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IDENTIFICATION OF KEY SUCCESS FOR LAND CONSOLIDATION FOR DEVELOPMENT PURPOSES: IMPROVING THE QUALITY OF THE ENVIRONMENT IN KUNINGAN DISTRICT, WEST JAVA, INDONESIA

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Abstract— In general, land consolidation aims to reorganize land control by the community to create a better use of environmental conditions. This can take the form of adding or arranging public roads, green open spaces, and plots of land belonging to the community to create a higher-quality residential environment. Each land owner will donate part of their land for public facilities such as arranging or widening roads, adding green open space, etc. Of course, this will reduce the area of land previously owned. However, the land owner will receive back his land donation contribution in the form of an increase in the selling price of the land, potentially providing better benefits or profits. This process promises a more sustainable and prosperous future for all involved.

The research method employed was a rigorous qualitative descriptive approach, which involved a comprehensive explanation and analysis of the results, all based on the established land readjustment regulations. The data used were primary, gathered through interviews and observations, and secondary, in the form of text and geographic data from state governments. This meticulous approach ensures a robust and reliable research process, instilling confidence in the validity of the findings. It's important to acknowledge that implementing Land Consolidation is not without its share of challenges and potential problems, which can sometimes lead to delays or even failure to achieve the desired targets. However, by understanding and preparing for these obstacles, we can work towards more successful implementations in the future. This reassurance should inspire optimism and hope for the future of land consolidation—even failure to achieve

Land Consolidation according to the target. The experience of unsuccessful Land Consolidation is an essential lesson in developing the implementation of Land Consolidation. Based on these conditions, it is necessary to study obstacles and problems to learn further lessons. Collaboration between communities, village officials, agencies, and other related parties is needed to carry out KT voluntarily, donating land for development.

Keywords— *Land Consolidation; Community; Development Planning*

I. INTRODUCTION

Land consolidation, as one of the government's national priority support programs in the 2020-2024 RPJM, must be implemented in accordance with existing provisions. Land consolidation has not been free from obstacles in its implementation, so completion is not in accordance with the scheduled time or even carried out. From the results of monitoring and evaluating land consolidation, it is known that obstacles to Land Consolidation Planning and Land Consolidation Implementation include 1) inaccurate selection of locations that have potential for land consolidation; 2) all stages of land consolidation have not been completed, resulting in low physical and financial achievements or realization; 3) the location resulting from land consolidation is not developed, so the community returns to the original plot of land, which results in the land consolidation location being abandoned; and others.

According to the Regulation of the Minister of ATR/Head of BPN Number 16 of 2020 [1], the Directorate of Land Consolidation and Land Development plays a pivotal role in formulating and implementing land

consolidation policies. It is also responsible for evaluating and reporting on the progress of land consolidation, ensuring the transparency and effectiveness of these efforts.

Based on rights owned by the state, for the sake of interests generally, the state has the right to coercion by a person or institution the law to waive the right to the land. However, this state's rights are not an abandoned principle of individual ownership.[2]

Based on the Regulation of the Minister of ATR/Head of BPN Number 12 of 2019 concerning Land Consolidation [3], the scope of Implementation of Land Consolidation includes Land Consolidation Planning, Implementation of Land Consolidation, Development of Land Consolidation Results, and Supervision of Land Consolidation. Regarding supervision of land consolidation, Ministerial Decree 12/2019 states that supervision of land consolidation is carried out throughout the entire land consolidation implementation process, starting from planning, implementation, and construction of land consolidation. The activities in Land Consolidation Supervision include:

- Monitoring the suitability of Land Consolidation stages and documents;
- Monitoring progress and implementation of Land Consolidation design;
- Monitoring and evaluating social impacts, economic and environmental impacts;
- Evaluation of area performance and development periodically every 5 (five) years; and
- Planning and redevelopment of the area (long term).

