

Participatory Legal Empowerment in Religious Asset Disputes: The Muhammadiyah Singosari Case

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Abstract

Land disputes involving religious organizations in Indonesia often become complex due to fragmented legal documentation and historical claims. This community service project focuses on resolving a land ownership dispute between a private heir and the Muhammadiyah organization in Singosari, Malang Regency, concerning land used for educational purposes by the Aisyiyah Bustanul Athfal 3 Kindergarten. The objective is to provide legal



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assistance to Muhammadiyah through a non-litigation approach. Employing Participatory Action Research (PAR), the team conducted legal consultations, document validation, stakeholder interviews, field observations, and multiple coordination meetings. The findings reveal dual claims: one based on a colonial-era eigendom verponding title (1948) and another based on a recently issued land certificate (SHM, 2023). Despite the overlapping claims, mediation emerged as the most viable path due to the shared institutional ties between the parties. The study concludes that the PAR approach facilitated an inclusive and empathetic engagement and recommends early legal counseling and structured non-litigation processes for religious and social institutions to mitigate costly disputes and preserve social harmony.

KEYWORDS *Legal accompaniment, land ownership legitimacy, Aisyiyah Organization*

Introduction

Muhammadiyah is an association with a jam'iyah (organization), congregation, and imamah system in realizing its movements and achieving its goals.¹² Muhammadiyah actualizes the fundamental Islamic beliefs and understanding in the form of an Islamic movement that carries out the mission of preaching and renewal for the benefit of all humanity.³⁴ Muhammadiyah as an organization has had legal entity status since its inception in 1912.⁵⁶ With this legal entity, the Muhammadiyah

¹ Ahmad Muttaqin, Ustadi Hamsah, and Robby Habiba Abror, "Muhammadiyah, Sufism, and the Quest for 'Authentic' Islamic Spirituality," *Indonesian Journal of Islam and Muslim Societies* 13, no. 1 (2023): 199–226, <https://doi.org/10.18326/ijims.v13i1.199-226>.

² Ahmad Najib Burhani, "Civilized Congress: Election and Organization of the 48th Muktamar of Muhammadiyah in Solo, Indonesia," *Studia Islamika* 30, no. 1 (2023), <https://doi.org/10.36712/sdi.v30i1.33378>.

³ Arif Maftuhin and Abidah Muflihati, "The Fiqh of the Disabled of Muhammadiyah: Context, Content, and Aspiration to an Inclusive Islam," *Indonesian Journal of Islam and Muslim Societies* 12, no. 2 (2022): 341–67, <https://doi.org/10.18326/ijims.v12i2.341-367>.

⁴ Hasnan Bachtiar, "Theologising Democracy in the Context of Muhammadiyah's Ijtihād," *Indonesian Journal of Islam and Muslim Societies* 12, no. 1 (2022): 165–200, <https://doi.org/10.18326/ijims.v12i1.165-200>.

⁵ Zuly Qodir et al., "A Progressive Islamic Movement and Its Response to the Issues of the Ummah," *Indonesian Journal of Islam and Muslim Societies* 10, no. 2 (2020): 323–52, <https://doi.org/10.18326/IJIMS.V10I2.323-352>.

⁶ M Abdul Fattah Santoso, "Internasionalisasi Konsep Purifikasi dalam Manhaj Tarjih Muhammadiyah," *The Journal of Men's Studies* 1, no. 1 (2020): 30–43, <https://doi.org/10.22219/JMS.V1I1.11407>.

Association not only gained trust and legal recognition during the Dutch colonial period and the Japanese occupation, but also after Indonesia's independence under the Government of the Republic of Indonesia, it also had a very strong legal basis for carrying out its business in various fields of life.⁷⁸ The position of Muhammadiyah as a legal entity (in the form of a foundation) applies throughout the organization, including for 'Aisyiyah and other autonomous organizations, charitable organizations, and institutions under the parent organization of Muhammadiyah, which require an official legal umbrella for various interests and activities.⁹

