

MAXIMIZING MANAGEMENT AND UTILIZATION OF VILLAGE CASH LAND AND LAND OF PELUNGGUH WARD GUWOSARI PAJANGAN

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ABSTRACT

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This research is entitled "Maximizing the Management and Utilization of Village Treasury Land and Pelungguh Land in Guwosari Pajangan Subdistrict." This research aims to find out how to optimize the management of the village treasury and pelungguh land rentals managed by the Village Head in Bantul Regency, solving problems in managing lunch land rentals by the Village Head. His party will also determine what efforts are being made to overcome problems related to land rental by the village head in Guwosari Village (Bantul Regency). This research uses empirical methods focusing on facts in the field; secondary data support primary data. The data obtained from respondents and resource persons will be analyzed qualitatively. This research concludes that optimizing the management of Pelungguh land rentals is quite good, even though there are obstacles in its management.

INTRODUCTION

A sub-district is an area that has many assets, one of which is pelungguh land; this land belongs to the sub-district which is used or given to the sub-district head and sub-district head as additional income for the sub-district head and sub-district head. The role of land in fulfilling various human needs is increasing over time, while the available land is increasingly limited because it is used for multiple markets, including housing, business premises, and agricultural land. Land is also one of the main requirements for the development of a region to keep pace with existing modernization developments. Land as a place to live or business will benefit more if exploited optimally to fulfil human welfare.

Article 33, paragraph (3) of the 1945 Constitution stipulates that "Earth and water and the natural resources contained therein are controlled by the state and used as much as possible for the prosperity of the people." Based on this article, control of all existing natural resources on the earth's surface and within the planet rests with the State. This has been further regulated in Law Number 5 of 1960 concerning Basic Agrarian Principles (UUPA).

Furthermore, government regulation Number 43 of 2014 concerning implementing regulations of Law Number 6 of 2014 concerning Villages states that the village government is the village head or, in other words, assisted by village officials as an element of village government administration. The leader with authority in village government is the village head or, in another term, Lurah. All implementation of village or sub-district government activities is under the leadership of the village head or sub-district head with the assistance of village officials or sub-district officials. So the village head or subdistrict head, in

terms of managing village treasury land or subdistrict land and pelungguh, plays a vital role in optimizing the management of village or subdistrict assets as a form of responsibility in increasing the original income of the village or subdistrict to create prosperity for the community and village officials or subdistrict administrators.

Based on this article, the State controls all forms of Indonesia's natural wealth in land, water, and outer space; Controlled does not mean owned by the State. However, the State, the highest power organization of all Indonesian people, is given the authority to regulate and organize the supply, allocation, use, and maintenance of earth, water, and space for the prosperity of the people. The State gives authority to regulate, and in its implementation, it is empowered by the regions while adhering to the main objective, namely the greatest prosperity of the people. Implementation of land rental management for sub-district and pelungguh land is by the existing system; a series of activities have been prepared to start from planning the auction of sub-district and pelungguh land, auction implementation, utilization of sub-district and pelungguh land, reporting financial results, and supervision. Based on the system and regulations regarding sub-district and Pelungguh land rentals, it is hoped that there will be no conflict in the community between old and new tenants and that land rental management in sub-district and Pelungguh areas can be optimized.

METHODS

The method used in this research in Guwosari Village, Pajangan, uses a qualitative approach, where the research carried out is descriptive. Sugiono (2012: 9) expressed his opinion regarding the qualitative method, namely research based on the philosophy of postpositivism, which is used to

examine the condition of natural objects, the position of the researcher as the vital instrument, then data collection techniques using triangulation, qualitative data analysis, and research results emphasizes meaning rather than generalizations (source: <https://meenta.net/pengertian-method-penelitian-kualitatif/>). Another opinion, according to Moleong (2017:6), is that qualitative research intends to understand phenomena about what is experienced by research subjects, such as behavior, perceptions, motivations, actions, etc., holistically and using descriptions in the form of words and language. , in a unique natural context by utilizing various natural methods. (source: <http://repository.stei.ac.id/2172/4/BAB%20III.pdf>). Based on the two opinions above, researchers are the key to analyzing data obtained by describing research results in words and language using various natural methods.

