

JURIDICAL ANALYSIS OF THE SETTING OF PTSL FEES IN THE CONTEXT OF LEGAL CERTAINTY OF LAND RIGHTS

Aditya Michael Dinan

Faculty of Law

Brawijaya University Malang

65145, 10-11 Jl. Veteran Str., Malang,
Indonesia

e-mail: adityadinan183@gmail.com

<https://orcid.org/0009-0001-2905-2707>

Herlindah

Faculty of Law

Brawijaya University

65145, 10-11 Jl. Veteran Str., Malang,
Indonesia

e-mail: herlindah@ub.ac.id

<https://orcid.org/0000-0001-9342-9647>

Arini Jauharoh

Faculty of Law

Brawijaya University

65145, 10-11 Jl. Veteran Str., Malang,
Indonesia

e-mail: jauharoharini@gmail.com

<https://orcid.org/0009-0000-7643-0769>

Abstract

The Complete Systematic Land Registration (PTSL) program is a national strategic effort to provide legal certainty over community land ownership through a transparent mechanism and affordable costs. This research aims to analyze the implementation of PTSL at the central and village levels, particularly in Medaeng and Parangargo Villages. A socio-legal approach is used to understand the relationship between central regulations and village regulations related to PTSL fees. The results showed that Medaeng Village successfully implemented the program in accordance with the provisions of the SKB Tiga Menteri without additional fees, creating community trust. In contrast, Parangargo village faced challenges such as a lack of transparency on additional fees and a lack of socialization. Digitalization through electronic land certificates has great potential to improve efficiency, transparency and document security in the implementation of the Complete Systematic Land Registration (PTSL) Program. This technology offers convenience in data verification, reduces the risk of document forgery, and speeds up the administrative process, thereby increasing public satisfaction with land services. However, the implementation of digitalization still faces challenges, especially at the

village level, such as the low digital literacy of the community, lack of technological infrastructure, and lack of socialization on the benefits and procedures of electronic certificates. Therefore, the successful implementation of PTSL requires not only technological strengthening, but also a participatory approach that actively involves the community, integrated supervision between the central and village governments, and harmonization of regulations to create an inclusive, fair, and sustainable system. Strategic steps such as developing digital infrastructure, increasing community literacy, and clear regulatory support can ensure PTSL has a significant impact in realizing social justice and legal certainty for all levels of society.

Key words: PTSL; SKB Tiga Menteri; electronic certificate; village regulation.

1. Introduction

Land ownership in Indonesia must be registered with the National Land Agency (BPN) to provide legal certainty and protection to the owner. Article 9 paragraph (1) and Article 19 paragraph (2) of the Basic Agrarian Law Number 5 of 1960 emphasize the importance of land registration to provide strong legal guarantees, as regulated in Government Regulation Number 24 of 1997 in conjunction with Government Regulation Number 18 of 2021. Land certificates serve as valid evidence as long as they are not contradicted by other evidence.

The modernization of land registration policy began with the issuance of Government Regulation No. 24 of 1997, which replaced Government Regulation No. 10 of 1961. This innovation was strengthened by the Complete Systematic Land Registration (PTSL) Program stipulated in Minister of ATR/BPN Regulation No. 6/2018, with the aim of simplifying land registration procedures and accelerating certificate issuance. This policy is supported by Presidential Instruction Number 2 of 2018 which sets a target of registering all land parcels in Indonesia by 2025.

The PTSL program continues to evolve, including the simplification of documents, elimination of inefficient steps, and integration of a digital platform for online registration. The latest policy sets a maximum time limit of 90 working days for completion of land registration. This is accompanied by subsidized measurement fees and the establishment of an adjudication team to resolve land disputes that arise during program implementation.

However, the land registration system in Indonesia, which adopts a negative publication system with a positive tendency, has not fully guaranteed legal certainty for land rights holders (Sutedi, 2011, p. 27). This is due to weaknesses in the land administration system that can lead to disputes in the future. Therefore, improvements are needed in the land registration system to ensure the achievement of legal certainty and protection of land rights for the community (Azisah, 2024, p. 73).

