

Sofia Februanti · Mundakir Mundakir ·
Yelvi Levani · Puspa Liza Ghazali ·
Jumadil Saputra · Mujiarto Mujiarto
Editors

Proceedings of the 1st
UMSurabaya
Multidisciplinary International
Conference 2021
(MICon 2021)

Author Proof



ATLANTIS
PRESS

Editors

Sofia Februanti
Nursing
Poltekkes Kemenkes Tasikmalaya
Tasikmalaya, Indonesia

Mundakir Mundakir
Health Sciences
Universitas Muhammadiyah Surabaya
Surabaya, Indonesia

Yelvi Levani
Medicine
Universitas Muhammadiyah Surabaya
Surabaya, Indonesia

Puspa Liza Ghazali
Universiti Sultan Zainal Abidin
Terengganu, Malaysia

Jumadil Saputra
Economics
Universiti Malaysia Terengganu
Terengganu, Malaysia

Mujiarto Mujiarto
Vokasional Education
Universitas Muhammadiyah Tasikmalaya
Tasikmalaya, Indonesia



ISSN 2731-8060

ISSN 2352-5398 (electronic)

Advances in Social Science, Education and Humanities Research

ISBN 978-2-38476-021-3

ISBN 978-2-38476-022-0 (eBook)

<https://doi.org/10.2991/978-2-38476-022-0>

© The Editor(s) (if applicable) and The Author(s) 2023. This book is an open access publication.

Open Access This book is licensed under the terms of the Creative Commons Attribution-NonCommercial 4.0 International License (<http://creativecommons.org/licenses/by-nc/4.0/>), which permits any noncommercial use, sharing, adaptation, distribution and reproduction in any medium or format, as long as you give appropriate credit to the original author(s) and the source, provide a link to the Creative Commons license and indicate if changes were made.

The images or other third party material in this book are included in the book's Creative Commons license, unless indicated otherwise in a credit line to the material. If material is not included in the book's Creative Commons license and your intended use is not permitted by statutory regulation or exceeds the permitted use, you will need to obtain permission directly from the copyright holder.

This work is subject to copyright. All commercial rights are reserved by the author(s), whether the whole or part of the material is concerned, specifically the rights of translation, reprinting, reuse of illustrations, recitation, broadcasting, reproduction on microfilms or in any other physical way, and transmission or information storage and retrieval, electronic adaptation, computer software, or by similar or dissimilar methodology now known or hereafter developed. Regarding these commercial rights a non-exclusive license has been granted to the publisher.

The use of general descriptive names, registered names, trademarks, service marks, etc. in this publication does not imply, even in the absence of a specific statement, that such names are exempt from the relevant protective laws and regulations and therefore free for general use.

The publisher, the authors, and the editors are safe to assume that the advice and information in this book are believed to be true and accurate at the date of publication. Neither the publisher nor the authors or the editors give a warranty, expressed or implied, with respect to the material contained herein or for any errors or omissions that may have been made. The publisher remains neutral with regard to jurisdictional claims in published maps and institutional affiliations.

This Atlantis Press imprint is published by the registered company Atlantis Press S.A.R.L., part of Springer Nature.

The registered company address is: 22 Rue de Palestro 75002 Paris France

Proceedings of the 1st UM Surabaya Multidisciplinary International Conference (MiCon 2021)

The 1st MiCon (UMSurabaya Multidisciplinary International Conference) 2021 was held in Surabaya, East Java, Indonesia, on December 15–16, 2021. This event provides an excellent international forum for sharing knowledge, the result of innovative research and methodology both in theory and practice in several scopes such as education, social science, health, and pharmacy. The conference aims to provide a platform for researchers and practitioners from both academic societies and industry to meet and share cutting-edge development.

MiCon is organized by Universitas Muhammadiyah Surabaya (UM Surabaya), Universitas Muhammadiyah Tasikmalaya (UMTAS), and Poltekkes Kemenkes Tasikmalaya. This conference is supported by Monash University, University of North Carolina, Universiti Sultan Zainal Abidin, Universiti Malaysia Terengganu, Sultan Hassan Bolkuh Institute of Education, Universität der Bundeswehr München, and Fujian Medical University.

Each paper has been reviewed by the program committee, total submissions 200 articles, a number of articles sent for peer review are 188 articles, and only 133 papers have been accepted for oral presentation (acceptance rate 70,7 %). The conference program consists of three keynote speakers, five invited speakers, and eight parallel sessions.

We would like to thank the scientific committee, reviewers, as well as organizing committee of Universitas Muhammadiyah Surabaya (UM Surabaya) who participated in the success of this event. Without all of your hard work, patience, and prayer, this event is only a daydream. We also conveyed to Rector of Universitas Muhammadiyah Surabaya (UM Surabaya) which had supported this event both in terms of finance and other supporting facilities.

Mujiarto
General Chair

Mundakir
Conference Chair

M. Ridlwan
Endah Hendarwati
Ma'ruf Sya'ban
Emma Kamelia
Siti Badriah
Co-conference Chairs

Organization

Conference Chair

Mundakir

Universitas Muhammadiyah Surabaya

Co-Conference Chairs

M. Ridlwan

Universitas Muhammadiyah Surabaya

Endah Hendarwati

Universitas Muhammadiyah Surabaya

Ma'ruf Sya'ban

Universitas Muhammadiyah Surabaya

Emma Kamelia

Poltekkes Kemenkes Tasikmalaya

Siti Badriah

Poltekkes Kemenkes Tasikmalaya

Members

Mochamad Mokhlas

Universitas Muhammadiyah Surabaya

Asri Wijayanti

Universitas Muhammadiyah Surabaya

Tho'at Stiyawan

Universitas Muhammadiyah Surabaya

Ratno Abidni

Universitas Muhammadiyah Surabaya

Nur Mukarromah

Universitas Muhammadiyah Surabaya

M. Zaenal Muttagin

Universitas Muhammadiyah Surabaya

Pramudana Ihsan

Universitas Muhammadiyah Surabaya

Satria Unggul Wicaksana

Universitas Muhammadiyah Surabaya

M. Fazlurrahman Hadi

Universitas Muhammadiyah Surabaya

Lina Listiana

Universitas Muhammadiyah Surabaya

Radius Setiyawan

Universitas Muhammadiyah Surabaya

May Indra Rinny

Universitas Muhammadiyah Surabaya

Lukman Hakim

Universitas Muhammadiyah Surabaya

Dede Nasrullah

Universitas Muhammadiyah Surabaya

Yelvi Levani

Universitas Muhammadiyah Surabaya

Editors

Andrew McIntyre

Monash University

Kevin Fogg

University of North Carolina

Stefan Koos	Universität der Bundeswehr München
Puspa Liza Binti Ghazali	Universiti Sultan Zainal Abidin
Jumadil Saputra	Universiti Malaysia Terengganu
Hj Gamal Nasir Bin Hj	Sultan Hassanal Bolkiah Institute of Education
Emma Kamelia	Poltekkes Kemenkes Tasikmalaya
Sofia Februanti	Poltekkes Kemenkes Tasikmalaya
Siti Badriah	Poltekkes Kemenkes Tasikmalaya
Dita Eka Mardiani	Poltekkes Kemenkes Tasikmalaya
Jumadil Saputra	Universiti Malaysia Terengganu
Mujiarto	Universitas Muhammadiyah Tasikmalaya

