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## **Implementation of Complete Systematic Land Registration (PTSL) by the Banda Aceh Municipality Land Office**

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### **Abstract**

Based on Article 1, point 2 of Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the Land Agency No. 6 of 2018 concerning Complete Systematic Land Registration (PTSL), PTSL is the first land registration activity conducted simultaneously for all land registration objects in Indonesia within a single sub-district/village. This includes the collection and determination of data, including physical and legal data, for

one or more plots of land for registration purposes. However, several issues remain in its implementation, such as land disputes in the form of duplicate certificates and land grabbing or land that has already been certified.

This study aims to examine and analyze the implementation of the PTSL program by the Banda Aceh BPN and the role of the BPN in preventing disputes related to PTSL implementation.

**Keywords:** Implementation, Land Registration, Land Registration, Complete Systematic (PTSL)

### **Introduction**

Land plays a crucial role in various aspects of life, particularly as a place to live/housing. Over time, land has become a commodity with high economic value. This is due to the rapidly increasing demand for land, while its supply is limited, often leading to conflicts over land use/use. Land regulations were enacted to prevent and minimize land conflicts/disputes. The government, represented by the National Land Agency, is the authorized agency for organizing and administering land administration, including land registration.<sup>1</sup>

The primary objective of land registration, as regulated under the Basic Agrarian Law and Government Regulation (PP) No.24 of 1997 concerning Land Registration, is to establish legal certainty and ensure legal protection for holders of land rights. By providing clear evidence regarding ownership or status of a plot of land., The registration system aims, among other things, to prevent disputes and conflicts among the community regarding a plot of land or land rights. In addition to its protective function, land registration also serves as an important administrative instrument by making land-related information and records accessible to interested parties, including government institutions, thereby facilitating legal transactions and administrative activities involving land.

Land registration in Indonesia may be conducted through two different mechanisms, namely: sporadic land registration and systematic land registration.<sup>2</sup>

- a. Sporadic Land Registration, is the process of first-time registration of one or more specific parcels of land located within a village or sub-district. This registration may be conducted either individually or collectively. Unlike systematic registration, which is government-driven, sporadic registration is initiated upon the application of an interested party, namely the holder of the relevant land right or a duly authorized representative acting on their behalf. This mechanism is generally used when the land concerned is outside the coverage area of a systematic registration program.

<sup>1</sup> Dhyara Radhite Oryza Fea, *Panduan Mengurus Tanah, Rumah dan Perizinannya*, Yogyakarta: Legality, 2018, hlm. 1.

<sup>2</sup> Yulia Rumati, Peranan Camat Sebagai Pejabat Pembuat Akta Tanah-Sementara Dalam Proses Pendaftaran Tanah di Kabupaten Bolang Mongondow, Sulawesi Utara, *Tesis Hukum*, UNDIP, Semarang, 2010, hlm. 58.

b. Systematic Land Registration, refers to a comprehensive registration program carried out simultaneously for all parcels of land that have not yet been registered within a particular village or sub-district. This type of registration is implemented on the initiative of the government and is based on planned programs established through annual and long-term work plans. The implementation is limited to areas designated by the Menteri ATR/Head of the BPN. Where a particular area has not been included in the systematic registration program, land registration is undertaken through the sporadic registration procedure.

Land registration constitutes a fundamental requirement in the administration and regulation of land affairs, including the management of land allocation, control, ownership, utilization, and the resolution of land-related issues. The primary purpose of land registration is to create legal certainty and provide legal protection for holders of land rights. This objective is achieved through the issuance of land certificates, which serve not only as evidence of ownership but also as an important instrument for regulating land tenure, controlling land use, and ensuring the proper utilization of land resources.

The registration of land rights represents a form of state recognition and guarantee of the rights held by landowners. As such, it plays a crucial role in safeguarding the legal interests of individuals and legal entities that possess rights over land,<sup>3</sup> as well as legal protection for other existing property rights.<sup>4</sup> Through the implementation of land registration programs, both private persons and legal entities are able to obtain certificates of title as formal proof of their rights. The registration of land parcels further contributes to the establishment of an orderly land administration system, thereby supporting greater legal certainty in land management.

