

## Research Article

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# Implementation of Ex-Erfpacht Land Redistribution in Wangunreja Village, Nyalindung Sub-District, Sukabumi District in 2025

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**Abstract:** *This research is entitled "Implementation of Ex-Erfpacht Land Redistribution in Wangunreja Village, Nyalindung District, Sukabumi Regency, 2025". The object of this study is the ex-erfpacht land redistribution policy implemented by the local government and the National Land Agency. The purpose of this study is to understand the overall implementation of the land redistribution policy, including its process, challenges, and impact on the community. This study uses a descriptive qualitative method with the implementation model by Van Metter and Van Horn. Data collection techniques include observation, interviews, and document studies. The results show that the implementation of land redistribution in Wangunreja Village has been relatively effective. The policy standards are clear, the objectives are well understood, and the implementers respond positively. Although there are technical obstacles such as limited resources and difficult geographic conditions, the policy continues with strong inter-agency communication and active community participation. In conclusion, the ex-erfpacht land redistribution in Wangunreja Village has had a positive impact on legal land certainty and community welfare, showing strong synergy between policy implementers and beneficiaries.*

**Keywords:** *land redistribution, policy implementation, ex-erfpacht land, agrarian reform, Wangunreja Village.*

## Introduction

Land has an important role in national development because it is one of the strategic resources in supporting community welfare. Land management in Indonesia is regulated by *Undang-Undang Nomor 5 Tahun 1960 Tentang Peraturan Dasar Pokok-Pokok Agraria*, which provides a legal basis for the management, control, and redistribution of land in Indonesia. UUPA emphasizes the importance of social justice in land tenure, which is the basis for the implementation of agrarian reform. In addition, Presidential Regulation No. 86/2018 on Agrarian Reform also strengthens the government's commitment to redistribute land to underprivileged communities in order to improve their economic welfare. In this context, a good land administration system is key to realizing such justice, and one very important step is land certification, which is the granting of a certificate of ownership (SHM) that legally recognizes ownership of a land parcel.

In Indonesia's land system, there are three main aspects that need to be understood, namely land ownership, control and utilization. Land ownership refers to the legal rights granted to individuals or legal entities to legally own land based on applicable regulations. Land tenure is the process by which a person or institution has the right to use the land, even though the ownership rights have not been fully legalized. Meanwhile, land utilization refers to the use of land for activities that can provide economic or social benefits, such as agriculture, development and housing.

Agrarian reform is a policy implemented to create social justice in land tenure and utilization in Indonesia, the aim of which is to correct the inequality in land distribution that often occurs between large landowners and small communities. The agrarian reform process in Indonesia consists of several stages, namely land mapping and inventory to identify land controlled by individuals or groups and evaluate its status. Next, land redistribution is carried out which aims to distribute land owned by large owners or

abandoned land to people in need, such as farmers or the poor. The final stage in agrarian reform is the granting of land certificates, which legally certify land ownership to the redistribution recipients (Kasiati, 2024) .

Ex-erfpacht refers to land previously held under the erfpacht right, which is the right to manage and enjoy the produce of land owned by others with the obligation to pay annual rent or tribute. This right has a certain validity period, and upon expiry, the land reverts to state land which can then be distributed to the community through land redistribution as part of agrarian reform. These ex-erfpacht lands are usually lands that have expired and must be certified to provide legal certainty and land status to new owners.

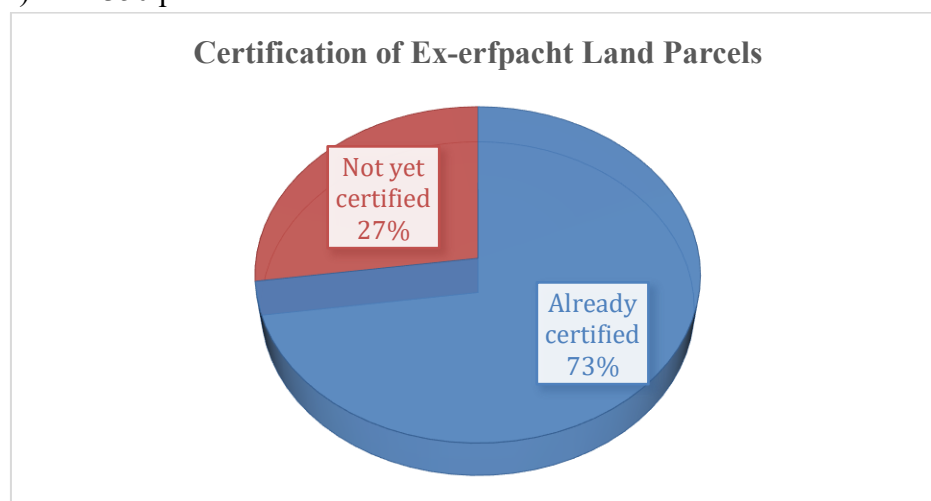
At the local level, the Sukabumi District Government supports the implementation of this redistribution through cooperation with the National Land Agency (BPN). One of the areas that is the focus of redistribution is Wangunreja Village, Nyalindung Subdistrict, Sukabumi District, which has great potential in land management to support community welfare.

