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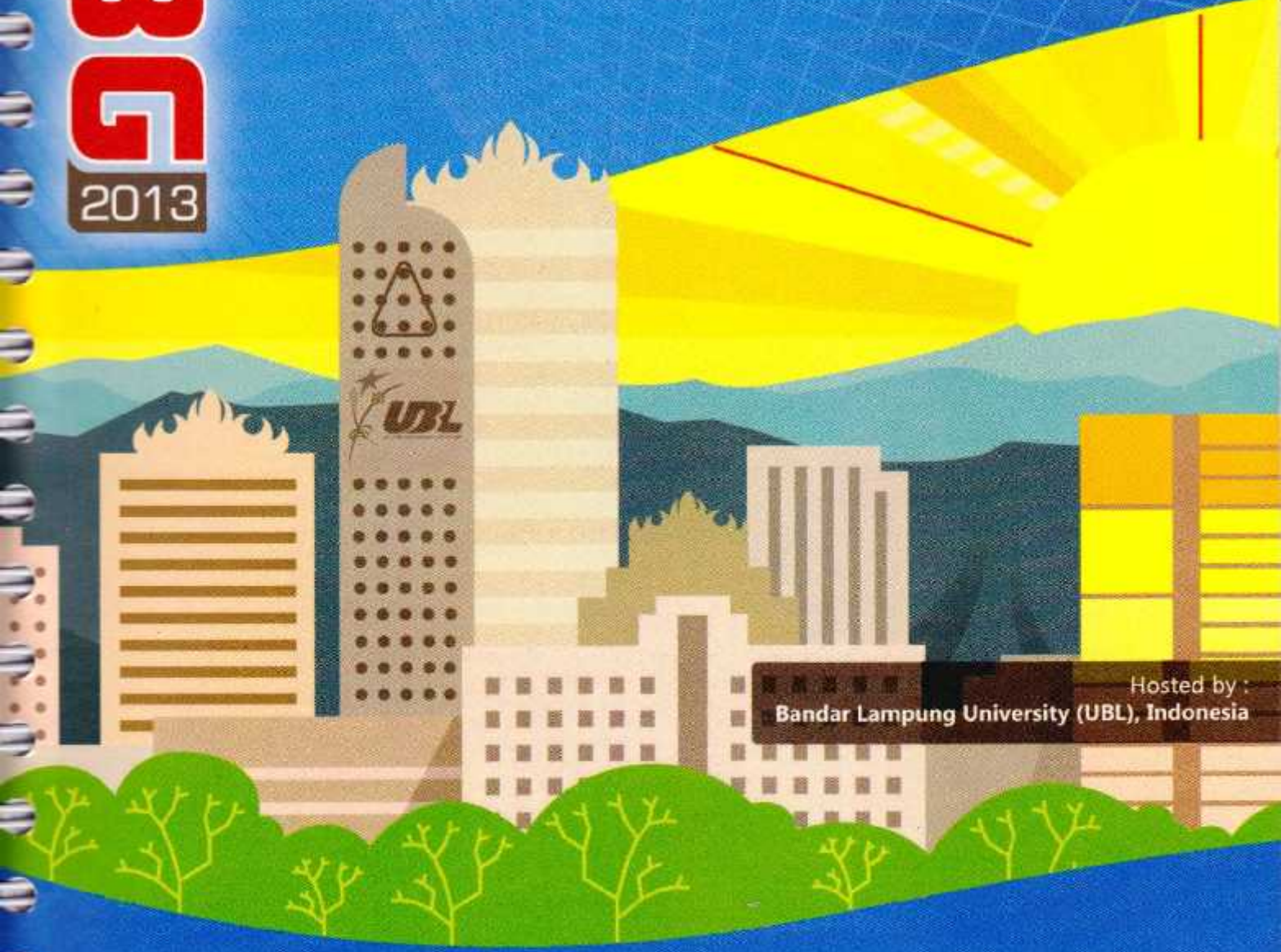


**universitas  
bandar lampung**

THE FIRST  
INTERNATIONAL CONFERENCE ON  
**LAW, BUSINESS  
& GOVERNANCE**

**23-24**  
OCTOBER 2013  
BANDAR LAMPUNG  
UNIVERSITY (UBL),  
INDONESIA

**ICON-UBG**  
2013



Hosted by :  
Bandar Lampung University (UBL), Indonesia



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**PROCEEDINGS**

# Icon-LBG 2013

THE FIRST INTERNATIONAL CONFERENCE  
ON LAW, BUSINESS AND GOVERNANCE 2013

22, 23, 24 October 2013  
Bandar Lampung University (UBL)  
Lampung, Indonesia

## PROCEEDINGS

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Faculty of Law, Faculty of Economics and Faculty of Social Science  
Bandar Lampung University (UBL)  
Jl. Zainal Abidin Pagar Alam No.89 Labuhan Ratu, Bandar Lampung, Indonesia  
Phone: +62 721 36 666 25, Fax: +62 721 701 467  
website :[www.ubl.ac.id](http://www.ubl.ac.id)

## **PREFACE**

The Activities of the International Conference are in line and very appropriate with the vision and mission of Bandar Lampung University (UBL) to promote training and education as well as research in these areas.

