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Land Conversion for the Community of Thaibah Raya Village, Tatah Makmur District, Banjar Regency

Resty Nurqomah
nurqomahr@gmail.com
SMP IT Al-Khair Barabai

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Abstract

Thaibah Raya Village is a division of Tampang Awang Village which has an area of 282,600 Ha. The conversion of agricultural land can be a threat on the basis of achieving land security and sovereignty, because the transition of functions results in food production. The conversion of agricultural land in Thaibah Raya Village has an influence on the national economy and on the survival of the community, especially in providing domestic employment and food. The effect of shifting the function of agricultural land is caused by economic (external), social (internal) and policy (institutional) factors. The aim is to analyze the condition of the Thaibah Raya Village Community after the transition of agricultural land functions in terms of economic, social and policy. Researchers used a qualitative approach with a descriptive method that aimed to analyze the condition of the Thaibah Raya Village Community, Tatah Makmur District, Banjar Regency after the transition of agricultural land functions. The subject of the study was the Thaibah Raya Village Community. Data sources are contained from Primary Data and Secondary Data. Data collection techniques use observation to get a direct picture and interviews to obtain information and documentation. Data analysis is used data reduction and data presentation to draw conclusions. The validity of the data is based on triangulation as well as reference materials. Research results: 1) Economic aspects to improve the economic status or standard of living of the Thaibah Raya Village Community. In Thaibah Raya Village there are settlements and trade. 2) Social aspect to improve the social status of the needs of the Thai Raya Village Community. In the form of transitioning agricultural land owned into non-agricultural land. And 3) Policy aspects to balance agricultural land and non-agricultural land in Thaibah Raya Village, in addition to keeping up with the times also maintaining the attractiveness of the village. The conclusion that can be drawn from this study is that the condition of the Thaibah Raya Village Community, Tatah Makmur District, Banjar Regency after the transition of agricultural land functions contains economic, social and policy aspects.
Keywords: Society, Conversion, Farmland

Abstrak

Desa Thaibah Raya merupakan pemekaran dari Desa Tampang Awang yang memiliki luas 282,600 Ha. Peralihan fungsi lahan pertanian dapat menjadi suatu ancaman atas dasar pencapaian ketahanan serta kedaulatan lahan, sebab pada peralihan fungsi tersebut mengakibatkan produksi pangan. Peralihan fungsi lahan pertanian di Desa Thaibah Raya memberikan pengaruh terhadap perekonomian nasional serta pada kelangsungan hidup masyarakat, terutama dalam penyediaan lapangan kerja dan pangan dalam negeri. Pengaruh peralihan fungsi lahan pertanian diakibatkan oleh faktor ekonomi (eksternal), sosial (internal) dan kebijakan (kelembagaan). Tujuannya adalah menganalisis kondisi Masyarakat Desa Thaibah Raya setelah peralihan fungsi lahan pertanian segi ekonomi, sosial dan kebijakan. Peneliti menggunakan pendekatan kualitatif dengan metode deskriptif yang bertujuan menganalisis kondisi Masyarakat Desa Thaibah Raya Kecamatan Tatah Makmur Kabupaten Banjar setelah peralihan fungsi lahan pertanian. Subjek penelitian adalah Masyarakat Desa Thaibah Raya. Sumber data termuat dari Data Primer dan Data Sekunder. Teknik pengumpulan data menggunakan observasi agar mendapat gambaran langsung serta wawancara agar memperoleh suatu informasi juga dokumentasi. Analisis data yang digunakan reduksi data dan penyajian data untuk dilakukannya penarikan kesimpulan. Keabsahan data berdasarkan triangulasi serta bahan referensi. Hasil penelitian: 1) Segi ekonomi untuk meningkatkan status ekonomi atau taraf hidup Masyarakat Desa Thaibah Raya. Di Desa Thaibah Raya terdapat adanya permukiman serta perdagangan. 2) Segi sosial untuk meningkatkan status sosial akan kebutuhan Masyarakat Desa Thaibah Raya. Berbentuk peralihan lahan pertanian yang dimiliki menjadi lahan non-pertanian. Dan 3) Segi Kebijakan untuk menyeimbangkan lahan pertanian dan lahan non-pertanian di Desa Thaibah Raya, selain mengikuti