Scientific Committee

Yusliza Mohd Yusoff	Universiti Malaysia Terengganu
Hu Rong	Fujian Medical University
Perjit Kaur Singh	Masha University
Meral Huri	Hacettepe University
Leigh Burrows	Flinders University
Dini Mariani	Poltekkes Kemenkes Tasikmalaya
Nur Rahman	Poltekkes Kemenkes Malang
Rizal Yahya	Universitas Muhammadiyah Yogyakarta
Dewa Sudika Mangku	Univ. Pendidikan Ganesha Bali
Yudith Annisa Rezkitha	Universitas Muhammadiyah Surabaya
Dian Berkah	Universitas Muhammadiyah Surabaya
Didin Fatihudin	Universitas Muhammadiyah Surabaya

Contents

Peer-Review Statements	1
<i>Mundakir Mundakir, Yelvi Levani, Emma Kamelia, Sofia Februanti, Siti Badriah, Andrew McIntyre, Kevin Fogg, Puspa Liza Binti Ghazali, Yusliza Mohd Yusoff, Gamal Nasir, Stefan Koos, Jumadil Saputra, Dita Eka Mardiani, Mujiarto, and Hu Rong</i>	
Education, and Social Science	
Reconstruction of Political Party System Towards Substantive Democracy in Indonesia	7
<i>Achmad Hariri</i>	
Unlocking the Patriarchian View in the Kelir Slindet Novel and the Telebuk Novel by Kedung Darma Romansa: The Concept of Reading as Women	14
<i>Agus Budiman</i>	
Analysis of Parenting Patterns as an Effort to Increase Adversity Quotient and Learning Motivation of NU Muslim at TK Students in Malang	29
<i>Ratno Abidin and Gadis Pitaloka</i>	
Phonestemic Aspects of Java Traditional Food Names Based on Glutinous Rice	40
<i>Alfiah, Sunarya, and Yuli Kurniati Werdiningsih</i>	
Behind the Viral of BTS Meal on Twitter: The Role of Fans Base Community in Promoting BTSmeal	45
<i>Ali Imaduddin Futuwah, Obryan Ramadhan, Fauzi Senoaji, and Mochamad Mochklas</i>	
Government Policy in Handling the Covid-19 Pandemic Judging from Law Number 2 of 2020	51
<i>Anang Dony Irawan and Ega Permatadani</i>	
The Importance of Planetarium as Astronomy Education Center in Universitas Muhammadiyah Surabaya: A Preliminary Study	59
<i>Andi Sitti Mariyam</i>	

Valuation Method of Intellectual Property Rights for Copyright Products of Small and Medium Enterprises as Objects of Credit Guarantees Benefit-Based in the Digital Era	72
<i>Anis Mashdurohatun, Andri Winjaya Laksana, and H. M. Ali Mansyur</i>	
Future of Work, Protection of Labor' Rights in Using Artificial Intelligence Based on SDGs 8.9	84
<i>Asri Wijayanti, Chamdani, Muallimin Mochammad Sahid, and Aulia Putri</i>	
Implementing the Hands-on Activity (HoA) Learning Model Based on Natural Surroundings (JAS) in an Effort to Improve Ecoliteracy and Learning Motivation of the Students of SD Negeri Ombul 3 Bangkalan	94
<i>Asy'ari, Yuni Gayatri, and Sela Rizqiyah</i>	
Student Literacy Culture of Muhammadiyah Elementary School/MI in Era of Covid-19 Pandemic	101
<i>Badruli Martati and Tining Haryanti</i>	
Cash Waqf for the Corporatization on Muhammadiyah Company's in East Java	106
<i>Budi Wahyu Mahardhika, Mochamad Mochklas, Rina Maretasari, and Halimatus Sa'diyah</i>	
Implementation of Enforcement on the Occurrence of Union Busting	115
<i>Chamdani and Asri Wijayanti</i>	
Strategies of the Regional Leaders of Muhammadiyah Bojonegoro in Against the Radicalism Movement	125
<i>Chamim Tohari</i>	
How to Manage Inheritance Wealth Productive Can Increase Economic Value on Agriculture Sector in Gresik	142
<i>Dian Berkah, Tjiptohadi Sawarjuwono, and Abd Hadi</i>	
The Miracles of the Qur'an According to Classical and Modern Islamic Scientists and the Conformity of the Qur'an and Science and Technology	155
<i>Din Muhammad Zakariya and Muhammad Hambal Shafwan</i>	
Greta Thunberg's Speech Power in Un Climate Action Summit 2019: A Critical Discourse Analysis	163
<i>Nida Aulady Rahmah, Dwijani Ratnadewi, and Armeria Wijaya</i>	

The Effectiveness of Online Learning in Improving Students' Problem Solving Skill 178
Endah Hendarwati and Naili Sa'ida

Halal Lifestyle: A Study of Revitalizing Islamic Consumption of Middle Class Muslims 186
Fatkur Huda and Arin Setiyowati

Self-stigma Based on the Sexual Orientation in PLWHA (People Living with HIV/AIDS) in Surabaya, Indonesia 195
Firman Firman and Yuanita Wulandari

Community Participation in Preventing and Eradicating Deforestation in Indonesia 204
Fredy Rikaltra, Anis Mashdurohatun, H. M. Erham Amin, and Gunarto

Financial Aid Accountability and Transparency Partai Amanat Nasional East Java 212
Gita Desipradani and Fauzie Senoaji

Legal Protection About Phenomenology of Justice Certificate Guarantee While Working 217
Himawan Estu Bagijo and Hendrawan Dendy Santoso

Effectiveness of Submission of Communication Information Using WhatsApp (Case Study of BEM UMSurabaya) 229
Khoirul Anam and Arif Ainur Rofiq

Legal Protection for Medical Personnel in International Armed Conflict; International Humanitarian Law Perspective 234
Levina Yustitiantingtyas and Laily Rodhiyatul Habibah

TAGADA Media Development (Cultural Diversity Map) in Indonesian Language Learning Material Main Idea 243
Lilik Binti Mirnawati and Wardatul 'Izzah

Enhancing Cognitive Retention of Different Academic Abilities Undergraduate Students Through PBLRQA Strategy 259
Lina Listiana, Arsad Bahri, Asham Bin Jamaluddin, Andi Muharni, and Wahyu Hidayat Malik

