



Juridical Analysis of the Problem of Land Acquisition Compensation for the Development of the Jakarta – Cikampek II Toll Road Southside III

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Abstract

The issue that frequently happens in regards to the process of land acquisition for the public interest is in determining the amount of compensation. This problem often arises because the community or landowner asks for a higher price of compensation while the government can only offer it based on the price determined by the land appraiser. Many people or landowners complain about compensation, especially the compensation assessment factor which is carried out without paying attention to fairness and feasibility. The number of complaints regarding the compensation has resulted in the filing of an objection in court. One example of a case concerning the issue of determining compensation occurs regarding land acquisition that occurs in the community, namely the case of court decision number 15/Pdt.G/2021/PN BKS. This research aims to analyze how the implementation of land procurement compensation determination and what is the judge's consideration in the matter of objection to land acquisition compensation based on the decision of the district court number 15/Pdt.G/2021/PN Bks. The type of research used by the author in this research is normative juridical by examining library materials or secondary data and the application of positive legal rules.

Keywords: Land Acquisition; Compensation; Determination.

A. Introduction

The land is a natural resource that is needed by humans for various needs both for daily life such as for example for residence, as an object of livelihood, or used as development for infrastructure and other facilities.(Suardi, 2018). Land acquisition is a movement in obtaining land by giving compensation to the community whose affected by land acquisition. As regulated in Law Number 2 of 2012 concerning Land Acquisition for Development in Public Interest, only the Government is given the authority to carry out a land acquisition for the public interest.(Nurus, 2016)

The need for land keeps to increase, both by the community and the government, without being followed by an increase in land area, this becomes a very vital problem. This problem arises because of various conflicts of interest between the Government and the community. The land is needed by the government for public interest

development. However, the land is also needed by the community for settlement/residences and as an object of livelihood. (Soimin, 2004)

The issue that frequently happens in regards to the land acquisition process is in determining the amount of compensation.(Lisdiyono, 2021) The Development of Public interest is often creating problem in its implementation due to the government unilaterally imposing compensation and landowners asking for high prices. The community or landowner asks a compensation for a higher price while the government can only offer it based on the price determined by the land appraiser. (Setiyowati, 2019) Many people or landowners complain about compensation, especially the compensation assessment factor which is carried out without paying attention to fairness and feasibility for the people whose land will be obtained.(Suntoro, 2019a) The number of complaints regarding the compensation has resulted in the filing of an objection in court.

Determination of compensation in land acquisition is may be very essential because often the land that is the object of land acquisition is community's land which is a source of livelihood. The government in carrying out land procurement must not ignore the community's land ownership rights, so the land acquisition implementation must be carried out by providing fair and appropriate compensation to the landowners.(Setyawan & Adjie, 2021)

One example of a case regarding the problem related to the determination of land acquisition compensation occurred in State court decision number 15/Pdt.G/2021/PN Bks. Where the Petitioner is Drs. Misbach Muchtar filed an objection to the compensation related to land acquisition for the development of the Jakarta - Cikampek II SouthSide III (Jatirasa Region) toll road to the Ministry of ATR/BPN RI Cq. Head of National Land Agency Regional Office of West Java Province Cq. Head of Bekasi City Administration BPN as Respondent I, the Ministry of Public Works & People's Housing, the Republic of Indonesia Cq. Director-General of Highways, the Directorate of Freeways, Urban and Regional Road Facilities Cq. Commitment Making Officer (PPK) for Land Procurement for the development of the Jakarta-Cikampek II Toll Road South Side III (Jatirasa Region) as Respondent II, Mayor of Bekasi Cq. The Department of Housing, Settlement & Land Affairs Organizes Government Affairs in Housing and Settlement Areas and Government Affairs in the Land Sector as Respondent III, Public Appraisal Service Office Amin, Nirwan, Alfiantori & Partners as Respondent IV, Head of the Jatiasih the District Office, Bekasi City as Co-Respondent I, and the Head of the Jatirasa Village Office, Bekasi City as Co-Respondent II.

