



Land initial registration in striving rights certainty of land tenure and coastal sustainability of the accreted lands in Kesenden, Kejaksan District, Cirebon City

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Abstract. The formation of accreted land happens due to anthropogenic activities and non-anthropogenic agents, and it often appears due to sedimentation processes on the shoreline. The result of this phenomenon is nonetheless functioning to protect the shore. The event of accreted land raises the need for a definite status concerning land rights and legal certainty for those intending to take responsibilities over such a newly-created surface. This study explains the occurrence process, administrative aspect, and the need for authenticity in legal certainty of land tenure as well as the coastal sustainability of accreted lands located in Kesenden, Kejaksan District, Cirebon City. This study is anticipated to ease the community in managing the accreted lands and helping local governments make policies regarding accreted lands in coastal conservation areas. We used an empirical/sociological juridical approach with an analytical-descriptive as the research method. In the study, primary and secondary data were acquired through literature research and field interviews. The data obtained were then processed by qualitative analysis. Based on local customary law, ownership of accreted land is resolved by the issuance of a 'SIM' (Permit to Occupy) and is decided by the Cirebon City Department of State Lands through the issuance of a Decree on Permit to Occupy State Lands. The accreted lands as state lands are partly used for coastal sustainability; therefore, the authenticity of land tenure through a document like a certificate that brings legal certainty is necessary so that the landholder will receive official recognition. The land tenure registration process begins with a request from the residents to the local village head, and the request is then submitted to the National Land Office. Initial registration and land tenure of accreted land are given with several considerations and conditions. Besides, there are several restrictions and stipulations in favor of preserving the shoreline.

Key Words: anthropogenic activities, Cirebon, coastal sustainability, land tenure, sedimentation.

Introduction. Coastal areas are closely related to tourism and threatened by predictions of sea-level rise on account of climate change (Phillips & Jones 2006). The condition of landscape heterogeneity in coastal areas befalls due to human interplay with coastal resources in meeting life needs (Drakel 2012). Coastal regions serve as a provider for food, transportation, recreation, and energy for an enormous number of people; thus, when the demand for coastal resources increases, conflicts over utilization will also radically progress (Agardy 1993).

Waterfront areas, especially the coastline, encounter significant changes due to various anthropological activities in satisfying life needs, and humans unfortunately will remain to exacerbate ecosystems and natural resources (Tarigan 2007). The expanding process due to accretion (Ardianto et al 2015) has increased the land area. Lands formed naturally or by design due to the sedimentation process in rivers and shores (according to Government Regulation Number 16 of 2004 concerning Land Use) are labeled as accreted lands. With their uniqueness and potential economic value, coastal areas' sustainability faces severe threats (Ministry of Marine Affairs and Fisheries of Indonesia 2017). As an illustration, the United States' coasts have experienced legal and political disputes in addition to physical changes (Mangone 2010).

Accreted land is the property that was previously non-existent or no man's land (*res nullius*) (Christian et al 2019). Land that has not been claimed by individuals is also referred to as land controlled by the state, which in administrative practice is referred to as state land (Turisno et al 2009). Accreted land in Article 15 of the Ministerial Regulation Number 17 of 2016 is set as the state-controlled land. State lands that have not been claimed by any rights (Chulaemi 1993) can be proposed for Land Rights. Accreted land on the shoreline as stipulated in point 5 in the Circular Letter of the Ministry of Agrarian Affairs/Head of the National Land Office Number 410-1293 on 9 May 1996 concerning Control of Land Status and Reclamation Land can be claimed for individual interests based on specific processes. If the maximum area of accreted land is 100 m², the adjacent property owner has property rights to the concerned lands. Meanwhile, claims toward land with a size above 100 m² must obtain a recommendation from the Ministry of Agrarian Affairs and Spatial Planning (ATR)/National Land Office (BPN) following Regulation of the Ministerial Regulation ATR/BPN Number 17 of 2016.

Lands are not just a foothold for anthropoid activities since they are one of the essential natural resources and present support for humankind's survival. The natural abundance of land can be utilized in many ways for meeting the needs of human life. In order to guarantee legal certainty for land rights, the land must be registered as stipulated in Article 19 of Law Number 05 of 1960 concerning the Fundamentals of Agrarian Affairs. The purpose of land tenure registration is to obtain certainty for land rights. With a land title certificate, everyone can comprehend that the concerned land is already owned by a confident person (Sutedi 2019).

