

Quality of Regulatory Pond Development Plan Documents for Barabai Flood Control Against Mandatory Loads Land Acquisition Planning Document

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ARTICLE INFO	ABSTRACT
<p>Keyword: Land acquisition, land acquisition planning documents, land development, regulatory pool</p> <p>Date logs: Received: December 26, 2022 Reviewed: December 31, 2022 Accepted: April 6, 2023 Published: April 27, 2023</p> <p>To cite this article: Amrin, RN (2023). Quality of Regulatory Pond Development Plan Documents for Barabai Flood Control Against Mandatory Loads Land Acquisition Planning Document. <i>Marcapada: Jurnal Kebijakan Pertanahan</i>, 2(2), 102–118. https://doi.org/10.31292/mj.v2i2.32</p>	<p>The implementation of land acquisition for the construction of the Barabai flood management pond has been completed successfully and is regarded as a success. One of the factors influencing the success of its execution is land acquisition planning, as stated in the Land Acquisition Planning Document (DPPT). The goal of this research was to assess the quality of the mandatory cargo in the Regulatory Pond Development Plan Document for Flood Control of the Barabai River for the Fiscal Year 2021. The quality of the mandatory cargo for the DPPT is determined using a qualitative technique with descriptive analysis in accordance with Ministerial Regulation Spatial Planning (ATR) /Head of the National Land Agency (BPN) No. 19 of 2021. The document was recognized and examined based on the regulation's mandatory content. Document studies were conducted to acquire data by studying the contents of the DPPT. The study revealed that there are 38 descriptions that must be met in order to create the DPPT. A total of 29 descriptions in the planning document have been thoroughly examined in their analysis, while nine descriptions require further discussion in the document. The presence of more favorable than bad descriptors in the DPPT implies that the stages of land acquisition planning and implementation are in sync. The presence of more favorable than bad descriptors in the DPPT implies that the stages of land acquisition planning and implementation are in sync. Meanwhile, the nine descriptors must be examined in greater depth in the document. The presence of more favorable than bad descriptors in the DPPT implies that the stages of land acquisition planning and implementation are in sync.</p>

A. Introduction

During the rainy season, the capital of Hulu Sungai Tengah Regency, Barabai, is always submerged owing to flooding. There have been 5 (five) big floods in 2021, with 4 (four) occurring in November 2021 (Razidinnor, 2021). The flood vulnerability map of Hulu Sungai Tengah District shows that this district has a high level of flooding threat over an area of 114.91 km², the majority of which is in residential areas (Angriani & Kumalawati, 2016). Overlapping processing of numerous metrics recognized as factors determining the risk for flooding is used in flood area mapping (Madani et al., 2022; Ramadhani et al., 2022; Tarkono et al., 2021). Additionally, the mapping results must

be communicated to the public as a kind of risk communication for disasters that may occur in the surrounding area (Auliagisni et al., 2022). These seasonal floods have an impact on the community's economic and social status, creating conditions for adaptation to the threat of flooding (Yunida et al., 2017). This has inspired many to endure floods in order to live. Barabai's physical dimensions are small, and most parts lack sewerage. Because existing public utilities cannot support preventing flooding in urban settlement areas, stagnant water does not move, reducing the community's ability to live (Indrasari & Rudiarto, 2020). This flood situation presents a dilemma for stakeholders, namely the Hulu Sungai Tengah Regency Government. The presence of these floods can disturb urban operations (Scherzer et al., 2019), necessitating the adaptation of the building as a place to live (Rizani et al., 2023).

Another option for flood mitigation is the construction of dams to accommodate surplus water capacity, such as the Tapin Dam, which was built through a land acquisition method in the same province as Hulu Sungai Tengah District. Azmie and Helda (2021). Land acquisition for public development is one of the policies implemented by the government to address issues in Hulu Sungai Tengah District. The Taman Firdaus Reservoir at Sriwijaya University is another example of a successful flood water barrier construction. The reservoir's construction had a good influence in that it reduced flood water levels on the Kelekar River by 1 to 1.5 meters (Ferdian et al., 2020). In addition to reducing the risk of flooding, the construction of this flood barrier is projected to build economic sustainability in accordance with an economic feasibility analysis, such as the construction of a flood embankment for the Kali Lamong River in Gresik Regency (Setiyowati et al. 2022).

