



Juridical Review of Land Grants in Pandan Sub-District, Central Tapanuli Regency, in the Perspective of Law no.5 of 1960 on Basic Agrarian Principles

Andi Yohani Patricia¹, Syofiaty Lubis²

^{1,2}Universitas Islam Negeri Sumatera Utara, Medan, Indonesia.

Abstract: This study aims to conduct a juridical review of land grants based on Law No. 5 of 1966 TPA in the Pandan Subdistrict, Tapanuli Tengah Regency. The research method used is normative legal research with legislative, historical, and conceptual approaches. This study summarizes the findings of previous relevant studies, establishes the theoretical or conceptual framework used as a basis for analysis, discusses the findings and analysis that emerge from this study, and formulates the main conclusions along with relevant implications. The results of the study indicate that a deep understanding of the legal regulations governing land grants is crucial, and active involvement from all relevant parties is also required. Furthermore, a balanced consideration of moral aspects and legal values must also be observed in the land grant process. The implication of this study is the need for an enhanced legal understanding among all parties involved in land grant transactions and collaborative efforts to ensure the effective implementation of existing legal regulations.

Keywords: Grant; Agrarian Law; Land Ownership; Juridical Research

1. Introduction

The transfer of property rights over land grants has become a crucial issue in the context of rapid population growth, especially in areas with limited land such as Pandan Sub-district, Central Tapanuli Regency. The increasing population causes an imbalance between land supply and land demand, which in turn triggers various legal and social problems. In this situation, land grants are often the subject of disputes because the process of alienation is not carried out in accordance with applicable legal provisions. This non-compliance not only triggers conflicts among communities but also threatens the integrity of the increasingly limited land.

The urgency of this research lies in the importance of understanding and regulating the transfer of property rights over land grants more carefully in the context of increasing pressure on land due to population growth. As a concrete example, Kurniawan and Tanawijaya detail that a grant is a form of agreement in which the grantor gives land to the grantee without asking for anything in return, and this transaction must be officially recognized and recorded through a grant deed submitted to the land office. In the context of rapid population growth, this procedure becomes increasingly important to ensure that any transfer of property rights is done legally and does not cause problems in the future.

Pandan Sub-district in Central Tapanuli Regency, North Sumatra, is one of the areas rich in agrarian potential with diverse land ownership. The phenomenon of land grants in this area is interesting to study because it reflects the social, economic and legal dynamics in the context of land management in accordance with Law No. 5/1960 on Agrarian Principles. This research examines how the land grant process is implemented, as well as the challenges and constraints faced in Pandan Sub-district, linking them to the applicable legal provisions.

In Pandan Sub-district, cases where land grants are not legally registered with the land office have led to various protracted disputes. The imbalance between the need for

Correspondence:

Name: Andi Yohani Patricia

Email: hanliff2002@gmail.com

Received: Sep 21, 2024;

Revised: Sep 30 2024;

Accepted: Oct 10, 2024;

Published : Oct 30, 2024;



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land and the limited availability of land exacerbates this situation, making an in-depth understanding of the regulations governing land grants a necessity.

The phenomenon of land grant disputes in Pandan Sub-district indicates several legal issues that need to be addressed. Disputes are often caused by unclear land boundaries, discrepancies between grant documents and land registration data, and conflicts between family or community members over the rights to the granted land. This points to an urgent need for improved land administration and management systems at the local level.

In addition, non-compliance with legal requirements is also an important issue. Some parties may not comply with the correct grant deed procedures or do not register at the land office, resulting in future land rights conflicts. This suggests the need for better socialization and legal education to the public regarding the applicable legal processes and provisions.

Previous research entitled "Juridical Analysis of Land Grant Regulations in Law No. 5 of 1960 TPA (Case Study in Pandan Sub-district, Central Tapanuli Regency)" has made an important contribution in deepening understanding of this topic. One of the previous studies, conducted by Si-naga, reviewed in depth the regulation of rights and obligations in the context of agreement law and its implementation in providing legal protection to all parties involved. The approach used in this research is the normative juridical method, which allows for a rigorous analysis of the relevant legal aspects. The research brings a deeper understanding of how these legal aspects apply in the context of land grants, taking into account existing rights and obligations.

