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**Implementation of Land Sale and Purchase Based on National Agrarian
Law Provisions**

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Article	Abstract
<p><i>Received: Des 02, 2025;</i> <i>Reviewed: Jan 07, 2026;</i> <i>Accepted: Feb 09, 2026;</i> <i>Published: Feb 26, 2026</i></p>	<p>The existence of land is a necessity, because the majority of Indonesian people live from an agrarian or agricultural economy. Given the importance of land, it is not uncommon for land to be the subject of disputes, especially regarding ownership rights. In addition, with increasing population growth, the need for land or land increases, causing land prices to also rise. Agrarian law contained in Law No. 5 of 1960 concerning Basic Agrarian Principles is a national land law whose objectives are: 1. Laying the foundations for the preparation of National Agrarian Law which will be a tool to bring prosperity, happiness and justice to the State and the people, especially farmers, in the framework of a just and prosperous society. 2. Laying the foundations for establishing unity and simplicity in land law. 3. Laying the foundations for providing legal certainty regarding land rights for all people. In other words, if something has been agreed upon but in practice the object of the agreement has not been delivered, then the agreement is considered non-existent or there is no agreement.</p> <p>Keywords: Implementation, Sale and Purchase, Agrarian Law</p>

A. INTRODUCTION

Land plays a fundamental role in the social, economic, and legal structure of Indonesia. As an agrarian country, land constitutes not only an essential means of production but also a primary source of livelihood, social identity, and legal security for the population. The rapid growth of population, urban expansion, and increasing land values have intensified land-related transactions, particularly land sale and purchase agreements. These developments, however, have also led to a rise in land disputes, legal uncertainty, and informal transactions that often fail to comply with national land law requirements (Harsono 2016; Santoso 2015).

In response to these challenges, Indonesia has established a comprehensive national land law framework through the Basic Agrarian Law (Undang-Undang Pokok Agraria/UUPA) of

1960. The UUPA aims to unify land law, provide legal certainty regarding land rights, and ensure that land use contributes to social justice and national prosperity. A core principle of this framework is that the transfer of land rights, particularly through sale and purchase, must comply with formal and material legal requirements, including the involvement of authorized officials such as the Land Deed Official (Pejabat Pembuat Akta Tanah/PPAT) and land registration with the National Land Agency (BPN) (Parlindungan 1999; Sutedi 2010).

Despite the existence of this legal framework, empirical studies and practical observations reveal a persistent gap between legal norms and social practices. In many communities, land sale transactions are still conducted informally, relying on receipts, private agreements, or customary understandings without official deeds or registration. Such practices are often driven by limited legal awareness, economic constraints, and insufficient access to legal information (Sumardjono 2008; Dewi and Suhariningsih 2020). As a result, parties involved in these transactions face significant legal risks, including disputes over ownership, multiple claims, and difficulties in obtaining legal protection.

The current research field on land sale and purchase under Indonesian agrarian law highlights several important perspectives. Legal scholars emphasize the importance of formal land registration as a mechanism to ensure legal certainty and protection for land rights holders (Santoso 2015; Wibowo 2020). Other studies focus on the role of PPAT in safeguarding the legality of land transactions and preventing disputes through authentic deeds (Handayani 2019; Prasetyo 2021). At the same time, socio-legal research points to structural and cultural factors that hinder compliance with formal legal procedures, particularly in semi-urban and rural areas (Nugroho 2018).

Within this body of literature, there are also diverging views and ongoing debates. One perspective argues that strict formal requirements are essential to maintain legal certainty and prevent land conflicts, even if such requirements may initially burden communities (Harsono 2016). Conversely, other scholars suggest that excessive formalism may marginalize vulnerable groups and that customary practices should be accommodated more flexibly within the national legal system (Sumardjono 2008). This debate reflects a broader tension between legal certainty and social accessibility in land governance.

Against this background, the present study aims to examine the implementation of land sale and purchase transactions under Indonesia's national agrarian law, with particular attention to legal awareness and practical challenges at the community level. The study is situated within a community engagement context, focusing on educational and social interventions designed to improve public understanding of lawful land transactions. By reviewing existing legal doctrines, empirical findings, and regulatory frameworks, this work seeks to bridge the gap between normative legal standards and everyday practices.

