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Legal Security of Land Ownership Post Earthquake in Palu

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Abstract

This study aims to find out the efforts to provide legal certainty for land ownership after the earthquake in Palu. The research method is normative empirical, using a legal approach, conceptual approach, and case approach. Data collection is done through interviews and secondary data. The collected data were analyzed qualitatively through reasoning and legal arguments. The results of the analysis are interpreted based on the theory of legal certainty and the theory of land registration. The results of the study show that there have been concrete efforts from the South Sulawesi BPN Regional Office to provide legal certainty for the earthquake-affected lands in Palu. Land with the status of completely destroyed or partially destroyed, no certificate of land ownership is issued. In the Red Zone or Disaster Prone Zone, it is prohibited to be inhabited, either permanently or temporarily. Another work that must be carried out immediately is the registration of partially destroyed lands.

INTRODUCTION

Earthquakes often occur in Indonesia, because geographically Indonesia is at the confluence of 3 earth plates at once namely the Pacific Plate, the Eurasian Plate and the Indo-Australian Plate. Shifting of the earth's plates can cause earthquakes and sometimes accompanied by tsunamis. Indonesia is also in the Pacific ring of fire. The length of the area included in the Pacific Ring of Fire is 40,000 km. 90 percent of the earthquakes that occur in the world, 81 percent occur in areas that are included in the Pacific ring of fire. At least, there are 33 regions on earth that are included in the Pacific ring of fire, including Indonesia.¹ There are various kinds of impacts from earthquakes. Among them is liquefaction which damages the structure of the soil. Geologically liquefaction is an event where the soil loses its shear strength due to increased pore water pressure as a result of cyclic loads (earthquake loads) which are very fast and in a momentary time.² According to Seed et. al (1975) Liquefaction is the process

¹ <https://www.idntimes.com/science/discovery/nena-zakiah-1/penyebab-gempa-sering-terjadi-di-indonesia?page=all>

² Idriss, I. M., and R. W. Boulanger, *Soil Liquefaction During Earthquakes*, (Oakland: Earthquake Engineering Research Institute, 2008).

of changing the condition of a water-saturated sandy soil to become liquid due to an increase in pore water pressure whose value becomes equal to the total pressure due to dynamic loading, so that the effective stress of the soil becomes zero. Liquefaction is also a phenomenon of loss of soil strength due to vibration.³

Liquefaction also occurred in the earthquake in Palu in 2018. On September 28 2018, Palu City and its surroundings were rocked by an earthquake with a magnitude of 7.4 on the Richter scale. This earthquake caused a tsunami with a wave height of 0.5-3 m and liquefaction phenomena in 4 (four) places, namely Balaroa, Petobo, JonoOge and Sibalaya.⁴ The National Agency for Disaster Management in Indonesia (BNPB) estimates the economic loss from the Palu earthquake to be \$911 Million. According to the Governor of Central Sulawesi, there were 4,340 victims who died. This number includes 667 people who were declared missing. The earthquake also caused 4,438 serious injuries, damaged 68,451 houses, and displaced 206,494 people. Palu City, which has a relatively large population, which is around 350,000 people, suffered the most severe losses, both loss of life and economy.

The area affected by the disaster is very large. BNPB of Central Sulawesi Province summarizes this phenomenon in the liquefaction distribution map for the Central Sulawesi earthquake. The map only contains four areas, namely Petobo Village, South Palu with an area of 181.24 hectares, Balaroa Housing Complex, West Palu District with 40 hectares. For Sigi Regency, in Sidera-JonoOge Village it is 209.58 hectares and Sibalaya Village, Tambubulava District 52.98 hectares. The Impact Report on the Earthquake, Tsunami and Liquefaction Disaster, submitted by the Provincial Government of Central Sulawesi on February 22 2019, recorded 2,830 deaths, 701 missing, 1,016 mass burials, a total of 4,204 people. This disaster also caused significant material losses.⁵

The earthquake that occurred in Central Sulawesi was a phenomenal natural disaster because it caused multidimensional damage. In addition to causing many casualties, damage to infrastructure, even the civilization of society has also become paralyzed.⁶ It was recorded that

³ Tijow, Kurnia Christy, Oktovian B. A. Sompie, Jack H. Ticoh, "Analisis Potensi Likuifaksi Tanah Berdasarkan Data Standard Penetration Test (SPT) Studi Kasus: Dermaga Bitung, Sulawesi Utara", *Jurnal Sipil Statik* 6, no. 7 (Juli, 2018): 491-500.

