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**EXISTENCE OF COMPLETE SYSTEMATIC LAND REGISTRATION
IN CENTRAL SULAWESI PROVINCE**

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ABSTRAK

Land certification is something that needs to be done by the community in obtaining legal clarity and authentic evidence regarding ownership of their land. Complete Systematic Land Registration (PTSL) is a government program that aims to accelerate and facilitate land certification for people throughout Indonesia. This program aims to provide legal certainty over land ownership, reduce agrarian conflicts, and increase public access to banking and economic services through the use of land certificates as collateral. This study analyzes the implementation of PTSL carried out by the Land Office in Palu City, Donggala Regency, and Sigi Regency, focusing on the results of annual achievements, challenges faced, and their impact on the community. This research was conducted using a research method with empirical juridical analysis with the aim of analyzing the implementation of the PTSL program at the Land Office in three regions, namely Palu City, Donggala Regency, and Sigi Regency. The research population is the land ownership that is the target of PTSL during the implementation period of 2022-2023. Based on annual data, the PTSL program shows positive results in increasing the number of certified land, although there are still obstacles such as lack of resources and low public awareness in some areas. Through several suggestions, such as increasing socialization, simplifying administrative processes, and adequate budget support, it is hoped that the effectiveness of PTSL can be more optimal. With community involvement and sustainable government support, PTSL has the potential to become a strategic solution in realizing legal certainty and encouraging community economic development.

Keywords: land registration; complete systematic land registration, certification.

INTRODUCTION

The National Land Agency is an institution that has the task of carrying out the function of implementing land registration with the aim of achieving legal certainty for the people in Indonesia. The form of legal certainty in question includes the existence of a land certificate issued as proof of land ownership. The National Land Agency also has principles to strengthen land institutions in accordance with the spirit, spirit, principles, and rules contained in the Basic Agrarian Law and the aspirations of the people at large. Development for personal interests includes for the sake of building houses and housing. Both those used for development that meet public and private needs. The land that is used is managed in Indonesia by the National Land Agency.¹

Since 2017, the asset legalization program with the State Revenue Budget (APBN) source is better known as the Complete Systematic Land Registration (PTSL) program. Based on Article 19 of

¹ Mira Novana Ardani, "Peran Kantor Pertanahan Dalam Kegiatan Pendaftaran Tanah Sistematis Lengkap", *Gema Keadilan*, Vol. 6 No. 1, 13 Juni 2019, hlm. 47, <https://doi.org/10.14710/gk.2019.5118>.

Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles, the government is required to carry out land registration in order to ensure legal certainty. And to carry out the activity, Government Regulation Number 10 of 1961 was issued which was later perfected by Government Regulation Number 24 of 1997 concerning Land Registration as an elaboration of the Basic Agrarian Law which until now has become the basis for land registration activities throughout Indonesia.² Along with the development of national land policy, the legal basis for land registration not only refers to Government Regulation Number 24 of 1997, but also includes Government Regulation Number 18 of 2021 concerning Management Rights, Land Rights, Flats Units, and Land Registration, which strengthens the regulatory framework in the context of more efficient agrarian reform and land service in Indonesia.³ The growth of the population is increasing every year, proportional to the need for land. This shows that soil is an important element for humans. Land is an important economic factor and has strategic value from anywhere whether social, political or cultural.⁴ This imbalance forces people to use various ways to control and even own even though it will eventually cause disputes, conflicts and land problems.⁵

Good governance is one of the government's efforts to improve the pattern of public service implementation in the context of the realization of bureaucratic reform, considering that the vision of bureaucratic reform itself is the realization of *Good Governance*. Bureaucratic reforms is one government's efforts to achieve good governance and carry out fundamental reforms an change to the government administration system, especially regarding aspects of institutions, governance and human resources.⁶ So it needs to be realized that it is feasible and very important to be developed in the public service body in Indonesia. The law that oversees the land certificate policy is regulated in Law Number 5 of 1960 Article 4 that land can be owned by people either alone or jointly with other people and legal entities. Public services provided by the government bureaucracy are carried out more efficiently by not reducing and changing the mindset that the bureaucracy becomes commercial, but still on efforts to improve services. With the professionalism of the apparatus and the empowerment of the bureaucracy, it is hoped that it will be able to serve the demands of public sector services in terms of community needs.⁷

