Advances in Social Science, Education and Humanities Research, volume 499
2nd International Conference on Law, Governance and Social Justice (ICOLGAS 2020)

Reclamation As Land Procurement Efforts For Development For Public Interest

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Abstract- This research reveals the relationship between reclamation and land procurement laws for development in the public interest; Whether or not it is necessary to rearrange the provisions of reclamation in a provision that is generally applicable and intersectoral and integrated in the types of land rights granted by the competent authority to the reclaimed land. The research was conducted through field research as a primary data source, supported by literature research covering the existing reclamation provisions and some other supporting literature as a secondary data source, using qualitative methods. Reclamation can be classified as a land procurement activity for development for the public interest which is sourced from the Basic Agrarian Law No. 5 of 1960 and Law no. 2 of 2012 concerning Land
Procurement for Development in the Public Interest. The legal basis for reclamation is contained in regulations which vary from one region to another, one related sectoral and another related sectoral. Reclamation is a multi-dimensional activity, because reclamation is not only related to land procurement issues but also related to forestry, environmental, marine issues including urban settlements. Reclamation is an efficient means of land procurement, especially in dealing with land problems in urban areas.

Keywords- Reclamation; Reclaimed Land; Land Procurement; Law Enforcement

1. INTRODUCTION

Article 33 Paragraph (3) of the 1945 Constitution states "Earth, water and natural resources contained therein are controlled by the State and used for the greatest prosperity of the people". This article is a constitutional basis that guarantees that the earth, water and natural resources contained therein and space

must be used to achieve the greatest prosperity of the Indonesian people. The description of Article 33 Paragraph (3) of the 1945 Constitution is set forth in Law Number 5 of 1960 concerning Basic Agrarian Regulations in the State Gazette Number 104 of 1960 (hereinafter referred to as the Basic Agrarian Law (UUPA)). In Article 2 Paragraph (1) UUPA No. 5 of 1960 states "Earth, water and space, including the natural resources contained therein, are at the highest level controlled by the State". According to Benyamin Asri and Tabrani Asri:
"The notion of controlling in this case does not mean owned, but the granting of authority to the State as the power organization of the Indonesian Nation. The right to control of this State includes, earth, water and natural resources contained therein, whether already owned by someone or not yet owned".[1]

This means that the position of the state as the ruler does not need to have property rights but it is sufficient to have the right to control. The right to control gives authority to the state as the power organization of the Indonesian people to regulate and manage the use of the land and other natural resources. State authority that comes from the right to control the state is stated in Article 2 Paragraph (2) Agrarian Law (UUPA) No. 5 of 1960: The right to control the state in Article 2 Paragraph (1) of Law no. 5 of 1960 This Article authorizes:[2]
a. Regulate and administer the designation, use, supply and maintenance of the earth, wateand space;
b Determine and regulate legal relationships between people and the earth,
water and space;
c. Determine and regulate legal relationships between people and legal actions concerning the earth, water and space ".

Further in Article 2 Paragraph (4) UUPA no. 5 of 1960 states:[2]

"The right to control of the state above its implementation can be delegated to the Swatantra areas and indigenous peoples, it is only necessary and does not conflict with national interests, according to the provisions of the Government Regulation".

In the explanation of Article 2 Paragraph (4) UUPA No. 5 of 1960 stated:

"These provisions are related to the principles of autonomy and medebewind in regional government administration. Agrarian matters according to their nature and in principle are the duty of the Central Government (Article 33 paragraph (3) of the 1945 Constitution). Thus, the delegation of authority to exercise the State's Ownership Rights over the land is a medebewind ".

According to Budi Harsono, the new national policy extends the delegation of authority to autonomy which contains the authority to regulate and manage the interests of local communities according to their own initiatives based on community aspirations, in accordance with statutory regulations.[3] This is stated in Law No. 22 of 1998 on Regional Government which has been replaced by Law No. 32 of 2004, Law Number 34 of 1999 concerning the Provincial Government of DKI Jakarta which was later replaced by Law Number 29 of 2007.