A legal entity is an organization or association that has rights and obligations like a person, and is recognized by law as a separate entity from the individuals who form it.¹⁰ Because of its rights and obligations like those of a person, the Muhammadiyah Association, as a legal entity, also has the same rights as a person, one of which is the right to own (ownership) goods or assets. Among the many types of goods/objects that can be owned are ownership rights to immovable objects, such as land and buildings. This is reinforced by the existence of various legal documents related to property rights in the name of the Muhammadiyah Association, including the Regulation of the Head of the National Land Agency of the Republic of Indonesia Number 3 of 2012 dated July 12, 2012, Letter of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 5459/14.21/XII/2016 dated December 13, 2016 concerning Instructions for Several Provisions for Granting Property Rights to

⁷ Jamaluddin Jamaluddin, Misbahuddin Misbahuddin, and Kurniati Kurniati, "Peran Organisasi Islam di Indonesia dalam Pengembangan dan Penegakan Hukum Islam," *Bustanul Fuqaha* 3, no. 2 (2022): 130–43, <https://doi.org/10.36701/bustanul.v3i2.567>.

⁸ Aphil Mahesa et al., "Muhammadiyah Sebagai Gerakan Pembaharuan Pendidikan Islam," (2023), <https://doi.org/10.33319/sos.v24i2.133>.

⁹ Nur Kholisatun, Fika Ratna Pratiwi, and Moh. Nurhakim, "Aisyiyah dan Pemberdayaan Perempuan dalam Upaya Kesetaraan Gender," *Al-Tarbiyah, Bau Bau/Al-Tarbiyah* 2, no. 3 (2024): 306–19, <https://doi.org/10.59059/al-tarbiyah.v2i3.1272>.

¹⁰ Fatima Idrees, "Legal Personality: Nature and Extent of Corporate Liability," *Social Science Research Network*, (2024), <https://doi.org/10.2139/ssrn.4807096>.

Religious and Social Bodies, and Memorandum of Understanding between the Muhammadiyah Association and the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency 280/MoU/I.o/K/2022 21/SKB-HK.03.01/VIII/2022. These documents illustrate that the Muhammadiyah Association (hereinafter referred to as the association) has been recognized as a Legal Entity that has been granted the right to own immovable objects, in the form of land and buildings.

Managing the assets of the association as a legal entity is no easy task. Furthermore, the association, founded in 1912, has been through various government regimes, from the Dutch colonial era (the independence struggle), the independence era, the Old Order era, the New Order era, and up to the present day. Or in other words, regarding ownership rights to land/buildings, it has gone through various generations of organizational administrators and various legal regimes, not a few of which have had to go through the process of transferring ownership rights. The transfer of ownership is, to a certain extent, a problem/dispute that will be related to the organization's assets. As we have chosen as the theme of this community service activity, it concerns the organization's land located on Jl. Sidomulyo, Pegentan Village, Singosari District, Malang Regency, East Java.

The problem started with an individual (let's call him SJW, as one of the heirs of a person named SRN) who owned land obtained from Western ownership (Dutch colonial era) and had been in possession for more than 20 years, with evidence of the eigendom verponding letter Number 6013 Register Number 964 of 1948, part of which became the right of the family of the late SRN and his heirs with an area of 2,245 m². Eigendom verponding itself is a form of Dutch colonial inheritance ownership that was recognized during the colonial period and became the basis for land ownership in Indonesia. However, after the enactment of the Basic Agrarian Law (UUPA) of 1960, all eigendom rights must be converted into ownership rights in the national land law system. As stipulated by law, the holder of eigendom verponding can apply for ownership rights to the land through

the Malang Regency BPN office. However, before the ownership was submitted, the land was sold privately, partially, or entirely to the association around 1963. The land sale and purchase process at that time was not carried out with good land administration, so there was no authentic evidence of the sale and purchase. The process of applying for ownership of the land from the former Dutch ownership required extraordinary time, documents and costs, so the process of applying for ownership of the land could only be carried out properly and approved by the state in 2023 with all the land written in the name of the association, evidenced by the issuance of the Ownership Certificate (SHM) No. 04767 with a land area of 2299 m². So currently there are two parties holding proof of ownership of the same land object, namely Mr. SJW with eigendom verponding Number 6013 Register Number 964 of 1948, and Persyarikatan with SHM No. 047067.

