



Reconstruction of land registration policy on granting building use rights to a state owned enterprise pln in central java

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Abstract

Deviations from the application of the land registration system require an immediate study and treatment. Therefore for law to be effective, law enforcement officials are needed to enforce these sanctions. A sanction can be actualized to the public in the form of obedience (compliance), with these conditions indicating that there are indicators that the law is effective. This is then reviewed by the author with the main issue of What are the weaknesses in the implementation of land registration policies for the granting of the Building-Use Rights for State Owned Enterprise PLN of Central Java and how the reconstruction of land registration policies for granting the Building-Use Rights for State-Owned PLN in Central Java is effective and efficient. The study was done using the constructivism paradigm and the type of research is a qualitative study with a socio-legal approach. Research shows that obstacles that arise are in the weak legal system and problems in Indonesian law today, the service of the bureaucratic system for registering land online is still far from expectations. So that there is still a meeting between rule sanctioning or bureaucratic servants / ART / BPN with role occupants (bureaucratic applicants or the public and stakeholders) as bureaucratic users. The meeting eventually led to two-way communication that led to a win-win solution in the form of service deviations, namely bribery and extortion (gratification) in the form of accelerated cash payments. Caused by a service system that is not able to serve quickly because the existing system is still manual and conventional. based on the foregoing, the Reconstruction of Land Registration Policy Against the Granting of Effective and Efficient Building-use Rights in the Central Java Regional PLN is the reconstruction of the law that prioritizes the function of law enforcement to actualize the legal rules in accordance with those aspired by the law itself, ie realizing human attitudes or behavior in accordance with the frame (frame work) that has been determined by law.

Keywords: reconstruction, building-use rights, pln

Introduction

Weak land registration systems that have been applied in Indonesia, namely weaknesses in administering land rights that are still far from good administrative standards, lack of provision of supporting tools, bureaucracy and also inadequate human resources, as well as community culture that does not support because it has shifted communal culture (togetherness / mutual cooperation) to individual culture (private / private), so that the reason for the author to examine the importance of rebuilding land registration policies, especially related to the policy of the ministry of ATR / BPN RI for granting Building-Use Rights over PLN Regional of Central Java, namely the importance of policy construction Ministry of ATR / BPN, on the application of the land registration legal system in the context of structuring (granting effective and efficient rights, as well as accurate mapping of land rights so that legal certainty is more secure), equitable distribution of land and legal protection for the general public and for the depa government institutions or institutions and to State-Owned Enterprises and Regional-Owned Enterprises, must be based on social justice (justice is felt for all components of the plural society, by accommodating the interests of the state by implementing land registration that is more effective and efficient, as well as the need for protection against irregularities in the shifting of land rights in control, use,

utilization and ownership of government departments or institutions to private parties or individuals).

One way to reform the land bureaucracy that is seen as effective needs to be sought to solve the problem is to find the root of the problem, one of which is to find the root of the problem of developing a culture of extortion or corruption which is now a habit in the social life of the community. Speaking of the effectiveness of the law, Soerjono Soekanto, argued about the influence of the law where "*One of the functions of law both as a rule and as an attitude of action or regular behavior is to guide human behavior. The problem of legal influence is not only limited to the emergence of obedience or obedience to the law but includes the total effect of the law on the attitude of behavior or behavior that is both positive and negative*" [1]. Obedience of someone acting or behaving in the realm of land registration services, should be in accordance with the expectations of the formation of relevant laws and regulations (UUPA and PP No. 24 of 1997), that the effect of the law on the attitude of action or behavior, can be classified as compliance (compliance), disobedience or deviation (evasion) and evasion (evasion). The concepts of obedience, disobedience or deviation and circumvention actually relate to laws that contain prohibitions or orders (such as deviations from bureaucratic roads or public services on land registration). When the law contains

permissibility, other concepts need to be used, namely the use (use), not using (nonuse) and misuse (misuse); this is common in the area of engagement law (such as the sale and purchase of land, or the imposition of mortgage rights on land).

