

The Effectiveness of Land Dispute Mediation by the Boyolali Regency Land Office in Resolving Agrarian Disputes

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Abstract

This study aims to analyze the effectiveness of land mediation conducted by the Boyolali Regency Land Office in resolving agrarian disputes. This study uses a socio-legal (empirical) approach, with data collected through in-depth interviews, observations, and document studies. The results indicate that although land mediation is conducted in accordance with applicable regulations, its success rate remains limited. Of the 18 cases mediated between January and December 2025, only 5 cases (27.8%) reached a resolution, 4 cases failed, and 9 cases are still ongoing. Major obstacles include the absence of one of the parties, legal representatives preferring litigation, and low public trust in the mediation process. Nevertheless, mediation is considered a faster, cheaper, and more accessible alternative compared to court proceedings, and remains a valuable mechanism for conflict resolution in agrarian disputes.

Keywords

Land mediation, agrarian disputes, effectiveness, land office, Boyolali.

A. Introduction

Agrarian disputes are one of the complex legal issues frequently encountered in Indonesia. Their nature, which involves legal, social, economic, and even cultural aspects, often makes their resolution far from straightforward. Land conflicts can trigger prolonged tensions, whether in the form of horizontal conflicts between individuals or community groups, or vertical conflicts between the community and the government or private entities. It is not uncommon for unresolved disputes to spark protests, clashes, and result in significant material and immaterial losses.¹

Boyolali Regency, as one of the agricultural regions in Central Java Province, is characterized by a landscape predominantly consisting of agricultural and plantation lands. While this potential serves as an economic strength for the community, it also creates vulnerability to land disputes. Limited land resources face increasing spatial demands due to population growth, infrastructure development, and the conversion of agricultural land to non-agricultural uses. Additionally, poorly managed land administration factors—such as overlapping land certificates, the absence of accurate mapping, or unclear land inheritance—have fueled the rising number of agrarian disputes in this region. According to data from the Boyolali District Court, the court has recorded the resolution of at least 17 land dispute cases in Boyolali Regency over the past two years. This figure indicates that land-related issues remain a real and urgent issue requiring special attention.²

¹ Abbas, Syahrizal. 2009. *Mediation from the Perspectives of Sharia Law, Customary Law, and National Law*. Jakarta: Kencana.

² Ali, Achmad. 2015. *Unveiling Legal Theory and Judicial Theory*.

Resolving agrarian disputes through litigation is indeed available as a formal mechanism, but this process often takes a long time, is costly, and requires complex evidence. Furthermore, court rulings do not always accommodate the emotional and social interests of the disputing parties. This underscores the need for alternative dispute resolution methods that are faster, more cost-effective, and oriented toward win-win solutions.³ In this regard, the government, through the National Land Agency (BPN), has introduced land mediation as one form of *Alternative Dispute Resolution* (ADR) that is non-litigious in nature. This mechanism is clearly regulated in Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency No. 21 of 2020 on the Handling and Resolution of Land Cases, which affirms the role of the BPN not only as a land administration agency but also as a facilitator of dispute resolution through mediation.⁴ Land mediation offers a more participatory approach, in which the parties are encouraged to reach a mutual agreement with the assistance of a mediator from the Land Office. In theory, this mediation is expected to provide a quick, cost-effective, and peaceful solution for dispute resolution. Mediation is considered more effective than litigation because it brings the parties together to reach a consensus without a lengthy court process.⁵

However, in practice, the effectiveness of land mediation does not always meet expectations. There are a number of cases where mediation conducted by the Land Office has actually failed to reach an agreement. Some disputes had to end up in court because the parties remained adamant about upholding their respective arguments and interests. In fact, there were also court rulings indicating that the prior mediation process at the

³ Bunga. 2018. *Land Dispute Resolution Through Mediation at the Land Offices of Yogyakarta City, Sleman Regency, and Bantul Regency*. Yogyakarta: Gadjah Mada University.

⁴ Dewi, Rika, and Asmarani Ramli. 2023. "Strengthening Mediation in the Resolution of Land Disputes in Indonesia." *Journal of Agrarian Law* 5 (2): 120–135.

