

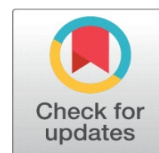
# IMPLEMENTATION OF THE POLICY ON THE TRANSFER OF AGRICULTURAL LAND FUNCTIONS TO RESIDENTIAL AREA IN WEST LOMBOK REGENCY



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## ABSTRACT

In certain cases, the conversion of paddy fields is unavoidable. Nevertheless, the change in land use must consider various aspects of the feasibility of development, both legal aspects, physical aspects of the area, the environment and others. The objectives are to, analyze the implementation of the policy on the transfer of agricultural land into residential areas, and analyze the factors that support and hinder the implementation of the policy. The type of research used is descriptive qualitative, using primary and secondary data. Data collection methods are interviews, in-depth (Indep interview) and direct discussion or Focus Group Discussion (FGD), observation and literature review. The results of the study indicate that the activity of land conversion into a residential area in West Lombok Regency has been guided by the Regional Regulation and Regional Spatial Planning (RSP) No. 11 / 2011. The use of agricultural land for residential areas has been regulated in the determination of the spatial pattern of residential areas in urban areas. and rural areas, the inhibiting factor in implementing the land use change policy is the absence of a detailed regional spatial planning plan and the limited number of field officers. The supporting factors are the Regional Spatial Planning Coordination Team, which is coordinated by the Regional Secretary. The recommendation given is to immediately issue a Detailed Spatial Plan so that there is an even distribution of housing areas. It is necessary to make a regional regulation that specifically examines and regulates the conversion of land functions.

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**Keywords:** Policy Implementation, Land Conversion, Residential Area

## 1. INTRODUCTION

### 1.1. BACKGROUND

Agricultural land conversion is a crucial problem in Indonesia. The phenomenon of shifting the function of agricultural land to non-agriculture is a threat in many ways. Agricultural land conversion continues to an alarming and disturbing level. In general, external and internal factors encourage the conversion of agricultural land. If the conversion continues unchecked, it will not only cause socio-economic problems, but also the environment and Spatial Planning of an area. [Yunastiti et al. \(2018\)](#)"

Our country is a developing country which is currently actively undertaking development in all respects to meet the basic needs of society, one of which is the need for a place to live or a house. The number of residents from year to year continues to grow, of course demanding the availability of more and more decent housing, especially in cities, on the other hand the amount of land in cities is getting narrower which causes land prices to continue



to increase [Yunastiti et al. \(2018\)](#)".

The consequence of this situation is that districts or areas close to the city will be the choice for housing provision, because land prices are still cheap / low and there is still a lot of available land. This situation has become the target of the developers (Developers) as a location for making housing to increase the housing area, thus giving rise to the phenomenon of land conversion. This situation creates new problems, because it shifts the function of productive agricultural land to non-agriculture, as a result the average land ownership of farmers shrinks [Linda Cristi Corolina \(2014\)](#)".

West Lombok Regency is one of 10 regencies/cities in West Nusa Tenggara (NTB) Province. Administratively, West Lombok Regency is divided into 10 Districts with an area of 1,053.92 Km<sup>2</sup> and a population in 2019 of 680,151 people with a density of 645 people/Km<sup>2</sup>. (West Lombok in Figures, 2020). One of the reasons for the increase in population is urbanization which affects the number of housing/settlements. Most of the West Lombok Regency area is used as a housing development location, this is because there are still many productive lands that have changed functions and are also located close to the city. The development of Mataram City has resulted in productive land in several sub-districts of West Lombok Regency changing functions for various needs. [Emi et al. \(2018\)](#)

The West Lombok Regency Government in its Regional Regulation No. 11 of 2011 regulates and anticipates the erosion of agricultural areas. With this regulation, it is hoped that the bearer will be able to pay attention to the reference to the Spatial and Regional Planning in choosing a location for housing development.

The negative impact of the conversion of paddy fields not only has an impact on decreasing agricultural production, it can also cause environmental damage, as well as irregular spatial planning. Research on the implementation of the policy on land conversion is urgent, given the shrinking amount of productive land in national food availability, but is faced with increasing the conversion of productive land.

## **1.2. FORMULATION OF THE PROBLEM**

The problems are as follows: How is the implementation of the policy of transferring the function of agricultural land into a housing area in West Lombok Regency and what are the supporting and hindering factors in the implementation of the policy.