The granting of rights over accreted land must coexist with the principle of coastal boundaries and preventive safeguards for the coastline (Soekarno 2003). In Article 16 of the Head of BPN Regulation Number 17 of 2016, the awarding of rights is carried out under the legislation's provisions and must not violate the spatial configuration per the Spatial Planning Regulation and Coastal and Small Islands Zoning Plan. The stipulations of newly-created land are determined in Article 63 paragraph (1) point b regarding the Policy and Strategy of Cirebon City's Spatial Planning for Protected Areas.

The granting of land rights on the coast is governed according to Article 4 of the Head of BPN Regulation Number 17 of 2016 concerning Land Control in Coastal Areas. Policies and management toward accreted land are executed so that the utilization level of coastal resources for economic interests can be evaluated without sacrificing upcoming generations (Marliana et al 2013). Coastal areas are extremely vulnerable to alterations and require protection through proper management so that these resources can be utilized to meet the entire community's needs. The exploration of natural resources is expected not to be carried out through exploitation or overuse activities (Ministry of Marine Affairs and Fisheries of Indonesia 2017). If the community's utilization and management of coastal areas do not coexist with sustainable management provisions, the coastal standings and environment will be adversely influenced (Fabianto & Berhita 2004). The management of coastal resources related to ecological aspects is indispensable to the community's economic and social factors (Drakel 2012).

Various efforts to ensure the sustainability of the ecological role through environmental reflections while utilizing natural resources are needed. According to Article 65 (2) of Law No. 32 of 2009, everyone has the right to access justice in satisfying the right to a fair and healthy environment. A study that explains control, registration, the authenticity of land tenure, and the sustainability of accreted land in Kesenden, Cirebon City is expected to benefit the community who aspire to manage and obtain rights certainty over the concerned lands. Claims can be achieved by submitting titles to policyholders, particularly the related local governments and departments in land rights for coastal areas and accreted lands.

Material and Method. This study examines the initial registration and rights granting of accreted land to achieve legal certainty of land tenure within coastal protected areas. Through an empirical approach (Rosendo et al 2018) with a descriptive-analytical research method, primary and secondary data were obtained through literature and interviews. The data obtained were then analyzed using qualitative methods (Eisma et al

2005). The study's objects include data and information on the accreted land arrangement, regulations related to coastal areas' conservation toward accreted land, legal materials, and other supporting data in Kesenden Sub-district, Cirebon City. We collected the data, such as state legislation, regional regulations, and policies regarding accreted land from related offices for coastal conservation in Cirebon City from April until July 2020. The study site is presented in Figure 1.