Administrative and bureaucratic reforms ini an effort to improve regional conditions continue to be carried out in line with the various demands of the community's needs that must be met the local government, both in an effort to improve the welfare of the people in the regions, and to overcome a number of economic, social, and cultural problems. Law Number 23 of 2014 concerning

² Andi Ento Mulyanto AM, A Muin Fahmal, and Askari, "Efektivitas Pendaftaran Tanah Sistematis Lengkap dDi Provinsi Sulawesi Selatan", *Journal of Lex Generalis*, Vol. 3 No. 4, 16 April 2022, hlm. 711, <https://mail.pasca-umi.ac.id/index.php/jlg/article/view/830/885>.

³ Heriyanti Heriyanti, Sandi Noel Rajagukguk, Samuel Sitinjak, and Elvira Fitriyani Pakpahan. "Tinjauan Hukum Terhadap Peraturan Menteri Agraria Dan Tata Ruang Kepala Badan Pertahanan Nasional (PERMEN ATR BPN) Nomor 1 Tahun 2021 Dan Pasal 19 Ayat 2 UUPA". *JURNAL HUKUM, POLITIK DAN ILMU SOSIAL* 2, no. 4 (July 28, 2023): 15–33. Accessed August 7, 2025. <https://ejournal.politeknikpratama.ac.id/index.php/jhpis/article/view/2299>.

⁴ Urip Santoso, *Hukum agraria: kajian komprehensif*, Kencana, Jakarta: 2012, hlm. 9

⁵ Bhim Prakoso, "Pendaftaran Tanah Sistematis Lengkap Sebagai Dasar Perubahan Sistem Publikasi Pendaftaran Tanah", *Journal of Private and Economic Law*, Vol. 1 No. 1, 20 May 2021, hlm. 64 <https://doi.org/10.19184/jpel.v1i1.23859>.

⁶ Fauziah, Rahma, Hanny Purnamasari, and Gun Gumilar. "Reformasi Birokrasi Dalam Rangka Meningkatkan Potensi Dan Kompetensi Aparatur Pemerintah Daerah Guna Terwujudnya Good Governance". *Jurnal Ilmiah Wahana Pendidikan* 8, no. 18 (October 2, 2022): 292-302. Accessed August 7, 2025. <https://jurnal.peneliti.net/index.php/JIWP/article/view/2382>.

⁷ Pandji Santosa, *Administrasi Publik: Teori dan Aplikasi Good Governance*, Refika Aditama, Bandung: 2008, hlm. 75

Regional Government explains that Regional Governments are directed to accelerate the realization of community welfare through improving services, empowerment and community participation as well as increasing competitiveness in the regions.⁸

The problem that then arises is to realize an accountable government in this country, apparently it is still an endless story. Many factors cause this, including corruption, collusion, and nepotism, non-compliance with the law so that the enforcement is very weak, the use of power that still exceeds the limits of reasonableness, and the weak mental control of government administrators and officials and bureaucratic implementers. Every government agency is required to be able to provide the best public service to the community, including one form of government agency is the land office in Central Sulawesi Province. To increase the quantity of land certificate ownership products and improve the quality of data comprehensively so that total quality is maintained can support legal certainty.⁹

METHODS

This study uses the type of empirical research, In this study, what is studied is library materials or secondary data which includes primary legal materials, secondary legal materials and tertiary legal materials.¹⁰ Where as a consequence is the inconsistency between the rules and the implementation that occurs in the community and the government. This legal research is related to the background and formulation of the problem in this study.

This study uses several approaches in analyzing administrative law control and enforcement to answer the problems that occur.

