

## RINGKASAN

Meningkatnya tuntutan masyarakat terhadap kepastian hukum atas tanah dan kualitas pelayanan publik mendorong pentingnya Program Pendaftaran Tanah Sistematis Lengkap (PTSL) sebagai bentuk pelayanan publik di bidang pertanahan. Pelaksanaan PTSL di Kabupaten Banyumas melibatkan berbagai *stakeholder*, mulai dari Kantor Pertanahan, tim perangkat desa/kelurahan, hingga masyarakat, dengan memanfaatkan digitalisasi (*e-PTSL*, *GIS*) untuk meningkatkan transparansi, akuntabilitas, dan efisiensi. Penelitian ini bertujuan untuk menganalisis implementasi PTSL menggunakan kerangka Van Meter & Van Horn dan menilai keberhasilan program melalui prinsip-prinsip *Asian Development Bank* (ADB) yang mencakup Transparansi, akuntabilitas, prediktabilitas, partisipasi. Penelitian menggunakan pendekatan kualitatif dengan metode observasi, wawancara, dan dokumentasi.

Hasil penelitian menunjukkan bahwa standar dan tujuan kebijakan PTSL telah ditetapkan dengan jelas, sumber daya dan teknologi mendukung pelaksanaan, dan komunikasi antar *stakeholder* berjalan cukup baik. Namun, hambatan seperti keterbatasan SDM, partisipasi masyarakat yang belum merata, pengawasan lapangan terbatas, serta konflik kepemilikan tanah masih terjadi. Analisis prinsip ADB menunjukkan bahwa keberhasilan PTSL dipengaruhi oleh partisipasi aktif masyarakat, digitalisasi administrasi, dan koordinasi antar *stakeholder*, sementara hambatan menghambat efektivitas implementasi program. Secara keseluruhan, penelitian menyimpulkan bahwa pelaksanaan PTSL sudah *cukup efektif*, namun perlu perbaikan berkelanjutan dalam keterlibatan masyarakat dan pengawasan lapangan agar keberhasilan program lebih optimal.

**Kata kunci:** Pendaftaran Tanah Sistematis Lengkap, Implementasi Kebijakan, Good Governance, Analisis ADB.

## SUMMARY

*The increasing public demand for legal certainty over land and quality public services has driven the importance of the Complete Systematic Land Registration Program (PTSL) as a form of public service in the land sector. The implementation of PTSL in Banyumas Regency involves various stakeholders, from the Land Office, village/sub-district apparatus teams, to the community, utilizing digitalization (e-PTSL, GIS) to increase transparency, accountability, and efficiency. This study aims to analyze the implementation of PTSL using the Van Meter & Van Horn framework and assess the program's success through the Asian Development Bank (ADB) principles of transparency, accountability, predictability, and participation. The study employed a qualitative approach using observation, interviews, and documentation.*

*The results indicate that the PTSL policy standards and objectives have been clearly defined, resources and technology support implementation, and communication between stakeholders is quite effective. However, obstacles such as limited human resources, uneven community participation, limited field supervision, and land ownership conflicts persist. Analysis of the ADB principles indicates that the success of PTSL is influenced by active community participation, administrative digitization, and coordination between stakeholders, while obstacles hamper the effectiveness of program implementation. Overall, the study concluded that the PTSL implementation has been quite effective, but ongoing improvements in community engagement and field supervision are needed to optimize the program's success.*

**Keywords:** *Complete Systematic Land Registration, Policy Implementation, Good Governance, ADB Analysis.*