Deviations in the application of the land registration system, as cases presented in advance (some cases that occurred in the community or some classified by the Ministry of ATR / BPN RI), require a study and treatment which we call the effectiveness of law enforcement requires physical strength to enforce these legal norms come true based on legal authority. Sanctions are the actualization of the legal norms of threats and promises, ie a threat will not gain legitimacy if there is no benefit to be obeyed or obeyed. Internal values are personal judgments according to conscience and there is a relationship with what is interpreted as an attitude of behavior.

The effectiveness of law enforcement is very closely related to the effectiveness of law. For law to be effective, law enforcement officials are needed to enforce these sanctions. A sanction can be actualized to the public in the form of obedience (compliance), with these conditions indicating that there are indicators that the law is effective. This is then researched further by the author with the main problem as follows :

1. What are the weaknesses in the implementation of the land registration policy for granting The Building-Use Rights for State-Owned Enterprise PLN of Central Java Currently?
2. How to reconstruct the land registration policy for granting the Building-use rights to State-Owned Enterprise PLN in Central Java efficiently and effectively?

Method of Research

The paradigm that is used in the research this is the paradigm of constructivism which is the antithesis of the understanding that lay observation and objectivity in finding a reality or science knowledge ^[2]. Paradigm also looked at the science of social as an analysis of systematic against *Socially Meaningful Action* through observation directly and in detail to the problem analyzed.

The research in writing this dissertation is a qualitative research. Writing aims to provide a description of a society or a certain group of people or a description of a symptom or between two or more symptoms.

Approach (approach) the research is to use the approach of *Socio-Legal* ^[3], which is based on the norms of law and the theory of the existing legal enforceability of a sociological viewpoint as interpretation or interpretation.

As for the source of research used in this study are:

1. Primary Data, is data obtained from information and information from respondents directly obtained through interviews and literature studies.
2. Secondary Data, is an indirect source that is able to provide additional and reinforcement of research data. Sources of secondary data in the form of: Primary Legal Material and Secondary Legal Materials and Tertiary Legal Material.

In this study, researchers used data collection techniques, namely literature study, interviews and documentation. In this study, the researcher is a key instrument that is the researcher himself who plans, collects, and interprets the data ^[4]. Qualitative data analysis is the process of searching

for, and systematically compiling data obtained from interviews, field notes and documentation by organizing data into categories, describing it into units, synthesizing, compiling into patterns, selecting important names and what will be studied and make conclusions.

Research Result and Discussion

1. Weaknesses in the implementation of the land registration policy for granting the building-use rights for state-owned enterprise PLN of central java currently

Every organization, both private and government companies, certainly has tangible and intangible assets. Every asset owned must be managed effectively and efficiently so that the asset can provide the highest benefits for the company. According to Siregar, assets in general are wealth. Wealth is biased in the form of tangible (physical) or intangible wealth. Tangible assets owned by companies such as land, buildings, equipment and machinery. Tangible assets oriented to public services such as infrastructure include roads, bridges, ports and irrigation. Whereas intangible assets, for example, are intellectual property rights, copyrights, patents and others. In managing company assets and government assets, there is the term Asset Management.

According to Sugiana ^[5] based on the management of physical assets, asset management is definitively the science and art of guiding wealth management which includes the process of planning asset needs, obtaining, inventorying, conducting legal audits, assessing, operating, maintaining, renewing or eliminating to transfer assets effectively and efficient.

According to Agung Nugraha ^[6] The core of asset management is that asset management is related to applying technical and financial assessments and good management practices to decide what assets are needed to meet business objectives, and then to acquire and maintain assets for the life of the assets to disposal.

In the scope of government, assets are managed by three major parts namely the central government, regional governments and BUMN / BUMD. Thus, assets managed by BUMN / BUMD are also included as state assets. BUMN is hereinafter referred to as a state company, while BUMD is called a regional company. The definition of regional companies according to Article 2 of Law Number 5 of 1962 concerning Regional Enterprises: "*Regionally-Owned Enterprises or abbreviated as BUMDs are Business Entities whose entire or most of their capital is owned by Regional Governments*"

Thus, BUMD which is a government-owned legal entity has an obligation to manage its assets. One of the assets that must be managed and maintained is assets in the form of land. The obligations as follows:

- a. State / Regional Property in the form of land must be certified in the name of the Government of the Republic of Indonesia / the relevant Regional Government.
- b. State / Regional Property in the form of building must be accompanied by proof of ownership on behalf of the Government of the Republic of Indonesia / the relevant Regional Government.
- c. State Property other than land and / or buildings must be accompanied by proof of ownership on behalf of the User of the Property.
- d. Regional Property other than land and / or buildings must be equipped with proof of ownership on behalf of

the relevant Regional Government.

