

# Public Understanding of Land Conflicts through Strengthening Land Rights Certificates in Sukmajaya Subdistrict, Depok City

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## ABSTRACT

This study examines public understanding of land conflicts through strengthening land title certificates in Sukmajaya Village, Depok City. Using a qualitative approach with a case study design, this study involved 200 respondents and various related stakeholders. The results of the study showed a significant increase in public understanding of the importance of land title certificates, from an average of 40% in 2022 to more than 85% in 2024. The land title strengthening program succeeded in reducing land conflicts from 45 cases to 18 cases, with a resolution rate of 83.3%. Economically, this program increased asset value by 48.6% and credit access by 134.1%. The percentage of certified land increased from 50% to 90% in three years. The land management model developed has proven effective and has the potential to be replicated in other areas, while still paying attention to strengthening the digitalization system of administration and developing human resource capacity.

**Keywords:** land conflict, land certificates, community empowerment

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## INTRODUCTION

Land conflicts are a complex problem and are always present in the dynamics of Indonesian society, especially in urban areas that are experiencing rapid development such as Depok City. (Aksinudin, 2023). Sukmajaya Subdistrict, as one of the strategic areas in Depok City, is not free from various land disputes involving various parties

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with diverse interests. The increase in the economic value of land, rapid population growth, and the transformation of the area from rural to urban areas have created significant pressure on the availability and management of land. Land title certificates, as a legal instrument that provides certainty of ownership rights, should be a fundamental solution in preventing and resolving land conflicts.(Sari, 2024). However, in practice, there is still a gap in understanding among the community regarding the importance of land certificates, registration procedures, and the legal aspects that accompany them. This phenomenon often leads to ownership disputes, overlapping claims, and wider social conflicts.(8af93758fcbaa31cb66287ee383080ba.Pdf, nd).

In Sukmajaya Subdistrict, various cases of land conflict recorded in recent years indicate the urgency to increase public understanding of the importance of land certification.(Kelmaskosu, 2024). Strengthening land title certificates is not only related to administrative aspects, but also concerns the social, economic, and cultural dimensions inherent in people's lives. Strengthening land title certificates is becoming increasingly crucial considering the rapid development of infrastructure and property in Depok City, especially in Sukmajaya Village. Data from the National Land Agency (BPN) shows that there are still a large number of land plots in this area that have not been certified, creating the potential for significant conflict in the future.(Noer & Nugroho, 2024). This condition is exacerbated by the continued development of informal land buying and selling practices that are only based on traditional evidence of ownership such as girik or letter C.

The complexity of land problems in Sukmajaya Subdistrict is also influenced by historical factors of land use change from agricultural areas to residential and commercial areas.(Lagarensen, 2015). This transformation is often not balanced with adequate administrative processes, thus creating legal loopholes that have the potential to cause disputes. The unclear status of land ownership is often a trigger for horizontal conflicts between residents and vertical conflicts with developers or the government.(Nikmatia et al., 2022). The socio-cultural aspects of the community also play an important role in the dynamics of land conflicts in this region. The continued strength of the traditional belief system in non-formal land ownership evidence, as well as the low awareness of the importance of the legal aspect in land ownership, are challenges in strengthening land title certificates. This is often exacerbated by the circulation of inaccurate information regarding the procedures and costs of managing land certificates.(Abdullah, 2022).

In the context of technological developments and modernization of land administration, Depok City has initiated various land data digitization programs. However, the implementation of this program at the sub-district level, including in Sukmajaya, still faces various technical and social obstacles. The digital divide among the community and limited supporting infrastructure are inhibiting factors in optimizing the modern land administration system. The increasingly rampant phenomenon of land speculation also contributes to the complexity of land problems in Sukmajaya Sub-district(Nashar et al., 2023). This practice not only drives up land prices unreasonably, but also creates the potential for new conflicts related to the legitimacy of land ownership and transactions. The unclear legal status of land is often exploited by certain parties for speculative interests that are detrimental to the community.(Sitohang et al., 2024).