Moreover, landowners who possess registered titles are afforded greater opportunities to utilize and develop their land productively and in accordance with applicable regulations. The existence of a land certificate also helps minimize the likelihood of disputes concerning ownership or boundary issues. In addition, certified land has economic value because it can be pledged as collateral in obtaining credit facilities from financial institutions, thereby supporting economic development and improving the welfare of landowners.<sup>5</sup>

The Complete Systematic Land Registration Program (PTSL) was introduced by the Ministry of Agrarian Affairs and Spatial Planning as a strategic initiative to accelerate land registration and establish a comprehensive land database within designated areas. Through this program, the government seeks to strengthen legal certainty and provide

enhanced legal protection for landowners by implementing a registration process that is efficient, timely, straightforward, secure, orderly, equitable, and transparent.

Fundamentally, the legal framework governing PTSL represents a continuation and refinement of the systematic land registration scheme stipulated in Article 1(10) of PP No. 24 of 1997. Its implementation is further regulated under the Regulation of the Minister of ATR//Head of the BPN No. 6 of 2018. Pursuant to Article 1(2) of the regulation, PTSL refers to an initial land registration activity conducted simultaneously for all land registration objects within a village or sub-district in Indonesia.

The implementation of PTSL encompasses the collection and verification of both physical and juridical data relating to one or more land registration objects required for the registration process. In Banda Aceh Municipality, the program has been carried out by the BPN since 2017. Its primary objectives are to enhance legal certainty over land ownership, minimize the occurrence of land disputes, and accelerate the issuance of land certificates. Data on PTSL implementation indicate that the number of land parcels successfully certified has fluctuated from year to year.

**Table 1:** Statistical Data on PTSL Realization in Banda Aceh Municipality from 2017-2025

No.	Year	Number of Certified Fields
1	2017	704 fields
2	2018	2.561 fields
3	2019	377 fields
4	2020	555 fields
5	2021	500 fields
6	2022	782 fields
8	2023	300 fields
9	2024	400 fields
10	2025	240 fields
	<b>Amount</b>	<b>6.419 fields</b>

Source: Banda Aceh Municipality Land Agency, 2026

The table above shows that in 2017, the number of certified parcels reached 704, then increased significantly in 2018 to 2,561 parcels. However, in 2019, this number decreased drastically to 377 parcels. In 2020 and 2021, there were further increases to 555 and 500 parcels, respectively, although this still fluctuated. Furthermore, in 2022, the number of certified parcels rose again to 782.

However, in 2023, this number decreased significantly again to 300 parcels, before increasing again to 400 parcels in 2024 and decreasing again to 240 parcels in 2025, for a total of 6,419 parcels.

The implementation of the PTSL Program at the regional level is fundamentally influenced by regional characteristics as well as local social and administrative conditions. Each region faces different land issues, whether related to land ownership status, completeness of documents, or community understanding of the importance of land certification. These conditions require a contextual approach to the implementation of PTSL according to local conditions. In Banda Aceh Municipality, PTSL implementation faces a number of unique issues, including boundary disputes due to Banda Aceh being a city affected by the 2004 Aceh tsunami, dual certificates, and land grabbing. An example of a dispute that occurred was in Gampong Pie, Meuraxa District (No. 25/Pdt.G/2023/PN Bna). A 1,330 m<sup>2</sup> plot of land derived from a 1983 deed of

<sup>3</sup>Anis Ayu Rahmawati, "Kebijakan Untuk Memperlancar Pemberkasan Program Pendaftaran Tanah Sistematis Lengkap (PTSL) di Kantor Pertanahan Kabupaten Blnora", *Jurnal Akta*, Volume 5 Nomor 4, Desember 2018, hlm. 885.

<sup>4</sup>Suhaimi, et al., 'Perlindungan Hukum Terhadap Hak Kekayaan Intelektual (HKI) Di Indonesia', *Ius Civile: Refleksi Penegakan Hukum Dan Keadilan* 5, no. 1(17 June 2021):78. <https://doi.org/10.35308/jic.v5i1.3276>

<sup>5</sup>Putri Bahagia Ningrum, *Pelaksanaan Pendaftaran Tanah Sistematis Lengkap (PTSL)*, *Prosiding: Konferensi Ilmiah Mahasiswa Unisula (KIMU) 4*, Semarang: Unissula, 2020, hlm. 637.

gift was issued with a duplicate certificate, and after the 2004 tsunami, some of the land was seized by other parties. Therefore, it is necessary to understand and explain the implementation of PTSL at the Banda Aceh BPN.

