STUDY ON THE IMPLEMENTATION AND BENEFITS OF THE EX-BUSINESS LAND REDISTRIBUTION PROGRAM FOR THE COMMUNITY IN RANOTONGKOR VILLAGE AND RANOTONGKOR TIMUR VILLAGE AT TOMBARIRI TIMUR DISTRICT IN MINAHASA REGENCY

Ragil Priyanta[1], **J.V Bobby Polii** [2], **Caroline B.D Pakasi** [2]

1) Postgraduate Student of Development Resource Management Study Program, Sam Ratulangi University, Manado
2) Teaching and Research Staff at the Development Resource Management Study Program, Sam Ratulangi University, Manado
*Author for correspondence: ragilpriyanta@gmail.com

ABSTRACT

The purpose of this research was to determine and analyze the implementation of land redistribution activities in Minahasa Regency, the implementation of Access Reform after land redistribution activities and the benefits obtained by the community as recipients of land redistribution in Minahasa Regency. This research was conducted from October to December 2021 in Ranotongkor & East Ranotongkor Villages, East Tombariri District, Minahasa Regency. The data used are primary data and secondary data. This study uses public policy research methods. The results of this study indicate that the implementation of land redistribution has been going well. The Access Reform carried out also shows that 100% of land redistribution recipients have benefited from these activities. Land redistribution carried out in Minahasa Regency also had a positive impact on the economy of the land redistribution recipient community where 87.5% of the land redistribution recipients who were the object of this study experienced an increase in income ranging from Rp. 200,000 to Rp. 5,000,000 per month.

Key Words: Implementation Study, Land Retribution

PRELIMINARY

Background

The disparity of land tenure experienced by the Indonesian people is still relatively high. According to the Minister of Agrarian and Spatial Planning/Head of the National Land Agency, Sofyan Djalil in 2016 stated that the Gini ratio of land tenure in Indonesia reached 0.59, meaning that 1% of the population controlled 59% of land in Indonesia. This disparity also includes inequality in the land tenure of agricultural land. According to the 2013 National Central Statistics Agency (BPS) Agricultural Census, 55.33% of households using agricultural land in Indonesia are smallholders who control land less than 0.5 ha.

If it is observed from the data, land inequality is a problem that deserves more attention from the government, because it is possible that as many as 14.25 million low-income households are a group of people who are disadvantaged in this land inequality because they do not have a suitable area of agricultural land which results in low income. the level of community welfare (National Central Statistics Agency 2013). It is recorded that there are 10.2 million poor people spread over 25,863 villages around forest areas, of which 71.06% are cultivators who depend on forest resources for their lives (Presidential Staff Office, 2017). Sirait as cited in Sutaryono and Gumelar (2018) stated that there were 40-60 million people living as forest communities, both practicing agroforestry in forest areas and around forest areas. However, the cultivating communities have obstacles in improving their standard of living due to their limited access or inaccessibility of the land they cultivate.

This inaccessibility condition gave birth to the criminalization of residents in forest areas (Luthfi 2018). These facts and data require the existence of a policy that must be taken by the Government to overcome inequality in land ownership and increase public access to their cultivated land in order to improve the welfare of the community. One of the government policies to improve the welfare of its people, especially the community, is through Agrarian Reform by implementing land redistribution. Land redistribution, namely the distribution of land with Ownership Rights to the community, namely community cultivators who meet the requirements, with the aim of overcoming the problem of inequality in land tenure (Presidential Staff Office, 2017) and improve the standard of living of the people, especially the community/ cultivators (Ministry of Agrarian Affairs and Spatial Planning/Land Agency National 2018). The implementation of Land Redistribution is the implementation of the mandate of Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles (UUPA) Law Number 56 of 1960 concerning Determination of Agricultural Land Areas Government Regulation Number 224 of 1961 concerning Land Distribution and Provision of Compensation and expanded by Presidential Regulation Number 86 of 2018 concerning Agrarian Reform. In Presidential Decree 86 of 2018 it is stated that Agrarian Reform is a restructuring of the structure of control, ownership, use, and utilization of land that is more equitable through Asset Management and is accompanied by Access Management for the prosperity of the Indonesian people. Access management is carried out through Asset Legalization and Land Redistribution.