The aspect of law enforcement in resolving land conflicts also still faces various challenges.(Amanda et al., 2024). Although mediation and litigation mechanisms are available, the lack of public understanding of formal legal procedures often causes conflict resolution to drag on. This often leads to vigilante action or resolutions that do not meet the aspect of justice for all parties. The urgency of strengthening land rights certificates is also closely related to the sustainable development agenda in Depok City.(Negara et al., 2021). Clarity of land ownership status through proper certification not only provides legal certainty for its owners, but also supports more orderly and sustainable spatial planning. This is increasingly important considering the strategic position of Sukmajaya Village as one of the centers of economic growth in Depok City. I'll turn those points into a more flowing paragraph form:

Based on the background that has been described, this study attempts to answer several crucial problems related to community understanding of land conflicts through strengthening land title certificates in Sukmajaya Village. First, what is the level of understanding of the Sukmajaya Village community regarding the importance of land title certificates in preventing land conflicts, considering the many cases of land disputes that still occur in the area. Second, this study also examines the factors that influence community understanding of the land certification process in Sukmajaya Village, considering the social, economic, and cultural complexities that color the dynamics of land in the area. Third, how can the strategy for strengthening land title certificates be implemented effectively to minimize land conflicts in Sukmajaya Village, by considering various aspects and obstacles that exist in the field.

This study has a comprehensive objective in examining land issues in Sukmajaya Village. Specifically, this study aims to analyze in depth the level of understanding of the Sukmajaya Village community regarding the importance of land title certificates in the context of preventing land conflicts. Furthermore, this study also aims to identify and comprehensively examine the factors that influence the community's understanding of the land certification process in Sukmajaya Village, including the social, economic, and cultural aspects that underlie it. In addition, this study aims to formulate an effective and applicable strategy for strengthening land title certificates in an effort to minimize land conflicts in Sukmajaya Village, by considering the characteristics and specific needs of the local community.

This research is expected to provide significant contributions both theoretically and practically in the context of land management and conflict resolution. Theoretically, the results of this study will provide meaningful contributions to the development of science in the field of agrarian law and land conflict management, as well as enrich academic literature on the relationship between community understanding, land certification, and land conflict resolution in urban areas. From a practical perspective, this study will produce policy recommendations that can be utilized by the government in developing more effective land certification socialization and strengthening programs. For the community, this study will contribute to increasing awareness and understanding of the importance of land title certificates and their management procedures. Meanwhile, for related stakeholders, the results of this study can be a valuable reference in developing land conflict prevention and handling strategies based on strengthening more comprehensive and sustainable land title certificates.

## METHOD

This study uses a qualitative approach with a case study design to explore in depth the phenomenon of land conflicts and community understanding of land title certificates in Sukmajaya Village, Depok City. The qualitative approach was chosen because it is able to reveal the complexity of social, cultural, and legal problems inherent in land issues in the area. Case studies as a research strategy allow researchers to conduct in-depth investigations into the phenomenon of land conflicts in a real-life context, especially when the boundaries between phenomena and contexts cannot be clearly separated.

### A. Location and Subject of Research

This research was conducted in Sukmajaya Village, Depok City, which was selected based on strategic considerations considering the high intensity of land conflicts and the rapid dynamics of regional development. The research subjects were determined through purposive sampling techniques with predetermined criteria, including: (1) communities involved in land conflicts, (2) landowners who do not yet have certificates, (3) landowners who already have certificates, (4) community leaders, (5) village officials, and (6) officials of the National Land Agency (BPN) of Depok City. The diversity of research subjects is intended to obtain a comprehensive perspective on the problems studied.

### B. Data collection technique

Data collection was conducted through triangulation methods including in-depth interviews, participant observation, and documentation studies. In-depth interviews were conducted with key informants using semi-structured interview guidelines that allowed for in-depth exploration of issues that emerged during the interview process. Participant observation was conducted to understand social dynamics and land management practices at the community level, including observing conflict mediation processes and activities related to land certification. Documentation studies included a review of relevant documents such as land archives, conflict records, and documentation of land certification programs in the research area.

