

## Legal Review of the Obligation to Install Boundary Signs for Land Rights Owners

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**Abstract.** *The background of this thesis is that land is a very basic human need. Humans live and carry out activities on land so that at all times humans are always in contact with land. It can be said that almost all human life activities, both directly and indirectly, always require land. Land is so important for human life, that everyone will always try to own and control it. With this, it can give rise to land disputes in society. Land registration is carried out according to the provisions stipulated in Government Regulation Number 24 of 1997 concerning Land Registration. In this thesis the author raises the following problems: how is the obligation to install boundary markers for land owners based on Government Regulation Number 24 of 1997 concerning Land Registration, the factors causing land owners to not install boundary markers and the legal consequences that arise if the installation of boundary markers for land owners is not carried out. The method used in this research is the sociological juridical method, namely legal research conducted by only examining library materials or secondary data. Sources of legal materials, namely data obtained from library materials by reading and reviewing library materials. The installation of boundary markers is carried out by the applicant after obtaining the consent of the adjacent owner. The installation of boundary markers and their maintenance are the responsibility of the applicant. The legal theories used in this study are the theory of legal responsibility and the theory of legal certainty. Factors causing landowners not to install land boundary markers: lack of understanding, costs, difficulty in access, legal uncertainty, cultural and traditional factors, disagreements with other landowners, lack of socialization, technical difficulties, no proof of legal ownership, negligence or irresponsibility. The legal consequences that arise if the installation of boundary markers is not carried out for landowners are: the emergence of land boundary disputes, legal uncertainty, weakening of evidence, difficulty in re-measurement, the risk of land grabbing and administrative obstacles. In Islam, grabbing land belonging to another person or group of people, or taking it in ways that are not justified by religion, law and community norms, including injustice, which needs to be resolved fairly and in relation to the rights of fellow human beings.*

**Keywords:** *Installation of Land Boundary Signs; Land Registration; Legal Review.*

## 1. Introduction

Land is a crucial aspect of human life. Land resources directly impact the livelihoods and livelihoods of people at all levels of society, both as individuals, members of a community, and as a nation. Land itself provides benefits and uses to its owners in various aspects of life, both economically and socially, including in relation to development.

Land is a fundamental human necessity. Humans live and carry out activities on land, so we are constantly in contact with it. It can be said that almost all human activities, whether directly or indirectly, require land. Land is so important to human life that individuals will always strive to own and control it. This can lead to land disputes within communities.

Land has a major role in the dynamics of development, as stated in the 1945 Constitution, Article 33, paragraph 3, "The land, water and natural resources contained therein are controlled by the state and used for the greatest prosperity of the people." Provisions regarding land can also be seen in Law Number 5 of 1960 concerning Basic Agrarian Regulations or what we commonly call UUPA. The emergence of legal disputes that begin with complaints from a party (person/body) containing objections and demands for land rights, both regarding land status, priority, and ownership with the hope of obtaining administrative resolution in accordance with applicable provisions.

One of the objectives of the Basic Agrarian Law is to lay the foundations for providing legal certainty and protection regarding land rights for all Indonesian people. Therefore, to achieve this, land registration is carried out. Land registration in the Basic Agrarian Law is regulated in Article 19 paragraphs (1) and (2):

1) To guarantee legal certainty, the government carries out land registration throughout the Republic of Indonesia according to the provisions stipulated in Government Regulations.

2) Land registration in paragraph 1 of this article includes:

- a. Land measurement, mapping and bookkeeping;
- b. Registration of land rights and transfer of these rights;
- c. Providing letters of proof of rights, which act as strong evidence.

As a result of the land registration process, the holder of the registered land rights is given a letter of proof of rights called a certificate. According to Government Regulation Number 24 of 1997 concerning Land Registration, a certificate is a letter of proof of rights as referred to in Article 19 paragraph (2) letter c of the UUPA for land rights, management rights, waqf land, ownership rights to apartment units and mortgage rights, each of which has been recorded in the relevant land book.

A land certificate is a legal document that serves as strong evidence of the physical and legal data contained therein, as long as the physical and legal data match the data contained in the land survey certificate and the relevant land title book. Therefore, a land certificate is an official document of land ownership.

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Land registration allows land rights holders to easily prove their rights to the land they control. Stakeholders, such as prospective buyers and creditors, can easily obtain necessary information regarding the land subject to legal action. For the government, it can assist in implementing its land policies.