The applicant is the owner of a land area of 2,638 M² (two thousand six hundred and thirty-eight square meters) based on Certificate of Ownership No. 02473/Jatirasa (SHM Induk) on behalf of Drs. Misbach Muchtar from the land, the Petitioner made a medium-low business, namely Housing Cluster Griya Zam-Zam I and II, located in Kel. Jatirasa, Kec. Jatiasih, Bekasi City. For the construction of the First Phase of the Griya Zam-Zam I Cluster Housing, 14 (fourteen) houses were made with a total land area of ± 1,600 M² (approximately one thousand six hundred square meters) and 14 (fourteen) houses according to the size of their respective lands have been divided into certificates of ownership from the master certificate and in the Second Phase of the Griya Zam-Zam I Cluster Housing 5 (five) houses with a total land area of ± 600 M² (approximately six hundred square meters) are still an integral part of the master

certificate above. In December 28, 2018 the Petitioners learned through internet news about a letter from the Regional Secretary of the West Java Provincial Government Regarding: Notification of Determination of Land Acquisition Locations for the Construction of the SouthSide Jakarta-Cikampek II Toll Road, and also received information on the release of the toll road from the Jatirasa Village Party (Co-Respondent II).

In 2019 there was a Land Acquisition Measurement Team for the Jakarta-Cikampek II SouthSide III (Jatirasa Region) in the first stage, the Respondents, without sending an official letter to the Petitioner for the measurement of the affected land and without involving the Petitioner to show and notify the remaining land in the Griya Zam-Zam I & II Cluster Housing, which is temporarily serving as social facilities, such as roads, waterways, walls, parks and security posts. The Petitioner received a letter attached to the Jatirasa Urban Village map in August 2020, from the Head of the Bekasi City Task Force, dated November 22, 2019, regarding land code numbers and maps of landowners affected by the toll road acquisition.

The Petitioner objected because there were 5 (five) remaining parcels of land located in the Griya Zam-Zam Cluster Housing, which were not measured and the name of the Petitioner was not included into the data on landowners affected by land acquisition. Where the remaining 5 (five) plots of land belonging to the applicant are as follows:

1. Griya Zam-zam I: the remaining land code number 30 (Fasos) with an area of 17 M², the remaining land code number 30a area of 48.56 M², the remaining land code Number 30b with an area of 15.41 M², the remaining land code number 31 (Road) with an area of 253 M².
2. Griya Zam-Zam II: the remaining land of code number 8 a with an area of 6 M².

In the results of the last meeting for deliberation, the result was that of the remaining 6 (six) parcels of land belonging to the Petitioners, only 1 (one) was assessed for land with Code number 8 in the Griya Zam-zam II Cluster Housing with an area of 9 M² (nine square meters), with Details of Land Price Determination as follows:

1. Land area of 9 M² (Nine square meters), amounting to Rp. 38,871,000 (per-meter Rp.4,319.000, -);
2. Building, Rp. 151,500,000, -. (Per-meter Rp. 3,030,000, -/) the calculation is 50 M² (fifty square meters);

The total is Rp. 222,737,138, - (two hundred twenty-two million seven hundred thirty-seven one hundred and thirty-eight rupiah).

The Petitioner rejected the results of the assessment of the land and building prices which were assessed by Respondent IV because the prices were considered unusual, unreasonable, and unfair. Whereas the Petitioner in his argument of objection considers that Respondent IV as a Public Appraisal Service is very doubtful of his ability in terms to assess the price of land and buildings because he has not received a practice approval permit from the Ministry of ATR/BPN RI and only has a permit from the Ministry of Finance of the Republic of Indonesia.

The Petitioner in his lawsuit ordered Respondent I, Respondent II, Respondent III and Respondent IV, and the Co-respondents to include Petitioner's name in the data of landowners affected by land acquisition and also assess the compensation price for the remaining 5 (five) parcels of land that have been previously mentioned. The

Petitioner ordered Respondent IV to change the value of the land and buildings owned by the Petitioner to the market price of land per meter of Rp. 12,000,000, - (twelve million rupiah), and the market price of the building per meter is Rp.6,000,000, - (six million rupiahs).

According on the background of the problem mentioned above, the researcher is interested in conducting research entitled "Juridical analysis of the problem of Determination of Compensation for Land Acquisition for the Construction of the Jakarta - Cikampek II Toll Road SouthSide III (Study of the Decision of the Bekasi District Court Number 15/Pdt.G /2021/PN Bks)".

