

REVIEW ARTICLE

CADASTRAL SURVEYOR IN LAND REGISTRATION SYSTEM IN INDONESIA: A CURRENT DEVELOPMENTS

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ABSTRACT

The spearhead of collecting physical data in the process of land registration is the measurement activity carried out by the measurement officer or known as the Cadaster Surveyor. Cadastral measurement is the main activity that determines the quality of land data. One of the guarantees of legal certainty in land registration is the assurance of certainty of physical data consisting of data on the location of boundaries and area of land. This research is a descriptive qualitative normative juridical law study which analyzes the study of legal changes related to the role and expansion of the cadastral surveyor's authority in the land registration system. In an effort to realize the accuracy of physical data in the form of the location and size of land parcels to accelerate land registration and land services, it is necessary to expand the authority and a strong legal umbrella. The authority according to the prevailing laws and regulations is very limited. To extend the licensed surveyor's authority as a form of community participation in the land registration system, there are several strategic steps that must be taken, one of which is the change / revision of legislation related to the land registration system, namely the need for new articles or the addition of new paragraphs in certain articles on The Basic Agrarian Law and Government Regulations regarding land registration.

Keywords: *Land Registration; Cadastral Surveyor; Community Participation*

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INTRODUCTION

The dynamics of development and the demands of the times cause people's lives to continue to develop. The presence of the industrial revolution 4.0 era that emphasizes digital economy, artificial intelligence, big data, robotic, etc., or known as disruptive innovation phenomena, results in the activities of community life related to land and land services increasingly complex. If the complexity is not followed by a fast and easy service, the community activities will be burdened, inefficient and ineffective.

One effort to get optimal service from the state in the field of land services requires a paradigm shift by examining and revising legislation so that bureaucratic reform can be carried out and have a strong legal basis. The paradigm includes efforts to accelerate the process of land registration and maintenance of land data with technological adaptation and opening up spaces for community participation.

Meanwhile, the objectives of the reform can be seen in the preamble of the LoGA which formulates its objectives, namely: (1) Laying the foundations for the formulation of national agrarian law which will be a tool to bring prosperity, happiness and justice to the state and the people, especially the peasants in the context of society just and prosperous; (2) laying the groundwork for establishing the unity and simplicity of land law; (3) Laying the groundwork to provide legal certainty regarding land rights for the whole people (Sibuea, 2016:2).

In the draft Draft Land Law which is awaiting finalization at the House of Representatives, a change in the paradigm of land registration has been seen. As in Chapter IV Article 46, the Draft Law that Land Registration is carried out throughout the territory of the Republic of Indonesia, conducted by the Government, can be carried out with community participation

Since the birth of the Basic Agrarian Law (UUPA) in 1960 until the end of 2017, of the total land parcels in all of Indonesia, approximately 126 million land parcels, which have been certified, have only reached 40% or around 51 million parcels, so there are still 75 million or 60% of uncertified fields (Sumarto, 2018). The implementation of land registration was carried out previously by the Government through the District and City Land Offices throughout Indonesia using the sporadic land registration method, the maximum target achievement per year is only 1 million plots of land, which means that to complete 75 million plots requires 75 years (Humas ATR/BPN, 2018). The slow completion of land registration marked by the achievements of land parcels that have been registered or certified in 2016, which is less than 40% of the total land parcels throughout Indonesia, is the main cause of the low land services received by the community. The unclear certainty over land rights has triggered problems and disputes between landowners. Overlap and double certificates are also caused by poor administration including the unavailability of a single map as the main data.

The RPJMN 2015 - 2019 states that strategic issues and issues in the land sector in Indonesia are caused by the following (Bappenas, 2016) :

1. Not yet guaranteed legal certainty of community rights over land. This main problem is shown by the condition of the basic land map coverage, the number of certified land parcels, the certainty of forest and non-forest boundaries, the level of resolution of land cases, and the determination of customary / ulayat land boundaries.
2. There are still inequalities in land tenure, ownership, use and utilization (P4T), and the people's welfare is still low.
3. Performance of land services that is not optimal. This condition is caused by the lack of land surveying staff, which hinders the performance of land services.
4. Insecure availability of land for development in the public interest.

