

Effectiveness of PTSL through Community and Tupa Village Government Roles in Bone Bolango Regency

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Abstract:

Kuliah Kerja Nyata (KKN) thematic at Gorontalo State University in Tupa Village, North Bulango District, Bone Bolango Regency, was held to address fundamental land issues that still often cause disputes due to weak administration, unclear ownership, and a lack of public understanding of land law. Through legal counseling focused on implementing the complete systematic land registration (PTSL) Program in accordance with ATR/BPN Regulation Number 6 of 2018, this activity aims to increase community legal awareness, strengthen village government capacity, and foster synergies among the community, government, and related institutions. The implementation method is carried out in a participatory manner through material exposure, interactive discussions, and direct clarification of field problems, such as delays in issuing certificates, differences in understanding of wills and grants, obstacles to land measurement in hilly areas, and abrasion issues on river banks. The results of the activity showed increased public understanding of the importance of land certificates as an instrument of legal protection and economic access, increased public confidence in government institutions, and a shift in legal culture towards administrative order. This activity also affects students who gain empirical experience in understanding law as a social reality. Thus, this legal counseling not only increases public awareness but also strengthens sustainable development at the village level.

Keywords: PTSL; legal counseling; tupa village.

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Introduction

Kuliah Kerja Nyata (KKN) thematic Gorontalo State University is not merely a formal service activity, but an existential encounter between students and the reality of society. Students attend not as instructors who dictate, but as dialogue partners who want to learn and share. This encounter is, at the same time, a space for Praxis rechtsvorming at the local level, where legal understanding is not only transmitted but also formed through the interaction between state norms, social practice, and the legal consciousness of society.(Ardhana dan Taupiqqurrahman 2024) The village becomes a living space full of meaning, where people and land intertwine in the fabric of history, identity, and the future. It is at this point that land is seen not only as an economic commodity but also as a symbol of intergenerational connectedness. This heritage embodies philosophical values about the sustainability of life.

Land issues are a fundamental problem in many villages, including Tupa Village in North Bulango District, Bone Bolango Regency. Land is often a source of dispute due to unclear ownership, weak administration, and limited public understanding of the laws that surround it.(Permanasari dan Ngaisah 2025) From the perspective of the National Agrarian Law, land rights are not only understood as a private relationship between the subject of law and its object, but also contain social functions as asserted in the basic agrarian law and developed in Boedi Harsono's thinking, that every land right must benefit the owner as well as the community. The state, through the Ministry of ATR/BPN, seeks to address this problem by presenting a comprehensive, systematic land registration (PTSL) Program, as regulated by ATR/BPN Regulation Number 6 of 2018. This Program is not just an administrative mechanism, but a policy instrument to realize Justice, certainty, and order in land tenure in accordance with the principles of social function.(Hasibuan dkk. 2024)

The resulting land certificate has a double meaning: as a legal document recognized by the state and, at the same time, as a means of protecting rights that support the family's social and economic sustainability.(Parengga dan Mayasari 2025)

In Tupa Village, North Bulango District, Bone Bolango Regency, land issues remain a key concern. Land disputes often occur due to unclear ownership status, weak land administration, and limited public understanding of the regulations governing land rights. This condition has implications for low legal certainty and has the potential to inhibit social stability and Village development.

In response to the National Agrarian issue, the government, through the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency, presents a comprehensive, systematic land registration (PTSL) Program as stipulated in Ministerial Regulation ATR/BPN number 6 of 2018. This Program is designed to ensure the orderly administration and legal certainty of land by systematically and thoroughly issuing certificates.(Fitri Hariadi dkk. 2022) Land certificates not only serve as valid legal evidence but also as an instrument of socio-economic protection, opening access to capital, investment, and other development programs.

However, the reality of implementation shows the gap between policy ideality and practice on the ground. Some people still struggle to understand PTSL procedures, inherent rights and obligations, and the long-term benefits of certificate ownership.(Hartawan dkk. 2024) On the other hand, village government officials face limited capacity, information, and resources in carrying out optimal mentoring functions.(Firmus dkk. 2021) As a result, the implementation of PTSL risks running administratively, without producing substantive changes in the community's legal awareness.(Wibowo dkk. 2023)

In this situation, legal counseling conducted by Ung thematic KKN students is a relevant educational intervention. Students act as mediators of knowledge that bridges

normative legal language with the daily language of society. Counseling not only focuses on the procedural aspects of PTSL, but also instills an understanding of the importance of legal certainty as a form of Rights Protection, conflict prevention, and the basis for strengthening welfare. This process takes place dialogically, allowing people to convey empirical experience while gaining a more comprehensive understanding of the law.