The Formation of Insan Kamil in the Stories of the Prophets Ulul Azmi in the Qur'an 269
Mahmud Muhsinin

Strategic to Increase Firm Value with Earning Per Share and Current Ratio	277
<i>Marista Oktaviani, Tyasha Ayu Melynda Sari, and Budi Wahyu Mahardhika</i>	
The Influence of Organizational Identification and Ad Evaluation to Employee's Customer Focus at Universitas Muhammadiyah Surabaya	283
<i>Muhammad AlHakim Danurwindo</i>	
The Comparative Study of Kh Hasyim Asy'ari and Ki Hadjar Dewantara (the Curriculum Concepts)	293
<i>Muhammad Arfan Mu'ammam and Fitriyah Cholishoh</i>	
Disorientation of Islamic Education Integration: Overview of the Crisis of Islamic Education in Indonesia	305
<i>Muhammad Fazlurrahman Hadi</i>	
Religious Moderation from the Perspective of the Hadith Nabawi	313
<i>Muhammad Hambal Shafwan and Din Muhammad Zakariya</i>	
The Role of Muhammadiyah as a Progressive Islamic Movement in the Modern Era	323
<i>Muhammad Wahid Nur Tualeka and Imtihanatul Ma'isyatuts Tsalitsah</i>	
Paradigm of Shifting Imprisonment to Non-imprisonment in Indonesia Crimination	336
<i>Muridah Isnawati and Prasista Maolana</i>	
Systemic Functional Linguistics: Analyzing the Theme System and Thematic Progression in Indonesian University Students' English Writing	342
<i>Musakkid Himpinit and Idda Astia</i>	
The Effect of Leadership and Islamic Work on Employee Performance: A Study at the Amil Zakat Institution in Surakarta	355
<i>Muthoifin</i>	
The Implementation on Role Play in Early Children Mathematics Skills	364
<i>Nina Veronica</i>	

Overview of Challenges in Conducting English for Specific Academic Purposes (ESAP) Course Assessments via Online and Distance Learning Mode (ODL) for Engineering Students Amidst Covid-19 Pandemic	369
<i>Norkhairi Ahmad, Ina Suryani Ab Rahim, Pramudana Ihsan, and Wijayadi</i>	
Redefining Lesbian Characteristics of Lucy in Coetzee's <i>Disgrace</i> : A Postmodern Study	382
<i>Pramudana Ihsan and Wijayadi</i>	
Optimizing the Use of Polite Language in Responding to Sexual Harassment News on Social Media	392
<i>R. Panji Hermoyo, Ali Nuke Affandy, and Wahono</i>	
Gender Identity, Multiculturalism, and Environmental Issue in Indonesian Urban Literature	402
<i>Radius Setiyawan and Sri Lestari</i>	
International Fund Assistance and It's Eradication of Corruption in Indonesia: International Law Perspectives	413
<i>Satria Unggul Wicaksana Prakasa and Asis</i>	
Conflict of Norms Resolution of Family Card Issuance for Siri Married Couples in Indonesia	421
<i>Supriyono, Vavirotus Sholichah, Bambang Trianto, and Nur Azizah Hidayat</i>	
Istiṣnā' Law in Ṣīgat Ṭalāq Four Maḏhab Perspectives	431
<i>Thoat Stiawan and Salman Al Farisi</i>	
Application of the Beyond Center and Circle Time (BCCT) Model in Early Childhood in the Limited Learning in the School (PTMT)	439
<i>Tri Kurniawati and Naili Sa'ida</i>	
Anger Management Intervention with Cognitive - Behavioral - Spiritual Approach (SC-Spri) in Adolescents with Behavioral Problems	445
<i>Wiwik Juwarini Prihastiwi and Dewi Ilma Antawati</i>	
Islamic Religious Education Strategies in the Disruption Era	456
<i>Zainal Arifin</i>	
Developing of Collaboration Skill in Media Using Closing Statement of Dahlan Iskan Notes on Covid-19	465
<i>Yarno, Mustaji, and Bachtiar Syaiful Bachri</i>	

Assimilation of Chinese Ethnicity in Indonesia Cultural and Architectural Studies	476
<i>Zuraida Zuraida, Murni Rahmawati, and Muhammad Faqih</i>	
Language Acquisition for Children Age 5–6 in Learning Syllables and Word Meanings Through Media Worldwall at TK Aisyiyah 58 Surabaya	490
<i>Wardah Suweleh and R. Dian Karina</i>	
The Online Collaborative Learning as the Innovation of Learning Paradigm	500
<i>Wijayadi and Pramudana Ihsan</i>	
Socio-cultural Aspects in the Spread of Radical Understanding	509
<i>Agus Supriyo and Samsul Arifin</i>	
Influence of Islamic Leadership on Organizational Culture, Organizational Commitment and Employee Performance at Bank Syariah Indonesia in Surabaya	517
<i>Tiara Anindya Virana and Rifa'atul Maftuhah</i>	
Positive Impact of Smartphone on the Children's Thinking Ability Process (Case Study: ABA 58 Surabaya Kindergarden)	526
<i>Gusmaniarti, Wahono, and Sudarmi Mauboi</i>	
Gender Bias Perspective in Indonesian Language Textbooks and Related Sociocultural in Indonesia	535
<i>Sujinah Sujinah, Hajir Muhammad, and Ngatmain</i>	
The Strategies of the Early Childhood Teachers to Provide Learning Activities at Home During the Pandemic of Covid-19	547
<i>Pupung Puspa Ardini, Mutiara Magta, Ratih Kusumawardani, Febu Puji Astuti, Kristiana Maryani, Wuri Astuti, Rina Windiarti, and Choiriyah</i>	
Does Trade Openness and Human Resources Affect the Economic Growth of ASEAN Countries	557
<i>Fakhruddin, Fitriyani, and Cut Zakia Rizki</i>	
Global Trends of Corporate Social Responsibility in Resolving COVID-19 Pandemic Impacts	566
<i>Astrie Krisnawati</i>	

