

**ANALYSIS OF LEGAL PROTECTION OF LAND OWNERSHIP RIGHTS IN OVERLAPPING
CERTIFICATES DUE TO LAND MAFIA ACTIVITIES IN PAGEDANGAN SUBDISTRICT
BASED ON STUDY OF DECISION NUMBER 471/Pid/2020/PT.DKI**

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Abstract

This study discusses the analysis of legal protection of land ownership rights in the context of overlapping certificates caused by land mafia activities in Pagedangan Subdistrict, with a study of Decision Number 471/Pid/2020/PT.DKI. The phenomenon of overlapping certificates is a crucial problem that threatens legal certainty and justice for legitimate land owners, exacerbated by the practice of land mafia illegally manipulating the land administration system. Through qualitative juridical methods and analysis of court decisions, this study reveals how the implementation and effectiveness of legal protection still face significant challenges, including weak supervision and collusion among officials. In addition, this study highlights the role of land mafia in creating double certificates and the resulting social, economic, and legal impacts, as well as the legal implications of the decision as an effort to enforce criminal law. The results of this study provide strategic recommendations to strengthen the land administration system and law enforcement, as well as the need to empower the community so that land ownership rights are optimally protected.

Keywords: legal protection, land ownership rights, double certificates, land mafia, Decision No. 471/Pid/2020/PT.DKI, land, law enforcement.

Introduction

Land ownership rights are one of the strongest and most legally recognised forms of land rights in Indonesia. Land ownership is not only the basis for individual or group rights to a piece of land, but also an important symbol of social status, economic sustainability and improved welfare. In the Indonesian agrarian legal system, recognition of ownership rights is usually marked by the issuance of a land certificate as legal proof of ownership with strong legal force (Agustina, 2021b). However, in practice, the prevalence of double certificate cases indicates serious problems in the management, registration, and protection of land rights that must be a major concern for all relevant parties (Rahmah, 2024).

The phenomenon of duplicate certificates or overlapping certificates refers to a situation where a single plot of land has two or more certificates issued simultaneously with different ownership claims. This condition gives rise to complex conflicts, both legally and socially, because the owners of duplicate certificates can legally claim the same land rights. Moreover, this phenomenon often becomes a gateway for land crimes known as land mafia, which exploit administrative loopholes and system weaknesses to

manipulate land ownership illegally and harm the people who are truly entitled to it (Pratama, 2024).

The Pagedangan sub-district is one of the areas that is quite vulnerable to the problems of double certificates and land mafia activities. The potential for land values to continue to increase, coupled with a very active property market, is a strong reason for land mafia actors to carry out their actions in a systematic and organised manner. This crime not only harms the original land rights holders, but also undermines the effectiveness of law enforcement and creates legal uncertainty that has a broad impact not only on individuals, but also on the development and socio-economic stability of the region (Yulianti, 2024).

The case that is the focus of this study is decision number 471/Pid/2020/PT.DKI, which clearly illustrates the practices of land mafia that led to the issuance of duplicate certificates in Pagedangan Subdistrict. This decision is a concrete example of how legal mechanisms deal with this issue and at the same time provides insight into various aspects of legal protection of land ownership rights, which often do not work effectively. The study of this ruling provides relevant empirical data for analysing various related legal and social aspects (Suartining & Djaja, 2023).

The issue of double certificates cannot be separated from the various weaknesses in the land administration and supervision system that still exist in Indonesia. For example, the lack of coordination between agencies, weak internal supervision, and a lack of transparency in the land certificate issuance process create opportunities for land mafia to engage in document engineering and certificate forgery. This situation creates a paradox where the law, which should be a tool for protection, instead becomes a tool for irresponsible parties to commit unlawful acts (Bachriadi, 2023).

In the context of national agrarian law, the protection of land ownership rights is based on the Basic Agrarian Law (UUPA) No. 5 of 1960 and its implementing regulations. However, in this dynamic modern era, these regulations need to be evaluated and strengthened in order to deal with new and increasingly sophisticated modes of crime, such as land mafia. Legal protection does not only mean repressive enforcement, but also includes preventive measures, public education, and fair and swift dispute resolution mechanisms (Alting et al., 2025).