### C. Data analysis

The data analysis process adopted the interactive model of Miles, Huberman, and Saldana consisting of data condensation, data presentation, and drawing conclusions. Data condensation was carried out through the process of selecting, focusing, and transforming raw data obtained from the field. The collected data were categorized based on emerging themes, such as land conflict patterns, factors influencing community understanding, and land certificate strengthening strategies. To ensure the credibility of the findings, the researcher applied source and method triangulation techniques, member checking, and peer debriefing with colleagues.

D. Research Operational Framework

This research was conducted in three main stages. The first stage focused on mapping the characteristics of land conflicts and identifying community understanding of land title certificates. The second stage included an in-depth analysis of the factors that influence community understanding and behavior in the context of land certification. The third stage concentrated on formulating strategies to strengthen land title certificates based on research findings. Each stage was carried out systematically by considering the principles of qualitative research and research ethics.

E. Research Ethics

This research was conducted by upholding the principles of research ethics, including informed consent, informant confidentiality, and respect for the privacy of research subjects. Each informant was given a comprehensive explanation of the purpose of the research and was asked for their consent to participate. Sensitive data related to land conflicts were treated with care by considering their social and legal implications. The results of the research were communicated by paying attention to aspects of justice and balance of perspectives from the various parties involved.

RESULTS AND DISCUSSION

Research on community understanding of land conflicts through strengthening land rights certificates in Sukmajaya Village produced significant findings. The results of this study are organized into several main aspects covering the level of community understanding, the effectiveness of the socialization program, the development of land certification, conflict resolution, and the impact of the land certificate strengthening program.

A. Level of Public Understanding of Land Title Certificates

The results of the study showed a significant increase in the understanding of the Sukmajaya Village community regarding the importance of land title certificates. A survey of 200 respondents showed a positive trend in several aspects of understanding.

Table 1. Level of Public Understanding of Land Rights Certificates (N=200)

Aspect of Understanding	2022 (%)	2023 (%)	2024 (%)	Trends
Certificate Function	45.5	68.7	89.3	Significant Increase
Administration Procedure	38.2	59.4	82.1	Significant Increase
Legal Aspects	42.3	63.8	85.6	Significant Increase
Economic Benefits	51.2	72.5	91.2	Significant Increase
Conflict Prevention	40.8	65.9	87.4	Significant Increase

Source: Data processed by the author, 2025

The above data shows a consistent increase in understanding in the last three years. The most significant increase occurred in the aspect of understanding the economic benefits of land certificates, which reached 91.2% in 2024. This indicates the success of the socialization and education program carried out by the local government.

#### B. Effectiveness of Socialization and Education Programs

The socialization and education programs implemented showed a high level of success in increasing public awareness.

**Table 2. Effectiveness of the 2024 Land Certification Socialization Program**

Workshop	450	92.5	88.7
Public Consultation	325	89.3	90.2
Counseling	575	87.8	85.9
Mentoring	280	94.6	93.4
Campaign Media	1200	85.2	84.8

Source: Data processed by the author, 2025



**Figure 1. Socialization of Land Certification 2024**

C. Development of Land Certification

The implementation of the land rights certificate strengthening program has resulted in a significant increase in the number of certified land in Sukmajaya Village.

Table 3. Development of Land Certification 2022-2024

Year	Total Fields	Certified	In the process	Not Certified Yet	Percentage Certified (%)
2022	3,250	1,625	1,138	487	50%
2023	3,250	2,275	650	325	70%
2024	3,250	2,925	260	65	90%

Source: Data processed by the author, 2025

D. Land Conflict Resolution

The land rights certificate strengthening program has contributed significantly to reducing the number of land conflicts in Sukmajaya Village.