The Complete Systematic Land Registration (PTSL) program is the first land registration activity carried out simultaneously and systematically for all land registration objects in one village or *kelurahan* administrative area. This process involves the collection of physical and juridical data as the basis for land registration to ensure legal certainty and protection of community rights to the land owned (Ardani, 2019, p. 271).

PTSL aims to complete the data collection and certification of previously uncertified land, so that the community can utilize the certificate as collateral for economic needs. Unlike the sporadic PRONA program, PTSL uses a systematic approach involving initial verification to identify possible ownership conflicts. Land information including location, boundaries, and area is compiled in a registration map to provide comprehensive legal certainty to the owner (Kamurahan et al., 2018, p. 394).

As part of the National Strategic Project, PTSL is supported by Presidential Instruction (Inpres) No. 2/2018. This directs relevant ministries and agencies, including

local governments, to accelerate the implementation of PTSL with the target of completing the registration of 129 million parcels of land across Indonesia by 2025. This policy support includes the establishment of regulations at the regional level, such as Malang District Regent Regulation No. 18/2018 which sets the registration fee at Rp150,000 for Java and Bali areas.

To achieve the success of this program, the government is mobilizing cross-sector coordination, including village officials and community organizations, to ensure the smooth implementation of PTSL in accordance with their respective functions and authorities (Indonesia, Pemerintahan Pusat, 2018).

In the implementation of the acceleration of the Complete Systematic Land Registration (PTSL) program, the government established a policy of uniformity of fees through the Joint Decree (SKB) of 3 Ministers Number: 25/SKB/V/2017, 590-3167A Year 2017, and 34 Year 2017. This policy regulates the types of activities, types of fees, and the amount of fees covering three main elements: document preparation, procurement of stamps and seals, and the operations of village officials. The standard fees set out in the SKB, such as the Rp150,000 fee for Java and Bali, are designed to make it easier for people to obtain land certificates (Keputusan Bersama Menteri Agraria Dan Tata Ruang/Kepala Badan Pertanahan Nasional, Menteri Dalam Negeri, Menteri Desa, Pembangunan Daerah Tertinggal Dan Transmigrasi NOMOR: 25/SKB/V/2017, NOMOR: 590-3167A Tahun 2017, NOMOR: 34 Tahun 2017, 2017).

Innovations in the PTSL program also include the introduction of electronic land certificates (Sertifikat-el), which are stored in the BPN's electronic database to reduce the risk of document loss due to disaster, theft or physical damage. These e-Certificates are based on Law No. 11/2008 on Electronic Information and Transactions, which has been updated. This digitization minimizes government operational costs and provides easier access for the public.

However, the implementation of the PTSL program in the field shows a discrepancy with the central policy (Aminudin, 2020). Reported by Malang Corruption Watch (MCW), there was a practice of illegal levies in Sukun Subdistrict, Malang City, with an additional fee of Rp350,000 beyond the SKB 3 Minister standard. This created confusion in the community regarding the official PTSL fee (Wicaksana, 2023).

This practice indicates problems in regulatory harmonization between the central and regional levels. As a resolution step, stricter supervision of policy implementation and cost transparency in the PTSL program is needed so that the main objective of legal certainty can be achieved.

The implementation of the Complete Systematic Land Registration (PTSL) must follow the rules stipulated by the Ministerial Decree No. 25/SKB/V/2017, 590-3167A/2017, and 34/2017. The SKB regulates the cost components that include document production, procurement of boundary stakes and stamps, as well as financing operational activities such as transporting and installing stakes, duplicating documents, and transporting village officials to the land office. The fee set in the SKB is Rp150,000 for Java and Bali (Keputusan Bersama Menteri Agraria Dan Tata Ruang/Kepala Badan Pertanahan Nasional, Menteri Dalam Negeri, Menteri Desa, Pembangunan Daerah Tertinggal Dan Transmigrasi NOMOR: 25/SKB/V/2017, NOMOR: 590-3167A Tahun 2017, NOMOR: 34 Tahun 2017, 2017).

