

## Procedures for Complete Systematic Land Registration on Land Ownership Rights in Karawang Regency

Jefferson Asprila Sambuaga<sup>1</sup>

Universitas Tarumanagara, Jakarta, Indonesia  
jefferson.27231053@stu.untar.ac.id

Mella Ismelina Farma Rahayu

Universitas Tarumanagara, Jakarta, Indonesia  
mellaismelina@yahoo.com

Submission	Accepted	Published
Dec 10, 2024	Jan 1, 2025	Jan 2, 2025

### Abstract

*The Complete Systematic Land Registration (PTSL) program ideally provides legal certainty over land ownership, particularly in rapidly developing areas such as Karawang Regency. However, in reality, challenges remain in its implementation, such as the varying quality of services, which can hinder the achievement of the program's objectives. This study aims to examine the implementation of PTSL in providing legal certainty over land rights in Karawang Regency. The research employs a Normative Juridical method with a Descriptive Analytical approach. The findings indicate that the implementation of PTSL has been carried out in accordance with the provisions regarding the object, subject, basis of rights, processes, and financing. The program offers strategic benefits in supporting legal certainty, although its success largely depends on improving the quality of public services provided by relevant institutions.*

**Keywords:** Procedures, Land Registration, Ownership Rights

### Abstrak

Pendaftaran Tanah Sistematis Lengkap (PTSL) idealnya memberikan kepastian hukum atas kepemilikan tanah, terutama di wilayah dengan perkembangan pesat seperti Kabupaten Karawang. Namun, realitasnya masih terdapat tantangan dalam pelaksanaannya, seperti kualitas pelayanan yang bervariasi, yang dapat menghambat pencapaian tujuan program

---

<sup>1</sup> Corresponding Author

tersebut. Penelitian ini bertujuan untuk mengkaji implementasi PTSL dalam memberikan kepastian hukum atas hak tanah di Kabupaten Karawang. Penelitian menggunakan metode Yuridis Normatif dengan pendekatan Deskriptif Analitis. Hasil penelitian menunjukkan bahwa pelaksanaan PTSL telah dilaksanakan sesuai dengan ketentuan objek, subjek, alas hak, proses, serta pembiayaan. Program ini memberikan manfaat strategis dalam mendukung kepastian hukum, meskipun keberhasilannya sangat bergantung pada peningkatan kualitas pelayanan publik oleh instansi terkait.

**Kata Kunci:** Prosedur, Pendaftaran Tanah, Hak Kepemilikan

## **Introduction**

Land registration is an integral part of the land law system in Indonesia, aiming to provide legal certainty regarding the status and transfer of land rights. In the context of development and the utilization of natural resources, land ownership is crucial, both for personal use and in the development of the economic and social sectors (Ananta, 2019). Indonesia, as a country with a very large population and diversity, faces significant challenges in resolving land issues, particularly concerning the registration and legalization of land rights. Therefore, the government has issued various policies to address these issues, one of which is the Complete Systematic Land Registration (PTSL) program.

Specifically, Karawang Regency, which has considerable natural resources and agricultural potential, faces various challenges related to land ownership and management. One of the recurring problems is the large number of lands that have not been registered or still have unclear status concerning ownership and the transfer of rights. This creates legal uncertainty for landowners, which risks disputes, overlapping rights, and other issues that disrupt social and economic stability (Fitriani, 2023). The PTSL program emerges as an effort to solve this problem by systematically and completely registering land.

Ideally, the PTSL procedure is expected to provide legal certainty for the entire community in Karawang Regency with the achievement of complete and accurate land registration. Every land parcel must be clearly recorded according to the rights it holds. Furthermore, this program should be able to accelerate the land certification process to reduce the potential for disputes and make it easier for the public to access land administration services (Prasetyo, 2020). With proper and complete registration, land rights will be protected and contribute to economic development.

However, in reality, the implementation of PTSL in Karawang Regency still faces a number of challenges, both technical and non-technical. Administrative obstacles, a lack of public understanding of the importance of land registration, and limited field resources are some of the barriers that slow down the implementation of this program. These obstacles often hinder efforts to create a more transparent and well-organized land system (Setiawan, 2020). The purpose of this study is to analyze the procedure for implementing PTSL in Karawang Regency, identify the challenges and obstacles faced in the process, and assess the impact it has on land ownership. This research aims to provide a deeper

understanding of the dynamics of PTSL implementation and how this procedure can be improved to maximize its benefits for the community.