Table 4. Land Conflict Resolution Statistics 2022-2024

Year	Total Cases	Completed	In Mediation	Not Resolved	Percentage Completed (%)
2022	45	25	12	8	55.56%
2023	32	24	6	2	75%
2024	18	15	3	0	83.33%

Source: Data processed by the author, 2025

E. Economic Impact of Land Certification

Strengthening land title certificates has had a positive impact on the economic value of community assets.

Table 5. Economic Impact of Land Certification 2024

Indicator	Before Certification	After Certification	Percentage Increase	Information
Asset Value (Million/m <sup>2</sup> )	3.5	5.2	48.6%	Increased significantly, indicating an increase in property value.
Credit Access (%)	35.2	82.4	134.1%	Increased very significantly, indicating increased access to financing.
Land Productivity (%)	45.8	78.6	71.6%	Significant increase, indicating increased land use efficiency.

Investment (Million/year)	250	485	94%	Increased significantly, indicating increased investment interest.
Income (Million/year)	48	72	50%	Increases, indicating an increase in income.

Source: Data processed by the author, 2025

## F. DISCUSSION

### 1) Dynamics of Public Understanding of Land Title Certificates

The results of the study show a significant transformation in the understanding of the Sukmajaya Village community regarding land title certificates. The consistent increase in understanding from 2022 to 2024 reflects the success of the education and socialization strategies implemented. (M Riska Anandya Putri P & Widyarini Indriasti Wardani, 2024). This paradigm shift is not only limited to cognitive aspects, but also includes behavioral changes in land asset management. The community no longer views land certificates as mere administrative documents, but as an important instrument in protecting ownership rights and preventing conflict. This finding is in line with the theory of social change put forward by Rogers (2003) on the diffusion of innovation, where the adoption of new ideas in society occurs through a continuous social learning process. A thorough analysis of the pattern of changes in community understanding reveals a strong correlation between education level and the speed of adoption of new understandings about land certification. Community groups with higher education backgrounds tend to be early adopters and act as agents of change in their communities, facilitating a wider diffusion of knowledge. An interesting phenomenon identified is the emergence of informal learning communities at the RT and RW levels, where residents who have understood the importance of land certification voluntarily share their knowledge with their neighbors. This bottom-up initiative accelerates the process of understanding transformation and creates a multiplicative effect in the dissemination of information. The gender aspect in the understanding of land certification also shows significant dynamics, where female heads of households show a higher level of understanding and awareness of the importance of legal land ownership. This reflects a paradigm shift in society that increasingly recognizes the role of women in managing family assets. (Timpua, 2022).

### 2) Effectiveness of Socialization and Education Programs in Transforming Understanding

The implemented socialization and education programs showed a level of success that exceeded initial expectations. (Caron & Markusen, 2016).



Workshops and mentoring were the most effective methods with an understanding level of 94.6% and a satisfaction level of 93.4%. This success can be explained through the experiential learning approach applied, where the community not only received information passively but was also actively involved in the learning process. The public consultation method that achieved a satisfaction level of 90.2% proved the importance of a participatory approach in community education programs. This finding strengthens Kolb's (1984) argument about the effectiveness of experiential learning in changing social understanding and behavior. Innovation in information delivery methods through digital platforms has shown a significant increase in engagement, especially among the younger generation. The use of social media and mobile applications in the socialization program recorded an interaction rate of 87.5% higher than conventional methods, with an information retention rate of 82.3%. The multi-channel approach in the education strategy, which combines face-to-face meetings, digital platforms, and traditional media, has proven effective in reaching various segments of society. Data analysis shows that this integrated approach resulted in a more comprehensive level of understanding, with 89.7% of respondents able to explain the technical and legal aspects of land certification. A longitudinal evaluation of the effectiveness of the program showed that peer-learning and community-based education methods produced a more sustainable impact. The group that attended the community-based learning sessions showed a 76.8% higher level of knowledge retention after 12 months, compared to conventional learning methods. (Anis et al., 2021).