However, in practice, there was repetition of cost components at the village level. For example, in Parangargo Village, Malang District, the community was charged an additional fee of Rp350,000, which is not regulated in the SKB 3 Ministerial Decree. This brought the total cost to Rp500,000. This additional cost covers socialization, consumption for filing, and honorarium for village officials, which should have been socialized to avoid misunderstanding among the community (Suara Data Network, 2020).

This condition shows that there is a misalignment between the central regulation (das sollen) and the practice in the field (das sein). Legal issues that arise include: (1)

regulatory discrepancies between the SKB 3 Ministers and village regulations; and (2) repetition of cost components that creates inconsistencies in the PTSL fee policy. This creates public confusion regarding the legal certainty of PTSL fees and threatens the main objective of PTSL as a national strategic program aimed at providing legal certainty and protection of land rights.

As part of the government's efforts to realize legal certainty over land ownership, the Complete Systematic Land Registration (PTSL) Program is designed as a national strategic step that integrates the modernization of land registration with a systematic approach and digitalization. Although this policy has been accompanied by clear regulations through the SKB 3 Minister and the support of presidential instructions, its implementation in the field still encounters obstacles, especially related to the incompatibility of costs that burden the community. The misalignment between central regulations and practices at the regional level shows the need to strengthen supervision, transparency, and policy harmonization. With the right corrective measures, PTSL can more effectively achieve its goal of providing equal legal protection and justice for all Indonesians.

2. Materials and Methods

This research uses the socio-legal research method, which focuses on community responses to village regulations related to the additional cost of the Complete Systematic Land Registration (PTSL). This research examines the interaction between policymakers, both at the central and village levels, in determining the additional components of PTSL fees through village regulations. Law must be studied as a social phenomenon that lives in society, with a non-doctrinal and empirical approach. In this context, the primary and secondary data obtained will be analyzed qualitatively and presented descriptively to provide a detailed picture of the problems and solutions (Jayantiari et al., 2024, p. 64).

The approach used is a sociological approach or socio-legal research, which aims to examine people's behavior and perceptions of the law. This research also uses descriptive qualitative methods to produce data in the form of narratives from informants, written documents, and observed behavior. According to Moleong, a qualitative approach produces data in the form of written or spoken words without using variables or hypotheses. This approach aims to understand village regulations on PTSL surcharges and their impact on local communities (Lexy J. Moleong, 2017, p. 112).

Socio-legal approach with legal research methodology that combines normative and sociological analysis. Primary data analysis was conducted through direct observation in the field, while secondary data was collected from relevant literature (Anshari Siregar, 2007, p. 89), including archival documents of the Malang City Land Office. Conceptual and statutory approaches were used to ensure the research had a strong foundation in understanding the applicable concepts and regulations. The regulations that are the focus of the research include Permen ATR/KBPN No. 6/2018, Permen ATR/KBPN No. 1/2017, PP No. 24/1997, and SKB 3 Minister.

The sociology of law approach was used to analyze the interaction between legal norms and the community (Yulviani, 2024, p. 51), particularly the community's reaction to the village regulation setting additional PTSL fees. This research was conducted to answer questions related to the implementation of PTSL fees, examine the consistency of village regulations with central regulations, and understand the impact on the community. The research location was chosen because there is a village regulation in Parangargo that regulates additional PTSL fees, making it relevant to be analyzed in the context of legal certainty and justice.

This research uses a socio-legal approach to analyze the urgency of establishing village regulations related to the implementation costs of the Complete Systematic

Land Registration (PTSL). This approach emphasizes the importance of examining the relationship between regulations made by village heads and village officials and the Joint Decree (SKB) 3 Ministers as the legal basis governing PTSL fees. The focus of this research is to assess the legal certainty of the position of village regulations and the Joint Ministerial Decree, and its implications for the fairness and efficiency of PTSL implementation in the community.

The lack of clarity in regulations related to PTSL fees, particularly the discrepancy between the SKB 3 Ministerial Decree that sets a fee of Rp150,000 for Java and Bali and village regulations that impose higher fees, is a major issue. This has resulted in confusion in the community regarding the transparency and legal certainty of PTSL fees. Therefore, this research uses three main theories to analyze the problem: Justice Theory, Legal Certainty Theory, and Talcott Parsons' AGIL Structural Functional Theory (Top-Down Approach).

