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THE EFFECTIVENESS OF LAND CONSOLIDATION IN URBAN REDEVELOPMENT IN SEMARANG CITY

EFEKTIVITAS KONSOLIDASI TANAH DALAM PENATAAN KEMBALI KAWASAN PERKOTAAN DI KOTA SEMARANG

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Abstract

Urban development in Indonesia has increased the demand for more effective spatial planning and land management systems. Semarang City, as one of the major urban growth centers, faces various land-related challenges such as limited land availability, changes in land use, irregular land parcel structures, and the need to improve the quality of urban environments. Land Consolidation (LC) is one of the land management instruments that can be applied to reorganize land ownership, control, utilization, and use through community involvement. This study aims to analyze the effectiveness of Land Consolidation implementation in Semarang City based on regulatory aspects, institutional coordination, community participation, physical development outcomes, supporting factors, and implementation challenges. This research uses a qualitative method through a descriptive analytical approach based on literature studies from scientific journals, academic works, and policy documents related to land consolidation and urban spatial planning. The results indicate that the effectiveness of LC implementation in Semarang is influenced by the integration of land policies, institutional coordination, and community participation throughout the implementation process. Land Consolidation provides positive impacts such as improving land parcel arrangements, supporting the provision of public facilities, enhancing environmental quality, and increasing the economic value of urban areas. However, several challenges remain, including differences in community interests, limited public understanding of LC concepts, coordination problems among institutions, and difficulties in implementing physical development after land rearrangement activities. This study concludes that successful Land Consolidation implementation in Semarang requires strong regulatory support, effective communication strategies, and active community participation to achieve sustainable urban development and maximize long-term benefits for urban areas.

Keywords : Land Consolidation, Program Effectiveness, Urban Spatial Planning.

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Abstrak

Perkembangan kawasan perkotaan di Indonesia menyebabkan meningkatnya kebutuhan terhadap penataan ruang dan pengelolaan tanah yang lebih efektif. Kota Semarang sebagai salah satu pusat pertumbuhan perkotaan menghadapi berbagai tantangan pertanahan seperti keterbatasan lahan, perubahan penggunaan ruang, ketidakteraturan bidang tanah, serta kebutuhan peningkatan kualitas lingkungan permukiman. Konsolidasi Tanah (KT) menjadi salah satu instrumen penataan pertanahan yang dapat digunakan dalam mengatur kembali struktur penguasaan, pemilikan, penggunaan, dan pemanfaatan tanah melalui keterlibatan masyarakat. Penelitian ini bertujuan menganalisis efektivitas pelaksanaan Konsolidasi Tanah di Kota Semarang melalui aspek regulasi, kelembagaan, partisipasi masyarakat, hasil pembangunan fisik, serta faktor pendukung dan hambatan pelaksanaan program. Metode penelitian yang digunakan adalah metode kualitatif melalui pendekatan deskriptif analitis berdasarkan studi literatur terhadap jurnal ilmiah, karya akademik, serta dokumen kebijakan yang berkaitan terhadap konsolidasi tanah dan penataan kawasan perkotaan. Hasil penelitian menunjukkan bahwa efektivitas pelaksanaan KT di Semarang dipengaruhi keterpaduan antara kebijakan pertanahan, koordinasi kelembagaan, serta tingkat keterlibatan masyarakat dalam setiap tahapan kegiatan. Pelaksanaan KT mampu memberikan dampak positif berupa peningkatan keteraturan bidang tanah, penyediaan fasilitas umum, perbaikan kualitas lingkungan, serta peningkatan manfaat ekonomi kawasan. Hambatan utama dalam pelaksanaan program meliputi perbedaan kepentingan masyarakat, keterbatasan pemahaman terhadap konsep KT, koordinasi antar lembaga, serta tantangan pembangunan fisik setelah proses penataan tanah selesai dilakukan. Penelitian ini menunjukkan bahwa keberhasilan Konsolidasi Tanah di Semarang membutuhkan dukungan regulasi yang kuat, strategi komunikasi yang efektif, serta keterlibatan aktif masyarakat agar program dapat berjalan secara optimal dan memberikan manfaat jangka panjang bagi perkembangan kawasan perkotaan.

Kata Kunci : Konsolidasi Tanah, Efektivitas Program, Penataan Kawasan Perkotaan.

