



**International Conference On The State, Law, Politics & Democracy (ICON-SLPD)
Conference Proceedings 2025**

**Enhancing Legal Awareness of Rural Communities regarding Formal Legal
Requirements in the Acquisition of Land Rights**

Fenny Wulandari^a, Doni Romdoni Saputra^b, Ali Musa Virgianto^c, Dita Indah Sari^d, Dede Haryadi^e, Eva Varida^f,

^a Lecturer, Master of Law Program, Pamulang University, South Tangerang. E-mail: dosen01493@unpam.ac.id

^{b,c,d,e,f} Students of the Master of Law Program, Pamulang University, South Tangerang. E-mail:

donisaputra.unpam@gmail.com

Article	Abstract
<p>Received: Des 02, 2025; Reviewed: Des 02, 2025; Accepted: Des 02, 2025; Published: Feb 26, 2026</p>	<p><i>Ciruas Sub-district, as the capital of Serang Regency, possesses significant potential, particularly in the agricultural sector with leading commodities such as water spinach (kangkung), stinky bean (petai), ginger, and banana. However, the main problem faced by the community is the low legal awareness regarding the formal legality of land rights. Many residents still manage their land informally without a valid certificate, which leads to legal uncertainty, potential disputes, and hinders access to government programs and financial institutions.</i></p> <p><i>To address this issue, this community service proposal offers a solution in the form of structured and sustainable legal counseling and education on land law. This initiative involves and collaborates with the National Land Agency (BPN), village officials, the Legal Aid Institution (LBH), and the Community Service Team from the Master of Law Program at Pamulang University. Key activities include counseling on land legality, direct consultation clinics, assistance in processing land certificates, and providing easily understandable information media.</i></p> <p><i>This approach also integrates entrepreneurship and modern agricultural training to increase the community's motivation to process land legality as part of local economic development. The expected outcomes are dissemination through a call for papers and publication in online mass media and national community service journals. Through the implementation of this program, it is hoped that Ciruas Sub-district can optimize its agrarian resource potential and sustainably improve community welfare.</i></p> <p>Keywords: Legal Awareness, Community, Formal Legality, Land Rights.</p>

A. Introduction

Ciruas is a sub-district located in Serang Regency, Banten Province, Indonesia. This sub-district also functions as the capital of Serang Regency, making it the center of government and economy in the region (Al Arif & Karsa, 2022). Following the

establishment of Serang City as a separate administrative entity, Ciruas was officially designated as a strategic location to carry out the functions of the regency government.

Ciruas Sub-district has an area of 34.49 km. Pulo Village is the village with the largest area in Ciruas Sub-district, covering an area of 4.89 km² or approximately 14.18 percent of the total sub-district area (Pemerintah Kecamatan Ciruas n.d). Conversely, Citerep Village is the village with the smallest area, at only 1.09 km² or about 2.16 percent of the total area of Ciruas Sub-district. Citerep Village also serves as the capital of Ciruas Sub-district, with a distance of 10 kilometers to the capital of Serang Regency.

Based on data from the Serang Regency Population and Civil Registry Office in the second semester of 2023, the population in Ciruas Sub-district was recorded at 86,610 people (BPS Kabupaten Serang, 2024). Of this number, the male population totaled 43,806 people, while the female population totaled 42,804 people. The village with the largest population is Ranjeng Village, reaching 15,557 people, while the smallest population is found in Gosara Village, totaling 2,528 people. The population density of Ciruas Sub-district is recorded at 2,511 people per square kilometer, which means that on average, every one square kilometer of the Ciruas Sub-district area is inhabited by 2,511 residents. This data reflects the overall distribution and density of the population in the area.

Ciruas Sub-district has great potential in the agricultural sector which can be developed to support the improvement of the economy and labor absorption (Salmande et al, 2023). In the seasonal vegetable and fruit farming sector, Ciruas Sub-district has leading commodities such as water spinach (*kangkung*) and stinky bean (*petai*). Furthermore, in the biopharmaceutical plant sector, ginger is one of the mainstay commodities with potential for further development. On the other hand, in the annual fruit and vegetable sector, banana is a major commodity with bright prospects. By utilizing this potential optimally, Ciruas Sub-district can contribute significantly to local economic development and the welfare of the local community.

