

Efforts to Improve Understanding of Compensation in Land Acquisition for Development in the Public Interest at SMA Taman Harapan I Bekasi

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ABSTRACT

The party entitled to the land needs to understand about compensation for the land, whose land will be used for development for public use. Partners do not understand fundamentally about compensation in land acquisition for development for public interest. This legal counseling activity is carried out using the participatory action method supported by lecture and discussion methods. This method is used to deliver cognitive extension materials such as the understanding, objectives, scope of land acquisition for development for public interest, objects of land acquisition, compensation and forms of compensation, land acquisition procedures, if there is no agreement in acquiring land for development for public interest. Based on the initial evaluation and final evaluation, significantly improved results were obtained so that it can be said that extension is one of the effective ways to provide an understanding of compensation in land acquisition for development in the public interest. It is recommended, for the future, it is necessary to conduct 1 (one) counseling specifically reviewing what if there is a disagreement in compensation maximum of 150 Indonesian.

ARTICLE INFO

Article History:

Submitted/Received 29 Aug2024

First Revised - Oct 2024

Accepted - Oct 2024

First Available online 21 Oct 2024

Publication Date 21 Oct 2024

Keyword :

Compensation

Land acquisition

Public interest

INTRODUCTION

In order to create a just, prosperous, and prosperous society based on Pancasila and to ensure the implementation of development for the public interest, land is needed whose procurement is carried out by prioritizing the principles of humanity, democracy, and fairness.

In the implementation of land acquisition in accordance with one of its principles, namely the principle of participation, which requires community support in its implementation, through community participation, either directly or indirectly, from planning to development activities. Land Acquisition must provide protection and respect for the human rights, dignity, and dignity of every citizen and resident of Indonesia in proportion. This includes support from the world of education, in this case universities and schools that are part of the community. Universities in order to carry out Community Service activities in the form of legal counselling, which in this case legal counselling to schools that are university partners.

The partner in legal counselling here is SMA Taman Harapan I Bekasi. Taman Harapan I Bekasi High School has a vision to create learners who have faith, knowledge, righteous deeds, good morals, and a leader spirit based on the Qur'an and As Sunnah. The mission is to prepare students to become future leaders who have the characteristics of siddiq, amanah, tabligh, fathonah and have skills in solving problems, producing learners who always add to their scientific treasures, innovate, have high creativity, care for the environment and benefit others. The establishment of Islamic ukhuwah between school residents and the community in the preaching of da'wah and empowerment of the people.

According to Lawrence M. Friedman, the elements or components in the legal system, or commonly called *the Three Elements of Legal System*, are factors that affect law enforcement, there are three, namely the structural component (*legal structure*), the substance component (*legal substance*), and the cultural component or legal culture (*legal culture*). Talking about legal culture is talking about society. The principles of humanity, democracy, and justice must be put forward, this is to ensure the implementation of development for the public interest, which in its implementation requires land.

With proper and non-detrimental compensation, this is in accordance with the ideal for the greatest prosperity of the people. The community will gladly accept the compensation provided by the government as experienced by the residents of Bekasi Regency who are affected by the land acquisition for the construction of the Jakarta Cikampek toll road (<https://www.antaraneews.com/berita/1083104/warga-bekasi-terima-ganti-rugi-proyek-jalan-tol-japek-ii-selatan>).

Problem Formulation

The problems faced include (1) in general, community members, in this case students and teachers of Taman Harapan Bekasi High School, do not understand fundamentally about compensation in land acquisition for development for the public interest. (2) students and teachers of Taman Harapan High School have never received counselling on compensation for losses in land acquisition for development in the public interest. The school hopes to get counselling on this matter. Justification for determining priorities that are agreed to be completed during the implementation of community service programs. Providing understanding to partners about compensation in land acquisition for development for the public interest.

Activity Objectives And Benefits

The objectives of community service activities in the form of legal counselling are as follows: First, so that partners in this case students and teachers of Taman Harapan I Bekasi High School gain insight and knowledge about land law, especially about compensation in land acquisition for development for the public interest. Second, so that partners can in this case students and teachers of Taman Harapan I Bekasi High School know the development of land law, especially in terms of rights, obligations, and community

participation in land acquisition for development for the public interest. So that Land Acquisition for the Public Interest aims to provide land for the implementation of development to improve the welfare and prosperity of the nation, state, and society while still ensuring the legal interests of the Entitled Party, can be realized

This activity is expected to provide benefits in the form of:

1. Increasing insight and knowledge of partners, in this case students and teachers of Taman Harapan I Bekasi High School about land law, especially about compensation in land acquisition for development for the public interest.
2. The increasing awareness of partners, in this case students and teachers of Taman Harapan Bekasi High School, about the development of land law, especially in terms of rights, obligations, and community participation in land acquisition for development for the public interest. So that Land Acquisition for the Public Interest aims to provide land for the implementation of development to improve the welfare and prosperity of the nation, state, and society while still ensuring that the legal interests of the entitled parties can be realized.

