

## RINGKASAN

Penelitian ini dilatarbelakangi oleh target 36.400 Sertipikat Hak Atas Tanah (SHAT) yang harus dicapai dalam program PTSL 2024 oleh Kantor Pertanahan Kabupaten Banyumas. Desa Banjarsari Wetan menargetkan 1.200 bidang tanah. Sebanyak 1.195 dari 2.268 bidang tanah telah mengajukan sertipikat, menunjukkan langkah proaktif masyarakat meski masih terdapat 1.073 bidang yang tidak berpartisipasi karena kurangnya pemahaman, kendala administratif, tanah waris, dan kepemilikan sertipikat sebelumnya. Sejak Maret, program menghadapi kendala seperti kesalahan ukur patok batas dan masalah administratif akibat kurangnya informasi dari petugas, sehingga penelitian ini bertujuan untuk mengetahui bagaimana penerapan asas pendaftaran tanah di Desa Banjarsari Wetan sebagai dasar pelaksanaan program PTSL Kantor Pertanahan Kabupaten Banyumas.

Penelitian ini menggunakan landasan asas pendaftaran tanah berdasarkan PP No 24 Tahun 1997 yang terdiri atas asas sederhana, asas aman, asas terjangkau, asas mutakhir, dan asas terbuka. Penelitian ini menggunakan metode penelitian kualitatif normatif-empiris dengan spesifikasi penelitian deskriptif analitis. Teknik penentuan informan menggunakan teknik *purposive* dan *snowball sampling*. Sumber data yang digunakan berupa sumber data primer dan data sekunder dengan teknik pengumpulan data menggunakan observasi, wawancara, dan studi dokumentasi. Metode analisis data yang digunakan adalah metode analisis interaktif oleh Miles Huberman, dan Saldana, serta melakukan uji validasi data menggunakan triangulasi sumber.

Hasil penelitian ini menyimpulkan bahwa penerapan asas pendaftaran tanah dalam layanan PTSL di Desa Banjarsari Wetan secara umum berjalan baik dan sesuai dengan PP No 24 Tahun 1997. Aspek asas sederhana, program ini didukung oleh pelayanan yang mudah dipahami, sosialisasi yang efektif, pendekatan "jemput bola," dan penyederhanaan persyaratan, meskipun terdapat kendala berupa minimnya pamflet dan terbatasnya undangan sosialisasi. Dalam aspek asas aman, proses verifikasi dan validasi data dilakukan secara cermat, tetapi ketidakhadiran masyarakat saat pemasangan patok batas mengakibatkan perbedaan hasil ukur. Pada aspek asas mutakhir, penggunaan teknologi modern seperti drone, alat ukur berbasis GPS, dan sistem pengarsipan *hybrid* berhasil mempercepat proses sertifikasi tanah. Pada aspek asas terjangkau, biaya program yang ditetapkan sebesar Rp250.000 telah dikelola sesuai aturan dan dilengkapi mekanisme pembayaran secara cicilan. Namun, pada aspek asas terbuka, akses data tanah melalui loket pelayanan dan aplikasi "Sentuh Tanahku" masih menghadapi hambatan akibat minimnya sosialisasi dan rendahnya pemahaman masyarakat. Program ini memberikan kemudahan dan kepastian hukum kepada masyarakat. Kendati demikian, beberapa tantangan perlu mendapatkan perhatian lebih lanjut untuk memastikan keberhasilan program secara menyeluruh.

**Kata Kunci:** Kantor Pertanahan, Pendaftaran Tanah Sistematis Lengkap, Asas Pendaftaran Tanah.

## SUMMARY

*This research departs from the target of 36,400 Land Rights Certificates (SHAT) that must be achieved in the 2024 PTSL program by the Banyumas Regency Land Office. Banjarsari Wetan Village is targeted with 1,200 land certificates. A total of 1,195 out of 2,268 lands have applied for certificates, indicating proactive steps by the villagers, although there are still 1,073 lands that are not participating due to lack of understanding, administrative constraints, inherited land and previous ownership of certificates. Since March, the program has faced obstacles such as mis-measurement of boundary markers and administrative problems due to lack of information from officials, so this study aims to find out how the principles of land registration are applied in Banjarsari Wetan village as the basis for implementing the PTSL program of the Banyumas District Land Office.*

*This research uses the fundamental principles of land registration based on Government Regulation No. 24 of 1997 which consists of simple principles, safe principles, affordable principles, up-to-date principles, and open principles. This research uses normative-empirical qualitative research methods with descriptive analytical research specifications. The technique of determining informants uses purposive and snowball sampling technique. The data sources used are primary and secondary data sources with data collection techniques using observation, interviews, and documentation studies. The data analysis method used is the interactive analysis method by Miles Huberman and Saldana, and conducts data validation tests using source triangulation.*

*The results of this research conclude that the application of land registration principles in PTSL services in Banjarsari Wetan Village generally runs well and is in accordance with PP No. 24 of 1997. In the aspect of simple principles, this program is supported by services that are easy to understand, effective socialization, a "pick up the ball" approach", and simplification of requirements, although there are obstacles in the form of a lack of pamphlets and limited invitations for outreach. In the aspect of safety principles, the data verification and validation process was carried out carefully, but the absence of the community when installing boundary benchmarks resulted in differences in measurement results. In the latest basic aspects, the use of modern technology such as drones, GPS-based measuring instruments and hybrid filing systems has succeeded in speeding up the land certification process. In terms of the affordable principle, the program fee set at IDR 250,000 has been managed according to the rules and is equipped with an installment payment mechanism. However, in terms of the open principle aspect, access to land data through service counters and the "Sentuh Tanahku" application still faces obstacles due to the lack of socialization and low public understanding. This program provides convenience and legal certainty to the community. Nevertheless, some challenges need further attention to ensure the overall success of the program.*

**Keywords:** Land Office, Complete Systematic Land Registration, Land Registration Principle.