The role of the village government is increasingly finding significance in this process.(Masriani 2022) Within the framework of the village Administration Law, Law No. 6 of 2014 on villages confirms that the village government has the authority in Governance, Development, Community Development, and Community Empowerment. The authority provides a legal basis for village officials not only to carry out administrative functions but also to act as empowerment agents in supporting the implementation of PTSL. In addition, regulations on village governance, including the role of the village consultative body (BPD) as stipulated in Permendagri number 110 of 2016, strengthen the functions of supervision, participation, and transparency in the implementation of village affairs, including land administration.

With a clear understanding of the substance of PTSL, village officials can organize land data more systematically, encourage citizen participation, prevent potential conflicts, and improve public service accountability.(Amrin 2021) The synergy between the community, the village government, and students forms a collaboration that is not only technical but also institutional, as it operates within the corridors of lawful authority. Service-based education, in the end, does not stop at the normative level but is rooted in the practice of a responsive, participatory, and community-rights-oriented village government.

Based on the framework, this legal counseling activity aims to: improve the understanding of the Tupa Village community regarding the implementation of PTSL in accordance with the provisions of laws and regulations; strengthen the role of village

governments in supporting orderly and transparent land administration; encourage collective awareness of the importance of legal certainty over land ownership; build synergy between stakeholders in streamlining the PTSL process; and become a vehicle for implementing student service in supporting village development based on legal education (Agung Parmono dkk. 2024).

This activity is expected to provide multidimensional benefits. For the community, counseling improves understanding of the rights, obligations, and procedures of PTSL, fostering courage and readiness to take care of land certificates. For the village government, this activity strengthens institutional capacity in managing land administration. Structurally, the village has an impact by preventing agrarian conflicts and increasing the effectiveness of development grounded in legal certainty. Meanwhile, for students, this activity is a space for scientific actualization and contextual learning that brings together theory and social reality.

Thus, PTSL legal counseling in Tupa Village is not just a regulative socialization activity, but part of a collective effort to build legal awareness, strengthen land governance, and encourage the realization of justice and sustainable welfare.

Methods

Legal counseling activities with the theme “Strengthening the role of communities and village governments in the implementation of complete systematic land registration (PTSL) to improve the effectiveness of ATR/BPN Regulation No. 6 of 2018 in Tupa Village, North Bulango District, Bone Bolango Regency” were held on Wednesday, August 27, 2025, at 09.00–11.30 WITA at the Tupa Village Office Hall. The event began with singing the National Anthem of Indonesia Raya, followed by all participants, then continued with a prayer for the activities to run smoothly and be full of blessings. After that, Field Supervisor Mr. Julius T. Mandjo, S.H., M.H., delivered a speech emphasizing the importance of legal counseling as a means of enlightenment and of strengthening

rural communities' capacity to understand land issues. The next speech came from the head of Tupa Village, Ibu Neni Polihito, S.IP., who, at the same time, officially opened this activity with great enthusiasm and the hope that this event would bring tangible benefits to its citizens. During the core event, speakers from the National Land Agency (BPN) presented material on procedures for land registration for the first time, in accordance with the provisions of the ATR/BPN Regulation No. 6 of 2018. This material is delivered simply and purposefully so that the community can understand it. After the presentation, the forum continued with a Question-and-Answer Session, which was interactive between participants and presenters. One of the participants, Dr. Rusdin Kadjim, asked questions about the cost of official travel and the reason for filing a certificate that has been submitted for up to ten years but has not yet been published. The speaker explained that official travel is a government operational cost that should not be charged to the public. At the same time, delays in certificates can be caused by incomplete files, quota limitations, or government annual priority policies. Another question from him regarding wills and grants in the context of land was answered by explaining that a Will is valid after the heir dies, while a grant is a voluntary gift made while the giver is still alive.