The benefits of this research are expected to contribute to the formulation of public policy related to the PTSL program, particularly in efforts to enhance legal certainty regarding land ownership in Karawang Regency. In addition, the findings of this study are also expected to serve as an evaluation material for local governments and relevant agencies in developing more effective strategies to address the obstacles encountered in the implementation of the PTSL program and ensuring its success in the field.

## Literature Review

This research is not a new discovery, as there have been several works that discuss similar topics, especially regarding the implementation and impact of the Complete Systematic Land Registration (PTSL) in the context of land ownership. However, the existing works focus on regions or areas different from Karawang Regency and have not extensively discussed the technical challenges and procedures of implementing PTSL in Karawang Regency.

Oktaviani Ika P. Kusuma Agni and Nur Adhim (2023) in their work titled; *"Implementasi Pendaftaran Tanah Sistematis Lengkap (PTSL) Dan Kepastian Hukum PTSL Atas Tanah Di Desa Sukatani, Cilamaya Wetan, Kabupaten Karawang,"* examine how PTSL is applied in Sukatani Village, Cilamaya Wetan, Karawang. The similarity of this study with the author's research lies in the focus on Karawang Regency and the implementation of PTSL. However, the main difference lies in the object of discussion, which is more focused on the legal certainty for landowners, while this research emphasizes the procedures of implementing PTSL and the challenges at the community level.

Sahrul Sahrul, et al. (2023) in their work; *"Efektivitas Program Strategis Pendaftaran Tanah Sistematis Lengkap Dalam Meminimalisir Sengketa Tanah Di Kantor Pertanahan Kabupaten Bone"* reviews the effectiveness of PTSL in reducing land disputes in Bone Regency. This study shares similarities with the author's research, particularly in analyzing the effectiveness of the PTSL program in land management. However, the striking difference is that this work emphasizes land disputes and their resolution mechanisms, while the author's research focuses more on the implementation procedures of PTSL and the challenges faced in Karawang.

Ferdi Budiarsa, Maulana Rifai, and Indra Aditya (2022) in their article titled; *"Implementasi Pendaftaran Tanah Sistematis Lengkap (PTSL) sebagai Upaya Percepatan Pendaftaran Tanah di Kota Bekasi,"* discuss how PTSL is applied in Bekasi City, aiming to accelerate land registration. This work shares similarities with the author's research in terms of applying PTSL as an effort to expedite land registration. However, the difference lies in the focus on a different region, Bekasi City, and the lack of emphasis on practical challenges faced during PTSL implementation, which is one of the main focuses of this research.

After reviewing the literature, no works were found that specifically and comprehensively discuss the procedures of implementing PTSL in Karawang Regency. Furthermore, no works have examined the technical challenges and

processes faced in the application of PTSL in that region comprehensively. The author's research aims to fill this gap by delving deeper into the obstacles, constraints, and impacts of PTSL on land ownership in Karawang Regency.

The position of the author's research is within the context of developing existing studies, but with a more specific focus on Karawang Regency, which has not been extensively discussed. This research is very important to provide a clearer picture of the implementation of PTSL, as there is still a gap in the literature regarding the challenges encountered in its implementation. The novelty of this research lies in its more local and comprehensive approach in assessing the procedures of PTSL in Karawang Regency and the impact of its implementation on land ownership. Therefore, this research provides an important contribution to the development of land policy and the improvement of legal certainty for the community.

### **Research Methodology**

This article is classified as a literature study with a qualitative approach, aimed at analyzing the procedures of Complete Systematic Land Registration (PTSL) in Karawang Regency. The methodology used is descriptive analysis to depict and analyze in depth the implementation of PTSL and its impact on land ownership. The primary sources in this research are regulations or relevant laws, such as Law Number 5 of 1960 on Basic Agrarian Regulations, and regulations from the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency related to PTSL. The secondary sources consist of scientific journals, books, and other publications published in the last 10 years, which are relevant to the topic of this research.