The aspect of the right to control the state that the author will examine in particular is the authority regulated in Article 2 Paragraph (2) points a and b of the Basic Agrarian Law No. 5 of 1960 which states "The state is given the authority to regulate and administer the designation, use, supply and maintenance of earth, water and space and determine and regulate legal relationships between people and earth, water and space". This article is connected with Article 2 Paragraph (4) of the Basic Agrarian Law No. 5 of 1960. These powers include the authority of the state in land acquisition for the implementation of development for the public interest as regulated in Law no. 2 of 2012 concerning Land Acquisition for Development for Public Interest (followed by Government Regulation No. 71 of 2012 and Head of BPN No. 5 of 2012 concerning Implementation Guidelines (Juklak) of Land Acquisition for Development for Public Interest. It is further stated that land acquisition is for implementation development for the public interest by the Government or Regional Government is carried out by way of releasing or handing over land rights. Land procurement other than for the implementation of development for the public interest by the Government or Regional Government is carried out by way of sale and purchase, exchange or other means agreed upon voluntarily by the parties. -the parties concerned.

Both methods can be implemented for land rights holders, both individuals / individuals and legal entities. This is done because the state land that will be used for development is no longer available, so that land rights must be relinquished or with the revocation of land rights. But what if there is no state land or land that is already owned by individuals or individuals? To anticipate this problem, the regional government of DKI Jakarta Province has carried out a restructuring of the existing coastal land by revitalizing / reclaiming it.

Basically, coastal reclamation is carried out as an effort to expand the land area with various purposes is legal and has been practiced widely throughout the world. Examples of coastal reclamation undertaken by various countries include: A. Kansai International Airport, Osaka, Japan. B. Incheon International Airport, South Korea State C. Shannon Estuary, Ireland - used for agricultural projects. D. United Arab Emirates - This project creates an artificial island by means of shoreline or sea shedding.

The various examples of reclamation above are human efforts because they consider the limited land area as a place for human activities, both for housing, industry, trade and so on.

Likewise, the reclamation has indeed been followed and carried out repeatedly by many countries, including in Indonesia which has a coastline of approximately 95,000 km, apart from containing abundant natural resources, Indonesia's coastal areas have various functions such as transportation and ports, industrial and agro-industrial areas, environmental services, recreation and tourism as

well as residential areas. Big cities in Indonesia are coastal cities with a large population and fast economic activity, but often the available land does not support the growth and development of these cities. Land becomes very narrow to meet the needs of the city for offices, settlements, industrial locations, ports and other social facilities such as trade, entertainment and tourism centers. Most of the regencies / cities in Indonesia are located in coastal areas.

Regions that have coastal areas in Indonesia until 2001 were recorded as having 283 districts / cities. Based on the sub-district area, of the 4,028 sub-districts, there are 1,129 sub-districts which are topographically located in the coastal area, and of the 62,472 villages, around 5,479 villages are coastal villages [4]. Coastal areas that are under the authority of regional management often encourage Local Governments to create new spaces as places for various activities. City expansion is the main reason for reclamation so that alternative coastal reclamation is carried out for various reasons:

First, an increase in population due to natural population growth and migration. Second, the welfare of the poor has encouraged those who originally lived in the city to choose to go to the suburbs or new places to start a business to improve their welfare [5]. Third, the spread of urban crowds, originally all activities were centered in the city, so that a new space was needed to accommodate all activities that could not be facilitated in the city. This reality encourages areas on the coast to continue to look for new alternatives as a place to accommodate urban activities.

Since the promulgation of Law No. 32 of 2004 (amended into Law No. 23 of 2014) concerning Regional Government affirms regional authority in managing their marine areas. This is stated in article 18 of Law Number 32 Year 2004 (which has been amended into Law No. 23 of 2014) which states:
First, regions that have marine areas are given the authority to manage resources in the marine area. Second, Regions receive profit sharing for the management of natural resources under the bottom and / or seabed in accordance with statutory regulations which states: (a) Regions that have marine areas are given the authority to manage resources in the sea area. (b) Regions receive profit sharing from the management of natural resources under the bottom and / or on the seabed in accordance with statutory regulations. (c) Regional authority to manage resources in the sea area as referred to in paragraph (1) includes:

(a) Exploration, exploitation, conservation and management of the sea; (b) Administrative arrangements; (c) Spatial arrangement; (d) Law enforcement against regulations issued by the regions or those delegated authority by the government; (e) Participating in security maintenance; (f) Participating in the defense of the country's sovereignty.

Third, the authority to manage resources in the sea area as referred to in paragraph (3) is no more than 12 (twelve) nautical miles measured from the coastline towards the high seas and / or towards archipelagic waters for provision and 1/3 (one third) of the jurisdiction. province for regency / city.

