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Analysis of Land Rights Certificate Overlapping Occurrence

Jonathan Chandra Suryajaya¹, I Gusti Ayu Ketut Rachmi Handayani², Lego Karjoko³

¹Faculty of Law, Sebelas Maret University, Surakarta, Indonesia, jonathanchandra103@gmail.com

²Faculty of Law, Sebelas Maret University, Surakarta, Indonesia.

³Faculty of Law, Sebelas Maret University, Surakarta, Indonesia.

Corresponding Author: jonathanchandra103@gmail.com¹

Abstract: Article 4 of the UUPA states that based on the right of control by the state, various types of land rights are determined that can be granted to individuals or groups. The purpose of this study is to determine To analyze and review the Legal Basis for the issuance of land title certificate. To analyze and review the Responsibility of the Land Office for the certificate that was canceled in the State Court Decision. The results of this study are that the cancellation of land title certificate can cause legal uncertainty for the community and require the government to increase supervision and improvements in the land system in order to prevent similar cases in the future. In addition, the responsibility of the Land Office in this case is in the spotlight, where there should be an increase in accuracy in data collection and better coordination between agencies so that there is no issuance of duplicate certificates.

Keyword: Land ownership rights, land title certificate, overlapping land.

INTRODUCTION

Land is a very essential element in human life because it has many benefits and has a major influence on various aspects of life. Indonesia, as a country rich in natural resources, has the characteristics of a maritime archipelago with abundant marine wealth. Indonesia is also known as an agricultural country, where most of its population depends on the agricultural sector. This shows how vital the role of land is in supporting the agricultural sector which is the backbone of the national economy. Land in the Indonesian legal system is included in the realm of agrarian law (Setiawan. J & Idris, 2021) .

In Law Number 5 of 1960 concerning Basic Agrarian Regulations (UUPA), Article 1 states that the entire territory of Indonesia is a single land-water unit owned by all Indonesian people as part of a united nation. This law also emphasizes that the earth, water, and space, including the natural resources contained therein, are national assets belonging to the state. According to (Ahadin & Sahal Afhami, 2022) in Article 4 of the UUPA it is stated that based on the right of control by the state, various types of land rights are determined that can be granted to individuals or groups. Legally, land in the legal sense refers to the surface of the earth that can be owned and utilized by the community.

Land as a national resource has an irreplaceable role in human life. Almost all human activities, both in social, economic, and development aspects, are closely related to land. The

benefits of land can be seen in various fields such as agriculture, animal husbandry, infrastructure development, and housing (Abdat & Winanti, 2021). With the values contained therein, land is the main factor in human survival. Land use is strictly regulated in Article 33 Paragraph (3) of the 1945 Constitution which states that the earth, water, and all natural resources contained therein are controlled by the state to be used for the maximum welfare of the people (Yang et al., 2022).

The state's right to control land is also explained in Article 2 Paragraph (2) of the UUPA, which gives authority to the state in several aspects. The state has the authority to regulate and manage the use, supply, and maintenance of land and other natural resources. The state is also tasked with determining the legal relationship between individuals and land and regulating legal acts related to land use. As human needs develop increasingly complexly, land rights can change according to the social and economic dynamics of society (Lafipah, 2022).

Legitimate landowners have the right to use the land according to their interests, whether for agricultural, business, or development purposes. Land ownership rights can be obtained in various ways, one of which is through legal transactions involving sellers and buyers based on applicable regulations. According to (Renaldy & Maulidiana, 2020) the customary law system also plays a role in determining land ownership in several regions in Indonesia. As a country of law, Indonesia has regulations governing land registration, which are stated in Government Regulation Number 24 of 1997. This regulation aims to provide legal certainty for landowners, so that land ownership can be legally recognized.

Land rights do not only cover the surface of the land itself, but also cover part of the earth's body beneath it and the airspace above it. This is emphasized in Article 1 of the UUPA which regulates the limitations of land use according to the objectives and capabilities of the owner. Land use must also pay attention to applicable legal aspects so as not to cause ownership conflicts in the future. Legal problems related to land often arise due to inconsistencies in the administrative process or ownership disputes (Sartono & Nurbaedah, 2022).