The research uses a descriptive method, namely describing the situation of the research object, meaning that the author describes the current situation at the location of the research object, namely Guwosari Kapanewon Pajangan Village, Bantul Regency. The variables used in this research are managing village treasury land and pelungguh land to maximize Village Original Income (PAD) with the sub-variables of rental procedures for village treasury land and pelungguh, which benefit the village.

The author analyzes the data obtained by describing the research results regarding managing and using village treasury land and pelungguh to increase the Village's Original Income (PAD). The information was obtained by interviewing several Kalurahan figures, namely the Village Head/Lurah, Carik, 2 Kalurahan Pamongs, 1 Bamuskal person, and 6 village treasury land tenants.

The data collection techniques used by the author in the research are as follows:

1. Literature Study
2. Field Study, consisting of:
 - a. Observation
 - b. Interview
3. Documentation

The data analysis process is carried out in stages and continuously, from the beginning of data collection until the final data collection or after the data obtained is deemed sufficient. Meanwhile, Miles and Huberman (Sugyono, 2009: 246) stated that activities in qualitative data analysis are carried out interactively and continue continuously until completion so that the data is saturated. The steps taken by research in the qualitative data analysis process based on the opinion of Milles and Huberman (Sugiyono, 2009: 252) are as follows:

1. Data reduction (data reduction)
2. Data display (data presentation)
3. Conclusion drawing/verification

RESULTS AND DISCUSSION

Village treasury land is part of the land used to support the implementation of village government. The origin of village treasury land is land belonging to the sultanate, which was given to the village government based on Aggaduh rights. The management of village treasury land is regulated in Governor Regulation (Pergub) Number 34 of 2017 concerning the Utilization of Village Treasury Land. Article 7 of the Regulation of the Governor of the Special Region of Yogyakarta Number 34 of 2017 concerning Village Land Utilization states that:

1. Village Land, as referred to in Article 6, is Sultanate Property Rights or Duchy Ownership Rights.
2. The use of Village Land as intended in paragraph (1) is handed over to the Village Government.
3. The use of Village Land by the Village Government, as intended in paragraph (2), must obtain written permission from the Sultanate and Duchy.
4. as intended in paragraph (3), written permission is given in the form of Button Fiber as Anggaduh's Right.
5. Button fiber as an Anggaduh right, as intended in (2), is given as one unit to each village.
6. Based on Kekancingan Fiber as Anggaduh Rights as intended in paragraph (5), the Village Government and the Village Consultative Body (BPD) establish Village Regulations regarding the use of Village Land.
7. If there is an addition or reduction in the objects and area of Village Land as referred to in paragraph (1), the Village Government submits a request for changes to Kekancingan Fiber as Anggaduh Rights to the Sultanate and Duchy.
8. The Department facilitates Fiber Kekancingan as Anggaduh's right as intended in paragraph (4) and changes to Fiber Kekancingan as referred to in paragraph (7). This article confirms that the basis of village land rights is entirely within the ownership and control of the Ngayogyakarta Hadiningrat Sultanate/Kadipaten Paku Alaman.

The sub-district government only has anggaduh rights or land use rights, the use of which is entirely within the authority of the Sultanate/Kadipaten. Then, you have to take care of some permission letter or a letter of authorization from the palace. Based on the deed letter, it provides the sub-district head with the right to utilize village land. Furthermore, Article 2 (1) of the Yogyakarta Special Region Governor's Regulation Number 34 of 2017 concerning Village Land Utilization contains the principles:

- a. recognition of rights of origin;
- b. government effectiveness; And
- c. utilization of local wisdom.

Meanwhile, the form of utilization of Village Treasury Land in the Governor's Regulation is stated in the form of leasing and cooperative use. Based on this regulation, the Guwosari Subdistrict Government formed an implementation team to manage village treasury land based on the Guwosari Village Head's Decree concerning managing Village Treasury Land Number 7 of 2019 concerning Land Utilization. Guwosari Village Cash.

Based on the results of research and discussions regarding maximizing the management and utilization of village treasury land and land holdings in order to increase the Village's Original Income, Guwosari Kapanewon Pajangan Village, Bantul Regency, is as follows;

Rental of Kalurahan land and leaseholds benefits the community and the subdistrict.

1. Utilization and management of village land and pelungguh by way of rental by community members and other parties for a certain period by receiving cash.

Based on the research results from informants, 70% of the management and use of village treasury land and pelungguh

was profitable. In comparison, 30% said receiving cash over a certain period was less than optimal.