Initially, land registration was carried out according to the provisions stipulated in Government Regulation Number 10 of 1961 concerning Land Registration. However, over time, this Government Regulation was deemed to be less than optimal due to several obstacles, including limited funding and personnel, resulting in the lack of adequate evidence supporting land ownership.

Furthermore, this Government Regulation does not sufficiently facilitate the implementation of land registration in a timely manner and with satisfactory results. Because there is no time limit for registering land acquired after the transfer of rights, and because the registration does not have to be carried out by a Land Deed Official, it can also be the new owner of the land rights, land often goes unregistered.

To address these weaknesses, a new regulation on land registration was issued to further refine the previous land registration regulation, namely Government Regulation Number 24 of 1997 concerning Land Registration. As a guideline for the implementation of this Government Regulation, Regulation of the Minister of State for Agrarian Affairs/Head of the National Land Agency Number 3 of 1997 concerning Implementing Provisions of Government Regulation Number 24 of 1997 concerning Land Registration was issued. This Ministerial Regulation was then amended 3 (three) times, the last of which was the issuance of Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 16 of 2021 concerning the Third Amendment to Regulation of the Minister of State for Agrarian Affairs/Head of the National Land Agency Number 3 of 1997 concerning Implementing Provisions of Government Regulation Number 24 of 1997 concerning Land Registration.

Although land ownership has been regulated in such a way, there are still problems that occur in the field, such as overlapping land boundaries due to unclear boundaries of a plot of land caused by landowners not maintaining land boundary markers. Also, landowners, as holders of land certificates, often do not know the boundaries of their land due to the absence of land boundary markers or the loss of land boundary markers.

Similarly, in the case of land ownership, for example, a plot of land that has been controlled by a legal entity for years and has been certified, but still has outside parties claiming ownership of the land. This problem frequently occurs in various regions across Indonesia.

In line with the government's policy to regulate land in Indonesia for the prosperity of the people, especially in national development, this article explains the importance of land certificates, which serve as strong proof of title and can be used as collateral at banks. It is hoped that land certificates will bring sustainable economic benefits and impacts to the community and provide legal certainty to their owners.

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A land title certificate is issued if the specified conditions are met, one of which is the obligation of the land owner to install boundary markers on the land plot and maintain the boundary markers as stated in Article 17 of Government Regulation Number 24 of 1997 concerning Land Registration, and the installation of these boundary markers is carried out before measurements are carried out and the obligation to install and maintain boundary markers for the land owner is intended to avoid disputes regarding land boundaries.

Based on the above, the author is interested in researching and discussing the extent to which the implications and implementation of the installation of land boundary markers are in accordance with Government Regulation Number 24 of 1997 concerning Land Registration. The author currently also works as a Civil Servant at the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency, specifically at the Singkawang City Land Office, West Kalimantan Province.

## **2. Research Methods**

Research is one of the most effective ways to solve problems. It can also be used to discover, develop, and test truth. It is conducted to collect data to find solutions or obtain answers to the main issues formulated in Chapter I of the Introduction. Therefore, a systematic plan is required. Methodology is the logic that underlies scientific research. Therefore, when conducting research, one must pay attention to the underlying science.<sup>1</sup>

## **3. Results and Discussion**

### **3.1. Implementation of the Installation of Boundary Marks for Land Owners Based on Government Regulation Number 24 of 1997 Concerning Land Registration.**

Land registration is a series of activities carried out by the Government continuously, consistently and regularly, including the collection, processing, bookkeeping, presentation and maintenance of physical and legal data, in the form of maps and lists, regarding land plots and apartment units, including the provision of certificates of proof of rights for land plots for which rights already exist and ownership rights to apartment units and certain rights that encumber them.

Physical data is information regarding the location, boundaries and area of the registered land plot and apartment units, including information regarding the existence of buildings or parts of buildings on them. Legal data is information regarding the legal status of the registered land plot and apartment units, the rights holders and the rights of other parties and other burdens that burden them.

Systematic land registration is the activity of first-time land registration carried out simultaneously, covering all unregistered land registration objects within a village/sub-district or part of a village. Sporadic land registration is the activity of first-time land registration concerning one or several land registration objects within a village/sub-district or part of a village, individually or en masse.