The right of erfpacht is the broadest property right that can be imposed on another person's property. Article 720 of the Civil Code states that it is a property right to fully enjoy the use of an immovable property owned by another person with the obligation to give annual tribute to the owner in recognition of his ownership, either in the form of money, in the form of products or income. It also states that the holder of the erfpacht has the right to cultivate and enjoy the results of the object in full (Fadhilah, 2023) . Wangunreja Village, Nyalindung Subdistrict, Sukabumi District, is one of the areas that is the focus of land redistribution. Based on available data, ex-erfpacht lands in this village have a long history as land previously controlled by owners with erfpacht rights, which have expired. Currently, 588 parcels of land have been certified as freehold (SHM), while there are still around  $\pm 350$  parcels of land for which the certification process has not been completed.

These lands have great potential to improve the welfare of the local community if utilized optimally. With a total land area that includes various types of uses, such as dry land and paddy fields, land redistribution in this area is a strategic step to support local economic development.

Based on the results of initial observations conducted by researchers, there are several problems that need attention:

First, the ex-erfpacht land parcels total  $\pm 938$ , but those that have not yet received a certificate of ownership (SHM) are  $\pm 350$  parcels.



**Figure 1.** Ex-erfpacht land parcels certification data in Wangunreja village, Nyalindung sub-district, Sukabumi district

Second, the limited resources of village officials. The land redistribution process requires the involvement of various parties, from the BPN to the village government. This can be seen in the following data.

**Table 1.** Number of Village Officials

Agency	Description
Village/Kelurahan Government	
Legal Basis for Establishment of Village Government	Regent Decree
Legal Basis for the Establishment of BPD	Regent Decree
Number of Village/Kelurahan Government Officials	0 people
Number of Village/Regency Apparatus	13 work units
Village Head/Lurah	Available
Village Secretary	Available
Head of Government Affairs	Existing - Active
Head of Development Affairs	None
Head of Community Empowerment Affairs	None
Head of People's Welfare Affairs	Available - Active
Head of General Affairs	Present - Active
Head of Financial Affairs	Active
Total Staff	13 people

Source: Potential Prodeskel 2024

Based on Table 1, the number of village officials in Wangunreja Village is very limited, with only 13 village officials. This can be seen from the structure of the village apparatus, which includes important positions, such as the Village Head, Village Secretary, and active Heads of Government, People's Welfare, General, and Finance Affairs. However, some strategic positions, such as the Head of Development Affairs and Community Empowerment, are not available. The limited resources of village officials directly affect the smoothness of the ex-erfpacht land redistribution process because village officials play an important role in terms of data collection, administrative coordination, as well as socialization and assistance to beneficiary communities. When strategic positions such as the Head of Development Affairs or Community Empowerment are vacant, the task load is not optimally distributed, which can slow down data collection, document verification, and service delivery to residents. As a result, the implementation of land redistribution policies that should run efficiently is often hampered by the lack of competent apparatus in these crucial areas.

Based on the above phenomenon, the researcher is interested in conducting a study with the title "Implementation of Ex-erfpacht Land Redistribution in Wangunreja Village, Nyalindung Sub-district, Sukabumi District". This research is intended to explain, describe and map the implementation of ex-erfpacht land redistribution in Wangunreja Village, Nyalindung Sub-district, Sukabumi District, focusing on the implementation process, obstacles faced, and efforts made by the local government and the National Land Agency (ATR/BPN). The purpose of this study is to understand how the implementation of ex-erfpacht land redistribution in Wangunreja Village, Nyalindung Subdistrict, Sukabumi District.