Barriers and obstacles to the implementation of the land registration policy for BUMD or BUMN assets are more caused by administrative disorder and reluctance to take care of land certification by the relevant agencies. Another obstacle is the land registration system which does not support the effectiveness and efficiency of land registration.

In connection with obstacles from the management side, this should not have happened or would not have happened if the management of BUMD or BUMN assets obeyed the rules (in this case the researchers highlighted the management of PLN's land assets). This research, the researcher proposes a research area in Central Java, for this reason researchers explore related to the management of BUMN or BUMD assets through the regulation and management of regional asset management, especially the regional government of Central Java Province; for example in Article 39 of Central Java Province Regulation Number 2 of 2008 concerning Management of Regional Property which has now been amended to be a Regional Regulation of Central Java Province Number 5 of 2017 concerning Management of Regional Property namely :

- a. The manager of the goods, the user of the goods and the authority of the user of the goods are obliged to secure the property belonging to the area under his control.
- b. The security of regional property as referred to in paragraph (1) includes administrative security, physical security and legal security.

In addition to, Article 41 of Regional Regulation Central Java Province Number 2 of 2008 concerning Management of Regional Owned Goods explain that:

- a. Proof of ownership of regional property must be stored in an orderly and safe manner.
- b. Storage of evidence of ownership of regional property is carried out by the goods manager.

It is a fact that in the management of assets in the form of land are more neglected, especially in the field of administrative issues, namely the disorder of the related documents^[7]. In the end the difficulty faced is that there are obstacles in registering land rights. Land registration system which is more inclined to passive registration by the government as we know it with a system of negative publicity though positive, but in reality the bureaucracy of land registration is not very transparent and tends to be convoluted. This ultimately becomes an external obstacle in managing BUMD or BUMN assets.

If viewed from the side of the system of land registration, the obstacles and reasons that occur are both internal and external management, as a matter of fact, the researchers found that there are various obstacles and constraints related to effectiveness and efficiency, both in the form of asset management and also in the form of land registration.

Understanding the effectiveness and efficiency of public services on land registration must, in accordance with Article 19 paragraph (1) of Law Number 5 of 1960, be issued Government Regulation of the Republic of Indonesia Number 10 of 1961 concerning Land Registration which has been amended by Government Regulation of the Republic of Indonesia Number 24 of 1997 regarding Land Registration.

In Article 1 of the Government Regulation of the Republic of Indonesia 24 of 1997 stated that: "*Land registration is an activity carried out by the Government continuously, continuously and regularly including the collection,*

processing, bookkeeping and presentation and maintenance of physical and juridical data, in the form of maps and lists. concerning plots of land and units of flats, including the granting of certificates as proof of rights for plots of land for which there are already rights and ownership rights over the units of flats and certain rights which burden them".

From the above it can be seen that the implementation of land registration includes the activities of land registration for the first time and the activities of maintaining the land register. Land registration activities are carried out for the first time by systematic land registration and sporadic land registration.

Systematic Land Registration is the activity of land registration for the first time carried out simultaneously which includes all objects of land registration that have not been registered in the territory or territory of a village/ District. Systematic land registration is carried out based on governmental initiatives based on a long-term and annual work plan and implemented in areas designated by the State Minister for Agrarian Affairs or the Head of the National Land Agency. These activities include systematic adjudication, cadastral surveys, provision of land office facilities and equipment and dissemination of information about the benefits of land registration through extension. This approach is basically a "pick up ball" program implemented by the Adjudication Committee. In its operations, systematic land registration is known as the Land Administration Project (PAP) funded by the World Bank.