### **Legal Framework of PTSL in Indonesia**

Complete Systematic Land Registration (PTSL) is one of the national strategic programs initiated by the Indonesian government to provide legal certainty regarding land ownership to the public. This program is implemented systematically, comprehensively, and integrally throughout Indonesia, in accordance with the principles of justice and transparency. In the context of development and spatial planning, PTSL is considered a progressive step in addressing land conflicts and improving land governance in Indonesia (Sihombing, 2021).

PTSL is defined as the process of initial land registration conducted simultaneously for all land registration objects that have not been registered in a specific area. This program includes the collection of physical and juridical data, both for land that already has proof of ownership and for land that does not. This definition refers to the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency (Permen ATR/BPN) Number 6 of 2018, which serves as the guideline for the implementation of the PTSL program. The history of PTSL in Indonesia can be traced back to the colonial era when the Dutch government introduced the land registration system through the Agrarische Wet of 1870. At that time, the land registration system was partial and only covered specific areas.

After Indonesia gained independence, land policies underwent various changes, especially with the enactment of the Basic Agrarian Law (UUPA) Number 5 of 1960. UUPA became the basis for land regulation in Indonesia, one of which was the systematic and complete land registration (Sutrisno, 2022).

The legal framework of PTSL in Indonesia is based on several regulations. UUPA serves as the primary legal umbrella, regulating the fundamental principles of land management. Additionally, Government Regulation (PP) Number 24 of 1997 on Land Registration provides detailed procedures for land registration. In the context of PTSL, Permen ATR/BPN Number 6 of 2018 serves as the technical guideline that regulates the implementation procedures, data collection mechanisms, and the roles of various parties involved in the program.

Furthermore, PTSL is supported by Presidential Instruction (Inpres) Number 2 of 2018 on the Acceleration of Complete Systematic Land Registration. This instruction aims to accelerate the achievement of PTSL targets by involving various government agencies, both at the central and regional levels. The existence of this Inpres demonstrates the government's commitment to ensuring that every piece of land in Indonesia is registered and has valid legal standing. Additionally, the legal framework of PTSL also includes other implementing regulations, such as Ministerial Decrees and Circular Letters from the Head of BPN (Syahrudin, 2018). These regulations provide technical details regarding the implementation of PTSL, such as land measurement methods, the collection of juridical data, and the issuance of land certificates. With this comprehensive legal framework, PTSL is expected to be implemented effectively and efficiently.

However, the implementation of this legal framework is not always smooth. Several obstacles on the ground, such as overlapping regulations, limited human resources, and differing legal interpretations, often pose challenges. For example, differences in views between the central and regional governments regarding land management often complicate the resolution of land disputes within the PTSL program. In addition, the implementation of PTSL often faces challenges regarding the data collection of indigenous peoples' land. In some cases, customary land, which is part of the rights of indigenous communities, is difficult to register due to differing perceptions between indigenous communities and the government regarding the status of the land. This shows that the legal framework of PTSL needs to be more inclusive to accommodate the diversity of land ownership in Indonesia.

Nevertheless, the PTSL program has had a significant positive impact, both in terms of legal certainty and the increased economic value of land. With the issuance of valid land certificates, the public can use their land as collateral to access credit from financial institutions. This aligns with the government's goal of promoting public welfare through optimal land utilization (Yanuariza et al., 2021). The legal framework of PTSL also supports the achievement of sustainable development goals (SDGs), particularly in the aspects of reducing economic inequality and resolving land disputes. By ensuring legal land ownership rights, PTSL can help create social and economic stability, which ultimately contributes to national development as a whole.

In the context of monitoring and evaluation, the legal framework of PTSL grants authority to BPN to monitor the implementation of this program. This aims

to ensure that each stage of PTSL is carried out in accordance with the applicable regulations. This oversight also involves public participation, which can provide feedback or report violations that occur during the implementation of PTSL.

