

INTISARI

Tanah sebagai salah satu faktor produksi jumlahnya semakin lama tidak sebanding dengan kebutuhan manusia. Hal ini yang mengakibatkan perlunya pengaturan dan penataan dalam pemilikan dan penguasaan tanah serta penggunaan dan pemanfaatan tanah. Karena keterbatasan jumlahnya tanah mengakibatkan tidak seimbangannya permintaan akan tanah dengan penawaran tanah. Kenaikan jumlah permintaan akan tanah yang tidak sebanding dengan penawaran tanah berakibat naiknya nilai tanah di suatu daerah. Kondisi budaya khususnya masyarakat pedesaan di daerah Jawa yang memposisikan tanah lebih dari sekedar aset ikut mendorong sulitnya beberapa kalangan dalam mengakses tanah baik pemilikan, penguasaan, penggunaan dan pemanfaatan tanah.

Land-reform sebagai salah satu kebijakan pemerintah dibidang pertanahan diharapkan mampu mengatur dan menata pemilikan, penguasaan tanah serta penggunaan dan pemanfaatan tanah. Selain pengaturan dan penataan di bidang pertanahan *land-reform* diharapkan dapat meningkatkan pembangunan dan pertumbuhan ekonomi disuatu wilayah. Namun pertumbuhan ekonomi yang meningkat dengan cepat dan angka kesenjangan yang semakin tinggi memicu munculnya gejala anti *land-reform* (*de-landreform*). Hasil identifikasi gejala anti *land-reform* meliputi fragmentasi tanah, alih kepemilikan tanah dan alih penggunaan dan pemanfaatan tanah yang tidak sesuai dengan arahan tata ruang.

Faktor yang memicu dan mempercepat munculnya gejala anti *land-reform* dikelompokkan menjadi empat pertama kelompok sosial-budaya seperti adanya pertumbuhan penduduk, adanya pewarisan dan hibah, serta posisi tanah dalam sistem sosial masyarakat. Kedua kelompok kebijakan pertanahan seperti intensif-disintensif, arah pembangunan, dan konsistensi peraturan perundangan. Ketiga kelompok ekonomi seperti kondisi pasar tanah, efektifitas pengelolaan tanah dan akses permodalan. Terakhir terkait lokasi seperti aksesibilitas terhadap infrastruktur dan pemanfaatan tanah disekitar lokasi. Hasil evaluasi menunjukkan, bahwa adanya gejala anti *land-reform* dalam jangka panjang dapat mengurangi efektifitas program landreform. Gejala anti *land-reform* juga dapat mengancam keberlanjutan dari tujuan jangka panjang program *land-reform*

Kata Kunci : Tanah, Pendaftaran Tanah, Pembangunan, Anti *Land-Reform*

ABSTRACT

Land is one of the production factors in which its amount is continue to become incomparable with the needs of human. This condition which causes the needs of arrangement and management in the ownership and authorization of land as well as the utilization and the usage of it. The limited amount of land area has caused the imbalance between the demand and supply/availability. The increasing number of land demands which becomes imbalanced with the land offerings is causing the increasing value of lands in a region. The specific cultural condition of rural people in Java region that positions land as more than just a mere asset has participated in pushing the difficulty of some circles in accessing the land either on the ownership, the authorization, and the utilization.

Land-reform as one of the government policies in the land sector is expected to be able in managing and arranging the ownership, authorization as well as the utilization and usage of the land. Besides the arrangement and management in the land sector, the land perform is expected to be able to enhance the economic development and growth in a region. However, the economic growth which rapidly increasing and the gap that becomes higher are triggering the anti land-reform symptoms. The identification results of anti land-reform symptoms are including the land fragmentation, the change of ownership of land, the change in the utilization and usage of land which are not in accordance with the spatial guideline.

The factors that trigger and accelerate the occurrence of anti land-reform symptoms are grouped into four types, namely the social-culture group such as the population growth, the inheritance and grant as well as the land position in the community social system. The second is the land policies, such as the intensive-non-intensive, the development direction, and the consistency of law regulations. The third group consists of the condition of land market, the effectivity of land management and funding access. The last is associated with the accessibility towards infrastructure and the land utilization around the location. The evaluation results show that the presence of anti land-reform symptoms in a long term could reduces the effectiveness of a land-reform program. The anti land-reform symptoms could also threats the sustainability of the long term objectives of a land-reform program.

Keywords: *Land, Land Registration, Development, de-landreform**