Another participant, Hartati Dakue, expressed concern about the land in the mountain area that was scheduled for measurement in 2023 but was postponed to 2025 when it was resubmitted. The speaker explained that this could happen because the PTSL program is gradual and depends on the annual location target set in the ATR/BPN Ministerial Decree. In addition, limitations in measuring personnel, budget constraints, and the status of land that may enter protected forest areas are factors that delay measurements. From other participants, Opsin Husain asked about the issue of land that had been taken care of for 2 years but not paid for, and whether the state would take it. Sources confirmed that the news is a hoax. If the land is certified, then late payment of

the tax will result only in a fine, not in deprivation of rights. If the land is still in the application process and the fee has not been paid, the certificate will not be issued, and the land's status will remain as state land until all conditions are met. He also asked about the land affected by the river's abrasion. The interviewee replied that if the land is completely lost due to abrasion, the property rights are removed because the land object no longer exists. However, if it is only partially reduced, the property rights remain attached to the remaining land. Meanwhile, the new land resulting from sedimentation will become state land and will not automatically revert to the old owner.

The whole series of activities closed with an atmosphere of togetherness. Joint photos were taken between speakers from BPN, village heads, Field Supervisors, students of thematic KKN II Desa Tupa, village officials, and the community. This documentation shows that legal counseling activities are not just a formality. However, there is significant momentum for the Tupa Village community better to understand the importance of legal certainty in land matters and to strengthen the role of village governments in supporting the implementation of PTSL to run more effectively, fairly, and transparently.

Result and Discussion

1. Implementation Of Activities

Legal counseling activities on the implementation of the comprehensive systematic land registration (PTSL) in Tupa Village, North Bulango district, were held on Wednesday, August 27, 2025, at the Tupa Village Office Hall. The activity began at 09.00 WITA with all participants singing the Indonesia Raya National Anthem, then continued with a joint prayer led by representatives of the local community as a form of collective reflection and hope for the smooth running of the activity. Formally, this activity is not only part of the thematic real work lecture agenda but also the Tri Dharma mandate of higher education, especially the dharma of community service. In the context of Higher

Education Law, Community Service is an institutional obligation aimed at transforming the results of education and research into useful social practice.

Furthermore, this extension activity can be understood as part of universities' strategic role in supporting the empowerment of community law through a research-based approach. National policies in higher education and research place community service as an instrument for strengthening social capacity, including in legal literacy and land governance. Thus, the implementation of activities in Tupa village not only has a ceremonial and administrative dimension but also serves the normative function of universities by expanding access to legal knowledge and systematically and measurably strengthening village communities' legal awareness.

After the opening procession, the activity continued with remarks from the field supervisor, Mr. Julius T. Mandjo, S.H., M.H., which affirms that legal counseling is a concrete form of connection between higher education and Community Empowerment. In the perspective of legal education and community empowerment, legal counseling is not only interpreted as an academic activity, but as an instrument of public legal education that expands access to justice (access to justice). Normatively, the urgency of counseling on complete systematic land registration (PTSL) has a clear legal basis, as stipulated in Ministerial Regulation ATR/BPN number 6 of 2018 on complete systematic land registration, which aims to realize legal certainty of land rights as a whole. This principle aligns with the principle of legal certainty in Law No. 5 of 1960 concerning the basic regulation of Agrarian principles, especially Article 3, which affirms the importance of regulating land rights within the framework of an orderly National Land Law. Thus, the involvement of students in this activity is not only educational but also part of implementing the value of legal certainty guaranteed in the Indonesian agrarian legal system.

The next speech was delivered by the head of Tupa Village, Mrs. Neni Polihito, S.IP., which highlights the urgency of PTSL for the village community. In his speech, the Village Head stressed that the land certification program is an important instrument for creating legal certainty, preventing land disputes, and opening up community access to economic and development facilities. This speech also marks the official opening of activities.

The series of activities shows the synergy between universities, village governments, and state institutions. Gorontalo State University, through its thematic KKN program, places students as connecting agents between science and society's practical needs. The village government acts as a facilitator and host, while the National Land Agency (BPN) serves as a speaker, providing technical and substantive legal expertise. The presence of the Tupa Village community as active participants confirms that this activity is not just a formal meeting, but a participatory dialogue space that brings together various actors with their own interests.