Furthermore, the existence of land mafia not only undermines legal certainty over land ownership rights, but also shakes the public's sense of justice. The manipulation and intimidation practices carried out by land mafia cause public distrust of the bureaucracy and the judicial system. The occurrence of double certificates due to the actions of land mafia is a clear example of this crisis of confidence, which could threaten social stability and local security if not immediately addressed with comprehensive legal and policy measures (Pahrazi, 2024b).

Socio-economic factors cannot be ignored in analysing this phenomenon. Many victims of land mafia come from communities that lack access to legal information, have minimal education, and have limited legal and economic capabilities to protect their rights. This makes them very vulnerable to various fraudulent practices in the context of land. Therefore, legal protection must also consider the social dimension, which involves community empowerment through various inclusive programmes and approaches (Pinuji & de Vries, 2023).

An intensive study of decision number 471/Pid/2020/PT.DKI will provide a detailed picture of how the criminal justice system views and handles cases related to land mafia and double certificates. The ruling is not only a piece of evidence in law enforcement, but also a source of learning for law enforcement officials, academics, and policymakers to formulate more effective strategies in providing legal protection for land ownership rights (Mbudzya, 2023).

This research is also important to assess the extent of the effectiveness of legal protection that has been applied in practice. An in-depth analysis of this case is expected to identify shortcomings, challenges, and opportunities for improving Indonesia's land law system, especially in the context of eradicating land mafia. With a comprehensive approach, this research contributes to strengthening fair and transparent governance in the agrarian sector. In addition to formal legal aspects, this study will also examine the social impact experienced by indigenous landowners as a result of double certificates. The experiences of victims in dealing with these ownership conflicts provide a humanistic perspective that is indispensable as material for future land law policy reform. Addressing this issue without considering its social impact will make it difficult to produce sustainable solutions that are acceptable to all parties.

Research Method

The research method used in this study is a qualitative juridical method, with a legal decision study approach as the main source of data. This study focuses on analysing the content of decision number 471/Pid/2020/PT.DKI to gain an in-depth understanding of the legal protection of land ownership rights in the context of double certificates resulting from the actions of land mafia in Pagedangan District. In addition, this study examines relevant agrarian and criminal laws and regulations as supporting material (Eliyah & Aslan, 2025). Data was obtained through the study of official court decisions and laws and regulations, and analysed descriptively and qualitatively to describe, interpret, and evaluate existing legal protection and the social and legal implications of the phenomenon of double certificates and land mafia. This approach aims to produce a comprehensive understanding of the challenges and legal solutions that can be applied in the context of this complex land issue. The research method used in this study is a qualitative juridical method, with a legal decision study approach as the main source of data. This study focuses on the content analysis of decision number

471/Pid/2020/PT.DKI to gain an in-depth understanding of the aspects of legal protection of land ownership rights in the context of double certificates due to the actions of the land mafia in Pagedangan Subdistrict (Torraco, 2020). In addition, this study examines relevant agrarian and criminal laws and regulations as supporting material. Data was obtained through the study of official court decisions and laws and regulations, and analysed descriptively and qualitatively to describe, interpret, and evaluate existing legal protection and the social and legal implications of the phenomenon of double certificates and land mafia. This approach aims to produce a comprehensive understanding of the legal challenges and solutions that can be applied in the context of this complex land issue (Bolderston, 2008).

Results and Discussion

Analysis of the Enforcement and Effectiveness of Legal Protection of Land Ownership Rights with Dual Certificates in Pagedangan Subdistrict

The enforcement of legal protection of land ownership rights in Indonesia is based on the Basic Agrarian Law (UUPA) No. 5 of 1960, which is the main foundation for regulating land rights. The UUPA emphasises that ownership rights are the strongest hereditary rights that can be granted to individuals or legal entities over a plot of land. Land certificates issued by the National Land Agency are legal proof of ownership, serving to guarantee legal certainty and provide protection for the owner. However, in practice, the enforcement of this legal protection faces various serious obstacles when cases of double certificates arise, which undermine trust in the land law system (Mbudzya, 2023).