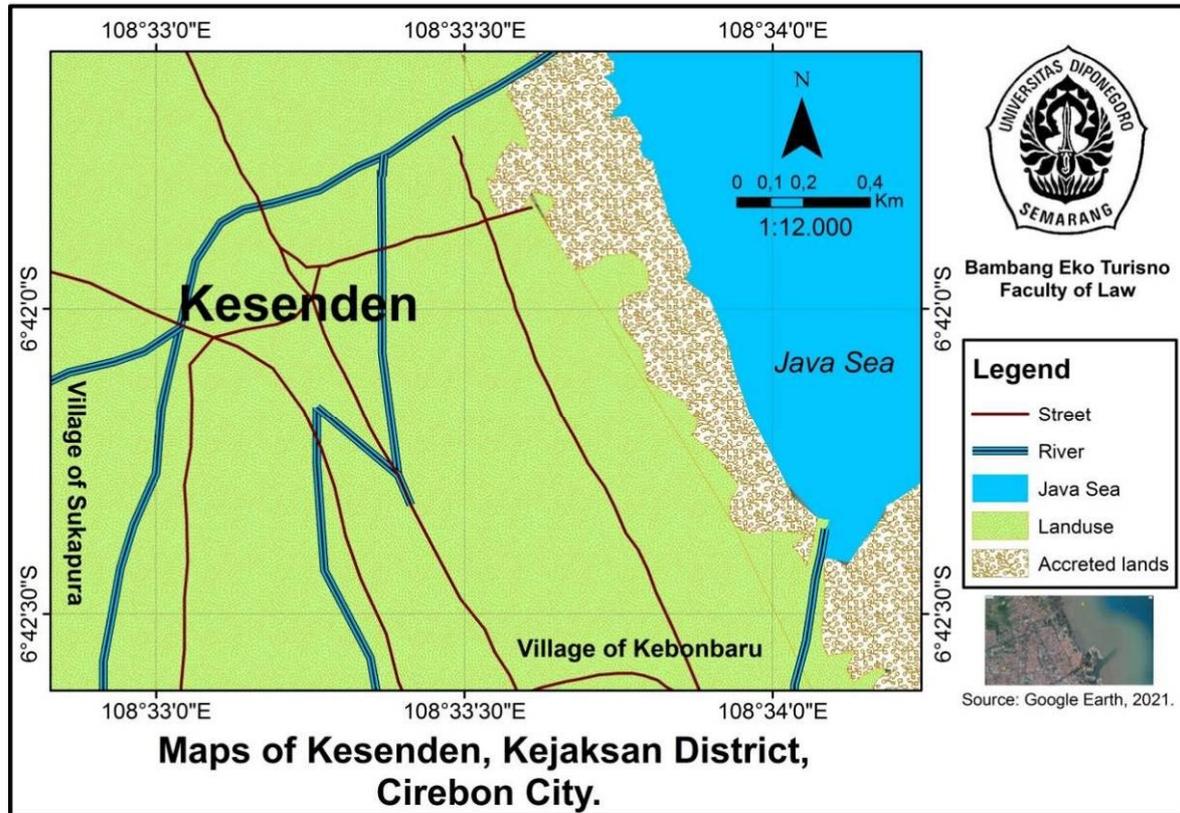


Figure 1. Maps of research location.

Results and Discussions

The land acquisition process. Accreted land or also known as *aanslibbing* in Kesenden Sub-district has already existed before the Basic Agrarian Law (BAL) was enacted in 1960; back then, the area was only around 0.06 km² (6 Ha), and now it has increased to 0.15 km² (15 Ha). The accreted land occurs due to natural factors and several other supporting factors that make the area extendable. Natural power as the main factor has a significant influence in forming accreted land since the river current in West Java Province carries silt and sand to Cirebon's shores. At the downstream, mud and sand will meet the waves and form a bank's sand volume.

Sediment carried by waves or river is a combination of sand and mud located approximately 3 km from the coastline. The sedimentation forms deposits that resemble an embankment with a height of approximately 1.5 m, stretching parallel to the coastline and with this acting as the foundation of newly-created land on the right-left or the west-east of the estuary. The more the river carrying silt and sand flows, the thicker and stronger the occupation of its foundation will be. A more compact, thicker, and stronger accreted land will be able to confront the waves. Areas within the sedimentation zone have the potential to generate accreted lands since the currents carrying silt and sand deposits are always collected on the coast yet the waves cannot thoroughly sweep the coastline as sediment deposits block them. Day by day, these deposits form stable accreted lands.

The second factor supporting the formation of accreted land is human activity. Residents of the Kesenden Sub-district, who are aware of accreted land, kept the deposits by installing stakes made of bamboo. The bamboo pieces connected using ropes and wire serve to resist the waves and filter the mud carried by the waves. The effort, as mentioned earlier, also aims to oppose the waves from hitting the coastline vigorously. Stakes as boundaries are placed insistently because the waves habitually hit the shoreline. To strengthen the stakes, the residents add bulks of soils or even garbage. These efforts are expected to accelerate the emergence process of sediments rather than just expecting natural energy. To extra accelerate the silt bed's thickening, residents also placed various grass types such as elephant grass (*Pennisetum purpureum*) and other wild plants on top of the lands. The community also believes that planting different plants helps to hold silt during the drizzly season and speed up soil fertility.

The speedup of sedimentation depends on the intensity of the waves and tides. Accreted soils are formed more swiftly and can be resided immediately at low tide. Natural factors that trigger the emergence of accreted land in the Kesenden Sub-district have received positive support from the community since the accreted land contributes benefits such as a source of income and shelter.

