



## The Urgency of Land Registration for Land Assets of Malang City Government

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### Abstract

Land in Malang City which is a land asset of the Malang City Government has not been registered which has resulted in some land being controlled by other parties without the knowledge of the Malang City Government. knowing the urgency of land certificate ownership of Malang City land assets and will not lose regional assets which when used by Third Parties will be a source of Regional Original Revenue. The problem to be researched is what are the legal consequences. The type of research used in this study is empirical juridical research with a sociological juridical approach. The Malang City Government is important to register its land as a city land asset, either with the right of use or the right of management. Land certificates that are already owned by the Malang City Government are able to provide legal certainty and legal protection to the Government and can increase the Regional Original Revenue of Malang City..



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### A. INTRODUCTION

Land is an immovable object that has a fixed nature and the need for land is always increasing for housing, public interest, industry, and other needs. The government has regulated land ownership in Law Number 5 of 1960 concerning Agrarian Principles (UUPA). Each legal subject can control a plot of land in accordance with given evidence in the form of a certificate of land rights. The granting of land rights certificates is a guarantee of legal certainty for land parcels that have been registered by the holder, including the Local Government. Land controlled by the Regional Government is a regional asset that must be certified on behalf of the Regional Government. This is regulated in Law Number 1 of 2004 concerning State Treasury Article 49 paragraph 1 which states that state / regional property in the form of land controlled by the Central / Regional Government must be certified in the name of the government of the Republic of Indonesia / Regional Government concerned the importance of certifying regional asset land belongs to the juridical implications of the position of the land as a regional asset.

Regional assets are divided into two (2) categories, namely: 1) immovable assets include land, buildings, waterworks, roads, bridges, facilities, networks, and

monuments and heritage buildings (Romlah & Asrida, 2017). 2) Movable assets (Ayu & Anggraeny, 2021). include vehicles, machinery, and equipment (for example, heavy equipment, lifting equipment, workshop equipment, agricultural equipment, office and household equipment, studio equipment, medical equipment, laboratory equipment, and natural resources). Each region has different policies related to the asset management system. The commonality of each region is that the Regional Government is required to manage immovable assets as a form of asset security. However, this is still not a concern of the Regional Government so that there are regional assets, especially in the form of land, changing hands improperly, managed by other parties with small rental fees, or sold by third parties. This can cause Regional Original Revenue to decrease. This problem also occurs in Malang City.

The assets of the Malang City Government are 8,264 parcels of land that have been inventoried but do not all have certificates. Uncertified assets are prone to land disputes because there is a possibility that the land or building will be taken over by another party. One example is the case of Malang City Government assets that occurred on Jalan Letjen Suparman Gang 1 Number 92, RT 5, RW, Purwantoro Village, Blimbing District, Malang City. The people who live there have entered into a lease agreement with the Malang City Government. However, recently, the residents who occupy the city government's assets were sent a summons by PT Indonesian Tobacco Tbk, through their attorney, to leave their residence. In fact, PT Indonesian Tobacco Tbk in the subpoena letter claims to have a Building Rights Title Certificate. The Malang City Government has also been visited by people who live in the area by bringing proof of the bond of asset use with the Malang City Government and having proof of paying retribution to the Government. (Redaksi, nd).

As a result of the problems that arise due to the absence of certificates owned by the Malang City Government for land assets in Malang City, it is necessary to conduct research related to the protection of land assets of the Malang City Government. Research with the same theme and originality in this research is research from Tengku Fadhlaini in 2018 (Nuradini & Aminah, 2023) which discusses Pelalawan Regency and Teddy Kustara in 2022 in South Tangerang (Teddy Kustara, 2021). Both Tengku Fadhlaini and Teddy Kustara's research is empirical juridical research to describe the juridical implications of the position of land as a non-certified regional asset. However, there are differences in the location and problems studied because this research emphasises the urgency of land registration of the Malang City Government to secure uncertified land assets. So that the Malang City Government will know the urgency of land certificate ownership of Malang City land assets and will not lose regional assets which when used by Third Parties will be a source of Regional Original Revenue. The problem to be researched is what are the legal consequences.