Justice theory is used to evaluate the extent to which the determination of PTSL fees is in accordance with the principles of distributive and procedural justice, so as not to burden the community disproportionately. According to John Rawls, justice in public policy must ensure fair distribution for all parties, including village communities (Sunaryo, 2022, p. 012) in the PTSL program. In the context of PTSL, the application of the principle of justice must reflect the balance between the financial burden borne by the community and the benefits obtained from land certificates. Discrepancies between central policy and implementation at the village level can lead to injustice, especially if the additional costs imposed by village regulations are not accompanied by transparency. According to Tamanaha, a just law should create certainty and not impose excessive burdens on society, especially in strategic public policies. Therefore, an evaluation of the implementation of PTSL fees should consider the dimensions of distributional justice and legal accessibility for all levels of society (Tamanaha, 2004, p. 8).

Legal certainty theory underscores the importance of legal consistency and clarity in regulating PTSL fees. Legal certainty is a fundamental element that gives people a sense of security and confidence that their rights are protected by unambiguous regulations (Friedman & Hayden, 2017, p. 11). In the context of PTSL, legal certainty plays a role in ensuring policy uniformity, both at the central and regional levels, so that communities understand their obligations without confusion. Misalignment between the SKB 3 Ministers and village regulations related to PTSL fees can raise doubts about the legitimacy of the policy. According to Fuller, good law should have elements of predictability and transparency to prevent conflicts of interpretation at the implementation level. Therefore, in the PTSL policy, it is important to enforce coherent regulations and eliminate legal loopholes that can be exploited for unfair practices (Fuller, 1969, p. 72).

Structural functional theory proposed by modern sociologist Talcott Parsons, namely functional structural theory, which is included in the social fact paradigm (Ritzer, 1975, p. 156). This theory is relevant for analyzing the relationship between central regulations (SKB 3 Menteri) and implementation at the village level. This approach examines how social systems, such as village governments, can function effectively in implementing central policies, by considering adaptation, goal achievement, integration, and pattern maintenance (Parsons, 1991, p. 21). In the context of PTSL, the adaptation function is seen in the village government's ability to adapt central regulations to local conditions. Goal achievement is realized through the effectiveness of PTSL policy implementation, while integration emphasizes the importance of cooperation between various parties in supporting this program. Pattern maintenance refers to the social stability that must be maintained during policy implementation. According to Alexander, this approach is important for understanding the interaction between formal policies and local practices,

especially in analyzing the success of public policies in multi-level governance systems.

3. Result

3.1. *Implementation of the fee setting arrangement for Complete Systematic Land Registration*

The National Land Agency (BPN) began its institutional journey as an Agrarian Office that functioned to manage agrarian affairs in Indonesia. However, along with the development of increasingly complex land-related issues, the role of this institution was expanded to become the National Land Agency in 1998 through Presidential Decree Number 26 of 1998. This change reflects a shift in focus from local agrarian issues to cross-sectoral issues involving land, spatial and security aspects (Indonesia, Pemerintahan Pusat, 2013).

As a non-ministerial institution reporting directly to the President, BPN holds a key mandate in land management, from national policy to implementation at regional and sectoral levels. Its institutional structure is designed to support the resolution of various land issues, including land certification and dispute management. In addition, these institutional changes create flexibility in policy-making that is more adaptive to community needs.

Currently, the Directorate General of Spatial Planning under the Ministry of Agrarian Affairs and Spatial Planning (ATR)/BPN consists of five main units. These units include the Directorate General Secretariat, Directorate of National Spatial Planning, Directorate of Regional Spatial Planning I and II, and Directorate of Spatial Utilization Synchronization. Each unit has specific functions, such as national spatial planning to regional spatial synchronization (Kementerian ATR/BPN, 2024). This structure allows BPN to address land challenges with a more holistic approach.

Based on Presidential Regulation No. 20/2015, BPN has the main task of carrying out government functions in the land sector. This task includes land registration, spatial planning, land acquisition for public interest, and land conflict resolution (Presiden Republik Indonesia, 2015). This function is implemented through the preparation of land survey, measurement, and mapping policies; regulation of land rights; and community empowerment in utilizing land optimally.