The government needs to organize development, in order to realize a just, prosperous, and prosperous society based on Pancasila and the 1945 Constitution of the Republic of Indonesia.

Literature Review

In 1960 the Government issued Law No. 5 of 1960 concerning Basic Regulations on Agrarian Principles (UUPA). Article 6 of the UUPA states that all land rights have a social function. Development for the Public Interest is one of the development efforts within the framework of national development organized by the Government, this development requires land whose procurement is carried out by prioritizing the principles contained in the 1945 Constitution of the Republic of Indonesia and national land laws, including the principles of humanity, justice, utility, certainty, openness, agreement, participation, welfare, sustainability, and harmony in accordance with the values of the nation and state.

The rights of the community to land and land-related objects are recognized and respected in the national land law, as well as the rights of the community to land and land-related objects.

Land acquisition is the process of releasing rights to people's ownership of land and / or objects on it which are carried out voluntarily for the public interest. (Gunanegara. 2008). Land acquisition for development purposes must indeed take people's land to become state land through compensation. Unfortunately, land acquisition for development purposes is often not fully in favor of the people who own the land. In many cases it has often appeared that the people affected by land acquisition have become victims. This is due to the lack of fulfillment of the principles of justice, benefit and certainty in land acquisition for development, especially in the process of acquiring land. (Jarot Widya Muliawan 2018).

In the explanatory part of Law No. 2 of 2012 concerning Land Acquisition Land Acquisition for Development for the Public Interest, it gives public authority to the state in the form of the authority to make arrangements, make policies, hold management, and organize and carry out supervision contained in the following main points of Land Acquisition:

- The Government and Regional Governments guarantee the availability of land for the Public Interest and its funding.
- Land Acquisition for the Public Interest is held in accordance with: Regional Spatial Plan; National/Regional Development Plan; Strategic Plan; and the Work Plan of each Agency that needs land.
- Land Acquisition is carried out through planning by involving all stakeholders and stakeholders.
- The implementation of Land Acquisition pays attention to the balance between the interests of development and the interests of the community.
- Land Acquisition for the Public Interest is carried out by providing proper and fair compensation.

Article 2 paragraph (2) of the UUPA, has given regulatory authority to the state in the field of land, namely: first, regulating and organizing the allocation, use, supply and maintenance of earth, water and space numbers; second, determining and regulating the relationship between people and the earth, water and space; Third, determining and regulating legal relationships between people and legal acts related to the earth, water and space.

In Article 1 paragraph (10) of Law No. 2 of 2012 concerning Land Acquisition for Development, it is stipulated that Land Acquisition is an activity of providing land by providing decent and fair compensation to the right party. The party that controls or owns the object of land acquisition is called the Entitled Party. Objects in Land Procurement are soil, aboveground and underground spaces, buildings, plants, objects related to soil, or others that can be assessed. The Public Interest is the interest of the nation, state, and society that must be realized by the government and used as much as possible for the prosperity of the people. For the Public Interest, it is stipulated that Compensation is a proper and fair compensation to the right party in the land acquisition process.

The consequences of the principle of social function of land rights are as follows (Boedi Harsono, 2007):

- It is not justified to use or not use land only for the personal benefit of the right holder, let alone cause losses;
- The use of land must be adjusted to the circumstances and nature of its rights, so that it is beneficial for both welfare and happiness that has and is beneficial to the community and the state;
- The use and utilization of land must pay attention to the Spatial Plan and other land management instruments that are legally determined by the authorities;
- Land rights holders are obliged to maintain the soil properly in the sense of increasing fertility and preventing damage to the land;
- "relinquished" land rights revoked in the public interest

Explanation of Government Regulation of the Republic of Indonesia Number 39 of 2023 concerning Amendments to Government Regulation Number 19 of 2021 concerning the Implementation of Land Acquisition for Development for the Public Interest, states that with the principle of certainty in the implementation of Land Acquisition in order to facilitate investment by simplifying the ease of doing business (EoDB), synchronization and harmonization with the provisions of other laws and regulations, as well as adjustments to legal developments and the needs of the community