1. Legislative Approach (*Statute Approach*)

The legislative approach is an approach using legislation and regulations. Products that are *beschikking/dacree* are decisions issued by administrative officials that are concrete and special, such as Presidential Decrees, Ministerial Decrees, Regent Decrees, Decrees of Certain Bodies, and others. So that it can answer problems regarding the pattern of control and law enforcement carried out by the government based on Law Number 5 of 1960 concerning Agrarian Principles, Law Number 25 of 2009 concerning Public Services, Law Number 30 of 2014 concerning Government Administration.¹¹

2. Conceptual Approach

The conceptual approach is carried out when the researcher does not depart from the existing legal rules. This is done because there is no legal rule for the problem at hand. Research on legal concepts derived from a certain legal system that is universal, must refer to the doctrines that develop in the law about the land registration system with the principle of *Good Governance*.¹²

RESULTS AND DISCUSSION

⁸ Gede Sandiasa dan Putu Agustana, "Reformasi Administrasi dan Birokrasi Pemerintahan Daerah Dalam Meningkatkan Kualitas Layanan Publik di Daerah", *Jurnal Administrasi Publik*, Vol. 3 No. 1, 3 Oktober 2018, hlm. 3, <https://doi.org/10.22225/pi.3.1.2018.1-8>

⁹ Koes Widarbo, "Problematika Yuridis Tanah Gogol Gilir Dalam Pendaftaran Tanah Sistematis Lengkap Di Kabupaten Sidoarjo", *Tunas Agraria*, Vol. 4 No. 3, 29 September 2021, hlm. 294, <https://doi.org/10.31292/jta.v4i3.155>.

¹⁰ Soerjono Soekanto, *Pengantar Penelitian Hukum*, UI Press, Jakarta: 2010, hlm. 52

¹¹ *Ibid*, hlm. 96

¹² *Ibid*, hlm. 137

Research on the existence of land registration, the stage plan is carried out starting from the preparation stage which includes initial observation, problem identification, determination of research objectives, and review of literature related to regulations in handling complete systematic land registration. Article 1 Paragraph (20) explains that a certificate is a certificate of proof of rights as referred to in Article 19 Paragraph (2) letter c of the UUPA for land rights, management rights, waqf land, ownership rights over flats and dependent rights, each of which has been recorded in the relevant land book. Land certificates are files for the benefit of the rights holder concerned in accordance with the physical data and juridical data that have been registered in the land book.¹³

Along with technological advances in Indonesia, it has triggered changes in public services such as services in the land sector so that the government must follow the developments that are happening at this time. So that at this time the land registration process until its issuance is carried out electronically. Electronic land registration will lead to the issuance of proof of ownership in electronic form. The mechanism for the land registration system based on the electronic system is regulated in the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 1 of 2021 concerning Electronic Certificates. The implementation of electronic land registration in Indonesia will be carried out in stages in accordance with the readiness of the Regency/City Land Office with a determination from the Minister.¹⁴

This stage also includes the collection of policy documents such as primary data from research sites which include Land Offices in Donggala Regency, Sigi Regency and Palu City. Furthermore, at the data collection stage, a qualitative approach will be carried out through in-depth interviews with key informants and direct observation at the land office. The data analysis stage will include the processing of interview results and documents with a descriptive analytical approach, where the results of the analysis are with applicable regulations to assess the extent to which the government carries out legal responsibility. In this stage, it will also be evaluated related to the obstacles and challenges of the land office in recording land that does not have a certificate and has not been registered.

