

## Impact of a Complete Systematic Land Registration Program (PTSL) Against the Regional Economy in Deli Serdang Regency

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### Abstract

This study aims to analyze the impact of the implementation of a Complete Systematic Land Registration program (PTSL) in the economy of the Deli Serdang Regency of North Sumatra Province. The study sample consisted of 100 respondents who attended the Complete Systematic Land Registration (PTSL) program. The data collection methods used were Observation, Questionnaire and Documentation. The research method used is Quantitative with Z Test data analysis which is looking at income before and after the Complete Systematic Land Registration Program (PTSL). The results showed that the Complete Systematic Land Registration Program (PTSL) was able to open up opportunities for the community to obtain loans for venture capital. This indicated that there was an increase in business capital before and after the Complete Systematic Land Registration Program (PTSL) in Deli Regency National Land Agency Serdang. The results of the analysis and discussion that have been conducted show a significant increase in income through the Complete Systematic Land Registration program which also affects the regional economy in Deli Serdang.

**Keywords:** PTSL, Income, Economy of Deli Serdang Regency

### INTRODUCTION\*

Land has a big role in the dynamics of development, so constitutionally in Article 33 paragraph (3) of the 1945 Constitution [1] it is stated that the earth, water and natural resources contained therein are controlled by the state and used as much as possible for the prosperity of the people. For the sake of the creation of legal certainty over land rights for the people of Indonesia, thus the state does not need to have but only enough to master. The right to control possessed by the State authorizes the State to regulate and administer the designation, use, supply and maintenance of the earth, water and space [2].

In the long course of development policy in Indonesia, it was recognized that land management had not received adequate attention. With the many problems regarding land in the community, it is necessary to ensure the right to ownership of land. Therefore it is necessary to accelerate land registration to pursue the percentage of registered land which is still below 50% in 2017. One of the methods

adopted by the Ministry of Agrarian Affairs and Spatial Planning is through the Accelerated Implementation of Complete Systematic Land Registration program as stipulated in the Minister of Agrarian and Tata Ruang / Head of National Land Agency Number 35 of 2016 [3] concerning Acceleration of Implementation of Complete Systematic Land Registration.

Complete Systematic Land Registration (PTSL), namely the activity of registering land for the first time (either the first land registration Conversion / Recognition / Rights Affirmation or first land registration) is carried out simultaneously which includes all objects of land registration that have not been registered in an area village / kelurahan or other name equivalent to that [4].

In 2017 Nationally, the Ministry of Agrarian and Spatial Planning (ATR) / National Land Agency proposes that 5 million land parcels to be recorded are then made free of charge by each local BPN in the regions. For the North Sumatra Province itself, it receives 210,000 certification quota and thus the Deli Serdang Regency gets a quota of land certification of as many as 12,000 certificates which are then distributed in three Sub-Districts in Percut Sei Tuan District, Lubuk Pakam District and Tanjung Morawa District.

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**Table 1. List of Achievements of the Complete Systematic Land Registration Program (PTSL) at the National Land Agency of Deli Serdang Regency**

PRONA / PTSL Land Certificate Program	TARGET	REALIZATION
PRONA 2015	2457	2457
PRONA 2016	4350	4350
PTSL 2017	12000	8331

The purpose of registering land rights is to provide legal certainty and legal protection to holders of land rights, to provide information to interested parties, and to orderly conduct land administration. The land certificate has a very important position and besides that, the certificate has a high economic value if it is used as collateral for debt with land rights. Certificates can be used to obtain business capital as collateral in banks or others.

In the Minister of Agrarian and Spatial Planning / Head of the National Land Agency of the Republic of Indonesia Number 12 of 2017 [5] in Article 1 states that, Complete Systematic Land Registration (PTSL) is the first land registration activity carried out simultaneously for all registration objects land throughout the territory of the Republic of Indonesia in one village / kelurahan area or other name equivalent, which includes the collection and determination of the correctness of physical data and juridical data concerning one or more objects of land registration for the purpose of registration.