As is known, since the enactment of the Basic Agrarian Law (UUPA) in 1960, there has been a legal unification of ownership rights over what were originally customary land and land owned by the West/the Netherlands, into ownership rights registered by the state in the form of land ownership certificates (SHM).¹¹ The issue of land disputes due to former Dutch ownership is one of the complex and sensitive issues in Indonesian land history.^{12,13} This problem usually arises from land that Dutch individuals or companies previously owned during the colonial period, which then experienced a change in ownership status after Indonesian Independence.¹⁴ During the colonial period, much land in

¹¹ Benny Djaja, "Land Rights in the Land Law System in Indonesia According to the Basic Agrarian Law Number 5 of 1960," *Journal of Social Research* 2, no. 6 (2023): 1775–85, <https://doi.org/10.55324/josr.v2i6.903>.

¹² Natasya Aulia Putri et al., "Bridging the Gap by Exploring Inequalities in Access to Land and Disparities in Agrarian Law in Indonesia," *Jurnal Ilmu Kenotariatan*, 2024, <https://doi.org/10.19184/jik.v5i1.47416>.

¹³ Theresia Trisnaning and Ahmad Redi, "Eigendom Verponding-Based Land Disputes in Indonesia: Case Studies and Legal Reconstruction," (2024), <https://doi.org/10.4108/eai.25-5-2024.2348991>.

¹⁴ Rifai s. Aman, Mardi Candra, and Cicilia Julyani Tondy, "Konstruksi Hukum Penyelesaian Sengketa Pertanahan Atas Tanah Eks Eigendom Yang Belum

Indonesia was controlled by the Dutch, both by the colonial government and by Dutch companies and individuals.¹⁵¹⁶ Often, this redistribution process is not carried out with adequate administration or is not followed by the official renewal of ownership documents. As a result, descendants of Dutch landowners or parties who believe they have historical rights to the land sometimes file ownership claims, giving rise to disputes with the new owners or current land users. Efforts to resolve land disputes stemming from former Dutch ownership often involve lengthy and complex legal processes.¹⁷ Courts must assess historical documents, the legality of claims, and the rights that new owners may have acquired. The government also has a crucial role in mediating and facilitating the resolution of these disputes, including through equitable land redistribution policies and compensation mechanisms for affected parties.¹⁸

Considering the above background, the community service team will provide legal assistance to the Muhammadiyah Association (in this case, the Muhammadiyah Regional Leadership of Malang Regency) as a community service partner, to resolve the dispute through non-litigation legal efforts in the form of mediation. With this Community Service activity, the land ownership dispute problems currently being faced by partners can be resolved. Efforts to resolve the partner's problems are also steps/efforts to organize the assets owned by the association as one of the largest Legal Entities and socio-religious organizations in Indonesia.

Didaftarkan,” *Sentri* 3, no. 2 (2024): 657–66, <https://doi.org/10.55681/sentri.v3i2.2305>.

¹⁵ Hamda Afsuri Saimar, Azmi Fendri, and Titin Fatimah, “Jalan Terjal Redistribusi Tanah Menuju Pemerataan Kepemilikan Hak Atas Tanah di Kabupaten Pasaman,” *Tunas Agraria* 7, no. 2 (2024): 183–200, <https://doi.org/10.31292/jta.v7i2.299>.

¹⁶ Denico Doly, “The Authority of the State in Land Tenure: Redistribution of Land to the People,” *Journal of Economic and Public Policy* 8, no. 2 (2017): 195–214, <https://doi.org/10.22212/JNH.V8I2.1053>.

¹⁷ Dedi Saputra, Suprpto Suprpto, and Devi Satriawan, “Juridical Study of Resolution of Land Ownership Conflicts in the Development of Legal Security in Indonesia,” *Journal of Law, Politics and Humanities* 4, no. 5 (2024): 1569–79, <https://doi.org/10.38035/jlph.v4i5.594>.