## B. RESEARCH METHOD

The type of research used in this research is empirical juridical research (Efendi & Ibrahim, 2018). In this study, researchers will examine the efforts of the poor city government in protecting city land assets. The type of research approach used in this research is a sociological juridical approach. The juridical approach in this research aims to analyse Government Regulation Number 24 of 1997 concerning Land Registration. Then sociologically by looking at the implementation of regulations related to the problems studied (Sonata, 2015). The data sources used are primary data and secondary data. Primary data is data obtained from parties directly related to this research, namely the Malang City Regional Finance and Assets Agency Office. While Secondary Data Sources supporting data in the form of books, archives, documents and others obtained during the research process (Sonata, 2015) Researchers use a qualitative descriptive analysis method, namely describing the data obtained in the field and then the data will be analysed by linking to legal theories and laws and regulations so that conclusions and suggestions can be drawn (Fajar & Achmad, 2013).

## C. RESULTS AND DISCUSSIONS

Local government asset land is land owned and controlled by the local government. According to the Regulation of the Minister of Home Affairs No. 19/2016, the three cycles of regional asset management include planning and budgeting needs, procurement, use, security and maintenance, valuation, alienation, destruction, deletion, administration, guidance, supervision, and control, as well as compensation and sanctions.

The stages of regional asset management consist of several stages, namely physical inventory and legal audit of regional land assets. The inventory stage includes data collection, recording, codification, labelling, grouping, and bookkeeping and administration in accordance with the objectives of regional asset management. Inventory consists of two components: physical inventory and juridical/legal inventory. Physical inventory includes the location, shape, area, type, quantity, and address of assets. The juridical/legal inventory includes ownership status, tenure status, and the end of tenure limit. Second, the legal audit of regional assets includes the scope of work of regional asset management. A legal audit is related to the inventory of asset control status and procedures for the control or transfer of regional assets. Furthermore, this legal audit stage is continued by identifying and seeking dispute resolution strategies to resolve various legal issues regarding the control and transfer of assets.

The Malang City Government has approximately 8000 assets in the form of land and only 16 per cent of these assets are newly certified. The certificate owned by the Malang City Government is the Right to Use Certificate. The Malang City

Government strives to always certify Malang City land assets and in January 2023 182 assets have been certified. Legal issues related to assets in Malang City still persist, especially with regard to proof of ownership, namely certificates. The results of the interviews above show that there is no proof of ownership in the form of land certificates on land assets owned by the Bima District local government. Not even half of the land assets are certified in the name of the local government. This may be due to the lack of budget to monitor each land certificate that is a government asset. However, the Bima district government lacks the budget to do so, and the government only realised the importance of having proof of ownership after many cases of land grabbing by other parties.

Asset certification is one of the most important steps in managing local government assets efficiently and sustainably. Some of the main objectives of titling local government assets, including land, are to improve efficiency, provide legal certainty, and provide a more efficient way to manage their assets. The following is a brief description of the objectives of certifying local government land assets: 1) Increase Legal Certainty(Masriani, 2022): Local asset certificates provide legal certainty about the ownership and utilization of local government land or property. Involving relevant parties, avoiding conflicts, and providing a clear legal basis are important (Anggraeny, 2020); 2) Optimizing Asset Utilization(Annisa & Khoirudin, 2022): Certificates help local governments better manage and utilize assets. Sustainable spatial planning and regional development can be achieved with the help of certification; 3) Facilitating Asset Transactions(Nugraha et al., 2021): If there are asset transactions such as sale-purchase or leasing, certificates will help. Certificates can be used as collateral and give the parties involved in the transaction confidence in each other; 4) Increased Asset Value(Mardiana et al., 2016): Legal certainty and ease of transactions can increase the value of assets; assets with certificates are often worth more in the market, which can provide financial benefits to local governments; 5) Management Efficiency: Decertification helps local governments better manage their assets. It allows for better development planning, timely maintenance, and better oversight of asset use; 6) Fulfilment of Legal Obligations: Local asset certification can fulfil legal obligations stipulated in legislation related to government asset management, including provisions in agrarian and spatial regulations; 7) Encouraging Investment: Legal certainty about ownership of land and other assets can be an important factor in attracting investment; and 8) Preventing Land Disputes(Mardiana et al., 2016): By providing clear evidence of ownership and utilization rights, asset certificates can prevent or reduce the likelihood of land disputes.