In Prayitno's view [6], several breakthroughs were made to accelerate the PTSL program including:

- a) Involve the private sector in the process of measuring and mapping land parcels
- b) Overcoming the shortage of officers measuring the Ministry of ATR / BPN
- c) Invite the participation of private companies in the form of corporate social responsibility / CSR programs
- d) Shorten the announcement period from 1 month to 14 days
- e) providing the BPHTB mechanism owed to low-income communities
- f) Joint Decree (SKB) of ATR / Ka Minister. BPN, Minister of Home Affairs, and Village Minister, Development of Disadvantaged Regions and Transitional Affairs regarding financing of PTSL preparation.

Complete Systematic Land Registration (PTSL) is carried out for all objects of land registration

throughout the territory of the Republic of Indonesia. Complete Implementation of Systematic Land Registration is carried out by stages:

- a. Planning and preparation
- b. Determining the location of PTSL activities
- c. Establishment and determination of the PTSL Adjudication Committee
- d. Extension
- e. Collection of Physical Data and Juridical Data on land
- f. Soil inspection
- g. Announcement of Physical Data and Juridical Data on land and proof of rights
- h. Issuance of the decision to grant or recognize Land Rights
- i. Bookkeeping and issuance of Land Rights Certificates
- j. Submission of Certificate of Rights to Land.

Property rights are the hereditary, strongest and most fulfilled rights that people can possess on land, keeping in mind the provisions regarding land rights for social functions (Article 20 paragraph (2) of the Basic Agrarian Law) [7]. Property rights are the strongest rights to land, which give the owner the authority to give back another right over the land owned by him (can be in the form of building rights or use rights, with the exception of use rights), which are almost the same the authority of the state (as the ruler) to give land rights to its citizens [8].

The subjects or participants of PTSL are people from weak economic groups to middle-class economies that meet the requirements. Requirements for participants include not having irregular income, for example farmers, fishermen, traders, breeders, craftsmen, painters, laborers and others with fixed income workers, as follows:

1. Employees of both private and BUMN / BUMD companies with monthly income equal to or below the Regional Minimum Wage (UMR) determined by each district / city, as evidenced by the stipulation of

- Regency / City Minimum Wages (UMK) and income certificates from the company.
2. Veterans, Civil Servants (PNS) rank up to Level I (III / d) Young Administrators, Indonesian Armed Forces (TNI) soldiers up to the Captain and members of the Republic of Indonesia National Police (Polri) up to the Police Commissioner, proven with a photocopy of the last Rank Decree.
  3. Veteran husband / wife, civil servant husband / wife, husband / wife of TNI soldiers, husband / wife of members of the National Police as referred to in letter b), evidenced by photocopies of final rank and marriage certificate
  4. Retired civil servants, retired TNI and retired members of the National Police, evidenced by photocopies of retirement decrees.
  5. Retired widows / widowers of civil servants, retired widows / widowers, retired widows / widowers of the National Police member, evidenced by photocopies of widows / widowers retirement decrees and marriage certificates

In addition PTSL participants also have an obligation to:

1. Providing / preparing the basis of rights / evidence of acquisition / control of land that will be used as the basis for land registration in accordance with applicable regulations
2. Shows the location and boundaries of the land requested (can be with power)
3. Submitting Deposit Proof of Land and Building Rights Acquisition (BPHTB) and Income Tax Deposit Evidence from Transfer of Land and Building Rights (PPH) for participants affected by these provisions
4. Installing boundary stakes according to applicable regulations.

Criteria Object of PTSL Program  
The PTSL object criteria include:

- a. The land has been physically controlled

- b. Has the right base (proof of ownership)
- c. Not inherited land that has not been shared
- d. Land is not in a dispute
- e. The location of the land is in the district area where the program participants are proven by KTP
- f. Fulfill the provisions regarding the maximum land area of PTSL objects

#### **Research Problems**

What is the impact of the implementation of the Complete Systematic Land Registration (PTSL) program in the economy of the Deli Serdang Regency in North Sumatra Province?