1. INTRODUCTION

Urban growth in Indonesia continues to accelerate due to population growth, economic activity, and the need for development space. This situation has given rise to various land issues such as irregular land use, residential density, limited public space, and changes in area function. Semarang, as one of Indonesia's major cities, faces spatial planning challenges due to increasingly complex urban development. These issues require a land management approach that accommodates development interests while maintaining community land rights. Land Consolidation (KT) is one land instrument used to reorganize the structure of land ownership, use, and utilization to create a more organized area (Ardiansa, 2022).

The implementation of Land Consolidation is closely linked to efforts to improve the quality of urban space. This program focuses not only on changing the shape of land parcels but also includes the provision of public facilities, increased accessibility, and environmental planning. The community plays a crucial role in the implementation process, as the success of the program is greatly influenced by the level of landowner acceptance. The implementation of the Land Consolidation Program (KT) in Pandaan District demonstrates that urban land consolidation activities require the involvement of various parties to achieve spatial planning objectives (Ardiansa, 2022). The study demonstrated that the success of the Land Consolidation Program (KT) is influenced by institutional aspects, regulations, and community social conditions.

Semarang City has diverse regional characteristics, ranging from coastal areas, urban centers, to suburban areas. These differences in regional characteristics result in varying levels of challenges in land planning requirements in each area. Uncontrolled residential development can lead to unorganized areas and degrade the quality of the urban environment. Land consolidation can be an approach to improving regional structure through the reorganization of land parcels and the provision of supporting facilities. Research on the application of the Land Consolidation concept in residential

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areas indicates that this method can be an alternative solution to densely populated areas through the reorganization of community land parcels (Natasya, 2023).

The effectiveness of Land Consolidation implementation is a crucial aspect in assessing the success of an area planning program. The success of the Land Consolidation Program (KT) is measured not only by the completion of land administration processes but also by changes in the physical condition of the area and the benefits received by the community. Evaluation of program implementation is necessary to determine the alignment between the initial objectives and the results of the activities. Research on land consolidation programs in peri-urban areas indicates that these activities influence the development of residential areas through changes in spatial use patterns (Sugiasih, 2025). These findings suggest that evaluating the effectiveness of land consolidation programs (KT) needs to consider the impacts after the program is implemented.

Previous studies have shown that land consolidation is linked to resolving residential area issues and land use conflicts. Land consolidation programs (KT) can be used as an instrument to resolve land issues by reorganizing community land rights and land use. Research on land consolidation programs (KT) in resolving agrarian conflicts in Parangtritis indicates that the program can support land dispute resolution through an approach that organizes and secures community rights (Putraningtyas et al., 2024). This study demonstrates that social and legal aspects are crucial in determining the success of land consolidation programs (KT). This situation demonstrates that land consolidation requires an approach that takes into account various interests in the land planning process.

Regulation is one of the factors influencing the implementation of Land Consolidation in Indonesia. The existence of regulations regarding Land Consolidation (KT) provides a legal basis for the government and the community in carrying out land management activities. Program implementation must consider the alignment between land policies, development needs, and the interests of landowners. Research on the implementation of Regulation No. 12 of 2019 of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency shows that regulations play a crucial role in guiding the implementation of land consolidation at the regional level (Suliantoro & Lutfi, 2022). Clear regulations can support a more focused KT process and provide certainty for all parties.

Community participation is a key factor in determining the success of Land Consolidation in urban areas. Landowners: Urban growth in Indonesia is increasing due to population growth, economic activity, and the need for development space. These changes have led to various land issues such as irregular land use, residential density, limited public space, and changes in area function. Semarang, as a major city, faces spatial planning challenges due to increasingly complex regional development. These conditions require a land management approach that safeguards development interests while maintaining community land rights. Land Consolidation (KT) is one land instrument used to reorganize land control, ownership, use, and utilization to create a more organized area (Ardiansa, 2022).

The implementation of Land Consolidation is closely linked to improving the quality of urban space through land rezoning and the development of supporting facilities. The KT program focuses not only on changing the shape of land parcels but also includes improving accessibility, providing public facilities, and improving the environment. The community is a crucial element in program implementation, as the success of the program is influenced by the level of landowner acceptance. A study of KT implementation in Pandaan District shows that the program requires the involvement of various parties to achieve the objectives of land rezoning. The success of KT is influenced by institutional aspects, regulations, and community social conditions (Ardiansa, 2022).