### Research Methods

Scientific research in the field of law aims to discover legal principles, rules, and doctrines that can address various legal issues that arise in society. Morris L. Cohen stated that "legal research is the process of finding the law that governs activities in human society." Through this research, law enforcement can obtain the resources needed to predict court decisions and thus determine appropriate steps.<sup>6</sup>

The type of research used in this study is empirical legal research, which is a form of sociological legal research and is often referred to as field research. This approach aims to study applicable legal provisions while directly observing the realities of society.<sup>7</sup>

Empirical legal research emphasizes analysis within real society, exploring values of justice, examining legal history, and identifying problems that arise in the application of legal rules.<sup>8</sup>

This research falls under empirical legal research because it aims to understand legal protection by combining legal materials such as textbooks, theories, legislation, articles, and scientific papers as secondary data with primary data in the form of interviews obtained in the field. Empirical legal research is often referred to as sociological legal research. This type of legal research focuses on the analysis and study of the operation of law in society.

The approach is the researcher's focus or perspective in addressing the problem or issue raised. Based on the problem identification and research objectives above, the approaches used in this study are the sociology of law and the anthropology of law. The sociology of law approach analyzes how reactions and interactions occur when a system of norms operates within society.<sup>9</sup>

To obtain the necessary data, this study employed library and field research methods.

The research population was:

1. Banda Aceh Land Agency (BPN).
2. Banda Aceh Community.
3. Village Officials in Banda Aceh.

This study employed a qualitative approach, which generates descriptive analytical data in the form of statements or written statements from respondents. The data obtained was studied and viewed as a unified whole, with the aim of discovering facts related to the research topic.

<sup>6</sup> Morris L Cohen & Kent. C. Olson, *Legal Research*, St. Paul, Minn: West Publishing Company, 1992, hlm. 1.

<sup>7</sup> Bambang Waluyo, *Penelitian Hukum Dalam Praktek*, Jakarta: Sinar Grafika, 2002, hlm. 15.

<sup>8</sup> Kornelius Benuf dan Muhammad Azhar, "Metodologi Penelitian Hukum Sebagai Instrumen Mengurai Permasalahan Hukum Kontemporer", *Jurnal Gema Keadilan*, Vol. 7, No. 1, Juni 2020, hlm. 28.

<sup>9</sup> Ahmad Rosidi, M. Zainuddin, Ismi Arifiana, "Metode Dalam Penelitian Hukum Normatif Dan Sosiologis (Field Research)", *Journal Law and Government*, Universitas Muhammadiyah Mataram, Mataram, 2024, hlm. 68.

## Result and Discussion

### Implementation of the PTSL Program at the Banda Aceh Land Office (BPN)

#### 1. PTSL Program Planning Stage

The planning stage is a crucial step in the PTSL (Complete Land Acquisition) process, and all activities must be planned and prepared through an action plan to ensure the PTSL process runs smoothly and achieves its stated targets. During the planning stage, the Banda Aceh BPN Office first holds a preparatory meeting attended by all relevant sections, including:

a. Appointing the Adjudication Chair and Adjudication Committee, the Physical Task Force, the Legal Task Force, and the Administrative Task Force.<sup>10</sup>

b. Determining the location must take into account village/sub-district proposals, the Regional Spatial Plan (RTRW), cross-sectoral land certification and transmigration programs, estimates of uncertified land, and the availability of funds in the Land Office's DIPA (Regional Land Acquisition).

c. Developing an action plan for PTSL implementation

d. Issuing a Decree from the Head of the Banda Aceh BPN regarding the appointment of the Adjudication Chair and Adjudication Committee, as well as the physical, legal, and administrative task forces, and determining the PTSL location.

Based on the above interview, it was explained that before setting targets, the Banda Aceh BPN held a preparatory meeting and created an action plan for PTSL activities. The planning carried out was in accordance with the stages of PTSL implementation as stated in Article 4 of the Permen ATR/Head of BPN which explains that the initial stage of PTSL implementation is planning. In addition, it is also in accordance with Article 5 of the Permen ATR/Head of BPN No. 6 of 2018 which explains that PTSL implementation can be carried out through PTSL activities or a combination of cross-sector land certification activities, transmigration or land redistribution.

