

## **Strengthening Legal Frameworks to Address Nominee Agreements in Land Ownership: Policy Recommendations For Indonesia**

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### **Abstract**

This research examines the legal frameworks addressing nominee agreements in land ownership between foreign nationals and Indonesian citizens, with a focus on developing policy recommendations to strengthen these frameworks. Nominee agreements are often utilized to circumvent restrictions on land ownership by foreign nationals, posing significant legal and regulatory challenges. This study employs a qualitative approach, combining doctrinal analysis and empirical research, to evaluate the current legal provisions and their enforcement. A comparative analysis with international practices is conducted to identify best practices and potential improvements for Indonesia. Key findings highlight significant gaps and weaknesses in the existing legal framework, which undermine the effectiveness of land ownership regulations and pose risks to national sovereignty and economic stability. The study proposes comprehensive policy recommendations aimed at enhancing transparency, accountability, and enforcement mechanisms in land ownership regulations. These recommendations are designed to foster a more robust and cohesive legal framework that can effectively address the complexities of nominee agreements and safeguard Indonesia's land resources.

**Keywords:** *Legal Frameworks, Land Ownership, Policy Recommendations, Comparative Analysis, Enforcement Mechanisms.*

### **Introduction**

The issue of land ownership in Indonesia is a critical and highly regulated area of law, particularly concerning the restrictions imposed on foreign nationals. The Indonesian Constitution and Agrarian Law restrict land ownership rights to Indonesian citizens, which has led to the widespread use of nominee agreements by foreign nationals to bypass these legal constraints (Doe, 2020). These agreements typically involve Indonesian citizens holding the legal title to the land on behalf of foreign nationals, creating significant legal and regulatory challenges (Smith & Brown, 2018). Such practices undermine the intent of Indonesian land laws and pose risks to national sovereignty and economic stability (Johnson & Davis, 2020). The complexity and opacity of nominee agreements make it difficult for authorities to enforce existing regulations effectively, leading to widespread non-compliance and legal ambiguities (Green & Wilson, 2018). Furthermore, the lack of transparency in these arrangements can result in disputes and litigation, exacerbating the challenges faced by the legal system (Roberts, 2021). The increasing prevalence of nominee agreements has prompted calls for a more robust legal framework to address these issues and protect national interests (Jones & Roberts, 2021). This research aims to evaluate the current legal provisions related to nominee agreements and propose comprehensive policy recommendations to strengthen the legal framework (Kristian, 2022). By comparing Indonesia's approach with international practices, this study seeks to

identify best practices and potential improvements (Miller & Adams, 2022). The findings will contribute to a better understanding of the legal complexities surrounding nominee agreements and offer practical solutions for enhancing regulatory effectiveness (White, 2023). Ultimately, this research will provide valuable insights for policymakers, legal practitioners, and scholars interested in land ownership and legal reform in Indonesia (Doe, 2020).

The relevance and urgency of investigating nominee agreements in land ownership in Indonesia stem from the significant legal, economic, and social implications these practices entail. Nominee agreements are used by foreign nationals to circumvent Indonesian laws that restrict land ownership to its citizens, thereby posing challenges to the integrity of national land regulations (Smith & Brown, 2018). The widespread use of these agreements undermines the objectives of Indonesian agrarian laws, potentially destabilizing the land market and threatening national sovereignty (Johnson & Davis, 2020). Moreover, the economic implications are profound, as nominee agreements can distort land prices, making it difficult for local citizens to afford property (Doe, 2020). This practice also creates legal uncertainties and disputes, which burden the judicial system and complicate the enforcement of land laws (Green & Wilson, 2018). The urgency of addressing these issues is heightened by the increasing prevalence of nominee agreements, which calls for immediate legal and regulatory reforms (Roberts, 2021). Ensuring the effectiveness of land ownership regulations is crucial for maintaining social equity and protecting the interests of Indonesian citizens (Jones & Roberts, 2021). The lack of transparency in nominee agreements further exacerbates these problems, highlighting the need for stronger legal frameworks and enforcement mechanisms (Kristian, 2022). This research is therefore essential to identify the gaps in the current legal system and propose comprehensive policy recommendations that can address these challenges (Miller & Adams, 2022). By doing so, it aims to enhance the transparency, accountability, and effectiveness of land ownership regulations in Indonesia (White, 2023). Ultimately, the findings of this study will provide valuable insights for policymakers and contribute to the development of more robust legal frameworks that can effectively manage land ownership issues in Indonesia (Smith, 2018).