¹⁸ Denico Doly, “The Authority of the State in Land Tenure: Redistribution of Land to the People,” *Negara Hukum* 8, No. 2 (2017): 195–214, <https://doi.org/10.22212/jnh.v8i2.1053>

Method

This community service activity uses the PAR (Participatory Action Research) method, which is an approach that prioritizes knowledge based on experience to overcome social problems and create social change for the better.¹⁹ PAR can be used as a powerful tool to address social problems, strengthen communities, and promote sustainable social change.²⁰ This community service program will be carried out in the following stages:

1. Early stage

The problems faced by the Partners emerged after a letter requesting mediation from Mr. SJW around September 2023, addressed to the Central, Regional, and Provincial Leadership of Muhammadiyah. The community service team, which is part of the Organization with knowledge and experience in the legal field, was requested by the Partners (through the Regional Leadership of Malang Regency) to follow up on the letter. Based on the request letter, the community service team first conducted a legal consultation with the Partners. Legal consultation is the initial step in examining legal issues, which involves classification and clarification of supporting data. This stage is also carried out by confirming and synchronizing data and information from the partners. Legal consultation is also the earliest stage at which information is received by the community service team regarding the problems experienced by the partners. After receiving initial information from the partners, the counselor will analyze how to solve the partners' legal problems and determine the necessary steps. In relation to the Partner's problem, the counselors (community service team) believe that the problem can be resolved, so it is necessary to form

¹⁹ Flora Cornish et al., "Participatory Action Research," *Nature Reviews Methods Primers* 3, no. 1 (April 27, 2023): 34, <https://doi.org/10.1038/s43586-023-00214-1>.

²⁰ Bambang Setiaji, *Konsep Dasar Metodologi Participatory Action Research (PAR)*, dalam Pengantar Metodologi Pengabdian Masyarakat, Ed. Muhammad Nur, (2022), Aceh: Yayasan Penerbit Muhammad Zaini, p. 77.

a work team (which in this case is called the community service team) consisting of academics and legal practitioners.

2. Preparation and Planning Stage

The preparatory phase is a continuation of the initial phase. This phase includes: establishing a community service team, initial coordination with the community service team, further coordination with the community service team, and coordination between the community service team and its partner, the Organization. This preparatory phase is also followed by a planning phase, which prepares various steps to assist partners in resolving the dispute.

3. Program Socialization

Detailed explanation to partners about the activities to be carried out, along with the achievement indicators, and continued with the expected impact, including steps and strategies for solving partner problems.

4. Implementation

During the implementation phase, the service team's activities include three 3 activities. First, in-depth problem analysis through observation of the disputed location and gathering information from relevant parties; second, coordination with the Muhammadiyah Central and Regional Leadership; and third, non-litigation assistance to partners, in the form of assistance during the mediation process.

5. Periodic Discussion: Like a case study

The method of regular discussions with partners is carried out in the following ways: first, lectures/discussions; second, case analysis or case presentations, which function as a means of conveying new findings and progress.

6. Evaluation and Monitoring

This evaluation and monitoring stage aims to measure the success rate, identify areas for improvement, and make improvements to the community service activities that have been carried out. This final stage

is conducted to generate constructive messages, hopes, criticisms, and ideas related to the problems faced by partners.²¹

Results and Discussion

In line with the basic principles of national agrarian law that emphasize orderly land administration and legal certainty for land rights holders, both normatively and practically, land ownership based on SHM has a stronger position compared to evidence of eigendom that has not been converted, although it remains possible for eigendom holders to win disputes based on the principle of substantive justice, if they can prove: The validity of eigendom rights, the absence of voluntary conversion, and the existence of legal violations in the issuance of SHM. This has happened in the land dispute in Dago Elos Bandung in 2016, where the courts (first and appeals) ruled in favor of the plaintiff as the holder of Eigendom Verponding, over the parties holding SHM..²²The decision in this case raises awareness among partners and the community service team to be wary of all forms of land disputes involving assets belonging to the Muhammadiyah organization, even though they already have an SHM in the name of the organization.

