

Apathy of the Obligation to Provide Public Cemetery Facilities in Residential Areas in West Lombok Regency

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ABSTRACT

The purpose of this study is to analyze the legal basis for the responsibility for providing funeral facilities in a residential area in West Lombok Regency and the legal force of a housing contract that does not include arrangements regarding rights to public facilities in the form of burial ground . The research used is juridical empirical. The legal basis for regulating the right to a funeral departs from the state's responsibility to provide a proper place to live according to Article 28H Paragraph (1) of the 1945 Constitution and reaffirmed in Law Number 1 of 2011 which is specifically described in Article 9 of the Regulation of the Minister of Home Affairs. Number 9 of 2009. The developer's absence of an obligation to provide a public cemetery area violates the provisions of the sale and purchase contract between the consumer and the housing developer. The cause of the violation of the obligation to provide a burial area by the developer is due to socio-economic considerations and convenience as well as marketing needs, so that it will have an impact on the potential for social conflicts experienced by residents of housing with villagers in the location where the housing is built.

ABSTRAK

Tujuan dari penelitian ini adalah untuk menganalisis dasar hukum tanggung jawab penyediaan fasilitas pemakaman di kawasan pemukiman di Kabupaten Lombok Barat dan kekuatan hukum kontrak perumahan yang tidak memuat pengaturan mengenai hak atas fasilitas umum berupa tanah pemakaman. . Penelitian yang digunakan adalah yuridis empiris. Dasar hukum pengaturan hak atas pemakaman berangkat dari kewajiban negara untuk menyediakan tempat tinggal yang layak menurut Pasal 28H Ayat (1) UUD 1945 dan ditegaskan kembali dalam Undang-Undang Nomor 1 Tahun 2011 yang secara khusus dijelaskan dalam Pasal 9 UUD 1945. Peraturan Menteri Dalam Negeri. Nomor 9 Tahun 2009. Tidak adanya kewajiban pengembang untuk menyediakan area pemakaman umum melanggar ketentuan kontrak jual beli antara konsumen dan pengembang perumahan. Penyebab dilanggarnya kewajiban penyediaan areal pemakaman oleh pengembang adalah karena pertimbangan sosial ekonomi dan kenyamanan serta kebutuhan pemasaran, sehingga berdampak pada potensi konflik sosial yang dialami oleh penghuni perumahan dengan penduduk desa di lokasi perumahan dibangun.

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I. INTRODUCTION

Currently the concept of housing has undergone a shift, not only as a basic need or as a medium that provides a sense of calm and peace, but housing has become a *life style*, providing comfort and showing characteristics or identity which is one of the patterns of self-development, and also *private facilities* as needed in a global society (Miru & Yodo, 2004). Therefore, the procurement of housing for the people is a crucial issue which in its implementation is impossible for the government to carry out alone. In housing development, laws and regulations are needed which become the legal basis, policies, directions, and guidelines for the implementation of housing development and become the legal basis in resolving problems, cases and disputes in the field of law (Santoso, 2017). In national development, the government will play a role by including the private sector (developers) to actively participate in the construction of public housing, including one in Labuapi District, West Lombok Regency, where most of the area is a residential center, both subsidized and commercial settlements.

Public burial place is an area of land provided for the purpose of burial of corpses for everyone without distinction of religion and class, the management of which is carried out by the Level II Regional Government or Village Government (Article 1 Letter a Government Regulation Number 9 of 1987 concerning Provision of Land Use for Places of Interest). Burial). The availability of public burial facilities is basically the obligation of the organizers of housing and settlement development, as an integral part of efforts to fulfill basic human needs, namely the need for housing in order to achieve improvement and equitable distribution of people's welfare. This is explicitly stated in Article 19 of Law Number 1 of 2011 concerning Housing and Settlement Areas which states that "the implementation of housing and housing is carried out by the Government, Regional Government, and/or anyone who guarantees the right of every citizen to occupy, enjoy, and/or have a proper house in a healthy, safe, harmonious and orderly environment". The meaning of the sentence "and/or every person" in this provision can be defined as the obligation of housing and settlement organizers, namely developers, to the availability of public facilities, including facilities for public burial places.