On behalf of the First International Conference on Law, Business and Governance (Icon-LBG 2013) organizing committee, we are very pleased with the very good response especially from the keynote speaker and from the participants. It is noteworthy to point out that about 67 technical papers were received for this conference.

The participants of the conference come from many well known universities, among others : International Islamic University Malaysia, Utrech University, Maastricht University, Unika ATMA JAYA, Universitas Sebelas Maret, Universitas Negeri Surabaya, Universitas Jambi (UNJA), Diponegoro University, Semarang, Universitas 17 Agustus 1945 Jakarta, Universitas Bandar Lampung, Universitas Andalas Padang, University of Dian Nuswantoro, Semarang, Universitas Terbuka, Universitas Airlangga, Bangka Belitung University, President University, Tujuh Belas Agustus University Jakarta, International Business Management Ciputra University, Surabaya, University of Indonesia, Business School Pelita Harapan University, STIE EKUITAS, Bandung, STAN Indonesia Mandiri School of Economics Bandung, Lampung University.

I would like to express my deepest gratitude to the International Advisory Board members, sponsor and also to all keynote speakers and all participants. I am also gratefull to all organizing committee and all of the reviewers who contribute to the high standard of the conference. Also I would like to express my deepest gratitude to the Rector of Bandar Lampung University (UBL) who give us endless support to these activities, so that the conference can be administrated on time

Bandar Lampung, 22 October 2013

**Mustofa Usman, Ph.D**  
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# CONTROLLING FOR AGRICULTURAL LAND CONVERSION DISTRICT IN WEST JAVA PROVINCE TASIKMALAYA

Ade Iskandar  
STISIP Tasikmalaya, Indonesia

Corresponding email: ade.isk.tasik@gmail.com

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## Abstract

Population growth and economic and industrial development resulted in the degradation, fragmentation and conversion of agricultural land threatens the carrying capacity of the region both nationally and locally. Amount of conversion of agricultural land into non-agricultural land through regulation requires supervision by licensing, regulating and structuring. While the control is done by providing incentives in the form of tax incentives, compensation, cross-subsidies, development and procurement of infrastructure, facilities and public utilities as well as the ease of licensing procedures.

*Keywords:* Controlling, licensing regulations, compensation.

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## 1. INTRODUCTION

The agricultural sector is a strategic sector and plays an important role in the regional economy and the survival of the community. Development of the agricultural sector in the region focuses on setting efforts, guidance and supervision.

Tasikmalaya regency geographical conditions, local development focused on the agricultural sector. This is quite understandable considering that most of the area is farmland Tasikmalaya regency. The agricultural sector is the primary sector in Tasikmalaya regency. With increasing population growth and economic and industrial development resulted in the degradation, fragmentation and conversion of agricultural land threatens the carrying capacity of the region both nationally and locally have threatened the independence, security, and food sovereignty. Widespread decline in agricultural areas, not inconsistent with the physical development program standards as set forth in Local Rule On Spatial Planning Tasikmalaya regency. Widespread decline in agricultural areas has not been matched by printing new agricultural areas, the lack of encouragement in the form of compensation to farmers for the paddy field owners maintain his farm so that no switching function.

## 2. LIBRARY STUDIES

Controlling is a very important function in the organization, Urwick (1984: 113) that the importance of supervision in the organization include:

- a. Control is coming to mean increasingly control by facts rather than control by person
- b. Central control is coming to imply correlation of many controls in place of super imposed control.

Terry (1983:481) states ; “ Controlling is determining what is being accomplished, that is, evaluating the performance and, if necessary, applying corrective measures so that the performance takes place according to plans “. Schermerhorn (2002 : 142) argued that “Controlling is the process of measuring performance and taking action to ensure desired results”.

