



Mode of Land Ownership Outside the District of Residence: Socio-Economic Challenges and Impact

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Abstract. Owning land outside of your residential zone frequently entails a variety of difficulties and repercussions that must be thoroughly comprehended. This type of land ownership outside of the subdistrict region is considered a hidden investment since it may entail certain procedures that real estate transactions may not fully disclose. In light of this, the purpose of this article is to examine the variables that may motivate people or organizations to own land outside of their home subdistrict. Investing in real estate, the requirement for resources and space, and the impact of infrastructural advancements are a few of the variables covered. In addition, the social and economic effects of owning land outside of your home region are examined in this article. These effects may include contributions to the local economy, shifts in sociocultural norms, and adjustments in migratory patterns. This article also attempts to determine whether owning land outside of your residential zone has a beneficial or detrimental effect on the welfare and development of nearby towns. Surveys and secondary data analysis are part of the research process that is employed. It is intended that the study's findings will improve knowledge of the dynamics of land ownership outside of a resident's subdistrict, serve as a foundation for the creation of more sensible regulations, and help devise plans to reduce any unfavorable effects. By drawing attention to this problem, the author hopes to increase community, policymaker, and researcher understanding of the complexities and ramifications of land ownership arrangements outside of the subdistrict. Additionally, the author hopes to investigate potential more efficient solutions and regulations to deal with the problem in its entirety.

Keywords: Mode, Land Ownership, Outside Area, Social, Economic.

1 Introduction

One of the most important aspects of community life is land ownership, which might include socioeconomic dynamics, government restrictions, and property rights. Land ownership is a key metric for evaluating social wellbeing and stability in many nations. Land ownership represents access to natural resources that are significant in many facets of life, in addition to the legal right to possess a specific parcel of land. A society's income distribution, infrastructural development, and economic growth are all impacted by land, which is a basic economic resource. Land ownership also has significant social and political ramifications that affect political stability, cultural identity, and social structure [1].

A key component of community life is land ownership, which involves property rights, legal requirements, and socioeconomic factors. Land ownership is a key metric for evaluating social wellbeing and stability in many nations. On the other hand, the phenomena of land ownership outside of the owner's home subdistrict raises a variety of concerns that need to be thoroughly understood.

Land ownership should take into account access to natural resources, which are significant in many facets of life, in addition to the legal right to possess a specific plot of land. Land is a basic economic resource that affects wealth distribution in a society, infrastructural development, and economic growth. Land ownership also has significant social and political ramifications that affect political stability, cultural identity, and social structure.

Land ownership outside of one's own subdistrict is a fascinating subject because it illustrates how land ownership transfers take place outside of the administrative borders typically established by the local government. Numerous factors, such as the necessity for real estate investment, company expansion, or modifications to laws affecting property values, may cause this phenomena. Having land outside of your home subdistrict might provide a variety of difficulties and have an impact on the community that should be taken into account. Among these are a few of these:

1. **Conflicts of Interest:** When it comes to the use of land and natural resources, disagreements between landowners, local governments, and local populations can result in conflict.
2. **Economic Inequality:** Having land outside of your neighborhood subdistrict might exacerbate the disparity in wealth between those who have access to land and those who do not.
3. **Regulatory Challenges:** In locations where property ownership occurs outside of the residential sub-district, regulations pertaining to land ownership and land use may be ambiguous or inconsistent.

The phenomenon of land ownership outside of one's residential subdistrict is widespread, particularly in developing nations. This occurrence frequently results in a variety of difficulties and socioeconomic effects that require careful analysis. In essence, the laws against absentee property ownership are put into place to lessen issues with the land that arise from the landowner's absence from the site of the land [2]. Generally speaking, people or organizations that possess land outside of their local area use it for a variety of things, from real estate development to investing. Nonetheless, there may occasionally be a conflict of interest between the landowner, the local government, and the community due to the type of land ownership outside of your subdistrict. Based on the explanation in the background section above, the problems that will be discussed in writing this article are as follows:

1. What are the common modes Regarding ownership of land beyond the district in which you live?
2. What is the the socioeconomic effects of the land ownership arrangement outside of sub-district area where you live on the land owner, local government and local community?