Implementation of the Academic Supervision Model of Collaboration to Improve Pedagogical and Professional Competence of Early Years Teachers in Semarang City	572
<i>Lita Latianaa, Sularti Dewanti Sri Handayani, and Akaat Hasjiandito</i>	
The Innovation of Civic Education Studies in Indonesia: A Theoretical Review of Global Citizenship Education	584
<i>Rianda Usmia and Samsuri</i>	
Applying Gardening Projects to Improve Scientific Knowledge and Collaboration in Early Childhood Education	597
<i>Waode Eti Hardiyanti, Rifda Mardian Arif, Ahmad, Hesti, and Waode Ekadayanti</i>	
Analysis of Adaptive Governance: Overview of the Concept of Structure in Limboto Lake Management in Indonesia	608
<i>Muh. Firyal Akbar, Alwi, Nur Indrayati Nur Indar, and Muhammad Tang Abdullah</i>	
Risk Factors of Asphyxia in Newborns	621
<i>Faizatul Ummah, Lilin Turlina, Ati'ul Impartina, and Ihda Mauliyah</i>	
Portfolio Establishment of Bumn20 Stock Index in Indonesia Stock Exchange: An Analysis During the Covid-19 Pandemic	631
<i>Isbaya</i>	
The Influence of Soft Skills and Hard Skills on the Results of Studying Ethics and Philosophy of Communication at Mercu Buana University	639
<i>Jaya Suryadi, Zainal Abidin Arief, and Sigit Wibowo</i>	
Human Capital Performance in the Agriculture Sector During the Era of Covid-19	649
<i>Tri Bastuti Purwantini</i>	
Development of Flexible Hospital Management Information Systems and End User Training Improve Hospital Performance	657
<i>Anggun Nugroho, Shofwan Hanief, and I. Wayan Karang Utama</i>	
Evaluation of Distance Learning Program Based on Learning Management System During New Normal Covid-19	664
<i>Al Juska Sasni Akbar, Ernawati, Hari Setiadi, Mohammad Givi Efgivia, and Ani Safitri</i>	

Implementation of Legal Protection Against UKM IRD Batik with the Religious Motif as a Method of Islamic Education	671
<i>Indriya, Cut Emma Mutia Ratna Dewi, and Zulfia Artiza</i>	
The Effect of Using Online Media on Learning Motivation and Its Impact on Improving the Results of Learning Bahasa Indonesia	679
<i>Idah Faridah, Euis Fauziah, Tri Maulani, Inne Cahyani, and Mohammad Givi Efgivia</i>	
The Development of a Blended Learning Model Based on a Learning Management System	691
<i>Bhakti Gunawan, Sigit Wibowo, Asep Miftahudin, Ifni Muharman, and Ruly Wulansari</i>	
The Effect of Digital Literacy on Children Violence	700
<i>R. Andi Ahmad Gunadi, Aswir, and Maesaroh Lubis</i>	
The Effectiveness and Utilization of Video Email Technology as Distance Learning Media	707
<i>Ujang Ridwan Maulana, Sutomo, Laila Majda, Helmi Nursirwan, and Fajar Syah Alam</i>	
Learning Videos as Support Media Before Playing Children on STEAM Learning Contents at PAUD Nurul Hidayah	713
<i>Mufarihah, Fatihatus Saadah, Abdul Syukur, Faza Muhammad Noor, and Elnawati</i>	
Interactive Multimedia Development in Learning About Numbers and Alphabets for Early Childhood Education	719
<i>Elly Fitriani, Erminawati, Ida Royani, Adora Rinanda, and Suriyani</i>	
Importance of Sex Education for Children According to Abdullah Nasih Ulwan	725
<i>Akhmad Alim and Norhayati Binte Khalil</i>	
Science Learning in Madrasah Education in Singapore: An Islamisation of Biology Syllabus Through Supplementary Textbook	732
<i>Azman Adahar and Budi Hadrianto</i>	
Academic Administration System Improving the Quality of Education Institutions Services	740
<i>Ni Luh Putri Srinadi and Anggun Nugroho</i>	

Measuring Leadership Foundations Through Combination of Personal Test Based on Mother-Reptile, and Analysis Technique Based on Chunking 746
A. A. Gde Agung Putra Ratu Asmara

Legal Consequences in Buy and Sell of the Land Which is Not Transfer of Title Yet in Simpang Perak Jaya Village (Case Study of Freehold Title Number 733) 754
Rico Pratama Purnomo, Admiral, and Rosyidi Hamzah

The Effect of Creative and Educative Games on Project-Based Learning on Students' Learning Spirit in the Pandemic Period 761
Eka Kurniasih, Ulfi Ukhrowati, Novi Utami, Tazkiyah Himmatul Ulya, and Mohammad Givi Efgivia

The Study of Reading Interest in Indonesian Society and the Shift in Alternative Media as Reading Sources for Finding Innovation in-Library Management 766
Putu Dewi Puspitawati

The Importance of Developing Learning Resource Centers to Improve the Quality of Learning in Remote, Disadvantaged, Leading Areas 772
Stephanus Turibius Rahmat, Suyitno Muslim, Robinson Situmorang, Moch. Sukardjo, and Ferdina

Determining the Right Method to Measure the Quality of Public Service Performance BPSDM, Bali Province 785
Ni Ketut Riani

ASSURE Learning Model to Increase Student Independence Junior High School Public 1 Bojonggede in the Pandemic Era 792
Mohammad Givi Efgivia, Marfie Widiyanti, Emelinny Iskandar, Maria Ulfah, and Maliatu Fitriah

Distance Learning Assessment Strategy in the Pandemic Period 799
Cucu Ardiansyah, Farrah Zhahiriyah, M. Zuhdi, Taufik Rusmayana, and Mohammad Givi Efgivia

Islamic Education Programme for Senior Citizens at Muhammadiyah Health and Daycare Centre Singapore 806
Einon Bte Mohd Taib, Imas Kania Rahman, and Abas Mansur Tamam

Solah (Prayer Worship) Education Curriculum for Part-Time Elementary Madrasah Student 812
Anung Al Hamat, Kamariah Sukim, and Abdul HayyieAl-Kattani

Moral Education for Youth from the Book “At Tarbiyatul Akhlakiyyah Wa Aathariha Fi Binaai Mustaqbali Syabab” 819
Muhammad Hafizuddin and Akhmad Alim

The Effect of Realistic Mathematics Approach on Learning Outcomes of Elementary School Students 825
Teni Tutiareni, Budi Hendrawan, Mohammad Fahmi Nugraha, Anggia Suci Pratiwi, Milah Nurkamilah, and Mujiarto

Social Presence in Online Learning: Meta Analysis 835
Rochmawati Rochmawati

Health Science, and Pharmacy

Implementative Model of Antenatal Class Online in the Covid-19 Pandemic 851
Nunung Mulyani, Yati Budiarti, and Siti Patimah

Knowledge and Self-care Skills of Perioperative Patients 860
Idawati Manurung and Giri Udani

Online Education About Covid 19 Using Zoom and Android App 867
Angga Sugiarto, Siti Maryani, and Sunarko

Overview of Stunting in Newborns in Pekalongan Regency Health Centers: A Retrospective Study 872
Ratnawati Ratnawati, Trina Kurniawati, Jumaroh, Nur Intan Kusuma, and Bestari Welas Asih Waskita

Factor Related to Anxiety Among Parents of Children Under Five Years of Age During COVID-19 Pandemic 879
Puji Nurfauziatul Hasanah, Dini Afriani, Witri Dewi Mentari, Sutisna, and Burdahyat

Psychological Problems of Nursing Students in Facing Clinical Practice During the Covid-19 Pandemic 887
Sulastri and Siti Fatonah

Vegetable Consumption Reduce Breast Cancer Risk Factors in Lampung Province 896
Yuniastini, Purwati, Wien Wiratmoko, and Suslina