Whereas Sporadic Land Registration is the activity of land registration for the first time concerning one or several objects of land registration in the territory or parts of a village / District individually or in bulk. Sporadic land registration is carried out at the request of the interested parties, i.e. the parties entitled to the object of registration of the relevant land or their proxies. In managing the land registration, some people take care of themselves and there are also those who ask for services from the PPAT (Land Deed Making Official). People who take care of themselves must also be prepared for all risks. Risks that become a constraint factor in the land registration process, including the chronological data that must be completed and managed by themselves, are proven true and face all procedures or requirements in the land registration process that are sometimes complicated and convoluted. Field conditions like this make management of BUMN or BUMD assets ineffective and inefficient.

According to Yuli Mardiyono^[8], that the community conducts sporadic land registration because the community feels that systematic land registration is not necessarily available every year. This happens because systematic land registration is a program of the government whose procurement will only occur based on government policy. The community concerned feels the need to immediately register their land.

However, what the researchers observed and experienced was that the people who wanted to immediately register their land hoped that there was clarity and certainty within the timeframe they had predicted, then landowners could obtain certificates as proof of proof. Thus the land owner has a guarantee of legal certainty over the parcel of land. However, land registrations carried out by the Land Office are still viewed negatively by the community who are

mistaken about the implementation of land registrations such as the long period of certificate issuance, the high cost, and the complicated process.

Weak legal systems and problems in Indonesia's legal system today, online bureaucratic land registration service services are still far from expectations. So that there is still a meeting between rule sanctioning or bureaucratic servant with role occupants (bureaucratic applicants or the public and stakeholders) as bureaucratic users. The meeting eventually led to two-way communication that led to a win-win solution in the form of service deviations, namely bribery and extortion (gratification) in the form of accelerated cash payments. Due to the service system that is not able to serve quickly (the existing system is still manual and conventional), in the end the work is piling up and the bureaucratic service is slow. It is this system obstacle that opens up opportunities for the occurrence of deviations from acceleration of work payments, only to people who pay acceleration money specifically served, this ultimately results in service discrimination, who pays for acceleration then he will be served specifically. Then it raises the habits and culture of corruption. The conditions of ATR / BPN that operate at work, i.e. do not match the number of jobs with available HR (in each district / city, there is only one ATR / BPN). And this is not supported by an adequate system (manual and conventional systems). Ideally the government is less responsive to implementing online service systems. The ATR / BPN Ministry maintains the status quo with the old system (manual and conventional) for various reasons.

Another obstacle is the weak resolution of land issues in an effort to provide legal certainty guarantees for right holders. There is a refraction of the concept of legal protection for the land registration system (product certificate of land rights), ideally based on the explanation of article 32 Paragraph (1) Government Regulation No. 24 of 1997 states that certificates are proof of strong rights, in the sense that as long as it cannot be proven otherwise physical data and juridical data contained therein must be accepted as true data. This does not protect the holders or owners of land rights, this is because the negative publicity system has a positive passive nature and only guarantees strong (not absolute) proof. This system opens the opportunity for third parties to sue the validity of certificates of products produced by the ATR / BPN bureaucracy. Many land rights of BUMN / BUMD change hands to other people (individuals), also many disputes over boundaries and unclear boundary conditions, in the end the rights to land are lost, because no location and boundaries are found. This shows the weakness of the mapping system and data collection on land rights by ATR / BPN.

The remaining obstacle is the government's weakness in utilizing the authority to regulate the land sector, especially in legal traffic and land use based on the provisions of Article 2 Paragraph (2) of the Agrarian Law, namely in terms of the authority to regulate and carry out the allotment, use, supply and maintenance of land including determining and regulating land. Legal relations between people and land and also determine and regulate legal relations between people with legal actions concerning land. Barriers that prevent legal protection encourages the governments to be careful in making decisions based on discretion. Also the legal protection of repressive land registration is based only on administration. The concept of administration is in accordance with Law no. 25 of 2009,

regarding public services, emphasizes the principle of prudence (in the service of land registration bureaucracy) is not appropriate because in fact any mistake on the product certificate, all dispute issues returned to the parties. The concept of caution is still very subjective, and is not relevant to be applied because of the application of sanctions, which is responsible for individual staff rather than the ATR / BPN institution. Existing is also never carried out (only in the form of a legal sleep or sanction text that is not applied). Finally by denying Article 1 number 3 of Law No. 5 of 1986 provides an understanding of the State Administrative Decree, which is a written stipulation issued by the State Administration Agency / or Officer which contains the legal actions of the State Administration based on applicable laws, which are concrete, individual, and final, which causes legal consequences for a person or legal entity.