The strong position of SHM owners is based on several reasons. First, eigendom rights are a legacy of the Dutch colonial legal system recognized in the Indonesian agrarian legal system through the conversion of rights as stipulated in the Basic Agrarian Law (UUPA) No. 5 of 1960. Meanwhile, SHM is a national legal product as the strongest and highest proof of land ownership in the hierarchy of land rights in Indonesia. It is officially registered and integrated by the state through the National Land Agency

²¹ Yaris Adhial Fajrin, Nu'man Aunuh, and Radhityas Kharisma Nuryasinta, "Optimizing Foundation Asset Status Through Assistance with Land Registration for the 'M' Mosque in Malang City," *Jurnal Dedikasi Hukum* 3, no. 2 (August 30, 2023): 157–70, <https://doi.org/10.22219/jdh.v3i2.29465>.

²² Sryani Br. Ginting and Wilson Lidjon, "Analisis Kasus Sengketa Tanah di Dago Elos Akibat Hukum Eigendom Verponding," *Jurnal Law Pro Justitia* VI, no. 1 (2020): 54–72.

(BPN). This position of SHM provides stronger legal protection than unconverted eigendom rights.

Second, in terms of evidence in court, a SHM (titleholding title) has the power to act as authentic evidence that is legally considered true and valid, unless proven otherwise through the judicial process. SHM is also the result of an administrative verification process by the state, thus providing legal certainty for its owner. In contrast, eigendom rights consist only of deeds or old documents that require proof of authenticity, are vulnerable to forgery, and often require the support of witnesses and detailed land histories. This situation weakens the position of the eigendom holder if they do not convert to SHM or do not actively defend their rights within a certain period.

Third, the advantage in disputes tends to favor the SHM holder, because the modern land law system provides privileges in the form of the principle of publicity and legal certainty to the certificate. Even in the provisions of Article 32 paragraph (2) of PP No. 24 of 1997 concerning Land Registration, parties who have held SHM for more than five years without being sued by the previous owner, will receive legal protection for their rights, because it is considered that a process of *rechtsverwerking* (removal of rights due to the passive attitude of another party) has occurred. On the other hand, the original rights holders who do not immediately register their rights or do not sue for the issuance of SHM within that period will find it difficult to obtain legal protection, even if they have initial proof of ownership.²³

Although the partner already has an SHM in the name of Persyarikatan Muhammadiyah, the dispute currently being faced by the partner needs to be resolved, considering that there is still an opportunity for the Eigendom Verponding holder to claim ownership of the land. Seeing this, this community service activity chose the PAR (Participatory Action

²³ Satriawan Nurtanto, "Implementasi Pasal 32 Ayat 2 PP No 24 Tahun 1997 Tentang Pendaftaran Tanah, Studi Putusan Pengadilan Nomor 179/Pdt/2018/Bdg," *Media Bina Ilmiah* 14, no. 5 (2019): 2701–14.

Research) method, which emphasizes the partners' problems by providing legal advice through socialization, mentoring, and advocacy.²⁴ The stages of this method include the preparation stage, which includes the initial stage, preparation, program socialization, implementation, periodic discussions, as well as evaluation and monitoring. Community service activities begin from the initial stage, which includes legal consultation activities. Legal consultation is a process to dig up information on clients (in this case, community service partners) to: find out initial facts, the background of the problems faced by the client, obtain legal and non-legal facts, determine the client's problems, find out interests, and determine legal solutions for the client.²⁵

Mitra explained the chronology of the legal issues surrounding the disputed land assets and expressed his hope that the matter would be resolved quickly and amicably. Furthermore, the holder of the endowment corresponding letter for the disputed land is a former administrator of the association, so that resolution through a non-litigation approach is considered wiser, maintaining institutional relations and avoiding conflict escalation. Partners hope that this issue can be resolved fairly for all parties, without prejudice to the rights of the disputing parties. During this legal consultation process, which was held on October 7, 2023, at the PDM Malang Regency office, it was also discovered that a school building belonging to the association, namely TK Aisyiyah Bustanul Athfal 3 (ABA 3), had also been built on the land. This information illustrates that the building was built on the land for educational purposes. During this legal consultation, the community service team was also provided with several documents (as initial documents), which will be used as material for the community service team's initial analysis. The results of this consultation

²⁴ Krupnova, Lyubov. "Legal Counseling As An Essential Part of Attorney Practice." *Entrepreneurship, Economy and Law*, no. 1 (2022): 101–96. <https://doi.org/10.32849/2663-5313/2022.1.16>.

