

Public Legal Awareness in Land Registration in Muara Dua Sub-District

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Abstract: Article 19 paragraph (1) of Law No. 5 of 1960 concerning Basic Agrarian Law (UUPA) explains that to ensure legal certainty, the Government conducts land registration throughout the territory of the Republic of Indonesia according to the provisions stipulated in Government Regulation No. 24 of 1997 concerning Land Registration. However, based on data showing that in Muara Dua Sub-district, Lhokseumawe City, there are still 40% of land plots that have not been certified. The problems in this study are how the legal awareness of the community on land registration in Muara Dua District, Lhokseumawe City, how the role of keuchik as a committee in land registration in Muara Dua District, and how the government's efforts to increase public legal awareness in registering land. This research uses empirical legal methods with a field research approach and case studies. The results showed that public legal awareness in land registration in Muara Dua Kota village was quite high. Keuchik has an important role in increasing public awareness of registering land. Efforts that have been made by the government to increase public awareness in land registration are the Ministry of ATR / BPN conducting System Branding through advertisements, such as advertisements aired on TV.

Keywords: Land Registration; Legal Awareness; Community; Muara Dua Sub-district

1. Introduction

The increase in Indonesia's population is increasingly dense and population growth is increasing so that it becomes difficult to control, while the available land is getting narrower, considering that all activities and activities carried out definitely require land, such as housing, livelihoods and other needs that require land (Karim and Mutmainah Asmad, 2016). In order to guarantee their land rights, the community is obliged to register their land, the government has regulated in Government Regulation Number 10 of 1961 which is replaced by Government Regulation Number 24 of 1997 concerning Land Registration, the land registration regulation is one of the government's efforts so that the legal certainty of land rights to the owner of the land rights is guaranteed (Adi Israfil Fahrurrahman, 2020).

Regulations on land registration have existed since 1960 which is quite long, but in reality until now there are still many people who do not have land certificates and still often cause land dispute problems caused by not having land certificates. Even though registering land is very important considering so many people who often do land grabbing (Elko Lucky Mamesah, 2012).

The lack of knowledge on the importance of land registration often leads to various cases due to lack of legal certainty. Article 19 of the UUPA instructs the government to conduct a recht cadaster land registration in all parts of Indonesia to ensure legal

Received: April 14, 2025

Revised: May 16, 2025

Accepted: June 13, 2025

Online Available: June 16, 2025

Curr. Ver.: June 18, 2025



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certainty.

So it is very important to do land registration to ensure legal certainty so as to minimise conflict (Yayan Supiani, 2005).

The results of the pre-survey show that in Muara Dua Sub-district, Lhokseumawe City, which is part of the sub-district targeted by researchers on the implementation of **Land Registration**, there are currently 40 per cent of land plots remaining that have not been certified with the initial target of 2025 reaching 100 per cent. There is still land acquired by the community but has not been registered at the Lhokseumawe City National Land Agency Office. In fact, the sub-district head should play an active role with the BPN in conducting socialisation to the community in order to increase public awareness in land registration (Zainal Abidin, 2021).

This is an empirical fact that in the community there is still a growing perception that the preparation and issuance of land certificates is long and expensive, which, according to informants, is influenced by the large amount of paperwork involved and the high cost of administration. Uncertainty about the time period for completion of certification and the amount of money required to complete an application have created the impression in the community that the land certification process is time-consuming and expensive. This factor has caused many people to be reluctant to register their land.

Land registration will run if there is public legal awareness. Legal awareness can bind people to comply with applicable regulations. To overcome these problems, the government through the Ministry of Agrarian Spatial Planning/National Land Agency launched a National **Priority Programme** in the form of Accelerating Complete Systematic Land Registration (PTSL).

Through this programme, the government provides a guarantee of legal certainty or land rights owned by the community. The PTSL method is an innovation of the government through the Ministry of ATR/BPN to fulfil the basic needs of the community: clothing, food, and shelter. The programme is outlined in the Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency No. 6/2018 on the Acceleration of Complete Systematic Land Registration and Presidential Instruction No. 2/2018 on the Acceleration of Complete Systematic Land Registration in all regions of the Republic of Indonesia (Fahrizky Agustiar et al., 2022). The PTSL programme is the government's concern in increasing public legal awareness in land registration. Currently, there are still people who have not registered their land so that land disputes often occur in the community.

