

[AIMC-2019-SSH-1556] Paper revision required
Dari: Connecting Asia (noreply@connectingasia.org)
Kepada: elitarahmi79@yahoo.co.id
Tanggal: Selasa, 16 Juli 2019 pukul 01.34 WIB
Dear ELITA RAHMI,

Editorial board **3rd Asia International Multidisciplinary Conference 2019** has reviewed your paper and reached to the decision that your paper Legal Certainty of Land Registration in Jambi Province Towards Enhancing Sustainable National Development is revision required. Please find Below the comments of the reviewers. Please revise your paper as per given comments and resubmit before . Failure in submitting your revised article in due time may cause a delay in the publication process.

Formatting Comments

1. Title (avoid using abbreviations in the title and maximum limit for title is 15 words)
2. Names of authors
3. Your Affiliation (designations with college address)
4. Corresponding author- name, designations, address/li>
5. Abstract with key words
6. References in **Vancouver style**(Use Endnote or Mendeley Software for referencing)
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8. Please quote references in text by superscripting
9. Provide clear high-quality figures cite all figures and tables in the text. format of table i.e. all columns and rows filled. if the figure or table is not the authors own work. better to remove it. anything from other source has copyright issues. it is suggested to remove all figures and tables obtained from other work.

10. Kindly note we are unable to proceed with the papers that have been rejected due to high similarity and the publication fee is non-refundable in this case. Similarity Index should not be more than **15%** overall and **5%** from a single source. proofreading of the article is a must. kindly proofread your paper carefully before final submission. No further corrections will be entertained once the paper is submitted to the journal.

Note: please submit revision before **20th July 2019**.

Reviewer Comments

Regards,

Dr. Muhammad Imran Qureshi

Head Editorial Board

Connecting ASIA (UTM)

Office 306, Industry Centre Building

UTM Technovation Park, Skudai, 81300, Johor Bahru, Johor, MALAYSIA

Email: asia@utm.my

Website: <http://www.utm.my/asia>

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Dari: Connecting Asia (noreply@connectingasia.org)

Kepada: elitarahmi79@yahoo.co.id

Tanggal: Selasa, 23 Juli 2019 pukul 09.34 WIB

Dear ELITA RAHMI,

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Head Editorial Board

Connecting ASIA (UTM)

Office 306, Industry Centre Building

UTM Technovation Park, Skudai, 81300, Johor Bahru, Johor, MALAYSIA

Email: asia@utm.my
Website: <http://www.utm.my/asia>
Website: <http://www.connectingasia.org>

**LEGAL CERTAINLY OF LAND
REGISTRATION TOWARDS SUSTAINABLE
NATIONAL DEVELOPMENT**

ABSTRACT

There are 2 (two) Research Problems, namely: First How to register land that can improve land registration services in Jambi Province through a program of complete . Second How can the technology used so that land registration in Indonesia can be accelerated to reach one hundred percent (126 million new registered land parcels) 51 million have not registered 75 million parcels of land) to realize sustainable development in Indonesia. The research method used is empirical juridical with a sampling system that is purposive sampling with the land registration hypothesis that the government must do in fact still reaches 68 percent, so there needs to be an acceleration of technology that can increase the rate of measurement and mapping of existing land. Conclusion. The technology system Land registration in Jambi province with a coordinate system apparently still causes a lot of land disputes in Indonesia, so that there needs to be a more integrated system and integrated team that can minimize uncertainty in land measurement and mapping, so that it can maximize taxation and national, provincial and regency / city spatial planning. Both integrated land registration technologies, by involving relevant institutions as stipulated in Presidential Instruction No. 2 of 2018 concerning the Acceleration of Land Registration and community participation, and officials at the village level and determining points and digitizing land maps will be able to minimize land conflicts and disputes as well as multiple certificates that have been occurring so far, thus harming the State and society, due to the exhaustion of time, energy due to the weakness of the existing land registration system. Increasing the quantity and quality of land registration will accelerate the realization of sustainable development as a conscious and planned effort that can integrate environmental aspects, national social and economic aspects for the welfare of previous generations, present and future generations.