(a) If the sea area between 2 (two) provinces is less than 24 (twenty four) miles, the authority to manage resources in the sea area is divided equally or measured according to the principle of the diameter of the area between the 2 (two) provinces, and for regencies / municipalities, it receives 1/3 (one third) of the jurisdiction of the province concerned.
(b) The provisions referred to in paragraph (4) and paragraph (5) do not apply to fishing by small fishermen.
(c) The implementation of the provisions as meant in paragraph (1), paragraph (3), paragraph (4) and paragraph (5) shall be further regulated in statutory regulations. Regional autonomy as stated in the provisions of the law above is a strong foundation for local governments to implement the development of marine areas starting from the aspects of planning, utilization, supervision and control.
(d) The direct implication of the statutory provisions is the transfer of authority in determining management and development policies in the regions.

Thus, the area of regional government authority has increased so that it provides prospective hope and is an opportunity for regions to regulate their own

affairs. In addition, regions have special powers in terms of obtaining added value for living and non-living natural resources, marine energy sources as well as coastal resources which make it possible to extract and optimize and utilize them.

(e) Discretion in the development of enhancement and construction of facilities and infrastructure in the border areas between provinces, to support regional development and progress both internally and externally in the sense that it is cross-regional between districts / cities and provinces so that it will give more authority in regulating which in turn will provide added value and a strategic role for the region. In order for regional autonomy to have a positive impact on the management of coastal areas, it is necessary to have a commitment from the regional government together with the community to manage the marine within their jurisdiction in a sustainable manner.

(f) Development is a conscious effort to manage and utilize resources in order to improve the quality of community life. Availability of resources which are limited in both quantity and quality, meanwhile the need for resources is increasing as a result of an increase in population size and needs.

To anticipate these limitations, environmental considerations should be included in development activities. Sustainable resource management is development that ensures the sustainable use of resources, both present and future. To achieve this goal, development must be planned wisely with the involvement of all stakeholders in carrying out reclamation development.

For example, the Jakarta North Coast Reclamation, is a Regional Government plan that aims to expand the urban area due to the rapid population growth and also to meet the development needs implemented in Jakarta [6]. In addition, the reclamation and revitalization project on the north coast of Jakarta is aimed at developing the area into an area for business, economic and residential activities. With the same idea, the DKI Jakarta Provincial Government and several partner companies want to make Jakarta a “Water Front City”.

The capital city of Jakarta is intended to serve as a service city. To realize the development of facilities and infrastructure that support Jakarta as a service city. The DKI Jakarta Provincial Government requires adequate land. Since the expansion of development to the south of Jakarta, such as Bogor and Sukabumi, is deemed impossible because the Bop Launch area (Bogor-Puncak-Cianjur) functions as a water catchment area for Jakarta, it is necessary to develop areas to the West, East and North. The provincial government of DKI Jakarta then sees the reclamation of the north coast (Pantura) of Jakarta along 32 kilometers as the most likely solution to obtain adequate land [7]. Implementing these ideas has issued Presidential Regulation No. 54 of 2008 concerning the Spatial Planning of the Jabodetabek-Punjur National Strategic Area. as a substitute for Presidential Decree No. 52 of 1995 concerning the Reclamation of the North Coast of Jakarta which gives authority and responsibility to the Governor of the Special Capital Region of Jakarta to carry out the Reclamation of the North Coast of Jakarta.

Reclamation is closely related to land issues. Land issues are closely related to issues of justice. To prevent violations of the sense of justice, reclamation is better regulated within the framework of land regulations which are based on the Basic Agrarian Law which is binding from time to time until the regulation is declared invalid [8]. This research reveals the relationship between reclamation and national land law; land rights granted by the competent authority to reclaimed land. The reclamation is also related to Law No. 2 of 2012 concerning Land Procurement for Development for Public Interest. Law No. 2/2012 contains land acquisition through existing land, while land procurement reclamation is through sea filling.

In its implementation, reclamation is regulated in regulations that vary from one region to another. In addition, there is also an overlapping authority between related agencies [9], so that there is no legal certainty for the implementers of the North Coast Jakarta reclamation development. For example, there are several provisions regarding reclamation that are regulated in legislation, namely:

1. Article 34 of Law no. 27 of 2007 concerning Management of Coastal Areas and Small Islands; Changes to Law no. 1 of 2014 concerning Amendments to Law no. 27 of 2007 concerning the Management of Coastal Areas and Small Islands.
2. Presidential Regulation Number 122 of 2012 concerning Reclamation in Coastal Areas and Small Islands.
3. Regional Regulation of DKI Jakarta Province Number 1 of 2012 concerning Regional Spatial Planning 2030; and
4. Regulation of the Governor of DKI Jakarta Province Number 121 Year 2012 concerning Spatial Planning for the North Coast Jakarta Reclamation Area.