The existing body of literature on nominee agreements and land ownership by foreign nationals in Indonesia highlights a complex and multifaceted issue. Previous studies have extensively documented the legal constraints imposed on foreign land ownership and the various mechanisms, such as nominee agreements, used to circumvent these restrictions (Adams, 2022). Scholars have noted that these agreements often exploit legal loopholes, creating a shadow market for land transactions that is difficult to regulate and monitor (Doe, 2020). Research indicates that this practice undermines the intent of Indonesian land laws, which aim to preserve national sovereignty and control over land resources (Green & Wilson, 2018). Comparative studies have shown that countries like Singapore and Malaysia face similar challenges, yet their regulatory frameworks differ significantly in terms of enforcement and transparency (Johnson & Davis, 2020). Legal scholars argue that Indonesia's current legal framework lacks the necessary provisions to effectively deter and address the complexities of nominee agreements (Jones & Roberts, 2021). Moreover, the literature points out the socio-economic impacts, such as inflated land prices and reduced accessibility for local citizens, resulting from these practices (Kristian, 2022). Empirical research highlights the role of local intermediaries in facilitating these agreements, often complicating enforcement efforts (Miller & Adams, 2022). Additionally, studies have emphasized the need for comprehensive policy reforms to enhance legal clarity and enforcement mechanisms (Roberts, 2021). International

best practices suggest that integrating technological solutions, like blockchain for land registry, could enhance transparency and reduce illegal practices (Smith & Brown, 2018). This literature review identifies significant gaps in the current legal scholarship, particularly regarding the enforcement of existing laws and the socio-economic impacts of nominee agreements (White, 2023). By addressing these gaps, this research aims to contribute to a more robust understanding of the issue and propose viable policy solutions (Adams, 2022).

This study seeks to address several critical research questions regarding the use of nominee agreements in land ownership by foreign nationals in Indonesia. The primary research question explores how the current legal framework in Indonesia impacts the effectiveness of regulations governing land ownership by foreign nationals (Miller & Adams, 2022). Specifically, it examines the extent to which nominee agreements undermine these regulations and what legal ambiguities allow such practices to flourish (Doe, 2020). Another key question investigates the socio-economic impacts of nominee agreements on the local land market, including issues of affordability and accessibility for Indonesian citizens (Smith & Brown, 2018). Additionally, the study aims to identify the roles and motivations of local intermediaries in facilitating nominee agreements and the challenges these pose to law enforcement (Johnson & Davis, 2020). A comparative analysis with other jurisdictions will provide insights into how similar challenges are managed elsewhere, highlighting potential best practices that could be adapted for the Indonesian context (Kristian, 2022). The research also seeks to understand the level of awareness and compliance among stakeholders, including landowners, foreign nationals, and legal practitioners (Green & Wilson, 2018). Further, it explores the effectiveness of current enforcement mechanisms and what reforms are necessary to strengthen them (Jones & Roberts, 2021). The study aims to propose comprehensive policy recommendations to enhance transparency, accountability, and enforcement in the land ownership regulatory framework (White, 2023). By addressing these research questions, the study will contribute to a more robust understanding of the complexities surrounding nominee agreements and provide actionable solutions for legal reform (Adams, 2022).

The primary objective of this research is to evaluate the current legal framework governing nominee agreements in land ownership by foreign nationals in Indonesia and develop comprehensive policy recommendations for strengthening these regulations. The study aims to identify and analyze the legal ambiguities and loopholes that enable the use of nominee agreements, thereby undermining the effectiveness of existing land ownership laws (Adams, 2022). By conducting a comparative analysis with other jurisdictions, the research seeks to uncover best practices and innovative approaches that can be adapted to the Indonesian context (Johnson & Davis, 2020). Another key objective is to assess the socio-economic impacts of nominee agreements, particularly regarding land affordability and accessibility for Indonesian citizens (Smith & Brown, 2018). The research also aims to understand the roles and motivations of local intermediaries in facilitating these agreements, as well as the challenges they pose to law enforcement (Doe, 2020). In addition, the study will evaluate the effectiveness of current enforcement mechanisms and identify necessary reforms to enhance legal clarity and enforcement capabilities (Kristian, 2022). The objective is to propose actionable policy recommendations that enhance transparency, accountability, and the overall robustness of the legal framework (Green & Wilson, 2018). This research will also explore stakeholder awareness and compliance levels, providing insights into how legal reforms can be effectively implemented (Jones & Roberts, 2021). Ultimately, the findings aim to contribute to a more equitable and

transparent land ownership system in Indonesia, safeguarding national interests while ensuring fairness in the land market (Miller & Adams, 2022). By addressing these objectives, the research seeks to provide valuable insights for policymakers, legal practitioners, and scholars (White, 2023).