#### **MATERIAL AND METHOD**

Judging from the type of data, the approach in this study is a quantitative approach, because this research is presented with numbers [9]. The study population consisted of implementers and participants who had participated in PTSL with a total of 8113 Percut Sei Tuan, Lubuk Pakam, and Tanjung Morawa Subdistricts Deli Serdang District who were made as respondents. The sample was taken by Slovin method, as many as 100 people from all PTSL total participants.

#### **Data Collection**

Data collection techniques were carried out by interviews, questionnaires (questionnaires), observation. Furthermore, data analysis is done by testing the independent variables, whether it has a significant effect on the dependent variable or not. The independent variable will have an influence which means that if the value of the calculated t variable is greater than the value of the t table. [10]

Paired sample t-test was used to test the difference in two paired samples. Paired samples were interpreted as a sample of 45 with the same subject but experienced two different treatments in the situation before and after the process [11].

#### **Hipotesis**

There is a significant difference in income with the existence of a Complete Systematic Land Program (PTSL) with a regional economy in Deli Serdang Regency.

**General Description of Deli Serdang Regency**



Figure 1. Research Location Map

**RESULT AND DISCUSSION**

**Impact of a Complete Systematic Land Registration Program on Community Revenues in Deli Serdang Regency**

	Tests of Normality					
	Kolmogorov-Smirnov <sup>a</sup>			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Difference in Income Before and After the Program	.166	100	.000	.908	100	.000

a. Lilliefors Significance Correction

Table 2. Test for Normality of Income Differences Before and After a Complete Systematic Land Registration Program

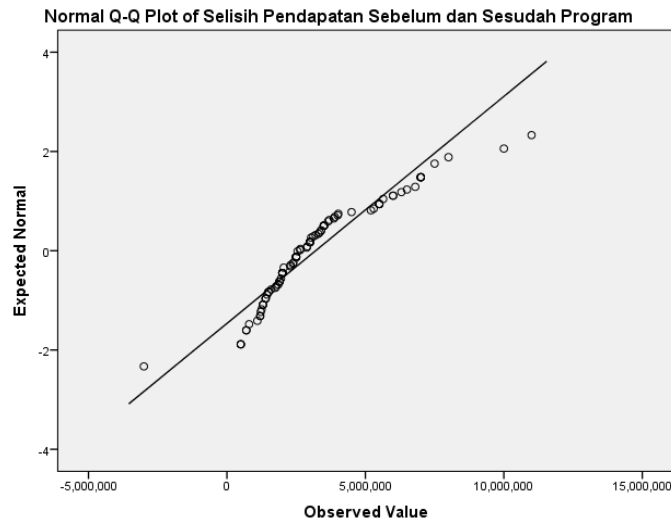


Figure 2. Tests of Normality

Based on the test results above it can be seen that the research model shows the value of Asymp. Sig. 0,000. Asymp Value. Sig. This is below 0.05, which means that the residual

residue in this study is not normally distributed. From the table above it can be concluded that the data is not normally distributed, the cause of non-normality is because there is extreme data

(outliers). To see outliers data, we can do this in our output in the Boxplot section. The output of

our data box output can be seen in the picture below.