One of the cases that often occurs in land problems is a dispute due to overlapping ownership. Overlapping land is a condition in which two parties claim ownership rights to the same plot of land. This incident is generally caused by errors in the land registration process by the land office, resulting in the emergence of more than one land title certificate for the same plot of land (Kus & Khisni, 2017).

METHOD

The research method used in this study is normative research, which focuses on the analysis of laws and regulations and court decisions related to overlapping land ownership dispute cases. This normative approach aims to examine in depth the legal aspects underlying the cancellation of land title certificate in cases decided by the state administrative court through Decision. In this study, the legal sources used include laws and regulations such as the Basic Agrarian Law, and Government Regulations on Land Registration.

RESULTS AND DISCUSSION

Land Title Certificate (SHM) is a legal document that provides certainty of land ownership for individuals or legal entities that meet the requirements as stipulated in applicable laws and regulations. In the context of the dispute that occurred regarding the issuance of SHM, it is necessary to conduct a study of the legal basis for its issuance (Asri et al., 2020). The issuance of a title certificate by the Land Office must meet the administrative and substantive requirements in accordance with the provisions of Law Number 5 of 1960 concerning Basic Agrarian Regulations (UUPA), Government Regulation Number 24 of 1997 concerning Land Registration, and the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency. Land registration is carried out to provide legal certainty to rights

holders and avoid land disputes in the future. However, in this case, the issuance of SHM was suspected of having administrative defects which resulted in the emergence of land ownership disputes (Wagiu et al., 2023) .

Based on the chronology that developed in this case, there are indications that the issuance of land title certificate did not fully fulfill the principle of legality. According to (Hosrizul et al., 2022) with the existence of a previously issued land title certificate, there should be no issuance of a new certificate for the same land without going through a legal mechanism, such as revocation of the old certificate or a court decision confirming the change in ownership status. The issuance of land title certificate has the potential to violate the principles of publicity and legal certainty in land registration. According to Government Regulation Number 24 of 1997, every land registration must be carried out with the principles of transparency and accuracy, where the public can file objections if there are indications of inconsistencies in the registration process. In this case, land title certificate was issued without considering the previously existing legal ownership, which ultimately gave rise to complex legal problems. (Alimuddin, 2021) .

In its considerations, the State Administrative Court highlighted that the existence of two certificates issued for the same plot of land was a form of overlapping land administration that could not be justified (Zeng, 2023) . This confirms that the certificate issued later has the potential to not have a strong legal basis, especially if it is not supported by valid proof of ownership (Taqiyyah & Winanti, 2020) . The validity of the issuance of land title certificate also needs to be reviewed from a procedural aspect at the Land Office. If the issuance of the certificate is carried out without thorough research on the status of the land, then this is contrary to the principle of prudence that must be applied in land administration. In practice, before issuing a certificate, the National Land Agency (BPN) must re-measure, check the history of land ownership, and announce the results of the research to the public to ensure that there are no duplicate claims to the land in question (Rizki & Sumanto, 2021) .

In Indonesian land law, there is a principle that a land title certificate has strong evidentiary power, but is not the only determining evidence. In other words, even if someone has a certificate, if it can be proven that its issuance is contrary to applicable procedures and regulations, then the certificate can be canceled through legal process. The impact of the issuance of an invalid certificate is very significant, both for the legitimate landowner and for the land administration system in Indonesia. Landowners whose rights are violated can lose legal certainty over their ownership and must go through a long legal process to regain their rights. For land institutions, cases like this can reflect the weakness of the land data monitoring and management system, so administrative reform is needed to prevent similar cases from occurring in the future. (Shin et al., 2021) .

In the context of land dispute resolution, there are several mechanisms that can be taken to avoid prolonged conflict, one of which is through mediation between the disputing parties with the active role of the Land Office. If no agreement is reached, then legal action is the last option, as happened in this case. According to (Supriyadi et al., 2023) state administrative court Decision Certificate of Ownership shows that when there is a violation in the issuance of a certificate, the court can take legal steps by canceling the certificate for the sake of justice and legal certainty. Overlapping land disputes are one form of complex agrarian law problems in Indonesia (Jeane Neltje Saly & Qonita Rizqi Iffani Putri, 2023) . There are several main factors that cause overlapping land disputes which ultimately become the object of justice up to the cassation level at the State Administrative Court. One of the main factors is the weakness in land administration, especially in the land registration system which has not been fully organized (Yuda et al., 2020) .