Following ongoing city planning, land consolidation is one strategy for accelerating urban infrastructure and development. Land solidification also means building ease of use of land because the sporadic state of land bundles, to be customary, are four-square in shape, each confronting the street and fit to be assembled.[4]

Monitoring the suitability of land consolidation stages and documents is intended to ensure the consistency and quality of Land Consolidation implementation at the planning and implementation stages of Land Consolidation, which includes administrative aspects, technical aspects, as well as quality and performance aspects of Land Consolidation Implementation. Meanwhile, monitoring the progress and implementation of the Land Consolidation design is intended to ensure the implementation of the action plan and implementation of the Land Consolidation design, including the restructuring of control, ownership, use, and utilization of land and space at the Land Consolidation location. Monitoring and evaluating social, economic, and environmental impacts is intended to ensure the effect of implementing Land Consolidation on increasing the added value of the area, including changes in socio-cultural behavior, economic improvement, and environmental

improvement. Most community development efforts tend to get them to help, and leaders need to be involved; these people are critical, and we should make every effort to affect them.[5]

Be that as it may, as human existence keeps creating, land issues are progressively mind-boggling, particularly in metropolitan regions. While the demand for land continues to rise, the size of urban areas has remained the same. Different gatherings are interested in utilizing rooms in metropolitan regions, adding to the intricacy of spatial arranging issues in metropolitan areas. Shortcomings in metropolitan administration will then, by implication, cause hypothesis, absence of advancement metropolitan land for settlement, development and advancement control and responsibility for as well as land use illegal or illegal, slum areas, etc. [6]

Implementing land consolidation involves ongoing counseling of society regarding the significance of land consolidation. The goal is to provide information services, clear and firm legal certainty regarding rights on property based on the most recent rules, and an understanding of the benefits of land consolidation for land-owning communities while sharing the environment. This regulation will define the land rights that participants in land consolidation will own going forward; it will also minimize the budget for implementation of land consolidation activities, enabling poor communities to take part in them; and it will create a good approach that covers all of the activities that will be implemented in the land consolidation stage. This is to ensure no disagreements over nearby property boundaries between one owner and to ask for considerations and opinions about the continuous design of land plot arrangements. This is done to guarantee the design is in accordance with community demand and agreed upon.[7]

Land is a resource with limited availability but has an ever-increasing demand. *Land Consolidation* is a realignment activity that can be an alternative in planning a regional development.[8]

Land consolidation, involving the complex tasks of consolidation and exchange of lands, is a labor-intensive, expensive, and challenging endeavor. Its successful implementation relies heavily on the local community's acceptance and cooperation. The current demand for consolidation works is high, with the most pressing need being [specific need].

II. METHOD

The research method employed was a qualitative descriptive method involving explaining and analyzing the results based on land readjustment regulations. The data sources used were significant, including primary data from interviews and observations with community leaders in Windusari Village, representatives from each village state, and the sub-district head. Additionally, secondary data in

text and geographic data from the state governments of the Ministry of Agrarian Affairs and Spatial Planning/National Land, which play a crucial role in land management and regulation, were utilized, *further enhancing the study's credibility*. [10]

The text and geographic data are about total population, work, land ownership, and land ownership or certificate data. The creator utilizes the strategy of regularizing/library research, specifically to get information from writing, books, and mediator regulations and guidelines Law number 5 of 1960 (Undang-Undang no five tahun 1960) concerning Basic Regulations on Agrarian Principles as The basic policies regarding agrarian affairs in Indonesia include land development and land use. [11]

Data analysis is carried out through three significant activities according to Gabrielian, Yang & Spice[12], namely: 1) reducing data for selection so that relevant data and information are selected to be presented; 2) displaying and presenting data and information; and 3) concluding.

This research uses the following method:

1. Theoretical-normative approach - The study results are prepared by considering theories, results of studies, and research on strategic area planning around industrial areas, sectoral and regional agency policies, and legal provisions relating to spatial planning.
2. Participatory approach - Formulation of input and results of regional planning concepts involving all stakeholders at both central and regional levels through consultation/discussion.

It was brought out to fabricate information through understanding and revelation.

The qualitative research approach is a unique course of exploration and understanding that depends on the techniques used to research social peculiarities and human issues. In this study, the researcher used natural settings to conduct studies, creating a complex picture by scrutinizing words and providing in-depth reports of respondents' perspectives. This approach adds a novel and valuable dimension to the study [13].