### **Implementation Procedure of PTSL in Karawang Regency**

The Systematic and Complete Land Registration (PTSL) program in Karawang Regency is one of the government's flagship programs aimed at providing legal certainty regarding land ownership for the public. Karawang Regency, as one of the regions experiencing rapid population growth and development, faces the need to resolve various land issues, such as land disputes, unregistered land, and uncertain ownership status. The PTSL program has been introduced to address these issues through an organized and systematic procedure (Santoso, 2019). The implementation procedure of PTSL in Karawang Regency begins with the planning stage. In this stage, the National Land Agency (BPN) of Karawang, in collaboration with the local government, determines priority areas for the implementation of PTSL.

This determination is based on specific criteria, such as the level of community need, the amount of unregistered land, and the potential for land disputes in the area. The planning stage also includes socialization to the public regarding the benefits and process of PTSL. The next stage involves collecting physical and juridical data. The PTSL implementation team, consisting of BPN officers and village officials, conducts direct land measurements in the field. The collection of physical data includes the land area, boundaries, and condition. Meanwhile, the collection of juridical data is done by examining land ownership documents, such as sales deeds, land certificates, or inheritance documents.

After the data is collected, the next step is data processing. The physical and juridical data obtained is verified and integrated to ensure its validity and consistency. In this stage, officers also address any issues or conflicts that may arise, such as overlapping land boundaries or double ownership claims. Conflict resolution is carried out through mediation involving the relevant parties (Rasyid, 2017). The next stage is the announcement of the juridical data. The verified land ownership data is publicly announced at the village office or other accessible locations. This announcement gives the public the opportunity to raise objections or additional claims if there are errors in the data. The announcement period usually lasts for 14 days.

If there are no objections or additional claims, the process proceeds to the land certificate issuance stage. At this stage, BPN issues a land title certificate as proof of legitimate ownership. The certificate is then handed over to the landowner through the village government or the local BPN office. The certificate handover is done symbolically during a special event to mark the successful implementation of PTSL in the area. In the implementation of PTSL in Karawang Regency, coordination between the central government, local government, and the public is key to success. The local government plays a role in supporting the program through budget allocation and providing supporting facilities, such as land measurement tools and operational vehicles. Meanwhile, the public plays an

active role in providing accurate information and supporting the implementation team in the field.

Although the implementation has been running well, the PTSL program in Karawang Regency faces some challenges. One of the main challenges is the lack of public awareness regarding the importance of land registration. Some people are reluctant to participate in the program due to a lack of understanding or distrust in the administrative process. Therefore, continuous socialization is an essential part of the PTSL implementation procedure. In addition, technical challenges, such as a shortage of land measurement officers and limited equipment, also pose obstacles. To overcome this, the local government of Karawang has collaborated with BPN to provide training for village officers to assist in land measurement processes. This step has been taken to speed up the PTSL implementation, especially in hard-to-reach areas (Sangsung, 2007).

The results of the PTSL implementation in Karawang Regency have had significant positive impacts. Many people who previously did not have land certificates now have legal certainty regarding their ownership. Another impact is the increase in the economic value of land, as land with a certificate has higher credibility in the eyes of financial institutions, making it eligible to be used as collateral for credit. The PTSL program has also contributed to reducing the potential for land disputes in Karawang. With the certificate as legitimate proof of ownership, the public can avoid conflicts about land status. Additionally, the local government can more easily plan land use and development due to the integrated land data.

### **Challenges and Obstacles in PTS**

The implementation of the Complete Systematic Land Registration (PTSL) in Indonesia presents various challenges that need to be addressed by all parties involved. This program is designed to provide legal certainty over land ownership; however, in its implementation, numerous obstacles often arise, whether technical, social, or administrative. The first and most common challenge is the lack of public understanding regarding the importance of PTSL. Many people are still unaware of the benefits and urgency of having a legitimate land certificate, leading them to neglect the program (Rahayu et al., 2022).

One major issue encountered in PTSL implementation is the difficulty in collecting physical and juridical land data. This process involves accurately measuring the land to ensure that the registered boundaries do not overlap with neighboring properties. However, often the available data is incomplete or there are errors in ownership records, which complicate the verification process. Additionally, inaccuracies in land measurement can cause legal uncertainty, impacting the rightful landowners.