⁴ Mohammad Fauzi dan Mussadun, "Impact of Earthquakes and Tsunami Disasters in The Coastal Area of Lere, Palu City", *Jurnal Pembangunan Wilayah dan Kota* 17, no.1 (2021): 16- 24. P-ISSN: 1858-3903 and E-ISSN: 2597-9272 <https://ejournal.undip.ac.id/index.php/pwk/index>, Departemen Perencanaan Wilayah dan Kota; Universitas Diponegoro.

⁵ <https://www.mongabay.co.id/2019/04/10/jejak-tua-di-area-likuifaksi-sulawesi-tengah>

⁶ Setyawan, W.B., "Bencana Geologi di Daerah Pesisir Indonesia", *Jurnal Alami BPPT* 12, no. 2 (2007): 1-11

there were 4 Regencies/Cities that were the most severely affected by the disaster, namely Palu City with 21,078 houses that were slightly damaged, 15,917 houses that were moderately damaged, 11,603 houses that were seriously damaged and 6,504 houses missing. Sigi Regency 13,850 houses were slightly damaged, 5,960 houses were moderately damaged, and 8,342 houses were severely damaged. Donggala Regency 7,989 houses were slightly damaged, 6,099 houses were moderately damaged, and 7,290 houses were severely damaged. As well as Parigi Moutong Regency, 4,232 houses were slightly damaged, 923 houses were moderately damaged, and 427 houses were severely damaged.⁷

The earthquake disaster also caused some of the people of Palu City and Sigi Regency to lose their homes and all their belongings on the ground. The disaster was preceded by an earthquake and then a land liquefaction event occurred which erased the boundaries of land and ownership. So that it is very detrimental to the owner of land rights. This disaster has complicated problems in terms of structuring and rediscovering the identity of private land, due to the destruction of land boundaries, and the loss of evidence of land ownership due to the earthquake. The ownership documents owned by the community were also lost because they were also submerged by the ground when the disaster occurred. Even those who survived did not necessarily have land ownership certificates.⁸

The problem was exacerbated by the large number of land parcels that were not officially recorded, the loss of written records, accompanied by the destruction of land boundary markers. Determining land ownership becomes difficult. The large number of unregistered/unregistered lands creates complex administrative problems over the land. In fact, the settlement of these various problems can be resolved through land registration and issuance of certificates, so that there is legal certainty over the ownership of each land. The question is to what extent have the Government done these things?

NORMATIVE JURIDICAL ASPECTS OF DESTROYED LAND

Article 19 Paragraph (1) of the UUPA stipulates that in order to guarantee legal certainty, the Government will carry out land registration throughout Indonesia, according to

⁷ Gubernur Sulawesi Tengah, Laporan: *Dampak Bencana Alam Gempa Bumi, Tsunami dan Likuifaksi di wilayah Provinsi Sulawesi Tengah*, 2019.

⁸ Putri Septiani, "Penataan Kembali Struktur Penguasaan Hak Atas Tanah Pasca Bencana Alam Gempa Bumi Di Kota Palu Ditinjau Dari Peraturan Pemerintah Nomor 24 Tahun 1997 Tentang Pendaftaran Tanah Jo Peraturan Kepala Badan Pertanahan Nasional Nomor 6 Tahun 2010 Tentang Penanganan Bencana Dan Pengembalian Hak-Hak Masyarakat Atas Aset Tanah Di Wilayah Bencana", (Skripsi Universitas Pasundan, Bandung, 2019).

the provisions of Government Regulations. In the event that a person needs land, from the provisions of the law he knows how to acquire it and what will be the evidence. If the land in question has the status of freehold, he will know that the land in question may be controlled and used without a time limit. If he needs money, from the relevant legal provisions, he knows that the land he owns can be used as collateral with the burden of collateral rights or can also be sold to other parties. But for someone who is going to buy land, knowledge of these matters is not enough to arrive at a decision to buy the land offered to him. Prior certainty must be obtained that the land to be purchased is which land, where is it located, what are the boundaries, what is the area, what buildings and/or plants are on it. It is equally important to obtain certainty regarding the status of the land, who owns the rights and whether or not other parties have rights. All of this is needed to secure purchases that will be made and prevent disputes from arising in the future.⁹

Such information can only be obtained through land registration (legal cadastre). Such information includes:

1. Those who own land can easily prove their rights to the land they own. Each of them is given proof of rights by the Government;
2. Prospective purchasers and potential creditors, obtain legal guarantees, because the information is kept at the Land Office and open to the public. That is, the public may know, see, or ask for written information regarding the data they need.