Ciruas Sub-district has great natural resource potential, including fertile agricultural land. However, information regarding land control and use is often not supported by clear legal documents. This creates uncertainty for the community in accessing and managing their land (Fadlurachman, 2020). Additionally, there is a need to increase community understanding regarding land registration procedures and the importance of having a certificate as proof of ownership.

One of the main challenges faced by the community is the lack of legal awareness regarding formal legality in obtaining land rights. This is an important issue

because land rights are a fundamental aspect of community economic and social development.

In Ciruas Sub-district, many community members still rely on traditional methods to obtain land rights, without understanding the importance of formal legality. Consequently, much land is controlled informally, which can lead to future conflicts (Ramadani, 2022). This legal uncertainty not only hinders investment but also prevents the community from utilizing their land optimally (Djuniarti, 2023). Therefore, increasing legal awareness about formal legality in obtaining land rights is essential to protect the rights of the community and encourage local economic development.

In the context of regional potential, the agricultural sector in Ciruas heavily relies on clear and legal land ownership. With increased community legal awareness regarding formal legality, it is hoped that the community can process land certificates and other legal documents. This will provide legal certainty for farmers and encourage them to invest in more productive agricultural development. Moreover, legal land ownership will also facilitate community access to government programs and financial institutions that require land as collateral.

The strategic value of Ciruas Sub-district as an area close to the Serang Regency government center can be utilized to increase community legal awareness. The local government and related institutions can organize socialization and legal education regarding the importance of formal legality in obtaining land rights. Through these programs, the community will better understand the procedures and benefits of having valid legal documents, thereby reducing conflict and increasing a sense of security in investing in the agricultural sector.

Existing problems, such as limited facilities and a lack of legal knowledge, must be addressed comprehensively. In addition to improving infrastructure, the government needs to provide legal training and counseling to village communities. This will help the community understand their rights and the correct procedures for processing land legality. Thus, the community will be more empowered and able to manage their land resources better. As a concrete step, legal awareness programs can be integrated with local economic development. For example, the government can hold workshops on land legality accompanied by training on good agricultural practices. In this way, the community not only gains legal knowledge but also practical skills that can increase their productivity. By focusing on increasing community legal awareness regarding formal legality in obtaining land rights, Ciruas Sub-district can overcome existing challenges and utilize its regional potential optimally. This will bring a positive impact on community welfare and encourage sustainable economic growth.

B. Methodology

In the initial stage, the implementing team carried out a series of preparation activities, including correspondence and obtaining permits from the local government

and related offices (Riduwan, 2016). The team also established intensive communication with various parties to support the smooth implementation of the activities. All relevant documents were carefully reviewed to ensure that all team members had a uniform understanding of the work procedures and material delivery for the community service activity.

This assessment stage provided an initial overview of the conditions in Ciruas Sub-district and the diversity of knowledge among the local community who would be the target of the program (Wekke, 2022). This information is crucial for tailoring the approach and materials to meet local needs and characteristics. The following section outlines the implementation methods of the community service program, presented in tabular form, along with the activity timetable conducted in Ciruas District on 7–9 November 2025.

Table 1. Methods of Implementing the Community Service Program

Stage	Main Activity	Objectives	Remarks
1. Preparation and Assessment	<ul style="list-style-type: none"> -Correspondence and permit processing with government and related offices -Establishing contact and communication -Reviewing related documents 	<p>To ensure a shared understanding among team members regarding work procedures and materials</p> <p>To obtain overview of the area and community</p>	Conducted before the implementation days as the foundation for subsequent activities
2. Planning and Action Formulation	<ul style="list-style-type: none"> -Identification of challenges and opportunities related to agrarian and land resources -Analysis of community issues -Formulating of alternative solutions 	To develop a relevant and well targeted action plan based on community condition and needs	Based on the results of the assessment and field data
3. Implementation	<ul style="list-style-type: none"> -Land counseling -Land clinic (direct consultation) -Delivery of materials and solutions 	To provide legal education and practical solutions to agrarian and land related issues faced by community	Conducted at the Village Hall, Ciruas District, on November 7-9, 2025