Another significant challenge in PTSL is the dependence on adequate infrastructure and technology. To carry out efficient measurements and documentation, advanced technology is required to map land accurately. However, in many regions, especially remote areas, limited access to technology and proper measuring equipment poses a major obstacle (Maulana, 2020). This leads to delays

in the program's execution as well as inaccurate data, which can negatively affect the legal certainty of the concerned land.

Bureaucratic red tape also represents a challenge in the PTSL process. Sometimes, the complex and lengthy procedures cause land registration to be slow. Delays may result from the involvement of many parties in the administrative process, such as BPN officers, village officers, and various other agencies linked to the land registration process. The slow bureaucracy often frustrates the public, leading them to abandon their land registration process (Lubis et al., 2008). Another challenge is the issue of overlapping land ownership. In many areas, especially those with a complex land history, disputes or dual claims over a single piece of land are frequent. This becomes an obstacle in the PTSL process because, in order to issue a certificate, there must be clarity regarding the legitimate ownership status. Resolving these land disputes requires time and legal processes that are not quick, which can ultimately delay the success of the PTSL program.

Social constraints are equally significant in PTSL implementation. Often, landowners do not possess valid ownership documents, such as deeds of sale or inheritance certificates. This occurs because many lands are managed generationally without official documentation. In such cases, gathering evidence of land ownership becomes more difficult, as it may involve witnesses or individuals who can provide valid information about the land's ownership status. Inadequate socialization also hinders PTSL implementation. Awareness campaigns regarding PTSL must be conducted comprehensively within communities, but often, a lack of understanding and insufficient involvement of local governments results in ineffective socialization. Without a clear understanding of the benefits and goals of PTSL, the public tends to be less enthusiastic about participating in the program, which prevents the program from achieving its maximum potential.

Moreover, financing the PTSL process presents a challenge. Although the registration fee in this program is relatively low, some people still cannot afford the administrative costs or additional fees. In certain areas, particularly economically disadvantaged regions, the public feels burdened by the costs of participating in the PTSL process, even though these costs are quite affordable (Harahab, 2016). The limited number of trained personnel also presents a significant hurdle. The PTSL process requires a considerable workforce, especially for field measurements and data processing. However, not all personnel involved in this process possess adequate skills, which can diminish the quality of measurements and data accuracy. Therefore, ongoing training and education are necessary to ensure that PTSL staff can work efficiently and accurately.

Another recurring problem in PTSL implementation is the lack of involvement from private sector or financial institutions in the program. Many financial institutions are hesitant to accept land that is not registered or whose registration process is not yet complete as collateral for loans. This makes the public less motivated to participate in PTSL, as land that is registered and has a certificate is easier to use as loan collateral. Another obstacle faced is policy changes that can affect the implementation of PTSL (Gunawan, 2021). Although the government has committed to supporting this program, changes in policies regarding land management or budget allocations could influence the program's continuity. This uncertainty causes the public to feel uncertain about participating

in the land registration process, considering the time and financial investment required.

### **The Impact of PTSL on Land Ownership**

The Complete Systematic Land Registration (PTSL) program launched by the Indonesian government aims to provide legal certainty regarding land ownership for the public. The positive impacts of this program on land ownership rights are quite significant, especially in providing clear legal status for every individual who owns land (Boedi, 1997). Before the PTSL program, many lands were not officially registered or lacked complete documents, leading to various legal issues. With PTSL, land ownership status becomes more legitimate and recognized by the state, providing security for landowners.

One of the main impacts of PTSL is the creation of legal certainty in land ownership. Previously, many people did not have certificates as proof of land ownership, despite having cultivated and controlled the land for generations. With PTSL, landowners can obtain a valid certificate as proof of ownership recognized by law, thereby reducing the potential for land disputes. This legal certainty also provides protection for landowners against illegal claims from other parties. PTSL also has a positive impact on the economy, particularly for those who require financing or credit using land as collateral. Land that has been registered with a valid certificate can be used as collateral to obtain credit from banks or other financial institutions. As a result, landowners who participate in the PTSL program can more easily access various financial facilities for personal needs or business development. This opens up broader economic opportunities for the community (Anwar, 2018).