Kata Kunci: *Legal certainly, land registration.*

-  **LENOVO**
Problems and research objective with clear and understandable descriptions
-  **LENOVO**
The gaps in das sein ang das sollen must be clearly described
-  **LENOVO**
Research results must show a common thread between the problem and research objective

I. INTRODUCTION

The issue of land registration in Indonesia is characterized by uncertainty about the subject, objek, and the status of land rights, as a result of the system used in land registration, it is possible for a person or legal entity to commit an unlawful act in form, falsify procedures, falsify physical data on the location, boundaries and extent of land and legal.

cases of conflicts and land disputes, such as: double certificates, land area that coincides with other people's land due to the resolution of certificates, separation and land merging, changes in land data due to court decisions, and measurement techniques that are still manual coordinate systems that are still local, so that changes in shape land due to disasters and summer climate change and flooding, resulting in land being lost or arising, as well as changes in regional expansion and expansion of villages, sub-districts, districts / cities and provinces, so that almost every region we encounter is a conflict area (Gaza) not finished (1,2).

Weak coordination between technical agencies makes land registration only limited to obtaining land certificates, not yet at the stage of achieving sustainable development that leads to economic acceleration and the safety of future generations, so that cases of biological children sue their parents for family property, and the case of a child who sues a grant or inheritance to a fellow child heir, shows that land issues must be integrated, because land is a dimension of the past, present and future (3).

The age of land registration in Indonesia has reached 58 (fifty eight) years. Since the enactment of Law Number 10 of 1961 concerning Land Registration and renewed with PP No. 24 of 1997 concerning land registration, it means that almost half a century Indonesia has implemented Article 19 UUPA regarding registration issues. land, but only around 68 percent (51 million) of which around 75 million have been carried out are still not registered, out of the existing 126 million land, if this registration does not yet use advanced technology, it will take around 100 years to complete existing land registration.

Slowing down land registration efforts can certainly increase conflict and disputes, instead accelerating land registration will realize sustainable development in the field of land resources, for which sustainable development as a philosophical foundation in consideration of Government Regulation Number 24 of 1997 concerning Land Registration is a legal ideal need to be immediately followed up in the national land law order, especially in orderly land registration services in

LENOVO

So that the structure of the word sentence is clearer so that it is sharper in photographing the problem

LENOVO

To be sharper in explaining the descriptions of the problem and also describing the research finding

Indonesia (4,5).

Sustainable development in the field of land registration is closely related to legal certainty for sustainable development Goals (SDGs) which later changed to the Millennium Development Goals / MDGs. Where land registration is a legal and institutional key word to ensure 17 Goals, 169 targets and 240 indicators can be found the right steps for the State, both the central and regional governments in social, economic, environmental and inclusive aspects (6).

II. RESEARCH PROBLEMS

Based on the background above, then there are 2 (two) problems in the study of the Legal Certainty of Land Registration in Jambi Province Towards Increasing Sustainable National Development, namely.

First What is the land registration model using the Complete Systematic Land Registration Program that can improve land registration services in Jambi Province, so that the purpose of land registration for legal certainty and legal protection of subjects, objects and land status is protected.

Second What is the relationship between land registration and sustainable development, so that the transfer of land rights can be controlled and not become a dispute for future generations, but instead becomes a sustainable business capital for future generations. And increasing economic and social rights and even culture and land and family security in the future, on the other hand the government needs to carry out comprehensive and integrated technology, so that land registration in Indonesia can be accelerated to reach one hundred percent (126 million land parcels) registered to reach 51 million have not registered 75 million plots of land) to realize sustainable development in Indonesia.

III. RESEARCH PURPOSES

The purpose of this study is 2 (two) Objectives, namely:

The First Research Objective is: To find out the land registration model in Jambi Province which consists of 10 Regencies and 1 City. This data is needed to find out the quantity numbers from the description of land registration in Jambi Province. This data is needed to measure the maximum percentage that can be done by the Jambi Provincial Land Agency in encouraging registration of land parcels that have been utilized by the community to provide legal certainty on land rights that are used by the community for their survival. As well as to test the research



LENOVO

To be sharper in parsing research problems so that they can be understood and in line with research objectives



LENOVO

To be sharper in parsing research objectives and in line with research problems and conclusions later

V. RESEARCH RESULT

A. Land Registration In Jambi Province

To carry out the land registration of the National Land Agency , the technical implementation was actually carried out by the Head of the Land Office assisted by the Land Deed Making Officer , as well as other officials assigned to be able to help share certain activities.

Regional Office of the National Land Agency of Jambi Province, covering the Jambi City Land Office, Batanghari District Land Office, Bungo Regency Land Office, Sarolangun District Land Office, Kerinci Regency Land Office, Tanjung Jabung Barat Land Office and Tebo Regency Land Office, Merangin Regency Office, Office Land of Tanjung Jabung Timur Regency, Muaro Jambi Regency Land Office.

