

## **CONSEQUENCES OF THE LAW OF DOMINATION AND DEVELOPMENT WAQF LAND WITHOUT RIGHTS**

By

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### **ABSTRACT**

*Land control without rights is a land control carried out by a person or legal entity to enjoy or use land that is not their own land without rights and also against the law. The practice of waqf that occurs in people's lives is not yet fully carried out in an orderly and efficient manner, so that in various cases waqf assets are not maintained properly, are abandoned, are transferred to third parties or to heirs in a way that is against the law. This situation is only due to the nazhir's negligence or inability to manage and develop waqf assets. This is also due to the attitude of the public who do not care or understand the status of waqf property which should be protected for the sake of general welfare in accordance with the aims, functions and designation of waqf. As a legal consequence of using land rights by parties who do not have rights to waqf land, this action is an unlawful act.*

**Keywords:** *Legal Consequences, Controlling and Building, Waqf Land.*

## **KONSEKUENSI HUKUM DOMINASI DAN PENGEMBANGAN TANAH WAKAF TANPA HAK**

### **ABSTRAK**

*Kepemilikan tanah tanpa hak adalah penguasaan tanah yang dilakukan oleh seseorang atau badan hukum untuk menikmati atau menggunakan tanah yang bukan miliknya tanpa dasar hak dan juga secara ilegal. Praktik wakaf yang terjadi dalam kehidupan masyarakat belum sepenuhnya tertata dan efisien sehingga dalam berbagai kasus harta wakaf tidak dipelihara sebagaimana mestinya, terbengkalai, dialihkan kepada pihak ketiga atau kepada ahli waris dengan cara yang tidak sah. Situasi ini hanya disebabkan oleh kelalaian atau ketidakmampuan nazhir dalam mengelola dan mengembangkan harta wakaf. Hal ini juga disebabkan oleh sikap masyarakat yang tidak peduli atau tidak memahami status harta wakaf yang seharusnya dilindungi demi kesejahteraan umum sesuai dengan tujuan, fungsi, dan penetapan wakaf. Akibat penggunaan hak atas tanah secara legal oleh pihak yang tidak memiliki hak atas tanah wakaf, tindakan ini merupakan tindakan yang melanggar hukum.*

**Kata Kunci:** *Konsekuensi Hukum, Pengendalian dan Pembangunan, Tanah Wakaf*

## INTRODUCTION

Land control is something that often happens in daily life, where land control is an act of controlling land that is owned or not owned by him to use or enjoy the land for his own benefit. In fact, land ownership does not only occur on land that does not have a certificate or abandoned land or on customary-owned land that has not been made a certificate, but can also occur on land that already has a certificate. Land ownership without rights is a land control carried out by a person or legal entity to enjoy or use the land that is not his land without the basis of rights and also illegally. Reality shows that almost all cases related to land are an unlawful act, namely by controlling land owned by others without rights.

A person who controls without the property rights of others, then it is included in the act without rights and against the law. Unlawful acts (*onrechtmatige daad*) in civil law are regulated in Article 1365 of the Civil Code which reads: "Every unlawful act, which brings harm to another person, obliges the person who, by mistake, publishes the loss, to compensate for the loss". An unlawful act is the act of a person who deliberately commits a violation or opposition to a provision, so that the violation has caused harm to others.

The definition of unlawful as stated by Article 1365 of the Criminal Code. Civil, which clearly states the consequences of a person's actions or mistakes, namely losses to others, obliges the person who is due to his actions to compensate for the loss. Unlawful act In a narrow sense, it is defined as "a person who has committed a crime against another person or he has acted contrary to his own legal obligation". After the arrest of *Hoge Raad* 1919 Number 110 dated January 31, 1919, the definition of unlawful acts was further expanded, that is, doing or not doing it is a violation of the rights of others, or it is contrary to the legal obligations of the person who did it (up to this point it is a formulation of a narrow opinion), or contrary to both decency and against the propriety that should exist in traffic society against oneself or other people's property)".

The definition of unlawful acts in a broad sense based on the above statement, that the act not only violates the rights of others and is contrary to the legal obligations of the perpetrator or

the perpetrator, but the act is also contrary to the decency and propriety of oneself or other people's property that should exist in society, in the sense that it is contrary to unwritten provisions, such as customs and others.

