



XXVII FIG CONGRESS

11-15 SEPTEMBER 2022
Warsaw, Poland

Volunteering
for the future –
Geospatial excellence
for a better living

COVID-19 Pandemic and Land Administration Modernization in Indonesia

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Land Administration Timeline



1960 Land Registration

- Indonesia has been administering its land registration system since 1960 through the enactment of National Basic Agrarian Law.
- By then, the land registration was conducted manually.



1998 Digitizing

The Process Of
Converting Information
From Analog To Digital

- Land Office Computerization 8 Land Office Stand Alone (Desktop)



2014 Web Base App

The process of using
digitized information to
make established ways of
working simpler and more
efficient

- Full Web Base Land Office Computerization 486 Land Office

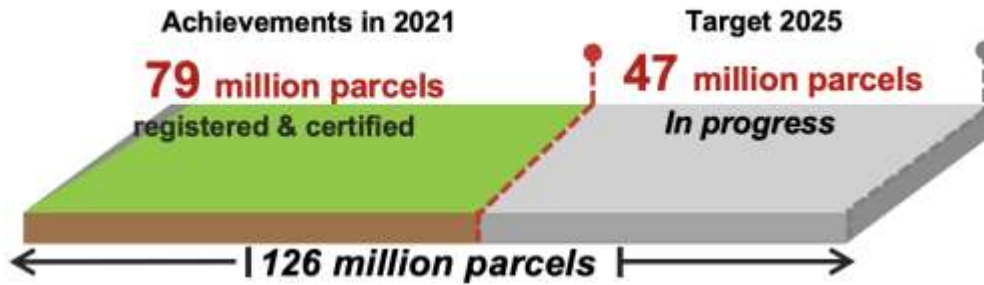


2019 Digital Transformation

Changing the way
business gets done and,
in some cases, creating
entirely new classes of
businesses

- Electronic Mortgage
- Electronic Land Information Services
- Implementation of digital signature

Land Parcels in Indonesia



From a total of 126 million Parcels in Indonesia, 79 million (63%) parcels have been registered and certified until 2021.

Validated 39 Million

Not Plotted 15 Million



- 486 local land offices
- 33 Province Land Office



- Since 2017, the land registration system in Indonesia has been changing quite massive due to the implementation of complete-systematic land registration program (called PTSL).
- PTSL is an innovation method from the government of Indonesia to provide the basic needs of the community by administering parcels and issuing the land certificate.
- The rate of land registration which was previously less than one million parcels per year, suddenly increased by 5 million parcels in 2017 until 9 million parcels by 2020.

Background and Challenges

- The COVID-19 pandemic affected many sectors, including the land sector.
- The target for land certification until 2025 is very high.
- Anticipation of increasing post-certification derivative services

Current Condition

Analogue/paper-based Land Information System



1. Administration

- Manual
- Long and inefficient process

2. Data Form

- Paper Document causing more space required to store

3. Security

- Manual and risk to losing physical document

Digital Transformation



Digital Innovation as a Response to COVID-19 Pandemic

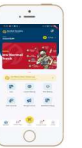
Implementation of electronic certificates with digital signature



Implementation of electronic land services



Mobile Application



Land Certificate Virtual Handover



Land Revenue 2017

| Nomor | Group Prosedur | Number Of Application | Revenue (Rp) | % |
|--------------|---------------------------|-----------------------|--------------------------|----------------|
| 1 | Information | 2.421.037 | 152.504.308.520 | 39,57% |
| 2 | Mortgage | 1.499.804 | 517.761.443.400 | 24,52% |
| 3 | Transfer | 1.154.702 | 484.927.703.579 | 18,87% |
| 4 | Other Data Maintenance | 432.572 | 495.223.283.291 | 7,07% |
| 5 | First Registration | 345.794 | 185.451.981.027 | 5,65% |
| 6 | Survey and Mapping | 207.065 | 159.633.131.604 | 3,38% |
| 7 | Location Permit | 40.732 | 36.724.926.078 | 0,67% |
| 8 | Land dispute registration | 10.297 | 649.900.000 | 0,17% |
| 9 | Registering Notary | 5.707 | 3.057.750.000 | 0,09% |
| Total | | 6.117.710 | 2.035.934.427.499 | 100,00% |

