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Evaluasi pelaksanaan konsolidasi lahan di kecamatan Jati, kabupaten Kudus, propinsi Jawa Tengah
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Intisari

Sesuai dengan kebijaksanaan dan strategi pengembangan permukiman yang telah digariskan dalam Rencana Induk Kota Kudus, maka Pemerintah Kabupaten Kudus telah melaksanakan konsolidasi lahan di Kecamatan Jati pada tahun 1993. Namun sampai sekarang masih menimbulkan masalah sosial. Penelitian mengenai evaluasi pelaksanaan konsolidasi lahan di Kecamatan Jati bertujuan untuk mengkaji ; (1) pelaksanaan konsolidasi lahan, (2) perbedaan persepsi pemilik lahan pada saat pelaksanaan dan pascakonsolidasi lahan, (3) perubahan penggunaan lahan dan pemilikan letak dan luas lahan yang terjadi di areal konsolidasi lahan, (4) pengaruh perubahan luas lahan terhadap lingkungan sosial ekonomi pemilik lahan.

Metode yang digunakan untuk mencapai tujuan penelitian adalah metode survai dengan menggunakan sampel responden yang dipilih secara acak imbangan berstrata berdasarkan luas pemilikan lahan. Analisis data dilakukan dengan deskriptif komparatif.

Hasil penelitian menunjukkan bahwa :

1. pelaksanaan konsolidasi lahan di Kecamatan Jati yang berdasarkan mekanisme kegiatan belum memperhatikan kepentingan pemilik lahan dan belum sesuai sepenuhnya dengan Peraturan Menteri Negara Agraria/Kepala Badan Pertanahan Nasional Nomor 4 Tahun 1991 jo Surat Menteri Negara Agraria/Kepala Badan Pertanahan Nasional Nomor 410-4245 Tahun 1991. Pelaksanaan konsolidasi lahan tersebut bukanlah konsolidasi lahan secara murni, tetapi lebih bertendensi kepada pengadaan lahan untuk jalan lingkar tanpa melalui pemberian ganti kerugian. Hal ini menimbulkan masalah baru di lingkungan sosial dengan adanya tuntuan ganti kerugian terhadap lahan yang telah dipergunakan untuk pembangunan jalan lingkar sebesar 12,48%;
2. tidak terdapat perbedaan yang nyata persepsi pemilik lahan saat pelaksanaan konsolidasi lahan dengan pascakonsolidasi lahan pada katagori luas pemilikan lahan yang berbeda dengan F test 5%. Cenderung kurang mendukung pelaksanaan konsolidasi lahan terutama bagi pemilik lahan kurang dari atau sama dengan 500 m^2;
3. a. terjadi perubahan penggunaan lahan sebesar 16,09% dari lahan pertanian sawah menjadi nonpertanian. Peruntukkannya berupa jalan sebesar 12,48% dan berupa rumah sebesar 3,61%;
   b. terjadi perubahan letak pemilikan persil lahan melalui pergeseran 21,35% persil dan perpindahan 75,5% persil. Perubahan luas dan letak persil lahan mengarah ke bentuk segi empat beraturan dan mendapatkan jalan;
4. perubahan luas lahan memberi pengaruh terhadap menurunnya lingkungan sosial ekonomi pada kondisi sosial ekonomi yaitu : pendapatan pemilik lahan, jenis matapencaharian petani yang memiliki lahan lebih dari 500 m^2, dan intensitas kegiatan bagi pemilik lahan semakin sempit berupa kerja bakti maupun pengajian.

Kata kunci : konsolidasi lahan, persepsi, penggunaan lahan, pemilikan lahan.

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ABSTRACT

In accordance with the policy and the strategy of the housing development which have been outlined in the master plan, in 1993, the government of Kudus Regency implemented land consolidation in Jati District. Up to the present time, however, the arrangement of the land use and land ownership has always brought about social problems. This research which focuses on the evaluation of the implementation of the land consolidation in Jati District is aimed at looking into (1) the implementation of the land consolidation, (2) the land owners' different perceptions arising from the implementation of the land consolidation and the post land consolidation, (3) the conversion of the land use, and of the ownership of the land site and size in the area where land consolidation is implemented; and, (4) the impact of the conversion of the land size on the land owners' socio-economic environment.

The method employed to reach the aim of this research is that of survey of which the respondent samples were opted based upon stratified proportional random based upon the size of the land ownership. The data analysis used is based on the descriptive-comparative technique.

The research results show that :

1. the implementation the land consolidation in Jati District which is based on the mechanism of the consolidation activities has not yet given a focus on the land owners' interests, and is not in accordance with the Regulation of the State Ministry of Agrarian Affairs/Head of National Land Agency Number 4 of the Year 1991 jo the Circulation Letter issued by the Head of National Land Agency Number 410-4245 of the Year 1991. The implementation of the land consolidation in Jati District is not in accordance with a true land consolidation. Yet, it tends more towards providing land for a ring road without offering any compensation. This leads to a new problem in the social environment as the land owners claim compensation as much as 12.48% of the land used for the ring road;
2. perceptions among the land owners whose land ownership is various in size according to F test 5% are not significantly seen to be different either when the land consolidation is implemented or when the post-land consolidation is in process. The perceptions mentioned tend to less support the implementation of the land consolidation, especially for those whose land ownership is less than 500 m^2;
3. a. the conversion of land use is seen in which as much as 16.09% of wet field areas is converted into roads and housing which are respectively 12.48% and 3.61%;
   b. the conversion of land tenure is also seen in which the site of the parcel of land are as much as 21.35 % of the parcels moves from the site, though a bit, and is still in the same location and as much as 75.5% moves away from the original site. The shift of the site and size of the parcels tend to form a regular square facilitated with roads;
4. the conversion of the land size has shown an impact on the decrease of the socio-economic environment of the respective land owner's socio-economic condition: the land owners' income, the types of the farmers' means of livelihood, especially those who own more than 500m^2, the intensity of the activities of those whose own smaller land ownership such as mutual work and Islamic forum.

Key words: land consolidation, perception, land use, land ownership.