Considering landscape characteristics, Cirebon City is reflected in the relatively high siltation in the coastal regions. According to Article 3 paragraph (1) of the Cirebon City Spatial Planning 2011-2031, the silting process causes lands to emerge. Furthermore, in Article 43, paragraph (1) point b, they can be found in five sub-districts: Panjungan Sub-district, Kesepuhan Sub-district, Lemahwungkuk Sub-district, Pegambiran Sub-district, and Kesenden Sub-district.

Initial registration and land tenure certification. Accreted land is generally caused by sedimentation from the upstream that is collecting materials into the coast. The presence of rehabilitated mangrove vegetation retains the transported materials; besides that, the ocean currents also cause sediment to form (Efendi 2008). Accreted land in Kesenden Sub-district is a result of a flood that has stopped in one place and settled. The accreted land in the Kesenden Sub-district covers an area of 0.15 km² (15 Ha) (Cirebon City Profile 2020), located along the northern coast of the Kesenden Sub-district. Over time, the emergence of accreted land advanced to happen, and the area in the last five years has reached approximately 0.5 km² (50 Ha).

A study concerning land-use policy by Bao et al (2019) showed that communities performed differently in response to environmental and socio-economic changes, with a dynamic shift from passive to active responses. During the 20th century, policy stress was placed on industrial reclamation and diversification, reflecting the coastal environment's importance and socio-economic situation. Land use policy adjustments are becoming more frequent. Population growth and physical environment changes are the two main driving forces of practical policy.

Owners of land along the riparian and on the shore's edge have priority rights to control over accreted land. The local authority, in this case, the Kesenden Sub-district, could give the accreted land to people who are willing to work on it if the previous landowner has no interest in making or working on the concerned land (Dipoleksono 2004).

Since the control subject covering land status in this study is located in Kesenden Sub-district, the following points show how the community handles and exercises accreted land according to the Head of the Kesenden Sub-district:

- 1) Installing a stake. Below are residents' methods to obtain and occupy accreted land (currently not controlled and utilized by other residents). The conditions for obtaining lands are:
 - a) Notifying the intention of opening accreted land to the landowner directly adjacent to the proposed land, whether on the right, left, front, and back (North, East, South, and West boundaries);
 - b) If there are no objections, boundary signs or stakes can then be plugged onto the land;

- c) Notifying the head of the village concerning the desire to manage and utilize the accreted land;
 - d) Making a Declaration of No Objection and Information on the Boundaries of the Accreted Land, signed by the party who will control and utilize the land, the landowner directly adjacent to the proposed land, and two witnesses.
- 2) Indemnity. Indemnity, accompanied by payment of a certain amount following the parties' agreement, occurs when a party owning the authority to control and utilize the land decides to transfer their authority to another party. The authority to control and utilize the accreted land is known as a 'SIM' (Permit to Occupy). The SIM will be transferred to other residents who desire to carry out the next control and utilization. The following are the requirements for obtaining accreted land over the former landholder:
- a) The original SIM holder did not mind switching SIM;
 - b) Notifying the transfer intention of an accreted land license to the village head;
 - c) Prepare a Statement of Indemnity and Information on the Accreted Land's Boundaries, signed by the party who will control and utilize the accreted land, the resident who transfers the SIM, and the landowner directly adjacent to the proposed land, and two witnesses.

Residents who have the rights to control and make use of accreted land are divided into two:

- 1) Citizens who own land parcels directly adjacent to the proposed land (Priority Rights);
- 2) Residents having no land parcels adjacent to the proposed land but still want to occupy it.

If the priority residents do not wish to manage and utilize the accreted land, the authority can be transferred to other communities that do not have parcels of land adjacent to the accreted lands but want to occupy them. The requirements for other entities to obtain land rights are:

- 1) Residents of the local sub-district;
- 2) Residents of local sub-district who do not have occupied lands;
- 3) Residents of the local sub-district occupy land but smaller compared to other residents;
- 4) Residents of the local sub-district owning arable lands but are still able to occupy other accreted lands.

As mentioned earlier, a No Objection Certificate or Indemnity Certificate containing the Boundaries of Accreted Lands related to land control and utilization is made so that the parties know the boundaries and portions of each land. This stipulation is made to avoid post-conflict settings between various parties so that the person who wants to utilize the accreted lands can carry out their work without any interference.

In the early stages of utilizing accreted lands, people usually plant short-lived plants such as secondary crops, vegetables, followed by planting areca seeds that can later be used as boundary tags. After several months, these short-lived plants are replaced with other plants deemed suitable for commercial planting.