Semarang City has diverse regional characteristics, ranging from coastal areas, urban centers, to suburban areas. These differences in characteristics mean that land rezoning needs present varying levels of challenges in each region. Uncontrolled residential development can lead to the emergence of unmanaged areas and a decline in the quality of the urban environment. Land consolidation can be an approach to improving regional structure by reorganizing community land parcels. The application

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of the Land Consolidation (KT) concept to residential areas demonstrates that this method can be an alternative solution to densely populated areas through land restructuring (Natasya, 2023).

The effectiveness of Land Consolidation implementation is a crucial aspect in assessing the success of a land restructuring program. Land consolidation success is measured not only by the resolution of land administration but also by changes in the physical condition of the area and the benefits received by the community. Program evaluation is necessary to clearly determine the level of achievement of program objectives. Research on Land Consolidation (KT) in peri-urban areas indicates that these activities influence residential development through changes in spatial use patterns. The results of this study demonstrate that evaluating the effectiveness of Land Consolidation (KT) needs to consider the impact after the program is implemented (Sugiasih, 2025).

Previous studies have shown that Land Consolidation is linked to resolving residential area issues and land use conflicts. Land consolidation (KT) implementation can be an instrument for resolving land issues by reorganizing community land rights and land use. The program supports land conflict resolution through a land-management approach and community rights assurance. Research on the KT program in Parangtritis demonstrates that social and legal aspects are crucial to the program's successful implementation. This approach demonstrates that KT encompasses not only technical aspects but also the community's relationship to their land (Putraningtyas et al., 2024).

Regulation is one of the factors influencing the implementation of Land Consolidation in Indonesia. The existence of regulations regarding Land Consolidation (KT) provides a legal basis for the government and the community in carrying out land management activities. Program implementation must consider the alignment between land policies, development needs, and the interests of landowners. The implementation of Regulation No. 12 of 2019 of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency (BPN) demonstrates the crucial role of regulations in guiding Land Consolidation (KT) implementation at the regional level. Clear regulations can support the KT process in accordance with applicable regulations (Suliantoro & Lutfi, 2022).

Community participation is a key factor in determining the success of Land Consolidation. Landowners play a role in providing approval, participating in the land management process, and receiving the results of regional development after the program is completed. Lack of public understanding of the benefits of KT can be a barrier during implementation. Community involvement is essential for the program to gain strong social support from landowners. Research on community-based residential environmental empowerment shows that community involvement has an impact on improving the quality of the regional environment (Nurokhman et al., 2023).

Land Consolidation implementation is also related to the physical development of the area after the land parcel arrangement process is completed. Basic infrastructure such as roads, drainage, and environmental facilities are important indicators of the program's benefits. The provision of these facilities can improve the area's function and support community activities. Research on land consolidation (KT) in the drainage system in Bandar Lampung shows that land consolidation can support the resolution of environmental problems through the development of area facilities. The results of this study indicate that the effectiveness of KT can be assessed through changes in physical conditions after program implementation (Rosanty et al., 2024).

Previous research on land consolidation has focused more on technical aspects, regulations, and program implementation in specific locations. Studies on the effectiveness of KT implementation in large cities like Semarang still require further development because each region has its own unique set of problems. Social conditions, spatial planning, and development needs can influence program implementation outcomes. Research on KT for low-income housing development shows that program impacts need to be assessed through environmental aspects and community benefits. This study provides an important basis for understanding the effectiveness of KT based on the characteristics of a particular area (Febriana et al., 2022).

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Semarang City is an interesting area to study due to its rapid urban development and the ever-increasing need for spatial planning. This growth has increased the need for land instruments capable of regulating land use. Land consolidation can be one approach to addressing spatial issues through land parcel arrangement and improving area quality. The implementation of the Land Consolidation Program (KT) in Semarang needs to be analyzed based on the process, obstacles, and results obtained after the program's implementation. This study can provide an overview of the KT's ability to act as an instrument for resolving urban land issues.

Urban area revitalization is one area closely linked to the implementation of Land Consolidation. Areas experiencing spatial challenges require planning strategies that can improve environmental conditions and enhance regional functions. The KT approach can support area revitalization through land parcel reorganization and the development of supporting facilities. Research on the revitalization of slum areas through a vertical land consolidation approach indicates that KT can improve the quality of urban areas experiencing spatial challenges. These results demonstrate the importance of developing the KT concept in addressing the challenges of modern urbanization (Rahim & Akbardin, 2025).