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perkembangan zaman juga tetap menjaga daya tarik desa tersebut. Simpulan yang dapat diambil dari penelitian ini bahwa kondisi Masyarakat Desa Thaibah Raya Kecamatan Tatah Makmur Kabupaten Banjar setelah peralihan fungsi lahan pertanian memuat segi ekonomi, sosial dan kebijakan.
Kata Kunci: *Masyarakat, Peralihan, Lahan Pertanian*

PRELIMINARY

Banjar Regency is located at 2o 49' 55" - 3o 43' 38" at South Latitude and 114o 30' 20" - 115o 35' 37" at East Longitude. The area is 4,668.50 km2 or about 12.20% of the area of South Kalimantan Province. It is divided into 19 sub-districts with 290 villages or sub-districts. Topographically, it is a land and mountains based on an altitude ranging from 0 to 1,878 meters which is from sea level. This altitude is one of the factors determined by a location of population activities so that the altitude is used to determine a land area boundary of about 35% which is at an altitude of 0-7 meters above sea level, 55.54% at an altitude of 50-300 meters above sea level and the remaining 9.45% more than 300 meters above sea level. In the western part of Banjar Regency is a flat area with its tides intended for agricultural land, then in the eastern part of the hilly area contains the growth of a reed field in it and then there is a primary forest which is intended as rice fields. (Banjar Regency Government, 2008).

Tatah Makmur District, Banjar Regency is located on Jalan Ishlahul Aulad, Tampang Awang Village, 70654. The population is 12,581 people and its geographical location is 114o South Latitude and 30o East Longitude. For the boundaries, as follows: (1) The North is bordered by the City of Banjarmasin, (2) The East is bordered by Kertak Hanyar District, (3) The South is bordered by the Gambut District, and (4) The West is bordered by the Aluh-aluh District. Thaibah Raya Village is located at Jalan Qubah Sari RT. 04 PC. 01 Tatah Makmur District, Banjar Regency. Thaibah Raya Village is one of the structured villages which has been managed by the village head. The area in Thaibah Raya Village contains 282,600 Ha based on productive land containing about 280 Ha which is covered in the form of 117.05 Ha of Residential Land, Roads, Rivers, Graves and others 4 Ha, 155,550 Ha of rainfed rice field land and 4 Ha of Yard Land. (Profile of Thaibah Raya Village, 2023).

The location of Thaibah Raya Village is located in the western part of the capital of Tatah Makmur District, based on the distance from Thaibah Raya Village to the District Capital of about 2 km and to the Regency Capital of about 40 km, for the boundaries, as follows: (1) North: Tatah Layap and Pemangkih Tengah Villages, (2) East: Pemangkih Tengah and Jaruju Laut Villages, (3) South: Tampang Awang and Layap Baru Villages, and (4) West: Tatah Layap Village and Tatah Layap Baru Village. The total population of Thaibah Raya Village is 3,290 people based on the productive age population of around 1,312 people, then the poor population contains around 1,025 people. The people in the area make a living as farmers. And

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the dominant production is rice. Agricultural land is land whose outline is the national economy for the survival of the community, namely the availability of jobs and food in it. It is important to make the community aware of how important it is in maintaining agricultural activities in the region, related to the control of agricultural land.

In non-agricultural development, there is a problem in the form of an increase in population and the availability of land, when settlements are carried out, there are almost non-existent.(Arsyad et al., 2022). The rise of non-agricultural development is due to the rapidly increasing need for houses in it. A lot of land was converted which was originally for agriculture but became non-agricultural builders. A shift in function on agricultural land can be a threat on the basis of achieving resilience and land sovereignty. Because the transition of this function results in food production, then the environment and the welfare of the people who are dominantly dependent on land become narrow, which will definitely have an impact on the welfare of farmers to be less than optimal. The rise in urban areas at the transition of agricultural land is due to the increasing number of population. (Anitasari, 2008).

In areas that experience population growth, of course, it is related to the transfer of land use (Abbas et al., 2022; Husna & Rigianti, 2023). The rapidly growing population certainly requires more land as the conversion of agricultural land to non-agricultural land is carried out. This is due to increasing the need and demand for land. Agricultural land is becoming narrow because the land that is being diverted is increasing. Land in Banjar Regency is decreasing every year due to the change in the function of agricultural land. The land is used as housing and settlements by 69.28%. (Bappelitbang Banjar Regency, 2020). A decrease in the conversion of agricultural land functions, one of which is due to an increase in the area of non-agricultural land.