In addition, another study conducted by Kasim critically examined the implementation of execution in civil cases that have obtained permanent legal force. In this study, the author highlights the legal basis governing the execution process and identifies obstacles that may arise in its implementation. An in-depth analysis of these aspects of the law provides a better understanding of how execution is carried out in practice, as well as the challenges that may be faced in implementing it effectively in concrete cases.

The importance of this prior research lies in its contribution in filling the knowledge gap and enriching our understanding of land grant law. By considering different viewpoints and different analytical approaches, we can see a more complete picture of the complexity of issues related to land grant regulation. This helps to strengthen our knowledge base in dealing with challenges that arise in everyday legal practice.

However, it is also important to continue to consider further research that can fill in the remaining knowledge gaps and deepen our understanding of this topic. This can be done through diverse methodological approaches, including empirical research involving field studies and concrete case analysis. By doing so, we can continue to develop our understanding of this complex issue and strengthen the legal foundation that supports the protection of rights and justice for all parties involved in land grant cases.

Secondly, Wattilete, Latupono and Uktolseya explain that the process of transferring land rights through grants requires official registration at the land office. Sihombing, Purba, Zaidar, & Kaban define a grant as an agreement that does not require compensation and is irrevocable by the grantor after the grant.

Finally, Juanda highlights the main source of law in Indonesia's national legal system, legislation, which is often left behind by the dynamic development of society. The research published in the Sriwijaya Journal of Private Law aims to contribute to the understanding of civil law problems and offer solutions through scientific analysis.

As such, this research aims to examine in detail the impact of rapid population growth on the procedure for transferring land ownership through a grant mechanism, in accordance with the provisions contained in Law No. 5/1960 on Basic Agrarian Principles (TPA). This research also aims to evaluate the effectiveness of existing legal regulations in addressing the imbalance between land supply and land demand due to rapid population growth. With a rigorous approach, this research will delve deeper into how population growth affects the social and legal dynamics of land grant title transfers, as

well as provide comprehensive insights into the implications of land grant practices in the context of increasingly limited regulation and land integrity. The research brings a deeper understanding of how these legal aspects apply in the context of land grants, taking into account existing rights and obligations.

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2. Materials and Methods

In the Research Methods section related to "Juridical Analysis of Land Grant Regulations in Law No. 5 of 1960 TPA (Case Study in Pandan Sub-district, Central Tapanuli Regency)", this research carefully describes the methods used in data collection and analysis. The first approach used is the normative approach, which is used to investigate the legal implications of land grant practices in accordance with the provisions contained in Law No. 5 of 1960 TPA. In this context, Hasanah provides an in-depth explanation of how Law No. 5/1960 on the Basic Regulation of Agrarian Principles has resulted in fundamental changes in the paradigm of agrarian law in Indonesia, particularly in terms of land ownership. These changes affect how the law regulates land-related rights and obligations, including in the context of land grants.

Furthermore, Nancy highlights the importance of implementing Indonesia's laws and regulations to regulate rights, obligations and legal consequences for all citizens. Her analysis emphasizes that effective implementation of these regulations is vital to

maintain the rule of law and provide a clear framework for communities to manage their land assets.

This research method provides a comprehensive understanding of the legal context governing land grant practices, as well as how these relate to broader agrarian regulations in Indonesia. By using a normative approach, this research is able to investigate in depth the legal implications of the phenomenon of land grants, including in the context of the changes in agrarian law that occurred with the enactment of Law No. 5/1960. In addition, this research also draws attention to the importance of effective implementation of existing legal regulations. This shows that good law is not only about the existence of the law itself, but also about how the law is applied in practice to ensure equal protection of rights and obligations for all citizens.

Furthermore, the legal research methods used can be categorized into two, namely normative research methods and empirical research methods. Utami explained that land in the Civil Code is considered a legal object that has a tangible form and provides ownership rights that can be defended by individuals. In addition, Yanova, Komarudin, & Hadi elaborated that legal research methods can be divided into two, namely normative and empirical, each of which has applications in dealing with complex legal issues.

In collecting data, the methods used include literature study and analysis of official documents related to agrarian law and land grants. The references used in this research include literature and legal documents relevant to the topic, such as laws and regulations, court decisions, and related legal studies. Data analysis was conducted carefully and thoroughly on the documents that had been collected. This research also includes an analysis of court decisions related to cases related to land grants and the implementation of Law No. 5 of 1960 TPA.