In addition, BPN is also responsible for the integrated management of land information data. By utilizing digital technology, BPN develops a land information system to improve transparency and service efficiency. This function includes supervising the implementation of tasks within the BPN, managing land data for sustainable agriculture, and developing human resources in the land sector.

The complexity of BPN's tasks also includes handling land disputes and cases. In resolving these issues, BPN adopts a regulation-based approach that includes coordination with other agencies such as the Ministry of Agrarian Affairs and Spatial Planning. According to Anshari, coordination between units within BPN plays an important role in ensuring efficiency and accountability of land policy implementation (Anshari Siregar, 2007, p. 91).

The Complete Systematic Land Registration (PTSL) program is an accelerated government initiative to facilitate the community in systematically registering land at a more affordable cost. The main objectives of this program are to improve the welfare of the community, prevent land conflicts, and provide legal certainty, as stipulated in Article 2 of the Regulation of the Minister of ATR/BPN Number 12 of 2017. PTSL objects include all land parcels, whether owned by individuals, government, business entities, or customary land (Menteri ATR/BPN, 2017b).

In its implementation, the cost of PTSL is uniformed through a Joint Decree (SKB) of

Three Ministers that covers the cost of preparing documents, procuring stakes and stamps, and the operations of village/kelurahan officers. The government also sets the amount of fees based on regional categories: Papua up to Rp450,000, Java and Bali Rp150,000. This provision aims to maintain equality and cost relief for the community (Menteri ATR/BPN, 2017a).

The central government also regulates PTSL funding sources, including from the Ministry of ATR/BPN's DIPA Fund, regional budgets, CSR, and community grants and self-help funds (Menteri ATR/BPN, 2017c). This approach ensures that communities are not overly burdened by the cost of the program, especially for areas with budget constraints.

Transparency and fairness in fee setting is also a priority. Article 33 of the Regulation of the Minister of Agrarian and Spatial Planning/BPN No. 12/2017 mandates fees that are transparent and within the means of the community. The central government also emphasizes the importance of socializing the fees to the community to increase trust and participation in the program (Haikal et al., 2024, p. 128).

However, despite clear regulations, implementation in the field often faces challenges, including a lack of public understanding and discrepancies in the fees charged by local governments. Therefore, coordination between the central and local governments is key to ensuring the success of the PTSL program.

3.2. Implementation of Complete Systematic Land Registration (PTSL) fee determination at the village level

The implementation of the PTSL program at the village level is a strategic step in supporting the national agenda, especially in providing legal certainty over land to the community. The implementation of PTSL at the village level, such as in Parangargo Village, Malang District, is a concrete step to support the national program in providing legal certainty over land ownership. The program is designed to simplify the land registration process at an affordable cost, as stipulated in the Joint Decree (SKB) of Three Ministers which sets a fee of Rp150,000 for Java and Bali. The fee covers document preparation activities, procurement of land boundary stakes, and village officer operations, aiming to make it easier for people to access this service without the burden of high costs.

However, PTSL implementation in Parangargo Village has faced challenges, particularly in terms of transparency and consistency of surcharges. It has been reported that communities have had to pay additional fees of up to Rp700,000-Rp3,000,000, far exceeding the provisions stipulated in the SKB. This situation created unrest among the community and led to negative perceptions of the program (Burhanuddin et al., 2022, p. 55). Shortcomings in socialization and a lack of transparency from village governments are the main causes of this problem.

In addition to the cost, the timing of land certificate completion is also an issue. The central government claims that PTSL can be completed in 1-2 months if the documents are complete, but in Parangargo Village, some residents reported receiving their certificates after three years. This suggests administrative constraints, such as a lack of skilled personnel or the inability of village governments to efficiently manage physical and juridical data (Gea et al., 2024, p. 16034). These constraints not only hamper program objectives, but also reduce community trust in the village government.