The purpose of land redistribution is to provide land distribution by providing the basis for land ownership while at the same time providing legal certainty of land rights to subjects who meet the requirements so that they can improve and improve the socio-economic conditions of the recipients of land redistribution.

The implementation of Land Redistribution activities in North Sulawesi Province is carried out based on the Budget Implementation List (DIPA) of the Regional Office of the National Land Agency of North Sulawesi Province Number 056.01.2.431581 /2020 on November 12, 2019. DIPA 2019 targets North Sulawesi Province Land Redistribution activities in 2020 to reach 6,100 fields with a budget of Rp. 3,703,115,000, - (Three billion seven hundred three million one hundred and fifteen thousand rupiah). The target of 6,100 fields is then distributed in 9 (nine) districts/cities in North Sulawesi in 2020

The physical realization of land redistribution activities up to the certificate issuance stage was 5,615 plots (92.05%) of the target 6,100 plots. This is due to various things including the Regional Spatial Plan located in a protected area, among others, already having a certificate or the owner is in dispute. Realization of the budget for land redistribution certification activities from the target of Rp.3,703,115,000, was realized Rp. 3,576,556,221 (96.58%) this is because there is a purchase of consumer goods inventories that cannot be disbursed due to being late in submitting disbursement to finance.

Starting from the data that the author got that the Land Redistribution Program in North Sulawesi reached a budget realization of 96.58% in 2020, the authors are interested in examining how the sustainability of this program and the impact or impact on the people who get land from this land redistribution program, especially people in Minahasa Regency.

Formulation of The Problem

Based on the background described above, the researcher formulates the problem in the formulation of the research problem as follows:

1. How is the implementation of land redistribution in Minahasa Regency?
2. How is Access Reform after land redistribution activities in Minahasa Regency?
3. What are the benefits obtained by the recipients of land redistribution, namely the people in the two villages of Ranotongor and Ranotongkor Timur, Tombariri Timur District, Minahasa Regency?

Research Purposes

This research aims to:

1. Knowing and analyzing how the implementation of land redistribution activities in Minahasa Regency.
2. Knowing and reviewing Access Reform after land redistribution activities in Minahasa Regency
3. Knowing and assessing the benefits obtained by the community receiving land redistribution in Minahasa Regency.

Research Benefits

The expected benefits of this research are as follows:

1. Theoretical benefits :

The results of this study are expected to contribute to the study of the implementation of land redistribution, especially the factors that influence the successful implementation of land redistribution.

2. Practical benefits

The results of this study can be used as a reference for district/city land offices, Level II Regional Governments, and stakeholders related to the implementation of land redistribution in achieving the successful implementation of land redistribution in their regions.

RESEARCH METHODS

Research Location and Time

This research took place in Ranotongkor and East Ranotongkor Villages at East Tombariri District in Minahasa Regency. It held from October to December 2021.

Data Types and Sources

This study used primary and secondary data types with sources including the following.

a. Primary data

Primary data was collected through an interview process with pre-determined respondents and informants. In this study, interviews were conducted to obtain information on land redistribution from the early stages prior to the release of HGU until the distribution of ownership certificates to the beneficiary communities.

The primary data sources in this study came from the results of interviews and filling out questionnaires with respondents, namely the community receiving land redistribution in Minahasa Regency as many as 40 people. Interviews were conducted to obtain information on land redistribution from the initial stage before the release of HGU until the distribution of land owner certificates to the beneficiary communities. Interviews were also conducted with related parties, such as the Head of the Agrarian Arrangement Division of the North Sulawesi Provincial BPN and their staff, the Head of the Minahasa Regency Land Office and the Head of the Agrarian Arrangement Section of the Minahasa Regency Land Office and their staff.

b. Secondary Data

Secondary data is data that is already available and obtained from literature studies in the form of legislation, data on the Report on the Results of the Implementation of Land Redistribution from the Regional Office of the National Land Agency of North Sulawesi Province, library data from books, journals and previous research results.