The effectiveness of Land Consolidation implementation in Semarang is influenced by the relationship between technical, social, legal, and institutional aspects. The Land Consolidation (KT) program requires coordination between various parties to ensure each stage of the activity runs according to plan. The government, land institutions, and the community each have their own roles in supporting the program's success. Obstacles to program implementation can arise if there are differing interests between the parties involved. This situation suggests that evaluation of Land Consolidation (KT) implementation needs to be conducted through various supporting aspects of the program.

Studying the effectiveness of Land Consolidation is crucial for developing urban land policy. This research can provide insight into factors that support and hinder the program's success in urban areas. Analysis of Land Consolidation implementation can help understand the relationship between policy, community participation, and regional development outcomes. The study's findings can be used as a basis for improving the quality of land management implementation. Research on Land Consolidation evaluation is necessary to ensure the program delivers benefits that meet regional development needs.

This study examines the effectiveness of Land Consolidation implementation in Semarang City through an examination of the implementation process, obstacles, and resulting benefits. The research focuses on regulatory aspects, institutions, community participation, and changes in regional conditions after the program's implementation. This approach is used to understand Land Consolidation implementation based on the real-world conditions of urban areas. This study is expected to contribute to the development of land and spatial planning policies in Indonesia. The results can serve as a reference for improving the implementation of Land Consolidation in future urban areas.

This study on the effectiveness of Land Consolidation implementation in Semarang aims to determine the program's success as an instrument for urban development. The Land Consolidation program is necessary because its success is determined not only by land administration but also by the benefits experienced by the community. Regulatory factors, institutional coordination, and community participation are crucial elements in supporting program sustainability. Analysis of these factors can provide insight into the implementation of KT on the ground. This study is a crucial step in examining the role of Land Consolidation in supporting the development of more organized urban areas.

2. RESEARCH METHOD

This study employed a qualitative research method with a descriptive analytical approach. This approach was chosen because the study focused on assessing the effectiveness of Land Consolidation (KT) implementation in Semarang City based on program implementation conditions, obstacles, and resulting benefits. Research data was obtained through a literature review of various scientific sources,

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such as journals, scientific papers, land regulations, and documents related to land consolidation implementation. This method was used to illustrate the phenomenon of KT implementation based on theoretical studies and previous research findings.

Data collection was conducted through a literature review of references discussing land consolidation, urban spatial planning, community participation, and land program evaluation. The literature used came from scientific journals, theses, dissertations, and policy documents relevant to the research topic. Literature sources were analyzed based on their relevance to the effectiveness of KT implementation in urban areas. Previous research, such as studies on urban KT implementation, the application of KT regulations, and the program's impact on regional development, served as the basis for compiling the research analysis (Ardiansa, 2022; Suliantoro & Lutfi, 2022; Sugiasih, 2025).

Data analysis was conducted through several stages: information collection, data grouping based on research themes, interpretation of study results, and drawing conclusions. The data obtained were analyzed using indicators of the effectiveness of KT implementation, which included institutional aspects, regulations, community participation, spatial planning, and regional development outcomes. This analysis was used to identify factors that support and hinder the success of KT implementation in Semarang City. This analytical approach refers to previous research showing that the success of land consolidation is influenced by social, legal, and environmental aspects of the area (Putraningtyas et al., 2024; Nurokhman et al., 2023).

3. RESULT AND DISCUSSION

A. Implementation of Land Consolidation as an Instrument for Urban Area Management in Semarang

Land Consolidation in the Semarang urban area is one spatial planning approach that seeks to improve the structure of land parcels that have become disorganized due to regional development. This activity aims to create a more orderly environment by adjusting the shape of land parcels, providing public facilities, and improving the area's function. Rapid urban development has increased the need for a land planning system due to limited urban land. This situation places the Land Management Agency (KT) in a crucial role in regulating spatial use without eliminating community rights to their land. Ardiansa (2022) explains that implementing urban land consolidation requires integration between land aspects, spatial planning, and community interests to achieve the objectives of land management.

Land management implementation in urban areas is not only related to changes in land form but also encompasses the process of planning regional development after the planning is complete. These stages involve identifying land conditions, developing a land management plan, obtaining community approval, and implementing the construction of supporting facilities. Each stage influences the program's success, as errors in the initial stages can lead to obstacles in subsequent stages. Land management that fails to consider community social conditions can lead to resistance and delay the implementation process. Research by Suliantoro and Lutfi (2022) shows that implementing land consolidation regulations requires alignment between legal provisions, implementation mechanisms, and community conditions at the activity location.