This is related to the increasing conflict in the transition of agricultural land functions to the increase in the number of population, one of which is the construction of housing (Abbas, 2020; Putra & Ismail, 2018; Vikriandi, 2020). Agricultural land has a low land value compared to non-agricultural land use, because when the value is categorized as low, which is often on the land, it changes its function and is no longer for agriculture. The implementation of a change in the use of agricultural land is a threat in itself when it comes to achieving land resilience (Hidayat & Rofiqoh, 2020; Kusumastuti et al., 2018). The factor caused by the transition of agricultural land functions is in the form of external factors which are based on the rapid population growth in the area. And internal factors based on socio-economic conditions in the household, then determine a government policy in it. (Kustiwan, 1997). There is a factor of

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switching functions on agricultural land to non-agricultural development, which results in the community, especially the community in Thaibah Raya Village (Noviani et al., 2023).

Based on a theoretical review of the phenomenon of shifting the function of agricultural land, it is based on increasing the need and demand for the existence of land, based on the agricultural sector and the non-agricultural sector, which results from the increase in the population and socio-economic activities in it. The problem of the transition of agricultural land to housing from several studies is aimed at factors that affect the transition of agricultural land functions, namely population and economic factors. Showing that the increasing population today, also increasing, the rampant housing development is carried out because of the number of people who manage the land to build a residence. Based on these problems, the researcher focuses on the formulation of the problems listed related to the transfer of agricultural land functions intended for housing and non-agricultural development in Thaibah Raya Village. Based on the description above, the researcher gave the title in this study as Land Function Transfer for the Community of Thaibah Raya Village, Tatah Makmur District, Banjar Regency (Isnaini et al., 2023).

METHOD

The research method used in this study is a qualitative approach based on its goal in understanding the various conditions experienced by the research subjects as a whole. The researcher can describe all findings related to the factors that cause the conversion of agricultural land functions in Thaibah Raya Village, Tatah Makmur District, Banjar Regency from various main elements obtained based on the formulation of the problem in it. Writing uses a descriptive method through words written with research that can describe a situation as it is based on the field. This study identifies and tries to understand the stages that will be carried out from the condition of agricultural land in Thaibah Raya Village according to the findings and existing data. This research also describes the condition of the community in utilizing their agricultural land. Most descriptive research contains descriptions based on the results of interviews and then documentation studies. (Mulyana, 2001).

The researcher observed with facts related to the factors that caused the change in the function of agricultural land in Thaibah Raya Village, Tatah Makmur District, Banjar Regency. The research subject is humans as a source of research data collection (Sugiyono, D., 2019). The Research Subject is someone who is very knowledgeable about the problem being researched. In this study, the subject of the research is the population of the Thaibah Raya Village Community, Tatah Makmur District, Banjar Regency. The research instrument in this

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study is the researcher himself with the ability to collect data. Researchers are the main instruments, because they are able to act as tools and be responsive to existing facts based on research problems. The researcher is assisted with data collection tools such as interview guidelines, voice recording tools and documentation as well as completeness that supports the research process as a supporting instrument in this research.

The researcher selected people who were strongly suspected of having relevance to the results obtained as the data source. So in the study, snowball sampling was used to obtain data sources. The data source is contained from primary data as well as secondary data. Primary data is data obtained directly through the source, namely from the words or activities of the people who will be asked for their opinions. The researcher obtained primary sources based on the results of observations and then conducted interviews and documentation in them. Observations were carried out in Thaibah Raya Village to get a direct picture of the condition of the agricultural land in Thaibah Raya Village. The documents obtained in this study are in the form of village profiles, village maps obtained from the Thaibah Raya Village Office and several interview documentation in accordance with the factors that cause the transition of agricultural land functions in Thaibah Raya Village, Tatah Makmur District, Banjar Regency.

Primary data from sources in the field are contained in interview techniques to the Head/Staff of the Thaibah Raya Village Office, Tatah Makmur District, Banjar Regency and the Thaibah Raya Village Community. Secondary data is supporting data that helps in providing information in research. In this study, the researcher obtained secondary data sources from, journals, articles, thesis, previous research, the Great Dictionary of the Indonesian Language and other scientific works that were used to support the research data. The information obtained from the technique is related to the causative factors that affect the transition of functions on agricultural land. The data collection technique used in this study is that data is collected through three main techniques, namely observation, interview, and documentation. After the interview is completed, the researcher will conduct a gradual data analysis, including data reduction, data presentation, and conclusion drawn. To minimize the potential for errors in the analyzed data, the validity of the data is checked through triangulation of sources, techniques, and time and using reference materials.