The nomenclature of destroyed land is found in Article 27 of the UUPA, that property rights are erased if: a) the land falls to the State, under the following circumstances: 1) due to the revocation of rights under Article 18; 2) due to voluntary surrender by the owner; 3) due to neglect; 4) because of the provisions of Article 21 Paragraph (3) and Article 26 Paragraph (2); and b) the land is destroyed. The Basic Agrarian Law does not contain a definition of what "destroyed land" is. The definition of land is found in the Head of BPN Regulation Number 6 of 2010, and Government Regulation Number 18 of 2021. Regarding legal certainty for subjects whose land is destroyed, it is regulated in Article 4 of Law No. 48 of 2007 that: (1) Land rights are destroyed and rights burdening the destroyed land to be erased; (2) Land books, evidence of land rights, and documents related to land or other proof of ownership of destroyed land, including land that has not been registered, are declared no longer valid as proof of legal rights.

⁹ Boedi Harsono, *Hukum Agraria Indonesia, Sejarah Pembentukan Undang-Undang Pokok Agraria, Isi dan Pelaksanaannya*, (Bandung: Djambatan, 2010).

Article 66 Paragraph (1) Government Regulation of the Republic of Indonesia Number 18 of 2021 stipulates that:

In the event that there is a plot of land that cannot be identified anymore because it has changed from its original form due to natural events so that it cannot be functioned, used and utilized as it should be, it is declared as Destroyed Land and Management Rights and/or Land Rights are declared null and void.

Article 19 stipulates: "If the land records at the land office and the certificates held by the right holders are damaged or destroyed, then the preparation of land books, measurement letters and replacement certificates is carried out as follows:

- a. the right holder fills out the application;
- b. the right holder makes a Statement of Physical Land Ownership and No Dispute;
- c. the right holder makes a Statement of Land Ownership and Land History;
- d. looking for data or references that can be used as a reference from related agencies;
- e. carry out field research on land parcels by appointed officers, then make a research report according to the example in Appendix VII;
- f. based on letter d and letter e above, a land book, measurement letter and replacement certificate are made.

POST-EARTHQUAKE SPATIAL PLANNING

As a result of the earthquake on September 28 2018, spatial planning was carried out for Palu City and Sigi Regency by revising the Spatial Planning Regulations. On July 21, 2021, the Government of Palu City passed Regional Regulation of Palu City Number 2 of 2021 concerning Spatial Plans for 2021 – 2041 (hereinafter abbreviated as Perda No. 2 of 2021). Article 4 of this regional regulation stipulates that the aim of regional spatial planning is to realize regional space as a Bay City and PKN based on industry, education, tourism, trade and services that have local wisdom and are disaster resilient. The spatial planning policies for the City of Palu, two of which are the development and improvement of an integrated and disaster-resilient urban infrastructure network system; and the embodiment of the development of disaster-resilient cultivation areas by taking into account the carrying capacity and capacity of the environment.

This regional regulation also regulates Disaster-Prone Areas, namely areas that have a high risk of disaster due to geographical, geological and demographic conditions within a

certain period of time resulting in casualties, environmental damage, loss of property and/or psychological impacts. This disaster-prone area is within the scope of the Allotted Protected Area. Disaster-prone areas consist of:

1. disaster-prone areas of high ground movement; and
2. active fault boundaries in earthquake-prone areas.

The high ground movement disaster-prone area of approximately 1 (one) hectare in the Ulujadi District. Meanwhile, the active fault boundaries in earthquake-prone areas are the Palu Koro active fault boundaries, covering an area of approximately 12 (twelve) hectares in Tatanga District, West Palu District, and Ulujadi District

This regional regulation also regulates General Zoning Provisions for disaster-prone areas which include: a). General Provisions for Zoning areas prone to landslides; and b). General Provisions Zoning areas prone to active fault boundaries. General Provisions for Zoning Areas prone to ground movement disasters include:

1. allowed activities:
 - a. provision of green open space;
 - b. green open space supporting facilities (parking area, access road);
 - c. provision of non-green open space;
 - d. disaster mitigation facilities and infrastructure; and
 - e. research.
2. conditionally allowed/limited:
 - a. new renewable energy power plants by obtaining technical recommendations from relevant agencies;
 - b. agricultural activities by obtaining technical recommendations from related agencies;
 - c. technical irrigated agricultural activities must pay attention to the height of the ground water table and obtain technical recommendations from the relevant agencies; and
 - d. urban infrastructure that pays attention to disaster mitigation.
3. settlement activities are not allowed.