Preventive Efforts of Psychosocial Physical and Mental Health Problems Due to COVID-19 Through the Implementation of Psychosocial Mental Health Support 905
Eka Budiarto and Rita Rahayu

“TIS Biscuit” with High Content of Amino Acid and Mineral to Prevent Stunting 912
Erika Puspita, Meilla Dwi Andrestian, and Siti Mas’odah

Identification of Informed Consent Implementation in Midwifery Services: A Description Study 933
Nina Zuhana, Eka Budiarto, Lia Dwi Prafitri, and Rini Kristiyanti

Relation Simulation with Midwife Handling of Emergency Obstetry Successfully 939
Wiwin Mintarsih Purnamasari, Fifi Safiroh, and Helmi Diana

Comparative Analysis of Microfiltration Membrane Pretreatment Materials for Treating Hospital Wastewater 945
Imam Santosa, Daria Br Ginting, and Enro Sujito

Affecting Factors of Midwives’ Perception of Challenges in Midwifery Services During COVID-19 Pandemic 955
Fitriyani Fitriyani, Risqi Dewi Aisyah, and Eka Budiarto

Utilization of Giant Taro Stems (*Alocasia Macrorrhiza L.*) as a Basis for Fragrant Lemongrass Massage Lotions 965
Rani Rubiyanti, Nur Aji, Muhammad Taufiq Anwari, and Nissa Ramdian Azzahrah

Oxytocin Stimulation Massage (PSO) Is Effective in Overcoming the Anxiety of Breastfeeding Mothers and Promoting Milk Production 973
Tetet Kartilah and Sofia Februanti

Deep Breathing Relaxation Techniques Can Improve Oxygen Saturation Value, a Decrease in Blood Pressure and Pulse Rate in Patients with *Congestive Heart Failure* 982
Ai Cahyati, Kusmiyati, and Sofia Februanti

Design of Adolescent Reproductive Health Telemedicine Sihati an Effort to Improve Adolescent Health in the City of Tasikmalaya 992
Siti Patimah and Sri Gustini

Disaster Emergency Preparedness for Pregnant Mothers and Family
Audio Visual Media Feasibility Analysis in Karangnunggal Tasikmalaya 998
Yulia Herliani and Sinar Pertiwi

Health Promotion Media Applications for Midwives About Maternity
and Infant Care in Disaster Emergencies 1008
Sinar Pertiwi and Yulia Herliani

Potential of Some Plants as Bioinsecticides of the House Fly (*Musca
domestica*) 1020
Mei Ahyanti, Prayudhy Yushananta, and Sarip Usman

The Effect of Giving Shiatsu Massage on Dysmenorrhea Pain
in Tasikmalaya Health Polytechnic on 2018 1027
Silalahi, Uly Artha, Prapahlawati, and Ir Ir Khaeriyah

Takakura Model Waste Composting Performance Analysis 1035
Linda Barus, Ferizal Masra, and Suami Indarwati

Correlation of Serum Ferritin Levels with Creatinine, Sgot and Sgpt
Levels in Thalassemia Major Patients 1041
Fatwa Hasbi and Harpolia Cartika

Effectiveness of Ginger Jelly Candy to Reduce Intensity and Duration
of Primary Dysmenorrhea in Adolescents 1050
Qanita Wulandara

Formulation and Evaluation of Sprue Gel Preparations of Betel Leaf
Extract (*Piperis betle L.*) 1059
*Minda Warnis, Ilham Marsandes, Atun Rohayati, Besse Mawaddah,
and Dewi Marlina*

Development of Pingit Education Model for Increasing Knowledge
and Behaviour of Prospective Bride in Stunting Prevention 1067
Meti Widiya Lestari, Atit Tajmiati, and Priyo Sulistyio

The Influence of School Health Unit Development on Increasing
Adolescent Knowledge About Reproductive Health in Junior High
School 4 Tasikmalaya 1073
Herni Kurnia

Risk of COVID-19 Morbidity on Government Public Health Center's
Doctors 1080
*Harimat Hendarwan, Anton Suryatma, Syachroni,
Galih Ajeng Kencana Ayu, Mujiati, Amir Su'udi, Rosita,
and Agustina Puspitasari*

Relationship of Anxiety Level of Pregnant Womens in the Covid-19
Pandemic with the Attitude to Preventing Covid-19 Transmission 1094
Pepi Hapitria and Betty Kristianti

Author	Family Name	Yusoff
	Particle	
	Given Name	Yusliza Mohd
	Prefix	
	Suffix	
	Role	
	Division	
	Organization	Universiti Malaysia Terengganu
	Address	Terengganu, Malaysia
	Email	
Author	Family Name	Nasir
	Particle	
	Given Name	Gamal
	Prefix	
	Suffix	
	Role	
	Division	
	Organization	Sultan Hassanah Bolkiah Institute of Education
	Address	Bandar Seri Begawan, Brunei Darussalam
	Email	
Author	Family Name	Koos
	Particle	
	Given Name	Stefan
	Prefix	
	Suffix	
	Role	
	Division	
	Organization	Universität der Bundeswehr München
	Address	Neubiberg, Germany
	Email	
Author	Family Name	Saputra
	Particle	
	Given Name	Jumadil
	Prefix	
	Suffix	
	Role	
	Division	
	Organization	Universiti Malaysia Terengganu
	Address	Terengganu, Malaysia
	Email	
Author	Family Name	Mardiani
	Particle	
	Given Name	Dita Eka
	Prefix	
	Suffix	

Role
Division
Organization Universitas Muhammadiyah Surabaya
Address Surabaya, Indonesia
Email

Corresponding Author

Family Name **Mujiarto**

Particle

Given Name

Prefix

Suffix

Role

Division

Organization Universitas Muhammadiyah Tasikmalaya

Address Tasikmalaya, Indonesia

Email mujiarto@umtas.ac.id

Author

Family Name **Rong**

Particle

Given Name **Hu**

Prefix

Suffix

Role

Division

Organization Fujian Medical University

Address Fujian, China

Email



Peer-Review Statements

Mundakir Mundakir¹, Yelvi Levani¹, Emma Kamelia², Sofia Februanti², Siti Badriah², Andrew McIntyre³, Kevin Fogg⁴, Puspa Liza Binti Ghazali⁵, Yusliza Mohd Yusoff⁶, Gamal Nasir⁷, Stefan Koos⁸, Jumadil Saputra⁶, Dita Eka Mardiani¹, Mujiarto⁹✉, and Hu Rong¹⁰

¹ Universitas Muhammadiyah Surabaya, Surabaya, Indonesia

² Poltekkes Kemenkes Tasikmalaya, Tasikmalaya, Indonesia

³ Monash University, Indonesia Campus, Tangerang, Indonesia

⁴ University of North Carolina, Chapel Hill, North Carolina, USA

⁵ Universiti Sultan Zainal Abidin, Terengganu, Malaysia

⁶ Universiti Malaysia Terengganu, Terengganu, Malaysia

⁷ Sultan Hassanal Bolkuh Institute of Education, Bandar Seri Begawan, Brunei Darussalam

⁸ Universität der Bundeswehr München, Neubiberg, Germany

⁹ Universitas Muhammadiyah Tasikmalaya, Tasikmalaya, Indonesia
mujiarto@umtas.ac.id

¹⁰ Fujian Medical University, Fujian, China

AQ1 All of the articles in this proceedings volume have been presented at the 1st MiCon (UMSurabaya Multidisciplinary International Conference) 2021 during 15th–
AQ2 16th December 2021 in Surabaya. These articles have been peer reviewed by the members of the Scientific Committee and approved by the Editor-in-Chief, who affirms that this document is a truthful description of the conference’s review process.