According to Kreitner (1992:523), “As a management function, control is the process of taking the necessary preventive or corrective actions to ensure that the organization’s mission and objectives are accomplished as effectively and efficiently as possible. Further Kreitner (1992: 524) argues that “Controlling involves “managers desired results with actual results and taking necessary corrective action. Through these opinions Kreitner maintains that supervision is a process of corrective action deemed necessary to ensure the organizational goals effectively and efficiently. Kreitner (1992: 525) distinguishes a feedforward control supervision, concurrent

control and feedback control. The approach taken is Kreitner system approach that takes into account the input, process and output. Feedforward control where control is done by monitoring the input to action anticipation and prevention of problems. Concurrent control is done by monitoring the activities carried out during the activity. While feedback control is done by monitoring the results by studying the mistakes that have been made for further improvement.

Further Kreitner (1992: 525) argues as follows: Feedforward control is the active anticipation of problem and their timely prevention, rather than after-the-fact reaction. It is important to note that planning and feedforward control are two related but different processes. Concurrent control involves monitoring and adjusting on-going activities and processes to ensure compliance with standard. Feedback control is gathering information about a completed activity, evaluating that information and taking steps to improve similar activities in the future. Feedback control permits managers to use information on past performance to bring future performance into line with planned objectives and acceptable standards.

Kreitner (1992: 526) argues that: "Complex organizational control systems such as these help keep things on the right track because they embrace three basic components, common to all organizational control systems, objectives, standards, and an evaluation-reward system".

#### 1. Objectives

Objectives, Kreitner (1992 : 530) explained that: "Objective as a target signifying what should be accomplished and when. Objectives are an indispensable part of any control system because they provide measurable reference points for corrective action".

#### 2. Standard

The standard explanation according to Kreitner (1992: 532) is "Whereas objective serve as measurable targets, standars serve as guideposts on the way to reaching those targets. Standards provide feedforward control by warning people when they are off the track".

Further explained that: "Standard are by definition simply criteria of performance. They are the selected points in an entire planning progra, where measures of performance are made so as to give managers signals as to how things are going without their having to watch every step in the execution of plans".

#### 3. Reward – Evaluation System

Reward – Evaluation System described Kreitner (1992: 754) is:

An Evaluation-Reward System. Because employees do not get equal results, some sort of performance review is required to document individual contributions to organizational objectives. Extrinsic rewards need to be tied equitably to documented results and improvement. A carefully conceived and clearly communicated evaluation reward scheme can shape favorable effort-reward expectancies, hence motivating better performance.

Under the provisions of Law No. 41 Year 2009 on the Protection of Agricultural Land Sustainable Food Article 1 states that the Sustainable Food Agricultural Land is defined field of agricultural land to be protected and developed consistently to produce staple food for self-reliance, resilience, and national food sovereignty. While the definition of Sustainable Food Protection of Agricultural Land and the system is in the planning process and establish, develop, utilize and maintain, control, and supervise agricultural land and the region in a sustainable manner.

### 3. RESEARCH METHODS

The method used in this study is Descriptif research. The use of this method because the researchers start with subjects that have clear and conduct research on a population or a sample from the subject to describe it accurately.

The unit of analysis in this study is the Department of Spatial Planning and Housing, Department of Agriculture, Food Security Section Regional Secretariat, Bapeda Economic Affairs, Division of Physical and Bapeda Regional Infrastructure and Integrated Licensing Service Office.

Data collection techniques used in this study are as follows: Observation, Interview; Documentation;

### 4. CONCLUSION

Having regard to the level of the population and the determination partumbuhan regional economic development, the phenomenon of space needs and building settlements and centers of economic development can not be avoided. The need for space and construction of residential and commercial

centers are often not in the manner intended. Based on the observations of the researcher, the space requirements can be seen from the increasing application Briefing Location Plan which increased from 2010 and 2011.

What are the guidelines for the direction of the direction and location of land uses based on the Spatial Plan as a plan that ties into the public services. Object location providing guidance plan is planned for development activities both government / office, business, industrial, residential, commercial / services, warehousing, agriculture, animal husbandry, farming, forestry, and tourism and social. While the subject is any individual or legal entity who require guidance plan location.

Based on the above data that the largest area of land proposed for social activities . Social activities among others are used for educational facilities , places of worship , health facilities and the like . Petition fatwa directing location plan based on the data in 2011 was dominated by the means of education . This suggests that there is an increase in the provision of education has increased . However, based on observations of the researcher , there are also several educational facilities are built on productive agricultural land . Similarly, the construction of housing , especially housing built by developers , there are some housing built on good productive farmland irrigation irrigated village maunpun technical and semi-technical irrigation . The reason some developers choose the location of the housing development on top of , among others : price of land , distance to the center of government , proximity to existing infrastructure , proximity to existing road access and proximity to existing transportation

Based on interviews with developers, developers generally known that the lack of knowledge about the spatial and land use. Generally the note is the motivation for the selection of business and residential location with respect to the housing needs of the community. Generally incompatible with residential development land uses, the developer coordinate with the government during the Building Permit process is often carried out after drying and has promoted housing land. There are even some that have been sold are marketed residential building permits have not yet published and is in the process.

