

## EVALUATION OF LAND ACQUISITION POLICY FOR THE REVITALIZATION OF DEAD RIVERS IN SAMARINDA CITY

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### ABSTRACT

This research aims to see the extent of the evaluation of land acquisition policies for revitalizing dead rivers in Samarinda City (a case study of Jl. D.I Panjaitan – Jl. P.M. Noor in Temindung Permai Village in Samarinda City). This type of research is qualitative, and the method used in this research is descriptive. This research will focus on policy evaluation by looking at effectiveness, efficiency, adequacy, leveling, responsiveness, and accuracy, as well as supporting and inhibiting factors in evaluating land acquisition policies for revitalizing the Dead River in Samarinda City. The results of this research illustrate that the evaluation of land acquisition policies for revitalizing the Dead River on Jl. D.I Panjaitan – P.M. Noor Samarinda City has run well based on six indicators from the policy evaluation. The supporting factors in this research are good cooperation between the stakeholders involved and the inhibiting factors in this research. The lack of adequate funding and labor can slow down the progress of river revitalization and conflicts related to land acquisition, causing the dead river revitalization process to be hampered..

**Keywords:** Land acquisition, Policy, River revitalization.

### ABSTRAK

Penelitian ini bertujuan untuk melihat sejauh mana evaluasi kebijakan pengadaan tanah untuk revitalisasi sungai mati di Kota Samarinda (studi kasus Jl. D.I Panjaitan – Jl. P.M. Noor Kelurahan Temindung Permai Kota Samarinda). Jenis penelitian ini adalah kualitatif, dan metode yang digunakan dalam penelitian ini adalah deskriptif. Penelitian ini akan berfokus pada evaluasi kebijakan dengan melihat efektivitas, efisiensi, kecukupan, pemerataan, daya tanggap, dan ketepatan, serta faktor pendukung dan penghambat dalam evaluasi kebijakan pengadaan tanah untuk revitalisasi Sungai Mati di Kota Samarinda. Hasil penelitian ini menggambarkan bahwa evaluasi kebijakan pengadaan tanah untuk revitalisasi Sungai Mati di Jl. D.I Panjaitan – P.M. Noor Kota Samarinda telah berjalan dengan baik berdasarkan enam indikator dari evaluasi kebijakan. Faktor pendukung dalam penelitian ini adalah kerjasama yang baik antara para pemangku kepentingan yang terlibat dan faktor penghambat dalam penelitian ini. Minimnya pendanaan dan tenaga kerja yang memadai dapat memperlambat kemajuan revitalisasi sungai dan konflik terkait pembebasan lahan, sehingga menyebabkan proses revitalisasi sungai yang mati menjadi terhambat.

**Kata kunci:** Pembebasan lahan, Kebijakan, Revitalisasi sungai.

### INTRODUCTION

Article 33, paragraph (3) of the 1945 Constitution of the Republic of Indonesia stipulates that "The land, water, and natural resources within shall be controlled by the state and used for the greatest benefit of the people." To manage and regulate natural resources effectively, a clear legal framework is essential. One such regulation is Government Regulation No. 19 of 2021 concerning Land Procurement for Development in the Public Interest. This regulation outlines the general provisions for land procurement applicable throughout the Republic of Indonesia.

The objects of land procurement include land, airspace, underground space, buildings, plants, objects related to the land, or other items with value. The Samarinda City Government, through relevant

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248

Indexed



SINTA 5

PKP|INDEX



institutions, implements these regulations in the land acquisition process for the revitalization of the Dead River in Jl. D.I. Panjaitan – Jl. P.M. Noor, Temindung Permai Village, Samarinda City.

One of the flood-prone areas in Samarinda is located along Jl. D.I. Panjaitan. Over time, the frequency, height, and duration of flooding have increased due to rising surface runoff during rainfall. To address these issues and reduce the flooding impacts in the area, the Samarinda City Government, through the Department of Public Works and Spatial Planning (PUPR), is working to enhance the city's drainage system. This involves land acquisition for constructing larger reinforced concrete drainage channels and revitalizing the currently non-functional river channel at the intersection of Jl. D.I. Panjaitan– Jl. P.M. Noor, which serves as the outlet for the drainage system in Jl. D.I. Panjaitan.