64,09 %

Electronic Mortgage

Kini layanan pertanahan lebih mudah, berbasis elektronik di 42 kota



September 2019
Launching 42
Land Offices



Mulai Hari Ini, Hak Tanggungan Elektronik Berlaku Resmi di Indonesia



Juli 2020
100% Electronic
Mortgage



Covid 19

With 100%
Electronic land
information, it
reduces ±
200,000 people's
visits to Land
Offices every
month



Electronic Land Information



November 2020

- All Land Offices have carried out Electronic land information
- The applicant does not need to come to the Land offices



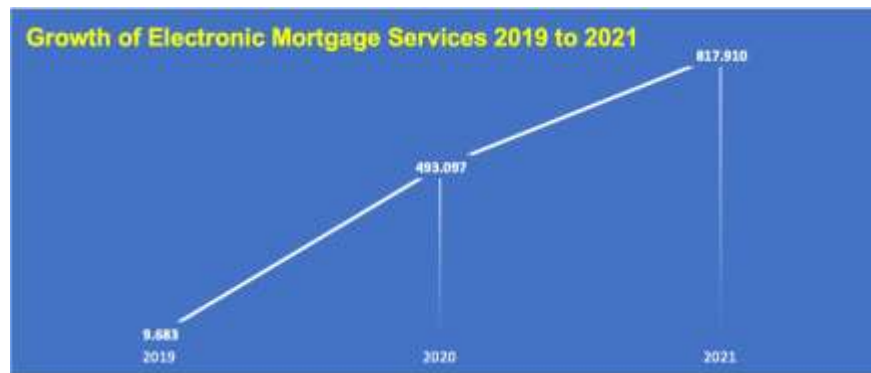
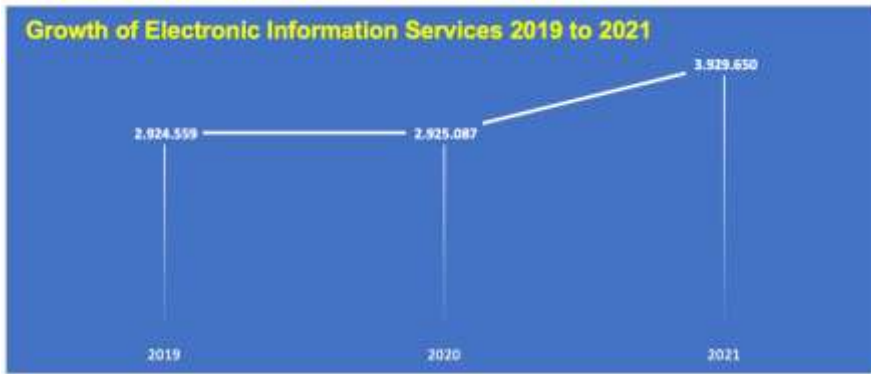
2021

Electronic Land Information

Electronic checking can improve data quality through validation of the Land Book and Land Parcels



- Electronic Mortgage & Information services (Checking, Land Value Zone, Land Registration Letter) during the pandemic were relatively unaffected and even increased every year
- This is because 100% electronic information services have been implemented in 2020, making it easier to access these land services



Electronic Information, accessed by an average of 4,763 users every 30 minutes.