Internal barriers internal BUMN / BUMD have not yet achieved the organizational goals effectively and efficiently. The inability of PLN human resources in understanding the mastery, use, utilization and ownership of land rights. Disorganized land administration is not resolved and it is repeated with HR changes, always unresolved so that problems accumulate. The disharmony between employees internally or not harmonious even occurs sectoral ego in the control of land between PLN institutions themselves. Especially in the sector between regions or between regions. Another obstacle is the targeting of work is only focused on the company's profit and loss without offset the improvement of administration of the maintenance of land rights. So that in the field there are many boundary disputes or loss of land rights that should be in the control, use and utilization by BUMD or BUMN.

2. Reconstruction of the land registration policy for granting the building-use rights to state-owned enterprise pln in central java that are efficient and effective

One way to reform the land bureaucracy that is seen as ineffective the first thing must be sought is to find the root of the problem, one of which is to find the root of the problem of developing a culture of extortion or corruption which is now a habit in the social life of the community. The effectiveness of law will affect the rule of law, namely the legal function both as a rule and as an attitude of behavior or regular behavior is to guide human behavior. The problem of the influence of law is not only limited to the emergence of obedience or obedience to the law but includes the total effect of the law on actions or behaviors that are both positive and negative.

Obedience of someone acting or behaving in the realm of land registration services, should be in accordance with the expectations of the formation of relevant laws and regulations (UUPA and PP No. 24 of 1997), that the effect of the law on the attitude of action or behavior, can be classified as compliance, disobedience or deviation and evasion. The concepts of obedience, disobedience or deviation and circumvention actually relate to laws that contain prohibitions or orders (such as deviations from bureaucratic roads or public services on land registration). When the law contains permissibility, other concepts need to be used, namely the use, not using and misuse; this is common in the area of engagement law (such as the sale and purchase of land, or the imposition of mortgage rights on land).

Irregularities in the application of the land registration system, as is the fact found in the practice of land registration "legal compliance by BUMD or BUMN in the management of land rights, especially awareness and responsibility for carrying out control and data collection on land rights, as well as maintaining the mastery, use and use of BUMD land or State-Owned Enterprises are very low", some of which the researchers worked on in handling the land rights of the PLN in Central Java, were mostly caused by disorderly administration and not paying attention to maintenance, so that the administration of land registration (either the extension of the HGB or the handling of an expired HGB application encountered many obstacles). These constraints were ultimately dominated by the land registration system, both in terms of its bureaucracy which was complicated and colored with bribes and extortion (acceleration money etc., unofficial fees).

In addition, the effectiveness and efficiency constraints are caused by the form and type of rights to HGB, HGU, and HP land rights which are not explicitly extended in the rules (there is still a bias gap). The provision time of giving are as follows : HGB (30 years), HGU (35 years), HP (25 years), in the clause stipulates that HGB, HGU and HP can be extended again for a maximum of 20 years for two times extension. This creates a gap in the game time period, meaning that it will ask for how many years to extend, if you want a maximum extension of 20 years, then this will have an under table price (money to be paid outside the state regulations or extortion). Especially if what happens is that the land documents have expired, THIS will take time and money and the complexity of the land registration bureaucracy. The findings presented in advance (several cases that occurred in the community or some classified by the Ministry of ATR / BPN RI), require a study and treatment which we call the effectiveness of law enforcement requires physical strength to enforce these legal norms to become a reality based on legal authority. Sanctions are the actualization of the legal norms of threats and promises, ie a threat will not gain legitimacy if there is no benefit to be obeyed or obeyed. Internal values are personal judgments according to conscience and there is a relationship with what is interpreted as an attitude of behavior.