Assets that have been certified are in the form of houses and land plots with the status of right-to-use certificates. The Head of the Asset Utilisation Division of the Regional Finance and Assets Agency said that the area that received a lot of certificated was the Sukun District area. Malang City's land assets are dominated

by land leased by the general public so that there has been development on Malang City's asset land. In addition, land assets have also been built several social facilities such as mosques, schools, prayer rooms, and RW Halls. Certification of land assets has also been targeted at 2,500 parcels with the aim of saving land parcels which are land assets of Malang City.

The Malang City Government only records city land assets in proof of recording city land assets but has yet to reach the certificate stage. Communities that use city land assets enter into agreements with the city government in the form of leases. People who rent Malang City land assets also get a letter of permission to use assets with the Malang City Government and have proof of paying retribution to the Malang City Government.

The relationship between the people who use Malang City's land assets and the Malang City Government is a Lease Agreement. People who use these facilities also have an obligation to pay a certain amount of money. The Malang City Government distinguishes between poor people and companies. If the user is a poor person, a retribution fee will be charged. If the user is a company or industry, a rental fee will be charged. The payment made by the community is intended as Regional Original Revenue (PAD) for the Malang City Government.

The Head of the Asset Utilisation Division of the Regional Finance and Assets Agency also explained that from 2000 to 2021, the Malang City Government has never released land assets of the Malang City Government. In addition, the Malang City Government through the Regional Finance and Assets Agency began to organise assets managed by third parties. This aims to prevent land assets from being utilised by irresponsible parties.

Meanwhile, Malang City's uncertified land assets are still in the form of Permit for Use (IP). So that third parties who occupy Malang City land assets are subject to retribution. Land assets that still have IP status are land inherited from the Dutch Colonial era and the majority of land forms. However, the status in the form of a Usage Permit (IP) owned by the Malang City Government still cannot provide legal certainty because there can still be claims from parties who are not responsible for ownership of the city's land assets.

The Malang City Government is obliged to certify its municipal land assets. As the owner of land assets, the local government of Malang City must do several things. First, they must register the land assets so that they have a strong legal force. In addition, they must maintain the boundaries and potential benefits of the land so that it is addressed. Land certificates are very important because they are legally valid and strong evidence of land ownership and management. This is important to avoid land disputes between the government and the community or other agencies. The Malang City Government needs to understand that local assets are an important resource for local governments as the main support for local revenue so it needs to manage assets adequately. Municipal land assets have

economic potential that can support the role and function of local governments as providers of public services to the community (Kurama, 2022).

The Malang City Government is certifying city land assets through the Complete Systematic Land Registration (PTSL) programme. The purpose of the PTSL program is to improve services in the process of granting, renewing, and cancelling land rights. (Nuradini & Aminah, 2023) The obstacles faced by the Malang City Government in certifying land assets are Limited human resources; Boundary lines; and Unclear proof of ownership. This has caused Malang City's land assets to be uncertified and caused legal certainty over land tenure to still not be achieved. Land certificates are proof of control or ownership of land by the holder, so it is very important to have them through land registration.