Housing and residential growth in the Tasikmalaya district will still last all will meet an unmet need for a dwelling and the land itself for its construction will increase. Increased demand for land is also land that encourages physical changes, so that the spatial growth of the region will change over time as well.

Based on Law No. 1 of 2011, Control Housing starts from planning, development and utilization. Implementation is done by the government through the form of licensing, regulating and structuring. While the control is done by providing incentives in the form of tax incentives, compensation, cross-subsidies, development and procurement of infrastructure, facilities and public utilities as well as the ease of licensing procedures. In addition to the imposition of disincentives include the imposition of levies, restrictions on the provision of infrastructure, facilities and public utilities, imposition snaksi based compensation and the imposition of laws and regulations. Another form is pengenaai sanctions under the Act. Provision of incentives and disincentives can be done by the imposition of government to local government, local government to another local government, government and / or local government to a corporation or government and / or local government to the community.

Other efforts are land consolidation ie reordering control, ownership, use, and use of land in accordance with the regional spatial plan in the business of providing land for the construction of housing and settlements in order to improve the quality of the environment and preservation of natural resources with the active participation of the community.

It is important to anticipate the transfer of agricultural land into non-agricultural land that will reduce agricultural areas and disrupt agricultural productivity, especially rice. Conversion of agricultural land will lead to social and economic impact due to reduced agricultural areas resulted in the loss of employment in the agricultural sector and threatening agricultural production capacity of commodities particularly rice. But the Government Regulation Number 24 of 2009, land conversion settings are not mentioned explicitly, only arranged in the form of land use control. Conversion of Agricultural Land Sustainable Food in order to procure land for the public interest can only be done with the requirement of having a strategic feasibility studies; has plans to land use; liberation land ownership, and the availability of replacement land for the Sustainable Food Agricultural Land converted.

Land use change is inevitable given the high population growth, economic development progress needed transportation and public facilities. However, the supervision and control of the conversion of agricultural land to non-agricultural minimum necessary to prevent uncontrolled conversion.



Objectives of controlling the conversion of agricultural land among others to protect agricultural land, especially agricultural land productive through reporting, monitoring and evaluation. Sustainable Food Agricultural Land Protection under Law No. 41 of 2009 has a purpose that is:

- a. Protect the park and agricultural land in a sustainable manner
- b. Ensure the availability of agricultural land in a sustainable manner
- c. Achieve self-sufficiency, food security and sovereignty
- d. Protect agricultural land holdings owned by farmers
- e. Improve the prosperity and welfare of farmers and communities
- f. Improve the protection and empowerment of farmers
- g. Improve the provision of job opportunities for a decent life
- h. Maintaining the ecological balance
- i. Realize the revitalization of agriculture

To oversee the conversion of agricultural land can be done either by regulation . One regulatory efforts by monitoring space utilization as stipulated in the Act . Supervision of the use of space according to Law No. 26 Year 2007 on Spatial Planning is done through the use of space to keep compatibility with the function space defined in the layout plan . Oversight of the use of space organized in the form of reporting , monitoring and evaluation . Reporting , business or activity is to give objective information about the use of space , both appropriate and in defiance of the spatial plan that has been set . Monitoring , enterprise or activity is to observe, monitor and scrutinize the utilization of space that does not change according to the layout plan has been established . While the evaluation , organization or activity is to assess the progress of the overall space utilization activities after first doing the monitoring and reporting activities .

To carry out these activities, Tasikmalaya regency formed Regional Spatial Planning Coordinating Board. Based on the decree No. 147 of 2004 on Guidelines for Regional Spatial Planning Coordination, in the District / City formed Regional Spatial Planning Coordinating Board.

Controlling is one done with licensing regulations. Relating to the authority in the area of land that can be done by local government is to consider the decision of the Head of National Land Agency No. 2 of 2003 on Norms and Standards Authority of mechanisms of procedures in the Field of Land That Executed by the District / City. Issuing fatwa directing plan location, location licensing and building permits is one of the implications of the transfer of authority. This policy made by the government in anticipation of the construction of housing and uncontrolled settlements. To carry out the issuance of permits, the District Government has established the Integrated Licensing Service Office serves all types of permits including building permits and location permits.

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Jl. Z.A. Pagar Alam No.26 Labuhan Ratu  
Bandar Lampung 35142 Phone: +62 721 701463  
[www.ubl.ac.id](http://www.ubl.ac.id)  
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