According to the Land Acquisition Law, land acquisition is the action of delivering land through the payment of fair and sufficient compensation to the entitled parties. Compensation can take the shape of relocation, monetary compensation, share ownership, replacement land, or any other form agreed upon by both parties (AR Dewi et al., 2020). The purpose of land acquisition can be land, land-related objects, buildings, above-ground and basement space, plants, or other things that can be appraised. The construction of a flood control regulatory pond is carried out through the Decree of the Hulu Sungai Tengah Regent Number 845/210/590/2021 dated September 6, 2021 concerning Determination of Land Acquisition Locations for the Construction of Barabai Flood Control Regulatory Pond Mandinding Village, Barabai District and Aluan Besar Village, Batu Benawa District, Hulu Regency Tengah River so that floods can be overcome or at least minimized. This demonstrates that the competent authorities have issued a policy for making decisions on the establishment of regulatory pools for flood handling readiness (Taryana et al., 2022).

According to the Land Acquisition Law, before making a decision, the Agency Requiring Land shall create and determine the Land Acquisition Planning Document (DPPT) (Tenong et al., 2021). The agency collaborates with the agency in charge of technical concerns connected to the provision of land acquisition data and may also enlist the assistance of Professional Institutions (experts) in the compilation of the DPPT. The presence of intense coordination, commitment, and communication among stakeholders is a critical aspect in the successful implementation of land

acquisition (Suhendra & Safitri, 2020) and the establishment of an effective and efficient Whole of Government (WoG) (Wibowo, 2022). Furthermore, this document is required as part of providing legal certainty for land purchase through a public-private partnership scheme in order to ensure compliance with laws and regulations governing property acquisition for public purposes. Suhadi (2018). This is also consistent with the fact that the existence of the DPPT allows for the viewing of the plans of the parties involved, as well as the findings of the feasibility study analysis of the development. Rahayu and Amrin (2022). The PUPR Ministry can then check the consistency of the DPPT to get a site determination as a form of synergy with the ATR/BPN Ministry in the administrative preparation of a project, in accordance with PUPR Government Regulation Number 2 of 2021 (Puteri et al., 2022).

Planning is the first and most important stage of land purchase. This is significant since the first stage is a factor of the success or failure of a plan to accomplish the success of an activity (Sumardjono, 2015), despite the fact that project planning is sometimes overlooked (Camp et al., 2018). Various issues can occur in the field as a result of planning documents that are not prepared in line with standards. One of them can be caused by the agencies that require it in its preparation's ignorance (NLGMP Dewi & Salim, 2020; Setiowati et al., 2018). According to the DPPT, the land acquisition process for the construction of regulation ponds for flood control will take roughly 7 (seven) months after the location is determined. The location was determined in September 2021, which means that the land acquisition step was completed around March 2022. According to the news published online, the reimbursement process was completed in February 2022. This shows that the planning activities were completed in accordance with the DPPT's schedule. Following this success, the relevant researchers discussed the contents of the DPPT in order to complete the construction of regulation ponds for flood management of the Barabai River as planned.

Much research has been conducted on land acquisition planning as described in the DPPT, as well as the realization of land acquisition implementation. For example, land acquisition for the Karian Dam, which began in 2007 and will be completed in 2020, has not yet been completed. This is owing to the fact that the 73 descriptions connected to Land Acquisition and Dam PPs in the evaluation contain 14 appropriate descriptions and 59 improper descriptions. 2021) (Yudhanto et al. The feasibility and suitability study of the DPPT for the Tebing Tinggi - Pematangsiantar toll road with 37 descriptions on land acquisition regulations resulted in 18 descriptions conforming to the land acquisition regulations and 19 descriptions not complying with the land acquisition regulations for the preparation of the DPPT (Turnips, 2020). Differences in the list of names of entitled parties in the DPPT following inventory and identification, as well as in the planning stage when there was no Environmental Impact Assessment (AMDAL) document, are some of the causes of this. According to other research, the drafting of the DPPT, which is supplemented by a feasibility study and the role of the stakeholders, is a success factor in the land acquisition process for development in Padang Pariaman Regency. Sutaryono and colleagues (2020). In previous research, determining the quality of planning documents is done when the land purchase project is still continuing or has not been

completed. In contrast to this study, the authors select cases of land acquisition that have been well addressed, as evidenced by the absence of news about the land acquisition crisis for the construction of flood control regulation ponds. Furthermore, from the standpoint of the development object of land acquisition, this regulation has never been examined from any perspective, including planning, implementation, impact, and so on. As a result, this study is projected to provide a significant contribution to academics' understanding of the value of land acquisition planning papers in the public interest.