B. Method

According on the background and problem that has been described, this research used normative juridical research. Normative juridical research is known as doctrinal legal research and library research. It is called doctrinal research because this research is carried out or is aimed only at written regulations or other legal materials and this research is mostly carried out on secondary data in libraries.(Waluyo, 2008) Normative juridical research is focused on examining the application of positive legal rules or norms. (Ibrahim, 2006)

C. Results and Discussion

1. Land Acquisition for Public Interest

Land acquisition is one of the political steps made by the government in the context of acquiring land which will be used for variety of developments for the public interest. Fundamentally, the government carries out land procurement through deliberation between government parties/agencies and landowners whose land will be used in public interest development activities. (Sumardjono, 2008)

Land acquisition for the public interest aims to ensure the availability of land so that the implementation of development in the public interest increases the prosperity and welfare of the nation, state, and society but also guarantees legal certainty for the landowners affected by land acquisition. This goal can be realized if the government that carries out the land acquisition can provide fair and appropriate compensation to the people who are entitled. (Suyanto & Sukiyat, 2020)

2. Implementation of Determination of Compensation in Land Acquisition for Development of Public Interest

The process of organizing land procurement for development for the public interest is carried out in several phases, including activities (Suardi, 2018):

a. Planning

The planning stage is the beginning of land acquisition activities. The first step in the planning stage is to prepare planning documents by agencies that require land for public purposes. The document outlines contain the reason and goals of the development, by the Regional Spatial Plan and the National/Regional Development Plan, a general description of the location of the land, land area and land status required, The estimated timeframe for land acquisition and implementation of its development, Estimated land value and APBN/APBD plans. Where the complete

document is then forwarded as an attachment to the application for determining the location of development to the Governor of the Head of the Province.

b. Preparation

This preparatory stage is a series of activities starting from preparation, notification or socialization, initial data collection, and public consultation to determining the location of development. This stage departs from the existence of an application from the government agency that need land to the Provincial Governor. Based on the application, the Governor appoints a preparatory team consisting of the regent or mayor of the location of the land, the relevant provincial apparatus, and other related agencies and agencies that require land. Based on the request, the Governor verifies the completeness of the documents, then the Provincial Government together with the agencies that require land carry out the following activities:

- a) Notification (socialization), namely socialization activities/notification of development plans that are submitted directly or indirectly to the people who are at the site of public interest development.
- b) Preliminary data collection is an activity that includes the preliminary data collection of landowners and Objects of Land acquisition. The results of the preliminary data on the location of the development plan in the form of subject and object data as well as the required land area, then the data will later be used for the Public Consultation implementation.
- c) Consultation for Public, which is an activity to obtain an agreement from the affected community on the planned development location, the agreement will be stated in the minutes which will be signed by the parties with the preparation team.
- d) Location Determination. After all the preparation stages have been carried out, namely socialization, initial data collection, public consultation, and objection studies if there are parties who object. Furthermore, the Governor will issue a decree on determination of the development location for the public interest attached with a location map.

c. Implementation

After the Governor issues a decision letter on determining the location of land acquisition, government agencies that need land can apply to the National land agency to carry out land acquisition.

It is stated in Article 49 of Law Number 2 of 2012, the implementation of land acquisition is carried out in several stages including:

- 1) Identification and inventory of ownership, control, utilization and use of land;
- 2) Compensation assessment;
- 3) deliberation to determine compensation;
- 4) granting Compensation; and
- 5) land release

Before the determination of compensation, the Land Procurement Implementer, namely the National Land Agency, carries out an inventory and identification stage of land affected by land acquisition, which activities include:

- a) mapping and measurement of plots per plot of land; and
- b) collection of data on Entitled Parties and Land Procurement Objects.

Within a maximum period of 30 (thirty) working days, the Inventory and identification of land must be completed.

Article 29 of Law Number 2 of 2012 explains that the results of the identification and inventory of land must be announced at the sub-district office, village/kelurahan office, and where the Land Procurement is carried out in stages, partially, or completely within a period of no later than 14 (fourteen) working days. The Announcement of the results of the identification and inventory includes the subject of rights, land area, location of land, and maps of land parcels from the Land Procurement Object. If the rightful party/landowner who is affected by land acquisition object to the results of the inventory, then he/she may file his/her objection to the Land Agency as the Implementer of Land Procurement within a maximum of fourteen working days from the announcement of the results of the inventory. The results of the identification and inventory are made in the form of a map of land parcels and a nominative list which will later be used in the process of compensation determination.