Complete Systematic Land Registration (PTSL) carried out by the Land Office, the mechanism for the transfer of land rights and land registration based on the Electronic System is regulated in the Ministerial Regulation of ATR/BPN Electronic Documents. PTSL is a government program that aims to accelerate and simplify the land certification process, especially for people who previously experienced administrative or financial obstacles in obtaining land certificates. In the provisional analysis of the results, we can highlight the achievements of the Land Office related to the number of land plots that have been successfully certified. For example, the Land Office usually sets an annual target for the parcels of land to be enrolled in this program. If the target is achieved or even exceeded, this can be seen as an indication of the success of PTSL implementation. In addition, the effectiveness of this process can be seen through the completion time of certificate administration, which should

¹³ Harris Sibuea, "Arti Penting Pendaftaran Tanah Untuk Pertama Kali", *Jurnal Negara Hukum*, Vol. 2 No. 2, 2011, hlm. 287

¹⁴ Fikahati Prasetya dan Muh. Afif Mahfud, "Pendaftaran Tanah Untuk Pertama Kali Secara Elektronik Dalam Hukum Pertanahan Nasional", *Jurnal Hukum Unissula*, Vol. 39 No. 1, Maret 2023, hlm. 81, <http://dx.doi.org/10.26532/jh.39.1.78-89>

be faster than conventional methods, thanks to the use of technology and the simplification of procedures.

The implementation of this regulation will then have a direct influence on the land plots that will be and those that have been registered, where the land that has been determined has rights to land, management rights, ownership rights to flats, dependent rights or waqf land registered through the Electronic System. Then as proof of ownership of rights to rights holders/nazhir, an electronic certificate and access to the certificate on the electronic system are given. Although there is an exception to the issuance of this electronic certificate, namely if the physical data or juridical data is incomplete or still disputed.¹⁵ Therefore, it is appropriate for the community to have a guarantee of legal protection to acquire and utilize land as one of the most basic needs for humans.¹⁶

It is necessary to pay attention to several important aspects, such as the challenges faced in the implementation of PTSL. For example, some common obstacles include a lack of socialization to the public regarding the process and requirements, or the availability of accurate land data. This problem can hinder the efforts of the Land Office in completing land registration systematically. In addition, support from the local government and community participation is very important, because the success of PTSL requires cooperation between various parties, including landowners, village officials, and the Land Office. The analysis of these results must also consider the impact of this program on the social and economic aspects of the community. By having a land certificate, people gain legal certainty over their land ownership, which can be used as collateral for loans and investments, thereby improving economic welfare. This shows that PTSL not only plays a role in administrative and legal aspects, but also has a significant impact on the economic empowerment of local communities.

In the land registration data presented annually, the analysis can focus on growth trends and achievement targets planned by the Land Office. If the table shows the number of lands registered each year, we can identify periods of increase or decrease in the certification process. This can show the effectiveness of the programs and steps taken by the Land Office in responding to challenges in the field. For example, if there is a significant increase in land registration in a given year, this could be due to the intensification of socialization or certain policies that support the acceleration of land certification. Conversely, if there is a decline, this may be due to constraints such as lack of resources or technical obstacles in the field. Overall, this description and analysis of annual data can help assess the success of PTSL and provide recommendations regarding optimal measures to improve the effectiveness of systematic land registration in the following years.

The following is an attachment to land registration data at the Donggala Land Office in 2022 and 2023.

¹⁵ M. Reyza Yusuf, Andi, Nia Kurniati, and Yenni Yunithawati Rukmana. "Pelaksanaan Pendaftaran Tanah Secara Elektronik Pada Badan Pertanahan Nasional Dan Pejabat Pembuat Akta Tanah". *ACTA DIURNAL Jurnal Ilmu Hukum Kenotariatan* Vol 7, no. 2 (June 30, 2024): 271 - 289. Accessed August 8, 2025. <https://jurnal.fh.unpad.ac.id/index.php/acta/article/view/1900>.

¹⁶ Wiharjo, Vincentius Jonathan, Elis Nurhayati, and Efa Laela Fakhriah. "Pertanggungjawaban Hukum Pejabat Pembuat Akta Tanah Yang Membuat Akta Jual Beli Berdasarkan Akta Kuasa Palsu Secara Administratif Dan Perdata". *ACTA DIURNAL Jurnal Ilmu Hukum Kenotariatan* Vol 7, no. 2 (June 30, 2024): 207 - 221. Accessed August 8, 2025. <https://jurnal.fh.unpad.ac.id/index.php/acta/article/view/1712>.