Utilitarian Jeremy Bentham argues that law can only be recognized as a law, if it provides the greatest benefit to as many people as possible. The law aims for *"the greatest happiness of the greatest number"*. The good or bad of the law must be measured by the good or bad consequences produced by the application of the law. A new legal provision can be considered good, if the consequences resulting from its application are goodness, maximum happiness, and reduced suffering. On the other hand, it is considered bad if its application produces unjust consequences, losses, and only increases suffering. So it is not wrong that no experts state that this theory of utility is the economic basis for legal thought. The main principle of this theory is about the purpose and evaluation of the law. The purpose of the law is the greatest welfare for the majority of the people or for all the people, and the evaluation of the law is carried out based on the consequences resulting from the process of applying the law. Based on that orientation, the content of the law is a provision on the regulation of the creation of state welfare. (Lili Rasjidi and I.B Wyasa Putra. 2001).

Counselling on the diversity of regional potentials and the formulation of solutions to land problems can be applied to foster community empowerment, improve the quality of land services and satisfy the community's security needs for their land (Rohmat Junarto & Supadno 2023) In principle, land procurement is carried out by means of deliberation between parties who need land and land rights holders whose land is needed for development activities (Maria SW Sumardjono 2010: 280). Land acquisition is an act of the government in order to acquire land for various development purposes, especially for the public interest.

Through the provision of fair compensation, the affected residents are able to build new houses or land. Of course, the provision of this compensation must also be considered economically, which means that in terms of quantity or amount, it must be sufficient to buy or hold a new one (Suraji, Noudy 2022: 93).

Article 99 (1) of Government Regulation of the Republic of Indonesia Number 39 of 2023 stipulates that the Collection of Compensation deposited at the District Court as referred to in Article 90, Article 91, Article 92, and Article 96 shall be carried out by the Entitled Party with a letter of introduction from the chief executive of Land Procurement. In the event that the chief executive of Land Acquisition no longer serves as the chief executive of Land Acquisition, the collection of Compensation deposited in the District Court as referred to in Article 90, Article 91, Article 92, and Article 96 shall be carried out by the Entitled Party with a letter of introduction from the head of the local Land Office.

To achieve order, it is necessary to have legal certainty in human relations in society, because it is impossible for human beings to develop the talents and abilities given to them optimally without legal certainty and order, as stated by Mochtar Kusumaatmadja (Carl Joachim Friedrich. 2004).

METHOD

Troubleshooting Framework

Based on the description mentioned above, this counselling was carried out so that the participants, namely students and teachers, could increase their knowledge about Compensation in Land Acquisition for Development for the Public Interest, so that the knowledge gained could contribute to efforts to support the smooth running of development activities for the Public Interest, and the community's rights to land and land-related objects were recognized and respected.

Realization of Problem Solving

Counselling activities were carried out by introducing a team of resource persons, to build familiarity with the target audience, while providing pre-test questionnaires. Furthermore, the provision of counselling material begins with the provision of knowledge about first, the definition, objectives, and scope of land acquisition for development for the public interest. Second, about land acquisition objects, compensation and forms of compensation, land acquisition procedures. Third, if there is no agreement on land acquisition for development in the public interest. Participants were given time to do a question and answer session after the material was delivered. Before the event closed, participants were also given a final test (posttest). As previously described, there are 3 (three) divisions of material given in this counselling. The material was presented alternately by the speakers, as permanent lecturers at the Faculty of Law, YARSI University.

Target goal

The strategic target audience reached in this community service activity is students and teachers of SMA Taman Harapan I Bekasi

Implementation Method

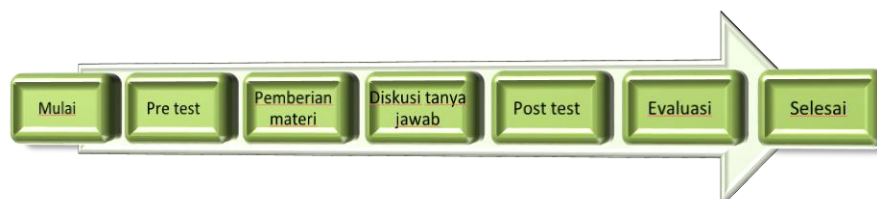


FIGURE 1. Flow chart

This activity was carried out using the participatory action method supported by the lecture and discussion method. This method is used to convey cognitive counselling materials such as the definition, objectives, scope of land acquisition for development in the public interest, land acquisition objects, compensation and forms of compensation, land acquisition procedures, if there is no agreement on land acquisition for development for the public interest. The implementation of this method uses 40% of the time for lectures or material delivery, while the remaining 60% is used for discussion and question and answer