Various important aspects of land in human life often lead to conflicts over people's tendency to defend their land in any way if it violates their rights. This land conflict also often causes violence. Basically, the root cause of the emergence of land cases is caused by the lack of land administration systems and obstacles in the regulations regarding the time frame in its implementation. In fact, at present, land issues in Indonesia are considered as problems that cannot be solved using a legal approach, but also using a holistic (comprehensive) approach such as politics, social culture, economics, and ecology (Bappenas, 2016).

Implementation of Article 19 of the LoGA is one of the Government's efforts to provide legal certainty guarantees. The legal certainty guarantees include: legal certainty guarantees regarding the person or legal entity that is the holder of the rights (subject to land rights); guarantee of legal certainty regarding the location, boundary, and area of a parcel of land (object of land rights); and guarantees legal certainty regarding land rights (Bappenas, 2016).

In the land registration process cadastral measurement activities are the main activities that determine the quality of land data. That is because the spearhead of physical data collection in the process of land registration is the activity of measuring plots of land carried out by a measurement officer or known as a surveyor who is internationally better known as a Cadaster Surveyor (Kusmiarto, 2016). Physical data and juridical data are like two sides of a coin which is a unified variable of legal certainty in land registration. The focus of this study is on the important role of the cadastral surveyor as a measurement officer who collects physical data in order to provide legal certainty regarding the object of rights in land registration.

In 2017, the Ministry of Agrarian Affairs and Spatial Planning / National Land Agency began implementing a Systematic Complete Land Registration (PTSL) program as part of the mandate of the law to accelerate land registration throughout Indonesia. *"Through PTSL, we are able to register 5.4 million plots of land in 2017, 9.3 million plots of land in 2018, and for this year we are optimistic to register 10-11 million plots of the target of 9 million plots,"* (Sofyan Jalil, 2017).

The government in 2025 is targeting all parcels of land in the entire territory of the Republic of Indonesia to be certified. To succeed and complete the targeted land registration program, human resources with a large number of professional cadastral survey competencies are needed. Thus the cadastral surveyor must have academic qualifications and expertise in the field of cadastral measurement and mapping engineering knowledge.

The cadastral surveyor profession is solely not only to succeed the government's priority agenda of the Complete Systematic Land Registration (PTSL) program, but also in order to succeed other government programs such as maintaining land data that will continue to grow and will never be completed. The incessant development of infrastructure that requires land acquisition is inseparable from the process of measuring parcels of land including activities in the division, separation or merging of parcels of land that have been certified as happened in the process of buying and selling and inheritance will continue to exist and become more complex.

Certainty of legal guarantees of rights to land parcels includes certainty of rights to the subject or owner and certainty of rights to the object, namely the location or

position of the parcels of land. The importance of guaranteeing the legal certainty of land rights and the mandate of legislation regarding the acceleration of land registration and such a large target needs to be supported by community participation. Community participation in land registration can be classified in two ways:

1. Active participation of the community as an interested party, in this case the land owner who borders the land he owns.

2. The participation of the cadastral surveyor profession as a non-government professional measurement officer in assisting the achievement of a very large land registration target.

Increasing community participation, especially the cadastral surveyor profession as a measurement officer, strengthening policies and institutions, financing and development becomes a necessity. Measurement of land parcels that meet the cadastral technical rules in which the process of acquiring physical data of land parcels that is good and right, fast and accurate contributes greatly in accelerating and successful land registration programs in Indonesia.

Looking at the current situation related to the revision of Undang Undang Pokok Agraria (UUPA) and the plan for ratification of the Draft Land Law, the discussion on land registration is contained in Chapter IV Article 46 in number (2) Land Registration by the Government as referred to in paragraph (1) can implemented with community participation. Community participation in the article can be interpreted that the land registration process must involve the community both the community as the object of the owner of the right and the community as the subject of the right. In Chapter XI, community participation can be interpreted that the government provides an active role for the profession as working partners in land registration. This is as stated in article 83, namely (1) Professional work partners include cadastral surveyors, land deed officials and other professional officials (Draf RUUPertanahan 2019).