The effectiveness of law enforcement is closely related to the effectiveness of law. For law to be effective, law enforcement officials are needed to enforce these sanctions. A sanction can be actualized to the public in the form of obedience (compliance), with these conditions indicating that there are indicators that the law is effective.

Sanctions are actual legal norms that have the characteristics of a threat or as an expectation. Sanctions will have a positive or negative impact on the social environment. Besides that, sanctions are a person's personal judgment that has to do with behavioral and conscience that do not get recognition or are judged to be useless when obeyed. The influence of law and the concept of purpose, it can be said that the concept of influence means the attitude of action or behavior associated with a rule of law in reality, positive effect or effectiveness that depends on the purpose or purpose of a rule of law. A legal goal is not always identically stated in a rule and may not necessarily be the real reason of the rule maker.

Based on Article 37 and Article 38 PP No. 40 of 1996 which regulates the consequences for former building-use rights

owner over the abolition of building-use rights, that is :

- a. If the building-use rights on state's land are erased and not renewed, the former holder of the building use rights must demolish the buildings and objects thereon and surrender their land to the state in an empty state not later than one year after the abolition of the building rights.
- b. In the case of buildings and objects are still needed, then the former holders of Building Use Rights are given compensation in the form and amount further stipulated by a Presidential Decree.
- c. Demolition of buildings and objects carried out at the expense of the former holder of the Building-Use Right.
- d. If the former holder of a building right is negligent in fulfilling his obligations, then the building and objects that are on the land of the former building right are demolished by the government at the expense of the former holder of the Building-Use Right.

According to Priyanto ^[9] that in accordance with the rules for granting the HGB's time period, the HGU or HP gives maximum confirmation, meaning that the form of the extension of the maximum period is actually provided for control, that is, if the company which is given the Building-Use Rights, Land-Cultivation Rights, or Land-Use Rights can provide a positive benefit that is in accordance with the purpose of granting rights to land, to achieve prosperity and prosperity for the people of Indonesia. The extension is only given for a maximum of two times extension, intended to control so that it is not the same ownership as the land-ownership rights. Provides the difference between the strongest and most fulfilled HM compared to limited HGB, HGU and HP. But in fact the direction of the ideal rule (which hopes) is not in line with the facts in the field (existing) is different, due to various deviations that take advantage of legal loopholes. this is caused by the relationship between law and human attitudes, in public services there is a tug of war of interests.

The relationship between law and attitude, so that law has an influence on the attitude of action or human behavior, conditions must be created that must exist, including that the law must be communicated, as Friedmann ^[10] put it "a legal act (rule, doctrine, practice), whatever functions it serves, is message."

In negative sanctions, what is important is certainty. The importance of certainty, among others, causes that what is important in negative sanctions is certainty. The importance of such certainty, among others, results in that supervision of the implementation of these provisions must be carried out strictly. A threat of punishment is really effective or not to prevent the occurrence of crime, it also depends on human perception of the risk they suffer if it violates a certain norm. The main problem is how to give rise to the assumption that if someone violates certain provisions will risk the threat of severe punishment. Besides that, the speed of enforcement of a sentence with certainty and severity of the sentence has a greater effect than it postpones.

The threat of punishment in negative sanctions will have more influence on instrumental behavior than on expressive criminal behavior. Characteristics of a threat and hope of a sanction are The nature of the sanction, reward and punishment, perception of risk and the speed of enforcement. Sanctions are conventionally divided into two major parts, namely rewards and punishment.

Reward and punishment is a concept of sanctions that is always widely discussed by everyone in relation to a question which is more effective between reward and punishment. Punishment does not seem as good as if it were subject to a reward. Speed in providing punishment or reward will bring certainty that is very important and able to solve very complicated problems. Earlier punishment or reward would have an effect, rather than delaying the problem. The role of law enforcement in terms of its function and meaning is part of the concept of legal structure. Therefore, before a discussion about the role of law enforcement is first known about the understanding of the legal system.