Time and Place of Activity

The counselling activity was carried out on Saturday, February 25, 2023. and took place from 08.00-10.00 WIB. The activity took place in the classroom of SMA Taman Harapan I Bekasi, which is located in the Taman Harapan Baru Housing Complex, Pejuang Village, Medan Satria District, Bekasi 17120. This activity was attended by 40 participants, consisting of teachers and students.

Facilities and tools used

Presentations by resource persons were presented in the form of power points. Participants received counselling equipment in the form of pens. Participants were very enthusiastic about participating in this activity, by asking many questions. The meeting room is equipped with computers, projector slides and a good sound system, making it easier to present, and ask and answer questions between participants and speakers. Although the internet network is a bit sluggish.

Parties Involved

The parties involved in this activity are the YARSI Foundation, the Rectorate and Deans and FHUY Lecturers as resource persons. The YARSI Foundation has facilitated this activity in the form of funding. The Rectorate and Faculty of Law, YARSI University have fully supported this activity by providing PKM information in the form of seminars on PKM and selection activities for counselling proposals, correspondence needed in the implementation of this legal counselling activity.

Obstacles Faced and Efforts to Solve Them

There are no significant obstacles in the implementation of this legal counselling activity. It's just that it takes time to adjust each other's activity schedules between student activity schedules and resource person activity schedules.

Benchmark Success

This activity received support from the Vice Principal, and teachers. This activity was successfully attended by 40 participants consisting of students and teachers, although not all teachers were able to join the classroom due to the teaching schedule that was not possible

RESULTS AND DISCUSSION

This counseling service is carried out so that the participants, namely students and teachers, can increase their knowledge about Compensation in Land Acquisition for Development for the Public Interest, so that the knowledge obtained can indirectly contribute to efforts to provide land for development for the public interest, by providing appropriate and fair compensation to the right parties.

Counseling activities were carried out by introducing a team of resource persons, to build familiarity with the target audience, while providing pre-test questionnaires. Then introduced YARSI University, Faculty of Law, by displaying photos of buildings and lecture facilities, lecturers. While students as a community service team distributed pre-tests to legal counseling participants. Furthermore, the existing resource persons provided counseling materials.



FIGURE 2. FHUY Community Service Team

The counseling material consists of several subjects, as follows: Legal Basis for Land Acquisition for Development for the Public Interest, Definition of Land Acquisition, Public Interest and Purpose of Land Acquisition, Land for the Public Interest is used for any development, Object of Land Acquisition, Who Belongs to. Forms of compensation, Land Acquisition Procedures in accordance with the law.



FIGURE 3. Resource persons are delivering counseling materials

After being given knowledge about land acquisition for development for the public interest, participants were given time to ask and answer. Before the event closed, participants were also given a final test (posttest). Students as part of the legal counseling team, distributed posttest sheets to the participants to work on and collect, after the legal counseling materials were given to the participants. As previously described, there are 7 (seven) materials provided in this counseling. The material was presented alternately by permanent lecturers at the Faculty of Law, YARSI University.



FIGURE 4. Resource persons and extension participants

Presentations by resource persons were presented in the form of power points. Participants also received counseling equipment in the form of pens, snacks were also prepared for all counseling participants. Participants were very enthusiastic about participating in this activity. The meeting room facilities are equipped with computers, projector slides and a good sound system, making it easier to present, and ask and answer questions between participants and resource persons. Although it is a little constrained by the internet network, which is sometimes a bit slow.