The results of the author's observations show that the sub-district and pelungguh land that is rented out is optimal, considering that the sub-district land is located in several places, some of which are less strategically located, the type of land is also unproductive, so with the current management and utilization carried out by the Guwosari sub-district government in renting out the land Sub-districts and pelungguh are at their maximum.

However, some say that the management and use of leased sub-district land still need to meet expectations; there is still much sub-district land used for public facilities, for example, sports halls, school buildings, fields, and places of worship. So, the management must be efficient and successful in increasing the income of the Village and making full use of the Village and Pelungguh land for the benefit of government administration, development, and community services in the Guwosari Village. In increasing these benefits, the sub-district government is trying to maximize its use for various purposes, both for the interests of the government, the government itself, and community members. Apart from that, there is also an effort to get more value from the Kalurahan and Pelungguh land by renting it out with other options for high-value economic activities.

2. Utilization and management of village land and pelungguh by way of rental by community members and other parties to increase revenue within a certain period.

Based on the research results from informants, 70% of the management and use of village treasury land and pelungguh was profitable. In comparison, 30% said it could have been more optimal for a certain period in increasing Kalurahan revenues.

The results of the author's observations show that the rental rates for Kalurahan and Pelungguh land are maximum, considering that the rental rates for Kalurahan land are not that high; looking at the condition of the land, the location of the land, the rental prices for Kalurahan and Pelungguh land also vary depending on the location of the land and the use of the land, so that the payment according to the specified time. There are also obstacles when payment is due, but these can be overcome through mediation coordination with the tenant and the management.

3. The use and management of Village and Pelungguh land by rental by community members and other parties may be for something other than permanent buildings.

Based on research results from informants, 30% of the management and use of village treasury and pelungguh land agreed. In comparison, 70% disagreed with tenants built permanently on Kalurahan and Pelungguh land.

The author's observations show that tenants are not permitted to build buildings permanently on Kalurahan and Pelungguh land, per Governor Regulation Number 34 of 2017 and Guwosari Village Regulation Number 7 of 2019 concerning Village Treasury Land Management.

4. After the rental period ends, the lessee must return the building or plants on the sub-district and pelungguh land accompanied by a handover report.

The author's observations show that the lease period for the village land expires, and the tenant can extend the contract

or a new contract, and the village head can also take the land if the term has expired.

The Village Head determines the Rental Rate based on the results of the Village Head Meeting.

1. Rental rates for Kalurahan and Pelungguh land are adjusted to market prices, the location of the land, and the use of the land, as well as market prices in general, and are determined by the Village Head's Decree.
2. Rental rates can change according to developments and circumstances.

Based on the research results, 11 informants (100%) showed that the rental rates were adjusted to the general market price and determined by the Village Head's Decree. "As long as I trade here, I just follow the rules and the amount of rent that must be paid; I just follow everything because that is my obligation as a tenant. The fees are also normal standards like other places." said one of the tenants of the village treasury land to the writer last June 14

CONCLUSION

Based on the results of the study, it can be concluded that the strategy for developing a tourism village based on a cultural village in Nagari Jawi-jawi, Solok Regency, is in the form of an S-O strategy by offering attractive and distinctive tour packages, increasing collaboration with various related parties, and carrying out maintenance of the attractiveness that is owned. Strategy (S-T) by holding training and coaching for the younger generation and offering tour packages in collaboration with similar tourist villages. Strategy (W-O): Improving the quality of human resources with various forms of activities and utilizing information technology as a promotional medium Increasing innovation. And Strategy (W-T) by increasing the superiority of the quality of tourist destinations, increasing the participation of all elements of society, creating new businesses. The obstacles faced in the development of the Nagari Jawi-jawi Cultural Village are the lack of awareness of some people in the Nagarsociety, andawi Cultural Village, limited funds, and low competitiveness. still weak. The weakness of the Nagari Jawi-jawi cultural village is Human Resources (HR), there is still a lack of information villagelatural Village in Nagari Jawi-jawi because there is no information technology staff to promote tourist destinations through social media. The lack of a high level of innovation occurred in the development of Nagari Jawi-jawi Cultural Village. The threat to the development of the Nagari Jawi-jawi Cultural Village is modernization (the influence of global culture such as mass media, films, music, and modern lifestyles often replace the traditional values of society) and the existence of other similar tourist villages.

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