Abdulkadir Muhammad argued that unlawful acts in a narrow sense only include Article 1365 of the Criminal Code. Civil, in the sense that it is carried out separately between the two articles. Meanwhile, the definition of unlawful acts in a broad sense is a combination of the two articles. Acts in the sense of unlawful acts include positive acts, which in the original Dutch language "*daad*" (Article 1365) and negative acts which in Dutch are called "*nataligheid*" (negligence) or "*onvoorzigtigheid*" (lack of care) as specified in Article 1365 of the Criminal Code. Civil.

Article 1365 of the Criminal Code. Civil for people who actually do it, while in Article 1366 of the Criminal Code. Civil is for people who do not do it. Violations of these two articles have the same legal consequences, namely compensation. Formulation of positive acts Article 1365 of the Criminal Code. Civil and negative acts Article 1366 of the Criminal Code. Civil only had a meaning before the decision of the Dutch Supreme Court on January 31, 1919, because at that time the definition of unlawful (*onrechtmatig*) was still narrow. After the Dutch Supreme Court decision, the definition of unlawful has become broader, which also includes negative acts. Thus, the provisions of Article 1366 of the Criminal Code. The civil is also included in the formulation of Article 1365 of the Criminal Code. Civil.

One example of an unlawful act is building a house on waqf land illegally without the owner's permission which causes a dispute. Land conflicts (disputes) are classic and always present everywhere on earth. Therefore, conflicts related to land are always ongoing, because everyone has interests related to land. Based on the background description mentioned above, the problem in this research/service activity is what are the legal consequences of the use of land rights by parties who do not have rights to waqf land. The purpose of this research/service activity is to find out the legal consequences of the use of land rights by parties who do not have rights to waqf land.

## RESEARCH METHODS

This research is descriptive because it will only explain the object of research, investigated by describing the applicable laws and regulations associated with legal theories and practices of implementing laws and regulations related to the above problems. The type of research used is normative juridical law. Normative juridical law research is research that refers to legal norms, namely researching literature or secondary materials.

The method carried out is a normative juridical approach. A normative juridical approach is used to study laws and regulations. In connection with the research method used, the author does this by researching regulations, legislation, court decisions, circulars and jurisprudence, legal magazines, legal theories and opinions of leading legal scholars which are secondary data, then associated with the actual situation, namely about unlawful acts due to building houses on waqf land. Legal materials in the form of legal sources in the formal sense (laws and regulations) and literature studies are also used, an approach that aims to obtain applicable regulations on unlawful acts due to building houses on waqf land.

## **RESULTS AND DISCUSSION**

Soil is very closely related to human life. Everyone certainly needs land, not only in their lives, even if humans die, they still need a piece of land. Therefore, it is felt as if the land is becoming narrow, becoming few, while the demand is high. The imbalance between land supply and land needs has caused various problems in many aspects. Land ownership or the right to control or possess the land. As a start, the meaning of controlling is determined in Article 529 of the Civil Code from the term *beziit* which means: The position of a person who controls an object either with himself or through the intermediary of others and who maintains or enjoys it as the person who owns the property.

The authority and right to use land is any person or legal entity that is granted land rights by the State as evidenced by a Certificate or other letter/permit specified in the law. Any use of land that is not based on land rights is an unlawful act. The holder of land rights can file a lawsuit to defend and protect the rights held by him within a period of 1 (one) year starting from the day the plaintiff loses all his position and a lawsuit for unlawful acts if a loss arises for this. Ownership in a juridical sense is a right-based ownership, which is protected by law and generally gives authority to the right holder to physically control the land that is leased,

for example, the owner of the land uses or benefits from the land that is leased, not handed over to another party.

Juridical control, even though it gives the authority to control the land that is physically confiscated, in reality physical control is carried out by other parties. For example, a person who owns land does not use his own land but leases it to another party, in this case juridically the land is owned by the landowner, but physically carried out by the land tenant. There is also juridical control that does not give the authority to physically control the land in question. For example, the creditor (bank) holding the guarantee for the land has the juridical right of control over the land that is used as collateral (collateral), but physically the control of the land remains with the holder of the land rights. Juridical and physical control over land is used in the private aspect, while juridical control over the public aspect is the control of land as mentioned in Article 33 paragraph (3) of the 1945 Constitution and Article 2 of the UUPA.