Research Type

This research uses public policy research methods. Policy research is used to evaluate new and ongoing programs, measure social change, develop models and conduct natural experiments (Putra & Hendarman 2012). The researcher uses this research method to observe the agrarian reform scheme in Minahasa Regency. Policy research focuses more on concrete actions that may be implemented as an effort to find solutions to fundamental problems (Putra & Hendarman 2012). The fundamental problem at this level is a problem that requires immediate resolution or solution because it is related to the interests and needs of the public or the community at large.

Policy research was chosen because in accordance with the opinion of Dukeshire and Thurlow (2002) explained that policy research has a peculiarity, namely the necessity of formulating a recommendation for solving a fundamental problem for decision making, namely a solution that has a great opportunity to be implemented in the public interest.

Sampling Method

The determination of the sample in this study was carried out using the purposive sampling method, with the consideration that the people who were selected as samples were the people who received land in this land redistribution activity. Respondents in this study were the recipients of land redistribution. There are 400 plots of land which were redistributed to the community. Determination of the number of samples using a research sample size according to Gay, LR and Diehl, PL (1992) where the research being carried out is a descriptive study, so the sample size is at least 10% of the total population elements.

Data Collection Technique

Data collection techniques are the most strategic step in research, because the main purpose of research is to obtain data (Sugiyono 2016). Data collection techniques in achieving the objectives of this study are:

a. Interview

Researchers focus on efforts to understand the meaning conveyed by respondents and informants about research problems, informant meaning about the implementation of agrarian reform in Minahasa Regency, not the meaning conveyed by researchers or other writers in the literature. Researchers make an interpretation of what is seen, heard, and understood about the problem. To carry out all of that, the data collection technique carried out by the researcher was interviews. This is done to obtain data based on the knowledge, beliefs and interpretations of respondents and informants of the phenomena/cases that occurred. Interview activities in this study also involved several sources, including:

1) Head of Land Management at the Regional Office of the National Land Agency of North Sulawesi Province
2) Head of Minahasa Regency Land Office
3) Head of Land Reform and Land Consolidation Section at the BPN Regional Office of North Sulawesi Province
4) Communities receiving land redistribution in the villages of Ranotongkor and Ranotongkor Timur, each 20

respondents/community, so there are 40 respondents who have been interviewed and asked to fill out questionnaires and take place at the village hall of Ranotongkor which is implemented through coordination with the two village heads. Ranotongkor and East Ranotongkor)

b. Document Study

Document study was conducted to collect secondary data. In this study, a document study was conducted to collect data on theories and regulations related to the implementation of agrarian reform on former HGU lands in Minahasa Regency, North Sulawesi Province.

Data Analysis

This study used one of the three forms or models of policy analysis proposed by Dunn (1991), namely the integrative model of policy analysis. The integrative model is a combination model between the two models above. This model is often referred to as a comprehensive model or holistic model, because the analysis is carried out on the consequences of policies that may arise, both 'before' and 'after' a policy is operated. This model analyzes the policy consequences that may arise both before and after the agrarian reform policy on former HGU lands in Ranotongkor and East Ranotongkor Villages, East Tombariri District, Minahasa Regency is implemented.

In qualitative research, data analysis is carried out in two stages, including:

1. Analysis of secondary data before going to the field

The analysis was carried out on the data from the preliminary study or secondary data used to determine the research focus. The available secondary data are the deed of release of HGU, the Decree of the Regional Head of the National Land Agency of North Sulawesi Province regarding the confirmation of land controlled directly by the state as landerform object on land located in Minahasa district and Data on the Result of the Implementation of Land Redistribution from the Regional Office of the Provincial National Land Agency. North Sulawesi.

2. Data analysis while in the field

Data analysis while in the field was carried out based on the Miles and Huberman model (Sugiyono 2016) which suggested that activities in data analysis were carried out interactively and took place continuously until they were completed. At the time of the interview, an analysis of the answers to the interview results was carried out. If the answer from the interview is deemed unsatisfactory, the researcher then asks questions again until the data is considered credible.