The primary objective of the land acquisition policy is to resolve these flooding issues by relocating residents living along the Dead River, thereby mitigating flood risks. However, the policy requires thorough evaluation because essential processes such as preparing the Detailed Engineering Design (DED), determining land value by independent appraisers (KJPP), and completing compensation payments were expected to be finalized before the year-end. As of December 17, these stages remained incomplete, with progress delayed by the Water Resources Network Implementation Division (PJSA) of the PUPR Department in Samarinda (Kaltim.Prokal, 2020).

Given these findings, this research aims to evaluate the land acquisition policy for the revitalization of the Dead River in Samarinda City (Case Study: Jl. D.I. Panjaitan – Jl. P.M. Noor, Temindung Permai Village) and to identify the supporting and inhibiting factors affecting its implementation. The researcher selected this topic because the policy program holds significant potential for addressing flooding issues, especially those caused by settlements along the Dead River.

## METHOD

This study employs a qualitative research approach using descriptive methods. According to Sugiyono (2009), descriptive research is a method used to describe or analyze research results without drawing broader conclusions. The research focuses on evaluating the land acquisition policy by analyzing six key indicators: effectiveness, efficiency, adequacy, equity, responsiveness, and accuracy. Additionally, the study examines the supporting and inhibiting factors influencing the land acquisition policy for the revitalization of the Dead River (Case Study: Jl. D.I. Panjaitan – Jl. P.M. Noor, Temindung Permai Village, Samarinda City).

The research was conducted at the Department of Public Works and Spatial Planning (PUPR), Samarinda City, which serves as the implementing regional apparatus organization for land acquisition in the Dead River area along Jl. D.I. Panjaitan – Jl. P.M. Noor, Temindung Permai Village. The data collected for this research are categorized into two types primary and secondary data. Primary data obtained from key informants, including the Head or Secretary of the Department of Public Works and Spatial Planning in Samarinda City. Additional informants include the Head of the Land Affairs Division, local neighborhood leaders (RT heads), land acquisition staff, and a selection of community members affected by the land acquisition process. Secondary data derived from relevant documents, books, and literature associated with the research topic. This comprehensive methodological approach ensures that the evaluation captures various perspectives related to the land acquisition policy's implementation and outcomes.

## DISCUSSION

### Policy Effectiveness

The implementation of the land acquisition policy for the revitalization of the Dead River in Samarinda City (Case Study: Jl. D.I. Panjaitan – Jl. P.M. Noor, Temindung Permai Village) has been effectively carried out. This effectiveness was achieved through the application of various solutions and alternatives to overcome existing obstacles, ensuring that policy implementation proceeded as planned.

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249

Indexed



One of the factors influencing the effectiveness of this policy is the level of responsiveness of the community, which tended to be passive toward the policy implementation. To anticipate potential disruptions and maintain order during the process, the police and military forces played a role in creating a conducive environment on-site. The presence of security personnel ensured that the policy implementation proceeded smoothly without significant disturbances.

**Picture 1: The Presence of Security Personnel**



## Policy Efficiency

Efficiency is closely related to effectiveness and is generally measured based on monetary costs. The Samarinda City Public Works and Spatial Planning Office successfully implemented this policy within the allocated budget and timeframe. This achievement highlights the importance of collaboration between the office and third-party contractors, which significantly contributed to the efficiency of policy implementation.

According to research findings presented by the Head of the Land Affairs Division of the Samarinda City Public Works and Spatial Planning Office, budget compliance in this case is related to compensation funds for the affected community. A re-verification process and consultations with the Public Appraisal Service Office (KJPP) were conducted to estimate the appropriate compensation costs before submitting the proposal to the Regional Budget Document (DPA).

In cases where there is a budget shortfall, additional funding can still be proposed through a mid-year budget revision. However, the consequence of this adjustment is that affected residents may have to wait slightly longer if their compensation is included in the revised budget. Below is the estimated data that has been assessed by KJPP:

**Picture 2: Dead River I Data by KJPP**

DATA WARGA/MASYARAKAT YANG TINGGAL DI ATAS SUNGAI MATIKELURAHAN TEMENDUNG PERMAI KECAMATAN SUNGAI PINANG									
NO	NAMA	ALAMAT	RT	RUMAH		JENIS SURAT TANAH	SURAT TANAH		KETERANGAN (KELENGKAPAN)
				ADA	TIDAK ADA		NOMOR SURAT TANAH	LUAS (M <sup>2</sup> )	
1	RUSMAN EKA PUTRA (ARSAD)	Jl. PM. Noor	38	ADA		SPPT	590/1385/KASU/2002	120	FC KTP, FC KK
2	MUHAMMAD AYUHAN / TOHA	Jl. PM. Noor	38	ADA		TIDAK ADA			FC KTP, FC KK, FC Surat Pernyataan Jual Beli
3	ASRI / AMANAH	Jl. PM. Noor	38	ADA		TIDAK ADA			FC KTP, FC Surat Pernyataan penguasaan Fisik Bidang Tanah
4	ARBAINAH (AHLI WARIS ALIANSYAH)	Jl. PM. Noor	38	ADA		SPPT	590/1089/X/KSP/2012	108	FC KTP Alm, FC KK, FC Surat Pernyataan Ahli Waris, FC Surat Pernyataan Kuasa Ahli Waris
5	SYAFRUDDIN	Jl. PM. Noor	38	ADA					
6	YENNY RAHMAWATI / BULE SOTO	Jl. PM. Noor	38	ADA		TIDAK ADA		60	FC KTP, FC Surat Pernyataan Penguasaan Fisik Bidang Tanah, FC KK
7	DENNY SYAHRIANATA, SE (AHLI WARIS NUNUNG RUSLAWATI)	Jl. PM. Noor	38	ADA		SPPT	TIDAK BERNOMOR	72	FC KTP, FC Kwitansi Jual beli, Surat Pernyataan kuasa Ahli Waris, FC Akta Kematian, FC KK
8	BAMBANG WAHYONO HADI	Jl. PM. Noor	38	ADA		SPPT	590/671/Y/KSP/2013	70	FC KTP, FC Kwitansi Jual Beli, FC KK
9	NURUL AMALIAH	Jl. PM. Noor	38	ADA		SPPT	590/135/H/KSP/2012	80	FC KTP, FC KK
10	TATI HARTATI	Jl. PM. Noor	38	ADA		SKUMHAT	590/2983/KASU/1999	98	FC KTP, FC KK
11	ASNAN	Jl. PM. Noor	38	ADA					
12	RAMLAH / SUKANDAR	Jl. PM. Noor	38	ADA		TIDAK ADA		104	FC KTP, FC Surat Pernyataan Penguasaan Fisik Bidang Tanah, FC KK
13	SYAMBUL HADI (AHLI WARIS SASTI)	Jl. PM. Noor	38	ADA		SPPT	590/5630/KASU/1995	60/55 & 40/4	FC KTP, FC KK, FC Surat Pernyataan Ahli Waris, FC Surat Pernyataan Kuasa Ahli Waris
14	JULIANSYAH(ASPANUR)	Jl. PM. Noor	38	ADA					FC KTP, FC KK, FC Surat Keterangan Ahli waris
15	SUPARTI / MAMA AGUS	Jl. PM. Noor	38	ADA		SKUMHAT	590/3015/VII/KASU/2008	136	FC KTP, FC KK, FC Surat Keterangan: Jual beli
16	GUSNAWATI (SURYADIE)	Jl. PM. Noor	38	ADA		SPPT	590/212/KASU/2000	83	FC KTP, FC KK
17	PANNY PRATIWI (KUASA THAMRIN)	Jl. PM. Noor	38	ADA		SPPT	590/4696/XI/KASU/2008	87,5	FC KTP, FC Surat kuasa, FC KK
18	MURSID	Jl. PM. Noor	38	ADA		SKUMHAT	590/6361/KASU/1996	389.74	FC KTP, FC PBB,
19	ACHMAD MARCOS ANTONIOS (BASUKI)	Jl. PM. Noor	38	ADA		SKUMHAT	590/136/KASU/1993	189	FC KTP, FC KK, FC Kwitansi Jual Beli

Source: Dinas PUPR Kota Samarinda

### Policy Adequacy

Accuracy assesses the extent to which the level of effectiveness meets community needs and addresses problems. The government, with assistance from the Public Appraisal Service Office (KJPP), estimated compensation based on government standards. This ensures that the compensation provided to affected residents is appropriate and sufficient, having been thoroughly evaluated according to the correct standards. An example of this is the valuation of land acquisition for communities along the riverbanks conducted by KJPP.