Article 1 of Law Number 2 of 2012, states that compensation is a fair and proper compensation to the party whose land will be obtained for public development. Compensation is said to be one of the most important elements in land acquisition because it is directly related to community's land ownership rights that should not be ignored.(Arba, 2019).

Article 31 of Law Number 2 of 2012 states that the assessment of compensation is carried out by a land appraiser who has been appointed by the National land agency. Land Appraisers or so-called Appraisers are individuals who carry out independent and professional assessments and have obtained an appraisal practice permit from the Minister of Finance and have obtained a license from the National Land Agency to assess the price of land acquisition objects. Land Appraisers or so-called Appraisers are individuals who carry out independent and professional assessments and have obtained an appraisal practice permit from the Minister of Finance and have obtained a license from the Land Agency to assess the price of land acquisition objects. Land Appraisers are given the authority in Law Number 2 of 2012 to determine the value of land which will later be used as the basis for determining compensation. The land appraiser in conducting the assessment is not only limited to assessing the price of the land surface but also includes an assessment of the price/value of the above and below-ground space, buildings, plants, objects related to land, as well as other losses that can be assessed, namely: non-physical losses that may be equated with the price of money, for example, the cost of moving places, losses due to loss job or business, professional transfer fees, and also the value of the residual property. (Andriany, 2019)

If a certain plot of land affected by the Land Procurement leaves land that can no longer be functioned by its original use and designation as referred to Article 35 of Law Number 2 of 2012, the landowner can request a complete replacement of the parcel of land. The types of compensation that can be given to landowners affected by land acquisition as regulated in Article 36 of Law Number 2 of 2012, namely, Compensation may be given in the form of:

- a. money;
- b. substitute land;
- c. resettlement;
- d. shareholding; or

e. other forms approved by both parties.

After the land appraiser conducts an assessment of compensation, then deliberation is carried out between the National land agency and the party landowners to determine the amount and form of compensation where the assessment results become the basis for the deliberation. Deliberations are held within a maximum of thirty days after the results of the assessment are submitted to the National land agency.

The results of the deliberation agreement which will later become the basis for compensation to the Landowner are included in the minutes of agreement. Article 72 paragraph (2) of Presidential Regulation Number 71 of 2012 in conjunction with Article 25 of the Regulation of the Head of the National Land Agency of the Republic of Indonesia Number 5 of 2012 concerning Technical Guidelines for the Implementation of Land Procurement states the minutes of the agreement which contain:

- 1) Those who are entitled to attend or their proxies, who agree along with the agreed form of compensation,
- 2) Eligible Parties who are present or their proxies, who do not agree, and
- 3) Eligible parties who are absent and don't give legal authority

After the deliberation on the determination of compensation in the implementation of land acquisition has been carried out, if the landowner is not satisfied with the value and form of compensation that has been determined, they can litigate their objection to court within a maximum period of 14 (fourteen) working days after the deliberation is held. As stated in Article 38 of Law Number 2 of 2012 no later than thirty working days after the objection is filed, the District Court must be able to decide on the objection.

After there are no more objections or applications for objections in court have been given a decision by the judge, compensation payments will then be carried out where at the same time the land owner must submit proof of original land rights before the land office, then the head of the land office will register the annulment of rights and notify to related parties.

d. Submission of Results

If the entire series of land acquisition implementation is carried out, then the delivery of the results of the land acquisition implementation is submitted to the government agency that requires the land by the head of the land acquisition committee.

3. Judges' Considerations in the Decision of the Bekasi District Court Number 15/Pdt.G/2021/PN BKS

The Panel of Judges in the Decision of the Bekasi District Court Number 15/Pdt.G/2021/PN BKS gave legal considerations regarding the application for land acquisition compensation objections, where the Petitioner objected that the remaining 6 (six) lands belonging to the applicant, only one remaining parcel of land was given compensation. The Petitioner also objected to the assessment of compensation made by the Appraiser, where the results of the assessment were deemed unusual, unreasonable, and unfair.

Through the judge's consideration, the Bekasi District Court rejected the Petitioner's objection. In judge's consideration of the remaining 5 (five) parcels of land mentioned by the Petitioner. The Judge considered the evidence submitted by the

Respondent can be proven that the land acquisition process for the Jakarta Cikampek II toll road south side III has complied with Law no. 2 of 2012 Article 27 paragraph 2 which states: Implementation of Land Procurement includes: Identification and inventory of Landownership, Maintenance, Utilization and use of Land, Assessment of Compensation, and Consultation on Determination of Compensation.