Based on this explanation, the goal of this study is to identify and assess the quality of the mandatory cargo for the DPPT in accordance with Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 19 of 2021 contained in the Land Acquisition Planning Document for Development of Regulatory Ponds for Flood Control of the Barabai River for Fiscal Year 2021. It is intended that the findings of this study will help to increase the importance of land acquisition planning documents, making them the primary focus in the successful implementation of the land acquisition program.

B. Research Methods

This study employs qualitative methodologies as well as descriptive analyses. The data was collected using a document examination of the DPPT for Development of Regulatory Ponds for Flood Control of the Barabai River for the Fiscal Year 2021. Article 7 to Article 17 Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 19 of 2021, namely: the aims and objectives of the development plan, suitability of spatial use activities (KKPR), national/regional development priorities, land location, required land area, general description of land status, estimated timeframe for implementing land Based on these definitions, planning documents for the development of regulating ponds are identified and examined in terms of writing and substance. According to this rule, there are 11 obligatory DPPT contents with 38 descriptions.

C. Identification of Compulsory Content of Land Acquisition Planning Documents

The DPPT titled "Regulatory Pond Development Plan for Flood Control of the Barabai River for Fiscal Year 2021" was signed in May 2021 and outlines the strategy for land acquisition in the public interest for flood control in Barabai, Hulu Sungai Tengah Regency. The DPPT is a document that is created during the planning stages. The agency that requires the land then decides on land acquisition. In its creation, the paper goes through a feasibility study procedure. When producing the DPPT, the agency coordinates with the technical agency in charge of the provision of land acquisition data and may also include Professional Institutions (experts) with the agency requiring land as the responsibility of the Agency Requiring Land's leadership. In this example, the DPPT was created by the Hulu Sungai Tengah Regency Public Works and Spatial Planning (PUPR) Office based on a feasibility study and other planning conducted by the South Kalimantan Province Public Works Service and the Kalimantan River Region III Office. The document was created to address the issue of flash floods, which occur

frequently in the Hulu Sungai Tengah Regency area. Feasibility studies must contain socioeconomic surveys, site feasibility, a review of the costs and benefits of development for the region and the community, land value estimation, projections of potential environmental and social repercussions, and other studies. As a result, this is significant since this document is useful in creating policies by stakeholders or parties involved in order for the land acquisition stages to proceed smoothly. (Utami and Sarjita, 2021; Liu, 2011).

The DPPT's contents are prepared through the stages of DPPT management, which are: preparation, implementation, determination, and submission of the DPPT. The DPPT content includes both mandatory and optional charges. Additional content is necessary if it is determined that there is a preference for the type of compensation. goods identification is performed on DPPT obligatory goods in compliance with applicable legislation. The Ministerial Regulation of ATR/Head of BPN Number 19 of 2021 regarding the provisions for implementing land acquisition was promulgated on June 11, 2021, but the DPPT was signed in May 2021, so it refers to the previous regulation, namely Ministerial Regulation of ATR/Head of BPN Number 20 of 2020. The following are the differences in the content of the two regulations:

Table 1. The Differences in Mandatory DPPT Content in ATR/Head of BPN Ministerial Regulation Number 19 of 2021 and Ministerial Regulation of ATR/Head of BPN Number 20 of 2020

Ministerial Regulation of ATR/Head of BPN Number 19 of 2021		Ministerial Regulation of ATR/Head of BPN Number 20 of 2020	
Article 7	the aims and objectives of the development plan	Article 8	the aims and objectives of the development plan
Article 8	suitability of Space Utilization Activities	Article 9	compliance with the Neighborhood/Community Unit
Article 8	national/regional development priorities	Article 9	national/regional development priorities
Articles 9, 11	land location	Articles 10, 12	land location
Articles 10, 11	required land area	Articles 11, 12	required land area
Article 12	overview of land status	Article 13	overview of land status
Article 13	estimated period of implementation of Land Procurement	Article 14	estimated period of implementation of Land Procurement
Article 14	estimated timeframe for construction implementation	Article 15	estimated timeframe for construction implementation
Article 15	estimated land value	Article 16	estimated land value
Article 16	budget plan	Article 17	budget plan
Article 17	compensation form preference		

Source: Ministerial Regulation of ATR/Head of BPN Number 19 of 2021, Ministerial Regulation of ATR/Head of BPN Number 20 of 2020

The DPPT has been revised in keeping with the progress of land acquisition implementation. Of course, this revision is permissible in accordance with the provisions of Article 30 of the Ministerial Regulation of ATR/Head of BPN Number 19 of 2021, which states that changes to the DPPT can be made if there is a change in physical and juridical data as a result of Land Acquisition implementation

based on a written notification from the chief executive of Land Acquisition. As a result, the DPPT regulations were also updated to reflect the new laws and regulations. The DPPT used in the analysis is the DPPT with the most recent revision on October 27, 2021.