The land registration process is also inseparable from the role of the village head or Keuchik in the village. The authority of the keuchik as a witness to land that has not been titled is guaranteed by law, but the law starting from the national to the regional level does not discuss in detail the authority of a keuchik. The history of the authority of the keuchik as a witness in the deed of sale and purchase for land that has not been titled began when the enactment of Government Regulation Number 10 of 1961 concerning Land Registration which was later replaced by Government Regulation Number 24 of 1997 concerning Land Registration. (Pamungkas Satya P, 2019)

The role of the Gampong (Village) Government in land services, among others, has been regulated in the Regulation of the Minister of Home Affairs Number 84 of 2015

concerning the Organisation and Work Procedure of the Village Government, in this case the Village Government, among others, has the function of fostering land issues, as stipulated in the provisions of Article 6 paragraph (3) letter a. In addition, there is also a Regulation of the Minister of Home Affairs Number 47 of 2016 concerning Village Government Administration which, among others, regulates the management of general administration consisting of recording activities in the Village Land Book and Village Cash Land Book (Zainal Abidin, 2021).

Public legal awareness greatly supports law enforcement efforts, because people realise and understand their rights and obligations as citizens in harmony, harmony and balance. Such legal awareness leads to two things, namely to compliance with the law, because people realise that basically an orderly, regular, safe and peaceful life cannot be separated from the existence of law and the rule of law and the willingness to take responsibility in upholding the law, because they realise that the rule of law is a common interest and need (Soerjono Soekanto, 2002).

Land guidance activities for Keuchik (Village Head) are intended to provide an understanding of regulations in the land sector. The aim is to realise Gampong officials who have land competence and are professional and aware of their position, rights and obligations so as to support the smooth implementation of land service tasks to the community and minimise potential problems that occur (Urip Santoso, 2010).

The inhibiting factor that occurs is the difficulty of the community to realise their desire to register land due to the high cost of land registration, sometimes assistance from the government regarding free land registration is also not enough for the entire population and also the community's knowledge about the importance of land registration is not socialised. Therefore, more attention is needed from the government or local officials to socialise the law on the correct land registration procedures so that every community can realise their desire to register their land.

Based on the description of these problems, it is interesting to study and analyse further in the form of scientific articles. The formulation of the problems in this article is how the legal awareness of the community on land registration in Muara Dua District, Lhokseumawe City, how the role of keuchik as a committee in land registration in Muara Dua District, and how the government's efforts to increase public legal awareness in registering land.

2. Literature Review

This type of research uses empirical juridical, namely, research on the role of law enforcers in carrying out their functions, which discusses how the law works in society. The data used are primary data and secondary data. Data collection techniques using interview techniques and reviewing documents and laws related to this research. Furthermore, the data is processed and analysed with qualitative descriptive analysis techniques (Soerjono Soekanto, 2011). Based on the background above, the problem formulation in this research focuses on Community Legal Awareness in Land Registration in Muara Dua District, Lhokseumawe City. This type of research uses empirical juridical, namely, research on the role of law enforcers in carrying out their

functions, which discusses how the law works in society. The data used are primary data and secondary data. Data collection techniques using interview techniques and reviewing documents and laws related to this research. Furthermore, the data is processed and analysed with qualitative descriptive analysis techniques (Soerjono Soekanto, 2011). Based on the background above, the problem formulation in this research focuses on Community Legal Awareness in Land Registration in Muara Dua District, Lhokseumawe City

3. Proposed Method

Community Legal Awareness on Land Registration in Muara Dua Sub-district, Lhokseumawe City

Legal awareness is the awareness of a person or a community group to the rules or laws that apply. Legal awareness is not merely something that grows spontaneously in the conscience of the community. It must be recognised that the rule of law communicated to the community is the first step in fostering legal awareness. Therefore, the development and cultivation of legal awareness in society is important so that the level of compliance with the law can be increased, in accordance with the emphasis (Soerjono Soekanto, 2004).