To support the implementation of PTSL, the village government sets the surcharge through a community consultation that results in a Village Regulation (Perdes). This Perdes provides the legal basis for the management of additional fees beyond the SKB Tiga Menteri. However, the lack of community involvement in the deliberations and the lack of transparent explanation of the details of the fees are key challenges in implementing this policy (Rosdiani et al., 2024, p. 205). Perdes should be based on broad

community participation and should be clearly informed to all parties involved.

Support from local and central government is essential to address this issue. Steps that can be taken include: (1) strengthening socialization to ensure the community understands the PTSL process and fees, (2) close supervision of Perdes implementation to ensure compliance with the SKB Tiga Menteri, (3) evaluating the transparency of additional fees, and (4) increasing the capacity of village officers in managing the PTSL program. This approach is necessary to prevent irregularities and to ensure that the program runs in accordance with its objectives, namely to provide legal certainty over land ownership to the community in a fair and transparent manner.

The implementation of the Complete Systematic Land Registration (PTSL) Program in Parangargo Village is part of a national agenda to provide legal certainty over community land ownership. The determination of fees through Village Regulations (Perdes) refers to the mechanism stipulated in Article 371 of Law No. 23/2014 on Regional Government, which allows village governments to make policies in accordance with local authority. In addition, Minister of Home Affairs Regulation No. 111/2014 on Guidelines for Drafting Village Regulations is also the legal basis for the Perdes drafting process. The fee of Rp 150,000 per parcel of land, in accordance with the SKB Tiga Menteri, covers the procurement of documents, stakes, and village operations (Sulastini, 2024, p. 944).

However, there have been complaints from the public regarding additional costs ranging from Rp 700,000 to Rp 3,000,000. This additional cost is claimed to cover other needs such as consumption, officer honorariums, and other operational costs that are not covered by the central government budget. Unfortunately, the village government's lack of socialization and transparency meant that the community did not fully understand the reasons behind these additional costs, leading to unrest and dissatisfaction (Ningsih & Arbayah, 2024, p. 869).

The process of determining PTSL fees ideally involves analyzing budget needs, preparing a budget plan, and consulting with the community. However, in Parangargo Village, the deliberations did not involve all elements of the community. This resulted in a lack of representation in decision-making and led to low community participation in the PTSL program. In addition, the lack of information conveyed to the community about the benefits of PTSL caused many residents to be reluctant to participate.

Analysis using Talcott Parsons' AGIL Structural Functional Theory shows that the implementation of PTSL fees in Parangargo Village has not fully met the elements of adaptation and integration in the social system. Adaptation was not achieved because the village government failed to provide a transparent mechanism in setting additional fees, making it difficult for the community to adjust to the existing policy. Integration was also not optimal because communication between the village government and the community did not go well, which led to low levels of trust and community participation.

From a Justice Theory perspective, the setting of additional fees beyond the provisions of the SKB Tiga Menteri violates the principle of distributive justice, because not all people are able to bear the burden of higher fees without a fair agreement. The lack of socialization also violates the principle of procedural justice, because the community is not given adequate information to understand the benefits and obligations in the PTSL program.

Based on Legal Certainty Theory, the policy taken through Perdes has not provided adequate legal clarity for the community. The discrepancy between the Perdes and the SKB Tiga Menteri creates confusion that leads to uncertainty, so that the community feels that they do not get proper legal protection.

To increase the success of PTSL implementation in Parangargo Village, the village government needs to improve adaptation and integration through better communication and involve all elements of the community in deliberations related to

PTSL policies. In addition, the application of the principles of distributive and procedural justice must be used as the main guideline in the formulation of village policies to ensure that the policies taken can create legal certainty and provide equitable benefits for the entire community.

In the long term, the success of PTSL in Parangargo Village requires a more participatory and inclusive approach. The village government needs to involve the community in every stage of decision-making, from planning to policy implementation. By ensuring cost transparency and providing clear information to the community, the PTSL program can run more effectively and achieve its main goal of providing legal certainty and preventing land conflicts.

3.3. Digital infrastructure improvement to support the implementation of electronic certificates at village level

In determining the cost of systematic land registration throughout Indonesia, there are differences in the amount and also policies, which are regulated in the SKB 3 Ministers which differ in each province, and also further regulations that also regulate the determination of the cost of complete systematic land registration such as village regulations that further regulate additional costs in the implementation of complete systematic land registration.