- 1 Development Plan Purpose and Objectives, with a description: aims and objectives, Liability For Additional Supply Money (PTUP) benefits, beneficiaries, and PTUP societal repercussions;
- 2 Spatial Utilization Activity Suitability, with Description: map of overlapping between the development location plan map and the Spatial Plan and KKPR Recommendations;
- 3 National/Regional Development Priorities, accompanied by descriptions: medium-term development plans, strategic plans, agency work plans requiring land, PSN papers, and locations within forest areas and/or LP2Bs;
- 4 Land location, including description: administrative area location, geographical condition, coordinates of proposed development location, and location feasibility study;
- 5 Required Land Area, with a description: an estimate of the required land area per administrative area, as well as an estimate of the total required land area;
- 6 General Land Status Description, including: initial textual and spatial data on P4T, initial textual data on control and ownership of buildings and growing plants, and initial data comprising categories of business and other things that can be appraised;
- 7 Estimated Timeframe for Land Acquisition Implementation, with Description
- 8 Development Implementation Period Estimation with Description: an estimate of the development implementation period outlining the estimated time required to carry out development activities;
- 9 Estimated Land Value, including description: land value, money for land and basement, buildings, growing plants, land-related things, and/or other losses that can be measured, as well as potential social repercussions;
- 10 Budget Plan, describing: the quantity of funds, the source of funds, the cost of land assessment, the cost of compensation, the details of fund allocation, administration and management costs, court proceedings costs, and costs for digitizing data, electronic information, and/or electronic documents; And
- 11 Preference for Compensation Form, with a Description: the selection of Compensation based on the needs of the community.

D. Quality of the Planned Development Plan for Barabai Flood Control Regulatory Ponds

One of the issues with land purchase in Indonesia is the lack of a thorough research of land acquisition planning (Utami & Sarjita, 2021). This opaque and imprecise asset data gathering in planning has resulted in poor land purchase implementation (Albanik (2013) in Rachmawan, 2015). The planning document also provides as a framework for stakeholders and attempts to mitigate any impacts when land purchase is accomplished (Suhadi, 2018; Utami & Sarjita, 2021). Stakeholders examined the influence of the planning document through a feasibility assessment (Rahayu & Amrin, 2022).

According to Kaltimku.id (Trunajaya, 2022), the construction of regulatory ponds for flood control of the Barabai River was carried out on 191 land parcels acquired, 127 in Mandinding Village, Barabai District, and 64 in Aluan Besar Village, Batu Benawa District. From February 23 to 24, 2022, land rights were relinquished in two different sites. The first day was place at the Barabai District Hall, and the second at the Aluan Besar Village Office Hall. The total land area for acquisition is 57.29 hectares, which includes access roads from Mandinding and Aluan Besar of 1.54 ha and 0.63 ha, respectively, as well as the main swimming pool area of 55.12 ha. The budget for land purchase is IDR 34.1 billion, which comes from the South Kalimantan Regional Budget for 2022, which includes the following items: The South Kalimantan PUPR Service budget is IDR 14.9 billion, and the HST Regional Revenue and Expenditure Budget (APBD) for 2022 is IDR 19.2 billion. Land acquisition has been carried out in stages in compliance with the applicable rules and regulations. On February 24, 2022, it was agreed that 191 plots of land would be compensated in cash based on land area and expected price. The declaration was made by the Land Acquisition Team's Head, who also serves as the District Land Office's Head in Hulu Sungai Tengah. The implementation went according to plan and did not cause any of the issues that were raised in the media, hence the implementation of this land acquisition was deemed successful. As a result, success must be linked back to the success factors. It has previously been stated that one of the success criteria can be found in the planning document, particularly in the information that must be described in the planning document.