⁵ Fuady, Munir. 2013. *Modern Civil Law*. Bandung: Citra Aditya Bakti.
Available online at

BPN had failed to mitigate the conflict, This situation illustrates a gap between theory and practice; while mediation is supposed to be effective in theory, reality shows there are still many obstacles preventing it from functioning optimally.⁶

A study conducted by Setiawan (2020) revealed that Minister of Agrarian Affairs Regulation No. 21 of 2020 on the Settlement of Land Cases allows for the resolution of disputes through non-litigation means (mediation). The success rate of mediation at the Tegal City Land Office is reported to be successful and in accordance with the procedures outlined in Minister of Agrarian Affairs Regulation No. 21 of 2020.⁷

Meanwhile, Sylvia's (2018) study revealed that the success rate of mediation at the Medan City Land Office is very low. This success rate is influenced by obstacles in the mediation process, such as the disputing parties letting their emotions get the better of them; when the disputing parties hire legal counsel, some attorneys prefer to win the case in court; and the frequent absence of one of the parties during the mediation process.⁸

Furthermore, research conducted by Bunga (2018) revealed that the results of the study showed that in the resolution of land disputes through mediation at the Yogyakarta City Land Office, the Sleman Regency Land Office, and the Bantul Regency Land Office, some of the rules regarding mediation have been implemented, but there are some other aspects that do not yet comply with regulations, such as the provisions of Article 38 (2) of PMATR/KBPN No. 11 of 2016 on the resolution

⁶ Hadjon, Philipus M. 1987. *Legal Protection for the Indonesian People*.

Surabaya: Bina Ilmu.

⁷ Setiawan, Agus. 2020. "The Effectiveness of Mediation in Resolving Land Disputes at the Tegal City Land Office." *National Land Journal* 10 (1): 45–60.

⁸ Sylvia, Rina. 2018. "The Effectiveness of Mediation in Resolving Land Disputes in the City of Medan." *Journal of Legal Science* 8 (2): 77–89.

of land cases, which states that mediation must be completed within a maximum of 30 days; however, in practice, this mediation process has exceeded 30 days and surpassed the established limit time.⁹

The Boyolali Regency Land Office has a mandate to carry out this mediation function for various forms of land conflicts, ranging from land boundary disputes, inheritance, sales and purchases, to conflicts arising from development projects. To date, between January 1 and December 30, 2025, there have been 18 dispute cases whose resolution processes were mediated by the Boyolali Regency Agrarian and Spatial Planning Office/National Land Agency. Of the 18 inheritance dispute cases handled, 5 cases have been resolved through mediation, 4 cases failed in mediation, and 9 cases are still in the mediation process.

However, the effectiveness of mediation at the Boyolali Regency Land Office remains a critical question. Is the process truly capable of resolving disputes completely, as in other regions, or does it face obstacles? Are the resulting agreements acceptable and enforceable by the parties involved? What is the level of public satisfaction with the mediation conducted by the Boyolali Regency Land Office? And what obstacles are encountered in its implementation?¹⁰

Based on these issues and facts, this study is relevant for examining the effectiveness of land mediation carried out by the Boyolali Regency Land Office. This study not only assesses the success of mediation from quantitative aspects, such as the number of cases resolved, but also from qualitative aspects, such as a sense of justice, the sustainability of agreements, and its impact on community social relations. The results of this study are expected to provide a more comprehensive picture of the performance land mediation, while also serving as input for policy improvements at both the regional and national

⁹ Harsono, Boedi. 2008. *Indonesian Agrarian Law: The History of the Formation of the Basic Agrarian Law*. Jakarta: Djambatan.

¹⁰ Marzuki, Peter Mahmud. 2016. *Legal Research*. Jakarta: Kencana.

levels.¹¹

This study employs a socio-legal (empirical) approach, examining both normative legal aspects and social realities in the field. The research object is the implementation of land mediation by the Boyolali Regency Land Office. The research subjects include mediation officers, the disputing parties, and members of the public who have participated in the mediation process.¹²

The research was conducted at the Agrarian and Spatial Planning Office/National Land Agency of Boyolali Regency. Data collection techniques included interviews with mediation officers and disputing parties, observation of the mediation process, and document analysis such as mediation minutes, annual reports, and relevant regulations.