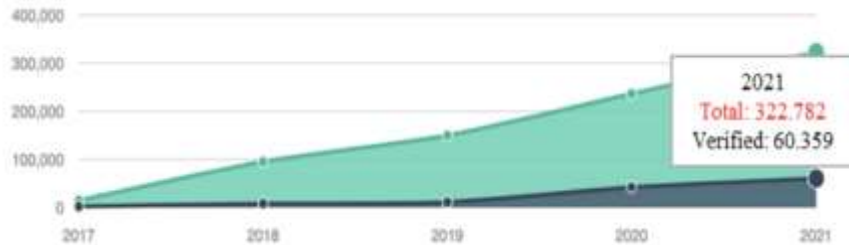
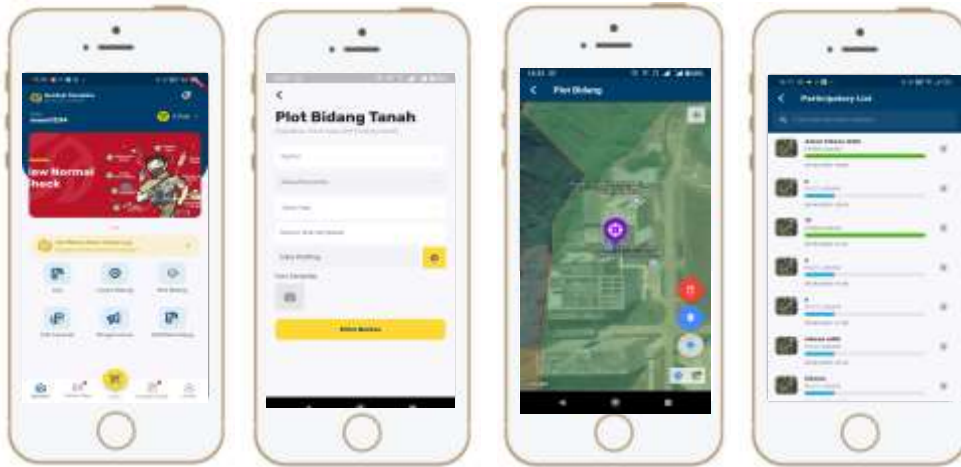


Electronic Mortgage, accessed by an average of 1,297 users every 30 minutes.



Mobile Application “Sentuh Tanahku”:

Public or land owners can access information of land ownership and Share information to fellow users



Information on Land service terms is also presented along with interactive cost simulations so public can predict the amount of fees needed for managing land services



Presents features for participation mapping if your land certificate has not been registered



Public can share information and certificates to fellow users so that it is easier for buying and selling transactions

- Website-based application which is an online land self-service service for the community
- People can determine their own schedule and determine what are the requirements needed



KEMENTERIAN AGRARIA DAN TATA RUANG/
BADAN PERTANAHAN NASIONAL

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Username Password

LOKETKU

Land Certificate Virtual Handover

- Conducted in a combination both online and offline
- Received in an offline manner by the land officers
- Symbolically by the President as the icon of the nation



Land Certificate Virtual Handover by the President of Indonesia (Land Office of Tanah Laut, 2021)

Evaluation: Review On The Digital Innovations

Participatory

- There was an increasing number on Electronic Land Services carried out in 2021 – compared to the initial implemented year in 2020.
- The current Electronic Land Services involved different stakeholders: E-Mortgage involves the bank, E-Checking for land certificate targets the notary, and the last two services (Land Value Zone and E-Letter of Land Registration Information) are requested by the public as an individual customer.
- Sentuh Tanahku is making specific room for public to contribute on providing data through 'participation mapping' feature



Reliable

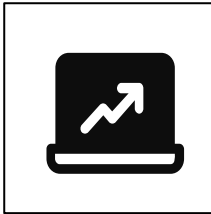
- Reliable is defined to already meet the criteria for a transparent innovation for support the information disclosure
- All the current Electronic Land Services requires for valid information on land parcels
- only 39 million data (50,13%) can be served electronically



Upgradeable

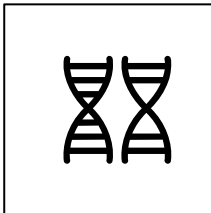
- Any development of the existing systems can still be improved while anticipating for other land services to be conducted digitally sooner
- Sentuh Tanahku has been upgrading 20 times
- Locketku can still be improved especially to transform all other services which require physical involvement.





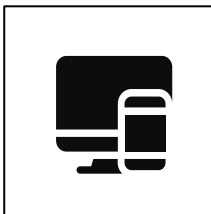
CONCLUSION 1

The modernization of land administration of Indonesia which is represented using the fit-for-purpose elements (participatory, reliable, and upgradeable) shows significant relation.



CONCLUSION 2

Constraints happened during COVID-19 pandemic led to limitation on movement and restrictions for visiting the land offices.



CONCLUSION 3

Innovation of digital land services are developed (Electronic Land Service, Sentuh Tanahku, Loketku, and Land Certificate Virtual Handover).



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Thank You



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