There are several indicators that can be used to measure the level of legal awareness of the people of Muara Dua Sub-district, Lhokseumawe City in the implementation of land registration. Indicators used to measure the legal awareness of the people of Muara Dua Sub-district, Lhokseumawe City, among others: (Sudikno Mertokusumo, 1981)

a. **Knowledge of the obligation to register land**

Based on the results of the study, it is known that more than half of the respondents (66.7%) already know and realise the obligation to register the land they own and 33.3% who are less aware of the existence of land registration obligations. From the results of the above research it can be said that most of the people of Muara Dua District, Lhokseumawe City know about the obligation to register land.

b. **Community perceptions of land ownership**

Based on the results of the study, it is known that some respondents still have insufficient knowledge of land registration and have never sought information about land registration. The lack of socialisation and legal counselling on land registration is one of the factors that influence the lack of public knowledge about land registration. They do not understand that with a land certificate, their rights and obligations as the owner of the land are legally protected by the state. As proof of land ownership, their perception relies on the deed of sale and purchase. Some respondents have the perception that as long as the land is physically in their possession, either lived on or inherited, then they have full rights to the land.

c. **Knowledge of land registration rules**

Public understanding of land registration is influenced by factors of knowledge, information and experience. Lack of information and understanding can create obstacles in increasing public legal awareness. From the results of interviews with respondents, it shows that 7 respondents do not deeply understand the regulations

related to the transfer of land rights. The understanding of the people of Muara Dua Subdistrict, Lhokseumawe City about the rules of land registration is still low. This is due to the lack of public legal awareness and the lack of information obtained by the people of Muara Dua District, Lhokseumawe City.

d. Respondents' desire to register their land

The results showed that more than half of the respondents realised the importance of land registration. However, there are still people who do not want to register their land, this is due to several obstacles, such as the relatively expensive processing fees, the long registration process, and also there are still many lands owned by residents who come from inherited land and are still in dispute with their families so they cannot apply for land registration.

Furthermore, Keuchik Uteunkot, Muara Dua Subdistrict, Lhokseumawe City explained that in his village there is only a small portion of land that has not been registered, which shows that public awareness is quite high in terms of land registration, however there are still land disputes that occur in the community, such as: inheritance disputes that do not have certificates, and unclear land boundaries.

Keuchik's Role as a Committee in Land Registration in Muara Dua Sub-district

Land is a natural resource that has a very important role because it has been needed for humans for various purposes of life such as housing, farming, and opening businesses. Land also supports various natural vegetation, the results of which are very useful for humans and animals. Development policy in the land sector in Indonesia is essentially based on the provisions of the 1945 Constitution Article 33 paragraph (3) which reads "The land, water and wealth contained therein shall be controlled by the state and utilised for the greatest prosperity of the people". UUPA is a law that contains the basic principles in the agrarian sector which is the basis for efforts to reform agrarian law in order to be expected to provide legal certainty for the community in utilising the functions of the earth, water and space and the natural resources contained therein (Arie Sukanti Hutagalung, 2012).

In Article 8 of PP No. 24 of 1997 concerning Land Registration, the role of the village head in land registration is as a member of the Adjudication committee, which is a committee that conducts land registration from village to village (Florianus, S.P Sangsun, 2008). Meanwhile, according to Article 24 of Government Regulation No. 24 of 1997 concerning Land Registration, the village head has a role in providing proof of ownership of land rights if there is no written evidence confirming land ownership. This means that to confirm who is the owner of a land that does not have written evidence of ownership, the village head issues a Land Certificate. From the results of the research, it is known that the role of the village head in land registration, namely:

- a. Assisting the community so that their land has legal certainty by having a certificate. The village head provides socialisation and also administrative relief to facilitate the community in the land registration process;
- b. Cooperate with BPN through the PTSL programme and counselling to villages; and
- c. Provision of SKT (Surat Keterangan Tanah) for uncertified land.

The position of Keuchik in the first time land registration through the transfer of

rights due to sale and purchase is absolutely necessary, because the position of Keuchik in this case is as a party to legalise and a party who knows in the documents of proof of initiation in the first time land registration, especially through sale and purchase.

Based on an interview with Mr M. Yusuf Keuchik Uteunkot "we from the village office participate in preparing the administration, witnesses, Dusun, Sekdes, Keuchik also sign and check all documents, later the Keuchik also checks again the origin of the land to be registered".

The role of the village government in land services, among others, is regulated in the Regulation of the Minister of Home Affairs Number 8 of 2015 concerning the Organisational Structure and Work Procedures of the Village Government, in this case the village government, among others, has the function of fostering defence issues, as stipulated in the provisions of Article 6 Paragraph (3) letter a. In addition, there is also a Regulation of the Minister of Home Affairs Number 7 of 2016 concerning Village Government Administration which, among others, regulates the management of general administration which consists of recording activities in the village land book and village treasury land book.