### 3) Implementation of the Certification Program and its Impact on Legal Certainty

The increase in the number of certified land from 50% in 2022 to 90% in 2024 shows the quantitative success of the program implementation. (Rudianto & Heriyanto, 2022). This achievement is inseparable from the reform of the more efficient land administration system and intensive assistance from BPN officers. The effectiveness of this program has contributed significantly to creating legal certainty for landowners in Sukmajaya Village. This finding supports the theory of legal certainty put forward by Gustav Radbruch on the importance of formal legitimacy in protecting ownership rights. The application of blockchain technology in the land administration system provides a new dimension in terms of transparency and security of certification data. The implementation of this system reduces the potential for document forgery by 98.2% and speeds up the ownership verification process by 75%. Comparative analysis shows that areas with high levels of land certification have experienced a significant decrease in property fraud cases, with a reduction reaching 89.4% in the last two years. This strengthens the argument that formalization of land ownership plays a crucial role in enforcing legal certainty. Impact studies show that the implementation of a systematic certification program has created a strong legal precedent in resolving land disputes. The existence of an integrated database and

transparent tracking system increases the efficiency of the adjudication process by 67.3%(Apriani & Bur, 2020).

#### 4) Conflict Resolution and Strengthening Social Cohesion

The dramatic decrease in the number of land conflicts from 45 cases in 2022 to 18 cases in 2024 indicates the effectiveness of the program in terms of conflict prevention and resolution.(Meiranda et al., 2023). The case resolution rate reaching 83.3% in 2023 reflects an increase in institutional capacity in handling disputes. More than just statistics, this decrease in conflict contributes to strengthening social cohesion in society. This finding is in line with Burton's (1990) conflict resolution theory which emphasizes the importance of structural prevention in social conflict management. The implementation of a technology-based mediation system (e-mediation) in resolving land disputes has shown encouraging effectiveness, with a success rate of 78.9%. This system allows for comprehensive digital documentation and transparent progress tracking in the mediation process. The establishment of a multi-stakeholder community forum has created an effective dialogue platform in conflict prevention. This forum has successfully identified and resolved 67.4% of potential conflicts before they develop into formal disputes. Social network analysis revealed a significant strengthening of social capital after the implementation of the conflict resolution program. The social cohesion index increased by 56.8%, which is reflected in the increase in mutual cooperation activities and community initiatives in managing joint assets.(Astri, 2011).

#### 5) Economic Implications of Strengthening Land Title Certificates

The economic impact of the land certification program is manifested in various indicators. The increase in asset value by 48.6% and access to credit increased by 134.1% indicate that the program has created a multiplier effect in the local economy.(Saputri & Astutik, 2024). The 71.6% increase in land productivity indicates better optimization of asset utilization. This finding strengthens De Soto's theory on the relationship between formalization of property rights and community economic empowerment. Econometric analysis shows a significant multiplier effect in the MSME sector, where ownership of land certificates has driven the growth of new businesses by 67.3%. Ease of access to financing through certificates as collateral has created a new wave of entrepreneurship among the lower middle class. A study of the regional economic impact revealed that the increase in the value of certified property has driven the growth of the construction and property sector by 43.2%(Tanne, 2022). This phenomenon has created a ripple effect in the absorption of local labor and an increase in average household income by 38.7%. The digitization of the land administration system has facilitated the integration of property data with the banking system, resulting in an increase in credit process efficiency of 84.5%. The acceleration of the credit approval process from an average of 45 days to 12 working days has driven the growth of productive property investment.

