

# Public Service Registration Land In City Pekanbaru

Sufian Hamim <sup>a</sup>, Detri Karya <sup>b</sup>, Fabellany Sovina <sup>c</sup>,  
Syarifah Ermayuna <sup>d</sup>

<sup>a</sup> *University Islamic of Riau, Riau, Indonesia.*

<sup>b</sup> *University Islamic of  
Riau, Riau, Indonesia.*

<sup>cd</sup> *University Islamic of Riau, Riau, Indonesia.*

*Correspondent Email: sufianhamim@soc.uir.ac.id*

## Abstract :

Increasing amount resident in a way No direct result need will land the more increase. Besides The increasing need for development, there is also a need for housing and a need for land for interest other. Moment This is the amount land Which available starting felt very limited , deep meaning No increase. This research is qualitative in nature, and the type of research is descriptive, namely research that describes or explain in a way clear And detailed about Service Public Registration Land in Pekanbaru City . Design study related tightly with research methods; it could even be said that the two cannot be separated from each other by design study made with research methods Which chosen. Land registration No only protects the owner but also determines the status of a plot of land: who owns it, what rights they have, how much breadth, used For What, And etc (Dalimunthe 2000, 132). Guarantee certainty law Which will realized in land registration, this includes locking the status of registered rights, trusting the subject of the rights, and certainty of the object right registration this land produces certificate that proves it They are right.

**Keywords :** *service ; registration ; land ; Indonesia.*

## I. Introduction

In the development of various fields, the role of land in meeting various needs will continue

increased, both as a place to live and for business activities. In this regard, the need will be supported in the form of guarantees of legal certainty in land sector will continue to increase. Giving legal certainty contracts in the land sector requires the availability of legal instruments written, complete and transparent implementation consistently in accordance with the spirit and content these provisions (Deininger & Feder, 2009; Zevenbergen, 2002b). In this regard, Law Number 5 1960 concerning Basic Basic Regulations Agrarian, in Chapter 19 instruct held land registration to ensure legal certainty as intended in on. Registration land arranged more carry on with Regulation Government 10 Year 1961 concerning Land Registration, which later replaced by a new Government Regulation. That is Government Regulation Number 24 of 1997 concerning Registration Land Which until moment This become base for land registration activities throughout Indonesia (Atwood, 1990; Feder & Nishio, 1998). Confidence will location And boundaries every field land No can ignored or ruled out. Based on experience, there are many land disputes arises because of the size of the land plot and its boundaries not exactly. Therefore, measurement problems and mapping, as well as providing large-scale maps for carrying out land registration, should not be ignored and is an important part that needs to be obtained serious attention to detail in data collection land tenure and presentation of tenure/land data. ownership And in storage data.

Land registration is a series of activities carried out by the government, namely the Land Office carried out continuously and regularly, includes collection, processing, bookkeeping, as well as presentation and maintenance of physical and juridical data in the form of maps and lists, regarding land plots. And

condominium unit, issuance of certificate of proof of right over the plots of land in which it already exists rights and ownership rights to apartment units, as well as rights certain rights that burden him. Purpose of registration land is for gathering and giving complete information about the land according to Government Regulation no. 24 of 1997 that land calculations related to physical data or juridical is incomplete and still in dispute, even though the land certificate has not been issued as a title owned by. sign of ownership (Hanstad, 1997; Zevenbergen, 2002a). For give certainty law to holder Land rights are granted to what extent strength proof certificate, Which stated as tool proof Which strong by Constitution Tree Agrarian. Letter measure and book land concerns that one cannot sue land Which has certified as person or body law if within 5 (five) years from its publication certificate, He No submit lawsuit to court. For That confirmed Not yet can proven that data physique And juridical Which be included in certificate must accepted as data Which right, everyday legal actions, and deep dispute in court, Because the data follow What stated in the certificate (Agbosu, 1990; Alban Singirankabo & Willem Ertsen, 2020). Matter This No can ignore factor certainty location And certainty limit For every field land. Based on experience, there are many land disputes arise due to the location and limitations of the land plot vague and incorrect. Hence, the problem measurement And mapping, as well as provision map scale big to carry out land registration is not can be ignored and is an important part does it need serious and careful attention? only for the purpose of collecting mastery data land but also in its presentation. ownership data land and storage that data.