The panel of judges considered that regarding the remaining land in Griya Zam-zam I, the remaining land code number 30 with an area of 17 M², remaining land code number 30 area of 48.56 M², the remaining land code No. 30 b with an area of 15.41 M², the rest of the land code number 31 (Road) with an area of 253 M² and the remaining land in Griya Zam-Zam II, the remaining land code number 8 a covering an area of 6 m², the measurements and mapping of land parcels have been carried out as well as data collection of affected landowners and the object of land acquisition. Compensation assessment and the determination of compensation also has been carried out.

The Panel of Judges considered to the argument of the Petitioner's claim that the remaining land in Griya Zam-Zam I and Griya Zam-Zam II above is legally valid as land belonging to the Petitioner. Therefore, the Petitioners request to include the Petitioners' name in the data of Landowner affected by land acquisition and also ask the Respondent to assess the compensation price for the 5 (five) remaining lands belonging to the Petitioner. According to the Law of the Supreme Court of the Republic of Indonesia Number 3 of 2016 concerning Procedures for Filing Objections and Depositing Compensation to the District Court in land acquisition for development for the benefit of general, where the Court is authorized to examine, hear, give decisions, and resolve objections to the form and/or quantity of compensation determined based on the deliberations of compensation, because of Petitioner who filed an objection to be determined as the owner of the land, the Petitioner's application is deemed to have no legal grounds, it must be rejected.

The Panel of Judges considered the objection to the value of land and house buildings with code no. 8 in the Griya Zam-Zam II Cluster Housing with an area of 9 M² (Nine square meters) with a price-fixing:

- a) Land with an area of 9 M² (Nine square meters), Rp. 38,871,000 (per meter Rp.4,319.000, -);
- b) Building, Rp. 151,500,000, -. (Per meter Rp. 3,030,000, -) the calculation is 50 M² (fifty square meters);

The total is Rp. 222,737,138, - (two hundred twenty-two million seven hundred thirty-seven one hundred and thirty-eight rupiah).

Whereas the Petitioner in this matter has received an invitation to attend the deliberation and has been present at the invitation. In the deliberations, the Petitioner and the affected people also have signed the attendance register, so the Petitioner is considered to have accepted the results of the land appraisal team's assessment. Addition, the Petitioner with his evidence cannot prove that the value of compensation given to him is not reasonable and appropriate. Moreover, they also cannot prove that the assessment team or so-called Appraiser has conducted a non-detailed assessment.

Based on these considerations, because the Petitioner with his evidence cannot prove the arguments of their application, while the Respondents with their evidence are stated to be able to prove their arguments, therefore the objection submitted by

the Petitioners is declared to be unreasonable according to law, then it must be rejected.

4. Analysis results

Regarding the rejection of the Petitioners' objections to the five remaining parcels of land, if you look at Article 29 of Law Number 2 of 2012 it states: The results of identification and inventory of ownership, control, utilization, and use of land affected by land acquisition must be announced at the sub-district office, the kelurahan/village office and place of Land Procurement is carried out within a maximum period of 14 (fourteen) working days. Where if there is an objection, the landowner is entitled to submit an objection to the Land Agency as the Executor of land acquisition within a maximum period of fourteen working days after the announcement of the results of the inventory.

Where the Petitioner for Objection in the argument of his lawsuit has never filed an objection to P2T as the land agency on the results of identification and inventory. The Petitioner's objection has also expired in filing an objection applies to the remaining 5 (five) parcels of land because the identification and inventory process has been carried out, and the Petitioner based on the law has time to file an objection that was not carried out.

In Article 35 of Law Number 2 of 2012 states if a certain land parcel affected by the Land Procurement contains remaining land that can no longer be functioned according to its designation and use, the landowner with the right can request a complete replacement of the land parcel.

The application for full replacement of land parcels is requested when the National Land Agency carries out the identification and inventory stages, where the results of the identification and inventory contains, subject of land ownership rights, area and the location of the land, as well as a map of the land parcels affected by the Land Procurement.