Land registration is a series of activities carried out by the Government continuously, continuously and regularly including collecting, processing, bookkeeping, and presenting and maintaining physical and juridical data. Land registration of uncertified land is very important to do because it will provide legal certainty and legal protection for land rights holders so that they can prove themselves as holders of land rights if there are other parties claiming the land, provide information to interested parties, and realisation of orderly administration in the land sector. This is in accordance with Article 3 of Government Regulation Number 24 of 1997 concerning Land Registration.

Land registration aims to ensure legal certainty of land rights. The affirmation of this can be seen in Article 19 paragraph (1) of the UUPA jo. Article 3 letter (a) of Government Regulation No. 24 of 1997, which basically states that the purpose of land registration is to provide legal certainty and legal protection to holders of rights to a parcel of land. In order to achieve the objectives of land registration mentioned above, the end of the land registration process produces a certificate of land rights as a product of land registration as confirmed in Article 19 paragraph (2) letter c of the UUPA jo. Article 4 paragraph (1) of Government Regulation No. 24 of 1997 (Ramadhani, 2021).

More fully, land registration is a series of activities carried out by the government continuously and regularly in the form of collecting certain information or data about certain lands in certain areas, managing, storing and presenting it for the benefit of the people, in order to provide legal certainty in the field of land including the issuance of proof of ownership. The purpose of registration is regulated in Article 3 of Government Regulation Number 24 of 1997 which states that registration aims to: 1) To provide legal certainty and legal protection to holders of rights in a parcel of land. system of flats from other registered rights in order to easily and can prove himself as the holder of the rights concerned; 2) To adjust information to interested parties including the government so that they can easily obtain the necessary data in carrying out legal actions

regarding land plots and apartment units that have been registered; and 3) To organise the orderly administration of registration.

The importance of land registration aims to ensure legal certainty on land, with the implementation of land registration, so it will be able to easily recognise the position and legal degree of the specific land it faces, it can be about the position, area, boundaries and landowners to if there are other burdens. In connection with this issue, it is necessary to guarantee legal certainty and certainty of rights in the agrarian field. The implementation of land registration activities is the responsibility of the Government in order to ensure legal certainty in the nature of *rechtscadaster* (Soerodjo, 2003).

The implementation of land registration is a form of realising certainty of land rights and legal certainty for the interests of land rights holders and the interests of other parties. First, the interests of land rights holders, namely so that land rights holders can easily prove that they are entitled to the land concerned by issuing certificates as proof of rights. Secondly, the interests of other parties means the interests of prospective buyers, prospective creditors or prospective tenants by making an application to the Land Office to obtain land information by issuing a Land Registration Certificate (SKPT) (Aartje Tehupeiory, 2012).

The purpose of land registration, when examined in terms of legal certainty, will be the main objective of the law because certainty is an inseparable characteristic of the law, especially for written norms. Land registration in the UUPA aims to provide legal certainty in the land sector which is *rechtscadaster* in nature (Anggraeni et al., 2022). That is, 1) certainty of land rights relating to the land rights attached to the land; 2) certainty of the subject of the rights, this is related to the legal owner of the land rights; 3) certainty of the object of the rights, which is related to physical data in the form of location, area, and boundaries.

Legal certainty over land is something that absolutely must exist in order to maintain the stability of land use in development and realise legal certainty over land ownership for fellow communities who want to deal with the land. Legal certainty intended in land registration will result in the granting of evidence of land rights (certificates) by the BPN as an institution organising state administration to the right, and can be relied upon by the owner of his property to act as a strong means of proof of one's land rights (Ramadhani, 2021).

The land rights will have strong legal certainty by registering the rights in advance at the National Land Agency (BPN) office and so that the rights are guaranteed to have an authentic deed (Ayu et al., 2022). Due to the rapid development of the economy and the large amount of land involved in economic activities, such as buying and selling, renting, and others, it is considered necessary to guarantee the certainty and certainty of rights in the agrarian field. Therefore, Article 19 of the UUPA instructs the government to conduct land registration throughout the territory of the Republic of Indonesia. What is meant by the

obligation to register according to the Basic Agrarian Law (UUPA) is firstly, the measurement, mapping and bookkeeping of land; secondly, the registration of land rights and the transfer of these rights and the provision of land certificates of evidence of rights that serve as strong evidentiary grounds (Ayu et al., 2022).