PTSL KABUPATEN DONGGALA TAHUN 2022

No	Desa/Kelurahan	Peta Bidang Tanah		Sertipkat Hak Atas Tanah		Ket.
		Target	Realisasi	Target	Realisasi	
1	Nupabomba	0	0	180	45	
2	Tondo	0	0	84	0	
3	Salumpaku	468	468	468	354	
4	Tosale	954	954	854	677	
5	Maleni	0	0	0	0	
6	Bale	0	0	115	100	
7	Mekar Baru	0	0	60	34	
8	Wani 1	0	0	52	40	
9	Towale	0	0	228	126	
10	Salubomba	921	921	921	575	
11	Balentuma	0	0	75	0	
12	Ujumbou	0	0	75	0	
13	Boneoge	0	0	0	0	
14	Tolongano	857	857	757	525	
15	Kola kola	0	0	81	63	
16	Kabonga Kecil	0	0	0	0	
17	Sumari	0	0	200	112	
18	Total	3200	3200	4150	2651	

Based on data from the Complete Systematic Land Registration (PTSL) in Donggala Regency in 2022, this program shows significant achievements even though there is still a gap between the target and the realization. In terms of land plot maps, it is recorded that of the target of 3200 land plots in 17 villages, all of them have been successfully realized, which shows success in the aspect of collecting land plot data. However, in the land right certificate, out of the target of 4150 certificates, only 2651 certificates have been successfully issued, which means that the achievement rate is only about 63.9 percent of the set target.

The difference between the realization of land parcel maps and land rights certificates can indicate obstacles in the further certification process, such as the completeness of administrative documents, data validation, or perhaps limited resources at the implementation level. This is a challenge that needs to be considered to increase the effectiveness of the program in the future. With measures such as simplifying procedures, more massive socialization, and optimizing resources, it is hoped that this gap can be minimized so that the PTSL target can be fully achieved.

PTSL KABUPATEN DONGGALA TAHUN 2023

No	Desa/Kelurahan	Peta Bidang Tanah		Sertplkat Hak Atas Tanah		Ket.
		Target	Realisasi	Target	Realisasi	
1	Tondo	0	0	219	219	
2	Jono Oge	0	0	147	147	
3	Tanjung Padang	0	0	118	118	
4	Ujumbou	0	0	109	109	
5	Balentuma	0	0	122	122	
6	Batusuya	0	0	505	505	
7	Toaya Vunta	0	0	414	414	
8	Toaya	0	0	788	788	
9	Lero Tatari	0	0	420	420	
10	Dalaka	0	0	638	638	
11	Total	0	0	3480	3480	

In 2023, the implementation of the Complete Systematic Land Registration (PTSL) in Donggala Regency shows significant success in the aspect of issuing land rights certificates. Of the target of 3480 certificates planned in 10 villages, all of these targets have been successfully realized with 100 percent achievement. This reflects an increase in program effectiveness compared to the previous year, where there is still a gap between targets and realization. This success can be attributed to several factors, such as increased coordination between related agencies, improvements in administrative management and documentation, and active participation of the local community in completing the necessary documents. In addition, the possibility of evaluating the obstacles in the previous year has helped minimize obstacles in the implementation of this program.

This achievement not only shows the commitment of the local government and the Land Office in realizing the PTSL target, but also illustrates the positive impact of collaborative efforts between the government and the community in making this program a success. This success can be used as a model for other regions to achieve a similar level of achievement in PTSL programs in the future.