A SIM is required as a kick-start in utilizing the lands. Residents who have gone through the claim processes described above must apply for a SIM at the Local Village Office. SIM is obtained by submitting a formatted form provided by the Local Village Office with some of the information needed as follows:

- 1) Name of Landholder;
- 2) Description of the Landholder's Object (clear boundaries);
- 3) Land Acquisition (Installing Stakes or Indemnity);
- 4) Attachment.

Practically, the SIM is processed for less than one month by the local officials. The Local Village determines residents who are eligible for a SIM. SIM is given once the conditions have been met and the previous processes have been carried out prevailing customs in the local community. The SIM is proof that the resident is the temporary owner who controls the land for two years (extendable).

Based on the Cirebon City National Land Office, only one person received approval from 17 residents who applied for a SIM during the Accreted Land Registration program

from the Cirebon City National Land Office. Land tenure registration that happened in Kesenden, Kejaksan District, Cirebon City, was held sporadically:

- a. There were requests from 17 people applying for a SIM to the Village Head of the Local Village (although four had SIMs, 13 residents who did not have a SIM were still allowed to submit requests);
- b. The Head of Village informed Cirebon City National Land Office regarding requests from 17 residents;
- c. If approved (time spent to get approved is not fixed), then officers from the Cirebon City National Land Office will notify the Kesenden Sub-district head that a certification program for accreted lands will be held;
- d. The local government officials gave the announcement to the community living in the surrounding area, specifically the 17 residents who submitted requests for Land Title.

People who desire land certification are welcome to apply for registration at the local government office by bringing documents as state land registration requirements. The files that must be attached are:

- a. Application Letter to Kesenden Sub-district;
- b. Applicant's Identity (copy of valid Identity Card and Family Card);
- c. Applicant's Statement Letter;
- d. Letter of Statement from Kesenden Sub-district;
- e. Minutes of Testimony for Applicant;
- f. Application Letter to the Head of Cirebon City Land Office;
- g. Form with Code 402 as Attachment;
- h. Land Area Measurement Letter;
- i. Forms regarding Land-Plot Map Drawing;
- j. Statement of Control and Physical Utilization of Land-Plots from Kesenden Sub-district (SIM);
- k. A Decree Statement on the Control and Utilization of Arable Lands issued by the Cirebon City National Land Office;
- l. No Objection Certificate or Indemnity Certificate;
- m. Certificate of Lands Owned by the Applicant.

Furthermore, Kesenden Sub-district officers check whether the residents who submit the request are included in the people who meet the requirements. If the residents have met the requirements, they will immediately make an Application Letter and submit it to the urban village officer at the Cirebon City Land Office for land tenure registration purposes.

After the Head of the Land Office receives the application, Cirebon City Land Office processes the application with the following steps:

The Head of the Land Office orders the witnesses involved in the process of Land Rights to:

- a. Record the application in the communal land registries for related affairs;
- b. Check the completeness of the Land Rights application until they are perfect;
- c. Contacting the applicant to:
 - 1) Complete applications if the document was incomplete,
 - 2) Pay a down payment for the costs borne in completing the application at the Sub Division of Administration,
- d. The Head of the Land Office instructs the Land Use Administration Division, the Land Control Division, and the Land Registration & Measurement Division to collect materials needed to make a decision on the application. The required materials are:
 - 1) Land Registration Certificate (if unavailable before),
 - 2) Measurement Letter/Lands Drawing (if unavailable before),
 - 3) A recommendation of whether the application follows the land-use requirements and land-use plan,
 - 4) If appointed, considerations from other agencies related to the concerned land will be given.
- e. In the event when a measuring letter/description or materials needed to make a decision are insufficient, the Head of the Land Office establishes a "Land Inspection Committee-A," or commonly known as "Committee-A," who is in charge of conducting

- a local inspection. The results of the regional assessment are compiled in the minutes of the land inspection. An examination conducted by Committee-A unconditionally determines whether an application for land rights is granted or rejected;
- f. If the authority for granting rights is under the Head of the Land Office, they will process and issue an SKPH (Decree on Granting Rights);
 - g. Deliver a copy of land inspection minutes to the Ministry of Agrarian Affairs, Head of Cirebon City National Land Office, and the applicant. The authority for granting rights rests in the Minister of Agrarian Affairs and the Head of the Cirebon City National Land Office/the Head of the Land Office;
 - h. Instruct the division of land rights management to record the file's delivery referred to in point a;
 - i. Carry out calculations with the applicant regarding the down payment referred to in point c.