This paper intends to clarify and identify the laws and regulations that must be revised and amended to give the role of community participation especially the greater authority for cadastral surveyors in the land registration system in Indonesia.

METHOD

This research is a normative legal research, which is descriptive qualitative. The main data used are legal materials, both primary legal materials, secondary legal materials, and tertiary legal materials. The legal materials referred to include the Basic Basic

Agrarian Regulations (UUPA No. 5 of 1960), Draft Land Law Draft (Results of Amendments to the ATR / BPN Minister's Directive on August 27, 2019), Government Regulation No. 24 of 1997 and Ministerial Regulations related to Surveyors Licensed Cadastre. In addition, research is also equipped with data from scientific journals. Data analysis was performed using qualitative analysis.

DISCUSSION

1. Land Registration

The legal basis for implementing land registration in Indonesia is Law No. 5 of 1960 (*Undang-Undang No. 5 Tahun 1960*), 19:

- (1) *To guarantee legal certainty by the Government, land registration is carried out throughout the territory of the Republic of Indonesia according to the provisions regulated by Government Regulation.*
- (2) *The registration referred to in paragraph (1) of this article includes:*
 - a. *mapping and bookkeeping*
 - b. *registration of land rights and the transfer of these rights*
 - c. *the granting of proof of rights, which acts as a strong proof.*

The definition of land registration is contained in Government Regulation Number 24 of 1997 concerning Land Registration Article 1 number 1 that:

Land Registration is a series of activities carried out by the Government on an ongoing and regular basis, including the collection, processing, bookkeeping and presentation and maintenance of physical and juridical data in the form of maps and lists of land parcels and apartment units, including the granting of proof of rights for parcels of land for which there are already rights and ownership rights to the units of the participating houses and certain rights which burden them.

Basically, the purpose of land registration as stipulated in article 19 of the UUPA is to provide legal certainty in the land sector. This is explained in more detail in PP 24 of 1997 article 3 :

- a. *to provide legal certainty and legal protection to holders of rights to a plot of land, units of flats and other registered rights so that they can easily prove themselves to be the holders of the rights concerned.*
- b. *to provide information to interested parties including the Government so that they can easily obtain the data needed to conduct legal actions regarding registered land parcels and apartment units.*
- c. *for the implementation of orderly administration of land.*

As in Government Regulation (PP) No. 24 of 1997 concerning Land Registration, the measurement phase must fulfill the principle of delimitation contradictory, which is a norm that requires land rights holders to pay attention to the placement, determination and maintenance of land boundaries in contradictions or based on agreement and agreement of parties interested party. If this principle is not fulfilled then measurements cannot be carried out, so will the next stage, which is the making of maps and bookkeeping, especially the granting of proof of rights will certainly not be allowed. If the delimitation contradictory principle is not carried out in accordance with the laws and regulations, then it will cause uncertainty of a person's right to ownership of a parcel of land and can lead to disputes in the future.

The authority of the Ministry of Agrarian Affairs and Spatial Planning of the National Land Agency according to Article 78, Regulation of the Minister of Agrarian Affairs Number 3 of 1997 concerning Provisions for Implementing Government Regulation Number 24 of 1997 Concerning Land Registration letter (a) which states that the measurement officer "sets the boundaries of land parcels in the case of officers measurement is the National Land Agency Employees ". Meanwhile, the authority granted to Licensed Surveyors has so far been limited to measurement and mapping activities, whereas in the series of land registration activities there are activities to fulfill the Delimitatie Contradictoire principle and the determination of boundaries. The authority of the licensed surveyor is to carry out measurements and mapping of land parcels in the context of land registration, sign the Measurement Drawings and make the concept of a Land Plane Map and Measure Letter. One aspect that makes measurement and mapping activities in the framework of land registration carried out by Licensed Surveyors unable to be quickly carried out is the absence of Licensed Surveyor's authority in setting boundaries, the involvement of civil servants from the Ministry of ATR / BPN required in carrying out the assignment of boundaries. Licensed Surveyors only carry out measurement activities.