The Land Office above is an organ that is technically working in ensuring the subject, object and status of the subject and object (status of land rights), with the Object of Land Registration, are as follows:

- Land ownership, business use rights, building use rights and use rights
- Land Management Right
- Land of Endowments
- Ownership of Unit Flats
- Dependent Rights
- State Land

Based on Article 1 number 1 of Government Regulation Number 24 of 1999 concerning Land Registration, elements of land registration, namely:

- There is a series of registration activities
- The activity is under the authority of the government
- The nature of activities is continuous and continuous
- Regularly
- In addition to the plot of land also covers apartment units
- Giving proof of rights
- There are certain rights that burden him

The above elements of land registration cannot be separated from the principle of land registration, namely:

- A simple principle, namely land registration can be understood and understood by all parties
- Safe Principle, which is carried out very carefully and very carefully, so that it



LENOVO

To be sharper in analyzing the problems and objectives that have been described above previously

as a philosophical foundation of land registration stated in the consideration of PP No. 24 of 1999 concerning land registration has become the principle in conducting land registration in Jambi Province. Continuous development in land registration means that the registered land can be used as the basic capital for children or future generations for the land subject, or the land is transferred in the form of being sold to other parties, so that in the end the children or grandchildren become laborers on their own land. Passive land registration will impact sustainable development in the form of high numbers poverty and the slow rate of growth in community welfare in Jambi province.

IV. RESEARCH METHODS

This type of research is an exploratory sociological study with an evaluative form of research, because this study aims to measure the performance of the Jambi Province Land Agency, particularly in the field of land registration which is responsible for the process of land registration in Jambi Province in this case the Head of Land Office in each Regency / City in Jambi Province. Legal research is not only a principle and norm / norm, but also a social phenomenon. By using the legal concept put forward by Mochtar Kusumaatmadja that law is the whole principle and rules governing human life in society, including institutions and processes that realize these rules in reality . Thus this research is based on 2 (two) hypotheses by looking at the gap between *das sein* and *das sollen*, prioritizing secondary legal data and materials and further strengthened by primary legal materials that occur in society, especially in Jambi Province, with the research approach used is a legal approach, conceptual approach, and case approach.

The research method used is juridical empiric with a sampling system that is purposive sampling with the land registration hypothesis that must be carried out by the government in fact still very low, so there needs to be an acceleration effort that can increase the rate of measurement and mapping of existing land. realizing sustainable development namely increasing legal certainty, guaranteeing legal protection and community welfare, because land certificates can be used as collateral to the Bank as venture capital.



LENOVO

Legal issues and the gap between expectations and reality must be properly described and explained clearly

D. Certificate As a Facility Towards Sustainable National Development

In Environmental Laws Continuous development means conscious and planned efforts that integrate environmental, social and economic aspects into development strategies to ensure the integrity of the environment and the safety, capability and welfare and quality of life of present and future generations. Based on the concept then the land certificate as proof of rights is a conscious effort for the government and planned through a national strategic acceleration program that correlates with socio-economic development in this case is a certificate as a valuable letter that can be a guarantee as a form of business capital.

Certificate as a valuable letter and Proof of Land Rights, management rights, waqf land, Property Rights to housing units and mortgage rights that have been recorded in the relevant land book. Based on the value letter, this land certificate is often the community, inter-family conflict, due to differences in views about inheritance, distribution of joint assets or other causes, so that cases of children suing their biological mothers related to joint assets, and grants and endowments parents unknown or doubtful or sued by par heirs, or even denied by his child, proving that there is a land group that cannot be known to the subject of the land, making a big record in land registration in Indonesia.

VI. CONCLUSION

1. Land registration and sustainable development in Jambi Province have not yet synergized and have not collaborated, thus the legal act of land registration is still one goal as a realization of legal certainty and has not yet led to a multi-function, namely land registration will be enjoyed by future generations of subjects of land rights, Socialization of the functions and benefits of land registration is needed which can realize social justice and the salvation of future generations. increasing quantity of land registration in Jambi province, correlated with the addition of business capital to the community, so that people's welfare can be realized. BPN is an institution that is given the authority to register land and other institutions that follow up on land use programs, local and central government must be controlled continuously and continuously.
2. Land registration at the Land Office is not only to guarantee legal certainty but also for family welfare and future generations, so that it can become the basic capital for the community to make land certificates as business capital in order to improve the welfare of the community, For that National Land Registerand



LENOVO

Must be in line with the research results in the abstract and the red thread is clearly visible

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