#### 2. Preparation and Location Determination Stage

To support the implementation of the PTSL, both material and non-material preparations are necessary. Based on an interview with the Head of the Banda Aceh BPN, several preparations were made for the implementation of PTSL activities at the Banda Aceh BPN, namely:

a. Facilities and Infrastructure for PTSL Activities

The supporting facilities and infrastructure required for Complete Systematic Land Registration are a Working Map, a registration base map containing the mapping of registered land parcels. The Working Map for the Banda Aceh BPN is derived from high-resolution satellite imagery overlaid with the Banda Aceh Municipality Spatial Plan (RTRW).

b. Transportation Requirements

According to an interview with an employee of the Survey and Mapping Section of the Banda Aceh BPN, it was discovered that villages/gampongs designated as PTSL locations must be reached at varying distances and using

<sup>10</sup> Fahmi Riza, Kepala Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 10.00 WIB.

different modes of transportation depending on their location.<sup>11</sup>

#### c. Coordination with other government officials

Based on the result of interviews with the Employees of the Land Rights Determination and Registration Section of the Banda Aceh BPN, in preparation for the Implementation of PTSL, coordination with other government officials such as the Regional Government from the Regency to the Village/Gampong, Police, Mobile Brigade and Prosecutor's Office is very necessary in order to establish good cooperation and a common perception in PTSL activities.<sup>12</sup>

According to an interview with Nova Safrida, an employee in the Land Rights Determination and Registration Section of the Banda Aceh Municipality BPN, the PTSL location must be determined based on the Decree of the Head of the Banda Aceh BPN, taking into account the targets set in the Banda Aceh Municipality Land Office's Budget Implementation List (DIPA).<sup>13</sup>

The designated location is requested by the Village/Gampong Head after coordinating with the Banda Aceh BPN then analyzing the regional relevance of the location and estimating the potential of uncertified land plots.

Based on an interview with the Head of Seutui Village, during the PTSL location determination process, the Head submits a request to the Head of the Banda Aceh BPN to have their village designated as a PTSL location. The Head's application is addressed to the Head of the Banda Aceh BPN, along with a rough sketch of the community's land plot and a summary of the land subjects and objects to be proposed as PTSL subjects and objects.<sup>14</sup>

### 3. Establishment and Appointment of the PTSL Adjudication Committee and Task Force

The implementation of the PTSL requires the establishment and appointment of an Adjudication Committee and a Task Force responsible for carrying out land registration activities. Based on an interview with the Head of the Banda Aceh BPN, the appointment of the PTSL Adjudication Committee is discussed during the planning phase of the program. Following this process, both the PTSL Adjudication Committee and the PTSL Task Force are formally established and appointed by the Head of the Banda Aceh BPN.<sup>15</sup>

This finding is consistent with information obtained from the Head of Adjudication, who explained that the formation and appointment of the Adjudication Committee and Task Force are conducted through an official Decree issued by the

Head of the BPN. Subsequently, members of both bodies are formally inaugurated through an oath-taking ceremony administered by the Head of the Banda Aceh BPN prior to the commencement of their duties.

The establishment and appointment of the Adjudication Committee and Task Force through a Decree of the Head of the Banda Aceh BPN, together with the oath-taking process, are in accordance with Article 11(1) of the Regulation of the Minister of ATR/Head of the BPN No. 6 of 2018. This provision stipulates that the Head of the BPN is authorized to establish and appoint the PTSL Adjudication Committee and Task Force through an official decree. Furthermore, Article 11(2) of the same regulation requires members of the Adjudication Committee and Task Force to take an oath before the appointing authority prior to performing their official functions.

Accordingly, the establishment of the Adjudication Committee and Task Force through the Decree of the Head of the Banda Aceh BPN, as well as the administration of the oath of office, reflects compliance with the requirements set forth in Article 11(1) and Article 11(2) of Regulation No. 6 of 2018. This indicates that the entire process is supported by a clear, formal, and legally recognized regulatory framework.

### 4. Community Outreach Stage

To provide the public with a better understanding of the PTSL system, including its implementation, the role of the community in certifying their land, and its benefits and costs, outreach is essential to achieve the set targets.

