

Perception of Land Consolidation Project in Bantul and Sleman Regencies, Indonesia

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1. Introduction

Land consolidation (LC) is a developing technique for urban-periphery lands, re-dividing them into a layout of public infrastructures and public facilities¹⁾. LC needs "the realignment of the land acquisition, land use and efforts for development that aim to improve the quality of the environment and maintenance of natural resources, with the direct participation of the community directly"²⁾. Participatory LC will not only involve the participation of society in the form of money and goods, but also involves the mental and emotional participation³⁾.

For measuring the perception that explicitly states the implementation, BPN Research and Development Center (1993:L1) states that the perception of the implementation of these criteria can be viewed in terms of the arrangement of shapes and lay of the land, structuring the acquisition and use of land and provision of road infrastructure and public facilities. The success of the LC project is estimated by mutual help, and people's acceptance of the sacrifice for their sake⁴⁾.

The success or failure of an LC project is closely associated with the participation of landowners. This paper aims to evaluate the participation and perception to LC projects in Bantul Regency and Sleman Regency, Yogyakarta Special Province, Indonesia, based on analysis of a questionnaire distributed to landowners.

2. LC Implementation in Indonesia

2.1. LC process in Indonesia

Table 1 shows the stages of LC process in Indonesia²⁾. Generally, it can be divided into five form activities⁵⁾; 1: Preparation (1-5); 2: Data collection (6-10); 3: Structuring the acquisition and land use (11-14); 4: Implementation of technical plans in the field (reallocation) and the provision of legal certainty over land with the certification (15 and 17); and 5: Construction work is tailored to the construction plan and provision of funds (16).

2.2. LC Implementation in Bantul Regency and Sleman Regency

Table 2 shows the outline of LC projects in Bantul and Sleman. It can be seen that the LC project in Bantul had relative success due to a relatively short implementation time and almost all stages implemented. As for the LC project in Sleman, many constraints are found in the implementation of public facilities and reallocation although most landowners have been received certificates.

3. Questionnaire Surveys

Fieldwork in the two LC projects was conducted July to August 2011. Primary data on landowners' participation and perception were obtained from the questionnaire to 93 landowners in two LC project sites (Bantul Regency and Sleman Regency), and by interviews with key persons involved directly in the LC projects: Planning Board, Land Affairs Office, Public Work Office, District Office, Village Office, and Community Groups. Secondary data were obtained from the agencies concerned with the LC projects. Statistical analysis was used to measure the level of landowners' participation (LLP); the level of landowners' perception regarding success of the LC projects (LLPS); and the correlation coefficient (r) between these two levels.

4. Results

Table 3 shows the variables and parameters for evaluation of the LLP³⁾; 1: participation during the planning (six parameters) and 2: participation during project implementation (four parameters). **Table 4** shows the LLPS regarding success of the LC project divided into four variables⁶⁾; 3: public facilities/social facilities (five

Table 1. Stages of LC process in Indonesia

1	Selecting location
2	Community counselling
3	Custody agreements
4	Setting the location
5	Organizing
6	Identifying subject and object LC
7	Measuring and mapping circumference
8	Measuring and detailed mapping
9	Measuring and mapping
10	The topography and land use mapping
11	Pre-designing land consolidation and calculating land use plan area
12	Preparing design and calculating land consolidation area
13	Releasing of land rights
14	Affirmation of the land as an object of land consolidation
15	Reallocation / transfer of land consolidation to the field design
16	Construction / establishment of the road
17	Issuing of the decision granting land rights