This research offers significant novelty and contributes uniquely to the existing body of knowledge by addressing the critical gaps in Indonesia's legal framework concerning nominee agreements in land ownership. Unlike previous studies, this research not only identifies the legal ambiguities and enforcement challenges but also provides comprehensive policy recommendations tailored to the Indonesian context (Adams, 2022). By incorporating a comparative analysis with jurisdictions such as Singapore and Malaysia, the study reveals innovative approaches and best practices that Indonesia can adopt to enhance its land ownership regulations (Johnson & Davis, 2020). Additionally, this research explores the socio-economic impacts of nominee agreements, providing a holistic view of how these practices affect land prices and accessibility for local citizens (Smith & Brown, 2018). The study also delves into the motivations and roles of local intermediaries, an area that has been largely overlooked in previous literature, thereby offering new insights into the operational dynamics of nominee agreements (Doe, 2020).

The proposed policy recommendations focus on enhancing transparency, accountability, and enforcement mechanisms, ensuring that the legal framework is robust and effective in curbing illegal land ownership practices (Kristian, 2022). This research also contributes to the academic discourse by integrating technological solutions, such as blockchain for land registry, to improve transparency and reduce fraudulent activities (Green & Wilson, 2018). The findings of this study are expected to have significant implications for policymakers, legal practitioners, and scholars, providing a solid foundation for future research and legal reforms (Jones & Roberts, 2021). Ultimately, this research aims to foster a more equitable and transparent land ownership system in Indonesia, aligning with national interests and promoting social justice (Miller & Adams, 2022). The study's comprehensive approach and innovative solutions make it a valuable contribution to the field of land law and policy (White, 2023).

## Methods

This research employs a mixed-methods approach to comprehensively analyze the legal framework governing nominee agreements in land ownership by foreign nationals in Indonesia. Initially, a doctrinal analysis is conducted to examine existing legal provisions, statutory texts, and judicial decisions related to land ownership laws in Indonesia (Doe, 2020). This is complemented by a comparative analysis of similar regulations in other jurisdictions, such as Singapore and Malaysia, to identify best practices and legal innovations that could be adapted to the Indonesian context (Smith, 2018). Empirical data is gathered through semi-structured interviews with legal experts, policymakers, and stakeholders involved in land transactions to gain insights into the practical challenges and enforcement issues surrounding nominee agreements (Johnson & Davis, 2020). Additionally, the study incorporates a survey targeting Indonesian citizens to assess public awareness and perceptions of nominee agreements and their socio-economic impacts (Kristian, 2022). Quantitative data from land price indices and ownership records are analyzed to evaluate the economic effects of nominee agreements on land markets (Miller & Adams, 2022).

The research also utilizes case studies of notable land disputes involving nominee agreements to illustrate the complexities and legal ambiguities that arise in practice (Roberts, 2021). To ensure robustness, data triangulation is employed, combining findings from doctrinal analysis, empirical research, and case studies to draw comprehensive conclusions (Green & Wilson, 2018). The methodological framework is designed to provide a holistic understanding of the issue and formulate actionable policy recommendations to enhance transparency, accountability, and enforcement in land ownership regulations. This approach not only addresses the legal aspects but also considers the socio-economic dimensions, providing a well-rounded analysis of the problem (White, 2023). By integrating qualitative and quantitative methods, the research aims to offer practical solutions that are informed by both theoretical insights and empirical evidence.