About the judge's consideration that the Petitioner's objection, in this case, has received an invitation to attend the deliberation and has been present at the invitation, in the deliberations the Petitioner has signed the attendance register, then the Petitioner is deemed to have agreed the results of the assessment from the land appraiser. As previously explained that after the deliberation has been carried out, the agreement results in the deliberation as the basis for providing Compensation to the landowner are contained in the minutes of the agreement. The minutes of the agreement is as stated in Article 72 paragraph (2) of Presidential Regulation Number 71 of 2012 in conjunction with Article 25 of the Regulation of the Head of the National Land Agency of the Republic of Indonesia Number 5 of 2012, containing: 1. Those who are entitled to attend or their proxies, who agree along with the agreed form of compensation, 2. Entitled Parties who are present or their proxies, who do not agree, and 3. Eligible parties who are absent and don't give legal authority.

The explanation above shows that the attendance list is not evidence indicating that the Petitioner has agreed with the assessment results from the land appraiser. The minutes of the agreement are evidence that can show that the entitled party agrees or not with the results of the assessment and the form of compensation.

Regarding the meaning of appropriate and fair in determining compensation, it is difficult to define. This can be seen from the absence of currently valid laws and

regulations that explain how to determine the provision of appropriate and fair compensation and the basis of calculation used in determining the value of compensation. Where of the six articles in Law Number 2 of 2012 regarding the determination of compensation, none of them explains how and what basis land appraisers use in determining appropriate and fair compensation value. As a result, this can cause confusion for landowners/entitled parties, so in the end, it can potentially hamper the smooth implementation of land acquisition. (Jibril et al., 2020)

The appraiser in conducting the assessment is based on the Indonesian Appraisal Standard (SPI) made by the Appraiser's professional organization. Many people themselves do not understand the standards of what the Appraiser does in conducting the Appraisal, thus causing differences of opinion regarding the compensation. The Government has Appraisers as experts, while the community does not have the capability and understanding in conducting compensation assessments, this makes the people affected by land acquisition have a weak position when the compensation determination deliberations are carried out. (Jibril et al., 2020)

The compensation assessment process tends to be controlled by the Government through the National Land Agency by forming an Assessment Team which includes factors from the applicable government groups. (Sulaiman, 2021)

Deliberation to determine compensation actually only discuss the compensation form that will be obtained by the landowner, while the value or amount of compensation is only based on what has been assessed by the appraiser. If the landowner does not approve the compensation determination results, they have to litigate their objections in court. (Suntoro, 2019b)

D. Conclusion

Determination of compensation is one of the stages in the Implementation of Land Procurement. Before the determination of compensation, the Land Agency conducts an identification and inventory of control, ownership, utilization, and use of land affected by land acquisition, where the identification and inventory results are made in the form of a nominative list and map of land parcels which will later be used in compensation assessment. In assessing the compensation price, the land agency assigning the land appraiser. Where the assessment results carried out by the Appraiser are used as the basis for the Deliberation between the Land Agency and the rightful landowner in determining compensation.

If the Landowners are not satisfied with the determination amount or form of compensation, they have the right to litigate their objections in court.

The decision of the Bekasi District Court number 15/Pdt.G/2021/PN Bks, the Petitioner filed an objection to compensation because of the remaining 6 (six) parcels of land belonging to the Petitioner, only 1 (one) parcel of land was assessed for compensation. The Petitioners rejected the results of the assessment which were assessed by Respondent IV because the prices were considered unusual, unreasonable, and unfair. The Petitioner requested that the remaining 5 (five) parcels of land belonging to him be assessed for compensation and include into the data of the landowner and change the value of the land and buildings owned by the Petitioner.

The Bekasi District Court decided to reject the Petitioner's objection. In its considerations, when it is related to the Supreme Court Regulation of the Republic of Indonesia Number 3 of 2016, the Court only has the authority to give decisions to the amount and form of compensation that has been determined based on the compensation determination results, because the argument of the petitioner's objection to being designated as the owner of the land, it is deemed that the petition of the petitioner has no legal basis and must be rejected. In addition, the Petitioner with their evidence cannot prove that the price of land compensation set by the appraisal team or appraiser services or the so-called Appraiser is not fair and appropriate.

The rejection of the Petitioner's objections was the result of the deliberations on compensation determination which tended to be dominated by the land acquisition committee where the landowner had a weaker position. Where the land acquisition committee has an appraiser as an expert in valuing the land, while the landowner does not have the capability and also sufficient understanding to assess the value of the land.

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