If you look at the facts that occur on the ground, the developer's negligence in fulfilling the obligation to provide public burial facilities has the potential to cause horizontal conflicts between internal residents in the housing environment and residents (externals) around the housing area, which leads to the refusal of burial of bodies, as was the case in one of the cases. one housing estate in Terong Tawah Village, Labuapi District, West Lombok Regency (her, nd) This condition must be immediately addressed by the West Lombok Government by establishing a regulation that specifically regulates the obligation to provide public funeral facilities as a form of state involvement in the implementation of social control "manipulating and supervising" against various economic and social activities. Based on the description above, the following problems can be formulated: What is the legal basis for regulating the right to funerals in residential areas in West Lombok Regency? What is the legal strength of a housing contract that does not include arrangements regarding the right to a funeral in a residential area in West Lombok Regency?

Based on the results of the study of literature, research on "Apathy of the Obligation to Provide Public Cemetery Facilities in Residential Areas in West Lombok Regency" has never been carried out, both on the similarity of topics and research substance. For this reason, several previous research results that have relevance include: (1) Nurindah Apriyani in her thesis entitled "The Obligations of the National Housing Public Company in Providing Social Facilities at Bumi Tamalanrea Permai Housing". This study discusses the implementation of the provision of public facilities and social facilities by the national public housing company and the efforts made by the Makassar city government in managing the public facilities and social facilities provided. (2) Andi

Pontjo Wiyono in The Spiritual Of Law Journal volume 1 Number 1 of 2015, with the title "Responsibility of Housing Developers for Provision of Cemeteries". This study discusses the implementation of the procurement of social facilities and public facilities that have been fulfilled by the developer, including related legal remedies that can be taken if the housing developer defaults or does not fulfill the promise to provide a burial place that can be carried out by housing residents.

II. METHOD

The research used in this study is included in the category of empirical juridical research, which is an approach that examines secondary data first and is continued by conducting primary data research in the field (Sumadi, 1998) in which the results of collecting information (facts) will be interpreted qualitatively. The research approach used is a sociological approach and a *statute approach*. The sociological approach is an approach that is seen from the legal aspect in society, which focuses on the study of the application of law in a particular society, as a concrete form of primary data. While the statutory approach or *statute approach* aims to reveal the reality, to what extent certain regulations are vertically compatible, or have horizontal compatibility when it comes to equal legislation regarding the same field. This *statute approach* is a study of the level of vertical and horizontal synchronization (Soekanto & Mamudji, 2009).

III. RESULTS AND DISCUSSION

a. Legal Basis for Regulation of Rights to Burials in Residential Areas in West Lombok Regency

Human rights are rights protected by law as a manifestation of Franklin Delano Roosevelt's *The Four Freedoms concept* (Arifin et al., 2018). In practice in Indonesia, legal protection of human rights is carried out through enforcement of regulations as stipulated in the Preamble of the 1945 Constitution, Paragraph IV, Body of the 1945 Constitution Chapter XA (Article 28A to Article 28J), Law No. 39 of 1999 concerning Human Rights, as well as Law Number 26 of 2000 concerning the Human Rights Court (Isnaini & Adnan, 2018)

Efforts to enforce regulations in the field of human rights place the government as a party that has an important role as a representative form of minimal involvement of the state, namely the government (the state) as a regulator of behavior which is delegated through various substantive norms of legislation (Suhardi, 2002). The form of affirmation of the state's involvement in the enforcement of human rights law is contained in Article 28 I Paragraph (4) of the 1945 Constitution, which explicitly states that: "protection, promotion, enforcement and fulfillment of human rights is the responsibility of the state, especially the government". Similarly, it is explained in Article 71 of Law Number 39 of 1999 concerning Human Rights which states: "The government is obliged and responsible for respecting, protecting, upholding and promoting human rights as regulated in this law, other laws and regulations, and international law on human rights accepted by the Republic of Indonesia".

Yama Tattwa lontar manuscripts, burial of corpses or *mendem sawa* is mentioned as a funeral ceremony that emphasizes the concept that when humans have died, their relationship with the real world has been severed or returned to the afterlife. The authority to determine the age limit for birth and death belongs to Ida Sang Hyang Widhi or God Almighty. This is something that cannot be predicted or determined by humans themselves (Artawan & Surawati, 2020) One of the basic human needs in delegating themselves as legal subjects is the need for housing, which has been normatively affirmed in Article 28H Paragraph (1) of the Law The 1945 Constitution of the Republic of Indonesia states: "Everyone has the right to live in prosperity, physically and mentally, to live, and to have a good and healthy living environment". The urgency of the need for a place to live has

a strategic role in shaping the character and personality of the nation as well as one of the efforts to build Indonesian people as a whole, self-identified, independent, and productive.