The regulation of land registration was first implemented based on Government Regulation No. 10/1961 on Land Registration, and since 8 October 1977 it has been enhanced by Government Regulation No. 24/1997. Land registration was enforced from 24 September 1961 based on Article 19 of the UUPA. The reason for the amendment of Government Regulation No. 10/1961 is based on several things, as mentioned in the consideration of the Government Regulation No. 10/1961: 1) that the enhancement of sustainable National Development requires a guarantee of legal certainty in the land sector; 2) that land registration, the implementation of which is assigned to the government by the UUPA, is a means of providing the intended legal certainty; and 3) that Government Regulation No. 10 of 1961 on Land Registration is deemed no longer able to fully support the achievement of more tangible results in national development, so that it is necessary to make improvements (Ayu et al., 2022).

Land registration provides benefits to the holder, among others 1) Security, meaning that there is a sense of security in owning land rights; 2) Simplicity, meaning that it is well understood what and how to expect from the land registration; 3) Accuracy, meaning that there is a guarantee of accuracy in the system; 4) expedition, meaning that it is easy to carry out; 5) cheapness and suitable, costs that can be reached by everyone and the reach of land prices (Susanti, 2017).

Land registration is one of the supporting programmes for agrarian reform with stages, including: 1) Asset structuring. The implementation of land registration both systematically and sporadically is able to map land parcels regularly and measurably so that they have legality in the form of land certificates. This is able to provide a sense of security and stability for landowners because it is done in writing, simply and consistently; and 2) Access Arrangement. The embodiment of access structuring is post-certification empowerment or asset legalisation, which aims to provide a guarantee that the certificate granted can develop productively and sustainably (N et al., 2022). In the legal aspect there is an important activity in land registration, namely data collection, the data collected generally includes: 1) Juridical data, namely information regarding the legal position of the land plot and its rights, including the subject / holder of the existing rights on the land; and 2) Physical data, namely in the form of a division of a land parcel, or a combination of two or more land parcels, physical data can be explained about the land including location, boundaries, area and whether or not there are buildings and / or plants on it.



The most important thing in land registration is that the land controlled is recorded land identity such as the type of right, area, condition, boundaries and location and who owns or controls and has other characteristics (Anggraeny et al., 2020). This is contained in a land title certificate which is evidence of land ownership. The certificate becomes a means of proof if a land dispute occurs. Land disputes can occur between the community and the government, the community and investors, the community and the community itself, and even occur between government agencies.

Indonesia adopts a negative publication system that contains positive elements where this publication system produces letters of evidence of rights that act as strong evidence (Article 19 paragraph 2 letter c, Article 23 paragraph (2), Article 32 paragraph (2) and Article 38 paragraph (2) UUPA). The negative publication system is manifested in the legal protection for the true owner of land rights through the principle of *nemo plus iuris*, while the positive system is seen in the authority and intervention of the government in the registration of land rights, namely the existence of Land Deed Officials and land registration sections that emphasise the correctness of data in every transfer of land rights (Apriani & Bur, 2021).