Data analysis was carried out during data collection and after completing data collection for a certain period, with the following steps:

Data collection takes place and after completion of data collection in a certain period, with the following steps:

a) Data reduction.
   Reducing data by summarizing, selecting the main things and focusing on the important things, namely the implementation of land redistribution on former HGU lands to look for patterns and themes

b) Presentation of data.
   Presentation of data is done in the form of brief descriptions, relationships between categories, flowcharts and the like (Sugiyono, 2016)

c) Drawing conclusions.
   The technique of drawing conclusions in this study uses deductive logic, which is a way of thinking that is captured or taken from general statements and then drawn to specific conclusions. Conclusions in qualitative research are new findings that have never existed. findings can be in the form of a clearer description or description of an object, causal or interactive relationships, and hypotheses or theories (Sugiyono 2016).

RESULTS AND DISCUSSION

Description of Research Object

Geographical Location, Administrative and Physical Condition

Minahasa Regency has an area of 121,043.31 ha consisting of 25 sub-districts. Tombariri/East Tombariri sub-districts have the largest area of 15,840.89 ha, while Kawangkoan sub-district has the smallest area of 1,325.21 ha. Minahasa Regency is one of the areas in North Sulawesi. However, there are different data, namely the largest sub-district is Tombariri District (139.2 Km^2) and North Tondano District as the smallest sub-district (25.14 Km^2).

The location of this area according to latitude and longitude is: 1o22' 44" North Latitude/124o 33' 52" East Longitude to 1o 01' 11" North Latitude/ 124o 54' 45" East Longitude to 125o 04' 21"E/ 1o 20' 25" LU. Minahasa Regency is generally hilly, mountainous, and has a rather wide plain, only around Lake Tondano. These plains are found in the Tonc Dano, Remboken, Tompaso, Langowan, and Kakas areas. Slopes vary from flat to very steep. Very steep slopes are found in the Kombi, Kakas and South Langowan sub-districts. The limits are as follows:

• North side with North Minahasa Regency;
• East with the Maluku Sea;
• South side with Southeast Minahasa Regency;
• To the west with the Sulawesi Sea.
• In the central part of the Minahasa Regency area, there is Tomohon City. The capital city of Minahasa Regency is Tondano, about 35 km from Manado, the capital of North Sulawesi Province. .54 km2 and the sea is 599.85 km2. Minahasa Regency consists of 25 sub-districts, of which the largest sub-district is Tombariri (139.2 Km2) and North Tondano as the smallest sub-district (25.14 Km2).

Land Redistribution in Minahasa Regency

Based on the research, the researchers found that the land redistribution activities in Minahasa Regency were in accordance with the scheme listed in the JUKLAK and using Model III, namely Subjects and Objects in the same location and can be seen from the scheme that the researchers processed according to the data that the researchers obtained, as follows: is the activity scheme: The basic model scheme for implementing land redistribution on former HGU land in Minahasa Regency in 2020 can be seen in Figure 1.
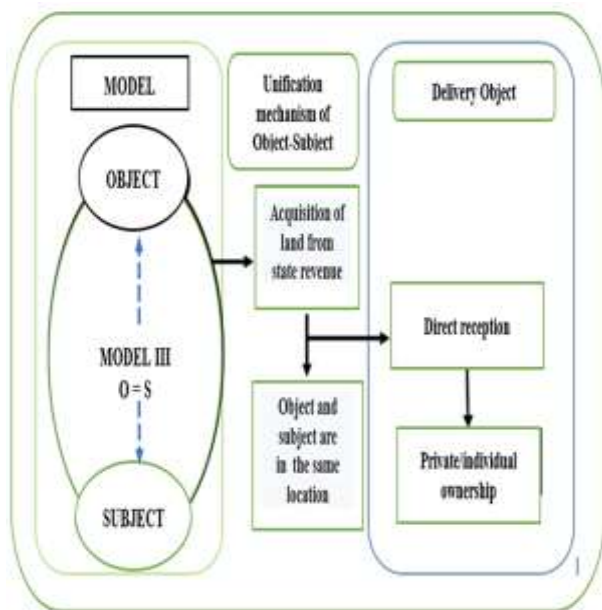
Figure 1. Land Redistribution Implementation Scheme in Minahasa Regency

The scheme that the researcher simplified was in accordance with the data that the researcher obtained that the implementation of land redistribution in Minahasa was in accordance with the JUKLAK issued by the Director General of Central Agrarian Arrangements.