**Picture 3: Fair Replacement Value of a Dead River**

No. Bidang	Atas Nama	Lokasi	Dokumen	Uraian	Luas / Jumlah	Nilai Penggantian Wajar		Nilai Penggantian Wajar
						Kerugian Fisik	Kerugian Non Fisik	
1.A	Diahamsyah	Jalan PM. Noor RT.38	SPPT No. 590/1385/KASU/2002	Tanah Bangunan	166,00 m <sup>2</sup> 141,96 m <sup>2</sup>	Rp. 700.800.000 Rp. 66.240.000	Rp. 59.031.200	Rp. 922.071.200
1.B	Diahamsyah	Jalan PM. Noor RT.38		Tanah Bangunan	36,21 m <sup>2</sup>	Rp. 16.890.000	Rp. 5.125.320	Rp. 22.015.320
2.	Muhammad Ayuhan	Jalan PM. Noor Gang Keluarga RT.38	Surat Pernyataan Penguasaan	Tanah Bangunan	76,00 m <sup>2</sup> 53,04 m <sup>2</sup>	Rp. 31.920.000 Rp. 24.750.000	Rp. 5.923.000	Rp. 62.593.000
3.	Amanah	Jalan PM. Noor Gang Keluarga RT.38	Surat Pernyataan Penguasaan	Tanah Bangunan	129,00 m <sup>2</sup> 126,29 m <sup>2</sup>	Rp. 51.600.000 Rp. 54.720.000	Rp. 9.035.850	Rp. 115.355.850
4.	Aliansyah	Jalan PM. Noor Gang Keluarga RT.38	SPPT No. 590/1089/X/KSP/2012	Tanah Bangunan	120,00 m <sup>2</sup> 73,66 m <sup>2</sup>	Rp. 57.600.000 Rp. 34.370.000	Rp. 8.087.760	Rp. 100.057.760
5.	Muhammad Syahrani	Jalan PM. Noor Gang Keluarga RT.38	Surat Pernyataan Penguasaan	Tanah Bangunan	110,00 m <sup>2</sup> 97,79 m <sup>2</sup>	Rp. 53.900.000 Rp. 45.630.000	Rp. 8.587.240	Rp. 108.117.240
6.	Yenny Rahmawati	Jalan PM. Noor Gang Keluarga RT.38	Surat Pernyataan Penguasaan	Tanah Bangunan	56,00 m <sup>2</sup> 50,40 m <sup>2</sup>	Rp. 28.560.000 Rp. 23.520.000	Rp. 5.850.560	Rp. 57.930.560
7.	Denny Syahrinata	Jalan PM. Noor Gang Keluarga RT.38	Surat Pernyataan Penguasaan Bidang Fisik	Tanah Bangunan	84,00 m <sup>2</sup> 64,60 m <sup>2</sup>	Rp. 42.000.000 Rp. 30.140.000	Rp. 6.777.630	Rp. 78.917.630
8.	Bambang Wahyono Hadi	Jalan PM. Noor Gang Keluarga RT.38	SPPT No. 590/671/Y/KSP/2013	Tanah Bangunan	74,00 m <sup>2</sup> 63,07 m <sup>2</sup>	Rp. 37.000.000 Rp. 47.090.000	Rp. 7.567.150	Rp. 91.657.150
9.	Nurul Amaliah	Jalan PM. Noor Gang Keluarga RT.38	SPPT No. 590/195/H/KSP/2012	Tanah Bangunan	66,00 m <sup>2</sup> 51,60 m <sup>2</sup>	Rp. 33.000.000 Rp. 24.250.000	Rp. 5.932.150	Rp. 63.182.150
10.	Tati Hartati	Jalan PM. Noor Gang Keluarga RT.38	Skumhat No. 590/2983/KASU/1999	Tanah Bangunan	87,00 m <sup>2</sup> 82,60 m <sup>2</sup>	Rp. 43.500.000 Rp. 38.540.000	Rp. 7.431.700	Rp. 89.471.700

Source : Dinas PUPR Kota Samarinda

### Policy Equity

Equity focuses on the fair distribution of benefits following the implementation of a policy. In this case, the land acquisition process was conducted fairly and evenly, without discrimination regarding land



size. All residents along the Dead River experienced the policy's impact equally, demonstrating the equitable application of the land acquisition initiative.

The differences in the amount of land acquired between residents had been determined in the planning document, where land acquisition was adjusted based on government needs and the river revitalization project. As a result, the impact varied—some properties were fully affected, requiring complete acquisition, while others were only partially affected.

For those affected, their data was collected for further consideration and adjusted according to government requirements based on the layout and ownership list of buildings along the Dead River banks.

## Policy Responsiveness

Responsiveness refers to how well a policy meets the needs and preferences of specific community groups. Most affected residents responded positively, supporting the policy's objectives. Although there were some non-cooperative responses, the Department of Public Works and Housing successfully addressed these through collaboration with security forces, ensuring the land acquisition process proceeded as planned.