Land registration activities for the first time can be carried out in 2 (two) ways, namely (Ramadhani, 2021):

1. Systematic is the first land registration activity carried out simultaneously covering all unregistered land registration objects in the area or part of the area of a village. It is organized on the initiative of the government based on a long and annual work plan and implemented in areas determined by the regulation of the Minister of State/Head of Land Registration is a series of activities carried out by the government continuously and regularly in the form of collecting certain information or data about certain lands in certain areas, managing, storing and presenting it for the benefit of the people, in order to provide legal certainty in the land sector including the issuance of evidence and its maintenance. In a village that has not been designated as a land registration area, systematic land registration is carried out sporadically.
2. Sporadic is a land registration activity for the first time regarding one or several objects of land registration in the area or part of the area of a village / kelurahan individually or in bulk. sporadic land registration is carried out at the request of an interested party, namely the party entitled to the object of land registration concerned or his attorney. registration is very important and is registered for economic interests or registration is carried out for the benefit of the use of land, so that the utilisation of the land will be seen, meaning that land registration is to provide clarity or information so as not to cause problems and in the land sector, especially on the status of the land..

In this regard, the definition of the PTSL programme in the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia No. 6 of 2018 is: (Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia No. 6 of 2018 on Systematic and Complete Land Registration, n.d.), Complete Systematic Land Registration is the first land registration activity carried out simultaneously for all land registration objects throughout the territory of the Republic of Indonesia in one village/kelurahan area or other names of the same level, which includes collecting and determining the correctness of physical data and juridical data regarding one or several land registration objects for the purpose of its registration” (Handayani, 2019)

The purpose of this PTSL programme is to accelerate the provision of legal certainty and legal protection of community land rights in a certain, simple, fast, smooth, safe, fair, equitable and open accountable manner, so as to improve the welfare and prosperity of the community and the state economy, as well as reduce and prevent land disputes and conflict (Adityo & Busro, 2022). PTSL is also a very strategic and renewed government programme in agrarian patterns in Indonesia. This annual programme is a manifestation of the government's commitment to prioritise the human value of land rights ownership. To achieve the goals of efficiency, transparency, and legal certainty in land registration, the PTSL Program can be augmented by working with local government agencies, private parties, and communities. In addition, the implementation of PTSL can involve various partners and stakeholders involved in the land industry at the national and local levels.

In Indonesia, the process known as PTSL (Complete Land Measurement) entails a number of procedures meant to gather, confirm, and combine legal and physical land data in order to provide a land certificate that offers the owner legal assurance. Through the PTSL programme, the government has ensured that all data, both physical data and juridical data, are correct for the legality of ownership of land objects. A certificate is issued by the BPN which contains physical and juridical data on a particular land parcel. Physical data relates to the location, boundaries and area of the land parcel. Meanwhile, juridical data relates to the subject of rights, the basis of rights and the encumbrance of land rights. The data is obtained from the certificate applicant and examined by the BPN through the land registration process (Prakoso, 2021). With that, it will facilitate the process of making the certificate.

The application for registration of the name recorded and registered as the holder of the right makes a person the holder of the right to the land concerned, not the legal act of transferring the right carried out on the process of issuing a certificate. The state guarantees the correctness of the data attached in the use of this system there are some exceptions, data contained in the register, has absolute

evidentiary data (Prakoso, 2021). The same applies to land registration of Malang City Government assets.

The success of a policy implementation is influenced by various factors, as well as the implementation of PTSL, there are four indicators that determine the success of a policy implementation, namely communication; resources; disposition; and bureaucratic structure (Prakoso, 2021).

The PTSL policy as a programme needs to be implemented consequently with a time limit. If these four indicators can be met, the implementation of the PTSL policy can provide legal certainty as a form of guaranteed land rights and the implementation of the state's objectives in providing protection to its people in the land sector. On the other hand, the successful implementation of PTSL is the basis for recording both physical and juridical land which has implications for the certainty of ownership of a land as an asset of the Malang City government. The assets of the Malang City Government must be registered immediately as a manifestation that the government is also implementing its own programme. The form of urgency of land registration in Malang City Government assets is for the realisation of good governance.