PTSL KABUPATEN SIGI TAHUN 2022

No	Desa/Kelurahan	Peta Bidang Tanah		Sertplkat Hak Atas Tanah		Ket.
		Target	Realisasi	Target	Realisasi	
1	Sidera	0	0	0	0	
2	Pewunu	0	0	24	24	
3	Sibowi	0	0	49	49	
4	Anca	546	556	459	459	
5	Kabobona	499	517	433	433	
6	Lambara	0	0	34	34	
7	Kalukubula	0	0	0	0	
8	Oloboju	0	0	24	24	
9	Tomado	1025	1028	800	800	
10	Porame	0	0	77	77	
11	Olu	500	500	500	500	
12	Total	2570	2601	2400	2400	

In 2022, the implementation of Complete Systematic Land Registration (PTSL) in Sigi Regency showed excellent results, even exceeding the target in several aspects. In terms of land plot maps, out of the target of 2570 fields, the realization reached 2601 registrants from 11 villages, or 101.2% of the

target. This shows the effectiveness of the program in reaching out to the community and collecting data on land plots systematically. For land rights certificates, this program has managed to achieve the full target, namely 2400 certificates realized from the same target. This success reflects good administrative management, efficient completion of the document validation process, and active community participation in supporting the implementation of this program.

The success of Sigi Regency in exceeding the target of the land plot map and meeting the target of land certificates is proof of good coordination between the local government, the Land Office, and the community. This provides a positive example that with careful planning, adequate resource support, and active community involvement, PTSL targets can be realized and even exceed expectations. These findings can be a motivation to maintain and improve the performance of the PTSL program in the following years.

PTSL KABUPATEN SIGI TAHUN 2023

No	Desa/Kelurahan	Peta Bidang Tanah		Sertipikat Hak Atas Tanah		Ket.
		Target	Realisasi	Target	Realisasi	
1	Jonooge	0	0	357	357	
2	Rahmat	0	0	189	189	
3	Kamarora A	0	0	360	360	
4	Binangga	0	0	178	178	
5	Puroo	0	0	412	412	
6	Tomado	0	0	7	7	
7	Omu	0	0	406	406	
8	Pakuli Utara	0	0	225	225	
9	Bangga	0	0	275	275	
10	Langaleso	0	0	71	71	
11	Total	0	0	2480	2480	

In 2023, the implementation of Complete Systematic Land Registration (PTSL) in Sigi Regency shows very satisfactory achievements. Of the target of 2480 land rights certificates, all of them have been successfully realized, with an achievement rate of 100 percent. This result reflects the continuation of the success from the previous year, where the PTSL program was able to meet the target consistently. This success indicates an increase in efficiency in the process of administration and data validation by the Land Office, as well as showing a fairly high level of community participation in completing the documents required for the certification process. Factors such as evaluation of the implementation of the program in the previous year, resource optimization, and effective coordination between local governments and local communities are likely to play a role in this achievement.

This maximum achievement shows that the PTSL program in Sigi Regency has been running according to the plan and can be used as a model for other regions. With the continued support of all parties involved, it is hoped that similar successes can be maintained or even improved in the implementation of the program in the following years.

PTSL KOTA PALU TAHUN 2022

No	Desa/Kelurahan	Peta Bidang Tanah		Sertipikat Hak Atas Tanah		Ket.
		Target	Realisasi	Target	Realisasi	
1	Taipa	0	0	50	50	
2	Boyaoge	188	188	188	188	
3	Tavanjuka	45	45	45	45	
4	Pantoloan Boya	0	0	100	100	
5	Tanamodindi	0	0	87	87	
6	Palupi	42	42	42	42	
7	Nunu	245	247	245	245	
8	Pantoloan	0	0	53	53	
9	Mamboro Barat	0	0	220	220	
10	Mamboro	0	0	70	70	
11	Total	520	522	1100	1100	

In 2022, the implementation of Complete Systematic Land Registration (PTSL) in Palu City recorded encouraging achievements. In terms of land plot maps, of the planned target of 520 fields, the realization reached 522 registrants from 10 urban villages, or 100.4 percent of the target. This shows the program's ability to not only meet, but also exceed the targets that have been set.

In the issuance of land rights certificates, this program also succeeded in achieving the target completely, with the realization of 1100 certificates according to the set target. This success reflects effective program management, from data collection to certification completion, as well as positive responses from the community in supporting the implementation of PTSL.