Convincing and educating the community about the Dead River revitalization policy was not an easy task, as it involved their homes and even their birthplace, which had been their environment for a long time. Additionally, some residents depended on the area for their livelihoods, such as trading. Therefore, efforts were made to educate and mediate with affected residents in a familial manner, both individually and through comprehensive socialization. Most of these efforts had a positive impact, helping to minimize obstacles in policy implementation. However, cooperation and collaboration with security forces remained necessary to ensure the smooth execution of this policy.

## Policy Accuracy

The accuracy indicator focuses on achieving the intended goals rather than the methods used. Research findings indicate that the policy has been appropriately implemented, as evidenced by the clearance of residential areas along the Dead River. This achievement confirms that the implementation has accurately aligned with the original policy objectives.

Various efforts undertaken by the Dinas PUPR Samarinda City in implementing the Dead River revitalization policy have been successfully carried out and appropriately aligned with its objectives, even though the land acquisition process was conducted gradually. This step-by-step approach ensured that each section of the Dead River area could be cleared of settlements along its banks. As a result, the policy's purpose has been accurately achieved.

## Supporting Factors

One of the primary supporting factors is the community's awareness of the importance of river revitalization. When the community understands the benefits of river revitalization, they are more likely to support the land acquisition policy and actively participate in its implementation.

Additionally, strong support from the local government serves as a major supporting factor. The government's commitment to the river revitalization project, coupled with the provision of sufficient resources, ensures a smoother policy implementation process. Government backing not only facilitates the allocation of necessary funding and manpower but also fosters greater public trust and cooperation, thereby accelerating the progress of the revitalization efforts.



## Inhibiting Factors

The implementation of the land acquisition policy for the revitalization of the Dead River (Case Study: Jl. D.I. Panjaitan - Jl. P.M. Noor, Temindung Permai Village, Samarinda City) faces several inhibiting factors:

- **Complex Land Acquisition Process:** The land acquisition process can be highly complex and challenging. Issues such as fragmented land ownership, discrepancies in land value assessments, and negotiations with multiple landowners can impede the progress of policy implementation. These complications require careful management and strategic solutions to avoid significant delays.
- **Resource Limitations:** Resource constraints, including limited budgets, insufficient personnel, and inadequate infrastructure, have a direct impact on the effectiveness of policy execution. A lack of adequate funding and skilled labor slows down the revitalization process, making it difficult to achieve project milestones within the expected timeline.
- **Conflicts of Interest:** Land acquisition policies may give rise to conflicts of interest among landowners, developers, and local communities. In certain cases, opportunistic individuals exploit these conflicts to provoke community dissent and profit from the situation. Such disputes complicate the land acquisition process, causing substantial delays and hindering the overall progress of the river revitalization project.

## KESIMPULAN

Based on the evaluation of the land acquisition policy for the revitalization of the Dead River in Samarinda City (Case Study: Jl. D.I. Panjaitan - Jl. P.M. Noor, Temindung Permai Village), it is concluded that all evaluation indicators have been implemented successfully. The indicators, which include policy effectiveness, efficiency, adequacy, equity, responsiveness, and accuracy, showed no significant issues or obstacles during implementation.

The successful execution of the policy was largely due to effective collaboration among stakeholders, including the government, landowners, developers, and local communities. However, challenges such as resource limitations, including budget constraints, insufficient personnel, and inadequate infrastructure, influenced the overall progress of the project. In some instances, conflicts of interest among stakeholders, exacerbated by opportunistic individuals, delayed the land acquisition process and the subsequent river

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revitalization efforts.

Recommendations to enhance the effectiveness of future projects, the following recommendations are proposed:

1. Thorough Project Planning: The Samarinda City Government must conduct comprehensive planning for project activities and land acquisition processes, ensuring accurate and precise budgeting to meet development requirements.
2. Community Outreach and Socialization: A deeper and more extensive socialization program should be conducted to educate and engage affected communities, fostering better understanding and support for land acquisition initiatives.
3. Verification Process: An additional verification stage should be included to prevent cases where residents who previously received compensation attempt to claim benefits again during future land acquisitions.
4. Increased Personnel Allocation: The number of personnel involved in the project should be increased, and government-prepared personnel should be assigned to assist affected residents in vacating and relocating their belongings from houses scheduled for demolition.

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