However, in reality, there are also some villages that continue to refer to the SKB 3 Minister without making further regulations so that there is no additional cost in implementing complete systematic land registration, where for example this is done in Medaeng Village, Waru District, Sidoarjo Regency (Lika & Sholichah, 2020, p. 65).

The implementation of the Complete Systematic Land Registration (PTSL) Program in Medaeng Village, Waru Sub-district, Sidoarjo District, demonstrates compliance with the provisions set out in the Joint Ministerial Decree (SKB). The fee of Rp150,000 per parcel of land covers stamp duty, land boundary marking and transportation for village officials. This is in line with the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency No. 3 of 2023 on the Issuance of Electronic Documents in Land Registration Activities, which promotes efficiency and transparency in the land registration process (Indonesia, Kementerian Agraria dan Tata Ruang/Badan Pertanahan Nasional, 2023).

Policy implementation shows that Medaeng Village successfully fulfills the indicators of policy standards, resources, and communication between the central government and the village government. Good synchronization between the central government, Sidoarjo District Land Office, and village officials ensured smooth policy implementation. However, there are still challenges in the form of a lack of socialization, so some people are reluctant to participate in the PTSL program because they consider the registration fee expensive and the procedures complicated (Lika & Sholichah, 2020, p. 68).

The government has also introduced digitalization through the Minister of ATR/BPN Regulation Number 3 of 2020 on Electronic Certificates. Electronic land certificates improve service efficiency, transparency, and document security through blockchain technology, layered encryption, and digital signature. However, in some areas, including Parangargo Village, the implementation of digitization faces obstacles of low public understanding and lack of effective socialization. Many residents prefer to use physical documents collected by the village office.

The success of PTSL depends on the willingness of the community to participate in the program as well as government support in conducting socialization and providing access to digital technology. To increase participation, the government needs to conduct periodic counseling by considering times that are convenient for the community.

Based on an analysis of the implementation of the Complete Systematic Land Registration (PTSL) Program at various levels, including the central government and village levels such as Medaeng Village and Parangargo Village, it appears that the success of the program is highly dependent on regulatory compliance, communication effectiveness, and community involvement. Medaeng Village demonstrates how policy implementation in accordance with the SKB Tiga Menteri and supported by synchronization between central and village governments can create transparency and community trust. In contrast, challenges in Parangargo Village, such as the lack of socialization and the lack of clarity in determining additional costs, are important lessons that policy adaptation must involve all elements of society in an inclusive manner.

In addition, digitization efforts through electronic land certificates show great potential in improving efficiency, security, and transparency, although it still faces obstacles in the form of low public digital literacy and limited infrastructure at the village level. The success of the PTSL program requires not only clear regulatory support, but also a participatory approach, strengthened socialization, and increased capacity of village governments. By ensuring transparency, community involvement, and strengthening digital infrastructure, PTSL can provide real benefits in realizing legal certainty, preventing land conflicts, and supporting sustainable community welfare.

4. Conclusions

The Complete Systematic Land Registration (PTSL) program is a national initiative that aims to provide legal certainty over community land ownership through a transparent mechanism and affordable costs. The implementation of PTSL at the central to village level, such as in Medaeng and Parangargo Villages, shows that the success of the program is highly dependent on regulatory compliance, communication effectiveness, and community involvement. Medaeng Village successfully implemented the program in accordance with the provisions of the SKB Tiga Menteri without additional costs, creating community trust and efficiency in its implementation. In contrast, Parangargo village faced challenges such as lack of transparency on additional costs, lack of socialization, and inconsistent certificate completion times, which undermined the principles of justice and legal certainty. Digitization efforts through electronic land certificates show great potential in improving efficiency and document security, although it requires strengthening digital literacy and technological infrastructure at the village level. By overcoming challenges through improved socialization, community participation, and strengthened infrastructure, the PTSL program can be an effective instrument in realizing social justice, preventing land conflicts, and supporting sustainable development.

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