Duplicate certificates are essentially evidence of the failure of a perfect administration and supervision system in land management. In Pagedangan Subdistrict, duplicate certificates often occur due to a lack of good coordination between land management agencies and other relevant institutions. This results in two or more parties obtaining certificates for the same plot of land, causing overlapping rights that lead to ownership conflicts. The law, which is supposed to provide protection, is hampered by the lack of clarity regarding the rightful party (Wedha & Nurcahyo, 2021).

In the context of law enforcement, there are a number of regulations governing the procedure for issuing land certificates, such as Government Regulation No. 24 of 1997, which regulates land registration nationally, and the Regulation of the Head of the National Land Agency on the procedures for issuing certificates. However, weak internal supervision at various administrative levels is the main cause of the continued issuance of duplicate certificates, especially in areas with high land economic value such as in Pagedangan District. This is further exacerbated by practices of corruption and collusion carried out by irresponsible individuals (Suryajaya et al., 2025).

The effectiveness of legal protection against cases of double certificates is also influenced by a land dispute resolution system that still has many weaknesses. Although

there are mechanisms for resolution through the District Court and the National Land Agency, the process is often slow and complicated, creating legal uncertainty for the disputing parties (Agustina, 2021c).

In many cases, victims of double certificates are forced to wait years to obtain certainty about their rights, which has a negative impact on their social and economic conditions (Fatoni, 2023b). The experience in Pagedangan Subdistrict illustrates that legal protection of land ownership rights with double certificates has not been optimal.

Decision No. 471/Pid/2020/PT.DKI shows how the judicial system handles one of the land mafia's actions that led to the issuance of duplicate certificates, but the long and complex legal process remains a major obstacle. This decision reversed some of the losses suffered, but it was unable to fully resolve the underlying recurring problems (Agustina, 2021a).

Furthermore, there is still a gap between the legal regulations on paper and their implementation in the field. Regulations have detailed provisions on property rights and registration mechanisms, but the reality of administration and law enforcement often deviates from these provisions. Complicated bureaucracy, a lack of professional human resources in the land sector, and a low level of transparency also hinder the effective enforcement of legal protection. As a result, the affected communities, who are also victims, find it difficult to obtain adequate protection (Mahardika, 2024).

Land mafia practices in Pagedangan Subdistrict exploit these weaknesses in the administrative and legal systems. The land mafia usually engages in document forgery, intimidation, and collusion with government officials to obtain illegal duplicate certificates. This situation poses a serious risk to legal certainty over land and undermines public trust in law enforcement officials and land institutions. Comprehensive legal protection must be able to anticipate criminal practices such as this so that property rights protection can be maximised (Fatoni, 2023a). In addition to the formal legal aspect, the ineffectiveness of legal protection also has an impact on social aspects. Original landowners affected by double certificates must face psychological pressure, material losses, and uncertainty regarding the status of their land, which can disrupt their daily lives. In many cases, victims also experience difficulties in accessing legal channels due to limited knowledge, costs, and legal power that is not balanced with the land mafia. This shows the need for a legal protection approach that also empowers the community (Marpaung, 2024c).

Strengthening legal protection of dual-certified land ownership rights requires comprehensive reform, ranging from improving the land administration system to strengthening the capacity of law enforcement agencies. Comprehensive and transparent digitisation of land data is essential to minimise administrative errors and data manipulation. In addition, improving internal supervision and eradicating corrupt practices in the issuance of certificates must also be a priority (Fransiska, 2022).

Strict law enforcement against land mafia perpetrators is an important aspect as a form of deterrent and protection for the community. Decision No. 471/Pid/2020/PT.DKI is an example of criminal justice efforts to crack down on land mafia, but it must be supported by consistent and sustainable law enforcement. Law enforcement needs to be complemented by an adequate reporting and witness protection system so that victims and reporters of land mafia are not threatened (Saragih, 2025).