The fulfillment of housing needs is pinned to the state through the implementation of housing and settlement areas, which aims to enable the community to live and live in decent and affordable houses in a healthy, safe, harmonious and sustainable environment throughout Indonesia. The meaning of the goal of "being able to live and occupy a decent house" indicates that ideally a place to live (house) should be owned by every family, especially for people with low incomes and for people living in densely populated areas in urban areas. This perspective on the feasibility of housing is ultimately the basis for the government's affirmation of establishing regulations related to housing as stipulated in the Consideration of Law Number 1 of 2011 concerning Housing and Settlement Areas, including: That the state is responsible for protecting the entire Indonesian nation through the implementation of housing and settlement areas so that people are able to live and live in decent and affordable houses in healthy, safe, harmonious, and sustainable housing throughout Indonesia;

In addition to the general policy on the direction of housing development above, this law is also intended to maintain the function of housing and settlement areas which includes sustainable maintenance and repairs for the benefit of improving the quality of life of individuals carried out on houses and infrastructure, facilities, and public utilities in housing. , settlements, residential areas and residential areas (Isnaini & Adnan, 2018)

The availability of infrastructure and public utilities in housing areas is the obligation of the organizers of housing and settlement development. This can be seen in the provisions of Article 19, Article 20 Paragraph (1), and Article 32 Paragraph (1) of Law Number 1 Year 2011 concerning Housing and Settlement Areas as follows: (a) Article 19 states that: the management of houses and housing is carried out to fulfill housing needs as one of the basic human needs for the improvement and distribution of people's welfare. The administration of housing and housing is carried out by the government, regional government and/or everyone to guarantee the right of every citizen to occupy, enjoy, and/or own a decent house in a healthy, safe, harmonious and orderly environment. (b) Article 20 Paragraph (1) states that: housing administration includes: housing planning; housing development; housing use; and housing control.

Furthermore, the category of providing housing and settlement facilities is specifically explained in Article 9 of the Regulation of the Minister of Home Affairs Number 9 of 2009 concerning Guidelines for the Delivery of Housing and Settlement Infrastructure, Facilities and Utilities in the Regions, which consist of: Commercial or shopping facilities; Public and government service facilities; Education facility; Health facility; Facilities of worship; Recreational and sports facilities; Funeral facilities; Landscaping facilities and green open spaces; and parking facilities.

Furthermore, in the provisions of Article 11 of Government Regulation Number 64 of 2016 concerning the Development of Low-Income Community Housing (subsidized housing or MBR) it states that: "In the event that a legal entity does not provide burial land in a housing location for low-income people, the legal entity may:

1. Provide a burial location separate from the location of housing for low-income communities with an area of 2% of the planned land area for housing for low-income communities or;
2. Provide funds for burial plots at locations determined by the local government of 2% of the planned acquisition value of low-income housing estates.

As explained above that the cemetery is a means of housing and settlements that are mandatory. This obligation is also shown in Article 42 Paragraphs (1) and (2) of Law Number 1 of 2011 concerning Housing and Settlement Areas which state that: "Single houses, row houses, and/or flats that are still in the development process can be marketed through a system of pre-sale and purchase agreements. The preliminary sale and purchase agreement is made after fulfilling the

certainty requirements for: (a) Land ownership status; (b) What was promised; (c) Ownership of permits to construct the main building; (d) Availability of infrastructure, facilities, and public utilities; and (e) Housing construction is at least 20% (twenty percent)".

Based on the description above, it can be seen that the availability of facilities, infrastructure and public utilities which refers to the provision of burial land is part of the certainty requirements in a preliminary sale and purchase agreement in the marketing of a residential area that is still under construction. Negligence in fulfilling the certainty requirements is juridically contrary to the provisions of Article 134 of Law Number 1 of 2011 concerning Housing and Settlement Areas which states that: "everyone is prohibited from carrying out housing construction, which does not build housing in accordance with the criteria, specifications, requirements, infrastructure, facilities, and the agreed public utilities". If the housing builder does not fulfill the burial facilities, which means that the builder also does not build housing in accordance with the agreement, then the threat of punishment that can be imposed is in the form of administrative sanctions and criminal sanctions as stipulated in the provisions of Article 150 of Law Number 1 of 2011 concerning Housing and Settlement Areas. .