The land administration system in Indonesia still faces various obstacles, including the lack of coordination between agencies responsible for issuing land title certificates. In many

cases, there is overlapping in the issuance of certificates due to the administrative process not being carried out carefully, both in terms of checking the physical and legal data of the land in question (Prihadiansyah & Ariawan, 2021). The factor of inaccuracy in document verification also contributes to land disputes. Mistakes in checking land ownership history, land status, and the use of inaccurate data often trigger ownership conflicts (Lan & Pan, 2020). In the case related to the overlapping land certificates for land rights, the existence of two land title certificate issued for the same land object indicates that there was negligence in the administrative process at the land office level. This can be caused by the lack of a strict validation system in ensuring that the land in question does not have previously registered ownership rights. (Affan Zaidan & Listyowati Sumanto, 2023).

The public's ignorance of the legal procedures in land registration is also a contributing factor to the occurrence of overlapping land disputes. Many landowners do not officially register their land or do not update the legal status of their land, so that in some cases, land that has been physically owned for generations can be registered by other parties who file claims for ownership of the land. This ignorance is often exploited by parties who have greater access to the land administration system to claim rights to land that already has a previous owner (Abidin & Manurung, 2020).

The Land Office as an institution authorized to issue land certificates has a great responsibility in guaranteeing the validity of the certificates issued, as well as ensuring that there are no administrative errors that lead to land ownership disputes. The cancellation of certificates ownership by the state administrative court indicates negligence or error in the process of issuing the certificate, resulting in dual rights to the same land and harming the party with legal rights (Lafipah, 2022). From an agrarian law perspective, the Land Office's responsibilities cover various aspects, from planning to supervision of land administration procedures. Based on the Basic Agrarian Law (UUPA) and Government Regulation Number 24 of 1997 concerning Land Registration, the Land Office has the authority to verify each application for a land certificate to ensure that the land object in question does not have any disputes or dual rights. However, in fact, the issuance of land title certificate was carried out even though there was another land title certificate that had been issued earlier. This procedural error shows that the Land Office did not carry out its obligations optimally in ensuring the validity of the data before issuing a new certificate. (Chairunnisa et al., 2022).

One step that can be taken is to tighten the document verification procedure before issuing land certificates, as well as strengthening coordination with various related parties, including the community, village officials, and other legal agencies to ensure the validity of each land ownership claim. Legal liability can also arise if there is an indication that the issuance of land title certificate was carried out with elements of intent or gross negligence that harmed other parties (Sartono & Nurbaedah, 2022). In this case, the owner of the canceled certificate has the right to file a claim for compensation with the Land Office for losses suffered due to the issuance of a legally flawed certificate. Provisions regarding this liability are regulated in various regulations, including civil law and state administrative law, which state that any administrative action that causes losses to individuals must be accounted for by the authorities (Sappe et al., 2021).

The Land Office also has the responsibility to provide legal certainty to parties affected by the cancellation of the certificate. This can be done by providing an official explanation to the relevant parties regarding the basis for the cancellation of the certificate, as well as assisting in the process of resolving disputes that may still occur due to the cancellation (Rizki & Sumanto, 2020). Legal certainty is very important to avoid the emergence of new disputes that can worsen the social and economic conditions of the people involved in this case (Tehupeiory et al., 2023). In the long term, the Land Office must reform the land administration system to reduce the potential for errors in issuing land certificates. Digitizing the land registration

system and implementing a technology-based land information system can be a solution to avoid overlapping certificate cases in the future. With a more transparent and integrated system, each land certificate application can be verified more accurately and efficiently, thereby reducing the risk of land ownership disputes due to administrative errors (Yemima & Prasanth Sigit, 2022).