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<sup>1</sup>Ronny Hanintijo Soemitro, *Legal Research Methodology and Statisticians*, (Jakarta: Ghalia Indonesia, 1998), p. 9

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A certificate is a document that serves as proof of rights as referred to in Article 19 paragraph (2) letter c of the UUPA for land rights, management rights, waqf land, ownership rights to apartment units and mortgage rights, each of which has been recorded in the relevant land book.

The determination of land plot boundaries is specifically regulated in Article 17, Article 18 and Article 19 of Government Regulation Number 24 of 1997 concerning Land Registration.

Article 17:

1. To obtain the physical data required for land registration, the land plots to be mapped are measured, after which their location and boundaries are determined and, as necessary, boundary markers are placed at each corner of the land plot in question.
2. In determining land boundaries in systematic land registration and sporadic land registration, efforts are made to arrange boundaries based on agreements between the interested parties.
3. The placement of boundary markers, including their maintenance, must be carried out by the holder of the rights to the land in question.
4. The shape, size and technique of placing boundary markers are determined by the Minister.

Article 18:

1. Determination of the boundaries of a land plot that is already owned with a right that has not been registered or has been registered but there is no measurement letter/situation drawing or the existing measurement letter/situation drawing no longer corresponds to the actual situation, is carried out by the Adjudication Committee and systematic land registration or by the Head of the Land Office in sporadic land registration, based on the designation of boundaries by the holder of the rights to the land concerned and as far as possible agreed by the holders of the rights to the adjacent land.
2. Determination of the boundaries of land plots to be granted new rights is carried out in accordance with the provisions referred to in paragraph (1) or upon appointment of the authorized agency.
3. In determining the boundaries of land plots, the Adjudication Committee or Head of the Land Office takes into account the boundaries of the registered plots or land plots and the relevant measurement certificates or drawings of the situation.
4. The approval as referred to in paragraph (1) and paragraph (2) is stated in a report signed by those who provide the approval.
5. The form of the minutes as referred to in paragraph (4) is determined by the Minister.

Article 19:

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1. If in determining the boundaries of a land plot as referred to in Article 18 paragraph (1) no agreement is reached between the holder of the rights to the land in question and the holder of the rights to the adjacent land, the measurement of the land plot will be attempted to be carried out temporarily based on boundaries which in reality are the boundaries of the land plot in question.
2. If at the appointed time the holder of the rights to the land in question or the holders of rights to adjacent land are not present after being summoned, the measurement of the land area will be temporarily carried out in accordance with the provisions as referred to in paragraph (1).
3. The Head of the Adjudication Committee in systematic land registration or the Head of the Land Office in sporadic land registration shall make a report regarding the temporary measurements as referred to in paragraph (1) and paragraph (2), including regarding the failure to obtain an agreement on the boundaries or the absence of the holder of the rights to the land in question.
4. In the measurement drawing as a result of temporary measurements as referred to in paragraph (3), notes or signs are added indicating that the boundaries of the land area are only temporary boundaries.
5. In the event that an agreement has been reached through deliberation regarding the intended boundaries or certainty has been obtained based on a court decision that has obtained permanent legal force, adjustments will be made to the data on the relevant registration map.

The shape, size and area of the installation of land boundary markers are regulated in detail in Article 20, Article 21, Article 22 and Article 23 of the Regulation of the Minister of State for Agrarian Affairs/Head of the National Land Agency Number 3 of 1997 concerning Provisions for Implementing Government Regulation Number 24 of 1997 concerning Land Registration.

#### Article 20

1. In the event of a dispute regarding the boundaries of adjacent land plots, the Adjudication Committee in systematic land registration or the Head of the Land Office/appointed measuring officer in sporadic land registration will attempt to resolve it peacefully through deliberation between the rights holder and the rights holder of the adjacent land, which, if successful, will result in the determination of the boundaries being set out in the Minutes of Boundary Dispute Resolution (list of contents 200).
2. If at the time of determining the boundaries and measuring the land area, efforts to resolve the matter peacefully through deliberation are unsuccessful, then temporary boundaries will be determined based on boundaries which in reality are the boundaries of the land area in question as referred to in Article 19 paragraph (1) of Government Regulation Number 24 of 1997, and the party who objects will be notified in writing to file a lawsuit with the Court.



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3. The steps for determining and measuring temporary boundaries as referred to in paragraph (2) are included in the 201 checklist and recorded on the measurement drawing.

4. If the dispute in question is submitted to court and the court issues a decision that has permanent legal force regarding the land in question, accompanied by a Minutes of Execution, or if peace is reached between the parties before the announcement period as referred to in Article 26 of Government Regulation Number 24 of 1997 ends, then the note regarding the temporary boundary on the 201 form and the measurement drawing is deleted by crossing it out with black ink.