Stage	Main Activity	Objectives	Remarks
4. Evaluation	-Filling out feedback forms by the community - Collecting testimonials - Distribution of Land Administration document template and Standard Operating Procedures for Regulation and Services (SPOPP)	To measure community satisfaction and program effectiveness To provide reference materials and guidance	Conducted at the end of implementation phase
5. Termination	-Symbolic distribution of fruit plant seedlings - Official closing of the program	To support environmental sustainability and the continuity program benefits	Marks the official conclusion of the community service program

The implementation of community service activities in Ciruas Sub-district lasted for three days, from November 7 to 9, 2025, at the local Village Hall. On the first day, November 7, 2025, the activity began with an opening and introduction to the activities, aiming to introduce the program and provide a general overview of the land issue context to be discussed. Following this, the first session of land counseling was conducted, focusing on material introduction and initial understanding of agrarian issues in the region.

Table 2. *Timetable of Community Service Activities in Ciruas District (7–9 November 2025)*

Time	Activities	Location
7 November 2025	- Opening and Introduction of activities - Land counseling session 1	Village Hall
8 November 2025	- Land counselling session 2 - Land consultation clinic (direct consultation)	Village Hall
9 November 2025	- Evaluation and completion of feedback form - Distribution of document templates and SPOPP - Termination: distribution of plants seedlings	Village Hall

On the second day, November 8, 2025, the activities continued with a more in-depth second session of land counseling, followed by a land clinic in the form of direct consultation with the community. This session provided an opportunity for residents to discuss and submit various land problems they faced, so that the solutions provided could be more targeted and applicable to community needs.



The last day, November 9, 2025, was focused on the evaluation and program closing stage. The community was asked to fill out feedback forms as a form of evaluation of the activity implementation, as well as to record their testimonials and suggestions. In addition, the implementing team distributed land-related document templates and a soft file of the Standard Operating Procedures for Regulation and Services (SPOPP) to assist the community in managing land administration.

C. Results and Discussion

The results of community service aimed at 85 women who received assistance from the Family Hope Program (PKH) in Ciruas District showed a significant increase in legal understanding and awareness regarding formal legality in the acquisition of land rights. Before joining the program, the level of legal awareness among participants was relatively low, with many of them not understanding the importance of having legal land ownership documents. However, after participating in a series of educational

activities, the results of the evaluation showed that around 80% of participants experienced an increased understanding of land rights management procedures and the importance of formal legality.

In this context, the legal basis that underlies the importance of understanding land rights is regulated in Law of the Republic of Indonesia Number 5 of 1960 concerning Basic Regulations on Agrarian Principles. Article 19 of the Law states that everyone has the right to own land, which must be regulated in a lawful manner and in accordance with applicable provisions. In addition, Law Number 30 of 2014 concerning Government Administration also emphasizes the importance of transparency and accountability in administrative management, including in land tenure and management.

During the program, participants are provided with material that is easy to understand and relevant to their situation. Through active interaction during the question-and-answer session, participants felt more confident to ask questions and discuss issues related to land rights. Of the 85 mothers involved, more than 70% reported that they now have a better understanding of their rights as landowners and ways to protect them. This is in line with Article 28H paragraph (1) of the 1945 Constitution which guarantees the right of everyone to own, use, and control land.

The program has also succeeded in encouraging real action on the ground. After participating in the activity, around 60% of participants admitted that they had started taking care of land ownership documents that they previously considered complicated. This shows that the knowledge gained does not only stop at theoretical understanding but also continues on the practical steps taken by the participants. This is in line with Article 40 of Law No. 5 of 1960 which regulates land registration as an effort to provide legal certainty for land rights.

The three-year activity plan begins with basic reinforcement and socialization in the first year, where legal counseling and education will be carried out intensively in all villages in Ciruas Sub-district. This activity involves the National Land Agency (BPN), village officials, the Legal Aid Institution (LBH), and the Community Service Team from the Postgraduate Master of Law Study Program at Pamulang University, who actively participate in designing educational materials, providing training, and conducting direct assistance to the community (Rahmah & Putra, 2024). Furthermore, a legal assistance team will be formed, ready to help the community process land certificates for free or at an affordable cost, including assistance from the Master of Law Team of Pamulang University.