However, on his way, the Minister of Marine Affairs and Fisheries of the Republic of Indonesia issued Regulation of the Minister of Marine Affairs and Fisheries of the Republic of Indonesia No. 17 / PERMEN-KP / 2013 concerning Reclamation Licensing in Coastal Areas and Small Islands. According to the author, there is a lack of harmony between sectors related to reclamation. With the issuance of Permen No. 17 / PERMEN-KP / 2013 of course there are legal consequences for the permits that the Governor of DKI Jakarta has given to reclamation developers.

In addition, the application for a license to carry out reclamation business activities must be accompanied by an analysis of environmental impacts, because reclamation is an activity that has a large impact. For that, it refers to the licensing system which reads [10] :

1. Every business and / or activity that has a large and important impact on the environment is required to have an environmental impact analysis in order to obtain a license to do business and / or activity.
2. Permit to conduct business and / or activity as referred to in paragraph 1 shall be issued by an authorized official in accordance with the prevailing laws and regulations.
3. In the license as referred to in paragraph 1, the requirements and obligations for controlling environmental impacts are stated. Reclamation can have a positive or negative impact on communities and coastal and marine ecosystems. These impacts can be short-term and long-term depending on the type of impact and the condition of the ecosystem and community in the reclamation location [11].

Reclamation in Semarang, the legal foundation in the implementation, is Semarang City Regional Regulation No. 5 of 2004 concerning Semarang City Spatial Planning 2000 - 2010 and Semarang City Regional Regulation No. 8 of 2004 concerning Detailed Urban Spatial Planning (RDTRK) for City Area III (West Semarang and North Semarang Districts) 2000 - 2010. From This regulation is then implemented, the Semarang City government uses the mechanism of Beach Reclamation activities in the city of Semarang which has been running by using the following policies from the Mayor of Semarang [12]:

1. Mayor's Principle License and Mayor's Decree in the form of Approval for the Utilization of Aquatic Land;
2. Implementation of Reclamation in Coastal Waters, Phasing in the implementation of Reclamation in accordance with Technical Guidelines / Instructions;
3. Implementation Guidelines and applicable laws and regulations with other development activities.

Implementation of reclamation development in the city of Semarang, located in the coastal area is used for the expansion of land land which is also used for economic and business areas (Air Port) In this case, reclamation is a land acquisition activity carried out on the coast and at sea as an alternative if there is no more land that can be obtained for development purposes for the public interest for the welfare of the people around it.

Reclamation in various regions has a basic concept of designation of spatial planning and the objectives of land acquisition through different reclamations, depending on the needs and needs of each region. The legal status of reclaimed land is still vulnerable to discussion, considering that the reclamation manager is entrusted to the private sector, such as the example of Reclamation in Jakarta. Keeping in mind that the status of land rights over land in land has been regulated, what about the status of land arising from the reclamation method.

II. PROBLEMS

Based on the matters mentioned above, the problems that arise in land acquisition if land in urban areas no longer exist that can be freed from those who are entitled, several questions arise which are discussed in this study, first, how are the basic concepts and objectives of land Procurement, land through the reclamation method? And second What is the Legal Status of the Land Resulting from the Reclamation Method? And the last third3. What is the ideal legal arrangement for the existence of land produced by the reclamation method?

III. RESEARCH METHOD

Researchers conducted juridical normative research, besides juridical normative also used juridical empirical, because of interviews and field research. Normative juridical data comes from secondary data, taken from several writings legal materials. Primary legal materials are taken from laws, regulations. Secondary legal materials are taken from the opinions of experts, books, while tertiary legal materials are taken from including encyclopedias, legal dictionaries.

The empirical juridical research method is sourced from primary data conducted by interview, or data taken directly from the field (field research) / data taken directly from the community. Primary and secondary data are the approach method / approach, conceptual approach, case approach. Status approach by including principles, concepts, cases, laws, comparisons; In terms of reclamation development, the researchers attach a comparison with countries that have implemented reclamation, both countries that adhere to civil or common law.

IV. DISSCUSSION

Since the promulgation of Law No. 32 of 2004 (amended into Law No. 23 of 2014) concerning Regional Government affirms regional authority in managing their marine areas. This is stated in article 18 of Law Number 32 Year 2004 (which has been amended into Law No. 23 of 2014) which states:

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strong foundation for local governments to implement the development of marine areas starting from the aspects of planning, utilization, supervision and control.