Table 2. LC projects in Bantul Regency and Sleman Regency⁷⁾

	Bantul	Sleman
Address	Wonorejo 1, Gadingsari, Sanden, Bantul	Kragilan and Rogoyudan, Sinduadi, Mlati, Sleman
Time	2010	1989 until recent
Area of LC Project	8.6545 Ha	22.4455 Ha
Consist of	yard of 7.4746 ha (86.36%), the mosque of 0.046 ha (0.54%) and road 1.134 (13.1%)	Return to landowner : 18.0850 ha and 4.3605 ha (19%) for public facilities and reserved land (2.270 m ²), dominated by rice fields and some house building
Percels	200	324
Participants	156	248
Respondent	48 Land owners	45 Land owners
Purposes of the project	Developing public facilities especially evacuation routes	preparing land settlement
Cost	IDR 100 Million (50% government, 50% landowners)	IDR 51 Million on 1988/1989
Recent condition	Relative successful because can be finish all of the stages of LC process and all landowners received certification	Not finish 100% because no public facilities like road, drainage, health community center and has not implemented 100% reallocation although landowners have been received certificates (308 from 324 certificates).
Problems	Relative successful or have not problem	a. There has been no building of public facilities such as roads, drainage, etc, according to the original project plan. b. The certification process is completed in 2001 c. The loss of land ownership stakes limit, so that would make it difficult when buying and selling process and transfer of land rights d. Establishment of a new building located on the old plot or old certificates.

Table 3. Variables and parameters of landowners' participation (LLP)

The level of landowners' participation
1. Participation during the planning
a. Levels of understanding
b. Attendance at counseling
c. Active in the opinion
d. The approval of the project
e. Donated land
f. Approval as a participant
2. Participation during project implementation
a. Donated labor
b. Approval of the LC design
c. Reallocation approval
d. Approval of limits parcels

parameters), 4: changes in land use (one parameter), 5: shape and layout of land (three parameters), and 6: arrangement of ownership tenure (two parameters).

Analysis results are as follows. **Figure 1** shows the LLP; in Bantul Regency: high (72.92%), high enough (18.75%), and middle (8.33%), so it can be said that the LLP in Bantul Regency is high. In Sleman Regency: high level (31.11%), high enough level (64.44%) and remaining middle level (4.44%). **Table 5** presents that [Age] aged over 50 years is 45.8% in Bantul, while it is 82.2% in Sleman, [Education] SHS upwards are 52.1% and 37.8%, respectively, [Occupation] landowners of 47.9% worked as a civil servant/Army, while 46.7% worked as entrepreneurs in Bantul and Sleman, respectively. The difference in LLP is due to the influence of fairly significant differences of age, education, and occupation.

Figure 2 shows the LLPS results; In Bantul Regency: very high (68.75%) and high (31.25%). In Sleman Regency: low enough (97.78%) and low (2.22%), the largest contribution to the low value due to the perception that there has not been realization of public infrastructure facilities like roads, drainage, health community centers, etc., and also 100% reallocation has not implemented although most landowners have received certificates.

The correlation coefficients between the LLP and LLPS of the two locations has positive value of $r=0.319$, based on the table of the value of criticism r product moment with 95% interval confidence with a sample size of 93 respondents. The minimum value is $r=0.204$, so it can be said that the LLP has a positive effect on LLPS at each location in Bantul Regency and Sleman Regency, $r=0.324$ (48 samples, r table=0.284) and $r=0.316$ (45 respondents, r minimum=0.294), respectively.

5. Summary

- The level of landowners' participation in Bantul is higher than Sleman regency. It is possible that this difference occurs due to the level of age, education, and occupation of the questionnaire respondents.
- The level of landowners' perception regarding success of the LC project is different with the level in Bantul Regency higher than that in Sleman Regency. This is because, in Bantul Regency, roads can be implemented with funding landowners and, most importantly, the shift is very small. Sleman's prolonged cases is not one of them because the aim of the project is the completion of road construction, the relative shift of land away from its original location.
- There is a positive correlation between the level of landowners' participation and perception. This means that the higher level of landowners' participation may cause a higher level of the landowners' perception regarding the success of the LC implementation.