## Method

This research uses a descriptive qualitative method with the aim of deeply understanding the implementation process of the ex-erfpacht land redistribution policy in Wangunreja Village, Nyalindung Subdistrict, Sukabumi District. The qualitative approach was chosen because it allows researchers to explore the meaning, process, obstacles, and impact of the policy on the community. The analysis model used in this research refers to the Van Metter and Van Horn Policy Implementation Model. This model emphasizes that the success of policy implementation is influenced by six main indicators, namely policy standards and objectives, resources, interorganizational communication and policy enforcement, implementer characteristics, economic-social-political conditions, and attitudes and responses of policy implementers. The unit of analysis in this study is the implementation of ex-erfpacht land redistribution in Wangunreja Village, including the certification process, land utilization, and the roles of implementing actors. Informants in the study were purposively selected based on their involvement in the implementation process, namely the village head, officers from the National Land Agency (BPN), and the beneficiaries of land redistribution. Data collection was conducted through three main techniques, namely direct observation in the field, semi-structured interviews with informants, and documentation study of official documents related to land redistribution policy and implementation (Komariah & Satori, 2014) .

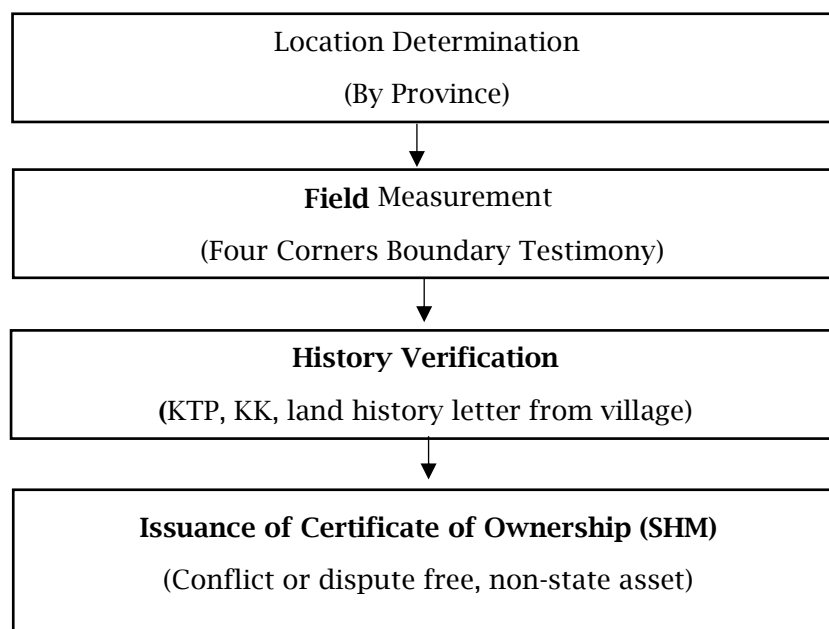
To ensure data validity, this research uses triangulation techniques, which include source triangulation (comparing data from various informants), technical triangulation (combining observation, interviews, and documentation), and time triangulation (collecting data at different times). This validation aims to ensure the accuracy of the findings from the perspective of participants and researchers (Creswell, 2016) . Data analysis was conducted continuously from before to after data collection. The analysis process consisted of four stages: data collection, data reduction (filtering and categorizing relevant information), data presentation (in the form of narratives and tables to facilitate interpretation), and verification and confirmation of conclusions. In the final stage, the researcher re-examines the data through triangulation and member checking techniques to ensure that the research results reflect the reality in the field accurately and can be accounted for (Komariah & Satori, 2014).

## Results and Discussion

### Policy Standards and Objectives

The Policy Standards and Objectives variable in the Van Metter & Van Horn (1975) model emphasizes that successful implementation always starts with certainty about what is to be achieved and how to achieve it. The results of interviews in Wangunreja Village show that these two prerequisites are relatively fulfilled.

In terms of formulating standards, the National Land Agency (BPN) sets out a detailed sequence of work: location determination at the provincial level, measurement based on testimony of the four corners, verification of history, and issuance of a certificate of ownership (SHM) only if the field is free from conflict or overlap with state assets. The scheme is illustrated as follows:



**Figure 3.** Schematic of Land Redistribution Procedure by BPN

This scheme illustrates the *specific, unambiguous, and operational* standards as required by Van Metter & Van Horn. The Head of Wangunreja Hamlet confirmed that the village government followed the flow without deviation, while consolidating the identity documents and statement letters of the cultivators. The clarity of the village BPN's duties minimizes *ambiguity*, a condition that according to Ripley & Franklin (1986) often hinders agrarian programs in the field.