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Thus, the area of regional government authority has increased so that it provides prospective hope and is an opportunity for regions to regulate their own affairs. In addition, regions have special powers in terms of obtaining added value for living and non-living natural resources, marine energy sources as well as coastal resources which make it possible to extract and optimize and utilize them.

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Reclamation is closely related to land issues. Land issues are closely related to issues of justice. To prevent violations of the sense of justice, reclamation is better regulated within the framework of land regulations which are based on the Basic Agrarian Law which is binding from time to time until the regulation is declared invalid. This research reveals the relationship between reclamation and national land law; land rights granted by the competent authority to reclaimed land. The reclamation is also related to Law No. 2 of 2012 concerning Land Procurement for Development for Public Interest. Law No. 2/2012 contains land Procurement through existing land, while land procurement reclamation is through sea filling.

In this case, reclamation is a land procurement activity carried out on the coast and at sea as an alternative if there is no more land that can be obtained for development purposes for the public interest for the welfare of the people around it. Reclamation in various regions has a basic concept of designation of spatial planning and the objectives of land procurement through different reclamations, depending on the needs and needs of each region. The legal status of reclaimed land is still vulnerable to discussion, considering that the reclamation manager is entrusted to the private sector, such as the example of Reclamation in Jakarta. Keeping in mind that the status of land rights over land in land has been regulated, what about the status of land arising from the reclamation method.

The purpose of this research is to find out and analyze whether reclamation can be categorized as a land procurement activity for the public interest according to the legal system of the Law on Land Procurement for Development for Public Interest (Law No.2 of 2012), whether reclamation development is necessary, where land needs are needed considering that there is no more available land on the existing land. The second objective is that this study also intends to examine the relationship between reclamation and the related laws and regulations and to avoid overlapping authority in realizing legal certainty for reclamation development throughout Indonesia, as well as the status of land, if

the person carrying out reclamation development is at the expense of the private sector.

Given the importance of studies and research on the existence of reclamation and to avoid and predict the negative impacts of reclamation development, in general the benefits of this research are for the development of legal knowledge in Indonesia. Another benefit of research is to produce input that can be submitted to state institutions authorized to form laws, change laws or update laws; as an effort to determine the status of land above reclamation land and its implementation involving several related sectors, which must be considered in order to avoid the negative impact of reclamation.

The benefits of this research are expected to provide theoretical benefits, particularly studies and studies for the development of legal disciplines, in particular the study of land and environmental law procurement. In addition, theoretically, this study will review the concept and to find out and analyze whether reclamation can be categorized as a land procurement activity for the public interest according to the legal system of the Law on Land Procurement for Development for Public Interest (Law No.2 of 2012). In its implementation, it is necessary to take into account the feasibility and transparency in assessing how much impact reclamation will have on scientifically damaging the environment. In addition, it is necessary to have synergistic cooperation between stakeholders in making decisions, both between the management and the government in granting permits. The Regional Government needs to pay attention to the impacts of reclamation such as hydrology, water quality, hydro / oceanography, spatial and land use. the results of reclamation, types and facilities of health, disease and environmental sanitation, so that the benefits of reclamation are not only for the developer and the activities in it but also for the community as a whole.

This research is expected to provide practical benefits, namely in the form of input, especially for public elements (government as regulator, legal apparatus in court as one of the law enforcers, advocates, legal consultants, notaries and non-governmental organizations) who take part in the field of development supervision for safety and environmental security in the future, in the formation of regulations, drafting laws, and how to avoid disharmony between agencies, a special Law on Reclamation of a national nature is made which contains various regulations required by the relevant agencies, so that it can be used as a reference as legal certainty in the process of implementing reclamation and avoiding the negative impact it causes.

V. CONCLUSION

1. City expansion in various regions, due to various needs is the main reason for the holding of reclamation, where Law no. 23 of 2014 concerning Regional Government in Article 18 affirms the regional authority to manage their marine areas.
2. Land from reclamation can be categorized as land procurement for public purposes, as referred to in several articles in Law No. 2 of 2012 concerning Land Procurement for Development for Public Interest, Article 11 which states that land becomes state land on the basis of rights, management rights.
3. Legal arrangements regarding reclamation that are national in nature can be realized, in which all the interests of the relevant agencies are regulated, in order to avoid negative impacts in the future.

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