The decision to grant or reject the application can be delivered by a written mail or other means that can ensure the applicant shall receive the decision. The Head of the Cirebon City Land Office has the authority to issue a decision regarding grants or rejection of rights, and this decision is based on the assessment components.

After the SKPH issuance, the person whose name is written in the SKPH must fulfill the obligations stipulated in the SKPH as follows:

- a. Pay annual rent to the country (amount and payment term is stated in the SKPH);
- b. The rights granted must be registered to the local land office. Registration of land rights is a condition for claims and can be done after all the conditions written in the SKPH are fulfilled;
- c. The state frees itself from responsibility regarding circumstances that occur due to granting the rights;
- d. Failure in fulfilling the obligations stated in points 1 and 2, which are emphasized explicitly in the SKPH, can be used as a justification to nullify the granting of rights.

Once the entire conditions and obligations stated in the SKPH are fulfilled, the office issues and submits the land certificate to the impending right holder. If the certificate has been issued, it is handed over to the entitled applicant by the Kesenden Sub-district. The certificate serves as proof of valid rights and is an acceptable means of evidence regarding physical and juridical data as contained therein.

After all the steps are completed, a person owning a certificate is deemed to be having the most substantial proof of land rights. The resident who has the certificate of occupancy is the legal owner. With the issuance of a land certificate, the landowner enjoys adequate protection under national laws and is given legal certainty as written in Article 3 of Government Regulation Number 24 of 1997.

A certificate is the most substantial evidence held in ownership of accreted land and can be used as an instrument proving that the holder has a right to a specific land parcel. Land certificate as an authentic deed is the strongest and fulfilled evidence that has a pivotal role in every legal association in the community. Through an authentic document, matters related to Rights and Obligations and the Legal Certainty are determined and hoped to avoid unanticipated conflicts. Even though accidental disputes are inevitable, an authentic record as strong-written evidence offers a real contribution to a much more comfortable and faster dispute resolution (Sutedi 2012).

An authentic document can be used as perfect evidence because the record contents fulfill the power of proof. A factual record can provide evidentiary strength physically, formally, and materially. The need for written evidence such as original certificates in various sectors for business, banking, and land registration is in line with the advancement demands of legal certainty at the national, regional, and global stages. With the certainty of land rights, land disputes can at least be prevented. An orderly condition of land rights can ultimately lead to prosperity, peace, and security for the community, civilization, and country (Supriadi 2012).

Coastal preservation related on the claimed accreted land. Coastal spatial planning as the pillar of resource management in each planning unit can accomplish sustainable development and further integrate economic, socio-cultural, environmental, and

equitable development (Marliana et al 2013). Policies related to the scheme of ecological management in coastal areas are an essential aspect that is undeviatingly related to the socio-economic of the community and potential existing natural resources (Drakel 2012).

The shorelines in the United States underwent massive physical changes and caused severe legal and political disputes (Mangone 2010). An integrative approach is necessary to understand and solve coastal-related problems (Vugteveen et al 2015). Research by Rostin (2016) stated that policies related to coastal area development that was implemented partially with a top-down planning system were not in accordance with the urgent needs and demands of communities in the coastal area. In many countries, regulation of activities and development in the marine environment has developed from being compartmentalized, fragmented, and uncoordinated into a more strategic, comprehensive, transparent, and integrated (Turner & Essex 2016). Integrating stakeholder thoughts and preferences on ecosystem functions in coastal area management is considered urgent (De Juan et al 2017).

The surface of accreted land in the Kesenden Sub-district is not something novel to the surrounding community. Topographically, Kesenden Sub-district is a lowland region with a slope of 0-2% and an altitude of 0-10 m above sea-level, which means that most of the Cirebon City areas are a sedimentary plain (alluvium); young and old deposits. Alluvium soil is eroded soil deposited in the lowlands (Cirebon City Profile 2020).