Policy objectives are also articulated consistently across levels of implementation. The BPN cites legal certainty, access to finance, and dispute prevention as key goals; village governments emphasize them in everyday language: for residents to "have cultivated land", "increase income", and "ensure sustainability of life". This perception is in line with Sabatier's (1986) recommendation on the importance of *goal congruence* between regulators and grassroots implementers. Interview data with five beneficiaries reinforces this finding: land legality is seen as eliminating the fear of being sued by outsiders and opening up income opportunities from agriculture.

The alignment of standards and goals in Wangunreja is also reflected in quantitative achievements. Of  $\pm$  938 ex-erfpacht parcels, 588 have been certified (62%), while the rest are pending due to steep topography or incomplete files. This gradual completion strategy reflects *phased target-setting*, which according to Ramadhani (2024) is more realistic than simultaneous targets in one fiscal year. On the other hand, the partial success confirms the findings of Martini et al.(2019) and Fernanda & Kartika (2022) that land certification does have an immediate impact on welfare increases, but requires administrative diligence to avoid being stuck on the "process slope".

Because redistribution in Wangunreja directly established people's property rights, not corporate use rights, as noted by Bawintil et al.(2020) in North Sulawesi, conflicts of authority barely arose. This determination shows the synchronization of national norms (Minister of Agrarian Decree 1966, Presidential Regulation 86/2018) with local culture that recognizes customary land as a source of livelihood. Surya Ningrat (1992) points out that social acceptance of agrarian policies increases sharply when the type of rights granted matches local land use patterns; this is also the case in Wangunreja.



Thus, clear procedural standards, alignment of inter-agency objectives, and community acceptance form a strong foundation for variable *Policy Standards and Objectives* in Wangunreja Village. Remaining challenges mainly concern accelerating the certification of the remaining parcels - given that sloping terrain requires higher measurement costs - as well as increasing the map digitization capacity at the village office. Overall, however, the results of this study confirm Matland's argument (in Nugroho, 2017) that policies are easier to implement when substantive objectives are combined with straightforward operational standards and the authority of implementers is not in doubt.

### Policy Resources

The policy resources variable in the Van Metter & Van Horn (1975) implementation model emphasizes that the adequacy of human, financial, information, and infrastructure resources is a prerequisite for a program to move from policy documents to field actions. Grindle (2017) adds that inequality in resource distribution between implementing agencies often explains variations in implementation success between regions. Field findings in Wangunreja Village confirm the importance of this theoretical premise.

At the village level, Informant 1 (Head of Hamlet) explained that local cultivators are "readily available" and the spirit of gotong royong is still strong, especially when slopes need to be cleared manually. In addition, the conversion of some plantation land to paddy fields is supported by simple irrigation "provided by the government" (Interview, May 12, 2025). The availability of farm workers and basic facilities shows what Van Metter & Van Horn call sufficient manpower and logistical resources at the bottom level.

However, a different situation emerges at the supra-village level. Informant 2 (BPN officer) confirmed that one surveyor "has handled one village at a time", while official vehicles were only obtained after more than a decade of the program. In addition to limited manpower, BPN faces a provincial budget "that is not aligned with the needs of Sukabumi's vast and hard-to-reach topography" (Interview, May 18, 2025). These conditions illustrate the phenomenon of resource scarcity which, according to Edwards III (1980), often undermines implementation effectiveness even when the regulatory framework is clear.

This resource availability-deficiency paradox has a direct impact on the speed of certification: Flat land blocks can be completed relatively quickly, while fields on slopes wait because the physical measurement process takes more time and costs more (Informant 1). This is similar to the findings of Bawintil et al. (2020) in South Minahasa, where limited BPN field officers and challenging topography slowed down the redistribution of ex-erfpacht land. This comparison confirms Grindle's argument that unequal resource distribution at the implementing level is one of the sources of partial failure of agrarian policy in Indonesia.