III. RESULTS AND DISCUSSION

Land consolidation is one advancement model in the land area, which incorporates metropolitan and local regions' agribusiness and reasons for advanced land use in relationship with use, improvement efficiency, and preservation for natural supportability.[14]

Realignment means that the condition is accurate before it is set up with consolidation. Above-ground urban land In actuality, there is already a type of land tenure that involves irregular and disorderly land use. In this instance, the society's engagement resulted in land consolidation, no change to the irregularities of land use or land tenure order,

and simultaneous efforts to provide land to build public infrastructure, such as roads. One way to describe consolidation land is as a participatory land policy, using land appropriately and apportioned. Planning of Settlement Space. [15]

Urban land consolidation is the most common form due to the prevalence of numerous irregular and illegitimate land uses in densely populated urban areas. The idea of land consolidation is an activity known as urbanism. It involves moving, combining, solving, eliminating, and changing rights owned to land in urban areas and suburbs in the context of expansion and arrangement. Settlements include the necessary social and public facilities that the land owner provides in accordance with the General City Spatial Plan and Regions with active participation from the community.[16]

Land Consolidation is a policy of restructuring control, ownership, use, and utilization of land according to spatial planning and efforts to provide land for public purposes to improve environmental quality and maintain natural resources by involving active community participation. Land Consolidation Planning is the process of selecting proposed and determined locations that meet the Land Consolidation criteria. In implementing Land Consolidation, a Coordination Team and Land Consolidation Planning Team were formed from the planning stage. Thus, it is hoped that the implementation of Land Consolidation will be sustainable from planning to implementation and construction. According to the Ministerial Regulation on Land Consolidation, the scope of land consolidation [3] includes:

Land Consolidation Planning;

Implementation of Land Consolidation;

Development of Land Consolidation Results (Development of infrastructure, facilities, utilities, and Community Empowerment);

Supervise land consolidation (monitoring, evaluation, and reporting of land consolidation). Land consolidation can be classified based on area function and use, land use dimensions, size scale, and needs.

Land consolidation in Kuningan, a testament to the power of community participation, was first implemented in 2015. The success of this arrangement through Land Consolidation continued throughout 2019. Kuningan is located in the eastern part of West Java Province, bordering Cirebon to the north, Brebes (Central Java Province) to the East, Ciamis and Cilacap (Central Java Province) in the South, and Majalengka in the west. 2017 Agricultural Land Consolidation activities were carried out at the Siteari Village location, Darma District. In 2017 Situsari village, Land consolidation was carried out on-site, covering an area of 117,603m² with 400 plots of land belonging to 269 participants. The land status is in the form of customary

ownership rights. Road construction is carried out independently and with the cooperation of residents participating in Land Consolidation, so there is no need for TUB (Land Joint ventures). Community land allocated for roads (Land for Development/TP) is around 6.8% of the total area or 8,867m². The length of the road opened as a result. The arrangement is approximately 1.8 km from Bakom Village towards Situ Dam. However, The design preparation deliberately minimizes road widening to maintain the rice fields so that they do not change their function to non-agricultural purposes. The public is enthusiastic about its arrangement through Land Consolidation because the experience benefits directly, namely, the opening of road access to the north and south directions, which previously hampered community mobility. Even though the community had to give up part of the area, the land and the plot of land included in the arrangement are guaranteed to face the road and be certified so that its value will increase significantly with road access.

In 2018, the Kuningan Land Office carried out Land Consolidation. The location is in Bakom Village, Darma District. Land consolidation in Bakom Village was carried out in the framework of arrangements for developing rural settlements and agriculture and providing public/social facilities land. Land management through consolidation The land was carried out on an area of 11.89 hectares consisting of 200 plots of land. A total of 142 residents participated in this activity as landowners. Land consolidation in Bakom Village, Darma District, in 2018 is a continuation of the implementation of land consolidation in Bakom Village in 2015. The data collection results at the location show that the community is very enthusiastic about this Land Consolidation activity, especially regarding land certification, which is very high. Other activities in the Land Consolidation Implementation in Kuningan, West Java, are:

Construction of the Rabat Concrete Dusun Pahing neighborhood road RT 007-008, approximately 0.9 km long (Construction is 100% complete), Construction of the Volley Ball Field in Dusun Manis RT 006/002 covering an area of approximately 162 m² (Construction is 100% complete)

Construction of IPAL (Waste et al.) Dusun Manis RT 006/002 covering an area of approximately 24 m³ (completed) Construction of the garden and courtyard of the AL-MUNAWAROH Mosque Dusun Manis RT 006/002 covering an area of approximately 120 m² (Construction has been completed 100%).