While the General Provisions for Zoning an active fault-prone area include:

1. permitted activities: 1) provision of green open space; 2) provision of non-green open space; 3) disaster mitigation facilities and infrastructure; and 4) research.
2. allowed conditional/limited to agriculture provided that it is equipped with disaster mitigation facilities and infrastructure.

3. not allowed: 1) settlement building and development activities; and 2) cultivation activities which may result in changes in function and destruction of active fault boundaries.

This regional regulation also contains arrangements for disaster evacuation rooms, including public infrastructure, sports fields, multipurpose buildings, government buildings, and houses of worship located in all sub-districts. In terms of disaster mitigation, this regional regulation also contains disaster mitigation as a strategy for implementing policies for the development and improvement of an integrated and disaster-resilient urban infrastructure network system, which includes the development of disaster mitigation infrastructure.

There are several disaster mitigation areas, namely: a) the area around the drinking water supply infrastructure; b) the area around the wastewater infrastructure; c) the area around the hazardous and toxic waste infrastructure; d) the area around the city solid waste infrastructure; e) the area around pedestrian infrastructure; f) conservation area; g) mangrove ecosystem area; h) food crop area; i) estate crop area; j) mining and energy areas; k) fishery area; l) industrial designated areas; m) the area designated for small and medium industrial centers; n) tourism areas; o) residential areas; p) designated areas for trade and services; q) designation area for office areas; r) designated area of worship area; s) the designated area for education; t) designated area of health area; u) area designated for sports area; v) designated areas for transportation areas; w) designation of defense and security areas.

EFFORTS TO PROVIDE LEGAL CERTAINTY FOR EARTHQUAKE AFFECTED LAND OWNERSHIP

Legal certainty is one of the 3 (three) ideals of law as taught by Gustav Radbruch. In the concept of "Priority Standard Teachings" - as quoted by Friedmann - it is said, there are three ideals of law namely: justice, benefit and legal certainty. Legal certainty is needed, because it not only provides guarantees to the public about which actions may/may not be carried out, but also serves as a guideline for law enforcement officials in carrying out their duties. Thus, society can avoid arbitrary actions or actions from the authorities.¹⁰ The teaching of legal certainty originates from Juridical-Dogmatic teachings which are based on the philosophy of positivism, which tends to see law as something autonomous, independent. The law is seen as just a collection of rules. For adherents of this school, the purpose of law is

¹⁰ Lawrence M. Friedmann, *The Legal System: A Social Perspective*, (New York: Russell Sage Foundation, 1975)

nothing more than guaranteeing legal certainty. Legal certainty is embodied by law as a general rule. The general nature of legal rules proves that law does not aim to achieve justice or benefit, but solely for certainty.¹¹ Further Ali (2002) asserts that legal certainty is a guarantee regarding the law that contains justice. Norms that promote justice must really function as rules that are obeyed. According to Gustav Radbruch, justice and legal certainty are permanent parts of law. He argued that, justice and legal certainty must be considered, legal certainty must be maintained for the security and order of a country. Finally, positive law must always be obeyed. Based on the theory of legal certainty and the values to be achieved, namely the values of justice and happiness.

Jan Michiel Otto provides notes regarding legal certainty in certain situations: 1) There are clear (clear) rules, consistent and easy to obtain, issued by and recognized because of (the power of) the nation; 2) The ruling agencies (government) apply these legal rules consistently and also submit and obey them; 3) Citizens in principle adapt their behavior to these rules; 4) Judges (judicial) who are independent and do not think to apply these legal rules consistently when they resolve legal disputes; and, 5) The judicial decision is concretely implemented.¹²

After the earthquake that caused the tsunami and liquefaction, the challenges for the government of the city of Palu and Sigi Regency, especially in managing and re-recording the land ownership status of the victims of the tsunami and liquefaction were: First, it provides legal certainty for land ownership. The government identified the lands that were victims of the tsunami and liquefaction by classifying them as “destroyed land” or “not destroyed” according to land law terminology. Second, carry out land registration activities again for land records that were damaged, torn, or lost as a result of the tsunami and liquefaction. This land registration is intended to provide legal certainty regarding the property rights of residents who were victims of the tsunami and liquefaction. For land affected by the tsunami and liquefaction and not destroyed, measurement, recording and issuance of re-certificates will be carried out. Identification of land locations, measurements and records is assisted by satellite imagery technology to make it easier to identify the initial location of the land.