From the methodological aspect, the implementation of activities is systematically designed with a participatory approach. The opening stages create an atmosphere of togetherness, the welcome provides legitimacy and direction for the activity, and the core session becomes a space for knowledge transfer. This process reflects a service approach that emphasizes the direct involvement of the community, so that counseling activities do not end with the delivery of information alone, but also build collective legal awareness.(Zaenuddin dkk. 2024)

2. Counseling and discussion materials

The counseling materials delivered during the activities in Tupa Village focused on implementing the complete systematic land registration (PTSL) Program as stipulated in ATR/BPN Ministerial Regulation Number 6 of 2018. Hierarchically, the regulation is

an implementing regulation issued under Law Number 5 of 1960 concerning basic agrarian principles (UUPA), which serves as the basic norm of National Agrarian law.

In the construction of the legal system, Permen ATR / BPN No. 6 of 2018 serves as a technical-operational instrument that translates the mandate of the UUPA regarding the legal certainty of land rights into more specific administrative procedures. This linkage reflects the application of the principle *lex specialis derogat legi generali*, under which special arrangements regarding PTSL, as a mechanism for accelerating land registration, complement the general provisions of land registration within the framework of the the National Agrarian Law.(Firdaus dkk. 2025)

The resource person from the National Land Agency (BPN) explained the procedures for land registration for the first time, from the administrative stages and document requirements through measurement processes and certificate issuance. Emphasis is placed on the completeness of documents, the clarity of land boundaries, and the village government's active role in facilitating community participation. Conceptually, the land certificate is positioned not merely as a formal proof of rights, but as an instrument of legal protection that strengthens the legitimacy of land ownership and use. With this legal certainty, the community gains a stronger legal basis to access banking financing, productive investments, and asset-based development programs, thereby giving land registration a strategic socio-economic dimension.

The interactive discussion that followed the presentation of the material became a space for the community to raise questions and share problems they faced. Some of the issues raised include the cost of official travel for BPN employees, delays in issuing certificates even after they have been submitted for years, issues with wills and grants of land, and obstacles to land measurement in hilly areas. The interviewees explained that official travel is the government's responsibility and should not be imposed on the public. At the same time, delays in certificate issuance are often influenced by factors such as file

completeness, annual quotas, and government priority policies. Regarding wills and grants, the speaker emphasized that the two differ fundamentally: a will is valid after the testator dies, while a grant is made while the giver is still alive.

Field data show that some Tupa village communities already have land certificates through the PTSL program. However, there are still several obstacles, including the lack of synchronization between Village Administration data and community ownership data, the presence of certificates that have not been processed under the name, and land plots that border or overlap with protected forest areas. This condition shows that the implementation of PTSL does not stop at the issuance of certificates alone; it also requires consistent data updates and certainty about territorial boundaries on an ongoing basis.

From the perspective of legal effectiveness, as stated by Soerjono Soekanto, the success of a rule is not only determined by the existence of written norms but also by law enforcement, facilities, public legal awareness, and a growing legal culture. Barriers to data synchronization and the lack of implementation behind the name reflect constraints in the structural and administrative aspects.(Rachmawati dkk. 2021) At the same time, the issue of protected forest areas highlights the complexity of the law's substance and institutional coordination.(Yanto dkk. 2024) Thus, these empirical findings confirm that the effectiveness of land policy is highly dependent on interagency synergies, procedural compliance, and the active participation of the community as a subject of law.(Caroline dkk. 2024)

The discussion session also provides the public with an opportunity to get clarification directly from the BPN. This shows that legal counseling is not only a one-way information transfer but also a problem-solving forum, where people get clear, certain answers to their doubts and false news about land. Thus, the material and discussion in this extension activity succeeded in opening up a space for legal awareness

while strengthening the role of the community and village government in guarding the PTSL program more effectively.

Table 1. Data ownership and land issues in Tupa Village

Name	Ownership Status	Land Area (m2)	Main Issues
Djafar Hasan	Hereditary	346	No data update yet
Ibrahim Noho	Own	823	No problem
Thalib Pikoli	Land Purchase	91	Incomplete letter, failed registration

Source: Primary Data kkn Tematik UNG , Year 2025

The table above illustrates a small part of the reality of land ownership in Tupa village communities, which underscores the importance of legal counseling related to PTSL. The Data shows variations in ownership status and problems that arise, ranging from the absence of data updates to administrative constraints to registration failures due to incomplete documents. This fact shows that the success of PTSL is determined not only by regulations and formal mechanisms, but also by the community's readiness to manage their land administration, as well as the seriousness of the village government in assisting each process. Thus, the material and discussion in this extension do not stop at conceptual understanding but rather confirm the need for continuous collaborative work between BPN, village governments, and communities to achieve fair and effective land law certainty.