The fact there is so many case of cancellation of Land Title Certificate by the State Administrative Court is an important lesson for the Land Office in improving accuracy and transparency in land administration management. By improving the existing systems and procedures, it is hoped that similar cases will not occur again in the future, so that legal certainty in land ownership in Indonesia can be more guaranteed. According to (Asri et al., 2020) the legal considerations of the State Administrative Court in deciding the case of cancellation of the land title certificate are based on various relevant legal aspects, both in terms of applicable laws and regulations and the principles of agrarian law in Indonesia. The State Administrative Court considers the legal aspects of the issuance of certificates and the validity of ownership rights claimed by the disputing parties. The State Administrative Court observed that the issuance of land title certificate by the Land Office had given rise to an ownership conflict that led to a legal dispute (Wagiu et al., 2023).

In its considerations, the State Administrative Court referred to the provisions of Law Number 5 of 1960 concerning Basic Agrarian Regulations (UUPA) which stipulates that land as part of agrarian resources must be managed properly and based on the principle of legal certainty. The State Administrative Court also considered the principles of land registration as stipulated in Government Regulation Number 24 of 1997 concerning Land Registration. In this case, land registration carried out by the Land Office must meet the principles of publicity, transparency, and legal certainty so as not to cause ownership problems in the future (Hosrizul et al., 2022).

The State Administrative Court in this decision also highlighted the existence of administrative defects in the issuance of certificates that were the object of the dispute. These administrative defects include inconsistencies in land registration procedures, lack of verification of ownership data, and the issuance of certificates that overlap with other certificates that have been issued previously. (Alimuddin, 2021). Based on the facts revealed in the trial, the State Administrative Court found that there were two certificates issued for the same land object. The existence of these two certificates clearly indicates an administrative error that must be corrected (Matuankotta & Lakburlawal, 2022).

Another legal consideration used by the State Administrative Court in this case is the principle of legal protection for legitimate land rights holders. In the Indonesian agrarian legal system, land registration aims to provide legal certainty and protection for legitimate rights holders (Adjei-Poku et al., 2023). With the overlapping certificates, the State Administrative Court considered that legal certainty was disturbed and caused injustice to owners who had previously obtained legitimate certificates. The State Administrative Court in its decision emphasized that certificates issued later must be canceled in order to restore the rights of legitimate owners based on the principle of legal protection (Rizki & Sumanto, 2021). State Administrative Court also considered the role and responsibilities of the Land Office in issuing these problematic certificates. As an institution responsible for land administration, the Land Office has an obligation to ensure that every certificate issued meets the legal requirements and does not conflict with previously existing rights.

The legal implications of the cancellation of land title certificate have a significant impact on both landowners and land administration policies in Indonesia. For landowners, the cancellation of land title certificate can create legal uncertainty and potentially harm individuals who have legally obtained certificates based on applicable procedures (Supriyadi et al., 2023). Landowners whose certificates are canceled will lose their legal ownership rights,

which can lead to further disputes and difficulties in reclaiming their rights through legal channels. Landowners who are harmed can also experience economic impacts, such as the loss of investment value in the land they have purchased and used in their economic activities.

CONCLUSION

Overlapping land ownership disputes that led to the cancellation of the land title certificate (SHM) in the State Administrative Court indicate weaknesses in the land administration system in Indonesia, especially in the process of registering and issuing land title certificates. The legal basis for the issuance of Land Title Certificate by the Land Office is considered problematic due to indications of overlap with previously issued certificates, resulting in ownership conflicts between the parties concerned. In its decision, the State Administrative Court considered various legal aspects, including the principle of legal certainty, the civil rights of previous land owners, and administrative negligence in issuing certificates. Cancellation of certificates is a step taken to return ownership rights to the rightful owner. The legal implications of this decision not only affect the parties involved in the dispute, but also on land administration policies in general. Cancellation of land title certificates can cause legal uncertainty for the community and require the government to increase supervision and improvements in the land system to prevent similar cases in the future. In addition, the responsibility of the Land Office in this case is in the spotlight, where there should be increased accuracy in data collection and better coordination between agencies so that there is no issuance of duplicate certificates.

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