1 Review Procedure

The reviews were double-blind. Each submission was examined by at least 2 reviewers independently.

The submissions were first screened for generic quality and suitability. After the initial screening, they were sent for peer review by matching each paper’s topic with the reviewers’ expertise, taking into account any competing interests. A paper could only be considered for acceptance if it had received favourable recommendations from the two reviewers.

Authors of a rejected submission were given the opportunity to revise and resubmit after addressing the reviewers’ comments. The acceptance or rejection of a revised manuscript was final.

Reviews should be conducted objectively. Personal criticism of the author(s) is inappropriate. Reviewers should express their views clearly with supporting arguments. Any statement that an observation, derivation, or argument had been previously reported should be accompanied by relevant citations.

Reviewer should also call to the editor-in-chief’s attention any substantial similarity or overlap between the manuscript under consideration and any other published paper of

Mujiarto—Editor-in-Chief of the 1st MiCon

© The Author(s) 2023

S. Februanti et al. (Eds.): MiCon 2021, ASEHR 708, pp. 1–3, 2023.

https://doi.org/10.2991/978-2-38476-022-0_1

which he/she has personal knowledge. Unpublished materials disclosed in a submitted manuscript must not be used in a reviewer's own research without an expressed written consent of the author(s). Privileged information or ideas obtained through a peer review must be kept confidential and not utilized for personal advantages. Reviewers should not consider manuscripts in which they have conflicts of interest.

2 Quality Criteria

Reviewers were instructed to assess the quality of submissions solely based on the academic merit of their content along the following dimensions:

1. Pertinence of the article's content to the scope and themes of the conference;
2. Clear demonstration of originality, novelty, and timeliness of the research;
3. Soundness of the methods, analyses, and results;
4. Adherence to the ethical standards and codes of conduct relevant to the research field;
5. Clarity, cohesion, and accuracy in language and other modes of expression, including figures and tables.

In addition, all of the articles have been checked for textual overlap in an effort to detect possible signs of plagiarism by the publisher. Every submission will be plagiarism checked via TURNITIN. If the similarity index above 15%, the manuscript will be returned.

3 Key Metrics

Total submissions	200
Number of articles sent for peer review	188
Number of accepted articles	121
Acceptance rate	64,36%
Number of reviewers	25

Competing Interests. Neither the Editor-in-Chief nor any member of the Scientific Committee declares any competing interest.

Open Access This chapter is licensed under the terms of the Creative Commons Attribution-NonCommercial 4.0 International License (<http://creativecommons.org/licenses/by-nc/4.0/>), which permits any noncommercial use, sharing, adaptation, distribution and reproduction in any medium or format, as long as you give appropriate credit to the original author(s) and the source, provide a link to the Creative Commons license and indicate if changes were made.

The images or other third party material in this chapter are included in the chapter's Creative Commons license, unless indicated otherwise in a credit line to the material. If material is not included in the chapter's Creative Commons license and your intended use is not permitted by statutory regulation or exceeds the permitted use, you will need to obtain permission directly from the copyright holder.





Legal Consequences in Buy and Sell of the Land Which is Not Transfer of Title Yet in Simpang Perak Jaya Village (Case Study of Freehold Title Number 733)

Rico Pratama Purnomo, Admiral, and Rosyidi Hamzah^(✉)

Pascasarjana Ilmu Hukum, Universitas Islam Riau, Pekanbaru, Indonesia
rosyidihamzah@law.uir.ac.id

Abstract. Based on The Constitution Number 5 Year 1960 About Agraria Basic Regulation and The Government Regulation Number 24 Year 1997 about Land Registration, land rights buy and sell must be conducted in front of Land Titles Registrar. The shift of land right can move through land buy and sell between the seller and the buyer. In its process, there are (2) obligations that must be done, namely economic obligation and administrative obligation. Economic obligation occurs if the seller party and the buyer have agreed to sell and buy the land, then the buyer must pay certain amount of money approved. Then, after doing the payment, then the administrative obligation is working on the documents related to land right transfer, which is transfer of title. However in the case study investigated, the practice of land buy and sell did not administer the administrative obligation and caused legal consequences in the future such as the uncertainty of right owner on the land.

Keywords: Legal Consequences · Buy and Sell · Land Rights Transfer

1 Introduction

Land is one of need sources in human life. It occurs because land has the function, either the supporting function in making a daily living, or used as the place to build residence. The size of population level in human's life, then in the future there will be many needs of land to be used as the source of living itself.

The growth of human population continues to increase rapidly, making the existed land really influential in supporting daily life, certainly the need on the land is getting higher, until the demand on the land in the market becomes more valuable. Certainly this will be highly profitable, however it will cause problems in the future if the process is not right.

Based on the Constitution of 1945, Indonesia is a state law. This state law gives guarantee and protection on the right of each citizen of Indonesia, such as the right to obtain, the right to own and the right to enjoy the right of ownership [1]. In the ownership

of property right, usually it occurs because of buy and sell, this buy and sell process is a legal action [2].

Land buy and sell done by certain parties, actually replaces the position of the owner from the the ownership right of the land. The term ownership right obtained in land buy and sell has pivotal meaning in which there is evidence of right ownership on certain land, in the transaction it causes the transfer of land ownership right from the owner to other people or the buyer on the land [3]. In other words the land object passed must be with the evidence of ownership right of the land [4].

This transfer is the transfer of right from the previous owner to the new owner. In its process, there are some problems obtained such as under hand land buy and sell, buy and sell of the land which has no certificate, and even land buy and sell in which the first owner never administer administratively the process of transfer of title from the previous owner to the new owner.

Land buy and sell is generally conducted between person to person, person to corporation, and corporation to corporation. Buy and sell itself has large meaning. It can be buy and sell of moving object and non moving object such as land or building buy and sell either in the form of Ownership Right, Cultivation Rights, or Building Rights.

In accordance with applicable constitution regulation, the transfer of land title must be conducted in front of Land Titles Registrar. However it is undeniable that there are still many land transfer of title that is not conducted in front of Land Titles Registrar. This certainly makes confusion concerning the legal act of the parties that did not do it in front of the authorized official.