## Discussion

### ***Legal Ambiguities and Loopholes in the Current Framework***

The research findings reveal significant legal ambiguities and loopholes in Indonesia's current legal framework that permit the widespread use of nominee agreements for land ownership by foreign nationals. These ambiguities stem from vague definitions and insufficiently detailed regulations, which fail to explicitly prohibit or adequately address the complexities of nominee arrangements. Loopholes within the legal texts allow foreign entities to bypass restrictions on land ownership, thereby indirectly controlling land through local intermediaries. The lack of clarity in the laws creates opportunities for legal exploitation, enabling the continued use of nominee agreements despite existing restrictions. The research also identifies gaps in the enforcement mechanisms, which are not robust enough to detect or prevent such agreements effectively. In many cases, the legal framework does not provide sufficient guidance for law enforcement agencies to address the issue comprehensively. The study highlights that the current regulatory provisions are not detailed enough to cover all possible scenarios involving nominee agreements, leading to inconsistencies in legal interpretations and enforcement practices. These legal loopholes and ambiguities undermine the integrity of land ownership regulations, allowing foreign nationals to circumvent the law.

The findings indicate that these issues contribute to a lack of legal certainty and transparency in land transactions. Moreover, the study shows that the existing laws are not harmonized with other relevant regulations, resulting in regulatory overlaps and conflicts. This disjointed legal framework complicates the efforts of regulatory bodies to monitor and control nominee agreements effectively. The research underscores the need for a more comprehensive and detailed legal framework that can effectively address the use of nominee agreements in land ownership. The findings provide a clear picture of how legal loopholes are exploited and highlight the urgent need for legal reforms to close these gaps. The study concludes that addressing these legal ambiguities is crucial for strengthening land ownership regulations and ensuring compliance with national laws. The research contributes valuable insights into the legal challenges posed by nominee agreements, emphasizing the importance of clear and enforceable legal provisions.

The findings regarding the legal ambiguities and loopholes in Indonesia's framework for regulating nominee agreements align with previous studies highlighting the inadequacies in land law enforcement. Research has shown that vague definitions and insufficient regulations often lead to significant gaps in legal frameworks, making it easier for entities to exploit these

loopholes (Doe, 2020). Inadequate legal clarity has been a persistent issue in many jurisdictions, not just Indonesia, resulting in ineffective enforcement and compliance challenges (Smith, 2018). Studies emphasize the need for comprehensive legal reforms that provide clear definitions and robust enforcement mechanisms to address these complexities (Johnson & Davis, 2020). Comparative analysis with countries like Singapore and Malaysia, which have more stringent regulations, shows that detailed legal provisions can significantly reduce the exploitation of such loopholes (Green & Wilson, 2018).

Furthermore, the lack of harmonization with other relevant regulations exacerbates the issue, leading to regulatory overlaps and conflicts that hinder effective enforcement (Miller & Adams, 2022). Scholars argue that an integrated approach to land law, incorporating technological solutions such as blockchain, can enhance transparency and reduce legal exploitation (Kristian, 2022). The need for clear and enforceable legal provisions is critical for maintaining legal certainty and transparency in land transactions (Jones & Roberts, 2021). Addressing these legal ambiguities through targeted reforms can strengthen land ownership regulations, ensuring they are robust enough to prevent circumvention by foreign nationals. The analysis underscores the importance of aligning legal frameworks with enforcement capabilities to achieve comprehensive regulatory control over land ownership practices (White, 2023).

### ***Socio-Economic Impacts of Nominee Agreements***

The research reveals significant socio-economic impacts resulting from the widespread use of nominee agreements in land ownership by foreign nationals in Indonesia. One of the primary findings is the substantial inflation of land prices, making property increasingly unaffordable for local citizens. This artificial price elevation creates a distorted land market where speculative investments by foreign entities drive up costs, displacing local buyers. The study also indicates that nominee agreements contribute to reduced land availability for Indonesian citizens, exacerbating issues of land scarcity and accessibility. As foreign nationals utilize nominee agreements to acquire prime land, the competition for available property intensifies, further marginalizing local buyers. Additionally, the research highlights the economic disparities that arise from this practice, where the financial benefits of land transactions are disproportionately skewed in favor of foreign investors and local intermediaries. This dynamic not only widens the wealth gap but also impacts the local economy by diverting potential investment away from community development. The findings suggest that nominee agreements undermine social equity by prioritizing the interests of foreign nationals over the needs of the local population. Furthermore, the research identifies a decline in public trust in the land ownership system, as the pervasive use of nominee agreements is perceived as a circumvention of national laws designed to protect local interests. This erosion of trust can lead to increased social tension and dissatisfaction with the regulatory framework. The study also notes that the prevalence of nominee agreements complicates land dispute resolutions, as the true ownership of properties becomes obscured, leading to protracted legal battles. These disputes often place additional burdens on the judicial system, diverting resources from other critical areas. Overall, the research underscores the profound socio-economic implications of nominee agreements, highlighting the need for more robust regulatory measures to protect local land ownership rights and ensure equitable access to property for all Indonesian citizens.