Based on the Regulation of the Governor of Central Sulawesi Number 10 of 2019 concerning Post-Disaster Rehabilitation and Reconstruction Plans, guidelines for policy

¹¹ Achmad Ali, *Menguak Tabir Hukum (Suatu Kajian Filosofis dan Sosiologis)*, (Jakarta: Penerbit Toko Gunung Agung, 2002).

¹² R. Soeroso, *Pengantar Ilmu Hukum*, (Jakarta: Sinar Grafika, 2011).

formulation and implementation have been prepared for the Regional Government of Central Sulawesi Province, Affected District/City Governments, and all stakeholders in efforts to recover and rebuild Post-disaster Areas in Central Sulawesi Province. Particularly in the social sector, recovery steps have been taken, through post-disaster development recovery programs, and special attention to women's groups and other vulnerable groups. The steps for revitalizing public services and facilitating the issuance of important documents are:

1. Restoration and updating of population administration;
2. Facilitate the issuance of population documents (KTP, Birth Certificate, BPJS, Marriage Certificate, etc);
3. Issuance of SKPTI (Certificate of Substitute for Identity) and/or SKPS (Certificate of Civil Registration) as one of the conditions for the issuance of Quotation of the Second Deed of Civil Registration which is lost or damaged;
4. Archive restoration and preservation assistance;
5. Updating data on social protection program participation, distribution of PKH assistance, and other social assistance;
6. Restoration of youth and sports facilities affected by the disaster;
7. Data collection, measurement, arrangement and re-determination of destroyed/lost land (including customary land);
8. Exemption of fees, duties and taxes within a certain time for people whose land is affected by the disaster;
9. Protection of women's rights to register land and obtain land certificates;
10. Facilitate the process of resolving land disputes in areas that have experienced disasters; and
11. Court stipulations for settlement of land disputes are land disputes carried out through customary institutions, including customary land.

The first step regarding land ownership in the post-earthquake area is starting from securing documents belonging to the Regional Office or the Land Office. If the documents at the local Kanwil are still there, according to him, this can make it easier for the victim to re-arrange his land ownership status. This is because each Regional Office must have documents that will be used as proof of land ownership. In addition to looking at the existing warkah, the local Kanwil will again take measurements. If the local BPN Regional Office is also destroyed and the land certificate is lost/destroyed, it is necessary to re-map the land in question. In

addition, people who wish to recognize their land rights must also be supported by evidence that can be obtained from the village head or local neighbours.

Complete supporting data is used to avoid dual ownership of one plot/area of land. If there are two or more people fighting over the same land area, this can be done through mediation. In addition to the victim, the heirs of the deceased disaster victims can also apply for ownership rights to their land located in the former natural disaster area.

The step taken by BPN when the situation has recovered is to identify land ownership up to the heirs and the victim's family. Besides that, the identification carried out by BPN also includes land use systems when an earthquake occurs. Whether the land is used for residential, business land or agricultural land. Victims who survived the earthquake, generally have lost their homes as residential buildings. Those who are victims and their families must leave their assets and possessions.

Research data obtained from the National Land Agency (BPN) of Palu City, the areas affected by the liquefaction disaster were in Petobo and Balaroa Villages. In Petobo, the land affected by the liquefaction disaster was 1,855,506 m², while in Balaroa it was 619,854 m² as shown in the following table.

Table 12: Area of affected land quipped in Balaroa and Petobo Villages, Palu City

No	<i>Land Area Affected by liquefaction disaster</i>	
	Village	<i>Land Area (m²)</i>
1	<i>Petobo Village</i>	1.855.506
2	Balaroa Village	619.854
TOTAL		2.475.360

Source: BPN City of Palu (2020)

From all these data, the area of certified land parcels is 2,389 Ha in the Petobo Sub-District, and 833 Ha in the Balaroa Sub-District, as shown in the following table.