3. Results and Discussion

3.1 Definition of Land Grant

Definition of Land Grant

A land grant is a form of transfer of land rights that is done voluntarily by the owner to another party without expecting any financial reward or compensation. This land grant is a legal action that can be performed in various contexts, be it for the benefit of family, relatives, or even for charitable and social purposes. In the Indonesian legal system, land grants are strictly regulated to ensure that this transfer of rights is done legally, fairly, and in accordance with the applicable provisions. Law No. 5/1960 on Agrarian Principles (UUPA) is the law that serves as the main legal basis in regulating land tenure and management in Indonesia, including in the case of land grants.

According to UUPA, the regulation of land rights is regulated in Article 16, which mentions various types of land rights, such as property rights, business use rights, building use rights, and use rights. Land grants generally involve the transfer of property rights from the grantor to the grantee. Hak milik is the most complete and strongest right to land, which authorizes the owner to use, utilize, and transfer the right to the land. Therefore, to make a land grant, the title to the land to be granted must be officially recognized and registered with the authorized institution, namely the land office.

The transfer of land rights, including through grants, is regulated in Article 18 of the UUPA. This article states that the transfer of land rights must be done in a legal manner and fulfill the applicable legal provisions. Land grants must be made by making a valid grant deed, which is generally made before a notary or authorized official. This grant deed is an important document that becomes a legal evidence of the transfer of land rights from the grantor to the grantee. The process of making this grant deed does not only involve signing by both parties, but must also meet the administrative requirements stipulated by law, such as approval from the authorities and fulfillment of taxation provisions if needed.

After the grant deed is made, the next step is to record the change in land rights at the local land office. This is regulated in Article 19 of the UUPA which states that all

transfers of land rights must be recorded at the land office to obtain official recognition. This recording is very important because it is a form of legal recognition of changes in property rights to land that is granted. With this recording, the data regarding the new owner of the land will be updated in the existing land registry, thus preventing any future disputes regarding the ownership of the land.

In addition, Article 20 of the UUPA stipulates that for the transfer of land rights through a grant to be valid, it must fulfill the applicable legal requirements. These conditions include the consent of both the grantor and the grantee, as well as ensuring that the land being granted is not in dispute or has no legal burdens that could affect the transfer of rights. This consent reflects that the grant is made voluntarily without any coercion or pressure from any party. Furthermore, it is also important to ensure that no third party claims rights over the same land, thus avoiding conflicts or disputes in the future.

Further provisions regarding the transfer of land rights, including grants, are regulated in government regulations or implementing regulations issued under the UUPA. These regulations provide technical details on the procedures and administrative requirements that must be fulfilled to make a land grant. For example, they may cover the procedures for submitting a grant application, the documents that must be included, as well as the costs associated with the administrative process. In addition, these regulations may also regulate tax obligations that may arise from land grants, such as income tax or land and building tax.

In practice, the land grant process in Indonesia involves several administrative steps that must be followed carefully. First, the grantor must draft a grant deed that includes all the important information about the land being granted, the identity of the grantor and grantee, and other grant conditions. Once the grant deed has been drafted and signed, the next step is to apply for the registration of changes in land rights at the land office. This process involves document verification by the land office and updating of land registry data. All these processes aim to ensure that the transfer of land rights is done legally and recognized by law.

3.2 Legal Provisions of Law No. 5 of 1960

Overall, the regulations regarding land grants in Law No. 5/1960 and its derivative regulations aim to provide legal certainty and protect the rights of all parties involved in the process of transferring land rights. With clear legal provisions and structured administrative procedures, it is expected that the land grant process can run smoothly, fairly and transparently. It is also important to prevent land disputes that may arise due to unauthorized transfer of rights or not in accordance with applicable legal provisions. As part of the agrarian law system in Indonesia, the regulation of land grants under the UUPA reflects a commitment to maintaining justice, legal certainty, and transparency in land management and utilization.

There are several approaches used to examine the phenomenon of land grants and the application of relevant legal regulations in this research. One aspect that takes center stage is agrarian law, which plays a key role in understanding the legal dynamics in agriculture and plantations. As explained by Sukmawati, agrarian law refers to a collection of legal norms that regulate various relationships relating to legal subjects in the agrarian context. A more specific elaboration of agrarian law is often found in the Basic Agrarian Law (UUPA), a regulation that is a direct derivative of the mandate of Article 33 paragraph (3) of the 1945 Constitution.