Over time, the expansion of accreted lands continued to occur and spread. The area of accreted land in the Kesenden Sub-district was 0.15 km² (15 Ha). The land that only appeared in the last five years (Cirebon City Profile 2020) now has turned to be approximately 0.5 km² (50 Ha). Accreted lands as stipulated in Article 12 of Government Regulation No. 16 of 2004 concerning Management of Coastal Areas and Small Islands, Article 15 paragraph (1) of Ministerial Regulation No. 17 of 2016 concerning Land Arrangement in Coastal Areas and Small Islands, Circular Letter of the Ministry of Agrarian Affairs 410-1293/1996 concerning Control of Land Status and Reclamation Land, and Article 30 (2) of West Java Regional Regulation No. 06 of 2011 concerning Management of Mangrove Forests and Coastal Forests are categorized as state lands. Article 30 of West Java Regional Regulation No. 06 of 2011 concerning Management of Mangrove and Coastal Forests stated that legal certainty for accreted lands could be bestowed so that land rights can be secured (Soekarno 2003).

Naturally, the waterfront resources are directly used by the people living in the concerned area (Phillips & Jones 2006), and customarily, the coastal resources have been limitedly used by fishermen to fulfill their daily needs (Fabianto & Berhito 2004). In many coastal areas, human activities increase threats to ecological functions (Vugteveen et al 2015). Suppose the demand for coastal resources increases, the potential for conflict between users increases dramatically (Agardy 1993). The public judgment that misinterpreted sand mining as private property made it necessary for the government to control the coast and improve public access. Judicial interpretations and policies varied across many countries (Mangone 2010).

The bond between humans and land requires more careful arrangement and regulation, especially when it comes to controlling, allocation, use, provision, and maintenance (Zein 1995). According to Article 2 paragraph (2) of BAL, the country has the right to regulate and organize the allocation, use, supply, and maintenance of lands.

Applications for claiming the rights towards accreted lands are specified in the Circular Letter of the Ministry of Agrarian Affairs 410-1293/1996 concerning Control of Land Status and Reclamation Land. Applications are processed through procedures following local laws and regulations. Registration of land rights is decided based on the inspection results in the minutes of the land inspection conducted by Committee-A. Article 15 in the Regulation of the Minister of ATR/Head of BPN Number 17 of 2016 stipulates that accreted lands with a maximum area of 100 m² belong to the party whose land is directly adjacent; meanwhile, claim for land areas larger than 100 m² must obtain a recommendation from the Ministry of ATR/Head of BPN.

The accreted land in Kesenden, Kejaksan District, Cirebon City, was 0.15 km² (15 Ha or 150,000 m²). A total of 17 residents applied for a SIM, and four residents have

obtained a SIM from the National Land Office (with a total area of 279.9 m² used as a residential area). Environmental sustainability and residential land use are the main determinants in reducing conflict in areas experiencing demographic, economic, and climate pressures (Bramati et al 2014).

The granting of rights over accreted lands is carried out by considering the coastal border and coastal preventive safeguards (Soekarno 2003). Accreted land directly adjacent to a forest area is prioritized as a forest region as stipulated in Article 33 (1) of West Java Regional Regulation No. 06 of 2011 concerning Management of Mangrove Coastal Forests. The use of accreted land outside the coastal conservation route (greenbelt) is determined based on some sort of priority activities: a. forestry; b. fishery; c. agriculture; d. livestock; e. tourism.

One of the objectives of coastal conservation policy is to regulate the concept of coastal boundaries (Susilo & Surnardjono 2002). The coastal boundary criterion is the land along the coast, whose width is proportional to the beach's physical shape and condition with at least 100 m from the highest tide towards the ground (Article 14 Presidential Decree No. 32 of 1990). In favor to avoid damage to the coast, West Java Regional Regulation No. 06 of 2011 concerning Management of Mangrove and Coastal Forests in Article 32 stipulates that the coastal conservation land area (greenbelt) is between 100 and 400 m, calculated from the lowest low tide level according to the conditions and characteristics of the shore.