The characteristics of Semarang as a developing city present unique challenges in implementing land consolidation. Urban areas face issues such as building density, limited open space, and changes in land use due to economic activity. These issues require a land management strategy that can create a balance between physical development and community interests. Land consolidation can be an alternative because it allows landowners to continue to benefit from development after land rezoning. Sugiasih (2025) explains that land consolidation programs have an impact on the development of residential areas because they can direct changes in land use towards a more planned one.

The results of a study on the implementation of KT indicate that the program's success is greatly influenced by the quality of coordination between the agencies involved. The local government, land office, and community each have their own roles in ensuring activities proceed according to plan.

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Coordination is necessary from the planning stage, through the implementation of land rezoning, to the construction of area facilities. Lack of communication between parties can lead to misunderstandings regarding the program's objectives and benefits. Putraningtyas et al. (2024) stated that implementing land consolidation requires cooperation from various parties because land issues are not only related to administrative aspects but also involve the social interests of the community.

The effectiveness of the KT implementation in Semarang can be seen through the program's ability to produce changes in the area's condition after the program is implemented. Indicators of success include improved land management, the availability of public facilities, increased public access, and certainty of land rights. A program that only results in administrative changes without providing tangible benefits to the community cannot be considered effective. Evaluation of implementation results is crucial to identify program weaknesses and address them in subsequent activities. Febriana et al. (2022) explain that the impact of land consolidation needs to be analyzed through changes in environmental conditions and the benefits received by the community after the program is implemented.

2. Effectiveness of Land Consolidation Based on Regulatory and Institutional Aspects

Regulation is a key factor in determining the success of land consolidation in Indonesia, including in the Semarang urban area. Regulations provide a legal basis for each stage of the activity, from planning and implementation to determining the results of land management. Land consolidation implementation requires certainty regarding the working mechanisms, institutional authority, and the rights and obligations of each party involved. Unclear regulations can lead to administrative obstacles and misunderstandings between the government and the public. Suliantoro and Lutfi (2022) explain that the implementation of land consolidation regulations plays a crucial role in guiding the implementation of activities to ensure they align with national land management principles.

Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 12 of 2019 serves as a legal basis for land consolidation implementation in Indonesia. This regulation provides guidelines for the activity stages, the formation of the implementation team, the community approval process, and the preparation of regional spatial plans. The existence of these regulations demonstrates that land consolidation is not merely a technical land management activity but also part of regional development policy. Implementation of land consolidation at the regional level still requires adjustments to regional characteristics and the needs of local communities. Suliantoro and Lutfi (2022) demonstrated that the success of implementing Land Consolidation regulations is influenced by the government's ability to translate national regulations into local-level implementation.

Institutions play a crucial role in determining the effectiveness of Land Consolidation implementation because this program involves various parties. The Land Office is responsible for land administration, while local governments play a role in regional development planning and the provision of supporting facilities. Landowners are the key stakeholders in determining the program's sustainability, as the Land Consolidation process requires their approval and involvement. Poor inter-institutional relationships can lead to implementation delays and conflicts of interest. Ardiansa (2022) explains that institutional coordination is a crucial factor in urban land consolidation implementation because each party has interrelated functions.

Institutional effectiveness in implementing Land Consolidation in Semarang can be seen through the government's ability to build coordination and communication with the community. The socialization process is a crucial step in ensuring the community understands the objectives, benefits, and consequences of land consolidation activities. Public understanding of the program will influence the level of acceptance and support for land development activities. The government needs to provide easily understandable information to avoid misunderstandings regarding changes to land parcels and regional development plans. Nurokhman et al. (2023) explained that community empowerment in environmental development programs requires good communication between the government and the community to achieve the program's objectives.

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The analysis shows that regulatory and institutional aspects have a strong relationship with the effectiveness of Land Consolidation implementation in Semarang. Regulations provide procedural certainty, while institutions ensure the process can be implemented according to field conditions. Land consolidation implementation that focuses solely on land administration aspects is insufficient to achieve optimal regional change. The program's success requires institutions capable of coordinating, providing assistance, and resolving obstacles during implementation. Sugiasih (2025) stated that the success of land consolidation programs in developing areas is influenced by institutional capacity to direct spatial change and manage the interests of various parties.