However, despite the positive impact of PTSL on land ownership rights, there are several challenges that need attention. One of them is the issue of overlapping land ownership. In some areas, there are many lands with dual claims or disputes regarding ownership status. The verification and validation process in PTSL sometimes encounters obstacles because it is difficult to prove who truly has the rights to the land. Therefore, resolving disputes and dual claims needs to be a priority in implementing PTSL. Another impact of PTSL is the shift in public perspective regarding the importance of land ownership legality. Previously, many people thought that owning land without a certificate was still valid as long as there was evidence of physical possession. However, with the introduction of PTSL, the public is beginning to realize that having a land certificate as legal proof of ownership is crucial to avoid future legal issues (Fahmi, 2015). This slowly changes the public's view on the legality of land ownership and encourages them to pay more attention to the land registration process.

For the government, PTSL has a significant impact on efforts to organize land administration in Indonesia. With more systematic land registration, land data becomes more organized and accessible. This makes it easier for the government to plan development and land use more effectively. Furthermore, with more complete and verified land data, the government can more easily identify potential disputes and resolve them more quickly.

However, the positive impact of PTSL on land ownership rights is not without challenges faced by the community, particularly in remote areas or regions with low socio-economic conditions. The land registration process is sometimes hindered by high costs and administrative issues, even though these costs are actually very affordable. Some communities in these areas struggle to follow the procedures, which may lead to inequality in the distribution of land certificates (Anggraini, 2020). Therefore, outreach and social support are essential to ensure that all parties can fully access the PTSL program.

Additionally, PTSL also contributes to raising public awareness about the importance of managing land legally. In some cases, communities that previously did not have valid documents or whose land legalities were overlooked have now become more aware of the importance of legalizing their land. This motivates the community to be more proactive in registering their land and avoid practices that could harm them in the future, such as document forgery or possession of land without legitimate rights. On the other hand, the PTSL process also has an impact on the government in strengthening the land system in Indonesia. The land certificates issued through this program will reinforce the legal system in the land sector, ensuring greater certainty of land rights in Indonesia. This process also helps reduce the potential for land grabbing and makes it easier to address legal issues if illegal claims or disputes arise (Alfian, 2022). However, this also requires cooperation between various parties, such as the National Land Agency (BPN), local governments, and the community.

However, in some cases, communities that already have land rights without certificates must go through a time-consuming process to obtain a certificate through PTSL. This is especially true for those whose land is located in large areas or has many administrative limitations. The measurement and verification process that must be carried out for each land parcel takes considerable time, which can cause some landowners to feel frustrated and reluctant to follow the program. The government must also ensure that the issuance of land certificates through PTSL is not limited to certain areas but can cover all regions of Indonesia (Fitriani, 2023). This is because, in some more remote areas, the program has not been maximized. Therefore, serious efforts are needed to ensure that all layers of society can benefit from the PTSL program without being hindered by distance, costs, or difficult administrative processes.

## **Conclusion**

The Complete Systematic Land Registration (PTSL) procedure for land ownership in Karawang Regency shows that this program has a positive impact in creating legal certainty for landowners. PTSL makes it easier for the public to obtain valid land certificates, which were previously difficult to obtain due to lack of land registration or complicated document processing. With this program, the community can be better protected from potential land disputes and illegal claims, as well as make better use of their land, either for personal purposes or as collateral for loans or credit. However, despite the various benefits brought by PTSL, its implementation in Karawang Regency still faces several challenges. Issues such as administrative problems, lack of public awareness, and limited resources

on the ground still hinder the smooth registration process. Therefore, further efforts from local governments and related parties are needed to improve infrastructure and raise awareness of the importance of the PTSL program so that all members of society can fully benefit from this program.