The Appendix contains an appraisal of the quality of the DPPT's mandatory load in the Regulatory Pond Development Planning for the Barabai River Flood Control for the Fiscal Year 2021. The table below contains a simple table including groups of descriptions with good and terrible quality:

Table 2. Quality of Compulsory Content and Description on DPPT Development Plan for Regulatory Ponds for Flood Control of the Barabai River

No.	DPPT Compulsory Content	Description of the Compulsory DPPT Content	Quality	
			Good	Not good
1.	Purpose and Objectives of the Development Plan	Description of PTUP aims and objectives	✓	
2.		Description of PTUP benefits		✓
3.		Description of PTUP beneficiaries	✓	
4.		Description of PTUP's social impacts		✓
5.	Suitability of Space Utilization Activities	Overlays location plan map with Spatial Plan map		✓
6.		KKPR recommendation		✓
7.	National/Regional Development Priorities	Medium term development plan	✓	
8.		The strategic plan	✓	
9.		Government/Agency work plans that require land	✓	
10.		National Strategic Project Document		✓
11.		Location description related to forest area and/or LP2B		✓
12.	Land location	Location of the administrative area of the planned development site	✓	
13.		Geographical conditions describing the condition of the planned development location area		✓
14.		Location plan (coordinate points)	✓	
15.		Location feasibility analysis	✓	

16.	Required Land Area	Approximate land area per administrative area	✓	
17.		Estimated total land area required	✓	
18.	Overview of Land Status	Preliminary textual and spatial data regarding P4T	✓	
19.		Preliminary textual data regarding control and ownership of buildings and growing crops	✓	
20.		The initial data contains the type of business and other things that can be assessed	✓	
21.	Estimated Timeframe for Land Acquisition Implementation	The estimated time required is related to the budget year	✓	
22.		Description/schedule of activities and estimated implementation time	✓	
23.	Estimation of Construction Implementation Period	Estimated timeframe for construction implementation	✓	
24.	Estimated Land Value	Land	✓	
25.		Upper and Lower Grounds	✓	
26.		Building	✓	
27.		Plant grow	✓	
28.		Objects related to land and/or other losses that can be assessed	✓	
29.		Possible Social Impact		✓
30.	Budget Plan	Fund amount	✓	
31.		Source of funds	✓	
32.		Land Appraiser Fee	✓	
33.		Compensation Costs	✓	
34.		Fund allocation details	✓	
35.		Administrative and management costs	✓	
36.		Court fees	✓	
37.		Fees for digitizing data, electronic information, and/or electronic documents	✓	
38.	Preference for Form of Compensation	Describe the Compensation options according to the needs of the community	✓	
		Total	29	9

Source: author analysis, 2022

There are 38 descriptions of the elaboration of the obligatory DPPT material based on the quality analysis shown in the table. There are 29 high-quality descriptions to be offered, including DPPT. National/regional development priorities, general description of land situation, expected timescale for construction implementation, estimated land worth, budgeting plans, and preferences for types of compensation are the primary mandatory contents in providing a sufficiently acceptable description. National/regional development priorities are stated, along with the vision and objective of the program planners. This shows that the land purchase is being carried out as part of a community benefit program or does not clash with strategic objectives and programs. To assist activity implementation, the development implementation period is given in a timetable. Land value estimations and budgeting are presented in tables that show the amount of money needed to complete land acquisition and land acquisition. Furthermore, the preference for Compensation as a

required fee that existed following the publication of Ministerial Regulation ATR/Head of BPN Number 19 of 2021 is provided as an alternative for resolving disputes following land acquisition activities. Cargo relating to the development plan's goal and purpose, Suitability of Room Utilization Activities (KKPR), the projected timeline for implementing Land Procurement, and the location and size of land required are examples of cargo that still needs to be fixed. There are 9 (nine) descriptors in the cargo that need to be corrected, as follows: Land value estimations and budgeting are presented in tables that show the amount of money needed to complete land acquisition and land acquisition. Furthermore, the preference for Compensation as a required fee that existed following the publication of Ministerial Regulation ATR/Head of BPN Number 19 of 2021 is provided as an alternative for resolving disputes following land acquisition activities. Cargo relating to the development plan's goal and purpose, KKPR, the projected duration for executing Land Procurement, as well as the location and area of land required, are all cargo that still needs to be fixed. There are 9 (nine) descriptors in the cargo that need to be corrected, as follows: Land value estimations and budgeting are presented in tables that show the amount of money needed to complete land acquisition and land acquisition. Furthermore, the preference for Compensation as a required fee that existed following the publication of Ministerial Regulation ATR/Head of BPN Number 19 of 2021 is provided as an alternative for resolving disputes following land acquisition activities. Cargo relating to the development plan's goal and purpose, KKPR, the projected duration for executing Land Procurement, as well as the location and area of land required, are all cargo that still needs to be fixed. There are 9 (nine) descriptors in the cargo that need to be corrected, as follows:

1. Description 2. The benefits of the existence of PTUP are only briefly described, mainly for economic activities that maximize people's welfare and increase welfare through the conversion of land into more useful land, such as commercial land. This explanation does not go into detail about how the surrounding community's role in the future will improve their welfare;
2. Description 4. A description of the social impacts that arise in the results, which show that the productive age is more affected than the manual age, and men are more affected than women. A livelihood restoration program through project job possibilities that will be combined with the government's social programs that need to be presented in greater depth is an alternate approach for people affected. In this situation, associated agencies' attempts to prevent greater societal repercussions can be more clearly articulated.
3. Description 5. There is no overlaid map between the intended development location and the Neighborhood/Community Unit of Hulu Sungai Tengah Regency. The map displayed is simply a map with satellite images and damaged land areas as a background.
4. Description 6. The description of the KKPR's recommendations from the agency in charge of spatial planning and land affairs, if the location of the PTUP is not included in the spatial plan, only the objectives, policies, and spatial planning strategies as stated in the Neighborhood/Community Unit are explained. Despite the fact that there is no specific spatial planning, this description must

be provided. In Hulu Sungai Tengah Regency, the present Spatial Plan is in the form of a Neighborhood/Community Unit District.

5. Description 10. The National Strategic Project (PSN) document's description briefly emphasizes that flood management operations have become a national concern in lessening the impact of floods, and various policies and countermeasures have been developed.
6. Description 11. The location is in a forest area and/or sustainable food agricultural land, but no map is provided, or it is not stated whether the PTUP location is in a forest area and/or sustainable food agriculture land;
7. Description 13. Geographical conditions that describe the condition of the planned development location area, including boundaries, topography, land slope, and depicted on the planned development location map, have not been presented in the planned development location map made on a scale of 1:2500, 1:10000, 1:25000, or 1:50,000 according to the shape and size of the construction site plan;
8. Description 16. The estimated land area supplied is divided into two (two) villages but does not specify the amount of land required in each administrative unit. Furthermore, it was not supplied in a suitable style in the attachment to ATR/Ka. BPN No. 19 of 2021 and was printed in hectares (square meter provisions). The map's area is separated according to its utilization (rather than the administrative region affected), which are access roads, regulating ponds, facilities and infrastructure, and rivers. And
9. Description 29. The social consequences of PTUP activities are only presented in the results of questionnaires and interviews based on the age and gender of the affected inhabitants.

A separate area for improvement is the discussion of the societal repercussions that can result from the existence of a PTUP. The description provided is mainly focused on Occupational Affected Citizens (WTP) based on the DPPT. PAPs are residents who have suffered a loss that has resulted in lower income and even the loss of revenue sources, leading in lower welfare. Stakeholders have compiled a list of potential affected residents. Apart from compensation, more focus is placed on efforts to overcome it. This is because the government's decision on the placement of land acquisition is either absolute or the people's freedom to object is limited (Marwiyah et al., 2022). As a result, stakeholders must consider the decision's consequences. The planning document should once again address social implications such as public perception, environmental quality, income, and so on (Swela et al., 2017). Then, ideas for remedies to this problem must be carried out through extensive public participation (Suraji et al., 2022).

E. Conclusion

The DPPT content includes both mandatory and optional charges. Mandatory content includes: the development plan's purpose and objectives, the KKPR, development priorities, land location, required land area, general description of land status, estimated timeframe for implementation of Land Acquisition, estimated timeframe for construction implementation, estimated land value, budget

plan, and compensation form preference. Meanwhile, more loading is required if additional preferences must be explained. In the planning documents for the creation of regulatory ponds for flood control in the Barabai River, a load identification analysis was performed on the DPPT obligatory load. The conclusion reached is that, of the 38 mandatory cargo descriptions submitted in accordance with Ministerial Regulation of ATR/Head of BPN Number 19 of 2021, a total of 29 mandatory contents have been properly submitted to the DPPT Regulatory Pond Development Plan for Flood Control of the Barabai River for the Fiscal Year 2021. Meanwhile, 9 (nine) descriptors remain to be considered in greater depth in the paper. The presence of more favorable than bad descriptors in the DPPT implies that the stages of land acquisition planning and implementation are in sync.

Suggestions include the requirement for uniformity in the writing approach and the need of studying the content portion in depth. Furthermore, a standard assessment of planning papers is required. This is significant since the early stage of land acquisition is the most critical because the success or failure of a plan has the ability to affect the success of an activity.