3. Community Participation as a Determining Factor for the Success of Land Consolidation in Semarang

Community participation is a key factor in determining the success of Land Consolidation in urban Semarang. As landowners, communities play a crucial role because any change in the shape, size, or use of land requires their involvement in the process. Land Consolidation (KT) implementation cannot proceed solely through government decisions, as the program's success depends on the level of community acceptance of the area planning plan. Community involvement encompasses socialization, expressing opinions, granting approval, and monitoring the results of area development. Nurokhman et al. (2023) explain that community involvement in environmental development programs can foster a sense of ownership over the results and support program sustainability after implementation.

The level of community understanding of the Land Consolidation concept significantly impacts the implementation process. Some communities still view land solely as a personal asset with economic value, so changes in land management are often perceived as a reduction in rights. This situation can become an obstacle if information about the benefits of KT is not clearly communicated from the outset. Government outreach efforts should explain the program's benefits, such as improved road access, improved public facilities, increased land value, and certainty of land administration. Research by Ardiansa (2022) shows that community understanding of the objectives of land consolidation is a crucial factor in building support for program implementation.

Community participation in Land Consolidation is not only related to initial approval but also includes involvement throughout the planning and implementation process of regional development. Communities need to be given the opportunity to communicate field conditions, environmental needs, and expectations regarding the results of land management. This involvement can help the government produce regional plans that are more appropriate to the social conditions of the local community. Programs designed without considering community input have the potential to result in development that does not meet the needs of area users. Putraningtyas et al. (2024) explain that resolving land issues through land consolidation requires an approach that considers the interests of the community as land rights holders.

The implementation of Land Consolidation in Semarang also faces challenges in the form of differing interests among landowners involved. Each landowner has different economic circumstances, spatial needs, and perspectives on the regional management plan. These differences can influence the decision-making process, as the program requires agreement from affected parties. The government needs to implement an open communication process so that the community understands the long-term benefits of the program, rather than simply seeing changes in initial conditions. Febriana et al. (2022) showed that the success of a land consolidation program is influenced by the implementer's ability to manage community interests and ensure that the program's benefits are shared.

Based on the study's results, community participation is a key indicator in measuring the effectiveness of Land Consolidation implementation in Semarang. Land consolidation programs that receive community support have a greater chance of achieving their land planning goals because the implementation process is carried out through collaboration between the government and landowners. Active community participation can also reduce the potential for conflict and expedite the resolution of various obstacles during the program. Land consolidation success is determined not only by the

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resolution of land administration issues but also by the program's ability to build positive relationships between the community and the government. Sugiasih (2025) stated that the success of land consolidation in residential areas is influenced by community involvement in accepting and supporting spatial planning changes after the program's implementation.

4. The Impact of Land Consolidation Implementation on the Physical Planning and Development of the Semarang Area

Land consolidation implementation impacts changes in the physical condition of an area through the restructuring of land parcels and the provision of supporting environmental facilities. Urban areas that previously experienced problems such as irregular land parcel patterns, limited road access, and a lack of public facilities can experience improvements after the implementation of land consolidation activities. Land consolidation reorganization allows for the creation of spaces that are more appropriate to the area's development needs. These changes serve as an indicator of the success of land consolidation implementation in urban areas. Sugiasih (2025) explains that the implementation of land consolidation in peri-urban areas can influence regional development through changes in land use patterns and increased spatial order.

Improved infrastructure quality is one observable outcome after land consolidation implementation. The construction of neighborhood roads, drainage channels, social facilities, and public spaces is a crucial part of supporting the area's function after the land consolidation process is completed. This infrastructure provides direct benefits to the community by improving accessibility and comfort in the residential environment. The availability of supporting facilities can also increase the area's value and encourage the development of community economic activity. Rosanty et al. (2024) explained that land consolidation can support the resolution of environmental problems by providing a more organized infrastructure system in areas experiencing spatial constraints.

Changes in the physical condition of an area after the implementation of Land Consolidation (KT) are also related to improvements in residential quality. Areas that previously had high density or undirected development patterns can experience improvements through the reorganization of spatial use. This restructuring provides opportunities for the government and community to create safer, more comfortable environments with clear spatial functions. Changes in regional quality are one form of benefit that demonstrates that Land Consolidation (KT) is not solely oriented towards land administration aspects. Natasya (2023) stated that applying the concept of land consolidation to residential areas can be an approach to improving spatial structure and enhancing the quality of the residential environment.