## **1.3. RESEARCH PURPOSES**

This study aims to: Assess how the implementation of the policy of transferring the function of agricultural land into a housing area in West Lombok Regency. And analyze the factors that support and inhibit the policy

## **2. LITERATURE REVIEW**

### **2.2. POLICY IMPLEMENTATION**

Implementation is in principle a stage in realizing the objectives of a policy. In a broad sense Solichin,2012 [Linda Cristi Corolina \(2014\)](#) defines policy implementation as "a form of operationalizing or carrying out activities that have been determined by law and become a mutual agreement among various stakeholders (stakeholders), actors, organizations (public or private), procedures, techniques that are synergistically driven to work together to implement certain desired directions.

Van Meter and Van Horn's policy implementation model in [Linda Cristi Corolina \(2014\)](#)” presupposes that the implementation process runs linearly from public policy to implementor and public policy performance. In this model, the policy implementation process is influenced by the following variables: i) implementation activities and inter-organizational communication, ii) characteristics of implementing agents/implementors, iii) socio-economic and political conditions, and iv) tendencies of implementers.

In accordance with these variables, the factors that can influence the implementation of the Van Meter and Van Horn models in [Linda Cristi Corolina \(2014\)](#) are:”

- 1) Policy standards and objectives.
- 2) Resource.
- 3) Relationships between organizations
- 4) Characteristics of implementing agents.
- 5) Social, political and economic conditions.
- 6) Disposition of the implementor.

In the study of policy implementation, there are two (2) perspectives, which are based on the statement of the difference with policy formulation, namely, top-down, a policy made by the center and implemented by the region concerned. And if it involves the aspirations of the people from below, including those who will be the implementers, it is called bottom-up. Implementation of the policy on the transfer of agricultural land functions in Batu City as an Agropolitan area.

### **2.3. SPATIAL PLANNING AND TERRITORY**

The Regional Spatial Plan is a planning draft that becomes a benchmark in utilizing space and territory. Meanwhile, the purpose of the Regional Spatial Plan in Law No. 26 of 2007 is to ensure that the use of space is safe, comfortable, productive and sustainable based on the insight of the archipelago.

Regency Spatial Planning, contains objectives, policies and strategies for Regency spatial planning (regency planning), Regency area structure plans, Regency spatial pattern plans, determination of Regency strategic areas, directions for use of Regency Territory Space and control of Regency's spatial utilization.

Functions of Regency/City Spatial Planning:

- 1) Reference in the preparation of Regional Long-Term Development Plans
- 2) Reference in spatial utilization/regional/district development.
- 3) A reference for realizing a balanced development within the district/city area
- 4) Reference location Investment in the district / city conducted by the government, the public and the private sector.
- 5) Guidelines for the preparation of detailed/detailed spatial plans in the district/city area
- 6) The basis for controlling the use of space in structuring/developing a district/city area which includes stipulation of zoning regulations, permits, provision of incentives and disincentives, and imposition of sanctions
- 7) Reference in Land regulations.

Benefits of Regency / City Spatial Planning

- 1) Realizing integrated development within the district / city

- 2) Realizing the harmony of the development of the regency/city area with other surrounding areas
- 3) Ensure the realization of quality district / city spatial planning. (Source .....

Thus, the Regional Spatial Plan is a direction in realizing the vision and mission of development in the scope of the spatial aspect. [Malville \(2000\)](#).

## 2.4. DEFINITION OF LAND USE CHANGE 9LAND CONVERSION

Changes in land use are land that has undergone a change in function, both from agriculture to non-agriculture. In general, land problems in Indonesia, namely:

- 1) There is a decline in productivity that is not accompanied by land conversion efforts.
- 2) There is a decline in land productivity as a result of use that is not in accordance with capabilities.
- 3) The urgency of relatively fertile agricultural land by non-agricultural land use types in urban areas.

Rapid land use change is a reality in many places in Indonesia. As a change in optimum land use which is expected because it leads to sustainable and environmentally friendly land use. Others are changes or land degradation that are not controlled and lead to land damage. [Yunastiti et al. \(2018\)](#) “

## 2.5. FACTORS AFFECTING LAND CONVERSION

The factors that have the most influence on land use can be institutional/legal factors, physical factors, economic factors and population factors.

Socio-economic factors will become more important when determining the optimum land use. These socio-economic factors include the location of the land in relation to the location of markets, transportation, settlements and other human activities. In addition, government policy is also one of the important factors that need to be considered in determining land use.