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Laws and Decrees

- Law of the Republic of Indonesia Number 2 of 2012 concerning Land Acquisition for Development in the Public Interest
- Government Regulation of the Republic of Indonesia Number 19 of 2021 concerning Implementation of Land Acquisition for Development in the Public Interest
- Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 20 of 2020 concerning Procedures for Preparing Land Acquisition Planning Documents
- Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 19 of 2021 concerning Provisions for Implementation of Government Regulation Number 19 of 2021 concerning Implementation of Land Acquisition for Development in the Public Interest
- Regulation of the Minister of Public Works and Public Housing of the Republic of Indonesia Number 2 of 2021 concerning Procedures for Implementing Government Cooperation with Business Entities in Provision of Infrastructure
- Hulu Sungai Tengah Regent Decree Number 845/210/590/Year 2021 dated 6 September 2021 concerning Determination of Land Acquisition Locations for Construction of Barabai Flood Control Regulatory Ponds Mandinding Village, Barabai District and Aluan Besar Village, Batu Benawa District, Hulu Sungai Tengah District

Attachment

Table 3. Analysis of Compulsory Content Quality of DPPT Development Plans
Regulatory Ponds for Flood Control of the Barabai River

No.	Description in DPPT Load	Analysis	Quality	
			Good	Not good
Purpose and Objectives of the Development Plan				
1.	General and detailed description of the intent and purpose of implementing development for the Public Interest	It was explained in the introduction that the purpose of the construction was to develop the area and improve the welfare of the population and aim to collect water to deal with flooding in Barabai City and water supply.	✓	
2.	Description of the benefits derived from development for the public interest of the surrounding community and the general public and their role in improving the welfare of the community	It is only written briefly, namely for economic activities for the greatest possible welfare of the people and increasing welfare through the utilization of land into more useful land, such as commercial land. From this explanation, not written in detail.		✓
3.	Description of the beneficiaries of development activities for the public interest	There are 191 plots of land affected, and for identification and economic results, the affected residents are divided into 3 (three) PAP categories, namely: women, the elderly, and the poor.	✓	
4.	Description of the social impacts arising from development activities for the public interest and alternative solutions	The social impact is explained that the productive age is more affected than the manual and men are more affected than women. Alternative solutions for those affected are livelihood recovery programs through project job opportunities that will be integrated with the government's social programs.		✓
Suitability of Space Utilization Activities				
5.	Map of the result of overlapping between the map of the Development Location Plan and the district/city/provincial/national Spatial Plan/ Neighborhood/Community Unit Map;	No map of the overlaid results (overlay) between the map of the Development Location Plan and the district/city/provincial/national Spatial Plan/ Neighborhood/Community map is presented.		✓
6.	KKPR's recommendation from the agency in charge of spatial planning and land affairs, in terms of the location of the Land Acquisition has not been included in the spatial layout plan.	The objectives, policies and strategies for spatial planning as stated in the Neighborhood/Community Unit that are related to land acquisition activities are explained		✓

National/Regional Development Priorities		
7.	Medium term development plan	In accordance with the stated mission, namely in terms of infrastructure development related to the provision of infrastructure in regional and urban planning, planned business growth and change, and quality infrastructure development. ✓
8.	The strategic plan	In accordance with the Medium Term Development strategy Hulu Sungai Tengah Regency for the 2016-2021 period. ✓
9.	Government/Agency work plans that require land	In accordance with the vision of Hulu Sungai Tengah Regency, namely the Flood Control Program. ✓
10.	National Strategic Project Document	It was briefly explained that flood control activities have become a national issue in reducing the impact of flooding and various policies and countermeasures have been prepared. ✓
11.	The location is in a forest area and/or sustainable food agriculture land	The location of land acquisition is not explained whether it is in a forest area and/or sustainable food agriculture land or not. ✓
Land location		
12.	Location of the administrative area of the planned development site	The general development location is presented, namely Hulu Sungai Tengah Regency, namely the shading of the location is in 2 (two) different villages. ✓
13.	Geographical conditions that describe the condition of the area of the planned development location, including boundaries, topography, slope of the land as well as depicted on the map of the planned development location	The geographic conditions of Hulu Sungai Tengah Regency and the development in the strategic area plan for Hulu Sungai Tengah Regency are presented. However, boundary conditions, land slope, and topography are not presented in the development site plan map made in a scale of 1:2,500 or 1:10,000 or 1:25,000 or 1:50,000 according to the shape and area of the planned development site. ✓
14.	The location plan for Land Acquisition contains the coordinate points for the boundaries of the location to be acquired	The field boundary coordinates are presented in the land boundary map of the flood regulation pond plan and the land parcel inventory map, as well as a list of coordinates for the installation location of control points using the UTM projection system. ✓
15.	Location feasibility analysis which includes technical aspects, environmental aspects, economic aspects, and other aspects	The analysis was carried out based on the slope of the land, rainfall, and overlapping land use through the analysis of Geographic Information Systems (GIS). ✓
Required Land Area		
16.	Estimates of the area of land required per sub-	Estimated land area is presented which is divided into 2 (two) villages, but does not ✓