Table 13

Land plots affected by liquefaction disaster certified in Kel. Balaroa and Ex. Petobo, Palu City

	Number of Land Plots Affected by the
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No	Certificate	
	Village	Number (Field)
1	Petobo Village	2.389
2	Balaroa Village	833
TOTAL		3.222

Source: BPN City of Palu (2020)

The BPN of Palu City has also collected data on registered land affected by the liquefaction disaster. In the Petobo Village it is 9,385 m², and in the Balaroa Village it is 2,140 m². While the rest have not been listed, as in the following table.

Table 14: Areas of Registered Freehold Land Affected by Liquefaction Disaster

No	<i>Number of Registered Land Planes</i>	
	Village	<i>Number (field)</i>
1	Petobo Village	9.385
2	Balaroa Village	2.140
TOTAL		11.525

Source: BPN City of Palu (2020)

Meanwhile for Sigi Regency, data on the area of land affected by the liquefaction disaster amounted to 256.93 Ha. In detail, 122,611 hectares of land has been registered, while the remaining 226,389 hectares have not been registered. Preliminary data collected, liquefaction occurred in SigiBiromaru District and Dolo District. For SigiBiromaru District, liquefaction occurred in JonoOge Village with a total of 76 plots of land affected by liquefaction. As for Dolo District, there are two villages/kelurahans that were affected by the liquefaction disaster, namely Langaleso Village and Kabobona Village. For Langaleso Village, there are 22 plots of land affected by liquefaction, while for Kabobona Village there are 13 plots of land affected by liquefaction, bringing a total of 35 fields, as shown in the following table.

Table 15: Liquidation Data in Sigi Regency

No	District	Village	Area of Affective Land
1	Dolo	Langaleso	22 fields
2		Kabobona	13 fields
Total			35 field
3	Sigi Biromaru	Jono Oge	76 field

Source: /BPN and BNPB Sigi Regency (2020).

Until this research was conducted, BPN Palu City and Sigi Regency had not re-made land documents, especially land titles, which were damaged or lost as a result of liquefaction. The next step is to re-collect data on: (1) Subject property rights to the affected land; (2) Land documents.

The importance of studying the legal status of ownership rights to land affected by the disaster is to provide legal certainty regarding the status of ownership rights to land; destroyed or not, including legal certainty regarding land ownership documents.

The Central Sulawesi Province BPN Regional Office through Notification Letter Number: 250/72.AT.02.02/II/2020, dated 24 February 2020 addressed to the Palu City BPN Office, Sigi Regency BPN and Donggala Regency BPN explained that:

The occurrence of earthquakes, tsunamis and liquefaction in the areas of Palu, Sigi and Donggala City resulted in changes in natural conditions and structures, both in areas affected by liquefaction and tsunami and around the affected locations. Related to this, there has been a change in the structure and status of land ownership. Regarding the ownership status of land affected by the earthquake, liquefaction and tsunami, the condition of land objects is as follows:

1. Land objects have been completely destroyed by the tsunami or seawater abrasion but the certificates are still in the hands of the right holders;
2. The land object is partially destroyed and the certificate is still in the hands of the right holder;
3. The land object exists but is included in the red zone area based on the Disaster Prone Zone Map.

For land in the following 3 (three) categories, land rights are temporarily not issued (leaving it in the status quo), namely: (1) land objects are completely "destroyed"; (2) land

objects are "partially destroyed", and (3) land objects are included in the "red zone" based on the Disaster Prone Zone Map.

Written stipulations on these lands, issued by state administrative bodies or officials, contain state administrative legal actions, are concrete, individual and final in nature, and give rise to legal consequences for individuals and civil legal entities.

After the decision is issued, the certificate is withdrawn. Holders of Management Rights and/or other Land Rights, are required to submit their certificates, and to record the annulment of rights. The recording of the write-off of land with management rights and/or land rights is carried out based on the Decree of the Head of the Land Office. The written decision provides legal certainty that is final, individual and certain, regarding the legal status of land, or the invalidity of all land documents.

CONCLUSION

There have been concrete efforts from the South Sulawesi BPN Regional Office to provide legal certainty for the lands affected by the earthquake. Land with the status of completely destroyed, or partially destroyed, is not issued a land ownership certificate. In the Red Zone or Disaster Prone Zone, it is prohibited to be inhabited, either permanently or temporarily. Another work that must be carried out immediately is the registration of partially destroyed lands.

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