Land use can be measured using 3 criteria, namely: 1. Land function criteria, 2. Land use intensity criteria, 3. Building technical criteria. [Yunastiti et al. \(2018\)](#)”

Regional development is influenced and determined by economic, social and land factors, namely:

- social factors

Two main social factors that can determine regional development in general are: 1) population factors, b) quality of community life

- Economic factors

Economic factors that influence and determine the development and development of the region which includes two main things, namely: 1). Business activities, 2) Political economy

- Land factor

Two factors influence land in determining regional planning and development, these factors are: 1) Land use patterns, 2) Land prices.

## 2.6. HOUSING AREA

In Law No.1 of 2011 concerning Housing and Settlement Areas, housing includes houses, along with public facilities, infrastructure and utilities. The purpose of housing development according to Muchin 2013, [Linda Cristi Carolina \(2014\)](#) is so that everyone can occupy healthy housing to support their survival and social welfare. Therefore, Budiarjo, 2013 in [Emi et al. \(2018\)](#)” revealed the main things that need to be considered in housing development and put forward the Habitat Bill of Rights or Settlement Rights.

The General Policy for housing development is directed at:

- 1) Fulfill the need for decent and affordable housing in a healthy and safe environment that is supported by facilities and infrastructure and public utilities in a sustainable manner and which is able to reflect the lives of people with Indonesian personalities
- 2) Availability of long-term sustainable low-cost funds to meet the needs of houses, housing, settlements, as well as urban and rural residential environments.
- 3) Realizing harmonious and balanced housing in accordance with spatial planning and land use that is efficient and effective.
- 4) Granting usufructuary rights without compromising the sovereignty of the state
- 5) Encourage foreign investment.

## 3. RESEARCH METHODOLOGY

### 3.2. RESEARCH SITES

The research was conducted in West Lombok Regency. The reason is because in West Lombok Regency, there have been many changes in the transfer of land functions which have caused a decrease in agricultural yields and environmental arrangements that do not pay attention to sustainable development. so that this research is needed to find out whether the transfer of land is in accordance with what is stipulated in the West Lombok Regency Spatial Plan.

#### **Types and Sources of Research Data**

This type of research is descriptive qualitative, using primary data and secondary data:

- 1) Primary data, obtained through in-depth interviews / Independent interviews and conducting Focus Group Discussions (FGD) with the community (public and private) and policy makers (Stakeholders) to explore problems related to the research objectives
- 2) Secondary data was obtained through agencies related to this research, both in tabulation and descriptive. Includes data: Total population, supporting facilities and infrastructure and use of land / land for housing.

#### **Informants and Researcher Attendance**

In qualitative research, it does not use the term population, but by Spradley it is called a "social situation" or a social situation consisting of three elements, namely: place, actors, and activities that interact synergistically. The informants in question are: a). Communities who carry out land conversion, b). Actors implementing policies include: Bappeda, Land and Agrarian Agency, Department of Agriculture and Plantations, Department of Public Works and Spatial Planning, Licensing Office of West Lombok Regency. c). Developer / Developer

### **Method of collecting data**

Data collection methods used in this study are:

- 1) Interview method, conducted by in-depth interview (Indep interview) and direct discussion or Focus Group Discussion (FGD) with local government, community and related institutions. The government, in this case, is Bappeda, the Land and Agrarian Agency, the Agriculture and Plantation Service, the Public Works and Public Housing Service, and the West Lombok Regency Licensing Service and other related parties such as the community, the bearer/developer, the Land Certificate Maker Official (PPAT). Each element will be invited by 3 people in FGD activities. A total of 18 people participated in the FGD activities.

- 2) Observation Method

It is a direct survey to the field through observation, research, and collecting data or information on aspects that are directly or indirectly related.

- 3) Library Review

In literature review, researchers study data, both quantitative and qualitative, through documentary sources (reports, regional monographs, scientific books, etc.)

### **Data Analysis Method**

The analytical technique used in this study is a qualitative technique, where the researcher uses descriptive words to explain the facts obtained. Alwasilah [Linda Cristi Corolina \(2014\)](#) explained that the data validity test was carried out in order to obtain the truth and honesty of a description, conclusion, explanation, interpretation and all types of reports. In this study, the validity test includes:

- 1) Description Validation, namely the data collected must be described correctly and honestly. In this study, to obtain the validity of the description, the researchers conducted interviews while recording them and then transcribing them.
- 2) Interpretation Validation, ie the data is interpreted as it is. To obtain the validity of the interpretation, the research subjects were taken according to the research criteria using a questionnaire
- 3) Validation of theory by being open to all kinds of data examines everything that is outside, makes contradictions or compares.