These results show the success of coordination between the Palu City Land Office, the village government, and the community in supporting the smooth running of the program. The success of exceeding the target of the land plot map and achieving the target of the land right certificate shows readiness and efficiency in the implementation of PTSL in Palu City. By continuing this work pattern, Palu City can be an example for other regions to realize the PTSL program targets consistently.

PTSL KOTA PALU TAHUN 2023

No	Desa/Kelurahan	Peta Bidang Tanah		Sertipikat Hak Atas Tanah		Ket.
		Target	Realisasi	Target	Realisasi	
1	Donggala Kodi	0	0	219	219	
2	Silae	0	0	240	240	
3	Kabonena	0	0	412	412	
4	Buluri	0	0	125	125	
5	Tipo	0	0	204	204	
11	Total	0	0	1200	1200	

In 2023, the implementation of Complete Systematic Land Registration (PTSL) in Palu City again showed optimal achievements. Of the target of 1200 land rights certificates, all of them have been successfully realized with an achievement rate of 100 percent. This achievement reflects the continuation of the success in the implementation of the program, where the administrative process, data validation, and certificate issuance are carried out effectively and efficiently. This success also shows that there is good coordination between the Land Office, the village government, and the community. The active participation of the community in meeting administrative requirements also

contributes to the smooth running of the program, while adequate resource management by relevant agencies ensures that the target can be achieved without significant obstacles. With this maximum achievement, Palu City has shown consistency in realizing the PTSL target for two consecutive years. This is a positive indicator that the program has been running well, providing direct benefits to the community, and can be the foundation for future performance improvements.

Based on data on the implementation of the Complete Systematic Land Registration (PTSL) in Donggala Regency, Sigi Regency, and Palu City in 2022 and 2023, it can be concluded that this program has succeeded in having a positive impact with significant achievements, although there are still several challenges.

In 2022, Donggala Regency and Palu City managed to meet the target of land plot maps, even exceeding the target in several areas. However, the realization of land rights certificates in Donggala Regency only reached 63.9% of the target, indicating that there were obstacles in the certification process. On the contrary, Sigi Regency and Palu City managed to meet the target of land rights certificates to the maximum.

In 2023, both Donggala Regency, Sigi Regency, and Palu City show consistency with the realization of 100 percent of the target of land rights certificates. This reflects the improvement in the efficiency of the PTSL program, which is supported by good coordination between the government and the community, as well as the optimization of resource management.

Overall, PTSL programs in these three regions have shown success in providing legal certainty over land, which contributes to improving community welfare. However, to overcome the gap as it occurred in 2022, strategic measures such as increased socialization, simplification of procedures, and more optimal allocation of resources are needed. With continuous support, PTSL has great potential to realize equitable distribution of legal certainty over land throughout the region.

CONCLUSION

Based on the data of the Complete Systematic Land Registration (PTSL) conducted by the Land Office, several conclusions can be drawn regarding the implementation of this program in recent years. PTSL has made a significant contribution to the acceleration of land registration, with the main goal of providing legal certainty of ownership for the community. However, the effectiveness of program implementation in the three regions is not evenly distributed, mainly due to several factors such as limited human and technical resources in the field, low legal awareness, and administrative obstacles in the process of collecting physical and juridical data. From the data from 2022 to 2023 in the Palu City, Donggala Regency and Sigi Regency areas, it can be seen that there are intensive efforts from the Land Office to increase the number of land certifications, which is marked by an increase in the number of land plots registered every year. This program not only aims to speed up the administration of land ownership but also encourages the community to better understand the importance of having a certificate as legal proof of ownership. Nonetheless, the program has had a positive impact in increasing public access to land certification and encouraging local economic development through safer and more secure land ownership. Overall, PTSL is a strategic step by the government in completing land certification quickly and efficiently. To improve more optimal results,

it is necessary to increase support from various parties, both in terms of funding, human resources, and socialization to the public about the benefits of land certification. Synergy between the government, implementing officials, and active participation of the community is the main key in realizing a comprehensive, fair, and sustainable land registration system.

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