The primary variable in this study is the effectiveness of mediation, measured through the following indicators: (1) case resolution rate, (2) satisfaction of the parties, (3) compliance with the agreement, and (4) resolution time. Data were analyzed qualitatively using thematic analysis, which involves identifying, organizing, and interpreting patterns within the data.

B. The Effectiveness of Land Mediation in Boyolali Regency

1. Case Resolution Rate Through Mediation

The effectiveness of mediation in resolving land disputes in Boyolali Regency can be analyzed in greater depth through the success rate of case resolutions facilitated by the Land Office as the agency with authority to handle agrarian conflicts at the local level. Mediation in this context is not merely understood as an administrative procedure but also as a conflict resolution instrument that It is expected to provide a solution that is fair, swift, cost-effective,

¹¹ Mertokusumo, Sudikno. 2010. *Indonesian Civil Procedure Law*. Yogyakarta: Liberty.

¹² Nasution, Bahder Johan. 2008. *Legal Research Methods*. Bandung: Mandar Maju.

and Resolution Section, Mr. Nanang Suwasono, S.E., M.M., a total of 18 land dispute cases were handled through mediation between January and December 2025. This number indicates that land issues remain a significant concern and require serious attention from various parties, particularly land agencies as the primary facilitators in conflict resolution. Each case entering the mediation process has distinct characteristics, ranging from the complexity of the issue, the number of parties involved, the status of land ownership, to the historical background surrounding the dispute. This diversity of characteristics is one of the factors influencing the dynamics of the mediation process, as each case requires a different approach tailored to the actual conditions on the ground.¹⁴

Of the total 18 cases, only 5 cases—or approximately 27.8 percent—successfully reached a peaceful settlement through the mediation process facilitated by the Land Office. This figure indicates that the success rate of mediation remains relatively low compared to the total number of cases handled during that period. Success in these cases generally occurred in disputes with relatively low complexity, a limited number of parties, and the presence of good faith on the part of each party to resolve the conflict through deliberation. In such cases, the communication process tends to proceed more smoothly, making it easier for the mediator to bridge differences of opinion and guide the parties toward a mutually acceptable agreement reached voluntarily.¹⁵

Meanwhile, there were 4 cases, or approximately 22.2 percent, that were deemed unsuccessful in the mediation process. This failure indicates that not all disputes can be resolved through non-litigation approaches, particularly when the parties have sharply conflicting interests and no mutually agreed-upon common ground is found. In

¹⁴ Nugroho, Susanti Adi. 2015. *Dispute Resolution Through Mediation*. Jakarta: Prenadamedia

¹⁵ Boyolali District Court. 2025. *Data on Land Dispute Cases for 2023–2025*. Boyolali: Boyolali District Court.

Available online at

mediation in Boyolali Regency remains at a level that needs improvement, both in terms of the implementation process and the final outcomes of dispute resolution. The high percentage of cases still in process and the continued existence of failed cases indicate that the mediation mechanism has not yet fully become an effective primary solution for resolving land disputes. This suggests the presence of structural barriers, such as limited mediator resources, as well as non-structural barriers like the low commitment of the parties to consistently implement the terms of the mediation agreement.

To understand this situation in a more structured manner, the theory of legal effectiveness proposed by Soerjono Soekanto can be applied. According to this perspective, legal effectiveness is influenced by several factors: legal factors, law enforcement, infrastructure or facilities, society, and legal culture. When linked to the research findings, the legal factor is essentially fulfilled through the existence of regulations governing land mediation. However, in practice, there are still obstacles on the part of law enforcement and supporting infrastructure, such as a shortage of mediators and a rather complex administrative process. Additionally, societal and legal culture factors also play a role, as evidenced by the continued absence of certain parties from mediation sessions as well as a tendency to opt for resolution through the courts.

Furthermore, to examine this issue more comprehensively, Lawrence Friedman's legal system theory can be applied, which divides the legal system into three elements: legal structure, legal substance, and legal culture. In this study, legal structure is reflected in the role of the Land Office as a mediation facilitator, while legal substance is evident in the existence of regulations governing mediation procedures. Both elements are essentially in place but have not yet functioned optimally. The most prominent issue, however, lies in the aspect of legal culture, namely the lingering skepticism regarding the outcomes of mediation and the parties' attitudes,

Observations of the mediation process at the Land Office indicate that the mediation process generally proceeds through several stages: receiving the dispute report, conducting an initial review of land documents, summoning the parties, and holding a mediation session facilitated by a mediator from the Land Office. In practice, the success of mediation depends heavily on the parties' willingness to attend and negotiate openly. If one party is absent or unwilling to compromise, the mediation process tends to end without an agreement.