In the event that there is a promise by a housing builder that is stated in an advertisement or sales promotion with a statement that the housing will be equipped with burial facilities, but is not realized, then legally the housing builder has violated Article 8 Paragraph (1) of Law No. 1999 concerning Consumer Protection which states that: "business actors are prohibited from producing or trading goods and/or services that are not in accordance with the promises stated in labels, etiquette, descriptions, advertisements or promotions of sales of goods and or services". Violation of the provisions of Article 8 Paragraph (1), business actors may be sentenced to a maximum imprisonment of 5 (five) years or a maximum fine of Rp. 2,000,000,000.00 (two billion rupiah), based on the provisions of Article 62 Paragraph (1) Consumer Protection Act.

Furthermore, in the event that there is a loss due to the actions of a business actor, as a consumer, a consumer can file a lawsuit against a developer through an institution tasked with resolving disputes between consumers and business actors or through a court within the general judiciary, as stated in Article 45 62 Paragraph (1) Consumer Protection Act.

The housing developer's obligation to provide burial places in several areas is regulated in regional regulations or regional head regulations. As for the position of regional head regulations, it is regulated in the provisions of Article 8 Paragraph (1) Law Number 12 of 2011 concerning the Establishment of Legislations as amended by Law Number 15 of 2019 concerning Amendments to Law Number 12 of 2011 concerning the Establishment of Legislation, which states that;

"Types of laws and regulations other than those referred to in Article 7 paragraph (1) include regulations stipulated by the People's Consultative Assembly, the People's Representative Council, the Regional Representatives Council, the Supreme Court, the Constitutional Court, the Supreme Audit Agency, the Judicial Commission, Bank Indonesia, the Minister, bodies, institutions, or commissions of the same level established by law or by the Government on the orders of the Act, the Provincial People's Representative Council, the Governor, the Regency/City Regional People's Representative Council, the Regent/Mayor, the Village Head or the equivalent".

Based on the provisions of Article 8 Paragraph (1), hierarchically, regional head regulations, whether governors, regents, mayors, village heads, are included in the types of laws and regulations other than the 1945 Constitution of the Republic of Indonesia, laws and regulations. Government in Lieu of Laws, Government Regulations, Presidential Regulations, Provincial Regulations, and Regency/City Regional Regulations. While the legal position of regional head regulations is regulated in the provisions of Article 8 Paragraph (2) of Law Number 12 of 2011 concerning the Establishment of Legislation, which states that: legally binding as long as it is ordered by a higher statutory regulation or formed based on authority". This means that the legal force of a regional

head regulation is recognized and binding as long as it is ordered by a higher level statutory regulation, namely: Laws, Government Regulations in Lieu of Laws, Government Regulations, Presidential Regulations, or regulations formed based on their authority.

The clarity of the juridical basis that confirms the acknowledgment of the position and legal force of a regional head regulation is the basis for establishing regulations regarding funerals in West Lombok Regency, which are contained in the West Lombok Regent Regulation Number 35 of 2021 concerning Guidelines for the Delivery of Infrastructure, Facilities and Utilities in Housing and Settlement Areas. To the Government. This West Lombok Regent Regulation is a provision for the implementation of Article 11 of the Minister of Home Affairs Regulation Number 9 of 2011, which was stipulated by the West Lombok Regent on 28 June 2021. In the provisions of Article 5 of this regulation, it is stated that the developer (develover) is obliged to provide a public burial place of an area of 2% of the total land area which is part of the obligation to provide infrastructure, facilities and utilities to be submitted. Provision of public burial places can be done in 2 ways, namely:

1. The developer builds or develops a tomb inside or outside the housing development site, covering an area of 2% (two percent) of the total land area as stated in the spatial information;
2. Submit compensation in the form of money or land to the local government in the amount of 2% (two percent) of the area as stated in the spatial information multiplied by the Selling Value of Land Objects (NJOP) at the housing development location.