According to interviews with employees in the Survey and Mapping Section of the Banda Aceh BPN, PTSL outreach is conducted by officers appointed by a Decree of the Head of the Banda Aceh BPN and accompanied by a letter of assignment. The outreach provided to the public must be fully understood so that the program's objectives are effectively conveyed and meet the established targets. Similarly, an employee in the Land Rights Determination and Registration Section of the Banda Aceh BPN emphasized that outreach is conducted in each village where the PTSL is located, involving village heads (keuchik), community leaders, and the entire village community. The information provided during the outreach must be detailed to ensure there is no hesitation among the public about participating in the PTSL program.<sup>16</sup>

### 5. Physical Data and Legal Data Collection Stage

Physical and legal data collection are crucial stages of PTSL implementation, as they are the basis for analysis to determine whether a Land Title Certificate can be issued. Interviews with staff from the Land Rights Determination and Registration Section of the Banda Aceh BPN revealed that physical data collection to accelerate PTSL will yield optimal results if land measurement and mapping are carried out systematically, grouped within a single village/sub-district. This is supported by the availability of a land registration base map. Legal data collection is also optimal

<sup>11</sup> Ade Muttaqien, Pegawai Seksi Survei dan Pemetaan Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 12.00 WIB.

<sup>12</sup> Nova Safrida, Pegawai Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 11.00 WIB.

<sup>13</sup> Nova Safrida, Pegawai Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 11.00 WIB.

<sup>14</sup> Amiruddin, Keuchik Gampong Seutui, Kecamatan Baiturrahman, Kota Banda Aceh, *Wawancara*, 2 Februari 2026, Pukul 12.00 WIB.

<sup>15</sup> Nova Safrida, Pegawai Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 11.00 WIB.

<sup>16</sup> Nova Safrida, Pegawai Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 11.00 WIB.

if the village head and village officials are involved.<sup>17</sup>

In the context of PTSL, systematic physical data collection based on an accurate base map embodies the value of legal certainty. This approach produces clear and measurable land boundaries, minimizing the potential for overlapping claims and future land disputes. Furthermore, grouping areas by village or sub-district reflects the utility aspect, as it can expedite the mass registration process without sacrificing quality, enabling more efficient achievement of government program targets. On the other hand, the involvement of village heads and village officials in collecting legal data represents a substantive value of justice. Agrarian law cannot be merely formalistic but must also take into account the social realities of the community.

In Banda Aceh Municipality, where the village government system remains very strong and possesses a strong sense of local wisdom, the participation of these community leaders allows for the collection of legal data that relies not only on written documents but also on empirical evidence from local residents. This protects small communities, who often face difficulties in providing formal evidence, while also strengthening the legitimacy and acceptability of the data at the community level.

#### 6. Legal Research Stage for Proving Rights

Following the collection of juridical documents, the subsequent stage involves the examination of legal data for the purpose of verifying land rights. According to interviews conducted with personnel from the Survey and Mapping Division of the Banda Aceh BPN, the collected juridical documents are reviewed by the PTSL Adjudication Committee to assess the legal relationship between the registered land parcels and the respective PTSL participants. This assessment focuses on establishing the validity of ownership and control over the land. Based on the results of this review, each land parcel is classified into one of several categories or clusters in accordance with the criteria established by the Ministry of ATR/BPN, namely Cluster 1, Cluster 2, Cluster 3, or Cluster 4.<sup>18</sup>

The legal data verification and analysis undertaken by the Banda Aceh BPN are consistent with Article 22 of the Regulation of the Minister of ATR/Head of the BPN No. 6 of 2018. This provision stipulates that, for the purpose of establishing proof of rights, the PTSL Adjudication Committee must examine all evidence relating to land ownership submitted by applicants, while also considering the principle of good faith in the acquisition and possession of the relevant land parcels.

#### 7. Announcement and Data Validation Stage

The publication of physical and juridical data is carried out as part of the implementation of the publicity principle in land registration. Based on information obtained from interviews with officials of the Survey and Mapping Division at the Banda Aceh BPN, the announcement of such data is displayed at the office of the local Keuchik or Village Head for a period of fourteen calendar days. The entire

announcement process is properly documented and recorded in official minutes. Responsibility for the material accuracy of both the physical and juridical data rests entirely with the applicant, landowner, or participant involved in the PTSL adjudication process.