The main objective of this study is to enhance legal awareness and promote compliance with agrarian law provisions governing land sale and purchase. It is expected that improved understanding of legal procedures—such as the necessity of PPAT deeds and land registration—will contribute to greater legal certainty and reduced land disputes. The principal conclusion highlighted in this work is that legal education and community-based assistance play a crucial role in strengthening the effective implementation of national agrarian law, particularly in preventing informal and legally vulnerable land transactions.

B. MATERIALS AND METHODS

This study employed a **community-based interventionary and socio-legal approach** with qualitative and quantitative elements. The design combined legal education, participatory observation, and pre- and post-intervention assessment to evaluate the effectiveness of legal awareness programs related to land sale and purchase under Indonesia's national agrarian law. The study was conducted as part of a structured community engagement program aimed at improving public understanding of lawful land transactions.

The study was carried out at **SMK PGRI Larangan and the surrounding community**, which represents a semi-urban area where informal land transactions are still commonly practiced. Participants consisted of:

1. Members of the local community involved or potentially involved in land transactions;
2. Teachers and students of SMK PGRI Larangan who acted as facilitators; and
3. Community representatives and local stakeholders.

Participants were selected using **purposive sampling**, focusing on individuals who had limited prior exposure to formal land law procedures. Participation was voluntary, and informed consent was obtained from all participants prior to data collection.

The materials used in this study included:

- **Legal education modules** covering:
 - Basic Agrarian Law (Law No. 5 of 1960);
 - Procedures for lawful land sale and purchase;
 - The role of PPAT and land registration requirements;
- **Printed educational materials**, including booklets and brochures entitled "*Safe Steps in Land Sale and Purchase*";
- **Questionnaires** for pre-test and post-test evaluation of participants' legal knowledge;
- **Case study scenarios** based on common land dispute situations;
- **Administrative document samples**, such as land certificates and sale and purchase deeds (for educational purposes only).

All educational materials and questionnaires were developed by the research team and are available upon request.

The intervention was conducted in four sequential stages:

1. Preparation Stage

This stage included coordination with community leaders and school authorities, development of educational materials, and baseline assessment using pre-test questionnaires to measure participants' initial understanding of land law.

2. Educational and Training Stage

Legal education sessions were delivered through lectures, group discussions, and simulations of lawful land sale and purchase procedures. Well-established legal concepts, such as contractual validity under the Civil Code, were briefly explained,

while newer or less familiar procedures under agrarian law—particularly the formal transfer of land rights—were described in detail.

3. Simulation and Case Discussion Stage

Participants engaged in role-play simulations involving sellers, buyers, witnesses, and PPAT roles. Realistic case studies were discussed to identify legal errors and correct procedures.

4. Evaluation Stage

A post-test questionnaire identical in structure to the pre-test was administered to assess changes in participants' knowledge and understanding. Observational notes and participant feedback were also collected.

Data collection methods included:

- **Quantitative data** from pre-test and post-test questionnaires, analyzed descriptively to measure changes in legal understanding;
- **Qualitative data** from group discussions, observations, and participant feedback, analyzed thematically to identify patterns in legal awareness and perceived barriers to lawful land transactions.

All data were anonymized prior to analysis to protect participant confidentiality.

The datasets generated during the study, including anonymized questionnaire responses and educational materials, are **available from the corresponding author upon reasonable request**. There are no restrictions on data availability other than the protection of personal identifying information of participants. No publicly deposited database accession numbers apply to this study.

C. RESULT AND DISCUSSION

The results of the pre-test and post-test evaluations indicate a significant improvement in participants' understanding of lawful land sale and purchase procedures under Indonesia's national agrarian law. Prior to the intervention, most participants demonstrated limited knowledge of the formal requirements for transferring land rights, particularly regarding the role of the Land Deed Official (PPAT) and mandatory land registration. Post-intervention assessments showed a marked increase in correct responses related to legal procedures, documentation requirements, and potential legal risks of informal transactions.

These findings support the working hypothesis that **structured legal education and community-based interventions can effectively enhance legal awareness**. Similar conclusions have been reported in previous studies emphasizing that legal literacy is a critical factor in preventing land disputes and ensuring legal certainty (Santoso 2015; Wibowo 2020). The improvement observed in this study confirms that even short-term interventions can yield measurable educational outcomes when delivered using participatory methods.