According to Friedman argues that a legal system, first has a structure. The second has substance, including rules, norms and real human behavior that is in the system. Also included in the understanding of this substance are all products, such as decisions, new rules that are compiled and produced by people who are in the system as well. The third aspect, legal culture includes beliefs, values, thoughts and expectations. The structure can be likened to a machine. Substance is what is produced or done by the machine. Legal culture is anything or anyone who decides to turn on and turn off the machine, and how it should be used. The threat of punishment in the negative sanctions Lawrence Friedman further elaborates on the functioning of the legal system namely :

1. The function of social control, which according to Donald Black that all laws function as government social control.
2. Functioning as a way of dispute settlement and conflict. This dispute resolution is usually for resolution in the form of small-scale (micro) local disputes. Conversely, conflicts that are macro are called riot.
3. Redistribution or social engineering functions (redistributive functions or social engineering functions). This function leads to the use of law to carry out planned social changes determined by the government.
4. Social maintenance function. This function is used to enforce the legal structure so that it continues to run according to the rules of the game.

Based on the foregoing, the function of law enforcement is to actualize the rules of law to match those idealized by the law itself, namely to realize human attitudes or behavior in accordance with the frame (frame work) set by a law. statute or law. The legal system in the rules of granting Building-Use Rights, Land-Cultivation Rights, or Land-Use Rights ideally is an activity to harmonize the relations of values that are set out in the rules or views that are steady and manifest and act as a series of translation of final stage values, to create (as social engineering), maintaining and maintaining (as social control) peace of social life, both in the management of BUMN or BUMD and also covering matters of service to the community (for example, PLN) when needed in service even comprehensively needed in life. From the similar concept, the ideal concept in granting land rights actually systemically covers the direction of the purpose and purpose of granting land rights in accordance with the objectives of the LoGA. In essence, the granting of Building-Use Rights, Land-Cultivation Rights, or Land-Use Rights, has an interest in ensuring the social life of the community, because the law and the community there is an interrelation.

Conclusion

1. Obstacles that arise are the weak legal system and problems in Indonesia's legal system today, online bureaucratic land registration service system is still far from expectations. So that there is still a meeting between rule sanctioning or bureaucratic servants / ART / BPN with role occupants (bureaucratic applicants or the public and stakeholders) as bureaucratic users. The meeting eventually led to two-way communication that led to a win-win solution in the form of service deviations, namely bribery and extortion (gratification) in the form of accelerated cash payments. Due to the service system that is not able to serve quickly (the existing system is still manual and conventional), in the end the work is piling up and the bureaucratic service is slow. It is this system obstacle that opens up opportunities for the occurrence of deviations from acceleration of work payments, only to people who pay acceleration money specifically served, this ultimately results in service discrimination, who pays for acceleration then he will be served specifically. Then it raises the habits and culture of corruption. The conditions of ATR / BPN that operate at work, i.e. do not match the number of jobs with available HR (in each district / city, there is only one ATR / BPN). And this is not supported by an adequate system (manual and conventional systems). Ideally the government is less responsive to implementing online service systems. The ATR / BPN Ministry maintains the status quo with the old system (manual and conventional) for various reasons.
2. Based on the foregoing, the Reconstruction of Land Registration Policy Against the Granting of Effective and Efficient Building Rights on State-Owned PLN PLN in Central Java is the reconstruction of the law that prioritizes the function of law enforcement to actualize the legal rules in accordance with those aspired by the law. Itself, namely realizing human attitudes or behavior in accordance with the frame (frame work) that has been determined by a law or law. The legal system in the rules of granting Building-Use Rights, Land-Cultivation Rights, or Land-Use Rights ideally is an activity to harmonize the relations of values that are set out in the rules or views that are steady and manifest and act as a series of translation of final stage values, to create (as social engineering), maintaining and maintaining (as social control) peace of social life, both in the management of BUMN or BUMD and also covering matters of service to the community (for example, PLN) when needed in service even comprehensively needed in life. From the similar concept, the ideal concept in granting land rights actually systemically covers the direction of the purpose and purpose of granting land rights in accordance with the objectives of the Indonesian Agrarian Law. In essence, the granting of Building-Use Rights, Land-Cultivation Rights, or Land-Use Rights, has an interest in ensuring the social life of the community, because the law and the community there is an interrelation.

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