Legal protection must also involve education and socialisation of the public so that they are more aware of their rights and the existing protection mechanisms. Improving land law literacy can reduce the number of victims of double certificates and encourage active public participation in overseeing the land administration process. A legally empowered community is better able to fight for its rights and avoid the illegal practices of land mafia (Marino, 2021).

Collaboration between government agencies, law enforcement, and civil society organisations is also a determining factor in the success of legal protection. This collaboration needs to be realised in the form of policy coordination, fast and accurate data exchange, and comprehensive case handling so that legal protection can be effective and comprehensive. A multisectoral approach is needed to address the complexity of double certificate cases (Simarmata, 2025b).

Ideally, legal protection of rights to double-certified land should provide legal certainty and justice for all parties, as well as deter land crimes. Continuous evaluation of land policies, procedures, and law enforcement must be carried out to ensure adaptation to the challenges of the times and evolving technology. The ultimate goal is to create a land system that is fair, transparent, and free from manipulation (Rizki & Sumanto, 2021).

Finally, the enforcement and effectiveness of legal protection for double certificates in Pagedangan Subdistrict can be a reflection of the general conditions in many other regions in Indonesia. This study provides a clearer and more comprehensive picture of the problems faced, while also proposing strategic steps for improvement. Thus, legal protection of land ownership rights can truly provide certainty and justice for the community.

The Role and Impact of Land Mafia Activities on the Emergence of Duplicate Certificates and Legal Implications Based on Decision Number 471/Pid/2020/PT.DKI

Land mafia is one of the serious problems in the land sector in Indonesia, especially in areas with high land values such as in Pagedangan District. They are usually groups or individuals who engage in illegal practices by manipulating the land administration process for personal or group gain (Simarmata, 2025a). The land mafia often uses various complex *modus operandi*, from document forgery to collusion with government officials, making them difficult to track and eradicate. The role of the land

mafia in creating duplicate certificates is crucial because they are the main actors who exploit loopholes in the administrative and legal systems (Ayuningtyas & Rafi, 2023).

The emergence of duplicate certificates cannot be separated from the role of the land mafia, which systematically duplicates land ownership documents for the same plot of land. In this way, the land mafia can transfer or sell the same land to several parties, which of course harms the rightful owner. This practice not only undermines legal certainty but also disrupts the property market and causes prolonged conflict in the community. In Pagedangan District, this has become a major challenge that hinders development and causes social instability (Sulistiyawan, 2019).

In decision number 471/Pid/2020/PT.DKI, facts were revealed about how the land mafia carried out its activities using an extensive network involving various parties, including land officials and law enforcement officers. This decision presented evidence of deliberate document fabrication to issue duplicate certificates for the same land, which were then used to enrich themselves illegally. The documentation and legal facts in the ruling provide a clear picture of their modus operandi and the impact it has (Marpaung, 2024b).

The main impact of the land mafia's actions is the loss of public trust in the legal system and land administration. When the public witnesses that certificate manipulation can occur and the perpetrators can escape the law, they become sceptical of the existing legal framework. This creates legal uncertainty that disrupts the social and economic stability of the community, especially for residents who depend on certainty regarding land ownership rights (Asri, 2020). In addition to the social impact, the economic impact of land mafia activities is also very real. Duplicate certificates cause protracted disputes, resulting in a decline in the economic value of the land or making it difficult to trade legally. Legitimate owners who are harmed by double certificates often suffer significant material losses when their land is blocked or frozen during the dispute resolution process. These economic impacts also affect investment and development in the region (Tehupeiory, 2023).

The legal implications of land mafia activities in cases of duplicate certificates can be seen in court decision number 471/Pid/2020/PT.DKI, which tried land mafia perpetrators under criminal articles, such as document forgery and corruption. This decision shows that criminal law can be used as a tool to prosecute perpetrators and deter such illegal activities.