## References

- Adrian, Sutedi. (2007). *Implementasi Prinsip Kepentingan Umum Dalam Pengadaan Tanah Untuk Pembangunan*. Jakarta: Sinar Grafika.
- Adrian, Sutedi. (2012). *Sertifikat Hak Atas Tanah*. Jakarta: Sinar Grafika Offset.
- Alfian, Risna, & Umidah, Yuyun. (2022). Visualisasi Data Pencapaian Upload Dokumen Pendaftaran Tanah di Kabupaten Karawang. *Innovations in Research on Informatics*, 4(1).
- Ananta, Tommy. (2019). *Tata Cara Pendaftaran Tanah Sesuai Peraturan Pemerintah*. Yogyakarta: Deepublish.
- Anggraeni, Kartika. (2020). *Pelaksanaan Program Pendaftaran Tanah Sistematis Lengkap di Indonesia*. Malang: UB Press.
- Anwar, Syafruddin. (2018). *Hak Milik Atas Tanah Dalam Perspektif Hukum Islam dan Agraria Indonesia*. Bandung: Pustaka Setia.
- Boedi, Harsono. (1997). *Hukum Agraria Indonesia: Sejarah Pembentukan Undang-Undang Pokok Agraria, Isi Dan Pelaksanaannya*. Jakarta: Djambatan.
- Cahyono, Rizki. (2021). Analisis Kepastian Hukum Atas Program Pendaftaran Tanah Sistematis Lengkap. *Jurnal Hukum dan Kebijakan*, 8(2).
- Fahmi, Ridwan. (2015). *Pendaftaran Tanah dan Pembaruan Agraria*. Bandung: Alfabeta.
- Fitriani, Dwi. (2023). Evaluasi Kinerja Program PTSL di Karawang. *Jurnal Manajemen Publik*, 9(3).
- Gunawan, Budi. (2021). *Teknik Pendaftaran Tanah di Indonesia*. Semarang: Penerbit Andi.
- Harahap, Syahrin. (2016). *Hukum Agraria di Era Globalisasi*. Medan: USU Press.
- Lubis, Mhd. Yamin, & Rahim, Abdul. (2008). *Hukum Pendaftaran Tanah*. Bandung: Penerbit Mandar Maju.
- Maulana, Fikri. (2020). *Konflik Kepemilikan Tanah dan Solusi Hukum*. Jakarta: Rajawali Press.
- Nashir, Ahmad. (2022). *Prinsip-Prinsip Pengadaan Tanah Untuk Kepentingan Umum*. Surabaya: UMS Press.
- Prasetyo, Arif. (2020). Analisis Pelaksanaan PTSL Dalam Mengurangi Sengketa Tanah. *Jurnal Agraria Indonesia*, 12(1).
- Putra, Angga. (2021). *Pendaftaran Tanah Elektronik: Konsep dan Implementasi di Era Digital*. Bandung: Penerbit Remaja Rosdakarya.
- Rahayu, Mella Ismelina F., & Sitanggang, Hotris Parlinggoman. (2022). Perlindungan Hukum Terhadap Lahan Produktif Pertanian Akibat Maraknya Alih Fungsi Lahan. *Jurnal Hukum Adigama*, 5(1).
- Ramadhan, Zulfikar. (2019). *Manajemen Sertifikasi Tanah di Era Reformasi Agraria*. Makassar: Pustaka Timur.
- Rasyid, Anwar. (2017). *Prosedur Pendaftaran Tanah Secara Sistematis di Indonesia*. Medan: Media Grafika.

- Sangsung, Florianus SP. (2007). *Tata Cara Mengurus Sertifikat Tanah*. Jakarta: Visimedia.
- Santoso, Budi. (2019). *Hukum Pertanahan di Indonesia: Teori dan Praktik*. Surabaya: Airlangga University Press.
- Setiawan, Riko. (2020). Analisis Program PTSL Dalam Perspektif Hukum Agraria. *Jurnal Ilmu Hukum*, 11(4).
- Sihombing, Darwin. (2021). *Sengketa Tanah dan Pendaftaran Hak*. Yogyakarta: Kanisius.
- Sutrisno, Agus. (2022). *Reformasi Administrasi Pertanahan di Indonesia*. Jakarta: Grasindo.
- Syahrudin, Ali. (2018). *Hukum Kepemilikan Tanah dalam Sistem Agraria Nasional*. Palembang: Lumbung Ilmu.
- Yanuariza, Yasmin Vitra, & Novitaningtyas, Ivo. (2021). Kualitas Pelayanan Program Pendaftaran Tanah Sistematis Lengkap Pada Kantor Pertanahan Kabupaten Sleman. *Jurnal Penelitian Administrasi Publik*, 7(2).