5. Regarding land plots which according to evidence of ownership can be registered through recognition of rights in accordance with the provisions in Article 24 paragraph (2) of Government Regulation Number 24 of 1997 or can be granted with certain rights to individuals or legal entities, the determination of boundaries is carried out by excluding river banks and land planned for roads in accordance with the Detailed Spatial Planning Plan for the relevant Region.

6. In systematic land registration, state land that will be granted rights to individuals or legal entities and has been measured before the village/sub-district area is designated as the location for systematic land registration, but for which a measurement letter has not yet been issued, will have its boundaries re-determined by the Adjudication Committee.

#### Article 21

1. Boundary signs are installed at every corner of the land boundary and, if deemed necessary by the officer carrying out the measurements, also at certain points along the boundary line of the land parcel.

2. For boundary corners that are clearly located because they are marked by objects that are permanently installed, such as concrete fences, wall fences or wire fence reinforcement poles/stakes, boundary markers do not need to be installed.

#### Article 22

1. For land areas of less than 10 ha, the following boundary markings are used:

a. iron pipe or iron rod, at least 100 cm long and with a diameter of at least 5 cm, inserted into the ground for 80 cm, while the remaining 20 cm is covered and painted red, or

b. paralon pipe filled with concrete (sand mixed with gravel and cement) at least 100 cm long and with a diameter of at least 5 cm, inserted into the ground for 80 cm, while the remaining 20 cm is painted red, or

c. ironwood, bengkirai, teak and other strong wood with a length of at least 100 cm and a width of at least 7.5 cm, inserted into the ground for 80 cm, while the remaining 20 cm on the surface of the ground is painted red, with the provision that in swampy areas the length of the wood is at least 1.5 m and a width of at least 10 cm, of which 1 m is inserted into the ground, while the one that appears on the surface of the ground is painted red. At

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approximately 0.2 m from the bottom end, two pieces of the same type of wood with a size of at least 0.05 x 0.05 x 0.70 m are first installed, forming a cross; or

d. a monument made of bricks or blocks coated with cement with a size of at least 0.20 m x 0.20 m and a height of at least 0.40 m, half of which is inserted into the ground, or

e. Monuments made of concrete, river stone or granite are carved to a minimum of 0.10 m square and 0.50 m long, of which 0.40 m is inserted into the ground, with the provision that if the boundary marker is made of concrete, a nail or iron is installed in the middle.

2. For land areas of 10 ha or more, the following boundary markings are used:

a. a long iron pipe of at least 1.5 m with a diameter of at least 10 cm, inserted into the ground for a length of 1 m, while the rest is given an iron cap and painted red, or

b. iron beam with a length of at least 1.5 m and a width of at least 10 cm, inserted into the ground for 1 m, the part that appears above the ground is painted red, or

c. ironwood, bengkirai, teak and other strong wood with a length of at least 1.5 m and a width of at least 10 cm, inserted into the ground for 1 m, approximately 20 cm from the bottom end, 2 pieces of the same type of wood are installed which form a cross, with a size of at least 0.05 x 0.05 x 0.7 m. The upper part that appears above the ground is painted red; or

d. a monument made of brick or brick covered with cement or concrete with a size of at least 0.30 m x 0.30 m and a height of at least 0.60 m, and standing on a base stone inserted into the ground measuring at least 0.70 x 0.70 x 0.40m, or

e. paralon pipe filled with concrete with a length of at least 1.5 m and a diameter of at least 10 cm, which is inserted into the ground for 1 m, and which appears above the ground is painted red.

3. Deviations from the shape and size of land boundary markers as referred to in paragraph (1) to suit local conditions are determined by a decision of the Head of the Land Office.

#### Article 23

1. Each plot of land whose boundaries have been determined either in systematic or sporadic land registration is given a Land Plot Identification Number (NIB) which is included in the Legal Data Research and Boundary Determination Report (list of contents 201).

2. The NIB as referred to in paragraph (1) consists of 13 digits, namely the first 8 digits are the code for the province, district, sub-district and village/ward where the land plot is located, and the last 5 digits are the land plot number.

3. The land plot number in systematic land registration is a sequential number per village/sub-district.

4. Land plot numbers in sporadic land registration are numbers that are assigned sequentially according to the order in which boundary determination is completed.