TABLE 1. Pre-Test and Post Test Results

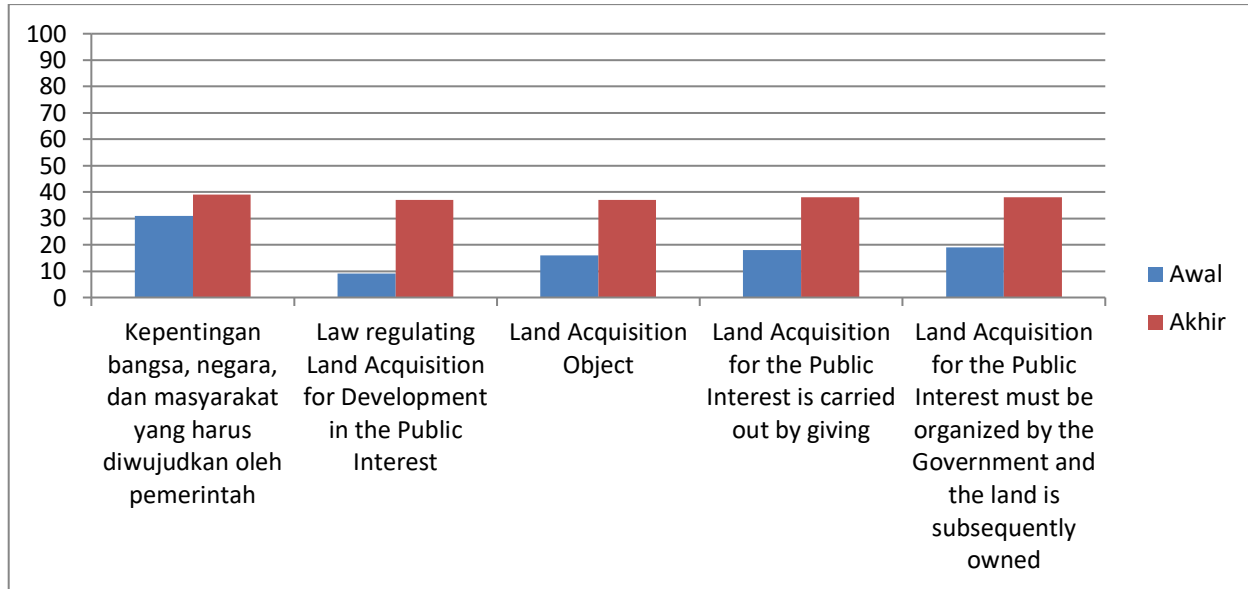


Table 1 shows that after community service activities, through legal counselling activities, there is an increase in knowledge about:

1. The interests of the nation, state, and society that must be realized by the government are called the public interest. Before the legal counselling was carried out, only 78% of the participants understood, after the counselling was carried out, 97% of the participants understood, meaning that there was an increase of 19%.
2. Law that regulates Land Acquisition for Development in the Public Interest. Before the legal counselling was carried out, only 23% of the participants understood, after the counselling was carried out, 93% understood, meaning that there was an increase of 70%
3. Land Acquisition Objects include soil, plants, aboveground and underground spaces, and buildings, objects related to land, or others that can be assessed. Before the legal counselling was carried out, only 40% of the participants understood, after the counselling was carried out, 93% of the participants understood, meaning that there was an increase of 53%
4. Land Acquisition for the Public Interest is carried out by providing compensation. Forms of compensation: money, replacement land, resettlement, share ownership, other forms agreed upon by both parties. Before the legal counselling was carried out, only 45% of the participants understood, after the counselling was carried out, 95% of the participants understood, meaning that there was an increase of 77%
5. Land Acquisition for the Public Interest must be organized by the Government and the land is subsequently owned by the Government/Regional Government. Before the legal counselling was carried out, only 48% of the participants understood, after the counselling was carried out, 88% of the participants understood, meaning that there was an increase of 69%

Alhamdulillah, there are no significant obstacles in the implementation of community service activities, in the form of legal counseling at SMA Taman Harapan I Bekasi. This activity received support from the Vice Principal, as well as teachers.

DISCUSSION

The Legal Basis for Land Acquisition for Development for Public Interest is as follows: Law Number 2 of 2012 concerning Land Acquisition for Development for Public Interest; Law Number 11 of 2020 concerning Job Creation; Government Regulation Number 19 of 2021 concerning the Implementation of Land Acquisition for Development for the Public Interest.

Land Acquisition is an activity to provide land by providing decent and fair compensation, with the aim of providing land for the implementation of development to improve the welfare and prosperity of the nation, state, and society while still ensuring the legal interests of the Entitled Party.

The Public Interest is the interest of the nation, state, and society that must be realized by the Central Government/Regional Government and used as much as possible for the prosperity of the people.