3. Challenges and problems in the field

The implementation of legal counseling on the full systematic land registration (PTSL) in Tupa village not only provided practical exposure but also opened a discussion space that highlighted various obstacles in the field. The main problems that arise stem

from the community's direct experience in managing land certificates. One important issue is the cost of official travel for employees of the National Land Agency (BPN), which some residents consider burdensome. Upon clarification of the source, it was revealed that the cost of official travel is the government's responsibility and should not be transferred to the community. This fact shows that there are still gaps in understanding that need to be bridged through more intensive socialization.

The issues raised in the discussion showed that the obstacles to implementing PTSL in Tupa Village are not single in nature but encompass administrative, substantive, and social dimensions. In general, land problems identified include delays in the certification process, land measurement constraints in hilly areas or bordering protected forest areas, community confusion about differences in wills and grants in the transfer of land rights, as well as abrasion issues that have an impact on the uncertainty of the extent and boundaries of land plots. This variety of issues shows that land problems in Tupa Village are not only related to administrative registration procedures but also touch on aspects of civil law, spatial planning, and environmental dynamics, requiring a coordinated and comprehensive approach.

Another obstacle raised by the participants was the delay in issuing land certificates, even though the files had been submitted, for a very long period of time. This phenomenon shows the existence of structural problems in PTSL management, both related to document completeness, limited certification quotas, and changes in the government's annual priority policies. From the perspective of Soerjono Soekanto's theory of legal effectiveness, the success of a norm is not only determined by its legal substance, but also by law enforcement factors, facilities and infrastructure, and institutional coordination. The delay indicates that there are obstacles in the structural and bureaucratic dimensions that affect the workability of land registration norms in the field.

Coordination among the central government, regional land offices, and village governments constitutes a multi-level dimension of agrarian governance. Within the framework of land decentralization, harmonization of administration and policy across levels of government is a normative prerequisite for achieving legal certainty. Unsynchronization of data, differences in administrative interpretation, or technical capacity limitations at the local level can prolong processes that have been normatively designed to accelerate through systematic schemes. Comparatively, several other regions reported an average completion of PTSL within one to two years of the filing of the file. Hence, a much longer time span indicates the existence of implementation issues that need to be evaluated institutionally. Thus, the effectiveness of PTSL does not depend solely on regulation, but also on the quality of bureaucratic governance and the consistency of coordination between levels of government within the framework of the National Agrarian Law System.

The issue of wills and land grants also emerged as a challenge. For people, the difference between a Will and a grant still confuses, even though both have different legal consequences. A new Will takes effect after the testator dies, while the grant is direct while the giver is still alive. This lack of understanding has the potential to cause family disputes and land conflicts in the future. Thus, legal counseling plays an important role in providing clarity, enabling people not only to obey the law administratively but also to understand it substantively.

In addition, obstacles to land measurement in the hills are a problem often faced by residents of Tupa Village. Some plots of land located in areas with limited access or directly adjacent to protected forest areas experience measurement delays. This condition is not only related to limitations in measuring personnel and budget allocation, but also concerns the issue of area status, which requires legal clarity from forestry agencies. Within the normative framework, the issue cannot be separated from the provisions of

Law No. 41 of 1999 on forestry, which regulates the determination, change of designation, and management of forest areas. When there is an overlap between land data and forest area determination, an “overlapping area” arises, which can delay the land administration process, including in the PTSL scheme.

Theoretically, this administrative stagnation due to overlapping authorities shows that the effectiveness of PTSL is highly dependent on Cross-Sector Coordination and policy integration between ministries. The database inconsistency between the ministries responsible for land and forestry underscores the fragmentation of Agrarian governance. From the perspective of modern governance, the integration of Information Systems and the harmonization of regulations are prerequisites for achieving comprehensive legal certainty. Thus, the implementation of PTSL cannot be understood in a sectoral manner, but requires a collaborative approach that unites the dimensions of Agrarian, Forestry, and spatial planning policies so that conflicts of authority do not continue to hamper the service of community land rights.