Usman explains that the implementation of UUPA aims to create a just and prosperous society in accordance with the principles stated in the constitution. This shows that legal regulations relating to land, including in the context of land grants, are an integral part of efforts to regulate the efficient and fair use of natural resources in order to achieve national development goals.

Through an agrarian law approach, this research can explore in depth the concepts and principles underlying the regulation of land grants, as well as how they are implemented in legal practice in the field. An analysis of the UUPA can provide a better

understanding of the legal framework governing land ownership, use and utilization in Indonesia, including in the context of land grants. This approach provides a solid basis for exploring the complexity of legal issues associated with land grants, including the rights and obligations of the parties, the administrative procedures involved, as well as the legal protections afforded to grantees and other parties involved in land transactions. In addition, in the context of land as the source of people's livelihoods, land disputes are not uncommon. Tamalba and Perdana emphasized that disputes over land often occur because land is a basic need of society. Property rights over land are an important aspect in this context. Azis explained that property rights are the strongest and most complete rights to land.

However, there are several problems in the legal protection of the transfer of property rights to land. Zefanya and Utari note that the regulation of legal protection in the transfer of property rights to land through exchange agreements still has shortcomings, especially related to the application of the principles of transparency and cash payments. This shows that an in-depth study is still needed to improve regulations related to the transfer of land ownership rights. On the other hand, in the context of contract law relevant to the transfer of land ownership rights, Ambarita explained that contract law in Indonesia is regulated in detail in the Civil Code, which includes 18 chapters and 631 articles. This demonstrates the complexity in the legal processes involved in the transfer of land titles. In this research, the researcher focuses on the transfer of land ownership due to grants.

If referred to Article 1666 of the Civil Code, a gift is given to the recipient free of charge by the giver. A land grant is a gift from one person to another without any compensation and is done voluntarily, without any consideration from the recipient, and the gift is made while the giver is still alive. Although a gift, as a unilateral agreement according to the formulation in Article 1666 of the Civil Code, cannot be revoked except with the consent of the recipient, Article 1688 of the Civil Code allows for the possibility that a gift can be revoked or even canceled by the donor if the official requirements for the gift are not met, if the recipient has committed or assisted in committing another crime against the donor, or if the recipient refuses to provide support or maintenance to the donor after the donor has fallen into poverty.

In the context of research in the Pandan District, Tapanuli Tengah Regency, a deep understanding of the aspects of social plurality becomes crucial. This region may have a distinctive diversity in terms of culture, traditions, and religious beliefs. Therefore, in examining the legal process related to land grants, it is important to consider and integrate various perspectives that may arise from the local community. This effort will not only enhance justice in law enforcement but also strengthen the legitimacy and acceptance of legal decisions at the local level. In addition, a comprehensive understanding of social plurality is also necessary in the context of policy formation. The policies produced must reflect the interests and needs of the entire spectrum of diverse society, so that they can be implemented effectively and equitably. By taking into account the diversity of society, policymakers can design more inclusive and sustainable regulations that will support the development of a just and harmonious community.

From the interview with Heny Handayani, a notary in the Pandan District of Tapanuli Tengah Regency, she mentioned several important regulations that must be met regarding land grants in the Pandan District of Tapanuli Tengah Regency. The regulation consists of the donor and the recipient of the grant, what will be granted, the creation of the deed must be in the presence of a notary, and the deed of grant must be attended by both parties, in this case, the donor and the recipient. Finally, the notary will provide written confirmation to both parties that the grant has been delivered.

Furthermore, attention to the importance of achieving a balance between moral and legal aspects becomes an intriguing focal point in this discussion. Fakhriah highlights that morality without a legal foundation can lose its effectiveness, while law that stands alone without moral principles can lose its substance. In the context of land grant processes, moral principles and legal norms must be balanced to ensure fair protection of the rights of all parties involved.

Delving deeper, the importance of integrating morality within the legal framework becomes essential in maintaining justice and balance in legal practice. Fakhriah emphasizes that the existence of a moral foundation in law is key to ensuring that legal regulations not only serve as instruments of control but also as means to advocate for the common good. In the context of land grant transactions, this means that in addition to complying with existing legal provisions, legal actors must also consider the moral values underlying their decisions. This includes ethical and fairness considerations at every stage of the grant process, from determining the requirements to the execution of the grant deed.