Delivery of the TOL object made possible by Joyo Winoto (2007) which is applied to agrarian reform in Minahasa Regency is by granting rights directly to the beneficiary community (subject) with the type of right granted is individual ownership (Hak Milik) although the land concession is then decided to be implemented communally or together with the formation of farmer groups and/or farmer cooperatives by the Minahasa Regency government.

The stages of redistribution on ex-HGU land in Minahasa Regency have been carried out in accordance with the 2020 redistribution implementation instructions from the Central Director General of Agrarian Affairs. In the implementation process it has gone well as well as the response from the community, which 100% of the community considers that the land redistribution activity is going well.

Benefits of Access Reform for Recipients of Land Redistribution

From the data that the researchers got, the total land redistribution recipients were 400 land redistribution recipients who did not have certified land, meaning that 100% of the land they previously controlled did not have a land certificate because before this land redistribution activity they were only cultivators who did not own land and from In this land redistribution program, they finally got a land certificate which they could then use the land and the land certificate as much as possible.

In line with the above, to ensure that the implementation of agrarian reform in Minahasa Regency runs in accordance with the provisions of both asset reform (determination of subjects and objects) & access reform, synergy and coordination of relevant stakeholders, especially between the Minahasa Regency Government, North Sulawesi Provincial BPN Regional Office , the Minahasa Regency Land Office and related parties work in synergy.

Access reform is the presence of the state on the subject of agrarian reform so that the recipients of the agrarian reform object are able to empower the land that has been given in order to improve their welfare through access to infrastructure provision, financing, processing, to post-production, marketing, and distribution. The concept of access reform according to Ben Cousins (2007) is related to the arrangement of the use or utilization of land that is more productive accompanied by the arrangement of supporting facilities and infrastructure that allows the community to gain access to economic resources in rural areas.

Access reform in the agrarian reform policy in Minahasa Regency is carried out in the form of assistance activities from the government and related stakeholders. This activity is in line with the concept of access reform from Ben Cousins above, which aims to make the subject of land recipients able to use and utilize their land optimally, so as to improve their standard of living.

As many as 40 people who were respondents in this study found that 100% of the people felt the benefits of this land distribution activity, both for people who had pledged their land certificates or those who had not.

The benefits of Land Redistribution Activities carried out in 2020 in Minahasa Regency have an impact on communities receiving land redistribution, namely:

a. Communities who previously did not own land became landowners, thus having an impact on reducing poverty in rural areas and reducing inequality in land tenure and ownership
b. The public has the convenience of applying for loans at financial institutions by pledging the certificates that have been received
c. The community feels safe because the land has been certified
d. In general, this Land Redistribution program is to increase the income of the people receiving Land Redistribution.

Community Income Before and After Land Redistribution

Land redistribution in Minahasa Regency was carried out in 2019 and the completion of the redis certificate was carried out in early 2020. The implementation of the land redistribution activities was spread over 2 villages, namely Ranotongkor and Ranotongkor Timur, covering an area of 1.7 hectares which was distributed to 400 heads of families who were entitled and met the requirements to become recipients of land redistribution.

The land redistribution carried out in Minhasa Regency seems to be a breath of fresh air for the economy of the people receiving the land redistribution. It was proven that when researchers conducted research on communities in Minahasa, they found information that actually turned out to be beyond the researchers' expectations.

From the data that the researchers collected and the researchers analyzed, it was found that from the sample that the researchers examined as many as 40 recipients of land redistribution, it turned out to get very extraordinary results, namely as many as 87.5% of the people who were the objects of research experienced an increase in income. the amount of increase in income ranges from Rp. 200,000 to Rp. 5,000,000 per month. While 5 respondents or 12.5% have not experienced an increase in income, this is because these 5 people have not made maximum use of their land or received certificates.