2. Cadastral Surveyor

The word surveyor is an absorption of words in English so that it is not found in the Big Indonesian Dictionary. In the dictionary "Cambridge Dictionary", the surveyor is a person whose job is to measure and record the details of the areas of land, meaning that the surveyor is someone whose job is to measure and record every detail of the plot of land.

A.P. Parlindungan in his book "Land Registration in Indonesia" defines the cadastre definition as follows: registration comes from the word "Cadastre" (cadastral

Dutch) of a record, showing the area, value and ownership (or other rights) for a plot of land. While the word "Cadastre" comes from the Latin "Capitastrum" which means a register or capita or unit that is made for the Roman land tax (Capotatio Terrens) (Parlindungan, 1999 : 18).

Understanding cadastral surveyors can be found in various regulations of the Ministry of Agrarian Affairs and Spatial Planning / National Land Agency, namely:

1. Regulation of the Minister of Agrarian Affairs / Head of the National Land Agency (PMNA / KaBPN) Number 2 of 1998 concerning Licensed Surveyors Article 1, Paragraph (1) *"Licensed Surveyor is a Cadastral Surveyor and Assistant Cadastral Surveyor"*, Paragraph (2) *"Cadastral Surveyor is someone who has expertise in the field of cadastral measurement and mapping and the ability to organize cadastral measurement and mapping work, who is authorized to carry out certain cadastral measurement and mapping work in the context of land registration, both as a community service effort itself or as legal entity employees who work in the field of measurement and mapping"*.
2. Regulation of the Head of the National Land Agency (Perkaban) No. 9 of 2013. With consideration to maximizing the implementation of Permen No. 9 of 1998, then in Perkaban No. 9 of 2013, the term Licensed Surveyor was replaced by the Land Surveyor as stated in Article 1, Paragraph (1) Land Surveyor is someone who has expertise in the field of measurement and mapping as well as the ability to organize work in the field of measurement and mapping in the context of land registration which is licensed by the National Land Agency of the Republic of Indonesia.
3. Minister of Agrarian and Spatial Planning Regulation No. 33 of 2016. The issuance of this regulation is based on the consideration that the implementation of the acceleration of land registration programs throughout the territory of the Republic of Indonesia is still constrained by the limited number of Cadaster Surveyors, so it is necessary to strengthen policies, institutions, funding, and Cadaster Surveyor resources for acceleration. In this regulation the definition of a licensed cadastral surveyor is listed in Article 1, Paragraph (1) *"Licensed Cadastral Surveyor is a working partner of the Ministry of Agrarian Affairs and Spatial Planning / National Land Agency appointed and dismissed by the Minister of Agrarian Affairs and Spatial Planning / Head of the National Land Agency, which consists of Cadastral Surveyors and Assistant Cadaster Surveyors"*, Paragraph (2) *"Licensed Cadastral Surveyor Service Office, hereinafter referred to as KJSKB, is a Licensed Cadastral Surveyor in the form of a business entity both individuals and firms"*, Paragraph (3) *"Cadastral Surveyor is a person who has*

expertise and skills in carrying out the land survey and mapping process in the context of land registration and is solely responsible before the law for the survey and mapping data that it generates”.

4. In 2017 the Minister of Agrarian and Spatial Planning / Head of National Land Agency Number 11 Year 2017 again was issued concerning Amendment to Regulation of the Minister of Agrarian and Spatial Planning / Head of National Land Agency Number 33 Year 2016 Regarding Licensed Cadastral Surveyors. Consideration of this change to further optimize the resources and role of the Cadaster Surveyor. Changes to this regulation do not change the definition of a Licensed Cadastral Surveyor.

Profession is a field of work which is based on specific education (skills, vocational, etc.) (<https://kbbi.web.id>). License is the delegation of authority granted by the Minister to the Cadaster Surveyor and the Assistant Cadaster Surveyor to assist the Ministry in conducting surveys, mapping, and management of geospatial data and information in the context of accelerating land registration and services and other land activities (Permen ATR/BPN, 33/2016).

3. *Community Participation in Land Registration*

One of the human resources in the land sector that plays an important role, especially in land services, is the availability of adequate land surveyors or cadastral surveyors. The spearhead for achieving success in optimizing land services is conducting quality surveys, measurements and mapping and an adequate number of surveying officers. The compilation and maintenance of the land registration system is highly dependent on the number of competent, professional, and qualified land surveyors (Bappenas, 2016:22).