The provisions for regulating the obligation to provide public burial places carried out by the Regional Government of West Lombok Regency indicate that hierarchically this regulation is a *lex specialis* which is applied *locally* and has the power of law as legislation. This is a progress to emphasize the existence of a standardized regulation of obligations for developers (housing developers).

b. Legal Strength of Housing Contracts That Do Not Include Arrangements Regarding Rights to Burials in Residential Areas in West Lombok Regency

Based on the Regional Spatial Plan (RTRW) of West Lombok Regency, Labuapi District is designated as a spatial structure for large-scale housing development. The determination of the area is intended to meet the housing needs of residents. "Housing development in Labuapi as a buffer for Mataram City and housing development according to him plays an important role in efforts to improve people's welfare and is one of the main indicators of the success of development. For this reason, it is necessary to conduct a study on the application of a balanced residential environment in the area. Housing development may continue but with due regard to land conversion, do not disturb productive and sustainable agricultural land" (West Lombok Admin, 2013) .

Labuapi Subdistrict which is part of Mataram Raya or Mataram Metro which is stipulated in the Provincial Urban System. Based on RTRW Areas (PPK) in the Urban System as contained in the RTRW of West Lombok Regency 2011-2031. With the determination of the area in the urban system, Labuapi District is expected to be able to develop both internally and externally and play a role in economic, socio-cultural and physical development. Labuapi District has a very strategic location, which is one of the important transportation crossings to air transportation in Central Lombok Regency and is one of the "entrances" to the provincial capital city of Mataram. With these conditions, a spatial plan is needed that supports its function and role in regional development in West Lombok Regency.

The bond between the consumer and the housing developer is reduced in the housing sale and purchase contract, one of which is the substance of the contract stipulating the obligation to fulfill

public facilities. The meaning of this public facility when referring to the provisions of Article 9 of the Regulation of the Minister of Home Affairs Number 9 of 2009 concerning Guidelines for the Delivery of Housing and Settlement Infrastructure, Facilities and Utilities in the Regions, includes the provision of facilities for public burial areas. This provision is also specifically regulated in Article 5 of West Lombok Regent's Regulation Number 35 of 2021 concerning Guidelines for Submission of Infrastructure, Facilities and Utilities in Housing and Settlement Areas to the Government.

In the process of building housing and settlement areas in the administrative area of West Lombok Regency, the developer must first submit a letter of recommendation for the use of space for housing development, which will be followed up by the Head of the Regional Spatial Planning Coordination Team of West Lombok Regency by issuing a decree containing, among others, (a) Developers are required to provide a minimum of 30% green open space; (b) Provide a burial area of at least 2% of the recommended area or provide funds for burial land of 2% of the recommended acquisition value; (c) Coordinate with the relevant village authorities to provide burial grounds with a statement letter.

Based on the contents of the letter of recommendation for spatial use to the developer issued by the Regional Spatial Planning Coordination Team of West Lombok Regency, it shows that the local government has provided requirements regarding the obligations that must be carried out by the developer before building a residential area. The existence of the recommendation letter is a preventive legal protection effort to anticipate and minimize the emergence of consumer losses due to the actions of the developer as a business actor. Furthermore, speaking of preventive legal protection, another form of this legal remedy is formally implemented in the form of a housing sale and purchase contract as the output of the sale and purchase transaction process that has been carried out by the parties, which confirms the legal provisions of the contract regarding: the occurrence of a sale and purchase agreement housing units; signing of transaction documents, including in the form of order confirmation letters; as well as payment mechanisms and stages. The fulfillment of the sale and purchase stage will have implications for the strength of binding contracts as the basis for imposing rights and obligations.

The reasons for the neglect of the obligation to provide this public cemetery area by Eko Udayana as marketing of PT Ahmad Lombok Property (September 2, 2021), include: Comfort and security of housing residents. This is because housing residents are less willing to occupy housing close to the cemetery; Disturbing in terms of marketing sales to consumers; Providing a burial area is considered burdensome for the developer due to the high value of land prices; and the developer has given money (compensation) to the village which is intended for religious social activities.

From the results of the interview above, it shows that none of the developers of housing areas in Labuapi District, West Lombok Regency provide public facilities in the form of burial grounds, even though the legislation requires the provision of a burial location of at least 2% of the housing area built with the option of providing a location for burial. funerals or paying money to the local government. The form of neglect (apathy) of this obligation normatively already has its own legal sanctions, namely administrative legal sanctions and legal sanctions. The apathy of the obligation to provide public cemeteries carried out by all housing developers in Labuapi District, West Lombok Regency shows that there is still a lack of supervisory action by the relevant local government. This condition will certainly be a potential social conflict in the community, considering that the right to a funeral has become a general need. For this reason, an effort to enforce the implementation of legislation is needed as an effort to direct and control the community, in this case the developer must comply with the juridical provisions to fulfill the obligation to provide burial land in the housing area being built.

