceeding smoothly. The results of the evaluation of the community service activities are as follows:

1. The people of Prasung Village are enthusiastic about the presentation of the material provided by the presenters.
2. There was mutual interaction in the form of question and answer between participants and the material presenters.
3. Opened discourse and understanding, and awareness of the participants about the importance of ownership of the certificate as a title for ownership of land rights, giving rise to an awareness of making land registration efforts.

#### IV. Conclusion

Community Service Activities Lecturers at the Law Faculty of the National Development University of Veterans in East Java were carried out in the form of legal counseling. Legal counseling material regarding Systematic Direct Land Registration. By registering land through government programs direct systematic land registration that is not subject to processing costs is only PNBP and taxes related to the transfer process. The result of direct systematic land registration is the issuance of a certificate of ownership. This certificate is proof of legal and absolute ownership of land ownership. Prasung Village Community responded positively and enthusiastically, with active discussion with questions raised by participants. Understanding the importance of land ownership with

proof of ownership of the certificate makes the community of Prasung Village that this is an effort to ensure legal certainty and protection of land rights owned.

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Prasung Village Profile



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