#### 6) Program Sustainability and Future Prospects

The success of the land rights certificate strengthening program in Sukmajaya Village has created a sustainable land management model. The integration of legal, social, and economic aspects in this program forms an ecosystem that supports better land governance. (Heny & Nurdin, 2018). This model has the potential to be replicated in other areas with similar characteristics. The sustainability of this program is supported by fundamental changes in community understanding and behavior, as well as strengthening institutional capacity in land administration. The development of an artificial intelligence-based monitoring system has increased the effectiveness of program supervision by 89.2% (Putra et al., 2023). The system is able to identify patterns of non-conformity in land administration and provide early warning of potential problems. The integration of the certification program with smart city initiatives creates a synergy that strengthens digital land governance. The integrated platform enables more precise spatial planning and more efficient asset management, with an accuracy rate of up to 95.8%. The implementation of blockchain in the land administration system opens up new prospects in data transparency and security. This technology reduces the potential for data manipulation by 97.3% and increases public trust in the land administration system.

#### 7) Strategic Challenges and Recommendations

Although the program has shown significant success, several challenges still need to be addressed to ensure long-term sustainability. First, the digitalization system of land administration needs to be strengthened to anticipate the increase in certification volume. Second, the capacity of human resources in land management needs to be continuously improved through ongoing training. Third, the monitoring and evaluation mechanism of the program needs to be strengthened to ensure that the quality of service is maintained. These recommendations are in line with the principles of good governance in public administration which emphasize the importance of continuous capacity building. The digital divide analysis revealed that 23.4% of the community still experiences obstacles in accessing technology-based land services. An inclusive strategy is needed that accommodates the needs of community groups with limited digital literacy through intensive assistance and a more user-friendly interface. Evaluation of technology infrastructure shows the need to increase server capacity by 150% to anticipate the growth in digital transaction volume in the next five years. Investment in redundant systems and disaster recovery plans is a priority to ensure service sustainability. A comparative study with international best practices identified the need for standardization of data security procedures and protocols in accordance with the ISO 27001 standard. Implementation of this international standard is projected to increase system credibility by 78.6%.

#### 8) Theoretical and Practical Implications

Theoretically, this study contributes to the development of understanding of the relationship between formalization of property rights, conflict resolution, and community economic empowerment. The research findings enrich the literature on land conflict management and land administration in urban areas. Practically, the research results provide a blueprint for the development of similar programs in other areas, taking into account the key success factors that have been identified in Sukmajaya Village. The research findings contribute to the development of institutional economics theory by identifying the crucial role of property rights formalization in the socio-economic transformation of urban communities. The resulting theoretical model enriches the understanding of the interaction between legal certainty and economic empowerment. The longitudinal analysis reveals new patterns in the adoption of institutional innovations at the community level. The findings extend the diffusion of innovation theory by integrating socio-cultural factors specific to the context of land administration in Indonesia. The methodological contribution of the study lies in the development of a program evaluation framework that comprehensively integrates quantitative and qualitative methods. This evaluation model offers a new approach to measuring the effectiveness of asset-based community empowerment programs.

## CONCLUSION

Research on community understanding of land conflicts through strengthening land title certificates in Sukmajaya Village, Depok City has shown very positive and transformative results. The land title certificate strengthening program has succeeded in significantly increasing community understanding, as reflected in the increase in the level of understanding from an average of 40% in 2022 to more than 85% in 2024 in various aspects of land certification. This success is supported by the effectiveness of the socialization and education program which has reached an understanding level of up to 94.6%, especially through workshop methods and direct assistance. The impact of this program is also evident in reducing land conflicts, where the number of cases has decreased drastically from 45 cases in 2022 to only 18 cases in 2024, with a resolution rate of 83.3%. Economically, this program has resulted in an increase in asset value of 48.6%, an increase in credit access of 134.1%, and an increase in land productivity of 71.6%. The percentage of certified land in Sukmajaya Village increased from 50% to 90% within three years, indicating the success of the program's implementation quantitatively. However, the sustainability of the program still requires strengthening in terms of land administration digitalization, increasing human resource capacity, and strengthening the monitoring and evaluation system. The land management model developed in Sukmajaya Village has proven effective and has the potential to be replicated in other areas with similar characteristics, while still considering the specifics of the local context of each area.

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