Another crucial question arises regarding soil abrasion on the river’s banks. Communities still question whether land ownership rights remain in place when part or all of the land is lost to abrasion. The interviewee explained that the property rights are removed if the land is completely lost, while if it is only partially reduced, the rights remain attached to the remaining area. While the new land arising from sedimentation becomes state land and is not automatically owned by the previous owner. This problem underscores the importance of adaptive legal certainty to environmental dynamics, so that land certification must also account for natural factors.

An overall analysis of the challenges in the field shows that implementing PTSL involves not only administrative and technical aspects but also social, cultural, and ecological issues. The Tupa Village community is in a position to require ongoing assistance to ensure the legal certainty of land ownership is truly realized. Village

governments, BPN, and educational institutions have a collective responsibility to overcome these barriers through more intensive socialization, Cross-Sector Coordination, and strengthening institutional capacity at the local level.

4. Impact and implications of activities

Legal counseling activities regarding complete systematic land registration (PTSL) in Tupa Village, North Bulango District, Bone Bolango Regency, not only ended with the process of material exposure and discussion, but also had a wider impact, both for the community, the village government, and the National Land Agency as the technical policy holder. This impact can be analyzed through multidimensional perspectives, including legal, social, economic, cultural, and village governance aspects. In addition, this activity also provides long-term implications for the sustainability of PTSL implementation as mandated by Permen ATR/BPN No. 6 of 2018.

Conceptually, the impact of land law counseling in Tupa village can be mapped into several interrelated dimensions. At the legal level, this activity contributes to strengthening society's normative awareness of rights and obligations in the land registration process. In the social dimension, counseling creates a dialogue space that strengthens trust and openness among the community, the village government, and land agencies, fostering a more participatory pattern of collaboration. In terms of village governance, this activity builds the apparatus's capacity to understand administrative procedures and coordinate with the National Land Agency. Meanwhile, in the economic dimension, understanding the role of land certificates as a guarantee instrument opens access to financing and development programs. These four dimensions show that legal counseling does not end with information transfer, but produces transformative effects relevant to the sustainability of PTSL implementation at the village level.

The first impact to be noted is the community's increasing legal awareness. Legal counseling has succeeded in presenting a new understanding of the importance of land certificates as an instrument of legal certainty.(Hamidah 2021) Before this activity, some people still considered land certificates to be documents with no formal relationship to their welfare. Through the explanation of BPN sources, this view changed. Land certificates are understood as a form of legal protection of rights and as a door to economic access through formal financial institutions. Legal awareness that grows in the community becomes an important form of social capital to prevent future land disputes, both between residents and between the community and external parties.

The next impact is seen in the social dimension. The interactive discussion in the activity opened up space for the community to raise real problems they face, ranging from delays in the issuance of certificates and Grant and testament issues to soil abrasion on the riverbank. This dialogue demonstrates the community's openness to communication with the government. Through this forum, citizens feel their voices are heard and valued by stakeholders. People's trust in government agencies, both village and BPN, increased because they received direct answers to their doubts and news that was often confusing. This public trust is an important foundation for the realization of participatory and transparent land governance.

In the aspect of village government, counseling activities also strengthen institutional capacity. Tupa village heads and their tools gain additional insight into their strategic role in supporting the implementation of PTSL. The village government is no longer merely an administrative link, but an agent of Community Empowerment. The knowledge gained makes them better prepared for continuous socialization, helps residents complete documents, and maintains the order of land administration at the

local level. In other words, this activity strengthens the village's role as a public service center close to the community, while enhancing the legitimacy of the village government as an authority responsible for maintaining land law order.

No less important is the impact on the economic dimension. The public can use land certificates issued by PTSL as collateral to access loans from official financial institutions. With a new understanding of counseling, people now see land certificates as productive assets rather than just documents. This access opens up opportunities for small business development, increased agricultural productivity, and improved family quality of life. In addition, legal certainty over land increases the value of citizens' assets, as land with a certificate is recognized as more legitimate and valuable than land with only informal evidence of ownership. This has the potential to improve the village's long-term economic turnover.

On the other hand, counseling activities also have a cultural impact. In the tradition of rural communities, land is often considered a hereditary inheritance that is not always administered formally. The process of inheritance, grant, or sale and purchase is often carried out only through a simple oral or written agreement. This legal counseling changed that paradigm by introducing the importance of formal records and legality. This shift in legal culture took time, but through activities like this, the younger generation in the village began to understand the importance of regular land administration. In turn, this will reduce the potential for family conflicts that often arise from unclear inheritance rights.