²⁵ Tanina Rostain, "The Emergence of 'Law Consultants,'" *Fordham Law Review* 75, no. 3 (2006): 1397–1428.

will then be analyzed to determine the team's stance and formulate the actions and steps to be taken by the community service team. The community service team has carried out the consultation stages carried out by the counselor (as part of the community service team) to obtain initial information regarding the position of the case to determine the steps for its resolution. Based on the results of the community service team's analysis, the partner's problem requires follow-up, through data analysis of documents and field data, to synchronize the initial information from the client with various existing legal documents and facts.



Figure 1. Legal consultation activities attended by the partner service team

Based on the review by the community service team, which concluded that there needed to be a follow-up on partner problems, the community service team then took several further steps as part of the preparatory steps, namely:

- a. The community service team will be formed in November 2023, consisting of academics and legal practitioners, with the assistance of students. The formation of the community service team in this next stage differs slightly from the initial stage. The community service team in this preparatory stage differs not only in the number of personnel but also in qualifications, professions, and duties. While the community service team in the initial stage was limited to legal consultation activities (as consultants and legal analysts), in this preparatory stage, the community service team has projected the possibility of taking various legal steps, both litigation and non-litigation.

- b. Coordination between the community service team and students to determine the technical implementation of community service activities and strategies for resolving issues faced by partners. This phase will be implemented in December 2023. This activity begins with a legal review using confirmation and synchronization of data and information from community service partners. Then, the team must establish communication, particularly to determine the technical implementation of community service activities and strategies for resolving issues faced by partners.

Regarding the next steps after the preparation phase, the community service team conducted program outreach to partners. This outreach included providing detailed explanations of the activities to be undertaken, their achievement indicators, and their expected impacts, including steps and strategies for resolving partner issues.²⁶ This stage, which was implemented in January 2024, includes explanations to partners regarding:

- a. The activity takes the form of community service activities carried out by universities. The community service team explained that because this partner mentoring is part of the community service program, there is no cost to the community service partners.
- b. The steps and alternatives the community service team will take to resolve partner issues include: first, gathering direct and indirect information, as well as legal documents held by both partners and those holding the eigendom verponding letter for the disputed land; second, coordinating with the Muhammadiyah Central and Regional Leadership; and third, providing non-litigation assistance to partners.²⁷

²⁶ Musa Darwin Pane and Sahat Maruli Tua Situmeang, "Sosialisasi Peran Paralegal dalam Meningkatkan Pengetahuan Warga Desa Cilame di Bidang Hukum," *Jurnal Pengabdian Dharma Laksana* 5, no. 2 (2023): 494, <https://doi.org/10.32493/j.pdl.v5i2.24678>.

²⁷ Azubike Onuora-Oguno, "Commentary on the Right to Education," *Public Governance, Administration and Finances Law Review* 8, no. 1 (June 30, 2023): 43–54, <https://doi.org/10.53116/pgafllr.6692>.

After the program socialization stage, the community service team enters the next step, namely the implementation stage. The implementation of this community service consists of two categories of activities, namely First, direct and indirect information collection, as well as the collection of legal documents, both owned by partners and by the holder of the eigendom verponding letter for the disputed land; second, coordination with the Central and Regional Leadership of Muhammadiyah, and third, non-litigation assistance to partners. The stages of direct and indirect information collection, as well as the collection of legal documents, are carried out for two targets, namely:

- 1) The association of elements of the regional management of the Muhammadiyah branch (PCM) Singosari, and
- 2) Mr. SJW (and other heirs of Mr. SRN).

The community service team took this step because, based on their initial analysis, they agreed to use a non-litigation resolution through mediation. Furthermore, the mediation effort aligned with the partners' hopes and desires. Therefore, to bring all parties together for mediation and negotiation, the community service team needed to conduct tabayyun (consensus) with all parties to improve communication between them.