The data analysis technique is carried out in three ways, the flow of activities that occur simultaneously, namely data reduction, data presentation and conclusion drawing or verification (Miles 1992, in [Yunastiti et al. \(2018\)](#))”

## **4. RESULTS AND DISCUSSION**

### **4.2. OVERVIEW OF WEST LOMBOK REGENCY**

West Nusa Tenggara Province consists of 10 regencies/cities, one of which is West Lombok Regency.

West Lombok Regency has a relatively large population spread over 10 sub-districts and is increasing every year, the development of the population in West Lombok Regency over a period of five years has increased where in 2009 the population of West Lombok Regency was 611,704 people in 2010 amounted to 599,986 people. In 2011 there were 606,044 people, in 2012 there were 613,161 people and in 2013 it increased to 620,412 people, in 2016 the population increased to 665,132 people and in 2019 the population was 685,161 people, the sex ratio was 95.73, this means from 100 people There are 95 male residents, indicating that the

female population is more than the male population. The population density of Lombok Regency is 650 people / Km<sup>2</sup>, which means there are 650 people who inhabit an area of 1 Km<sup>2</sup>. (West Lombok in Figures 2019).

### Physical Condition of Land Use Area

- **Altitude Above Sea Level**

West Lombok Regency has an average area above sea level between 1 - 155 above sea level. The lowest Batulayar District is 1 (one) meter above sea level and the highest is Narmada District with 156 meters above sea level.

- **Land Use**

The increase in various human activities resulted in the use of land in cities and villages will continue to change along with the development and progress of the times. This also happened in West Lombok Regency which experienced changes in land use from 2014 - 2017 due to the development process. This can be seen in [Table 1](#)

From the table, it can be seen that Sekotong District has the largest area of rice fields, namely 3,040,2 Ha, non-paddy fields covering 15,284.0 Ha and non-agricultural land area of 14,720.8 Ha, because Sekotong is the largest subdistrict, namely 50.23 percent of the total area. West Lombok Regency. Kuripan District is the smallest in area, which is 2,156.0 Ha or 2.05 percent of the area of West Lombok Regency.

**Table 1 Land Area in West Lombok Regency Breakdown by Use and District in 2019 (ha)**

NO	District	Land Use (Ha)			Total
		Ricefield	Not a Field	Non-Agricultural land	
1	2	3	4	5	6
1	Sekotong	3.040,2	15.284,0	14.720,8	33,045,0
2	Lembar	2.574,0	3.557,0	898,0	7.029,0
3	Gerung	3.033,2	415,9	2.780,9	6.230,0
4	Labuapi	1.475,7	398,3	879,0	2.753,0
5	Kediri	1.392,0	270,0	502,0	2.164,0
6	Kuripan	1.252,0	662,8	241,2	2.156,0
7	Narmada	2.030,4	6.657,3	2.074,3	10.762,0
8	Lingsar	1.459,9	7.325,4	872,0	9.658,0
9	Gunung Sari	720,3	4.166,0	4.087,0	8.974,0
10	Batu Layar	211,0	2.561,0	639,0	3.411,0
	Total	17.188,7	41.298,5	27.695	86.182,0

Source: West Lombok in Figures, 2019

If we look at the area of rice fields, Gerung District is the widest, which is 3,033.2 Ha and the narrowest is Batulayar District, covering an area of 211.0 Ha. The widest non-rice field land in Sekotong District is 15.284.0 Ha and the narrowest in Kediri District is only 270.0 Ha. The widest use of non-agricultural land is in the Sekotong sub-district and the narrowest in the Kuripan sub-district. Due to development developments in West Lombok Regency, land use is increasing from year to year, or productive land is decreasing. For details, the transfer of land from year to year is presented in [Table 2](#) below:

Switch Type	2012	2017	2018
<b>Buy and sell</b>	12.679,741	3.277,749	2.449,809
<b>Grand</b>	94,781	253,100	33,118
<b>Exchange</b>	3,788	3,542	7,318
<b>Legacy</b>	92,704	-	824,224
<b>APHT</b>	2.291,899	-	-
<b>Auction</b>	15.162,667	-	-
<b>Court Ruling</b>	-	-	-
<b>Total</b>	126.721,088	3.534,391	3.314,469

Source: West Lombok News 2019

Table 2 shows the development of land transfer in West Lombok Regency based on the type of transition. Buying and selling land is a type of transition that is widely and widely carried out by the community. In 2012 the area was 12,679,741 ha, continuing to decline from year to year, so that in 2018 it became 2,449,809 ha. Lots of land transfers in 2012 because at that time, Lombok International Airport (BIL) had started operating and the community was aware of the plan to open a new road / Bay Pass Lombok International Airport (LIA), so they bought land in large quantities. Most of the buying and selling is done between the community and the developer/carrier for housing, the community and the government for offices and other public facilities, as well as between the community and the world for industry, warehouses or shop houses.

The lowest type of land transfer is for exchange (Ruslag / exchange bolster). For five years there have been fluctuations, in 2012 land transfers were exchanged for an area of 3,788 hectares while in 2017 exchange activities covered an area of 3,542 hectares and in 2018 an area of 7,318 hectares. From the data we can see that the transfer of land for buying and selling activities every year is more than the transfer for other activities.

#### West Lombok Regency Spatial Plan.

1) In accordance with the contents of Article 19 of the Spatial plans, that the area designated for settlement is developed in flat to bumpy areas with a land slope of 0% - 25%, not technical irrigation land, not protected areas, not disaster-prone areas, good accessibility, clean water is available adequate, good to moderate drainage, and not located in the border area of rivers/beaches/springs/irrigation canals/aeronautical safe areas; and is not located in an agricultural cultivation area.

2) The residential areas that are spread throughout the sub-districts as referred to in paragraph (1) consist of:

- Urban settlements with medium to high density which are equipped with mass transportation systems are directed at the urban districts of Gerung, Kuripan, Kediri, Batulayar, Gunung Sari, Labuapi; and
- Rural settlements with low to medium density which are equipped with production and processing facilities and infrastructure are directed at the area around the environmental service center (PPL) including Kedaro, West Sekotong, Batu Putih, Buwun Mas, East Sekotong, Mareje, Kebon Ayu, Tempos, Banyumulek, Karangbongkot, Workshop, Dasan Tereng, Keru, Sempage Bees, Batukumbang, Sigerongan, Duman, Penimbung, and Mambalan.



The contents of article 27 above show that the residential areas in West Lombok Regency, there are urban settlements and rural areas. The urban area is directed at the Districts of Gerung, Kuripan, Kediri, Batulayar, Gunung Sari, Labuapi, because the area / sub-district of this sub-district is directly adjacent to the City of Mataram, so that it becomes a buffer area for the development of the City of Mataram. Many areas in the sub-district are used as residential areas, most of whose owners are residents of Mataram City.

#### **4.3. ANALYSIS OF CITY DEVELOPMENT BASED ON THE REGIONAL SPATIAL PLAN**

West Lombok Regency each year experiences a fairly rapid development, this can be seen from the increase in trade areas, settlements, offices and other public facilities for the community.

The development of the West Lombok Regency Spatial Plan is more directed towards the southern region, especially towards the Labuapi, Kediri and Gerung sub-districts, because the available land is still a lot, while towards the north it is not possible, because the land is no longer available.

To be able to control changes in land use, it is necessary to have a land use pattern that is expected to be a guide to land use, namely the Regional Spatial Plan. So that later there will be no city chaos in the sense that the guidelines contain rules made by the local government which are then agreed upon by the community, so that if the changes that occur are not in accordance with the guidelines of the plans that have been made, sanctions can be applied to those who violate them. Regulations are made with the intention of the public knowing that changes that are not according to plan can result in various kinds of new problems such as traffic jams and floods.

##### **Factors Causing Conversion of Agricultural Land into Built-up Areas.**

For the formulation of the first problem, namely the factors causing the conversion of agricultural land into built-up areas in West Lombok Regency, namely:

##### **Legal factor**

West Lombok Regency with an area of 6,130 ha, with a residential area of 15.42 ha in 2012 is one of the local government revenue or assets), which means that land and buildings in West Lombok Regency are mainly settlements, in terms of initial construction is subject to a Building Permit and subsequently as a source of land and building tax.