The development of a digital-based land information portal is also carried out to facilitate information access for the community, accompanied by training for village and sub-district officials facilitated by the Community Service Team. The second year focuses on service expansion and community empowerment through cooperation with universities, LSM, and community organizations, coordinated by the Community Service Team. Mobile service for land registration will be held to reach remote villages, while farmer groups, youth organizations (*karang taruna*), and women's organizations

are empowered as agents for counseling and assistance in their respective communities. The integration of legal education with entrepreneurship and modern agriculture training is also carried out so that the community can see the direct benefits of legal land ownership.

Initial monitoring and evaluation of the program implementation also involves the Community Service Team as evaluators and data analysts. In the third year, the focus is directed towards system reinforcement and law enforcement, including the refinement of the digital land registration system based on input from the community and officials, as well as strengthening synergy between the local government, BPN, law enforcement officials, and the Community Service Team to prosecute illegal land control (Novita, 2022). A comprehensive program evaluation is conducted by the Community Service Team, which also formulates recommendations for program sustainability. Massive legal awareness campaigns through local and social media are implemented, accompanied by the preparation of a final report and long-term program development plans.

The problem-solving approach applied prioritizes the role of the Pamulang University Postgraduate Community Service Team with a participatory academic and practical approach. This team designs research-based legal education modules on land law and local community needs, conducts training and counseling through interactive dialogue and case studies, and provides legal assistance individually and in groups. Program evaluation is carried out systematically to provide recommendations for improvement¹¹. In addition, other methods such as the utilization of information technology, empowerment of community groups, mobile services, and law enforcement proceed with the support and coordination of the Community Service Team as a facilitator and liaison between stakeholders.

Partner and local government participation are vital in the implementation of this program. The Community Service Team from the Postgraduate Master of Law Study Program at Pamulang University acts as the main implementer of education activities, training, legal assistance, evaluation, and facilitator of collaboration between institutions. BPN plays a role in the technical service of land registration and certificate issuance, while sub-district and village governments act as facilitators for socialization and community assistance. Legal Aid Institutions and LSM assist with legal assistance and dispute mediation, while universities and community organizations support education and community empowerment. Community groups such as farmers, youth organizations (*karang taruna*), and women's organizations become agents for

disseminating information and assistance (Sugito et al, 2025). Law enforcement officials also play a role in prosecuting violations of land law.

Program evaluation is carried out periodically at the end of each year with quantitative and qualitative indicators that include the number of land certificates issued, the level of community participation, and the reduction of land conflicts. The Community Service Team is responsible for processing evaluation data and compiling reports and recommendations for improvement. Program sustainability is guaranteed through knowledge transfer and capacity building for village and sub-district officials so that they are able to continue counseling and assistance independently. The digital system developed is also designed to be operated independently by the local government. The synergy built between academics, government, and the community is expected to be a strong foundation for sustainable land legality management in Ciruas Sub-district.

With the active involvement of the Community Service Team from the Postgraduate Master of Law Study Program at Pamulang University, the implementation of the solution becomes more structured, research-based, and oriented towards sustainable community empowerment over a three-year period, which is expected to effectively resolve the issue of the formal legality of land rights and provide a long-term positive impact on the community of Ciruas Sub-district.

D. Conclusion

The Community Service (PkM) activity in Ciruas Sub-district has confirmed that the low level of community legal awareness regarding the formal legality of land rights is an urgent priority issue. This condition creates legal uncertainty, potentially leads to agrarian conflicts, and significantly hinders community access to government programs and financial institutions for agricultural development. In response, this program offers a comprehensive solution implemented in a structured and sustainable three-year plan. The initial implementation results through counseling and land clinics validate the community's high need for practical education and assistance. The long-term solutions of the program focus on Basic Reinforcement of legal awareness, Service Expansion through the integration of legal education with entrepreneurship and agricultural training, System Reinforcement involving synergy between the Pamulang University PkM Team, the National Land Agency (BPN), Local Government, and law enforcement officials. With the active involvement of the Master of Law Team from Pamulang University, the implementation of this solution is expected to provide sustainable legal certainty, reduce disputes, and empower the community to utilize their agrarian resource potential optimally. This increase in legal awareness will encourage sustainable economic growth and improve the welfare of the Ciruas Sub-district community.