CONCLUSIONS AND SUGGESTIONS

Conclusion

1. From the data that the authors obtained during the research on the scheme and practice of land redistribution, the stages of implementing land redistribution carried out in Minahasa Regency were in accordance with the Juklak (Implementation Instructions) for Land Redistribution issued by the Director General of Central Agrarian Arrangements, supported also by the statements of all respondents in In this study, there were 40 respondents or 100% of respondents and all of them stated that the implementation of this land redistribution had been going well.

2. From the data that the author obtained, that the Access Reform carried out in Minahasa Regency, 100% of the recipients of land redistribution have benefited from this activity, meaning that as many as 400 people before this activity did not have certified land, now they already have certified land which is the result of land redistribution activities carried out. The impact is on reducing inequality in land tenure and ownership which has the potential to reduce poverty in rural areas and the community has the convenience of applying for loans at financial institutions by pledging the certificates that have been received. The community feels safe because the land has been certified and most importantly The important thing is the realization of social justice, social welfare and social harmony. The results of the implementation of agrarian reform in Minahasa Regency are able to provide welfare for the subject of land redistribution recipients.

3. Land redistribution carried out in Minahasa Regency has a great impact on the economy of the community receiving land redistribution. From the data that the researchers collected and the analysis researchers found, it was found that from the sample that the researchers examined, 40 recipients of land redistribution turned out to get extraordinary results, namely as many as 35 respondents or 87.5% of the people who became the object of research experienced an increase in income, the amount of the increase

in income ranged from IDR 200,000 to IDR 5,000,000 per month. While 5 respondents or 12.5% have not experienced an increase in income, this is because these 5 people have not made maximum use of their land or received certificates.

Suggestions

The suggestions that can be given from the results of this study are:

1. The new scheme is urgently needed for the implementation of the next agrarian reform program. The consideration of using another model is that the subject approaches the object by changing their place of residence voluntarily, especially in the population of productive age, young newly married couples, youth with temporary jobs or still looking for work, and people who meet the criteria as subjects of agrarian reform in accordance with with Presidential Decree 86 of 2019.

2. Delivery system of agrarian reform objects to beneficiaries communally or in the form of joint rights can be considered as a solution to avoid re-concentration of ownership and land tenure as the assumption of the Minahasa Regency government in the act of storing HAT certificates belonging to the subjects of land redistribution, because the ownership of the certificates HAT individually can indeed encourage commercialization and transfer of land ownership through land market mechanisms by land speculators.

3. Giving by way of joint ownershipmust be accompanied by the formation of special regulations governing the implementation of giving by means of joint ownership which has been an obstacle for the Ministry of ATR-BPN in carrying out certification in the form of granting Joint Rights, it is not enough just to be armed with Presidential Decree 86 of 2019 which still need a lot of regulation reform to realize a truly justice in agrarian reform.

BIBLIOGRAPHY

Dukeshire, S & Thurlow J .2002, *Understanding the link between research* dan *policy. Rural Communities Impacting Policy.*

Joyo, Winoto. 2007. Reforma Agrari: Mandat Politik, Konstiitusi dan Hukum dalam rangka Mewujudkan Tanah untuk Keadilan dan Kesejahteraan Rakyat. BPN. Jakarta.

Kantor Staf Presiden. 2017. Pelaksanaan Reforma Agraria: Prioritas Nasional Reforma Agraria Dalam Rencana Kerja Pemerintah Tahun 2017. Jakarta.

Kementerian Agraria dan Tata Ruang/ Badan Pertanahan Nasional. 2018. Petunjuk Teknis Pelaksanaan Kegiatan Landreform Tahun 2018. Jakarta.

Putra, N., & Hendarman. .2012. Metodologi Penelitian Kebijakan,Remaja Rosdakarya, Bandung.

Sugiyono .2016. Memahami Penelitian Kualitatif, Alfabeta, Bandung.

Sutaryono dan Gumelar, Deris T. 2018. Strategi Percepatan Penataan Penguasaan Tanah dalam Kawasan Hutan Untuk Reforma Agraria di Kabupaten Bengkayang Kalimantan Barat (Studi di Desa Tiga Berkat dan Desa Suka Bangun). PPPM. Yogyakarta.