In terms of beneficiaries, Informants 3, 4 and 5 claimed to be helped by village government support, especially access to information and administrative assistance. This shows the existence of sufficient informational resources (Van Metter & Van Horn) at least at the stage of socialization of rights and obligations. However, they also pointed out "some shortcomings", such as the long waiting period for the last certificate to be issued and the fluctuating costs of agricultural inputs (Informant 4, May 23, 2025). This feedback confirms Martini et al. (2019) who found that while agrarian reform improves legal certainty, continued support facilities subsidized fertilizers, permanent irrigation often determine the sustainability of economic benefits.

Overall, the research results can be mapped as follows. At the village level, the availability of tenant farmers, gotong royong, and land conversion are policy resources that facilitate implementation. On the

other hand, at the district/provincial level, the lack of measuring officers, limited vehicles, and budget ceilings that do not adjust to geographical conditions are limiting factors. This imbalance has created a "bottle-neck" in certification, especially for land parcels that are physically difficult to reach. The above findings corroborate Van Metter & Van Horn's claim that successful implementation is determined not only by the presence or absence of resources, but how these resources are distributed spatially and organizationally.

### **Interorganizational Communication and Policy Enforcement Activities**

Inter-organizational communication and policy enforcement activities are crucial aspects in the successful implementation of ex-Erfpacht land redistribution in Wangunreja Village. Based on the results of interviews with informants, it can be concluded that the communication process between the National Land Agency (BPN) and the Wangunreja Village Government has been quite effective in the context of land redistribution. The village government actively coordinates and communicates with the BPN, especially in terms of land data verification, tenure history, field boundaries, and the implementation of the certification program.

Informants from the village government emphasized that good coordination with the BPN is carried out on an ongoing basis, both in the initial measurement stage and when policy changes occur, such as adjusting certification to property rights. This is in line with the opinion of Goggin et al. (1990) in Nugroho (2017:655), which states that effective policy communication between implementing actors is a fundamental element in preventing implementation distortions in the field.

In terms of technical implementation, BPN explained that they need close cooperation with villages, especially in collecting important files such as land history letters and boundary testimonies. However, they also acknowledged challenges, such as village inaccuracy or lack of information disclosure, which could lead to delays or disputes later on. This suggests that good communication needs to be coupled with integrity and accuracy of information for policies to work optimally.

In terms of supervision, although BPN has a land certificate-based electronic monitoring system, physical supervision of land use is left entirely to village governments and communities. This approach reflects a decentralized implementation model, where oversight functions are attached to local government units and citizen participation. Beneficiary communities stated that they received sufficient assistance and explanations about their rights and obligations after the land redistribution was carried out. A number of residents mentioned that village officials, including the dusun head, routinely provide guidance on land utilization, tax obligations, and cultivation boundaries.

This is in line with Nugraha's research (2019) which emphasizes the importance of clarity of roles between implementing agencies in agrarian redistribution policies. When communication and coordination are actively built, and supervision is accompanied by consistent socialization, then policy effectiveness can be achieved, and potential conflicts can be minimized.

Thus, based on the field findings and theoretical review, it can be seen that inter-organizational communication and enforcement of the ex-Erfpacht land redistribution policy in Wangunreja Village have shown good synergy between BPN, village government, and the community. Although there are still technical constraints such as limited personnel and geographical challenges, the practice of agreement-based supervision and direct involvement of residents has proven to be social capital that strengthens the sustainability of the land redistribution program at the village level.

### Characteristics of Implementing Agents

The characteristics of implementing agents are an important aspect of public policy implementation because they determine the extent to which policies can be implemented effectively at the field level. In the context of ex-Erfpacht land redistribution in Wangunreja Village, the performance and capability of the National Land Agency (BPN) and the village government are the main indicators to assess the effectiveness of policy implementation.

Based on the results of interviews with informant 1, who is the Head of Hamlet, it appears that the village government's performance is quite active and synergistic in carrying out its duties. The village government coordinates with the BPN in various stages of redistribution, starting from the process of identifying beneficiaries, measuring land plots, to administrative assistance. This shows that the village government does not only carry out administrative duties, but also plays an active role as a collaborative partner in the land redistribution program. Although there was no official training, informants explained that all technical provisions were contained in the Decree (SK) and socialized regularly.

This finding is in line with Berman's (1980) opinion that the capacity of the implementing organization is strongly influenced by the quality of its human resources, technical experience, and the intensity of communication between implementers. In this case, BPN officers said that technical skills were obtained through direct experience in the field. Although there is no formal training specifically for land redistribution, BPN routinely updates officers' knowledge through technical guidance, new policy counseling, and performance evaluation. This proves that the institutional learning process occurs adaptively according to field dynamics.