West Lombok Regency, with the shift in land use change, cannot be separated from the presence of related parties, who are involved in the change in function that gives permission to carry out development as well as from the awareness of the community itself. Especially in terms of development that is not in accordance with the function and status of the area, supported by high-income communities, carrying out the construction of shopping facilities which is one of the demands of the needs of the people who live around residential areas. This is because access to shopping centers is further than shops in residential areas.

The implication of the lack of supporting facilities as listed above and the existence of related parties involved in changes in land use in relation to the function of the area, then naturally also stalls, shops that were previously only temporary, gradually the changes become permanent, so that some people with middle and upper economic income take advantage of this opportunity to become their main livelihood.

Government policies in terms of land determination greatly affect changes in land use. Based on the results of analysis and field surveys, it is known that there has been a change in land use, the changes that occur are running according to their designation. However, currently the land for settlements is increasing and accompanied by the construction of supporting facilities for these settlements which are large enough to change the rice fields into housing with the consideration that rice fields in West Lombok Regency are still extensive, even though the rice fields are rice fields with a technical irrigation system.

#### **4.4. POLICY IMPLICATIONS OF THE TRANSFER OF AGRICULTURAL LAND FUNCTIONS TO HOUSING AREAS**

According to [Ashari \(2013\)](#)”, the land conversion policy is expected to be able to accommodate development activities and locations according to their designation by minimizing conflicts of interest. According to [Afandi \(2011\)](#)”. that land use for development may be carried out in a location determined by the Regional Government. According to the Regional Regulation on Regional Spatial Planning No. 11 of 2011, the use of agricultural land to be converted into residential areas has been planned and regulated through the determination of housing areas. Through this stipulation, the activity of changing the function of agricultural land may be carried out as long as it does not violate the regulations and if the location is in accordance with the Regional Regulation of the West Lombok Regency Spatial Plan.

One of the components in implementing policies according to Solichin's opinion in [Linda Cristi Carolina \(2014\)](#) is the involvement of stakeholders, actors and organizations (public and private). Implementation

activities and inter-organizational communication become variables that influence the implementation.

In West Lombok Regency, a Regional Spatial Planning Coordination Team was formed, chaired by the Regional Secretary and assisted by the ranks of 12 relevant Regional Apparatus Work Units, including the Regional Planning and Development Agency, the Integrated Licensing Service Agency, the National Land Agency, the Environment Agency, the Public Works and Public Works Agency. Spatial Planning, Department of Agriculture and others. In addition, it also involves developers and the community. Each of the parties involved has their own role in the transfer of function licensing procedure which is then communicated together between the actors in a joint meeting to determine the feasibility of a transfer of function permit application submitted by the developer.

The licensing process is one of the controlling instruments used by local governments to control the transfer of functions. In West Lombok Regency, the use of agricultural land for the construction of housing areas is required to comply with the licensing process and technical considerations provided by the relevant agencies. The licensing products include: Advice plans from the Regional Development Planning Agency, Location Permits and building permits from the Integrated Licensing Service Agency, Site Plans (Tread Permits) from the Public Works and Spatial Planning Office, Environmental Management Efforts - Environmental Monitoring Efforts from the Department of Public Works and Spatial Planning. Environment Agency and several other technical considerations that are requirements

#### **4.5. RESULTS OF THE POLICY ON THE TRANSFER OF AGRICULTURAL LAND FUNCTIONS INTO RESIDENTIAL AREAS**

##### 1) Use of agricultural land into residential areas

The process of transfer of function does not occur evenly, from 10 sub-districts only 6 sub-districts have a large portion of land use for residential area development, including Labuapi, Kediri, Gerung, Gunungsari, Batu Layar and Kuripan sub-districts.

From the results of research that has been carried out, it is known that the conversion of agricultural land, both in the Regional Spatial Plan and in practice, the largest portion is used for the development of residential areas.

##### 2) Controlling the conversion of agricultural land into residential areas

[Linda Cristi Corolina \(2014\)](#) suggests that the spatial plan is a controlling instrument for the use of existing space in an area. control over the function of agricultural land is regulated through: i) zoning; ii) licensing; iii) intensive and disincentive administration; and vi). imposition of sanctions.

Location determination is achieved through the determination of agricultural and housing areas. As much as 29% of the total area of West Lombok Regency is conserved as agricultural land, while the determination of housing areas includes urban settlements and rural settlements where for housing development is to utilize urban settlement land.