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5. If a plot of land is located in more than 1 (one) village, then each part of the plot of land located in a different village will be given a separate NIB.

6. NIB is a reference number used in every stage of land registration activities.

7. Land plots that already have an NIB are recorded in the land register.

The obligation to install land boundary markers is detailed in Article 19A of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 16 of 2021 concerning the Third Amendment to the Regulation of the Minister of State for Agrarian Affairs/Head of the National Land Agency Number 3 of 1997 concerning Provisions for Implementation of Government Regulation Number 24 of 1997 concerning Land Registration, which reads:

1. The installation of boundary signs is carried out by the applicant after obtaining the approval of the adjacent owner.

2. In order to install boundary markers as referred to in paragraph (1), photographs are taken of the installed boundary markers, accompanied by information on the location, coordinates or geotagging.

3. The installation of boundary signs as referred to in paragraph (1) and their maintenance are the responsibility of the applicant.

4. The installation of boundary markers as referred to in paragraph (1) is stated in the Statement of Installation of Boundary Marks and Approval of the Owners of the Borders.

5. The results of photographing the boundary markers as referred to in paragraph (2) and the Statement Letter for the Installation of Boundary Marks and the Approval of the Owners of the Borders as referred to in paragraph (4) are the requirements for completing the application files.

6. The Statement Letter for the Installation of Boundary Signs and Approval of the Owners of the Borders is made in accordance with the format as stated in Attachment I which is an integral part of this Ministerial Regulation.

Based on Article 19 of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 17 of 2020 concerning the Organization and Work Procedures of the Regional Office of the National Land Agency and the Land Office, the Land Office is a vertical agency of the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency in the district/city which is under and responsible to the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency through the Head of the Regional Office of the National Land Agency.

The Singkawang City Land Office, West Kalimantan Province, is one of the offices that provides land services. The author uses the Singkawang City Land Office as a place and object for conducting field observations and research, generally related to land services and specifically related to boundary demarcation and boundary restoration services, which are closely related to the implementation and application of land boundary markers.

### **3.2. Factors Causing the Failure to Install Land Plot Boundary Marks**

From the observations and field research conducted by the Author, with the subjects being applicants/communities/land owners in Singkawang City and the Singkawang City Land Office as the objects of observation/field research, the factors causing the failure to install boundary markers were found to be as follows:

#### **1. Lack of understanding.**

The main obstacle is the community's lack of understanding of the importance of installing land boundary markers. Communities need to be provided with clear information and education about the benefits and necessity of installing markers to protect their property rights and prevent future land disputes.

#### **2. Cost.**

The costs associated with installing stakes can be a barrier for communities with limited financial resources. One way to address this barrier is to provide subsidies or financial assistance for stake installation to eligible communities. For communities with limited resources, these costs may be a significant barrier.

#### **3. Difficulty accessing.**

Some communities may face difficulties accessing surveying and mapping services for stake-laying. Easy and affordable access to these services is needed, including providing mobile survey teams or providing services in remote areas.

#### **4. Legal uncertainty.**

Communities still doubt the effectiveness of land ownership law enforcement, and they may be reluctant to install stakes. To address this obstacle, steps are needed to strengthen the legal system regarding land ownership and increase public trust in existing legal protections.

#### **5. Cultural and traditional factors.**

Some communities have cultural beliefs or practices that do not support or recognize the importance of installing stakes. In these cases, the Land Office needs to adopt a culturally sensitive approach and involve community leaders or traditional leaders in educational campaigns about stake installation.

#### **6. Disagreement with other landowners.**

A common problem occurs when there is no agreement regarding the location of the land boundary between the owners of adjacent land.

#### **7. Lack of socialization/education.**

Many people do not understand the importance of installing boundary markers and the legal implications for future land disputes.

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According to Solehan and Gunarto (2017: 14) explain: "The purpose of carrying out legal education is to make people understand the law. In the sense of understanding the meaning of the provisions contained in legal regulations that regulate their lives as good citizens, and increasing the legal awareness of citizens so that every citizen obeys the law and sincerely without encouragement or coercion from anyone carries out their rights and obligations as determined by the applicable law."

#### 8. Technical difficulties.

BPN surveyors have difficulty re-measuring if the applicant cannot show the boundaries of the land and there is no agreement with the relevant parties.

#### 9. There is no proof of legal ownership.

The absence of legal proof of ownership means that landowners do not have a strong basis for determining and establishing land boundaries.