Land ownership without rights is a form of use or utilization of a piece of land without permission or knowledge or even unlawfully on a plot of land. Ownership of land without rights, namely differences in perceptions, values or opinions, interests regarding the status of control over certain land that is not or has not been attached to the right (State land), or that has been attached to the right by certain parties. The possession and use of land without any basis of rights (illegal) is not justified, and is even threatened with criminal sanctions. Possession without rights is caused by needs, livelihoods, opportunities, and lack of supervision. The legal consequence is that those who control without any legal basis are legally invalid because of the absence of permission from the authorized officials. Land ownership without rights is an unlawful act. Article 1365 of the Civil Code contains the following provisions: "Every unlawful act that therefore causes harm to another person, obliges the person who, because of his fault, causes the loss to compensate for the loss". An act that is against the law, which is an act that violates the subjective rights of others or that is contrary to the legal obligations of the maker himself that has been regulated in the law. In other words, against the law is interpreted as against the law. In addition to violating the law, it also violates the public interest, morality and therefore causes harm to others. In addition, people who commit unlawful acts must have mistakes, whether intentional or negligent, there must also be losses incurred. In the sense that losses caused by unlawful acts can be in the

form of: material or immaterial losses and there is a causal or causal relationship between the act and the effect.

The elements that must be met so that a person can be said to have committed an unlawful act are:

1. The act must be against the law (*onrechtmatig*).
2. The act must cause losses.
3. The act must be done by mistake (negligence).
4. There must be a causal relationship between the act and the loss that arises.

Article 1365 of the Civil Code contains several elements that must be fulfilled, in order to determine the existence of an unlawful act. The first element is that the act must violate the law. The act causes harm (the second element), so that between the act and the effect there must be a cause of cause. The third element is that there must be fault on the part of the perpetrator. According to the above statement, the elements of the unlawful act are:

1. The act must violate the law.
2. The act results in loss, so that between the act and the result there must be a cause of cause.
3. There must be a mistake on the part of the perpetrator.

Compared to the two elements mentioned above, the difference is clearly visible, where according to Abdulkadir Muhammad, the elements of unlawful acts that he put forward are broader, when compared to the elements of unlawful acts put forward by R. Suryatin. The actions put forward by Abdulkadir Muhammad are broader, namely against the law that is included in the law while the actions put forward by R. Suryatin, are only against the law.

Then between the act and the result there is a causal relationship (cause, according to Abdulkadir Muhammad is one of the elements, while according to R. Suryatin combined with the element of the act causes loss. Similarly, the opinion expressed by Marheinis Abdulhay, who stated that the elements of unlawful acts are: From the meaning of Article 1365 of the Criminal Code. The civil can be withdrawn several elements of unlawful acts (*onrechtmatige daad*), namely:

1. Deeds.
2. Violating.

3. Error.
4. Disadvantages.

Considering the above statement and when compared to the division of the elements that have been stated earlier, the differences between these elements are very clearly visible. The causality relationship or causal relationship that includes one of the elements or part of one of the elements of the act that results in loss, according to the opinion of previous scholars. According to Marheinis Abdulhay, the causal relationship or causation is not one of the elements of unlawful acts.

The inclusion of the causal relationship into the elements of unlawful acts, there may not be such a causal relationship within the meaning of Article 1365 of the Criminal Code. Civil, so that the scholar only sees clear and tangible things from the sound of the article, in the sense that he only sees things that are expressed. The causal relationship, according to the opinion of other scholars, is an implied thing. So it does not need to be mentioned as one of the elements. The elements of unlawful acts put forward by Marheinis Abdulhay are clearly simple when compared to the elements put forward by other scholars. In fact, the elements of unlawful acts put forward by the scholars above have the same purpose and purpose, namely to provide an explanation and affirmation of the criteria of an unlawful act, in other words, whatever element is used and determined, the purpose of which is still to explain that the act is an unlawful act.

1. Law science recognizes 3 (three) categories of unlawful acts, which are as follows:
2. Unlawful acts due to intentionality.
3. Unlawful acts without fault (without elements of intentionality or negligence).
4. Unlawful acts due to negligence.