2. Method

The researcher employed the empirical juridical approach for creating this publication. An empirical juridical approach is a process or strategy that looks at secondary data first, then looks at primary data collected in the field to address research issues. Socio Legal study is a common term used to describe this study category [3]

3. Result and Discussion

Beyond the maximum area specified by a single party, control over land ownership can lead to its own set of issues in people's lives. The goals of land reform, which include realizing social justice through the equitable distribution of land control outlined in Articles 7 and 17 of the UUPA, are obviously at odds with ownership and control that goes beyond reasonable bounds. Legal protection for land rights holders generally may result from the community's own ignorance of the significance of possessing documentation of ownership [4]. Government regulations further govern the implementation of lack of land ownership, connected to the components of law of population administration. The explanation of Article 12 states that since land constraints for housing do not affect a large number of people, they are deemed less significant and will be governed by government regulation. Not only are there limitations on land and building ownership, but there are also limitations on land control. has a broader definition, which includes control based on a power that actually grants the ability to take legal action in a way that is appropriate for a person with rights. The aforementioned scenario worries the government so much that it was brought to light and ultimately led to the creation of Indonesia's land reform strategy. property reform refers to modifying the ownership and control structure of property that is larger than the allowable size, as well as the land management structure to better accommodate societal shifts and competition for economic growth. Concerning the aforementioned issue, "To maintain the public interest, ownership and management of land beyond the limit" is what Article 7 of the UUPA says are prohibited, removing any parties that may have land within the maximum area. Furthermore, this method fosters and creates social interactions among landowners. The UUPA also governs the principle set forth in Article 17 of the UUPA, which specifies the maximum area that an individual may possess [5].

The choice to provide rights to Legal Entities determines the limitations on their ownership. The Government Regulation Number 224 of 1961, Article 3, Paragraph 1, which addresses the putting in place land allocation and compensation, it says [6]. "Owner: "Those who reside outside the subdistrict in which the land is situated are required, in six months, to either move to the subdistrict or transfer their land's rights to another individual." Regarding the execution of land distribution and compensation, Government Regulation Number 24 of 1961 (additions and modifications to which are incorporated in Government Regulation 41 of 1964)" [7].

In carrying out the principles as out in "Article 10 of the UUPA, the government through Government Regulation Number 224 of 1961 concerning the Implementation of Land Distribution and Providing Compensation has specifically mentioned the

prohibition on absentee ownership of agricultural land.” As per Article 3 of PP 224 of 1961, [8]. Within six months, Outside the subdistrict lines, landowners are required to either relocate to the district in which their land is located or assign the rights to their land to another individual within the subdistrict. Paragraph (2): In the event that the distance between the land and their place of residence still permits them to work, landowners who reside in subdistricts that border the subdistrict on which the land is situated are not subject to the limitations listed in paragraph 1 of this article on it efficiently, as determined by the Regional Land Reform Committee Level II; Paragraph (3) In accordance with the terms mentioned in this article’s paragraph 2, the landowner who relocates or vacates their residence for a consecutive two-year period shall transfer their ownership rights to a resident of the subdistrict where the land is situated. the division; Paragraph 4: People who own land in the subdistrict in which they live, in the subdistrict as defined by this article’s paragraph 2, who carry out official The rules of The first and third paragraphs of this article do not apply to anyone who carry out official duties, adhere to religious requirements, or have other specific purposes that have been authorized by the Minister of Agrarian Affairs. The exemption allowed under this paragraph for government servants, military officers, and their families is the maximum area permissible for agricultural land ownership in the relevant area by Law Number 56 Prp of 1960 counterparts doing State functions. This exception is limited to owning up to two fifths of this maximum area. The current legal argument is on how well the laws and standards governing the land reform initiative—which is predicated on the notion of outlawing absentee/guntai property ownership—work [9]. In order to address the perceived shortcomings in the government added to and modified Public Policy in order to carry out Government Regulation Number 224 of 1961 concerning the Implementation of Land Distribution and Provision of Compensation, as stated in Public Policy Number 41 of 1964 concerning Amendments and Supplements to Government Regulation Number 224 of 1961 Concerning Implementation of Land Distribution and Provision of Compensation. Based on the maximum land ownership restriction, it can be determined that the failure of land reform was due to the inability to effectively implement the ban on absentee/guntai property ownership [10].

4. Conclusion

It is still necessary to study and revise the current laws prohibiting absentee land ownership in order to make them more in line with contemporary trends and community requirements. In this instance, it is imperative to reevaluate the the separation, in light of the rapid advances in transportation technology, between the landowner’s place of living and where the land is located. More specifically, the most efficient and productive use of cultivable land is no longer hampered by the distance between subdistricts. In addition, the rules pertaining to the penalties for breaking the ban on absentee land ownership had to be revised, updated, and strictly enforced in light of the state of development. In light of this, it may be said that the laws that forbid absentee property ownership as a whole date back to the 1960s, meaning that the ideas expressed at this time are actually out of date given the state of society now.

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