However, this ruling also emphasises that law enforcement must be carried out consistently and comprehensively to handle similar cases (Pahrazi, 2024a). Furthermore, the ruling emphasises the need for more effective preventive measures by land authorities and law enforcement agencies to close the loopholes that have been exploited by land mafia.

Administrative weaknesses, such as lax supervision of certificate issuance, must be immediately addressed to prevent similar actions from recurring. This ruling also

contains an important message that inter-agency collaboration is vital in eradicating land mafia and maintaining the integrity of the land system (Wulandari, 2020).

From a substantive legal perspective, this ruling reinforces the principle that land certificates are not merely administrative documents, but also a medium for protecting rights, the authenticity of which must be safeguarded. Illegally issued duplicate certificates undermine this function and cause both legal and social losses. Therefore, legal protection of land certificates must be complemented by strict oversight mechanisms and firm law enforcement against any violations (Marpaung, 2024a).

The social impact felt by the original landowners as a result of the land mafia's actions is not only material loss, but also severe psychological pressure. They often face threats, intimidation and uncertainty that disrupt their daily lives. This requires special attention from law enforcement officials and social institutions to provide protection and legal assistance to victims so that they can obtain justice.

Handling cases of double certificates involving land mafia requires an integrated and comprehensive legal approach. Decision number 471/Pid/2020/PT.DKI is an important reference in this regard, as it proves that the criminal justice system is capable of prosecuting and punishing perpetrators fairly. However, to improve effectiveness, monitoring and coordination between institutions such as the National Land Agency, the police, and the prosecutor's office need to be strengthened in order to resolve this case (Kus & Khisni, 2023). The involvement of government officials in land mafia practices is also an important highlight in the ruling. This case illustrates the existence of collusion and nepotism, which has caused public unrest. Therefore, law enforcement must not only target the land mafia itself, but also the officials who support and facilitate these actions in order to bring about reform in the relevant institutions (Utama, 2023).

The role of the community as supervisors and reporters is also important in eradicating land mafia. This ruling emphasises the importance of community participation in reporting illegal practices occurring in their neighbourhoods. Community empowerment and increased legal literacy can strengthen efforts to prevent and eradicate land mafia comprehensively (Nurmala & Alfiany, 2024).

Ruling number 471/Pid/2020/PT.DKI ultimately became not only a legal instrument to prosecute perpetrators, but also a valuable lesson on the importance of integrity and transparency in the land system. Strong legal instruments must be balanced with the moral commitment of all stakeholders to maintain justice and order in the land sector (Agustina, 2021c).

Overall, the land mafia's actions in creating duplicate certificates have had a broad impact in legal, social and economic terms. Decision No. 471/Pid/2020/PT.DKI provides a clear picture of how the law can intervene and control such problems, although strengthening the legal and administrative systems is still very much needed to prevent similar cases from recurring in the future.

Thus, the disclosure of this case through a legal decision is a strategic step in building collective awareness of the dangers of land mafia and the urgent need to enforce fair and transparent laws as a form of protection of genuine land ownership rights.

Conclusion

The conclusion of this study shows that legal protection of land ownership rights with double certificates in Pagedangan Subdistrict still faces various significant obstacles. Double certificates arise due to a weak administrative system, poor supervision, and the existence of corruption and collusion practices exploited by land mafia.

This causes legal uncertainty that results in material and social losses for the original landowners, while also eroding public trust in the land law system. The role of the land mafia is very dominant in creating double certificates through complex modus operandi, involving document forgery and collusion with government officials.

Decision No. 471/Pid/2020/PT.DKI is clear evidence that the criminal justice system can be used to prosecute and deter perpetrators. However, the decision also reveals the need for comprehensive reform of the administrative and law enforcement systems to prevent similar cases from recurring and to ensure that legal protection of property rights is truly effective.

Therefore, strategic steps are needed, including improving the land administration system through digitalisation and transparency, strengthening internal supervision, and increasing the capacity of law enforcement officials and community empowerment. Multisectoral collaboration and legal education for the community will strengthen efforts to eradicate the land mafia while ensuring certainty, justice, and optimal protection of land ownership rights in Indonesia.

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