The impact of Land Consolidation (KT) implementation on the development of the Semarang area can also be seen through the increase in land value after restructuring. Land that previously had limited access and function can experience an increase in value due to the availability of supporting facilities and better accessibility. These changes benefit landowners because the results of regional development can increase the potential for land use. This condition indicates that Land Consolidation (KT) has economic benefits in addition to spatial planning benefits. Febriana et al. (2022) explain that the impact of land consolidation needs to be analyzed through environmental changes and the benefits received by the community after the regional development program is implemented.

The analysis results indicate that physical impacts are a key indicator in determining the effectiveness of Land Consolidation implementation in Semarang. Programs that are able to produce changes in regional conditions demonstrate that KT activities do not stop at land administration processes but generate tangible benefits for the community. The success of physical development after KT is greatly influenced by initial planning, inter-agency coordination, and community involvement during the implementation process. Evaluation of the physical results of the area is necessary to identify program weaknesses and provide input for improvements in subsequent activities. Rahim and Akbardin (2025) explain that the land consolidation approach can be used in urban area revitalization because it connects aspects of spatial planning, physical development, and environmental quality improvement.

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5. Supporting Factors and Obstacles to Land Consolidation Implementation in Increasing Program Effectiveness in Semarang

The effectiveness of Land Consolidation in Semarang is influenced by various supporting factors that determine the program's success from the planning stage to implementation. Key factors supporting Land Consolidation activities include land policies, local government support, community involvement, and the program's alignment with regional development needs. Regulatory support provides certainty regarding implementation mechanisms, ensuring a clear legal basis for each stage of the activity. The role of local government is also essential in linking Land Consolidation activities to regional development plans and the provision of public facilities. Suliantoro and Lutfi (2022) explain that implementing land consolidation regulations is a crucial element in supporting the program's success, providing guidance for implementers and the community involved.

The availability of land data is another supporting factor in Land Consolidation implementation in urban areas. Data on ownership status, land conditions, land use, and community needs are necessary as a basis for developing area planning. Complete data can help reduce errors in the decision-making process and expedite administrative processes. Good land information management can also increase public trust in program implementation. Ardiansa (2022) explained that the success of urban land consolidation requires the support of accurate land data so that the land arrangement process can proceed according to field conditions.

The implementation of Land Consolidation in Semarang still faces several obstacles that can impact the program's effectiveness. One major obstacle relates to the process of obtaining community approval, as each landowner has different interests and perspectives on the area's arrangement plan. Some residents may experience concerns about changes to land parcels, the economic value of the land, and the benefits that will be obtained after the activity is completed. This situation requires intensive communication to ensure the community understands the program's objectives and benefits. Putraningtyas et al. (2024) explain that conflicts of interest in land consolidation activities can arise from differences in understanding between development objectives and landowner interests.

Another obstacle in the implementation of Land Consolidation (KT) relates to inter-agency coordination and the sustainability of physical development after the land arrangement process is completed. Land Consolidation requires the involvement of various agencies with different authorities, requiring a clear division of tasks. Delays in coordination can prevent the development of area facilities from proceeding according to the initial plan. Financing issues also pose a challenge, as land arrangement results need to be supported by infrastructure development for the program's benefits to be felt by the community. Rahim and Akbardin (2025) explain that regional revitalization through a land consolidation approach requires institutional support and physical development readiness to ensure optimal regional transformation.

Based on the study's findings, the effectiveness of land consolidation implementation in Semarang is influenced by the balance between supporting factors and obstacles throughout the process. The KT program can be more effective if there are strong regulations, good institutional coordination, community participation, and clear regional development planning. Obstacles such as low public understanding, differing interests, and limitations in development implementation require attention in subsequent program development. Evaluation of each activity stage is necessary to ensure that KT implementation provides maximum benefits to the community and urban development. Sugiasih (2025) indicates that the success of land consolidation is not only determined by the initial implementation phase but also by the program's ability to generate sustainable regional changes after completion.