Beyond knowledge acquisition, the intervention also influenced participants' attitudes toward formal land sale and purchase mechanisms. Qualitative feedback revealed a growing

willingness among participants to involve PPATs and to register land transactions with the National Land Agency (BPN). Participants expressed increased awareness of the long-term legal consequences of informal transactions, including potential disputes and loss of legal protection.

This attitudinal shift aligns with socio-legal research suggesting that legal compliance is strongly influenced by perceived benefits and risks rather than legal norms alone (Soekanto 2007; Nugroho 2018). The results indicate that explaining practical consequences—rather than merely legal doctrines—plays a crucial role in shaping community behavior.

The simulation-based learning approach emerged as one of the most effective components of the intervention. Participants reported that role-playing as sellers, buyers, and PPATs helped them better understand the procedural steps and documentation involved in lawful land transactions. Observational data showed higher engagement levels during simulations compared to lecture-based sessions.

These findings are consistent with educational research highlighting experiential learning as an effective tool for legal education, particularly in non-academic community settings. Prior studies on legal empowerment programs have demonstrated that participatory methods improve both comprehension and retention of legal knowledge (Handayani 2019; Prasetyo 2021). The present study extends these findings by showing their applicability in the context of agrarian law education.

The findings of this study have broader implications for land governance and legal certainty in Indonesia. Increased public understanding of lawful land sale and purchase procedures contributes directly to reducing informal transactions, which are a major source of land disputes. By strengthening legal awareness at the community level, such interventions support the objectives of the Basic Agrarian Law in ensuring orderly land administration and legal protection for rights holders (Harsono 2016; Sumardjono 2008).

From a policy perspective, the results suggest that community-based legal education programs can complement formal regulatory frameworks. Collaboration between educational institutions, PPATs, and land administration authorities may enhance the effectiveness of land governance without imposing excessive administrative burdens on communities.

Despite its positive findings, this study has certain limitations. The intervention was conducted in a limited geographic area and involved a relatively small number of participants, which may restrict the generalizability of the results. Additionally, the study focused on short-term knowledge and attitude changes; long-term behavioral impacts were not assessed.

Future research should explore longitudinal designs to evaluate whether increased legal awareness leads to sustained compliance with formal land transaction procedures. Comparative studies across different regions may also provide deeper insights into how cultural, economic, and institutional factors influence the effectiveness of legal education programs. Furthermore, integrating digital tools—such as online legal literacy platforms—could be examined as a means to expand outreach and scalability.

Overall, the results demonstrate that targeted legal education interventions significantly improve community understanding and attitudes regarding lawful land sale and purchase under national agrarian law. When interpreted alongside existing literature, the findings reinforce the view that legal certainty in land transactions cannot rely solely on formal regulations but must be supported by continuous public education and engagement.

The principal conclusion drawn from this study is that **community-based legal education, particularly when using participatory and simulation-based methods, constitutes an effective strategy for strengthening legal awareness and supporting sustainable land governance.** These findings underscore the importance of integrating legal literacy initiatives into broader agrarian policy and community development programs.

D. CONCLUSION

This study demonstrates that community-based legal education interventions significantly enhance public understanding and attitudes toward lawful land sale and purchase procedures under Indonesia's national agrarian law. The results show that structured educational activities, particularly those employing participatory and simulation-based methods, effectively improve knowledge of formal legal requirements, including the role of the Land Deed Official (PPAT) and mandatory land registration processes.

Beyond cognitive outcomes, the intervention also fostered positive attitudinal changes, reflected in participants' increased willingness to comply with formal legal mechanisms and their heightened awareness of the legal risks associated with informal land transactions. These findings confirm that legal compliance is influenced not only by the existence of regulatory frameworks but also by the accessibility and practical relevance of legal knowledge at the community level.

In a broader context, the study highlights the importance of integrating legal literacy initiatives into agrarian governance and community development strategies. Community-oriented legal education can serve as an effective complement to formal land administration systems, contributing to the reduction of land disputes and the strengthening of legal certainty.

Although the findings are limited by the scope and duration of the intervention, they provide valuable empirical support for the role of legal education in promoting sustainable land governance. Future research is encouraged to examine long-term behavioral impacts, expand the geographical scope of interventions, and explore the use of digital platforms to enhance the reach and sustainability of legal literacy programs.

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