A Deed of Gift can serve as a crucial foundation in a legal process because it is a document that meets the characteristics of an authentic deed. The characteristic in question is that it is in a form specified by law, created by or in the presence of public officials authorized to do so at the location where the deed is executed. As long as these elements are fulfilled, a Deed of Gift will have perfect evidentiary power because it possesses three types of evidentiary strength: external evidence, formal evidence, and material evidence. External evidence means that the form of the deed follows the established format.

The balance between morality and law also plays a key role in building trust and legitimacy within the legal system. Fakhriah demonstrates that when moral principles and law are integrated in a balanced manner, it helps to strengthen public trust in legal institutions and the legal process as a whole. In the context of land grants, this trust becomes important because it involves the transfer of significant ownership rights. By upholding morality in legal practice, legal institutions can ensure that the decisions made are not only legal but also ethical and fair. In the context of land grant transactions, the presence of morality in the legal process can help avoid potential tensions between the parties involved, as well as promote more harmonious relationships within society.

In the context of a land grant trial, the application of the principle of *audi et alteram partem* encompasses strict procedural fairness. This means that not only should the arguments and evidence from both sides be heard, but also that every stage of the trial process must be conducted transparently and fairly. The judge has the responsibility to ensure that all parties have an equal opportunity to present evidence, make arguments, and ask questions. In addition, it is important to remember that the principle of *audi et alteram partem* is not only relevant during the trial but also in the pre-trial stage. This means that all parties must have the opportunity to prepare their cases well before entering the courtroom. This includes equal access to information, adequate time for consultations with legal advisors, and fair handling of requests for information or evidence before the trial begins.

The registration of land rights transfer at the District or City Land Office ensures that the community members who register the land will receive legal certainty regarding land ownership after the transfer of rights has taken place. This will be obtained through a new certificate with updated legal data or the name of the new rights holder. The legal certainty referred to here is: (a) Legal certainty regarding the individuals or legal entities that own land rights. Certainty about who owns a piece of land or the subject of the rights; (b) Legal certainty regarding the land that is owned. This concerns the location, boundaries, and area of the land or object of rights; and the certainty of rights over the land. If the acceptance of a gift is not carried out with a gift deed, then the acceptance can be made with an authentic deed later, the original manuscript of which must be kept by the originating Notary as long as this occurs while the donor is still alive; in such a case, for the donor, the gift is only valid from the moment the acceptance of the gift is officially notified to him." However, gifts of movable objects or promissory notes that will be paid under obligation do not require a notarial deed and are valid if the gift is simply handed over to the recipient or to another person who receives the gift to pass it on to the recipient, as stated in Article 1687 of the Civil Code. This means that a grant is valid if the recipient has received the grant.

4. Conclusions

In a legal review of donated land based on Law No. 5 of 1960 on Basic Agrarian Principles in the Pandan District, Tapanuli Tengah Regency, it can be concluded that the process of land donation involves complex legal aspects and requires a deep understanding. Based on the findings of this research, there are several key conclusions: First, the importance of a comprehensive understanding of the legal regulations governing land grants, particularly in relation to Law No. 5 of 1960 on Basic Agrarian Principles. Second, active involvement from all relevant parties, including the government, land institutions, and the community, is necessary in the land grant process to ensure compliance with the law and the protection of fair rights.

Furthermore, the moral aspects and balanced legal values become important in the context of land grants. This balance must be carefully observed to ensure that the land grant process is conducted in good faith and respects the principles of justice. The implication of this conclusion is the importance of enhancing legal understanding for all parties involved in land grant transactions. In addition, collaborative efforts are needed to ensure the effective implementation of existing legal regulations to maintain justice and legal compliance in every land grant process.

A deep understanding of the aspects of social plurality becomes crucial in the Pandan District of Tapanuli Tengah Regency, which allows for a distinctive diversity in terms of culture, tradition, and religious beliefs. Therefore, it is necessary to enhance justice in law enforcement and to have a comprehensive understanding of social plurality in resolving land grant disputes. The transfer of land rights must be proven with an authentic document.

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