The first destination was PCM Singosari, which is located near the disputed object, on February 3, 2023. The community service team obtained 34 copies of documents, including a letter of application for ownership rights submitted by the association (in this case, PCM Singosari) in 1995 (accompanied by other supporting documents), and SHM Number 04767. In addition to legal documents, the community service team also obtained information/statements from the management of PCM Singosari, regarding the history and chronology of the certification of the disputed land object and views regarding the social dynamics in the community around the location of the disputed object.

The second objective was to meet with the holder of the land title deed, Mr. SJW, on February 10, 2023, at his residence. SJW's family also

attended the meeting. The community service team's findings from the meeting included:

- 1) Information regarding the history and chronology of the problem, including the wishes and hopes of Mr. SJW and all of SRN's heirs regarding the resolution of the land dispute;
- 2) Collecting the legal documents owned (in soft file form, a total of 18 documents), and ensuring the authenticity of each document.
- 3) Field observations, especially the residence of Mr. SJW, stand on disputed land. The results of the observation found that: on the land, there are several buildings, including the house belonging to Mr. SJW, the ABA 3 Kindergarten building, and several permanent and semi-permanent buildings. The area of ABA 3 Kindergarten is 960 m², without including the land area of 1228 m².

The documents obtained by the community service team during the document stage can be seen in the following table: (We do not mention all the documents)

Table 1. Several documents were obtained from the parties.

No.	From PCM Singosari	From Mr. JWN
1.	Land Ownership Certificate No. 04*** of 2022 (copy)	Deed of eigendom verponding rights Number 6*** of 1948 (original)
2.	Application letter for ownership rights submitted by the association (in this case PCM Singosari) in 1995 (copy)	Sale and Purchase Agreement between Mr. SRN and PCM Singosari in 1952 (original)
3.	Decree of the Head of the Malang Regency Land Office Number 1**/HM/BPN-35.07/XI/2022 (copy)	A receipt for borrowing documents for the 1963 land registration application, the contents of which are that PCM Singosari borrowed original documents from Mr. SRN (original)
4.		Original PBB SPPT

Source: Author's Document, 2024

The community service team's preliminary findings and findings, obtained from direct and indirect information gathering and legal document collection, will be reported to our partners. The results and findings were presented on February 17, 2024, at the Malang Regency PDM office.

At the meeting, the community service team informed the partners about the next steps: to meet and coordinate with the Muhammadiyah Central and Regional Leadership. This step was necessary for the community service team, considering that the land dispute had become a concern for Muhammadiyah Leadership, both at the Regional and Central levels. Therefore, synergy between all leadership components was necessary to resolve the issue. This step, however, was a non-litigation approach, namely mediation.

A meeting with elements of the East Java Muhammadiyah Regional Leadership (PWM Jatim) and the Muhammadiyah Central Leadership (PP Muhammadiyah) was held on March 9, 2024. The community service team at the meeting presented the chronology of the case, history, legal documents obtained, statements from the parties, and the results of field observations that had been conducted. The community service team's recommendation remained the same, namely, to carry out mediation to resolve the problem. The community service team's recommendation was approved, and a time will be set for the mediation. The mediation is planned to be attended by the parties, as well as elements of the Muhammadiyah regional and central leadership.

Following the meeting and coordination with the Muhammadiyah Central and Regional Leadership, the Community Service Team compiled a written report containing the findings and a legal opinion (LO). The preparation of these two documents took place between March and April 2024 and will be addressed to the Partner (through the Malang Regency PDM Legal and Human Rights Council). To compile these two documents, the Community Service Team held approximately ten working meetings and case presentations.

Discussion stages have also been conducted during the implementation phase. Periodic discussions with partners are conducted through: first, lectures/discussions; second, case reviews or case presentations, which serve as a means of conveying new findings and progress.²⁸ Regular discussions need to be held so that partners can understand the latest developments and situations related to the problem, and so that partners can take appropriate steps and policies in every decision they make regarding the problem.²⁹

In its development, the community service team has attempted negotiation steps between the partners and the applicant (the party claiming ownership of the land) on May 17, 2024, at the PDM office in Malang Regency, which was attended by elements of the PDM leadership in Malang Regency, and PCM Singosari, as well as the SJW party. In the meeting, no common ground was found, so it was necessary to hold a follow-up meeting. The BPN has also attempted mediation efforts, but because we believe that the issue still requires an internal resolution between the partners and the SJW, we, as the partners' companions, conveyed to the BPN that we reject the mediation efforts.