This finding is further supported by the results of an interview conducted on January 5, 2026, with Mr. Nanang Suwasono, S.E., M.M., Head of the Dispute Control and Resolution Division at the Boyolali Regency Land Office and a mediator at the Boyolali Land Agency (BPN), who stated that the success of mediation is significantly influenced by the attitudes of the disputing parties, in dispute. The interviewee explained that in some cases, mediation fails because one party does not attend the scheduled mediation meeting. This aligns with the provision that mediation may be declared a failure if the parties have been properly invited three times but fail to attend.

In addition to the parties' attendance, another factor influencing the success of mediation is the complexity of the dispute. Some land dispute cases involve differing interpretations of land ownership documents, unclear land boundaries, and long-standing conflicts of interest. These conditions lead the parties to prefer resolving the dispute through litigation in court rather than through mediation.

From a regulatory perspective, mediation is a form of alternative dispute resolution explicitly recognized within the Indonesian legal system as a mechanism for resolving conflicts outside the court system. This recognition indicates that the state provides ample space for the public to resolve legal issues in a more flexible, participatory, and consensus-oriented manner. In this context, mediation is not merely viewed as an

additional option but as an integral part of the legal system aimed at reducing the burden on the courts and providing faster, more efficient solutions for disputing parties.

Furthermore, mediation in the resolution of agrarian disputes is fundamentally not merely an additional option but has become an integral part of the land dispute resolution procedures conducted by the National Land Agency. This provision is set forth in Law No. 30 of 1999 on Arbitration and Alternative Dispute Resolution, which establishes the legal basis that dispute resolution may be conducted outside of court through alternative mechanisms, one of which is mediation. Further reinforcement is also regulated in Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the

National Land Agency No. 21 of 2020 on the Handling and Resolution of Land Cases, specifically Article 1, point 11, which defines mediation as a dispute resolution process through deliberation facilitated by the Ministry of Agrarian Affairs and Spatial Planning/BPN or the Land Office.

In the provisions regarding the handling of land cases in that regulation, mediation is positioned as a step that must be pursued by the Land Office before the dispute proceeds to other processes. Thus, procedurally, mediation must be conducted or at least must be pursued in the handling agrarian within the BPN, although not all mediation processes must result in a settlement. The success of mediation outcomes remains highly dependent on good faith, the presence of the parties, and their willingness to negotiate openly. If the parties fail to reach a common ground, the mediation may be declared unsuccessful, and the dispute may proceed through litigation or other legal mechanisms. This situation indicates that the obligation in the mediation procedure lies in the conduct of the negotiation efforts, not on the requirement achieve a settlement. Therefore, mediation continues to hold an important position in the agrarian dispute resolution system because it serves as a of that that prioritizes deliberation, peaceful resolution, and the protection of social relations among the disputing parties.

This is as stipulated in Law No. 30 of 1999 on Arbitration and Alternative Dispute Resolution, which explicitly states that dispute resolution may be conducted outside of court through various mechanisms such as consultation, negotiation, mediation, conciliation, or expert assessment. This provision provides a strong legal basis for the development of non-litigation dispute resolution practices in Indonesia, including in the field of land, which is characterized by conflicts that are quite complex and multidimensional. With this regulation, mediation has gained formal legitimacy, making it in principle with other dispute resolution mechanisms.¹⁷

The existence of this legal foundation also indicates that the state recognizes the importance of a dispute resolution approach that does not always rely on judicial proceedings. In many cases, court-based resolution often takes a long time, involves high costs, and has the potential to exacerbate conflicts between parties. Therefore, mediation is viewed as a more humane solution because it prioritizes deliberation and mutual agreement, thereby allowing social relationships between the parties to be maintained even after a prior dispute has occurred.