The several administrative and legal steps are required to register land as an asset of the city government of Malang or other regions in Indonesia. The following are the general procedures carried out in the process of registering land as a local government asset: 1) Preparation of Documents: preparation of necessary documents, such as ownership letters, proof of rights, or other legal documents that support land ownership by the city government. 2) Consultation with Authorized Parties: For more information on the requirements and procedures for registering land as a regional asset, contact the Land Office or the Regional Financial and Asset Management Agency. 3) Measurement and Mapping: To determine the boundaries of the land, measure and map the land. It may be possible to engage a survey team to complete this work. 4) Registration at the Land Office: The Land Office will apply to register the land as an asset of the Malang City government by attaching all the required documents. 5) Verification and Validation: Documents and data related to land ownership will be verified and validated by the Land Office. 6) Approval and Certificate Issuance: If the documents and data are correct, the Land Office can approve issuing the land certificate as an asset of the Malang City Government. 7) Data Maintenance and Updating: Data maintenance and updating should be carried out regularly and updated if there are changes to the ownership status or condition of the land. 8) Asset Management: Once registration is complete, the Malang City Government must manage and maintain the land asset by applicable regulations and policies. 9) Recording in an Asset Information System: To make overall asset management easier, it is necessary to record land data in a regional asset information system.

The urgency of the Malang City Government registering its land is to ensure that the Malang City Government utilizes its land in accordance with its uses. The land assets of Malang City that are used for the implementation of its duties will be attached by the Right of Use. This land has no period of use and if it is no longer used, it will be erased and become state land. In the event that the land assets of Malang City are attached by Hak Pakai, it cannot be transferred and cannot be used as debt collateral with Mortgage Rights. Parties who need this right of use land need to release the rights by the Malang City Government. The Malang City Government also cannot lease the land to other parties. Thus, the land assets of Malang City that are certified with the right of use are only used for the benefit of the Malang City Government itself and do not increase Regional Original Revenue.

Land controlled by the Malang City Government under the Management Rights can be designated and used for housing, industry, trade, shops or offices in accordance with the Malang City spatial plan. The Malang City Government can also use land assets attached to the Management Rights for the benefit of its duties. In addition, with the right of management, Malang City's land assets can also be leased to third parties and or cooperate with third parties. The lands that can be given to Third Parties only when the land has been certified. If it is not, then the Malang City Government cannot enter into legal relations with third parties. Land that is attached to this management right can increase Regional Original Revenue.

As the owner of land assets, the Malang local government should do several things. First, they must register the land assets so that they have strong legal power. In addition, they must maintain the boundaries and potential benefits of the land so that they are addressed. Land certificates are very important because they are legally valid and are strong evidence of land ownership and management. Based on this, it is important for the Malang City Government to register its land as a city land asset, either with the right of use or management rights. Land certificates that are already owned by the Malang City Government are able to provide legal certainty and legal protection to the Government and can increase Malang City's Regional Original Revenue. Regional Original Revenue is one of the pillars of a region's independence and is able to reflect the financial image of the Regional Government. This can be done by developing the potential of Malang City. One of them is by adding regional assets, one of which is by registering the land so that it can be leased or used by third parties. Good governance in the management of regional land assets is essential to ensuring efficiency, transparency, and accountability in the use and management of land assets.

#### D. CONCLUSION

The assets of the Malang City government are of greater concern in their management. Indonesia is currently promoting good governance, or commonly referred to as good government. One form of good governance is maintaining

government inventory or assets. The Malang City Government itself has managed its assets in the form of land, approximately 8000 assets and only 16 per cent of these assets are newly certified. Land as a form of community life and the epicentre of the country is of more concern, especially Malang City. This is realised by registering land certificates. Land registration can be done PTSL, commonly known as complete systematic land registration. Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia No. 6 of 2018 concerning Systematic and Complete Land Registration. With this special regulation, it is urgent for the Malang City Government to immediately certify its land assets. Given the curve of the lack of legal assets, PTSL is the best solution for land registration quickly, easily, and guaranteed. So that it can be implemented that the assets of the Malang City Government in the form of land already have legality and legal certainty.

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#### COMPETING INTEREST

We declare that there are no competing interests among the authors regarding this research article

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