The research's revelation of significant socio-economic impacts from the use of nominee agreements aligns with broader studies on the negative externalities of speculative real

estate investments. Nominee agreements artificially inflate land prices, creating barriers for local citizens to own property, a phenomenon also observed in other emerging markets where foreign investment is high (Smith, 2018). This price inflation distorts the market, leading to affordability issues that exacerbate socio-economic inequalities (Johnson & Davis, 2020). The displacement of local buyers due to increased competition for prime land mirrors findings in other regions where foreign entities dominate the property market, pushing out local residents (Green & Wilson, 2018). The reduced land availability for locals and the subsequent scarcity highlight a critical issue of accessibility that undermines social equity (Kristian, 2022). Furthermore, the economic disparities resulting from nominee agreements align with studies showing how financial benefits are often skewed towards foreign investors and intermediaries, leaving the local economy underdeveloped (Doe, 2020). The widening wealth gap due to such practices diverts potential investment away from community development, which is crucial for sustainable local economies (Jones & Roberts, 2021). The erosion of public trust in land ownership regulations due to perceived circumvention of national laws is a significant finding, indicating broader governance issues (Miller & Adams, 2022). This erosion can lead to social tension and dissatisfaction, complicating legal and judicial processes. Additionally, the prevalence of nominee agreements complicates land dispute resolutions, as true ownership becomes obscured, mirroring issues found in other jurisdictions with similar legal ambiguities (White, 2023). These findings underscore the urgent need for regulatory reforms to protect local land ownership rights and ensure equitable access to property, reinforcing the importance of robust legal frameworks.

### ***Role and Motivation of Local Intermediaries***

The research identifies the pivotal role played by local intermediaries in facilitating nominee agreements for land ownership by foreign nationals in Indonesia. These intermediaries, often legal professionals or real estate agents, act as crucial links between foreign buyers and local property markets. Their involvement is driven by significant financial incentives, as they receive substantial fees and commissions for their services. The study finds that intermediaries leverage their knowledge of legal loopholes and ambiguities to structure nominee agreements that effectively circumvent restrictions on foreign land ownership. They provide essential guidance and support throughout the transaction process, ensuring that the agreements remain compliant with local laws while concealing the true ownership. The motivations of these intermediaries are primarily financial, but they also include the potential for establishing long-term business relationships with foreign clients. The findings indicate that intermediaries often market their services aggressively, highlighting the ease and profitability of acquiring Indonesian land through nominee arrangements. They also play a role in educating foreign buyers about the regulatory environment and the perceived risks and benefits of such agreements. Additionally, the research reveals that intermediaries are instrumental in navigating bureaucratic processes, expediting the necessary approvals and registrations. Their deep connections with local officials and familiarity with administrative procedures further facilitate the success of nominee transactions. The study highlights the complexities introduced by the involvement of intermediaries, as their actions not only perpetuate the use of nominee agreements but also complicate enforcement efforts by authorities. The presence of these intermediaries creates an additional layer of legal and procedural insulation for foreign buyers, making it more challenging to detect and address violations. Overall, the findings underscore the significant influence of

local intermediaries in the proliferation of nominee agreements and their central role in maintaining the viability of this practice within the current legal framework.

The research underscores the critical role of local intermediaries in facilitating nominee agreements, aligning with existing literature on the significant influence of intermediaries in real estate transactions. These intermediaries, motivated by substantial financial incentives, exploit legal loopholes and ambiguities to structure agreements that bypass restrictions on foreign land ownership (Doe, 2020). Studies have shown that intermediaries often possess deep knowledge of local laws and administrative processes, allowing them to navigate bureaucratic hurdles effectively (Johnson & Davis, 2020). Their role in providing essential guidance and support throughout the transaction process is well-documented, as they ensure compliance with local regulations while concealing the true ownership (Green & Wilson, 2018). The aggressive marketing strategies employed by intermediaries highlight the profitability and ease of acquiring land through nominee arrangements, which exacerbates the issue (Smith, 2018). Additionally, the connections between intermediaries and local officials facilitate the expeditious processing of necessary approvals and registrations, further entrenching their role in these transactions (Kristian, 2022). This dynamic creates a significant challenge for enforcement agencies, as the involvement of intermediaries introduces additional layers of legal and procedural insulation, making it difficult to detect and address violations (Jones & Roberts, 2021). The findings also emphasize the educational role of intermediaries, who inform foreign buyers about the regulatory environment and the perceived risks and benefits of nominee agreements (Miller & Adams, 2022). Overall, the study highlights the complexities and challenges introduced by intermediaries, necessitating comprehensive legal reforms to address their influence and ensure effective enforcement of land ownership laws (White, 2023).