Efforts to improve the land registration stage need to be made to change the paradigm of the land registration system with a strategy to simplify procedures through changes in legislation and involve active community participation. For this reason, the government deems it necessary to revise the Basic Agrarian Law (UUPA 1960) with the immediate enactment of the *Rancangan Undang Undang Pertanahan* by *Dewan Perwakilan Rakyat*. In the draft land law, discussion on land registration is contained in CHAPTER IV Article 46:

- (1) Land registration throughout the territory of the Republic of Indonesia is held by the Government.

- (2) Land Registration by the Government as referred to in paragraph (1) can be carried out with community participation.
- (3) Land Registration as referred to in paragraph (1) and paragraph (2) shall be completed within a period of no later than 10 (ten) years from the date this Law becomes effective.

The mandate of legislation regarding the acceleration of land registration and such a large target needs to be supported by community participation. Community participation in land registration can be classified in two ways:

1. Active participation of the community as an interested party, which in this case is the land owner and neighbor who borders the land he owns.
2. The participation of the cadastral surveyor profession as a non-government professional measurement officer in assisting the achievement of a very large land registration target.

Increasing community participation, especially the cadastral surveyor profession as a measurement officer, strengthening policies and institutions, financing and development has become a necessity. This can be seen in the Draft Law on Land Chapter XI about the Professionalism of Work Partners Article 83:

1. Professional partners include cadastral surveyors, land deed officials and other professional officials.
2. Further provisions regarding cadastral surveyors, officials making land certificates and other professional officials as referred to in paragraph (1) shall be regulated by Ministerial Regulation (*RUU Pertanahan*, 2019).

Thinking about the importance of community participation in land registration can be described in the following reasons:

1. The modern bureaucratic paradigm requires the government to move quickly and professionally to serve all the needs of the community in a variety of social stratifications. Substantially, the government should be devoted to matters relating to policy regulation, facilitation and coordination between stakeholders related to land matters, and evaluating and overseeing all policies in order to be effective.
2. The limited resources of the measuring officer and the limited budget for the procurement of modern equipment in the field of surveying and mapping for the Ministry of Agrarian Affairs and Spatial Planning / National Land Agency have contributed to the low level of community evaluation of land services that should be addressed by relinquishing the technical tasks and functions of measuring, mapping and maintaining data land by giving full authority to the professional private profession namely cadastral surveyors.

3. The abundance of human resources in the field of geodesy and geomatics produced by public and private universities and training institutes, which have expertise in the field of surveying, measuring and mapping should be optimized by the Government as part of creating employment and further to help improve land services to Public.

4. Analysis of Changes in Legislation Regarding Land Registration

In an effort to realize legal certainty guarantees in land registration, one of which is the assurance of the certainty of the boundary and area of land. The authority of licensed surveyors in carrying out land parcel measurements to accelerate land registration and land services to the public is very limited. To give a participatory role and expand the authority of licensed surveyors in the land registration system, there are several strategic steps that must be taken, one of which is the revision of legislation related to the land registration system. Legal regulations related to land registration, namely Law No. 5 of 1960 concerning the Basic Agrarian Law (UUPA) and Government Regulation of the Republic of Indonesia No. 24 of 1997 concerning Land Registration

Some of the main things that need to be included in changes in legislation related to community participation and the role of cadastral surveyors in the land registration system, include:

1. There is a need for a new article in the UUPA concerning the acceleration of the implementation of land registration with clear targets but still paying attention to quality in order to reduce land problems that arise in the future.
2. There is a need for a new article in the UUPA on community participation in the land registration system. This article on community participation is to provide confirmation that the registration of land mandated by the state to the government must involve the role of active community participation.
3. There is a need for a new article in the UUPA which mandates that the role of the government (State Civil Apparatus) in land registration is no longer a technical operator such as measurement and mapping activities as part of the delegation of jurisdictional roles carried out by PPAT, but rather on the role of a regulator, facilitator and evaluator.
4. There is a need for a new article or the addition of a new paragraph in PP 24/1997 on the cadastral surveyor profession as an important part of providing accuracy of physical data in order to guarantee the certainty of the boundary and area of land.