## **II. Legal Materials and Methods**

This research is qualitative in nature, and the type of research is descriptive, namely research that describes or explains clearly and in detail about the

Analysis of Land Registration Implementation. Research design Closely related to research methods; It can even be said that the two cannot be separated from each other because the research design is created with the chosen research method. The research method used in this writing is a descriptive qualitative analytical method. The descriptive analytical method is research and analysis of current problems with the hope of producing findings that are in accordance with the aims and objectives of the research. This research uses a qualitative approach, and problem analysis and answers to research questions use a qualitative approach. The data analysis technique used in this research is a qualitative descriptive analysis technique. This technique aims to describe certain phenomena in detail; The author uses this technique because the first is to dig up broader, detailed and in-depth information from several interactions and social phenomena, especially those that are closely related to this research. Second, descriptive analysis which can examine case findings that occurred at the research location. Data analysis resulting from this research will be carried out qualitatively. Data obtained from observations, interviews and document studies are directed at describing the mechanisms and processes for formulating policies that are stronger in the authority to regulate all legal relations over . Analysis of the Implementation of Land Registration in Accordance with Government Regulation Number 27 of 1997. It is hoped that with this kind of data analysis, the research questions posed by the author can be answered. At the same time, theories related to the study of land registration implementation can be found . This research was carried out in 2023.

## **III. Results and Discussion**

### **Land in Indonesia**

In matter solution arbitration, after second split party agreed For finish dispute through

arbitration, assembly arbitration determine in the decision, the rights and obligations of the parties if this is not regulated in their agreement. Compulsory arbitration award registered in Secretariat Court Country no later than 30 days after the verdict is pronounced; If provision the No held, decision the stated No can held. Decision arbitration final own strength law Which tie para party. An arbitration award is implemented if it has been reviewed by chairman court country, Which Then will done, with agreement chairman court country (Abubakari et al., 2018; Ramadhani & Abduh, 2021).

Control of land by the state in Indonesia is granted authority For arrange all connection law on land so that various dimensions need public can fulfilled in a way individual nor group. Country as organization country given power by the people based on law (constitution) to regulate all influences in society, which is described as the power (Macht) which ordered by law based on decency (Ramadhani & Abduh), 2021; Yami & Snyder, 2016; Zevenbergen, 2002b). Power country on land based on idea main Opening Paragraph second Constitution 1945: "Country sovereign based on discussion".

### **Use And Utilization Land in Indonesia**

Land is means For carry out development. Position land Which important This sometimes No balanced with effort For overcome various problem Which appear in field land. Fact show that unrest in the land sector is detrimental to the social, political and political sectors economy. Without planning, use land agriculture especially only will guided on respective interests or incidental benefits Which they expect from type plant certain. With planning, a good balance is possible achieved between land area and plant types important for society and the country (Dekker, 2017; Kanji et al., 2005; Krishnapriya & Sarath, 2020; Place & Migot Adholla, 1998).

As part of a series of registration activities land, mapping field land play role important in develop data land For carry out strengthening land

administration (Aditya et al., 2021; Peiró & Garcia, 2017). Map of the resulting land parcel Land parcel mapping activities play a role strategic in ensuring certainty of control and land ownership and supports planning, management, And mastery land (Aditya et al., 2021). Management of spatial data and information with use map based parcel land own level higher detail and more accurate in comparison with area-based maps. Map based information These are useful for a variety of purposes involving analysis spatial (Adnan & Hamim, 2019; Ginting & Hamim, 2016; Hamim et al., 2020a, 2020b; Hamim & Indrastuti, 2019; Handika & Hamim, 2019; Nurman et al., 2022). Land disputes in Indonesia are nothing new and still happening today. At first it was a dispute land only happen between party individual, However now dispute land has appear in all sector life community, such as forestry, infrastructure, and mining. This is due to the need for land lately This the more increase along with rapidly growth public (Nwuba & Nuhu, 2018).

### **Awareness Citizen**

As Wrong One source Power agriculture, land own role important in life And life man. By Because That, land must utilized And managed For give benefit Which big for prosperity And well-being public. Thereby Also for nation Indonesia, land is grace from Lord Which Maha One. Represents riches country, so that must attempted And managed For give benefit Which as big as possible for prosperity And well-being owner, public, nation, And country Indonesia. By philosophical, land No given to individual since the beginning. Philosophy in the concept of the relationship between humans and the earth places individuals and society as One unity Which No inseparable ("folded double"). It means fulfillment need somebody will land placed within the framework of overall needs public so that relationship No only nature individualistic but

more nature collective with still give place And respect to rights individual. Land own mark social. Need man will land is absolute, However ownership is incomplete as it still is notice interest And condition land Which more wide that is man other. In use land, owner land must notice interest person other And No can harm they (Hanstad, 1997). Indicators to see the degree/level of legal awareness community used in research results use theory with 4 (four) child arrow, that is: 1) Knowledge about regulation law (law awareness). 2) Knowledge of the contents of legal regulations (law acquaintance), 3) Attitude law, 4) Pattern behavior law. This indicator illustrates legal awareness considered inferior if you only know about the rules and the content of the law. And understanding of the law considered high if it is not limited to just knowing but has behave with follow law.