#### 10. Negligence or irresponsibility.

The installation and maintenance of boundary markers is the responsibility of the rights holder, so non-implementation can be caused by negligence of the land owner.

### **3.3. Legal consequences that arise if boundary signs are not installed for land owners.**

Law is an order as a system of rules governing human behavior. Therefore, law does not refer to a single rule, but rather to a set of rules that have a unity and can be understood as a system. Consequently, it is impossible to understand law by focusing solely on a single rule. According to Anjar and Amin Purnawan (2017:2) they explain: "The legal system in Indonesia is known to have three sources of law, namely national law, customary law and Islamic law."

The primary legal consequence of failing to install clear boundary markers for landowners is the potential for disputes or land conflicts with adjacent parties, as well as a weak evidentiary position in the event of future disputes. While there are no direct criminal sanctions for failing to install markers on one's own land, the absence of valid boundary markers carries significant civil and administrative consequences.

Legal consequences and consequences can be detailed as follows:

- The emergence of land boundary disputes.

The lack of clear boundary markings is a common cause of disputes regarding the location, boundaries, and size of land parcels recognized by adjacent parties. This can lead to complex deliberation processes or even court action if deliberation fails.

According to Arpani and Awalana (2025: 30) they explain: "The problem of land disputes that often occur is not only a problem of regulations and laws but also a problem of the supporting hardware of the laws and the state system of a country."

- Legal Uncertainty.

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Unclear boundaries lead to a lack of legal certainty regarding the land in question, complicating the land registration process and the issuance of accurate land title certificates. According to Andika and Ummar Ma'ruf (2020: 241), they explain: "Land registration is carried out with the aim of ensuring legal certainty for land rights. Certainty regarding the owner, location, boundaries, area, and type of land rights."

- Weakening the Proof.

If a dispute occurs, the absence of boundary markers that comply with standards (established shape, size and material) can weaken the legal evidence of land ownership or control.

- Difficulty of Re-Measurement.

Boundary markers serve as control points for measurements. Without permanently installed and maintained markers, land officers will have difficulty conducting precise and accurate remeasurements.

- Risk of Land Grabbing.

Land without clearly marked boundaries is more vulnerable to encroachment or unilateral control by others. Although land encroachment is a criminal offense, landowners will have a harder time proving legal boundaries without agreed-upon physical markers.

According to Winanto and Nurul Iksan (2023: 109), "Unlawful acquisition of land rights occurs when land already owned by another person, whether an individual or a legal entity, is taken and controlled. Proof of land ownership is essential to ensure legal certainty regarding land ownership. Proof means convincing the judge of the truth of the arguments or arguments presented in a dispute."

- Administrative Barriers.

The installation of boundary markers that have been approved by the owners of adjacent land is one of the requirements for completing the land registration application files and issuing land certificates.

In short, installing boundary markers is the obligation of land owners (based on Government Regulation No. 24 of 1997 and Regulation of the Minister of ATR/Head of BPN No. 16 of 2021) which aims to guarantee certainty of rights, reduce measurement errors, and prevent future conflicts.

#### **4. Conclusion**

Based on the results of the research and discussion of the problems studied, the following conclusions can be drawn: the installation of boundary markers is carried out by the applicant after obtaining the consent of the adjacent landowner. The installation of boundary markers and their maintenance are the responsibility of the applicant. The installation of boundary markers is outlined in the Statement of Installation of Boundary Marks and Approval of the Adjacent Landowner. Boundary markers are installed at each

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corner of the land boundary and, if deemed necessary by the officer conducting the measurement, also at certain points along the boundary line of the land parcel. Factors causing the failure to install boundary markers on land parcels include lack of understanding, cost, difficulty in access, legal uncertainty, cultural and traditional factors, disagreements with other landowners, lack of socialization/education, technical difficulties, lack of proof of legal ownership, and negligence or irresponsibility. The legal consequences that arise if the installation of boundary markers is not carried out for land owners include the emergence of land boundary disputes, the emergence of legal uncertainty, weakening of evidence, difficulty in re-measurement, the risk of land grabbing, and the emergence of administrative obstacles.

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Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 16 of 2021 concerning the Third Amendment to the Regulation of the Minister of State for Agrarian Affairs/Head of the National Land Agency Number 3 of 1997 concerning Implementing Provisions of Government Regulation Number 24 of 1997 concerning Land Registration.