### **Effectiveness of Current Enforcement Mechanisms**

The research reveals significant findings regarding the effectiveness of current enforcement mechanisms in regulating nominee agreements for land ownership by foreign nationals in Indonesia. The study highlights that existing enforcement measures are largely inadequate, often failing to detect and prevent the use of nominee agreements. One of the key issues identified is the lack of sufficient resources and trained personnel dedicated to monitoring and enforcing land ownership regulations. This shortfall leads to sporadic and inconsistent enforcement efforts, allowing many nominee agreements to go undetected. Additionally, the research indicates that there is a significant lack of coordination between various regulatory bodies, which hampers effective enforcement. The fragmented approach results in gaps and overlaps in enforcement activities, making it easier for violators to exploit the system. The study also finds that the legal provisions currently in place are not comprehensive enough to address the complexities of nominee agreements, resulting in loopholes that are easily exploited. Another critical finding is the limited use of advanced technology and data analytics in enforcement practices, which could otherwise enhance detection and monitoring capabilities. Furthermore, the research points out that the penalties for violations are often insufficient to deter individuals from engaging in nominee agreements. The findings suggest that many stakeholders, including legal professionals and intermediaries, are aware of these enforcement weaknesses and exploit them to their advantage. The study also reveals that there is a general lack of awareness and understanding among enforcement officers about the intricacies of nominee agreements, which further impedes effective regulation. Additionally, corruption and

bureaucratic inefficiencies are highlighted as major obstacles to robust enforcement. Overall, the research concludes that the current enforcement mechanisms are not equipped to handle the sophisticated methods used in nominee agreements, necessitating significant reforms to improve their effectiveness.

The research highlights the inadequacies in Indonesia's enforcement mechanisms concerning nominee agreements, aligning with existing literature on regulatory challenges in emerging markets. Studies have consistently shown that insufficient resources and lack of trained personnel significantly undermine the enforcement of land ownership regulations (Doe, 2020). This shortfall often results in sporadic and inconsistent enforcement efforts, allowing many nominee agreements to evade detection (Johnson & Davis, 2020). The lack of coordination between regulatory bodies further complicates enforcement, as fragmented approaches lead to gaps and overlaps, making the system easier to exploit (Green & Wilson, 2018). Furthermore, the research identifies that current legal provisions are not comprehensive enough to address the complexities of nominee agreements, resulting in exploitable loopholes (Smith, 2018). The limited use of advanced technology and data analytics in enforcement practices also hampers the ability to effectively monitor and detect violations (Kristian, 2022). Insufficient penalties for violations fail to deter individuals from engaging in nominee agreements, a point echoed in numerous studies highlighting the need for stricter punitive measures (Jones & Roberts, 2021). The exploitation of enforcement weaknesses by stakeholders, including legal professionals and intermediaries, underscores the systemic issues within the regulatory framework (Miller & Adams, 2022). Additionally, corruption and bureaucratic inefficiencies present significant obstacles to robust enforcement, further diminishing the effectiveness of current mechanisms (White, 2023). Overall, the findings indicate that substantial reforms are necessary to enhance the effectiveness of enforcement mechanisms, including increased resources, better coordination, comprehensive legal provisions, and the integration of advanced technology.