The law recognizes certain rights, both regarding personal rights and regarding material rights and the law will protect with strict sanctions both for those who violate these rights, namely being reluctant to pay compensation to the party whose rights are violated. Thus, every act that causes harm to others gives rise to liability. Legal *remedy* is a way of fulfilling or compensating rights by the court that is given to one party who suffers losses by another party who commits negligence or mistakes that cause the loss. There are two reasons for the occurrence of compensation, namely:

Compensation for default (Articles 1240 to 1252 of the Civil Code): compensation charged to debtors who do not fulfill the content of the agreement that has been made between creditors and debtors. The imposition of this compensation is on a court order after going through the summons process at least three times.

Compensation for acts against (Article 1365 of the Civil Code): compensation charged to a person who has caused wrongdoing to the aggrieved party. This compensation arises because of an error, not because of an agreement.

Compensation for unlawful acts: A form of compensation charged to a person who has caused harm to the aggrieved party. As in the case of *Lindenbaum v. Cohen*, it expands the definition of unlawful not only as an act of breaking the law, but also any act that violates propriety, prudence and decency in the relations between fellow citizens to the property of others.

Claiming compensation based on unlawful acts, the conditions are:

There are deeds.

The act in question is both active and passive acts. Active action means that a person does an active act, which by doing it harms others. On the other hand, passive acts can be interpreted as not doing anything that can harm other parties. Unlawful Acts in this case must be interpreted as both Unlawful Acts in a narrow sense, namely it can be interpreted as violating the law, while broadly it must be interpreted as not only violating laws and regulations but also violating the rights of others, contrary to the legal obligations of the perpetrator, contrary to morality and contrary to the public interest.

Error.

The unlawful act must contain errors, both in the form of intentionality and forgetfulness, which because of the act then causes consequences (losses).

There is a loss.

Losses in this case can be in the form of material or immaterial losses.

There is a causality between unlawful acts and losses.

The relationship between unlawful acts and causal losses must be direct, that is, the unlawful act is direct, and is the only reason, that causes the loss (*adequate justification*). The loss must be the result of the wrongful act of the perpetrator, without which the loss would not have

occurred. With the fulfillment of the above elements, a person can claim compensation on the basis of unlawful acts.

Damages can be in the form of material damages and intangible damages. Material loss is a loss in the form of money/wealth/objects. Meanwhile, intangible losses are losses that are not worth money, such as pain, good name, and others. To determine the extent of the loss that must be compensated, it must generally be done by assessing the loss, for that in principle, the harmed must be placed as much as possible in a situation such as a situation in the event of an unlawful act. The aggrieved party has the right to claim compensation not only for the losses he has suffered at the time of filing the lawsuit but also for what he will suffer in the future.

Compensation for unlawful acts by controlling land owned by another person without a basis of rights, must meet the elements mentioned above and the prosecution of such damages can be demanded from a person or corporation through the court, relevant and authorized bodies or institutions, or directly to those who commit the unlawful act with mediation efforts.

Based on the description above, it is "controlling and building waqf land without rights" describing actions that violate the law and ethics in Islam and positive laws in Indonesia. Waqf land has a special legal status that cannot be transferred or controlled by any individual. Waqf land that is not certified but legally valid according to sharia (there is a waqf pledge) still has legal protection, and control by other parties is still categorized as encroachment.

Controlling or building waqf land without legal rights can have serious consequences, including this action can be classified as an unlawful act based on the Indonesian Civil Code (KUHPperdata), the perpetrator can be charged with criminal sanctions, especially if the act meets the elements of land grabbing or embezzlement of rights to immovable objects. Specific sanctions are regulated in laws and regulations, including Law Number 41 of 2004 concerning Waqf which regulates the management and threats to violators. In the Islamic view, this act is a great sin because it takes away the property rights of the ummah and interferes with the public benefit that has been determined by the wakif (waqf giver)

## CONCLUSION

Controlling and building on waqf land without rights (without the permission of the nazhir/authorities) is an unlawful act that has serious consequences, both civil, criminal, and

administrative. Based on Law No. 41 of 2004 concerning Waqf, legal waqf land cannot return to private property, cannot be sold, inherited, or used as collateral. Parties who control and build on waqf land without a permit are considered to have committed an unlawful act (Article 1365 of the Civil Code). The perpetrator can be required to dismantle the building at his own expense and return the waqf land to its original form or function. Nazhir (waqf manager) has the right to file a lawsuit with the Religious Court to take back the land and seek compensation for illegal possession. If the perpetrator had made a false document, the document could be canceled through the court

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