	district/village administrative area or by another name	describe the total estimated area needed in each administrative area and is not presented in the appropriate format in the attachment to Ministerial Regulation ATR/Ka. BPN No. 19/2021 and written in hectares (square meter provisions). Area estimates are presented based on land use.	
17.	Estimated total land area required	The estimated area required is described for an area of inundation and buildings to be acquired 60 ha and an access road area of 1.8 ha (not written in square meters).	✓
Overview of Land Status			
18.	Preliminary textual and spatial data regarding P4T	Presented in a P4T table (textual data) which contains data on land, buildings and plants. Spatial data such as P4T maps are not presented.	✓
19.	Preliminary textual data regarding control and ownership of buildings and growing crops	Presented in tabular form in the form of the type and number of buildings as well as the types of plants and the amount.	✓
20.	The initial data contains the type of business and other things that can be assessed	Presented in tabular form and in this land acquisition there were no businesses affected because it was on agricultural land (no buildings).	✓
Estimated Timeframe for Land Acquisition Implementation			
21.	The estimated time required is related to the budget year	It was written that the preparatory stage for land acquisition is expected to be at the end of 2020 and will be continued with the initial implementation phase in 2021.	✓
22.	Description/schedule of activities and estimated implementation time	Presented in the form of a budget year table which is divided into each month for the implementation of land acquisition, and focuses more on activity planning.	✓
Estimation of Construction Implementation Period			
23.	Estimation of development implementation period which outlines the estimated time needed to carry out development activities	Presented in the form of a budget year table which is divided into each month for development implementation, and focuses more on activity planning.	✓
Estimated Land Value			
24.	Land	The list of estimated compensation values is in accordance with the format in the annex to the regulation, which states the estimated compensation values in 6 (six) types. The price of compensation land is presented in relation to rice fields, yards, plantations, and settlements.	✓
25.	Upper and Lower Grounds	Presented in a table in the form of data above and below the ground. In this procurement, there is no estimated land value.	✓

26.	Building	Presented in a table in the form of building land ownership data related to land status and building data on it as well as estimated losses.	✓
27.	Plant grow	Presented in a table in the form of growing land ownership data related to land status and growing planting data as well as estimated losses.	✓
28.	Objects related to land and/or other losses that can be assessed	Presented in the table of residents affected by work (specifically for sharecroppers).	✓
29.	Social Impacts that may arise from Land Procurement activities	The results of questionnaires and interviews related to the age and gender of the affected residents are presented.	✓
Budget Plan			
30.	Fund amount	The amount of funds is presented which is divided into 5 (five) compensation costs and the calculation of funds is carried out by taking into account operational and contingency costs.	✓
31.	Source of funds	Planning activities are budgeted for in 2020 by the DPUPR and operations (stages to implementation) are planned to be re-budgeted in the 2021 Fiscal Year APBD.	✓
32.	Land Appraiser Fee	Presented in a table of descriptions of activities, allocation of funds, budget year, and description.	✓
33.	Compensation Costs	Presented in a table of descriptions of activities, allocation of funds, budget year, and description.	✓
34.	Fund allocation details	Presented in a table of descriptions of activities, allocation of funds, budget year, and description.	✓
35.	Administrative and management costs	Presented in a table of activity descriptions, TKA (transportation, consumption and accommodation), transfer fees (BBN), measurement and land inspection.	✓
36.	Court fees	Presented in a table of descriptions of activities, allocation of funds, budget year, and description. This budget is adjusted (no figures allocated).	✓
37.	Fees for digitizing data, electronic information and/or electronic documents	Not presented specifically, presented in a unified table in sources of funds (planning and operations of land acquisition). This description is not contained in the previous regulation (Ministerial Regulations ATR/Ka. BPN 20/2020)	✓
Preference for Form of Compensation			
38.	Describe the Compensation options according to the needs of the community	Presented in an entitlement matrix for land acquisition that outlines impacts/losses, entitled residents, project entitlements, legal basis/implementation mechanism, and records.	✓

Source: author analysis, 2022