Table 4. Variables and parameters of landowners' perception (LLPS)

The level of landowners' perception	
3. Public/social facilities	
a.	Road conditions
b.	Drainage conditions
c. The conditions of public facilities	
d.	The conditions of area roads
e.	The number of public facilities
4. Changes in land use	
Land use change/housing conditions	
5. Shape and layout of land	
a.	Manufacturing design layout (space)
b.	Construction/establishment of the road
c.	Reallocation
6. Arrangement of ownership tenure	
a.	Redistribution of the decree letter granting of land rights
b.	Certification

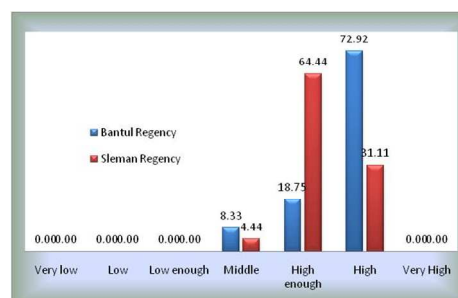


Figure 1. Level of landowners' participation (LLP)

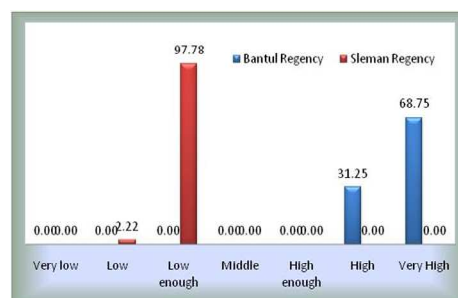


Figure 2. Level of landowners' perception (LLPS)

Table 5. Attribute data of the respondents of LC Project in Bantul Regency and Sleman Regency

Age				Education				Occupation				Income permonth (IDR)							
Class.	Bantul	Sleman		Class.	Bantul	Sleman		Class.	Bantul	Sleman		Class.	Bantul	Sleman					
<20	0	0.0%	0	0.0%	Non-E	0	0.0%	8	17.8%	Farmer	0	0.0%	4	8.9%	<500.000	24	50.0%	11	24.4%
20-30	3	6.3%	0	0.0%	ES	19	39.6%	14	31.1%	Labor	19	39.6%	7	15.6%	500.000-1000.000	16	33.3%	15	33.3%
30-40	12	25.0%	4	8.9%	JHS	4	8.3%	6	13.3%	Sales	4	8.3%	4	8.9%	1.000.000-1.500.000	3	6.3%	5	11.1%
40-50	11	22.9%	4	8.9%	SHS	23	47.9%	16	35.6%	S/Army	23	47.9%	9	20.0%	1.500.000-2.000.000	4	8.3%	9	20.0%
>50	22	45.8%	37	82.2%	Univ.	2	4.2%	1	2.2%	Enterpr.	2	4.2%	21	46.7%	>2.000.0000	1	2.1%	5	11.1%
Tot.	48	100.0%	45	100.0%	Tot.	48	100.0%	45	100.0%	Tot.	48	100.0%	45	100.0%	Tot.	48	100.0%	45	100.0%
Long Stay in LC Project				Area of Land (Ha)				Landuse				Origin of Land							
Class.	Bantul	Sleman		Class.	Bantul	Sleman		Class.	Bantul	Sleman		Class.	Bantul	Sleman					
<20	0	0.0%	0	0.0%	100-945	45	93.8%	26	57.8%	Housing	32	66.7%	0	0%	Buy	4	8.3%	11	24.4%
20-30	3	6.3%	0	0.0%	946-1785	3	6.3%	10	22.2%	Shop	1	2.1%	0	0%	Inheritance	36	75.0%	34	75.6%
30-40	12	25.0%	5	11.1%	1786-2625	0	0.0%	7	15.6%	Garden	15	31.3%	0	0%	Grant	8	16.7%	0	0.0%
40-50	11	22.9%	4	8.9%	2626-3465	0	0.0%	1	2.2%	Moor	0	0.0%	0	0%					
>50	22	45.8%	36	80.0%	3466-4305	0	0.0%	1	2.2%	Farming	0	0.0%	45	100%					
Tot.	48	100.0%	45	100.0%	Tot.	48	100%	45	100%	Tot.	48	100.0%	45	100%	Tot.	48	100%	45	100.0%

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