RESULTS AND DISCUSSION

The increase in population which over time continues to cause various problems, one of which is the transition of land functions. The conflict is where the process of changing agricultural land is converted to be used as land for non-agricultural reasons. (Kustiwan, 1997). The transition to land function is a change in land use which is then converted into another land

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function based on the value of the land itself. Population growth followed by the expansion of urban areas, then the increase in industry and tourism activities related to the cause of the conversion of the land function. (Catur, 2010). This is because of this reason, land owners have to transfer their land functions to other functions for the sustainability of their lives (Rusmaniah et al., 2024). Economic improvement in line with population growth which can be seen as increasing land needs (Badoa et al., 2018; Jumriani et al., 2021; Mutiani et al., 2023). This makes the transition of land functions carried out in the present era.

The transition to the function of agricultural land includes the use of the land for non-agricultural development. This contains positive and negative influences in it in terms of economy and social. The demands of the growing needs of the community are not in line with the availability of existing resources. The existence of Natural Resources (Natural Resources) and Human Resources (Human Resources) as a forum for the fulfillment of all activities, it contains the availability of land that is permanent but does not increase. (Bintang Perdana Mahardika, 2018). The main factor in converting agricultural land is social factors or the needs of the modernization era. (Saputra & Budhi, 2015). Based on the first, second, and third observations made by the researcher, it is known that the community in responding to the conversion of agricultural land to non-agricultural land is only approved as long as the purpose is clear, which is generally diverted into residential housing or economic activities, such as trading or livestock, do not agree if the conversion of agricultural land functions is used as housing (Rizal et al., 2024).

If it is for residential land as a community house, it is not a problem, because until now agricultural land is still larger, compared to residential land. In addition, there are still those who use agricultural land as a livelihood where the majority of them are farming or raising livestock and if converted, the majority are in residential areas and places of trade. The community sees an increase in population migration to Thaibah Raya Village and this creates a need for new settlements (Rusmaniah et al., 2023; Ryvany Dampa et al., 2021; Sari & Yuliani, 2022; Wunarlan & Syaf, 2019). The increase in awareness of comfort and facilities and infrastructure in the residential environment of Thaibah Raya Village has made many local people interested in building houses in the village. In Thaibah Raya Village, the transfer of functions on this land is worrying about the existence of rice fields, of course, it has an impact on the availability of food which is not only worried about the availability of food but this change of function affects the welfare of farmers whose lives depend on the rice fields (Ilhami et al., 2024).

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The impact of the change in land function is a change in socio-economic terms that has an impact on farmers, because they lose land as their livelihood and thus the income obtained is decreasing. For other communities, the transition that occurred resulted in no longer farming as a livelihood and changing it like to trade. Some communities feel the negative impact of the change in the function of agricultural land because the level of education and skills they have is limited, so that farmers are unable to access other formal jobs. Another impact felt is in the form of high land values because it is strategic such as main roads adjacent to cities. For people who have land around it, it is very beneficial if they want to sell, as long as the land has ownership and a clear purpose in the transfer of agricultural land, then it is not a problem if it is converted to non-agricultural land. As long as it does not interfere with agricultural land that is still active for farming.

Things that do not have an impact on certain conditions, namely the transfer of ownership of property from the previous owner. This is where the land is transferred as a money asset which is then inherited to them then they sell the land with a high value so that they get a high nominal income also to meet their needs, apart from the negative impact because there is a change of function on the land also has a positive impact on the community with the owner of the capital can open new job vacancies from transferring the function of the land by opening a factory, food stalls and shophouses around the area. (Buddi, 2015). Based on the statement of the Head of Ward 1 by Mr. Rawandi above, it is known that the community is told that the transfer of agricultural land functions is allowed, as long as there is no housing development.