Figure 1 explains the function of Land consolidation. We can compare before; the activity of land consolidation in this area is irregular; after this area, joint Land Consolidation is more neat and has easy access. Land Consolidation, a powerful tool for environmental improvement, can also be used as a supporting instrument for Agrarian Reform to improve people's welfare and quality

of life, guarantee the availability of land for various development activity needs, and improve environmental quality by involving community participation, as well as to provide legal certainty of rights to ownership/control of community land through the Asset Reform and Access Reform.

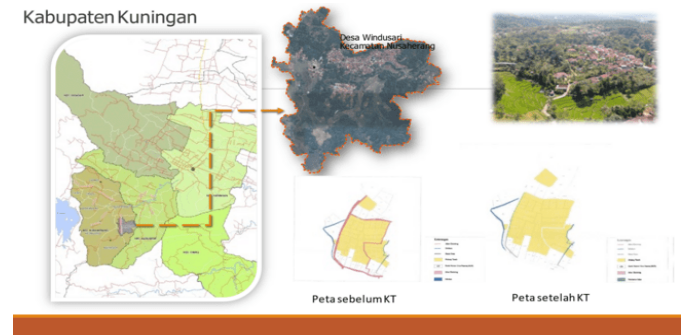











FIGURE 1. MAP OF KUNINGAN DISTRICT AFTER LAND CONSOLIDATION

From the data collection results at the location, the community is enthusiastic about this Land Consolidation activity, especially regarding very high land certification. In 2021, Windusari village received a land consolidation program, the benefits of which have been felt by the community, such as easy road access, calm, and certainty. The law regarding the land status of the surrounding community because the land has already been certified; at the beginning of this program, the community did not believe in the existence of a government program regarding this land consolidation program, but the active role of the Village Head or a leadership figure trusted by the people of Windusari Village, was in the Land Consolidation process in the Village Windusari is the role of sub-district head or village head of Windusari Village.

From the data collection results at the location, the community is very enthusiastic about this Land Consolidation activity, especially regarding very high land certification. In 2021, Windusari village has received a land consolidation program, the benefits of which have been felt by the community, such as easy road access, calm, and legal certainty regarding the status of the surrounding community's land because the land has been certified. The figure below is about the journey of Land Consolidation from start to finish.

TABLE 1. THE PROGRESS-RESULTS OF WINDUSARI VILLAGE LAND CONSOLIDATION

No	Description	Progress
1.	This Figure about Progress Documentation (0%) Activities for installing stakes for constructing the Windusari Village road in Windusari Village.	 
2	This figure about Progress Documentation is 25%, Activity Road paving activities for constructing the Windusari Village road.	 
3	This figure for Progress Documentation shows that 50% of road paving activities for constructing the Windusari Village road were community-based. As we can see, the community has played an essential role in successful land consolidation development.	 
4	This Figure about Progress Documentation 100% Condition of roads in residential areas of Windusari Village after construction as a result of Land Consolidation	  



Source: Book Of "Penyusunan Dan Pelaksanaan Dokumentasi Dan Diseminasi Penyelenggaraan Konsolidasi Tanah Wilayah I, 2022, Kementerian ATR-BPN Jakarta"

IV. CONCLUSIONS

The implementation of Land Consolidation is not free from obstacles and problems that can cause delays or even failure to achieve Land Consolidation according to the target. The experience of unsuccessful Land Consolidation is an essential lesson in developing the implementation of Land Consolidation. Based on these conditions, it is necessary to study obstacles and problems to learn further lessons.

Based on Land Consolidation Implementation in Kuningan, West Java activities which aim to realize the implementation of subsequent land consolidation effectively and efficiently, several conclusions for crucial success factors Land Consolidation Implementation: The availability of ample financing is a significant factor in the successful development of the land consolidation process. It not only expedites the implementation but also ensures its effectiveness.

Connect and synchronize other programs in the land consolidation process so that more benefits can be felt. The importance of the role and commitment of a leader in encouraging the realization of any land consolidation process, Effective communication and coordination between all parties involved are crucial factors in reaching agreements and settlements. Furthermore, the community's active participation at every stage of the land consolidation implementation is vital for its success.

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