In the context of land disputes, the role of mediation is particularly relevant given the nature of agrarian conflicts, which often involve historical, social, economic, and cultural aspects simultaneously. Land disputes are not merely about legal ownership but also concern the emotional values and the community's attachment to the land they own or manage. Therefore, a more flexible and dialogic mediation approach is crucial to achieving a resolution that is not only legally valid but also socially acceptable to all parties involved.

Furthermore, regulations governing alternative dispute resolution also provide room for various approaches that can be tailored to the parties' needs. This reflects that Indonesia's legal system is not rigid

¹⁷ Republic of Indonesia. 1999. *Law No. 30 of 1999 on Arbitration and Alternative Dispute Resolution*. Jakarta: State Secretariat.

but adaptive to the evolving social dynamics within society. Mediation, as one form of alternative dispute resolution, offers the parties the opportunity to actively participate in determining the final outcome of the conflict they face.

In practice, the existence of this clear legal basis should strengthen the position of mediation as the primary mechanism for resolving land disputes. However, the effectiveness of its implementation in the field heavily depends on the parties' understanding and awareness of the benefits of mediation itself. Without a solid understanding, mediation will be viewed merely as a procedural formality lacking the strong implementative power needed to resolve conflicts thoroughly.

On the other hand, the existence of this regulation also serves as a guideline for mediators and authorized institutions in conducting the mediation process. With clear rules in place, the mediation process can be conducted in a more structured, focused manner, and in accordance with applicable legal principles. This is crucial for maintaining the integrity of the mediation process, ensuring it remains within the bounds of lawful procedures and does not deviate from its primary objective: achieving a peaceful and fair resolution of disputes.

However, although mediation has a strong legal foundation in principle, the challenges in its implementation remain significant. One of the main challenges is the continuing difference in understanding among the parties regarding the binding nature of mediation outcomes. Some members of the public still believe that mediation agreements do not carry the same legal weight as court rulings, resulting in suboptimal compliance with mediation outcomes in some cases.¹⁸

Furthermore, the effectiveness of mediation is also heavily influenced by the quality of its implementation on

¹⁸ Republic of Indonesia. 2011. *Regulation of the Head of the National Land Agency No. 3 of 2011 on the Management, Review, and Handling of Land Cases*. Jakarta: BPN RI.

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the ground, including the competence of mediators, the availability of accurate data, and adequate institutional support. Without the support of these factors, even robust regulations alone will not be able to ensure the maximum success of mediation. Therefore, synergy is required between the normative and implementation so that mediation can function optimally in the resolution of land disputes.

Furthermore, regulations on alternative dispute resolution also provide space for the development of a more participatory legal culture within society. Through mediation, the public is encouraged to resolve conflicts peacefully without always having to rely on court rulings. This aligns with the evolving social values in Indonesia that uphold deliberation to reach consensus as a fundamental principle in problem-solving.

In this context, mediation functions not only as a legal mechanism but also as a means to strengthen social cohesion within the community. Resolving disputes through mediation facilitates more open dialogue among the parties, thereby not only producing a legal agreement but also repairing social relationships that may have been strained due to the conflict.

Therefore, the existence of regulations governing mediation as part of alternative dispute resolution plays a crucial role in building a legal system that is more responsive to the needs of society. These regulations not only provide a legal foundation but also serve as an instrument to drive a paradigm shift in dispute resolution from a confrontational approach toward a more cooperative one.

Thus, it can be concluded that from a regulatory perspective, land mediation has a strong legal foundation and is formally recognized within the Indonesian legal system. However, its effectiveness heavily depends on implementation in the field, the level of understanding among the parties, and existing institutional support. Therefore, strengthening regulatory aspects must be accompanied by enhancing the capacity of implementers and raising public awareness

so that mediation can truly become an effective, efficient, and fair dispute resolution mechanism.

When compared to several previous studies, the success rate of mediation in Boyolali Regency remains relatively low when viewed in terms of the effectiveness of dispute resolution that actually reaches a final agreement and can be consistently implemented by the parties. This situation indicates that although mediation has been implemented as an alternative to litigation for resolving land disputes, in practice, various obstacles persist, preventing the outcomes from being fully optimal. These obstacles are not only administrative and technical but also encompass psychological and social aspects, as well as the parties' level of compliance with the agreements they have jointly established.