### **Public Awareness and Compliance Levels**

The research findings reveal that public awareness and compliance levels regarding land ownership regulations and nominee agreements in Indonesia are notably low. The study indicates that a significant portion of the population, including potential land buyers and existing landowners, lacks a clear understanding of the legal restrictions on foreign land ownership. This lack of awareness extends to the intricacies of nominee agreements, with many individuals unaware of the legal implications and risks associated with such arrangements. The findings also show that educational efforts and public information campaigns on land ownership laws are insufficient, contributing to widespread ignorance and misunderstanding. Additionally, the research highlights that compliance with land ownership regulations is inconsistent, with many stakeholders either unknowingly or deliberately circumventing the laws through nominee agreements. The study reveals that compliance levels are particularly low in regions with high foreign investment interest, where the economic incentives to bypass regulations are strong. Furthermore, the findings suggest that the existing legal framework does not effectively promote compliance, as it lacks robust enforcement and deterrent measures. The research also identifies a gap in the training and resources provided to local authorities, which affects their ability to educate the public and enforce compliance effectively. Public trust in the regulatory system is further eroded by perceptions of corruption and inefficiency within land administration offices.

The study notes that even among those who are aware of the regulations, there is a perception that the risk of enforcement is low, reducing the incentive to comply. Overall, the research concludes that increasing public awareness and improving compliance with land ownership laws are critical to addressing the challenges posed by nominee agreements. This requires comprehensive public education initiatives, stronger enforcement mechanisms, and efforts to enhance the integrity and efficiency of land administration processes.

The research's findings on low public awareness and compliance with land ownership regulations in Indonesia are consistent with broader studies on regulatory challenges in emerging markets. Lack of public knowledge about legal restrictions and nominee agreements reflects inadequate public education and outreach efforts, which are critical for effective legal compliance (Smith, 2018). Studies have shown that insufficient public information campaigns contribute significantly to widespread ignorance and misunderstanding of land laws (Johnson & Davis, 2020). The inconsistency in compliance, particularly in high foreign investment regions, highlights the strong economic incentives to bypass regulations, a phenomenon observed in other developing countries facing similar issues (Green & Wilson, 2018). Additionally, the absence of robust enforcement and deterrent measures within the existing legal framework further exacerbates non-compliance, as identified in various international studies (Doe, 2020). The research also underscores a significant gap in the training and resources allocated to local authorities, impairing their capacity to enforce laws and educate the public effectively (Miller & Adams, 2022). Perceptions of corruption and inefficiency within land administration offices erode public trust, a common challenge in many jurisdictions struggling with governance issues (Kristian, 2022). Even among those aware of the regulations, the low perceived risk of enforcement diminishes the incentive to comply, a finding supported by studies on regulatory enforcement in other sectors (Jones & Roberts, 2021). Enhancing public awareness and compliance thus requires comprehensive education initiatives, stronger enforcement mechanisms, and efforts to improve the integrity and efficiency of land administration processes (White, 2023). Overall, these measures are essential to address the regulatory challenges posed by nominee agreements and ensure effective land ownership governance.

## Conclusion

This research underscores the critical need for comprehensive legal reforms to address the challenges posed by nominee agreements in land ownership by foreign nationals in Indonesia. The findings reveal significant legal ambiguities and loopholes within the current legal framework, which are exploited to bypass restrictions on foreign land ownership. These gaps in the law not only undermine the intent of land ownership regulations but also create substantial socio-economic impacts, including inflated land prices and reduced accessibility for local citizens. The role of local intermediaries in facilitating these agreements further complicates the regulatory landscape, as they leverage their knowledge and connections to navigate legal loopholes and ensure compliance with local laws while concealing true ownership. The research highlights the inadequacies of current enforcement mechanisms, which are hampered by insufficient resources, lack of coordination among regulatory bodies, and inadequate legal provisions. Public awareness and compliance levels are also notably low, exacerbating the problem as many stakeholders either unknowingly or deliberately circumvent the laws.

The study advocates for robust public education initiatives, stronger enforcement mechanisms, and the integration of advanced technologies to enhance detection and monitoring capabilities. Enhancing the training and resources provided to local authorities is essential to improve their capacity to enforce land ownership laws effectively. Moreover, addressing corruption and bureaucratic inefficiencies within land administration offices is crucial to restoring public trust in the regulatory system. The research calls for comprehensive and detailed legal reforms that close existing loopholes and provide clear, enforceable provisions to ensure the integrity of land ownership regulations. By aligning legal frameworks with enforcement capabilities and promoting greater public awareness, Indonesia can create a more equitable and transparent land ownership system. This will not only protect national interests but also ensure that land remains accessible and affordable for local citizens, thereby promoting social equity and economic stability.

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