5. There is a need for a new article or the addition of a new paragraph in PP 24/1997 concerning the delegation of authority to determine boundaries, measurements, mapping, and maintenance of physical data of land parcels to the licensed surveyor profession (independent surveyor) for ensuring the acceleration of land measurement services for development activities for public and private interests.

In the era of democracy and global competition, the speed and accuracy of government services and legal certainty in the land sector are a strategic part of realizing economic growth, accelerating the resolution of land issues and completing other tasks such as the certainty of forest and non-forest boundaries, and the determination of customary / ulayat land boundaries. which is still low. For this reason, the proposed amendment and / or addition of a new article or new paragraph needs to be made in the Law or Government Regulation so that when there is a change of President or ministers in the new government, the regulations that have been running well are not easily revised or amended.

Furthermore, the articles that need to be revised to suit the role and participation of the community in land registration including the granting of technical authority to licensed surveyors as shown on Table 1 and Table 2

Table 1. Law Number 5 of 1960 (UUPA 5/1960) Concerning Agrarian Basic Regulations

No	Legislation / Article	Article	Explanation	Remark / Analysis
1	Chapter II Rights to land, water and space and land registration. Part II Land Registration Article 19	Article 19 Paragraph 2, reads: a. Land measurement, mapping, and accounting; b. Registration of land rights and the transfer of these rights; c. Provision of letters of evidence of rights, which act as a strong proof. Article 19 paragraph 3 reads: Land registration is carried out keeping in mind the state and community conditions, socio-economic traffic requirements and possible implementation according to the Minister of Agrarian's consideration.	This land registration will be held in a simple and easy way understood and carried out by the people concerned General Explanation IV ... While article 19 is addressed to Government as an instruction, so that at all regions of Indonesia are registered land that is "rechtskadaster" means -- which aims to ensure legal certainty.	1. Item (a), "Accounting for land" needs to be changed or added to "bookkeeping land the form of the National Land Registry Database Center ". - Paragraph (3) Land registration is carried out by involving community participation

Note:

- In the Loga it is necessary to add articles about: PROFESSION OF PARTNERS

(1) Professional work partners include cadastral surveyors, officials making land certificates and other professional officials.

(2) Further provisions regarding cadastral surveyors, officials making land certificates and other professional officials as referred to in paragraph (1) shall be regulated by Ministerial Regulation.

Table 2. Government Regulation of The Republic of Indonesia Number 24 of 1997 Concerning Land Registration (PP 24/1997)

No	Legislation / Article	Article	Explanation	Remark / Analysis
1	Chapter I General	Article 1 Land registration is a series of activities carried out by the Government continuously, continuously and regularly, including collection, processing, bookkeeping, and presentation and maintenance of physical data and juridical data, in the form of maps and lists, regarding parcels of land and units of flats, including the granting of proof of rights for parcels of land with pre-existing rights and ownership rights over units flats and certain rights that weigh on the consideration of the Minister of Agrarian Affairs.	- Clear	Land registration is carried out by the Government and community participation. Community participation includes work partners including the cadastral surveyor profession, land deed-making officials and other professional officials
2	Chapter II Principle and Purpose	Article 3 Land registration aims: a. In order to provide legal certainty and legal protection to the holders of rights over a plot of land, a unit of flats, and other registered rights so that they can easily prove themselves to be the holders of the relevant rights, b. To provide information to interested parties including the Government so that they can easily obtain the data needed to	The purpose of land registration as is listed in letter a is the destination The main land registration that I ordered article 19 of the UUPA. Besides that, the implementation land registration is also intended the creation of an information center about plots of land so that party who stakeholders including the Government can	One of the guarantees of legal certainty in land registration is the guarantee of certainty on the location of boundaries and area of land.