Furthermore, from the community's perspective, perceptions of village government professionalism are also positive. Informants 3 to 5 stated that village officials were professional, responsive, and helped the community understand their rights and obligations. In some cases, the village government also provided direct guidance to the community on the utilization of the redistributed land, such as how to farm or apply for certificates. This shows that the characteristics of implementing agents are not only administrative but also educative and facilitative.

From the perspective of policy implementation theory according to Edward III (in Widodo, 2018: 98), the characteristics of implementers include commitment, knowledge, and administrative ability. All three are quite strong in the context of Wangunreja Village, where implementors show high dedication despite formal limitations such as the absence of specialized training. The village government and BPN perform coordinative, educative, and monitoring functions in an integrated manner, supporting the smooth implementation of the land redistribution policy.

Thus, it can be seen that the characteristics of implementing agents in the implementation of ex-Erfpacht land redistribution in Wangunreja Village have shown near-optimal performance. Good collaboration between the village government and BPN, coupled with positive community perceptions of the officials' performance, are indicators that the implementing factor is not the main obstacle in this program. However, formal training and institutional strengthening is still needed as a long-term strategy to ensure the sustainability and quality of land redistribution policy implementation.

### Social, Economic, and Political Conditions

Social, economic, and political conditions are external factors that greatly influence the implementation of public policies, including the ex-Erfpacht land redistribution policy in Wangunreja Village. Based on interviews with informants from the village government and the National Land Agency



(BPN), it can be identified that the economic aspect of the community is the dominant supporting factor in the success of this program.

In general, the redistribution of ex-Erfpacht land in Wangunreja Village is considered successful in improving the welfare of the community, especially the middle to lower economic groups who previously did not have cultivated land. This was expressed by informant 1 and supported by several beneficiaries (informants 3, 4, and 5), who stated that ownership of redistributed land greatly helped them to lead a better economic life. The land is utilized as agricultural land or fields, the results of which are used to meet their daily needs. This finding is in line with Edward III's opinion in Widodo (2018:98) that social and economic factors of the community are external environments that can strengthen or weaken the effectiveness of policy implementation.

From the BPN's perspective, the most prominent economic aspect is the increase in community access to financial and banking institutions. With an official certificate of cultivated land, the community can use the certificate as collateral to obtain loans or business capital assistance. This is in line with Susanti's (2016) research which shows that land redistribution can increase agricultural productivity and expand farmers' access to formal credit, which in turn has an impact on rural economic growth.

Meanwhile, from a social perspective, land redistribution has a positive impact on the legitimacy of land ownership in the community. The existence of legality through certificates prevents the emergence of conflicts over land, both between residents and between residents and outsiders. In fact, several community informants mentioned that the redistribution process had taken place safely and did not cause significant social friction.

As for the political aspect, there are no significant indications that the land redistribution policy is influenced by certain political interests. Both from village government informants and BPN officials, the entire land distribution process was carried out based on applicable legal and administrative procedures, without intervention from interested groups or individuals. Although there was mention of social pressure from some parties who wanted to speed up the process, the BPN emphasized that all stages must be in accordance with the administrative requirements and official provisions. This shows that local political stability supports the smooth implementation of the land redistribution policy.

Thus, based on the analysis of field data and policy implementation theory, it can be interpreted that the social and economic conditions of the people of Wangunreja Village became a reinforcing factor in the implementation of land redistribution. Meanwhile, from a political perspective, a relatively stable and neutral situation contributed to ensuring that there were no significant obstacles in implementing this policy. These external factors play an important role in creating a conducive environment for the success of ex-Erfpacht land redistribution at the local level.

### **Attitude and Response of Policy Implementers**

The attitude and response of policy implementers is one of the important factors in the successful implementation of public policies, as stated by Edward III in Widodo (2018: 97), that the willingness of implementers to accept, support and implement policies in full determines the effectiveness of implementation in the field. In the context of the ex-Erfpacht land redistribution policy in Wangunreja Village, the data shows that implementers at the village level and National Land Agency (BPN) officials have generally positive and responsive attitudes towards this policy.

Based on interviews, village officials showed full support for the land redistribution policy. Informants from the village government stated that they are committed to implementing the policies set by

the BPN, including helping the community understand their rights and obligations as land redistribution beneficiaries. The village government also actively provides socialization to the community regarding ownership status, tax payment obligations (SPPT), and certification procedures. This demonstrates alignment between central policy and local-level implementers, which is an important indicator in creating community compliance and trust.