In addition to the direct impact, this activity also carries strategic implications. One of them is the synergy between the community, the village government, and BPN. Legal counsel confirms that PTSL's success cannot be achieved by any one party alone. BPN requires the active participation of village governments and communities to complete documents, ensure clarity of land boundaries, and resolve internal conflicts. On the

contrary, the public needs BPN's presence to confer legal legitimacy. Extension activities serve as a bridge that connects the three actors in a single forum, thereby creating a pattern of collaborative relationships that can be sustained in subsequent programs.

Another implication is on Sustainable Development. Certainty of land law is a prerequisite for infrastructure development and village empowerment programs. Clear land ownership status will facilitate development planning, both for public facilities and for investment.(Purnawan dkk. 2022) Conversely, the land's unclear status is often an obstacle to development because it can lead to disputes. With increased community awareness and village government through extension activities, Tupa village has stronger legal capital to plan future development.

From an academic point of view, this activity also contributes to the development of legal and Social Sciences. Empirical Data obtained from the discussion, both in the form of questions and field problems, served as an important basis for analyzing the effectiveness of PTSL. For example, the delay in issuing certificates for years opens up an analysis room on bureaucratic capacity, budget allocation policies, and land administration governance.(Junarto dkk. 2023) The problem of soil abrasion reveals the relationship between land law and environmental law. Thus, these community service activities not only impact direct beneficiaries but also enrich the treasury of academic knowledge.

Furthermore, the implications of the activity can be seen in the transformation of students participating in KKN. Students not only act as counselors, but also gain firsthand experience with the complexity of legal issues in the community. Interaction with citizens helps them understand that law is not just a written norm but a social reality

shaped by culture, economy, and politics. This process becomes an important field of education, strengthening academic competence and fostering students' social sensitivity as intellectual candidates who will plunge into the community.

This activity also shows that a participatory approach is an effective strategy in community service. The Tupa Village community is not only the recipient of information but also the subject actively involved in discussions, presenting problems, and finding solutions together. (Rendra dkk. 2023) The implication of this approach is the growing sense of belonging to the PTSL program. When people feel involved, they will be more committed to following established procedures and supporting the smooth running of the program. This active participation also reduces the resistance that may arise when policies are imposed top-down without involving the community.

Overall, the impact and implications of legal counseling activities in Tupa village can be summarized as follows: increasing community legal awareness, strengthening village government capacity, expanding economic access through land certificates, shifting the legal culture towards administrative order, and creating synergies among these factors. Its strategic implications include supporting Sustainable Development, developing academic research, fostering student transformation, and strengthening participatory approaches. All this confirms that the legal extension activity does not stop at the technical dimension, but rather serves as an instrument of social and legal transformation. Thus, PTSL legal counseling in Tupa village can be viewed as a good example of integrating higher education, government, and society to achieve broader legal development goals. The long-term implications of this activity are the development of a law-conscious village community, an institutionally empowered village, and a more orderly country in land governance. From a philosophical perspective, land is no longer seen only as an economic object, but rather as part of human dignity protected by law.

This is the highest goal of implementing PTSL, as mandated by Permen ATR/BPN No. 6 of 2018.

Conclusion

Legal counseling activities related to the implementation of comprehensive systematic land registration (PTSL) in Tupa Village, North Bulango District, are clear proof of the synergy between universities, village governments, and state institutions in resolving land issues. Through a participatory approach, people not only gain a technical understanding of land certification procedures but also recognize the philosophical dimension of land as an instrument of justice, the protection of rights, and a door to prosperity. The village government is increasingly empowered to fulfill its strategic role as an agent of community empowerment, while students gain a transformative experience that bridges academic theory with social reality. The implications of this service activity are multidimensional. Legally, the growth of public awareness will strengthen the certainty and order of land administration. Socially, trust is built between the community and the government, which serves as the foundation for Participatory Governance. Economically, land titles open up community access to productive resources. In terms of education, this activity shows that KKN is not just an academic obligation, but also a vehicle for the formation of intellectuals who are sensitive to real problems. Thus, this extension activity contributes to sustainable development through legal certainty, village empowerment, and strengthened community capacity towards a more just, prosperous, and dignified life.

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