The final stage in this community service is the evaluation and monitoring stage, a systematic process carried out to assess the extent to which community service activities achieve the stated objectives and to ensure that their implementation is according to plan, on target, and has a real impact on the target community.^{30,31} This takes the form of regular

²⁸ Rodiyah Rodiyah, "Clinical Legal Education in Indonesia: Objectives and Advantages," *The Indonesian Journal of International Clinical Legal Education*, 2019, <https://doi.org/10.15294/iccle.v1i01.20801>.

²⁹ Didik Wahyu S et al., "Peningkatan Kesadaran Masyarakat Terhadap Kekerasan Dalam Rumah Tangga (KDRT) Perspektif Hukum Pidana di Indonesia," *Cakrawala: Jurnal Pengabdian Masyarakat Global* 3, no. 2 (May 18, 2024): 162–82, <https://doi.org/10.30640/cakrawala.v3i2.2574>

³⁰ Nurhidayati Nurhidayati et al., "Legal Assistance (Social Advocacy) on The Civil Rights of Indonesian Migrant Workers in The Sumber Gede Community" 1, no. 3 (2023): 181–92, <https://doi.org/10.70110/ijcsc.v1i3.23>.

³¹ Filson Maratur Sidjaga and Michelle Gunawan, "Evaluation of Community-Based Sanitation Program Implementation in Central and East Java" 5, no. 2 (2020): 62–69, <https://doi.org/10.29080/ALARD.V5I2.849>.

discussions accompanied by the presentation of new findings and progress of the community service activities that have been carried out. These activities, which are also balanced with monitoring, will be carried out from November 2023 to May 2024. To ensure this community service program runs smoothly and according to plan, in addition to regular monitoring, monitoring activities are also conducted tentatively—unscheduled and occurring when a specific and urgent partner issue arises that requires immediate attention and resolution.³²³³ The community service team evaluated the implementation of the community service program by identifying obstacles and discussing solutions to each issue. The challenge so far has been the inability to implement the mediation process as planned by the community service team. This is due to the lack of a suitable timeframe between the disputing parties and the mediators (in this case, members of the Muhammadiyah Regional and Central Leadership).

Conclusion

The legal assistance provided by the community service team to the Muhammadiyah Regional Leadership of Malang Regency in addressing the land asset dispute in Singosari District has been implemented in stages and a participatory manner. Although it has not yet resulted in a final resolution, this process demonstrates that the Participatory Action Research (PAR) approach can be an effective platform for building communication between parties, exploring historical information, and strengthening partners' collective legal awareness. The main challenges in resolving this dispute lie in the intergenerational complexity and the discontinuity of asset

³² Mhd. Pujiono, Budi Agustono, and T Kassa Rullah Adha, "Community Service on the Improvement of Clean Environment Based on Waste Bank in the Sub-District of Bahari Belawan" 2, no. 2 (2018): 9–16, <https://doi.org/10.25077/LOGISTA.2.2.9-16.2018>.

³³ Anita Indah Widiastuti and Ilma Maulana Fitra Islamy, "Socialization of Business Identification Number Towards MSME's Sustainability in Tambakrejo Urban Village, Gayamsari Subdistrict, Semarang City," *Jurnal Pengabdian Hukum Indonesia* 6, no. 2 (2023): 237–51, <https://doi.org/10.15294/jphi.v6i2.63182>.

documentation, which makes the process of identifying evidence and mapping chronologies crucial to the resolution strategy.

Reflections on this process demonstrate that non-litigative resolutions based on mediation and negotiation are not only socially relevant but also more adaptive in addressing agrarian issues rooted in colonial legacies. Furthermore, this case underscores the importance of strengthening legal literacy and institutional-based asset governance within civil society organizations such as Muhammadiyah. The community service team encourages deliberation-based resolutions, taking into account the partners' socio-religious positions and the strategic function of the assets for the benefit of the community. Therefore, further efforts will be made through constructive mediation as part of the ongoing community service program, with the hope of achieving a just, civilized, and sustainable resolution.

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