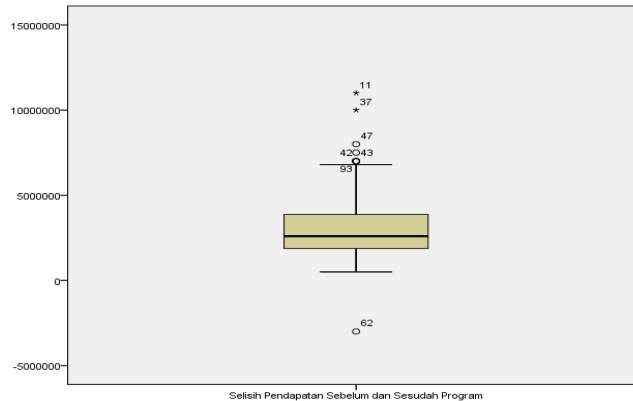


Figure 3. Output data box output

Detrended Normal Q-Q Plot of Selisih Pendapatan Sebelum dan Sesudah Program

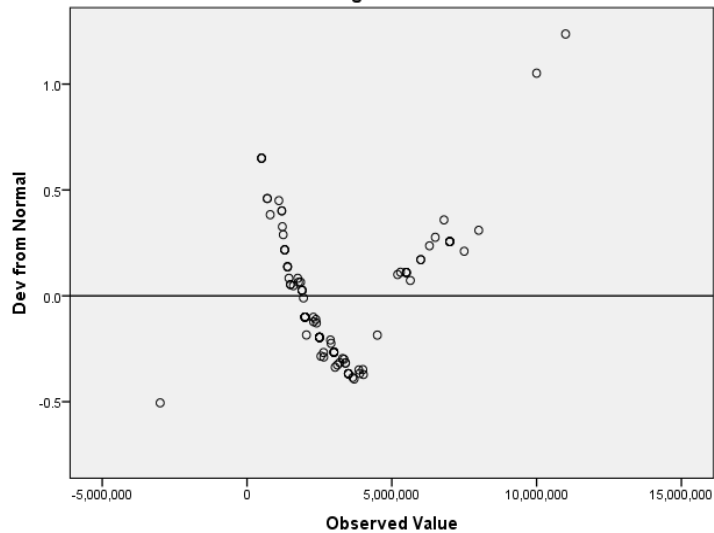


Figure 4. Output data box output (data outlier)

Can be seen from the results of the boxplot output above the data outliers are 42, 43, 47, 37, 11, and 62. Furthermore, to analyze income differences before and after using the Wilcoxon T

Test because the data is not normally distributed. If the data is normally distributed, then use the Paired T test.

Tabel 3. NPar Tests

	Descriptive Statistics				
	N	Mean	Std. Deviation	Minimum	Maximum
Income Before Following the PTSL Program	100	4436820.00	2812513.583	1000000	15000000
After-Income Following the PTSL Program	100	7637440.00	4482013.834	1700000	25000000

**Table 4 Wilcoxon Signed Ranks Test**

Ranks		N	Mean Rank	Sum of Ranks
<b>Income After Following the PTSL Program - Income Before Following the PTSL Program</b>	Negative Ranks	1 <sup>a</sup>	57.00	57.00
	Positive Ranks	99 <sup>b</sup>	50.43	4993.00
	Ties	0 <sup>c</sup>		
	Total	100		

a. Income After Following PTSL Program <Income Before Following PTSL Program. There is 1 respondent whose income after joining the program is lower than before joining the program.

b. Income After Following the Program PTSL> Income Before Following the PTSL Program. There are 99 respondents whose income after joining the program is higher than before the program.

c. Income After Following PTSL Program = Income Before Following PTSL Program. No respondent whose income after joining the program is the same as before joining the program

**Table 5 Statistic Test**

Test Statistics <sup>a</sup>	
Income After Following the PTSL Program - Income Before Following the PTSL Program	
Z	-8.487 <sup>b</sup>
Asymp. Sig. (2-tailed)	.000

a. Wilcoxon Signed Ranks Test  
a. Based on negative ranks.

The Test Statistics table shows that the calculated Z value is -8,487, while the Z table value with alpha 5% or 0.05 is about -1,645. While the value of Asymp. Sig (2-tailed) obtained 0,000. Because Z count> Z table is -8,487> -1,645 or sig value 0,000 <0.05 according to the statistical test used, H0 is rejected, H1 is accepted. It can be concluded that there is a difference between income before and after the Complete Systematic Land Registration Program (PTSL) in 2017 by the National Land Agency of Deli Serdang Regency.