The involvement of Land Titles Registrar in land buy and sell is to avoid the problem which probably will occur caused by the process of land buy and sell itself until if it is in front of the authorized official, then the requirements of land buy and sell will prevail, and if it has been done then land certificate will be published as the authentic and official evidence as the legal act itself.

However nowadays, there are still many land buy and sell practices that are not conducted in front of Land Titles Registrar, and this causes legal problems. The legal problems appearing are such as there is no legal certainty on the official ownership right of the land, until when it comes to inheritance distribution if one time the buyer did not do transfer of title on the ownership right, passes away.

Based on the explanation above, then the author is interested to conduct the research concerning "The Legal Consequences in Buy and Sell of The Land Which is Not Transfer of Title Yet in Simpang Perak Jaya Village (Case Study of Freehold Title Number 733)".

2 Method

The method used in conducting this research was Sociological Legal Methods. The researcher directly came to the research objects. This legal research supposes to be capable of seeing the correlation between the law and the community. Data used in this research were primary data which were the main data obtained directly by coming to respondents for the sake of data accuracy needed for the research that is directly related to The Legal Consequences in Buy and Sell of The Land Which is Not Transfer of Title Yet. This research was descriptive aimed to find out something with high accuracy,

to describe the condition traits and the symptoms of certain individual or to determine certain symptom distribution, or to determine there is or there is no correlation between certain symptom and other ones in the community [5].

3 Results

The transfer of land ownership in the community habit occurs caused by the presence of legal action namely buy and sell [6]. The transfer of land ownership occurred has its own reasons until that legal action is done. Terminologically the act of buy and sell is defined as the exchange transaction beside with the presence facility, and also the enjoyment obtained from that transaction [7].

In The Code of Civil Law, buy and sell is certain agreement in which one party bonds himself/herself to hand over the right on certain goods and another party pays for the price promised. It means in buy and sell activity, it starts from the process of agreement among the parties who agreed to do the legal action and there is exchange of right and obligation in its process.

Necessarily, if the community refers to the existed constitutional regulation, each buy and sell activity must be done in front of Land Titles Registrar to guarantee the presence of recognition on the transfer of land right ownership. However among the community, the practice of land buy and sell under hand is still frequently conducted without any involvement of the authorized party.

However, the case which is still frequently occurs massively is the community always do land buy and sell without considering the administrative obligation namely about the land transfer of title, and fulfill the obligation as a good citizen by paying the tax, and worse, in doing land buy and sell, the community only relies on a piece of paper and or invoice made as the evidence that a legal action has occurred among the those parties.

This usually occurs as the consequence of community habit in doing land buy and sell that is only through short process and using a piece of paper and/or invoice as the official evidence of certain buy and sell conducted. Whereas its legal implication is causing the transfer of land ownership right and/or unofficial transfer of right on the land and there is no legal certainty and legal protection in it.

The community does not realize that doing land buy and sell with only a piece of paper and/or invoice as evidence does not have legal force and it has potency to cause legal matters. Certainly this deed will really disadvantage one of parties, especially the party who bought the land because in legal force, the evidence on the land ownership is not strong. Then if transfer of title is not conducted, then it will cause confusion because in the eyes of law and in accordance with the land regulation, the transfer of land ownership right when the name in the certificate is transferred then in the eyes of law the legal owner is the name written in the land certificate.

Some parties still do not realize the importance of transfer of title of land certificate from the previous owner to the new owner. This is conducted to prevent the legal matters which could occur in the future after land buy and sell conducted. The certificate transfer of title gives legal certainty and also legal protection on the new owner on the land right ownership. If conflict occurs concerning the land right ownership, then the invoice and/or a piece of paper used as the transaction evidence of the land purchase can become the

evidence if both parties namely the seller and the buyer have good intention to admit their deed. However, if there is bad intention from the parties, then a piece of paper and/or the invoice can be denied by the court.

Therefore the country makes the regulation that everytime there is land buy and sell, it must be in front of Land Titles Registrar [8]. Beside that, he/she becomes the witness if later there is conflict, Land Titles Registrar (PPAT) also issues the letter as the official evidence that a transfer of land ownership right has occurred which becomes the basis for the new owner for the transfer of title process or establishing the new land certificate.

Then, if buy and land occurs without doing transfer of title from the previous owner to the new owner, then it will become a problem in the future for the new owner because if the new owner will resell the land that had been bought, either person to person or to corporation, it will be difficult to occur because the prospective buyer will doubt the land ownership.

The corporation party in buying the land for developing their company has its own standard in doing the land buy and sell transaction because the company party does not want the buy and sell deed causes risks which can inhibit the corporation development. As the consequence, the company party will always reject to buy the land without transfer of title first. When someone makes the land certificate as Mortgage Right, then the bank party will ensure that the land certificate proposed is also on the name of the proposer of Mortgage Right. If it is not conducted by the Bank Party, then at certain time if the party who takes the loan is not capable anymore to do his/her obligation, meanwhile the bank party will execute the Mortgage Right, then it will become contradiction.

The party who claims to be the owner of the mortgage right can sue the bank because of doing execution on the mortgage right, meanwhile that party never do the proposition to make the land as the morgage right in the bank. The case like this can occur if there is no good intention from the party who does not do transfer of title on the land ownership.

The land that transfer of title is not done to it also cannot be used as Mortgage Right in the bank because the certificate is not on the name of the loan applicant. Until the bank party does not want to cause any problem in the future, therefore the bank will always reject the land certificate to be mortgage right if the land certificate is not on the name of the loan applicant. Certainly this will really disadvantage the new owner who does not conduct the transfer of title on the land right ownership because in the eyes of law actually the land owner is the one whose name is written on the land certificate, even though a transaction has occurred, however legal uncertainty occurs on it. And the land right pad also cannot be made as The Mortgage Rate considering that the right pad is not on the name of the applicant.

Then if land buy and sell has occurred withouth transfer of title on the right, at sometime the owner who has not done the transfer of title passes away, then the land bought if has been transfered of the title, then it can be inherited to the wife, child, and/or the family. If it is not done yet, then it can be divided even though the land is not transfer of title yet, but it will cause problem in the future. The problem appearing related to this inheritance can also come from the seller party. Because the seller and buyer conducted the buy and sell under the hand (unofficially) which means the seller and buyer did not do buy and sell in front of Authorized Land Titles Registrar and also did not do transfer

of title on the land right, if the wife, child, and the family does not know it has been sold by the father, then legal matter will occur.

The family of seller who does not know can reside in the land as they like because they still consider that the land still belongs to their parents, meanwhile the buyer's family claims that the land has been bought from their parents when their parents were still alive, and they had the evidence in the form of invoice and the land certificate has been transferred to the holder, the buyer's heir.