A professional attitude is also reflected by BPN officers, who prioritize the principles of openness and dialogical problem solving. Despite facing obstacles such as limited manpower and difficult access to locations, officers still try to carry out their duties by prioritizing the interests of the community. This statement reflects a good work ethic, although technical challenges are still often encountered.

In terms of beneficiaries, the majority of the community was satisfied with the attitude and assistance from the village government. They feel assisted in the land utilization process and feel that village officials are quite responsive when assistance is needed, both in the legal and technical aspects of land management. However, one informant considered that although the response was generally positive, there were still shortcomings that needed to be improved, especially in terms of accelerating the completion of certificates and providing more specific support to vulnerable groups such as smallholders.

This result is in line with the findings of Fitriani (2021), which states that the success of the land redistribution program is strongly influenced by the commitment of local governments in providing adequate administrative and social services to the community. Without an active commitment and response from the implementers, the land redistribution policy can run stagnant and not on target.

Based on the overall data obtained, it can be interpreted that the attitude of policy implementers in the ex-Erfpacht land redistribution program in Wangunreja Village generally shows a positive and constructive response. Both the village government and BPN officers show commitment and responsibility in carrying out their duties, although there are still some challenges that require improvement, especially in terms of technical training and more effective administrative communication to residents. This attitude is one of the main strengths in ensuring the sustainability and success of the overall land redistribution implementation.

## Conclusion

Based on the research on the implementation of the ex-Erfpacht land redistribution policy in Wangunreja Village, Nyalindung Subdistrict, Sukabumi District, analyzed through the six dimensions of the Van Metter and Van Horn implementation model, the following conclusions can be drawn:

### 1. Policy Standards and Objectives

The ex-Erfpacht land redistribution policy in Wangunreja has clear and procedural implementation standards, starting from location determination, field measurement based on boundary testimony, to land certification. Policy objectives such as legal certainty, welfare improvement, and prevention of land disputes have been consistently understood by all implementing actors and beneficiaries. The alignment of perceptions between BPN, village government, and residents indicates a strong goal congruence and is an important foundation for the success of this policy.

### 2. Policy Resources

At the local level, human resource support in the form of tenant farmers and the spirit of gotong royong are the main strengths in opening and managing redistributed land. However, at the BPN level, limited measuring personnel, official vehicles, and budget mismatches with geographical conditions are the

main obstacles that slow down the certification process. This unequal distribution of resources creates structural barriers to overall policy implementation.

### 3. Interorganizational Communication and Policy Enforcement Activities

Communication between BPN and village governments is generally effective, especially in collecting land history data and measuring boundaries. Village governments are also active in providing information to communities on their land rights and obligations. However, supervision of land use is largely left to villages and communities, demonstrating a community-based approach to supervision. This shows that active coordination and communication are important instruments in the sustainability of policy implementation.

### 4. Characteristics of Implementing Agents

The policy implementing agents, both from the BPN and the village government, show sufficient capability in implementing land redistribution. Although there is no formal training, field experience and regular updates of the technical guidelines have formed adaptive capacity in program implementation. Village governments are also considered responsive, educative and professional by the community in guiding and facilitating the land legalization process.

### 5. Social, Economic and Political Conditions

The redistribution of ex-Erfpacht land has had a positive impact on improving the economic standard of residents, especially groups who previously did not have arable land. Land legality also strengthens social cohesion and minimizes conflicts over land. Meanwhile, stable local political conditions and minimal intervention provide a conducive external environment for the success of this program.

### 6. Attitudes and Responses of Policy Implementers

7. The attitude of policy implementers, both village officials and BPN officers, is generally positive and shows commitment in implementing the land redistribution policy. The responsiveness of the village government in socializing the rights and obligations of the community and assisting with the administrative process is a strong indicator that this policy is being implemented in a participatory and inclusive manner. However, acceleration in certificate completion and further support for smallholders still need to be improved.

By considering these six dimensions, it can be concluded that the implementation of the ex-Erfpacht land redistribution policy in Wangunreja Village has been quite effective, although it still faces a number of technical and administrative challenges. This success cannot be separated from the synergy between a clear policy structure, the positive attitude of implementers, and the active participation of the community as beneficiaries.

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