Discussion

The implementation of Land Consolidation in Semarang City demonstrates that the land management program is not only related to the reorganization of land parcels but also to improving the quality of urban areas. Land Consolidation is an instrument capable of addressing the issue of limited space through the restructuring of land parcels and the provision of supporting environmental

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facilities. The study results indicate that the effectiveness of Land Consolidation is influenced by several key aspects, such as regulations, institutions, community participation, and post-program development outcomes. This situation suggests that the success of Land Consolidation cannot be measured solely by the resolution of land administration, but also by changes in area conditions and the benefits received by the community. Ardiansa (2022) explains that the implementation of urban land consolidation requires integration between land policies, spatial planning, and community involvement to achieve the objectives of land management.

The regulatory aspect is one of the factors determining the success of Land Consolidation in Semarang because this activity requires a clear legal basis. Regulations regarding Land Consolidation provide guidelines for the planning, implementation, and management of land management results after the program is completed. Clear regulations can reduce the potential for administrative problems and conflict between parties involved in the program. The study's findings indicate that sound regulations require the support of implementing agencies' ability to implement them appropriately to regional conditions. Suliantoro and Lutfi (2022) stated that the implementation of Land Consolidation regulations plays a crucial role in ensuring certainty regarding activity implementation and regulating the relationship between the government and landowners.

Community participation is a crucial factor in determining the success of Land Consolidation because the community directly experiences changes resulting from the program. Community involvement from the planning stage through evaluation can increase acceptance of land development plans. Obstacles such as a lack of public understanding of the benefits of Land Consolidation can delay the approval process. This situation suggests that communication and community empowerment approaches need to be a crucial part of Land Consolidation implementation in Semarang. Nurokhman et al. (2023) explain that community involvement in environmental development programs can increase support for activities and foster a sense of ownership in the development outcomes.

The physical impact of Land Consolidation implementation is an important indicator of program effectiveness in urban areas. Land parcel planning, followed by the construction of public facilities, can enhance area function and improve the quality of the community environment. These changes can be seen through improved road access, the provision of basic infrastructure, and the regularity of land use. Previous research indicates that land consolidation (KT) can benefit regional development if the planning process is accompanied by the construction of facilities tailored to community needs. Rosanty et al. (2024) explain that land consolidation can support the resolution of regional problems through spatial planning and the development of supporting environmental infrastructure.

Obstacles to the implementation of Land Consolidation in Semarang indicate that this program requires a lengthy process and strong coordination between relevant parties. Issues such as differing landowner interests, limited community understanding, and physical development constraints are factors that can impact the achievement of program objectives. These conditions indicate that the effectiveness of KT depends not only on initial planning but also on the implementer's ability to resolve issues during the program. Evaluation of each stage is necessary for the program's subsequent implementation to run smoothly. Putraningtyas et al. (2024) explain that land consolidation requires an approach that connects legal and social aspects with regional development needs.

Based on the discussion, the effectiveness of Land Consolidation implementation in Semarang is influenced by the relationship between policy, institutional, community, and regional development outcomes. The KT program has great potential as an instrument for urban planning because it combines development interests with the protection of community land rights. The program's success requires clear regulatory support, inter-agency coordination, and community involvement from the outset. Effective KT implementation can provide benefits in the form of improved environmental quality, spatial order, and certainty of land use. Sugiasih (2025) explains that the success of land consolidation can be seen through changes in regional development after the program is implemented and the ability of these activities to provide long-term benefits to the community.

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4. CONCLUSION

The implementation of Land Consolidation in Semarang City is a crucial approach to supporting urban planning, which faces challenges such as limited space, irregular land parcels, and the need to improve environmental quality. Studies show that the effectiveness of Land Consolidation is influenced not only by the technical aspects of land planning but also by regulations, institutions, community participation, and the results of regional development after the program is implemented. Land Consolidation can provide benefits in the form of increased spatial order, the provision of public facilities, improved accessibility, and increased land value for the community. The program's success depends heavily on the ability of the government and relevant parties to build coordination and foster public understanding of the program's objectives. This situation demonstrates that Land Consolidation can be an instrument for urban planning if implemented through careful planning and multi-stakeholder involvement.

Land Consolidation implementation in Semarang still faces several obstacles that require attention in future program developments. Issues such as differing community interests, limited understanding of the benefits of Land Consolidation, inter-agency coordination, and the sustainability of physical development are factors that impact the program's effectiveness. Addressing these obstacles requires strengthening outreach, improving institutional quality, and developing an implementation strategy appropriate to the region's characteristics. Community participation needs to be continuously enhanced, as it is a key element in determining the success of the land management process. Implementing a KT that integrates legal, social, and regional development aspects will yield greater benefits for the development of Semarang City.

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