In the Regional Regulation concerning Provincial Spatial Planning, Provincial Government and Regency/City Regional Government that have coastal area must determine their coastal boundaries (Article 2 (1, 2) Presidential Regulation No. 51 of 2016). Coastal boundaries are specific areas along the coast that have significant benefits for maintaining coastal functions' sustainability (Article 1 No. 06 Presidential Decree No. 32 of 1990). The determination of coastal boundaries by the regional government is aligned to the characteristics of topography, biophysics, coastal hydro-oceanography, economic, and cultural needs (Article 31 (1) Presidential Regulation No. 51 of 2016). The judgment of coastal boundaries is carried out to protect and preserve the function of ecosystems and all resources in coastal areas as regulated in Article 4 of Presidential Regulation Number 51 of 2016 concerning Coastal Boundaries.

Protection toward coastal borders is carried out to preserve the coastal area from activities that can endanger coastal ecosystems' sustainability (Article 1 Presidential Decree No. 32 of 1990). Since Article 32 of West Java Regional Regulation No. 06 of 2011 concerning Management of Mangrove and Coastal Forests stipulates the allotment and use of accreted land as a coastal conservation area (greenbelt) are between 100 to 400 m, construction and enterprise activities are prohibited in a conservation zone. This regulation intends to protect coastal borders and coastal greenbelt. Coastal boundaries are included as protected areas and are also part of local protected areas (Article 14 Presidential Decree No. 32 of 1990).

Based on Cirebon City Regional Regulation No. 08 of 2012 concerning Cirebon City Spatial Planning 2011 to 2031, in Article 43 paragraph (3) point (a), the coastal border area is part of the local conservation area (about 68 hectares), extending from the Kedung River Pane to the Sukalila river with a width of 50 to 100 m. According to Article 30 (1) of West Java Regional Regulation No. 6 of 2011 concerning Management of Mangrove and Coastal Forests, the land is a protected area that performs as a local protection zone. If the beach has been appointed as a protected area under the coastal boundary's label, all activities except those that do not interfere with the protected area are prohibited (Susilo & Surnardjono 2002).

As regulated in Article 30 (2, 4) of West Java Regional Regulation No. 06 of 2011 concerning Management of Mangrove and Coastal Forests, control and allocation of accreted land are managed by the local government with governor supervision so that they can be compatible with the Regional District/City Spatial Planning Regulation. The provincial/regency/city spatial plan is a reference administration for spatial use/regional development arrangement, and it becomes the basis for controlling the use of an area in local arrangement/development through zonation regulations (West Java Regional Regulation No. 06 of 2011 concerning Management of Mangrove and Coastal Forests).

Article 15 in the Regulation of the Minister of ATR/Head of BPN Number 17 of 2016 stipulates that granting rights should not violate the spatial arrangement according to the Spatial Planning Regulation and the Coastal and Small Islands Zoning Plan.

The presence of a preservation and conservation zone in a burgeoning area is essential in maintaining various life support types (Setyawan et al 2005). The need to protect resources in the coastal zone is paramount for the country's economy yet it faces a dilemma in many aspects and areas (Phillips & Jones 2006). A multi-use zoning plan can only exist if carried out with a concrete management framework since marine and coastal protected areas have complex configurations (Agardy 1993).

Conclusions. Natural factors and human activities have formed the accreted lands in Kesenden, Kejaksan District, Cirebon City. Land tenure over the accreted land is regulated under local customary law and is recognized by the issuance of a State-Land License (Permit to Occupy) by the Cirebon City Land Office. The characteristics of the authenticity of a land title for land administrators require legal certainty through a certificate's issuance as an authentic record. The initial registration of accreted land begins with a request from the residents to the local village head. The request is then submitted to the State Land Office. Applications for land rights are processed through procedures following the local laws and regulations. Seventeen residents applied for a State-Land License, and four residents managed to get licenses from the National Land Office covering an area of 279.9 m² as a residential area.

The local government controlled and allocated accreted lands through Governor's supervision, following the Regency/City Spatial Planning Regulation. The land granting must not violate the stipulations of the Spatial Planning Regulation and the Coastal and Small Islands Zoning Plan.

Land tenure registration must consider the coastal boundary as a coastal protection area, where such a site cannot be owned by residents who intend to carry out misbehaving activities. Accreted land is the property of a party whose land is directly adjacent if the maximum area is only 100 m²; however, for an area of more than 100 m², anyone who desires to be a landowner must obtain a recommendation from the Ministry of Agrarian Affairs and Spatial Planning/National Land Office.

Conflict of interest. The authors declare that there is no conflict of interest.

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