During the announcement period, interested parties are given the opportunity to submit objections or claims concerning the physical characteristics of the land, including its boundaries, size, or shape. If any objections arise, the necessary corrections must be made before the physical and juridical data receive formal validation from the Adjudication Committee. Following the expiration of the announcement period and the resolution of any objections, the physical and juridical data are validated by the Adjudication Committee through the issuance of Minutes of Approval.<sup>19</sup>

The procedures implemented by the Banda Aceh BPN regarding the announcement and validation of physical and juridical data are consistent with the provisions of Article 24 (2) of Permen ATR/Head of the BPN No.6 of 2018. This provision stipulates that, in order to uphold the principle of publicity in proving land rights, the physical and juridical data of land parcels, together with parcel maps, must be publicly announced using the Physical and Juridical Data Announcement Form (DI 201B) for a period of fourteen calendar days at both the PTSL Adjudication Committee Office and the relevant Keuchik or Village Office.

#### 8. Land Title Certificate Issuance Stage

According to information obtained from officials of the Land Rights Determination and Registration Division at the Banda Aceh BPN, once a parcel of land has been examined and determined to satisfy the requirements for certification, thereby being categorized as Cluster 1, the subsequent process involves the confirmation of rights conversion, recognition of rights, or the granting of rights in accordance with applicable regulations.<sup>20</sup>

The procedures implemented by the Banda Aceh BPN are in line with Article 26 of Regulation of the Permen ATR /Head of the BPN No. 6 of 2018. This provision stipulates that when the physical and juridical data of a land parcel have fulfilled the requirements for the issuance of a land title certificate (Cluster 1), and such data have been approved through the Minutes of Approval of Physical and Juridical Data, the Chairperson of the PTSL Adjudication Committee is responsible for taking further action. These actions may include confirming the conversion of existing rights into Ownership Rights in the name of the last recognized rights holder, establishing the recognition or affirmation of Ownership Rights, or submitting a proposal for the granting of rights over State land. In the case of State land, the proposal is submitted collectively to the Head of the BPN for the issuance of the relevant decision regarding the granting of rights.<sup>21</sup>

<sup>17</sup> Nova Safrida, Pegawai Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 11.00 WIB.

<sup>18</sup> Nova Safrida, Pegawai Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 11.00 WIB.

<sup>19</sup> Ade Muttaqien, Pegawai Seksi Survei dan Pemetaan Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 12.00 WIB.

<sup>20</sup> Nova Safrida, Pegawai Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 11.00 WIB

<sup>21</sup> Fahmi Riza, Kepala Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 10.00 WIB.

### 9. Rights Bookkeeping Stage

The registration of land rights is conducted through the recording of rights that have been granted pursuant to a Decree issued by the Head of the Banda Aceh BPN. Based on information obtained from officials of the Land Rights Determination and Registration Section at the Banda Aceh BPN, once the Decree on Land Rights has been issued, the registration process proceeds by entering the relevant data into the land book.<sup>22</sup> The rights granted based on the Decree of the Head of the BPN are the basis for controlling land rights.<sup>23</sup>

The land book prepared under the PTSL program serves as an official register containing both juridical and physical information relating to registered land parcels whose rights have been formally established. This document is authenticated through the signature of the Head of Adjudication acting on behalf of the Head of the Banda Aceh BPN.

According to Fahmi Riza, Head of the Land Rights Determination and Registration Section of the Banda Aceh BPN, the authority to sign the land book within the PTSL framework rests with the Head of Adjudication. In circumstances where PTSL participants have not yet fulfilled their obligations regarding the Duty on the Acquisition of Land and Building Rights (BPHTB) and/or Income Tax (PPH), such outstanding obligations are expressly noted in both the land book and the certificate. The records indicate the amount of BPHTB payable by the landowner or the Income Tax liability borne by the transferor of the land.

The practice of recording land rights implemented by the Banda Aceh BPN is consistent with Article 28 of the Permen ATR /BPN No.6 of 2018. This provision stipulates that following the confirmation of conversion and recognition of rights, as well as the issuance of a decision granting land rights, the rights must be entered into the relevant land book. Subsequently, the land book is signed by the Chairperson of the Adjudication Committee on behalf of the Head of the BPN.