Jeremy Bentham is a utilitarian believer, the law can be recognized as a law, if it provides the greatest benefit to as many people as possible. The law aims to "the greatest happiness of the greatest number". So the good or bad of the law must be measured by the good and bad consequences produced by the application of the law. Legal provisions are considered good, if the consequences resulting from their application are goodness, maximum happiness, and reduced suffering. On the other hand, it is considered bad if its application produces unjust consequences, losses, and only increases suffering. The purpose of the law is the greatest welfare for the majority of the people or for all the people, and the evaluation of the law is carried out based on the consequences resulting from the process of applying the law. Based on that orientation, the content of the law is a provision on the regulation of the creation of state welfare. So land acquisition activities for development for the public interest should provide the greatest benefit to as many people as possible, as part of the community

Land for the Public Interest is used for development:

- national defense and security;
- public roads, toll roads, tunnels, railway lines, railway stations, and railway operation facilities;
- reservoirs, dams, weirs, irrigation, drinking water channels, sewerage and sanitation, and other irrigation buildings;
- ports, airports, and terminals;
- oil, gas, and geothermal infrastructure;
- power generation, transmission, substations, networks, and distribution of electric power;
- government telecommunications and informatics networks;
- waste disposal and processing sites;
- Government/Local Government hospitals
- public safety facilities;
- public cemeteries of the Government/Regional Government;
- social facilities, public facilities, and public green open spaces;
- nature reserves and cultural heritage;
- Government/Regional/Village Office;
- urban slum arrangement and/or land consolidation, as well as housing for low-income communities with rental status;
- educational infrastructure or Government/Regional Government schools;
- Government/Regional Government sports infrastructure; and
- public markets and public parking lots.

Land Acquisition Objects consist of land, land toprooms and basements, buildings, plants, objects related to land, or others that can be assessed. Indemnity may be awarded in the form of: money; replacement soil; resettlement; share ownership; or any other form approved by the both parties. The form of Compensation, either alone or a combination of several forms of Compensation, is given according to the value of the Compensation whose nominal is equal to the value determined by the Appraiser.

Land Acquisition for development for the Public Interest is carried out through the following stages: planning; Preparation; implementation; and submission of results. Notification of the development plan by the Preparatory Team is conveyed directly or indirectly to the community in the development location plan.

The entitled party is obliged to release its land at the time of the implementation of Land Acquisition for the Public Interest after the provision of compensation or based on a court decision that has obtained permanent legal force. Land Acquisition for the Public Interest is carried out through planning by involving all stakeholders and stakeholders.

As mandated by Article 99 (1) of Government Regulation Number 39 of 2023 concerning Amendments to Government Regulation Number 19 of 2021 concerning the Implementation of Land Supervision for Development in the Public Interest, the collection of compensation entrusted to the District Court is carried out by the Entitled Party with a letter of introduction from the chief executive of Land Acquisition. the collection of Compensation deposited at the District Court is carried out by the Entitled Party with a letter of introduction from the head of the local Land Office.

The Entitled Party and the party who controls the Land Acquisition Object for the Public Interest are obliged to comply with the provisions of Law Number 12 of 2012 concerning Land Acquisition. Land Acquisition for the Public Interest must be organized by the Government and the land is subsequently owned by the Government/Regional Government

CONCLUSION

Based on the initial evaluation and final evaluation, the results were significantly increased, so it can be said that:

1. Counseling is one of the most effective ways to provide an understanding of Compensation in Land Acquisition for Development in the Public Interest. With this activity, it is hoped that the material obtained from this counseling can arouse more concern among students and teachers about the importance of land acquisition in development activities. So, it is hoped that the target audience can transfer the knowledge they have gained into their respective environments.
2. Land Acquisition is an activity to provide land by providing decent and fair compensation. Land Acquisition for the Public Interest aims to provide land for the implementation of development to improve the welfare and prosperity of the nation, state, and society while still ensuring the legal interests of the entitled parties. Compensation is proper and fair compensation to the right party, manager and/or user of goods in the process of land acquisition for development for the public interest. This compensation can be given in the form of money, replacement land, resettlement, stock ownership, or in the form of other agreed upon by both parties

ACKNOWLEDGMENTS

The Author Would Like To Express His Gratitude And Appreciation To:

- The YARSI foundation has facilitated this activity in the form of funding.

- The rectorate and faculty of law, YARSI university have fully supported this activity by providing pkm information in the form of seminars on pkm and selection activities for counseling proposals, correspondence needed in the implementation of this legal counseling activity.
- Principal, vice principal, teachers and students of SMA Taman Harapan I Bekasi who have welcomed well and enthusiastically in organizing this activity.

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