In this context, mediation—which ideally serves as a fast, cost-effective, and efficient means of dispute resolution—still faces challenges in its implementation. Some parties still express doubts regarding the binding nature of mediation outcomes, leading to a lack of full commitment to implementing the agreements. This results in the recurrence of the same disputes or the reemergence of issues previously deemed resolved through the mediation process. Such conditions indirectly reduce the overall success rate of mediation in Boyolali Regency.

Sylvia's (2018) research in Medan City provides a consistent picture that mediation success rates are not always high, partly due to low levels of trust among parties in out-of-court dispute resolution mechanisms. The study explains that the public still tends to view the courts as the institution with the greatest legal legitimacy in resolving disputes, so mediation is often seen as a second-best alternative. This low level of trust results in a lack of sincerity among the parties in participating in the mediation process openly and cooperatively.

A similar situation can be observed in Boyolali Regency, where some members of the public still tend to doubt the effectiveness of mediation outcomes if they are not supported by strong formal legal

enforcement. This skepticism prevents the negotiation process in mediation from proceeding optimally, as each party maintains their initial stance and remains unwilling to fully compromise to reach a common ground. Consequently, the mediation process becomes prolonged and often concludes without a truly final agreement.¹⁹

In contrast to this situation, Setiawan's (2020) study in Tegal City indicates that mediation can proceed more effectively when supported by an active mediator and good communication among the parties. In this context, an active mediator does not merely act as a passive facilitator but also helps steer the course of the discussion, bridges differences in opinion, and encourages the parties to remain focused on resolving the issue. Additionally, intensive and open communication among the parties is a crucial factor in creating a conducive atmosphere throughout the mediation process.

These research findings indicate that the success of mediation is significantly influenced by the quality of the communication process established and the mediator's active role in managing conflict dynamics. When communication flows smoothly, the parties find it easier to understand each other's perspectives and are more open to seeking mutually acceptable solutions. Conversely, when communication is ineffective, the mediation process tends to stagnate and struggles to produce sustainable agreements. Additionally, institutional factors and institutional support are also important aspects that influence the success of mediation in some regions.

The presence of a strong support system, such as clear mediation procedures and adequate human resource support, can enhance the effectiveness of dispute resolution. However, if such support remains limited, the mediation process will tend to proceed less optimally and

¹⁹ Republic of Indonesia. 2016. *Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency No. 11 of 2016 on the Resolution of Land Disputes*. Jakarta: ATR/BPN.

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require more time to achieve the desired outcomes.²⁰

In the context of Boyolali Regency, these conditions indicate that there is still room for improvement in the implementation of mediation, particularly regarding the strengthening of mediators' roles and the enhancement of public trust. Mediators are not only required to understand legal aspects but must also possess strong interpersonal communication skills and sensitivity to the local community's socio-cultural conditions. This is crucial to ensure the mediation process proceeds more effectively and can produce an agreement that is truly acceptable to all parties.²¹

Furthermore, differences in social and cultural characteristics across regions also influence the success rate of mediation. Areas with a strong culture of deliberation tend to be more receptive to mediation as a dispute resolution mechanism. Conversely, in regions that prioritize formal and legalistic approaches, mediation often faces challenges regarding the acceptance and implementation of settlement outcomes.

Findings from various studies indicate that mediation fundamentally holds great potential as an effective dispute resolution mechanism; however, its success is highly dependent on the social context, the quality of the mediator, and the level of public trust. Therefore, the differing outcomes between Boyolali Regency and other regions cannot be separated from these factors, which are interrelated and influence one another.

Thus, it is clear that Boyolali Regency still faces significant challenges regarding the success of mediation and requires ongoing improvement efforts. These efforts can be achieved by enhancing mediators' capacity, strengthening communication among the parties, and increasing public awareness of the

²⁰ Republic of Indonesia. 2020. *Regulation of the Minister of Agrarian Affairs and Spatial Planning/BPN No. 21 of 2020 on the Handling and Resolution of Land Cases*. Jakarta: ATR/BPN.

²¹ Rahardjo, Satjipto. 2009. *Law Enforcement: A Sociological Review*. Yogyakarta: Genta Publishing.

importance of mediation as an effective and efficient alternative for dispute resolution.