There is no special control measure to control the transfer of functions from local governments, either in the form of programs or special policies from the government. Control is still guided by the Spatial Plans Regional Regulation and the licensing mechanism.

##### 3) Residential Area Arrangement

The arrangement of housing areas is to create a decent residential environment for the community which is equipped with the necessary facilities and infrastructure. In West Lombok Regency, this arrangement has been regulated in the Spatial Plans Regional Regulation which includes the proportion of built area: green area, which is 60: 40, then in more detail it is regulated in the Regent's Regulation on Procedures for Issuing Site Plan Approval.

From the results of the study, it is known that the majority of housing developments in West Lombok Regency have met the rules of structuring residential areas.

#### **4.6. INHIBITING AND SUPPORTING FACTORS IN THE IMPLEMENTATION OF THE POLICY ON THE TRANSFER OF AGRICULTURAL LAND FUNCTIONS TO HOUSING AREAS IN WEST LOMBOK REGENCY.**

In the process of implementing a policy, of course, there will be several factors that become obstacles. The inhibiting factor found during the research process is that local governments can control and arrange land through the licensing process. On the other hand, in the context of supervision in the field, the government is constrained by the limited number of personnel so that the performance of supervision becomes less than optimal. If these two factors are related to the policy implementation model according to Van Horn and Van Meter [Linda Cristi Corolina](#)

(2014), the inhibiting factor is in the disposition of the implementer which tends to be based on the licensing process and human resource constraints.

In addition to inhibiting factors, supporting factors are also found in this study. The supporters include: 1). there is a Coordination Meeting between Policy Implementing Actors, in the Van Horn and Van Meter policy model this point is included in the relationship between organizations that is going well in determining the feasibility of converting agricultural land into residential areas. 2). It is the increase in population and the ease of accessibility of West Lombok Regency, so that it becomes an attraction for developing housing areas, this point is included in the non-human resource factor, namely that the physical and social environment has advantages for the development of housing areas. If this point is associated with 6 sub-districts that experienced a large enough transfer of function, then an interrelated relationship will be obtained, namely that the location of the sub-district is a strategic location with sufficient access in terms of transportation, trade, services and industry.

## **5. CONCLUSIONS AND SUGGESTIONS**

### **5.1. CONCLUSION**

- 1) The activity of changing the function of agricultural land into a residential area in West Lombok Regency is guided by Regional Regulation No. 11 of 2011 concerning Spatial Planning of West Lombok Regency 20011-2030.
- 2) Utilization of agricultural land for residential areas in West Lombok Regency has been regulated in the determination of spatial patterns covering rural and urban housing areas.
- 3) The Regional Spatial Planning Coordination Team is the policy implementer who coordinates the activities of the conversion of agricultural land into residential areas consisting of the government.
- 4) The inhibiting factor in the implementation of the policy on the conversion of agricultural land into residential areas is the government's limitation on land that has gone through the licensing process and the limitations of supervisory officers in the field.

Another inhibiting factor is the absence of a Detailed Regional Spatial Plan, as a guide in determining housing areas, so that there is no uneven distribution of development.

- 5) The supporting factor in the implementation of the policy on the conversion of agricultural land into residential areas is that each actor implementing the policy determines the feasibility of the transfer of functions through a joint meeting, which is held once a month (normal conditions) and can be 2 or 3 times a month (if possible)

Another factor that is also a support is the non-human resources owned by West Lombok Regency, which are related to the number of residents and the level of ease of accessibility to the surrounding area,

especially Mataram City, as the capital city of West Nusa Tenggara Province.

### **5.2. SUGGESTIONS**

- 1) Immediately issue a Detailed Regional Spatial Plan in order to realize even distribution in the distribution of housing areas, so that they do not accumulate in certain areas.

- 2) It is necessary to make regional regulations that specifically examine and regulate the conversion of agricultural land functions, which can protect the sustainability and sustainability of agricultural land, especially to protect productive agricultural land designated as food agricultural land.
- 3) Community participation can be involved in controlling the conversion of agricultural land as regulated in the Regional Spatial Plan that the community can submit complaints to the government regarding land use that is not in accordance with the Regional Spatial Plan. Socialization about this role is deemed necessary considering that the community's participation in the conversion of agricultural land is still limited to being a land seller and a role in giving approval.

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