Meanwhile, law enforcement efforts regarding the obligation to provide burial land can be carried out by intensifying legal sanctions in laws and regulations as well as reducing alternative efforts to avoid horizontal and vertical conflicts, which can be carried out as follows:

1. The imposition of administrative sanctions is based on the provisions of Article 15 of West Lombok Regent Regulation Number 35 of 2021 concerning Guidelines for Submission of Infrastructure, Facilities and Utilities in Housing and Settlement Areas to the Government, which states that: "The Regent has the authority to apply administrative sanctions in the form of written warnings; delay in granting approval of funding documents or permits; announcements to the mass media; and put on the *black list*, to each developer if: (a) Does not provide infrastructure, facilities, and utilities in housing and settlement areas in accordance with the predetermined proportions; (b) Not handing over infrastructure, facilities, and utilities in housing and settlement areas to local governments; and/or (c) Unable to repair or maintain infrastructure and facilities that are not in accordance with the stipulated technical requirements.
2. Coordination and consolidation by developers with village officials at the location of housing development sites, which is carried out by fulfilling certain requirements as a form of local *awig-awig*.
3. Mapping of zones and less productive land use. This refers to the factual condition of providing public burial facilities in West Lombok Regency which is still in the process of being discussed and the West Lombok Regency Government's plan to provide public burial facilities which will be divided into 3 zones, namely: North Zone (Gunung Sari and Batu Layar Districts).); Central Zone (Labuapi, Kediri, and Narmada); and the South Zone (Gerung and Sheets). This zone mapping is projected by taking an inventory of unproductive land owned by local governments

IV. CONCLUSION

The legal basis for regulating the right to a funeral departs from the form of state responsibility to provide a decent place to live as mandated by Article 28H Paragraph (1) of the 1945 Constitution and reaffirmed in Law Number 1 of 2011 concerning Housing and Settlement Areas. In the housing and settlement area law, the right to a cemetery is implicitly implied in the provisions of Article 42 Paragraphs (1) and (2) as part of the category of facilities and is specifically described in Article 9 of the Regulation of the Minister of Home Affairs Number 9 of 2009 concerning Guidelines Delivery of Housing and Settlement Infrastructure, Facilities, and Utilities in the Regions. Regarding the area for providing public cemeteries, according to Article 5 of West Lombok Regent Regulation Number 35 of 2021 concerning Guidelines for Submission of Infrastructure, Facilities and Utilities in Housing and Settlement Areas to the Government, it is 2% of the total land area which is part of the obligation to provide infrastructure, facilities. and utilities to be delivered. If this provision for burial land area is not met, the housing developer may be subject to administrative and criminal sanctions based on the provisions of Article 150 of Law Number 1 of 2011 concerning Housing and Settlement Areas. Various laws related to the right to a funeral demonstrate the applicability of complementary laws to avoid a legal vacuum through the implementation of *lex specialis derogate lex generalis*, which is formulated in the West Lombok Regent Regulation as a special regulation as well as the Housing and Settlement Area Law, as well as the Ministerial Regulation. Domestic as a general rule. Administratively the developer's absence of the obligation to provide a public burial area violates the provisions of the sale and purchase contract between the consumer and the housing developer business actor. This, when viewed from the legal aspect of the objectivity of the contract, also violates the provisions of Article 9 of the Regulation of the Minister of Home Affairs Number 9 of 2009 concerning Guidelines for the Delivery of Housing and Settlement Infrastructure, Facilities and Utilities in the Regions; and Article 5 of West Lombok Regent Regulation Number 35

of 2021 concerning Guidelines for Submission of Infrastructure, Facilities and Utilities in Housing and Settlement Areas to the Government. The causes of violations of the obligation to provide burial areas by housing developers are more due to socio-economic considerations in the form of security and comfort as well as marketing needs, so that it will have an impact on the potential for social conflicts experienced by residents of housing with villagers in the location where the housing is built. To anticipate and minimize the potential for this conflict, it can be done by intensifying the imposition of administrative sanctions, coordinating and consolidating with village officials at the location of housing development areas, as well as mapping zones and less productive land uses.

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