A comparison with previous research also offers an important lesson: the success of mediation is not determined solely by procedural aspects but also by non-technical factors such as trust, communication, and the community's legal culture. Therefore, strengthening these aspects is key to enhancing the effectiveness of mediation in the future. With sustained strengthening efforts, it is hoped that mediation in Boyolali Regency can develop into a dispute resolution mechanism that is not only procedurally effective but also capable of providing certainty, justice, and maintaining social harmony within the broader community in a sustainable manner.

These variations in success rates indicate that the effectiveness of mediation is significantly influenced by the local context, including the quality of mediators, the public's level of understanding regarding alternative dispute resolution mechanisms, and the social relationships between the disputing parties. Therefore, enhancing mediator capacity and raising public awareness of mediation mechanisms are crucial steps in improving the effectiveness of resolving land disputes through non-litigation channels.

Table 3. Comparison of Land Mediation Success Rates Across Regions

No	Research Location	Success Rate (%)	Source
1.	Boyolali	27.8%	This (2026)
2.	Tegal City	Succeeded (in accordance with procedures)	Setiawan (2020)
3.	Medan	Very low	Sylvia (2018)

4.	Yogyakarta City, Sleman and Bantul Regencies	Not fully compliant with regulations (time exceeding 30 days)	Bunga (2018)
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Source: Research results by the author

2. Sustainability and Compliance with the Agreement

The success of mediation is not only measured by the achievement of an agreement between the parties, but also by the level of compliance with the agreement that has been reached.²² Based on data obtained from the Boyolali Regency Land Office, out of 5 cases that successfully reached an agreement through mediation, 4 cases showed good compliance with the terms of the agreement jointly agreed upon by the parties.

Observations indicate that agreements resulting from the mediation process are generally documented in the form of a minutes of proceedings or a settlement agreement, drafted in writing, signed by the disputing parties, and witnessed by the mediator. These documents serve as formal evidence that the parties have reached a mutual agreement as a result of the deliberation process that has taken place. The drafting of these minutes or settlement agreements plays a crucial role as they function as both an administrative basis and legal evidence that the dispute has been resolved through mediation without the need to proceed to litigation in court.

²² Santoso, Urip. 2012. *Agrarian Law: A Comprehensive Study*. Jakarta: Kencana

Figure 2. Dispute Settlement Agreement

LAMPRAN XX
PERATURAN MENTERI AGRARIA DAN TATA RUANG/
KEPALA BADAN PERTANAHAN NASIONAL
NOMOR 11 TAHUN 2016
TENTANG
PENYELESAIAN KASUS PERTANAHAN

FORMAT PERJANJIAN PERDAMAIAN SENGKETA/KONFLIK¹⁾
KOP SURAT KANTOR WILAYAH BPN/KEMENTERIAN²⁾

PERJANJIAN PERDAMAIAN SENGKETA/KONFLIK³⁾
Nomor: PPS/...../...../.....

Pada hari ini, tanggal (dengan huruf) bulan (dengan huruf) tahun dua ribu, yang bertandatangan di bawah ini:
1. Nama, umur, pekerjaan, alamat, KTP Nomor
Selanjutnya disebut PIHAK PERTAMA
2. Nama, umur, pekerjaan, alamat, KTP Nomor
Selanjutnya disebut PIHAK KEDUA

Berdasarkan Berita Acara Mediasi tanggal..... Nomor telah dicapai penyelesaian secara damai terhadap permasalahan tanah terletak di..... (detak obyek tanah masalah Jalan, Desa/Kelurahan, Kecamatan, Kabupaten/Kota, Provinsi), dengan syarat dan ketentuan sebagai berikut:

Pasal 1
Pasal 2
Pasal 3
Pasal 4
Pasal 5

Demikian Perjanjian ini dibuat untuk dapat dipergunakan sebagaimana mestinya.

PIHAK PERTAMA, PIHAK KEDUA,

.....