Apart from the element of legal feeling, compliance actions Law is the concretization of internal legal rules behavior. A person who obeys the law does not always show that law That follow values Which internalized, or people who obey the law do not show his satisfaction to rule law. Possible Because penalty Which applied in regulation or because the law requires it to obeyed. For example, to take out credit at a bank with collateral land, land That must certified. So, land That must registered moreover formerly.

#### **IV. Conclusions and recommendations**

So strong connection between man with land so a legal force is needed for maintain it. The power of this law can be obtained if the land owner registers the land (as ordered by Article 19 of Law Number 5 Year 1960 about The main points Agrarian). Registration land rights or granting land rights to the

2. Aditya, T., Santosa, PB, Yulaikhah, Y.,  
Widjajanti, N., Atunggal, D., &  
Sulistyawati,

subject of the request, administratively, will undoubtedly achieving legal certainty for that problem, that is regarding guaranteed rights to use property rights land for anything, if the use requests following his appointment. Therefore, if all the land plot has been registered and utilized by rights holders, ideally there is a legal guarantee of rights all registered land parcels. The positive impact can reduce problems land especially regarding land use and utilization. No No Possible price land from time to time increase Because registration right on land somebody (Dickerman & Barnes, 1989; Place & Migot-Adholla, 1998). Land registration is a series of activities carried out by the government continuously and regularly in the form of collecting information or data certain about land certain in area certain, manage, keep, And present it For interest people, in frame give certainty law in the land sector, including the issuance of evidence ownership. Procedures for registering ownership rights to land for First time is activity note plot land who have never been registered before. Then Can made guarantee debt Because condition right dependents is object right on land Which has certified. So, a plot of land must be registered first before they can take benefit real from him(Zevenbergen, 2002a).

#### **REFERENSI**

1. Abubakari, Z., Richter, C., &

Zevenbergen, J. (2018). Menjelajahi “kesenjangan implementasi” dalam pendaftaran tanah: Bagaimana hal itu terjaRegistri resmi Ghana sebagian besar berisi hak sewa. Kebijakan Penggunaan Lahan, 78, 539–554.

M. (2021). Validasi dan pemetaan kolaboratif untuk mempercepat penjaminan mutu pendaftaran tanah. Kebijakan Penggunaan Lahan, 109, 105689.

3. Adnan, IM, & Hamim, S. (2019). Studi Kelayakan Pemekaran Kabupaten Pelalawan, Riau Selatan, Indonesia. *Jurnal Internasional Inovasi, Kreativitas dan Perubahan*, 10(4), 41-57.
4. Agbosu, LK (1990). Pendaftaran tanah di Ghana: Dulu, sekarang dan masa depan. *Jurnal Hukum Afrika*, 34(2), 104–127.
- investasi pertanian di Afrika. *Tinjauan Keuangan Pertanian*.
12. Feder, G., & Nishio, A. (1998). Manfaat pendaftaran dan sertifikasi tanah: perspektif ekonomi dan sosial.
5. Alban Singirankabo, U., & Willem Ertsen, M. (2020). Hubungan antara jaminan kepemilikan tanah dan produktivitas pertanian: Menjelajahi pengaruh pendaftaran tanah. *Tanah*, 9(5), 138.
6. Atwood, DA (1990). Pendaftaran tanah di Afrika: Dampak pada produksi pertanian. *Pembangunan Dunia*, 18(5), 659–671.
7. Masak, E. (2003). Undang-undang baru pendaftaran tanah. Penerbitan Bloomsbury.
8. Deininger, K., & Feder, G. (2009). Pendaftaran tanah, tata kelola, dan pembangunan: Bukti dan implikasi. *Journal of Economic Surveys*, 23(2), 233–266.
9. Dekker, HAL (2017). *Garis tak terlihat: reformasi tanah, jaminan kepemilikan tanah dan pendaftaran tanah*. Routledge.
10. Dickerman, CW, & Barnes, G. *Kebijakan Penggunaan Lahan*, 15(1), 25–43.
13. Ginting, WR, & Hamim, S. (2016). PELAKSANAAN PENGAWASAN OLEH DINAS KESEHATAN TERHADAP PRODUKSI AIR BERSIH ISI ULANG DI KOTA PEKANBARU. *PUBLIKA: Jurnal Ilmu Administrasi Publik*, 2(2), 128–143.
14. Hamim, S., & Indrastuti, S. (2019). Sistem Terbuka Perencanaan Strategis Pembangunan Otonomi Pedesaan di Riau, Indonesia. *Jurnal Internasional Inovasi, Kreativitas dan Perubahan*, 10.
- (1989). Keamanan kepemilikan dan pendaftaran tanah di Afrika: tinjauan literatur dan sintesis. Pusat Penguasaan Tanah, Universitas Wisconsin-Madison.
11. Domeher, D., & Abdulai, R. (2012). Pendaftaran tanah, kredit dan