Although it is not a problem for agricultural land to be converted into non-agricultural land, there are still concerns about the loss of agricultural land and agrarian identity in Thaibah Raya Village, due to the change in the function of agricultural land to non-agricultural land. But this is understood as a need for population and in terms of livelihood needed every year. In addition, it still tries to maintain the available agricultural land. In addition to wanting to maintain the agrarian identity of Thaibah Raya Village, there is also an appeal in Thaibah Raya Village that the transfer of land functions is allowed to occur with a clear purpose. As long as they do not build or allow housing, because it is prohibited in Thaibah Raya Village. The reason is to maintain the existing agricultural land to maintain agricultural land for the people of Thaibah Raya Village. This was agreed with the residents of Thaibah Raya Village to work together in maintaining the identity of the mud kindai of Thaibah Raya Village.

The transfer of land functions in Thaibah Raya Village is one of the types of balanced functional transitions, while still trying to maintain the existing agricultural land. The area of agricultural land in Thaibah Raya Village is wider than the area of settlement, with the

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comparison of agricultural land and residential land, not much different. Thaibah Raya Village still wants to maintain agricultural land, because it does not want the impact to be affected by the community, considering that the majority of the livelihood of Thaibah Raya Village is farmers. (Widjanarko, 2006), Land Function Switching which has direct and indirect impacts, for direct impacts in the form of loss of land in fertile agriculture and then loss of investment in irrigation infrastructure in it and problems in the surrounding environment (Berutu et al., 2023). Then the indirect impact is in the form of an increase in a population through urban areas to urban areas. Where the majority of the transition of agricultural land functions occurred to non-agricultural land, namely settlements (Maulana et al., 2023).

So that the condition of the Thaibah Raya Village Community in switching the function of agricultural land, because the needs of the community are increasing as well as the increase in the population in Thaibah Raya Village. The transition that occurs is generally only for settlements as residents' houses. For existing residences, additional jobs or job changes are made, namely trading in the form of small stalls or groceries which basically do not have a big impact on agricultural land that is still used for rice fields or livestock (Mutiani et al., 2024). Where the impact will not harm agricultural land that is still in its function. There is a factor of switching the function of agricultural land that has turned into non-agricultural land, which affects the life of the community, namely the people of Thaibah Raya Village. The extent of the land on the farm owned, as seen from the open and green land, makes the price of food in the area cheaper (Alhabsyi et al., 2020).

The type of food is in the form of kitchen spices, vegetables at low prices and obtained for free. This allows people to buy directly from farmers without having to buy from a vegetable vendor (Isnaini et al., 2023). There are 3 underlying causal factors due to the following functional switches: In terms of the economy, it is in the form of a decrease in the income earned by farmers where they have to do work in other sectors such as opening a business or trading (external) (Ilhami et al., 2024). In terms of society, the transfer of functions on land is that people are influenced by modernization behavior because they want to get more income, therefore their land is transferred to non-agricultural (internal) land. Then for institutional factors to be the cause of the transition of land functions, due to the weakness of the RDTRK (Detailed Urban Spatial Plan), the RDRTK plans for the first time to arrange the area of urban areas, in the form of rice fields and how their rice fields are carried out in compliance so that they can be maintained optimally (policy) (Handy et al., 2024).

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CONCLUSION

The results of the study show that the Thaibah Raya Village Community was told that the transfer of agricultural land functions is allowed, as long as there is no housing development. Although it is not a problem for agricultural land to be converted into non-agricultural land, there are still concerns about the loss of agricultural land and agrarian identity in Thaibah Raya Village. But this is understood as a need for population and in terms of livelihoods needed every year. In addition, maintaining the agrarian identity of Thaibah Raya Village, there is also an appeal in Thaibah Raya Village that the transfer of land functions is allowed to occur with a clear purpose. The factor of switching the function of agricultural land, namely economic (external) factors, shows especially in farmers whose income is not in accordance with the farming activities carried out, so that farmers increase their livelihoods. Agricultural land that is converted to non-agricultural land is generally used as houses in the form of stilt houses, small stalls or grocery stores. Social (internal) factors show that the community sees an increase in population in Thaibah Raya Village and the need for non-agricultural land is also increasing, so that the community wants to convert their own agricultural land or sell it. The community is aware of the development of modernization in the various transitions of agricultural land into non-agricultural land to meet daily needs or sell the land to potential buyers with certain conditions. And institutional factors (policies), showing that the existing policies in Thaibah Raya Village are only in the form of appeals to Tatah Makmur sub-districts, including Thaibah Raya Village. In carrying out the transfer of the function of agricultural land, it is allowed, as long as certain purposes and conditions are in the transfer of the land function, except for the construction of housing.

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