When connected with the duties and obligations of the village head, their implementation includes leading the implementation of village government, fostering the life of the village community, fostering the village economy, maintaining peace and order of the village community. Apart from the duties and obligations of the village head above, the role of the village head in the event of a customary dispute relating to customary rights is to reconcile village community disputes, represent the village in and out of court and can appoint a legal representative.

Government Efforts to Increase Community Legal Awareness in Registering Land

In an effort to improve services in the land sector, especially in accelerating and improving the implementation of land registration, the government is required to be more active and not just waiting for people who want to register their land.

The government has been conducting land registration in various forms of land agency work programmes, including adjudication programmes, land consolidation, land redistribution of land reform objects and other self-help mass certification programmes. For this reason, the government as the party responsible for pursuing land registration has made a policy to provide convenience to the community in order to have legal certainty over their land rights.

One of the flagship programmes of land registration activities implemented by the government is the Complete Systematic Land Registration (PTSL) programme, PTSL is a land registration process for the first time, which is carried out simultaneously and covers all land registration objects that have not been registered in a village or kelurahan area (A.P Parlindungan, 1999).

The PTSL programme is expected to raise public awareness about the ownership of certificates as proof of land ownership. This awareness will encourage people to register their land in order to obtain legal certainty.

The PTSL programme, which in the community is often referred to as land

certification, is a form of implementation of the government's obligation to ensure legal certainty and protection of community-owned land ownership, the absence of legal certainty over land often triggers disputes or disputes over land in various regions in Indonesia.

Based on an interview with Mr M. Yusuf Keuchik of Uteunkot village: "Usually there are land disputes from inherited land because it was not certified from the beginning so they claim each other that it is their land, there are some that are resolved in the village and some that go to court".

The PTSL programme is further regulated in Minister of Agrarian and Spatial Planning/Head of the National Land Agency Regulation Number 35 Year 2016. The regulation is amended by Minister of Agrarian and Spatial Planning/Head of the National Land Agency Regulation Number 1 of 2017 on Amendments to Minister of Agrarian and Spatial Planning/Head of the National Land Agency Regulation Number 35 of 2016 on Accelerating the Implementation of Complete Systematic Land Registration.

The aforementioned regulation was amended again to become Regulation of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Number 6 of 2018 (Permen ATR/BPN No. 6/2018). The renewal of the rules for PTSL occurred because the rules related to the previous PTSL still needed substantial or material improvements to adjust to the provisions of laws and regulations related to land registration and other land provisions (Achmad Sulchan, 2019).

In general, an application for the issuance of a land title certificate must follow a procedure determined by the Provincial BPN and District Land Office as the agency authorised to issue the certificate. In addition to the prescribed procedures, applicants must also fulfil requirements that are determined unilaterally by the BPN (through BPN Head Regulations). The procedures and requirements vary depending on the type of land rights (Adrian Sutedi, 2017).

The Ministry of ATR/BPN has a very important role in increasing public awareness and participation in the land registration process. As the agency responsible for the management and registration of land rights. One of the important steps taken by the Ministry is to introduce the systematic land registration (PTSL) programme, which aims to register all land parcels in Indonesia. This programme not only makes it easier for people to obtain legal certainty over land ownership, but also helps reduce land disputes that often occur due to unclear legal status.

The Ministry of ATR/BPN also continues to innovate by using digital technology in the land registration process. This makes it easier for the public to access land information and apply for registration more efficiently. In addition, BPN has been aggressively socialising and educating the public on the importance of owning a land certificate as a form of protection for their property rights. With these measures, BPN has helped to create a more orderly land administration in Indonesia, provide a sense of security for the community, and create a more transparent land system.

4. Conclusions

Public legal awareness in land registration in Muara Dua Village, Lhokseumawe City is quite high. Keuchik has an important role in increasing public awareness of registering land, in this case Keuchik's efforts in completing the administration of village-level land registration are quite good, it can be seen that more than half of the land ownership has been registered, and the administrative process that is easily resolved can have a good impact on the land registration process. Keuchik's role in socialising the importance of land registration has been fairly successful.

Efforts that have been made by the government to increase public awareness in land registration are the Ministry of ATR / BPN conducting System Branding through advertisements, such as advertisements aired on TV, making banners containing invitations to land registration, and also through social media.

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