**Impact of a Complete Systematic Land Registration Program on Community Capital Access in Deli Serdang Regency**

One of the causes of weak public access to capital is not having assets that can be pledged to obtain credit. Assets in the form of land owned by the community generally do not have legal power, because they have not been certified, so they only become dead capital, because they are

not bankable (De Soto, 2000). These conditions are often used by middlemen to create a system of dependence that is socially and economically strong so that it makes it more difficult for the community to obtain decent income and to improve their welfare.

The government through the National Land Agency (BPN) launched a program aimed at increasing capital access and improving community empowerment through a Complete Systematic Land Registration Program. This is one step to realize equity and to create opportunities for the community to be able to carry out economic activities on the land that has been granted the certificate. In this case, the National Land Agency of Deli Serdang Regency made an effort so that the land certificate program could be useful for access to reform, namely capital. The table below shows that the increase in business capital before and after the recipient of the land certificate through the Complete Systematic Land Registration Program

**Increase in Business Capital Before and After the Complete Systematic Land Registration Program in Deli Serdang Regency**

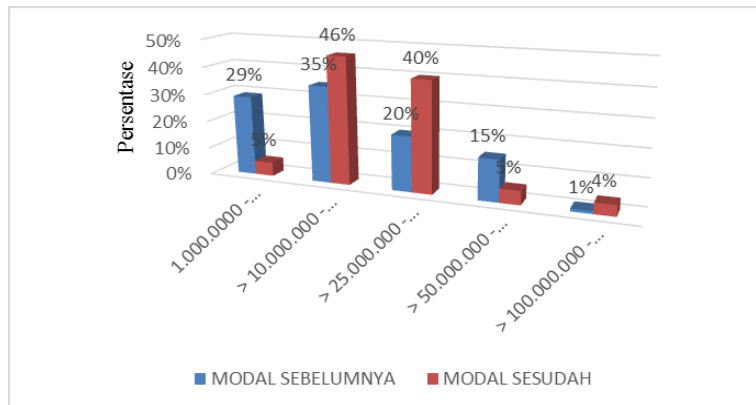


Figure 5. Increased Business Capital Before and After the Complete Systematic Land Registration Program in Deli Serdang Regency

From the graph above it can be concluded that there was an increase in business capital before and after the Complete Systematic Land Registration Program (PTSL) in 2017 by the Deli Serdang District National Land Agency.

**CONCLUSION**

- a. The PTSL implementation at the Deli Serdang Regency Land Office in 2017 at the Deli Serdang Regency Land Office with a quota of 12,800 was carried out in 3 Subdistricts which included Lubuk Pakam Subdistrict, Percut Sei Tuan Subdistrict, and Tanjung Morawa Sub-District already well implemented. The results of the PTSL implementation by the Deli Serdang Regency Land Office within 12 months of work have been able to produce / realize 8113 registered registered land plots and 17,433 measured parcels of land.
- b. Land certification can be able to encourage people to guarantee / collateralize land rights certificates in order to obtain capital to increase income and welfare. It is evident that there is a difference between income before and after the Complete Systematic Land Registration Program (PTSL) in 2017 by the National Land Agency of Deli Serdang Regency.
- c. The Complete Systematic Land Registration Program (PTSL) is able to open up opportunities for the community to obtain loans for venture capital. This shows that there is an increase in business capital before and after the Complete Systematic Land Registration Program (PTSL) in Deli

Serdang Regency National Land Agency. The results of the analysis and discussion that have been conducted show a significant increase in income through the Complete Systematic Land Registration program which also affects the regional economy in Deli Serdang. In the three major sectors that support the economy in Deliserdang, namely the processing industry, service trade and agriculture. Deli Serdang's economic growth is also quite good reaching 5.2% with a poverty rate of 4.6%. However, the most important problem in the area in economic development is the network. As a result of the network that is still minimal, market access for the products produced is limited.

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