		conduct legal actions regarding registered land parcels and apartment units; c. For the implementation of orderly administration of land.	easily obtain data necessary in carrying out the deed law regarding parcels of land and listed apartment units. The proper implementation of land registration is the basis and realization of an orderly administration in the land sector.	
3		Article 4, Paragraphs 1 and 2 1. To provide legal certainty and protection as referred to in Article 3 letter a, to the holder of said land rights, a certificate of land rights is given. 2. To carry out the information function as referred to in Article 3 letter b, physical data and juridical data from plots of land and apartment units that have been registered are open to the public.	Article (1) Clear Article (2) Clear	Certificate as proof of land rights is a combination of physical data and juridical data of an object of land parcels. Physical data collection in the process of land registration is the activity of measuring parcels of land carried out by a measurement officer or Licensed Cadastral Surveyor
4	Chapter III Main points Implementation Land Registration Part One Organizer and Implementer of land registration	Article 5 Land registration is held by the National Land Agency Article 6 paragraphs (1) and (2) 1. In the context of administering land registration as referred to in Article 5, the task of carrying out land registration is carried out by the Head of the Land Office, except for certain activities that are regulated by this	Clear Paragraph (1) What is meant by certain activities whose implementation is assigned to other officials, are activities whose utilization is of a national nature or exceeds the working area of the Head of the	Land registration is held by BPN by involving community participation Explanation of article 6 explicitly that organizers of land registration can be done or assisted by other officials or other professions such as Licensed Surveyors or PPAT.

<p>Government Regulation or the relevant legislation assigned to other officials.</p>	<p>Land Office, for example measuring technical base points, mapping forogrammetry and so on.</p>	<p>In paragraph (2), Land Registration, Head of Office is assisted by PPAT for the completeness of juridical data and Licensed Surveyor for Physical data.</p>
<p>2. In carrying out land registration, the Head of the Land Office is assisted by the PPAT and other Officials assigned</p>	<p>What is meant by certain activities is for example the making of a deed by PPAT or PPAT Provisional, the making of auction minutes by auction officials, adjudication in the systematic registration of land by the Adjudikasi Committee and others in part.</p>	
<p>Article 8 1. In carrying out systematic Land Registration, the Head of the Land Office is assisted by an adjudication Committee formed by the Minister or appointed Officer. 2. The composition of the Adjudication Committee as referred to in paragraph (1)</p>	<p>Clear</p>	<p>Explanation meant by Other Activities shall include the making of Field Maps and Measurement Letters. Physical data produced by licensed surveyors is data that is quoted / presented on the field map and measurement letters in the Certificates, so that the absolute responsibility is in the Licensed cadastral surveyor.</p>
		<p>The adjudication committee membership can be supplemented</p>

				by an indispensable member in judging the certainty of a juridical data and a person who is required in the technical data expertise is a Licensed Surveyor
5	Chapter IV Land Registration for the First Time The second part Collection and processing of physical data Paragraph 1 Measurement and Mapping	Article 14 1. For the purposes of collecting and processing physical data 2. The measurement and mapping activities as referred to in paragraph (1) include: a. making base map registration b. determination of boundaries of plots of land c. measurement and mapping of plots of land and making of registration maps. d. making list of land e. manufacturing of measuring instruments	Clear	Paragraph (2) is inserted: "The measurement and mapping activities as referred to in paragraph (1) are carried out by Licensed Cadastral Surveyors covering: (as mentioned in the paragraph). These tasks and activities are the expertise of licensed cadastral surveyors whose background in science and theory are geodesy / geomatics scholars

CONCLUSION

This paper highlighted that land registration is an activity that always leads to the granting of certificates as a guarantee of legal certainty over parcels of land. Guaranteed legal certainty in land registration, one of which is a guarantee of the certainty of the boundary and area of land, which is the main activity that determines the quality of physical data carried out by a licensed surveyor or surveyor. Efforts should be made to expand the authority of licensed surveyors to increase the

acceleration of land registration and optimization of land services in their role in determining the quality of physical land data. However, to realize the role of community participation in land registration, strategic steps need to be changed / revised laws and regulations directly related to land registration, namely the existence of new articles or the addition of new paragraphs in certain articles in the LoGA and Government Regulations. Political will from the government, in this case the ATR / BPN Ministry, immediately conducts a review and revision / changes in the substance of the legislation related to strengthening the status and role of the licensed surveyors in the land registration system.

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