### 10. Land Title Certificate Issuance Stage

Asset legalization, implemented through PTSL is one of the National Priority Program, as stipulated in Permen ATR/Head of BPN No.6 of 2018. Overall, the implementation of PTSL has received a positive response from the public. PTSL involves certifying and registering land within a sub-district/ a village, progressing to a complete sub-district/ a village, as part of spatial planning integration.

Based on interviews with employees of the Land Rights Determination and Registration Section of the Banda Aceh BPN, rights registered in the land register and meeting the requirement for proof of title are issued with a land title

certificate signed by the Head of Adjudication.<sup>24</sup>

### 11. Reporting Stage

The documentation and submission of activity outcomes constitute an essential phase in the implementation process, as they function as official records that may serve as evidence whenever proof of a particular stage of activity is required. Based on interviews conducted with personnel from the Survey and Mapping Section of the Banda Aceh BPN, all stages of the PTSL program, beginning from the preparatory phase through to its completion, are properly documented and compiled into reports. These reports are prepared in the form of a Handover Report covering both the files and the results of the activities. Once all stages have been finalized, the results of the PTSL program are formally transferred by the Head of the Adjudication Committee to the Head of the Banda Aceh BPN.

This procedure is in line with Article 37 of the Permen ATR/Head of BPN No. 6 of 2018, which provides that upon the completion of the PTSL process, the Head of the PTSL Adjudication Committee is required to submit the results of the activities to the Head of the relevant BPN. The submission is documented through a Handover Report accompanied by the PTSL data and activity result documents. These documents must be duly signed by both the Head of the PTSL Adjudication Committee and the Head of the BPN as evidence of the official transfer of responsibility and results.

### Conclusion

The implementation of PTSL at the Banda Aceh BPN has generally referred to the provisions of the Permen ATR/Head of BPN No.6 of 2018. The planning process, data collection, and certificate issuance have been carried out in accordance with established procedures. However, several technical and administrative obstacles remain, preventing its implementation from being fully optimal. This indicates that the implementation of the regulation has been running well, but still requires improvement in certain aspects. Although the implementation of PTSL has been running well, disputes within the community still occur. This is not a faulty or incorrect PTSL program, but rather the land issues themselves within the community that have the potential to give rise to conflict or disputes.

### Suggestions and Recommendations

The government should strengthen public awareness programs regarding the legal and economic benefits of land registration and land certification. Efforts should also be directed toward simplifying administrative procedures, improving the accessibility and transparency of land registration services, and optimizing the implementation of the PTSL. Furthermore, the active involvement of village authorities and community leaders, combined with adequate assistance for applicants, may encourage greater public participation in land registration activities. These measures are expected to enhance legal certainty, reduce land disputes, and increase the number of registered land parcels. The BPN continues to improve efforts to address the obstacles faced by communities, particularly in rural areas,

<sup>22</sup> Ade Muttaqien, Pegawai Seksi Survei dan Pemetaan Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 12.00 WIB.

<sup>23</sup> Suhaimi, Herawati and Mujibussalim (2017) 'Penertiban Terhadap Hak Milik Atas Tanah Yang Terindikasi Terlantar Di Kota Banda Aceh', *Syiah Kuala Law Journal*, 1(1), pp. 287–300. Available at: <https://doi.org/http://dx.doi.org/10.24815/sklj.v1i1.12301>

<sup>24</sup> Nova Safrida, Pegawai Seksi Penetapan Hak dan Pendaftaran Tanah Kantor Pertanahan Kota Banda Aceh, *Wawancara*, 26 Januari 2026, Pukul 11.00 WIB.

by conducting direct and repeated outreach programs to the community, as not all rural communities can access electronic media. Raise public awareness of their rights and obligations under the law, and ensure that land registration is not perceived as unnecessary and that people continue to feel secure without land title certificates.

Communities themselves should participate in, utilize, and support programs provided by the BPN, a government effort to guarantee legal certainty regarding land rights. This is especially true when future efforts are made to simplify the process of obtaining land title certificates. The demand for land is increasing day by day, as failure to register land can lead to future conflicts and land disputes stemming from the lack of proof of ownership in the form of certificates.

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