This certainly will become a complicated problem for both parties. In one side, the seller's family does not know for sure when their parents sold the land, and still claims the land because the land certificate is still on the name of their parents. Meanwhile in another side the buyer's family could only show the evidence in the form of a piece of paper and/or the invoice as the evidence that the land purchase had occurred.

From the side of land certificate, the buyer's family will not have legal force and legal uncertainty occurs because the land certificate is still on the name of the seller's party. Then claiming will occur between the seller's family and the buyer's family that they do not know the main problem of the case. This frequently occurs in the community because they consider the business can be solved in a family manner.

It is undeniable that as long as there is good intention either from the buyer's family party and the seller's family, then the problem can be solved in a family manner. However, if each party or one of the parties do not have good intention and want to acquire the land then it will be a complicated problem, the problem solving can take a very long time. If the land is inheritance, and divided or distributed into some parts, certainly they must administer the land to be issued and established for the new land certificate on the name of the new owner. For the establishment of the new certificate, then it must refer to the previous land certificate. If the land certificate is still on the name of the previous owner, then the administration cannot be done considering through *de facto* the land is still owned by the previous owner.

Therefore, it is undeniable that it will cause new problem for the completion which certainly it will not be easy as imagined. If the seller's family party has responsibility on the land administration, then the buyer's family party will be capable of distributing the land as the inheritance. If not, then a new problem will appear.

Then if the seller's party and the buyer's party do not do transfer of title on the land right, the country is also disadvantaged, and legal uncertainty occurs again in it. Country's disadvantage here emans from the side of tax. If in the buy and sell process is conducted on the Land Titles Registrar, then one of requirements is to pay for tax for the importance of land certificate registration to establish the new land certificate on the new owner's name.

If buy and sell is not conducted in front of Authorized Land Title Registrar, certainly the tax which supposes to be paid and received by the country as the country income. If it is not conducted in front of Authorized Land Title Registrar, then the tax which should be paid such as Income Tax (PPn), Property Tax (PBB), and Fees for Acquisition of Rights to Land and Buildings (BPHTB) are automatically not paid. This will become disadvantage for the country, even though the amount paid is not too big, however it is done by many people then the country will not get income from the process of land buy

and sell because the country is the master of earth, water, and natural richness contained in it, the country must obtain benefit from this acquisition.

Then if the revenue officer comes to collect the tax payment on the land, it again will cause legal matter. Juridically, the land ownership is still owned by the previous land owner, then the one who must pay for the land tax is the previous owner party because in line with the land certificate, the previous owner is the one who owns the land. This certainly will disadvantage the seller, meanwhile the buyer's party only enjoy and has no responsibility on paying the tax because the revenue officer will come to the land owner juridically. And worse is if the land position is in strategic place, it makes the sale value of the tax object high/expensive, automatically the tax collected will be high too and it will burdensome the seller's party.

Therefore, each legal action of land buy and sell done, the seller and the buyer party must follow the constitutional rule and do it in accordance with the applicable law. If not, there will be many legal consequences appear afterwards and it will burdensome both parties and in obtaining the advantage of the land bought is not fully felt by the buyer's party.

4 Conclusion

The legal consequences caused in Buy and Sell of The Land That is Not Transfer of Title Yet in Simpang Perak Jaya Village (Case Study of Freehold Title Number 733) is creating legal uncertainty and there is no legal protection towards any parties involved in the land buy and sell practice that is not transfer of title yet. This will extremely impact on the land owner in de facto way, and also causing juridical disadvantage on the seller's party. Furthermore, not only both parties will be disadvantaged personally, but also if the land bought would become inheritance, it will also cause a new problem too. The country is also disadvantaged on the practice of land buy and sell practice that is not transfer of title yet, because the country will not get income from the buy and sell activity in which the country supposes to get benefit from that legal action.

According to the criteria, party that can do buy and sell is legally capable person. Then whoever does buy and sell practice of land must follow the prevailing constitution provision to avoid legal problem in the future. Land buy and sell must be done in front of Land Titles Registrar to create legal certainty and legal protection on the previous land owner and the new one, also the country will get benefit upon it.

References

1. Adrian, *Peralihan Hak Atas Tanah dan Pendaftarannya*, Sinar Grafika, Jakarta, 2009.
2. Sinaga S, *Jual Beli Tanah dan Pencatatan Peralihan Hak*, Pustaka Sustru, Jakarta, 2008.
3. I Made Handika Putra, I Ketut Sukadana, Luh Putu Suryani, *Jual Beli Hak Milik Atas Tanah Yang Belum Bersertifikat*, *Jurnal Analogi Hukum*, Bali, 2019, Vol. 1, No. 3, hlm. 372
4. J. Andy Hartanto, *Hukum Pertanahan*, Laksbang Justitia, Surabaya, 2014, hlm. 83
5. Amiruddin, Zainal Asikin, *Pengantar Metode Penelitian Hukum*, PT. Rajagrafindo, Jakarta, 2010, hlm. 25
6. Baiq Henni Paramita Rosandi, *Akibat Hukum Jual Beli Hak Atas Tanah Yang Belum Didaftarkan*, *Jurnal IUS*, Mataram, 2016, Vol. 4, No. 3, hlm. 424

7. Rinto Manulang, Segala Hal Tentang Jual Beli, Buku Pintar, Yogyakarta, hlm. 3
8. Ni Kadek Ditha Angreni, I Gusti Ngurah Wairocana, Legalitas Jual Beli Tanah Dihadapan Pejabat Pembuat Akta Tanah, Jurnal Kertha Semaya, Denpasar, 2018, Vol. 6, No. 9, hlm. 2

Open Access This chapter is licensed under the terms of the Creative Commons Attribution-NonCommercial 4.0 International License (<http://creativecommons.org/licenses/by-nc/4.0/>), which permits any noncommercial use, sharing, adaptation, distribution and reproduction in any medium or format, as long as you give appropriate credit to the original author(s) and the source, provide a link to the Creative Commons license and indicate if changes were made.

The images or other third party material in this chapter are included in the chapter's Creative Commons license, unless indicated otherwise in a credit line to the material. If material is not included in the chapter's Creative Commons license and your intended use is not permitted by statutory regulation or exceeds the permitted use, you will need to obtain permission directly from the copyright holder.



2nd World Conference on Social Sciences and Humanities

Certificate of Virtual Presentation

Presented to

Dr. Rosyidi Hamzah

Who participated in the 2nd World Conference on Social Sciences and Humanities and presented the paper

“The Legal Certainty of the Sale and Purchase of Land that Has Not Been Title Transferred in Simpang Perak Jaya Village, Kerinci Kanan Sub-district, Siak Regency, Riau Province (A Case Study on Freehold Title Number 733)”



25 - 27 September, 2020

Berlin - Germany

www.shconf.org

Farzam Chakherlouy
Chairman of Organizing Committee

SHCONF-70045/2