E. References

- Al Arif, M. N. F., & Karsa, P. L. (2022). Pembentukan Kecamatan di Kota Serang: Penguatan Otonomi Daerah dan Good Governance dalam Pelayanan Publik. *Perspektif: Kajian Masalah Hukum Dan Pembangunan*, 27(2), 104-114.
- Andari, C. P. (2019). Akibat Hukum Asas Pemisahan Horizontal Dalam Peralihan Hak Atas Tanah. *Notarius*, 12(2), 703-717.
- Bimantara, A. (2025). Politik hukum pertanahan dalam upaya penyelesaian sengketa pertanahan di Indonesia. *Jurnal Cahaya Hukum Nusantara*, 1(1), 1-10.
- Djuniarti, E. (2023). The Right to Control Land by The State in Use of Land for Investment. *Jurnal Penelitian Hukum De Jure*, 23(4), 483-494.
- Fadlurachman, F. (2020). *Persepsi petani terhadap kegiatan bertani dan pengaruhnya bagi kecenderungan petani menjual lahan di Kecamatan Ciruas Kabupaten Serang* (Bachelor's thesis, Fakultas Sains dan Teknologi Universitas Islam Negeri Syarif Hidayatullah Jakarta).
- <https://ciruas.serangkab.go.id/page/profil-kecamatan>
- <https://serangkab.bps.go.id/id>
- Novita, I. (2022). *Kebijakan Hukum Kementerian ATR/BPN Terhadap Pencegahan Mafia Tanah dalam Basis Penerapan Sistem Pendaftaran Tanah* (Master's thesis, Universitas Islam Sultan Agung (Indonesia)).
- Nuriyanto, N. (2020). Urgensi Reforma Agraria; Menuju Penataan Penggunaan Tanah Yang Berkeadilan Sosial. *Jurnal Rontal Keilmuan Pancasila dan Kewarganegaraan*, 6(1), 29-45.
- Rahmah, S., & Putra, B. S. A. (2024). Peluang dan Tantangan Bantuan Hukum di Daerah Pedesaan. *Jurnal Indragiri Penelitian Multidisiplin*, 4(2), 64-71.
- Ramadani, F. E. (2022). Konflik sosial perebutan lahan perkebunan. *Paradigma*, 11(1).
- Riduwan, A. (2016). Pelaksanaan kegiatan pengabdian kepada masyarakat oleh perguruan tinggi. *Ekuitas (Jurnal Ekonomi Dan Keuangan)*, 3(2), 95.
- Salmande, A., Hakim, A. L., Qawi, M. R., & Ramdhani, M. F. A. (2023). Kajian Desain Pengembangan Ekonomi Kreatif Berdasarkan Potensi Wilayah Perdesaan. *Jurnal Bina Bangsa Ekonomika*, 16(1), 85-98.
- Sari, I. (2017). Hak-hak atas tanah dalam sistem hukum pertanahan di Indonesia menurut Undang-Undang Pokok Agraria (UUPA). *Jurnal Mitra Manajemen*, 9(1).
- Sugito, S., Zulfida, I., Dewi, D. S., Harahap, E. H., Mahuli, J. I., Pangeran, P., & Lubis, R. H. (2025). Pemberdayaan Petani Milenial melalui Edukasi Hukum Agraria, Inovasi Teknologi Pertanian, dan Manajemen Agribisnis Berbasis Platform Digital. *Journal Liaison Academia and Society*, 5(2), 22-33.

- Wardiyanto, Bintoro, Siti Aminah, and Ucu Martanto. *Percikan pemikiran tata kelola dan pembangunan desa*. Airlangga University Press, 2016.
- Wekke, I. S. (2022). *Metode Pengabdian Masyarakat: Dari Rancangan ke Publikasi*. Penerbit Adab.