15. Hamim, S., Vianda, L., & Pitaloka, S. (2020a). Penerapan Prinsip Pelayanan Publik Di Bidang Pelayanan Pendaftaran Penduduk Dan Catatan Sipil Kantor Dinas Kependudukan Dan Catatan Sipil Kota Pekanbaru. PUBLIKA: Jurnal Ilmu Administrasi Publik, 6(1), 1–10.
16. Hamim, S., Vianda, L., & Pitaloka, S. (2020b). Penerapan Prinsip Pelayanan Publik Di Bidang Pelayanan Pendaftaran Penduduk Dan Catatan Sipil Kantor Dinas Kependudukan Dan Catatan Sipil Kota Pekanbaru. PUBLIKA: Jurnal Ilmu Administrasi Publik, 6(1), 1–10.
17. Handika, T., & Hamim, S. (2019). Peranan Dinas Tenaga Kerja dan Transmigrasi Kabupaten Bengkalis Dalam Penempatan Tenaga Kerja Lokal di PT. Wahana Karsa Swandi Kecamatan Mandau. PUBLIKA: Jurnal Ilmu Administrasi Publik, 5(1), 1–11.
18. Hanstad, T. (1997). Merancang sistem pendaftaran tanah untuk negara berkembang. *Saya. U. Int'l L. Rev.*, 13,647.

19. Haris, A., Rahman, A., Yusriadi, Y., & Farida, U. (2021). Analisis faktor-faktor determinan yang mempengaruhi loyalitas pelanggan bisnis ritel. *Tinjauan Linguistik dan Budaya*, 5(S3), 310–318.
20. Ilyas, G., Rahmia, S., Tamsah, H., & Yusriadi, Y. (2022). Apakah rasa takut ketinggalan memberikan kepuasan dalam pembelian berdasarkan konten media sosial? *Jurnal Data Internasional dan Ilmu Jaringan*, 6(2), 409–418.
21. Kanji, N., Cotula, L., Hilhorst, T., Toulmin, C., & Witten, W. (2005). Dapatkah Pendaftaran Tanah Melayani Kelompok Miskin dan Marjinal?: Laporan Ringkasan. JSTOR.
22. Krishnapriya, S., & Sarath, G. (2020). Mengamankan pendaftaran tanah menggunakan produktivitas petani: perspektif modal manusia. *Manajemen Rantai Pasokan yang Tidak Pasti*, 10(2), 625–636.
29. Tamsah, H., Yusriadi, Y., & Farida, U. (2020). Pelatihan, berbagai pengetahuan, dan kualitas kehidupan kerja terhadap kinerja pegawai negeri sipil di Indonesia. *Jurnal Studi Etnis dan Budaya*, 7(3), 163-176.
30. Yami, M., & Snyder, KA (2016). Bagaimanapun, tanah adalah milik negara: memeriksa manfaat pendaftaran tanah untuk petani kecil di Ethiopia. *Degradasi & Pembangunan Lahan*, 27(3), 465–478.
23. Nurman, N., Yusriadi, Y., & Hamim, S. (2022). Perkembangan Pendidikan Pluralisme di Indonesia: Kajian Kualitatif. *Jurnal Studi Etnis dan Budaya*, 9(3), 106-120.
24. Nwuba, CC, & Nuhu, SR (2018). Tantangan pendaftaran tanah di Negara Bagian Kaduna, Nigeria. *Jurnal Penelitian Real Estat Afrika*, 3(1), 141-172.

Budaya, 8(2), 296–315. <https://doi.org/https://doi.org/10.29333>

/ejec/801

31. Zevenbergen, J. (2002a). Sistem

25. Peiro, NN, & García, EJM (2017).  
Blockchain dan sistem pendaftaran  
tanah. *Jurnal Hukum Properti  
Eropa*, 6(3), 296–320.

26. Tempat, F., & Migot-Adholla, SE  
(1998). Efek ekonomi dari  
pendaftaran tanah pada pertanian  
petani kecil di Kenya: bukti dari  
distrik Nyeri dan Kakamega.  
*Ekonomi Tanah*, 360–373.

27. Ramadhani, R., & Abduh, R. (2021).  
Kepastian Hukum Proses  
Pendaftaran Tanah di Masa Pandemi  
Covid-19.  
*Penelitian dan Kritik Internasional  
Budapest  
Institut-Journa*, 4, 349.

28. Tamsah, H., & Yusriadi, Y. (2022).  
Kualitas penyuluhan pertanian  
pada

pendaftaran tanah. *Aspek dan Efek*, 15–  
199.

32. Zevenbergen, J. (2002b). Sistem  
aspek dan efek pendaftaran tanah.  
*Publikasi Geodesi*, 51.