SAKSI-SAKSI :

1. DIRJEN (nama, nip, ttd)
2. DIREKTUR (nama, nip, ttd)
3. KEPALA KANTOR WILAYAH BPN PROV (nama, nip, ttd)
4. KEPALA BIDANG (nama, nip, ttd)
5. KEPALA KANTOR PERTANAHAN (nama, nip, ttd)
6. KEPALA SEKSI (nama, nip, ttd)

¹⁾ Pilih salah satu

Biro Hukum dan Hubungan Masyarakat, Kementerian ATR/BPN

Bagian Advokasi dan Dokumentasi Hukum

Source: Appendix to Ministerial Regulation on Agrarian Affairs No. 11 of 2016

In practice, the drafting of this agreement document is carried out meticulously by including all the points of the agreement that have been approved by the parties. This aims to prevent any differences in interpretation in the future that could reignite new disputes. The mediator plays a crucial role in ensuring that every clause in the agreement is clearly understood by all parties, so that no party feels disadvantaged or unaware of the contents of the agreement that has been made.

Once the agreement is formalized in a settlement agreement, the document is not merely an administrative agreement but also has the potential to

be elevated to a legally binding document. In this case, the settlement agreement can be registered with the District Court to obtain stronger formal legal standing. This registration process provides additional legal certainty for the parties, as the agreement can then be treated like a court ruling with enforceable authority.²³

This aligns with the provisions of Regulation of the Minister of Agrarian Affairs and Spatial Planning/National Land Agency No. 21 of 2020, which explicitly states that the outcome of mediation may be formalized in the form of a peace agreement and registered with the court to confer legally binding force. This provision provides a clear normative foundation regarding the mechanism for strengthening mediation outcomes, particularly in the context of land disputes that often require stronger legal certainty to prevent potential breaches of the agreement in the future.²⁴

The existence of this regulation demonstrates that the state not only encourages dispute resolution through mediation but also provides follow-up mechanisms to strengthen the outcomes of agreements so they possess legal enforceability. Thus, mediation is no longer viewed merely as an informal process but also as part of the formal legal system capable of producing documents with legal force equivalent to a court judgment following the registration process.

In the context of implementation in the field, the process of drafting this settlement agreement is one of the stages a crucial stage that determines the ultimate success of mediation. Although the parties have reached a verbal agreement in the mediation forum, that agreement does not yet have strong legal standing until it is formalized in writing and officially signed. Therefore, proper documentation is a crucial

²³ Soekanto, Soerjono. 2014. *Factors Influencing Law Enforcement*.

Jakarta: Rajawali Pers.

²⁴ Republic of Indonesia. 2016. *Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency No. 11 of 2016 on the Settlement of Land Disputes*. Jakarta: ATR/BPN.

aspect in ensuring that the mediation outcomes can indeed be effectively implemented.

However, not all mediation outcomes are always followed up with registration in court. In some cases, the parties stop at an agreement recorded in the minutes without pursuing further legal formalities. This situation can pose a risk if one party fails to fulfill the terms of the agreement, as there is no enforceable legal authority to compel the agreement's implementation.

Therefore, it is important for mediators to help the parties understand the importance of registering the settlement agreement with the court. This education is necessary so that the parties realize that such registration is not merely a formality, but a strategic step to provide stronger legal protection for the agreement that has been reached. Thus, the potential for breach of contract or violation of the agreement can be minimized.²⁵

Furthermore, the process of registering a settlement agreement with the court also demonstrates the integration between non-litigation and litigation dispute resolution mechanisms within the Indonesian legal system. This integration shows that mediation does not stand alone but has a close relationship with the formal judicial system, which serves as a backup when necessary. This creates a more comprehensive and layered dispute resolution system. In practice, the successful implementation of a settlement agreement depends heavily on the parties' level of legal awareness as well as their active role of the mediator in explaining the legal consequences of every agreement reached. If the parties have a good understanding of the benefits of registering the settlement agreement, compliance with the mediation outcome will be higher, and the potential for further disputes can be minimized.

Thus, the findings of this observation indicate that although mediation has produced a settlement

²⁵ Sumardjono, Maria S.W. 2001. *Land Policy Between Regulation and Implementation*. Jakarta: Kompas.

agreement, the aspects of documentation and legalization are critical factors in ensuring the sustainability and legal certainty of the outcome. Without reinforcement through a settlement agreement registered with the court, the mediation agreement risks being weak in terms of its binding force and implementation in practice. Therefore, it can be concluded that the mechanism for drafting and registering a peace agreement is an integral part of the mediation process, serving not only as an administrative record but also as a legal enforcement instrument. With this mechanism in place, land mediation holds an increasingly strong position within Indonesia's legal system, while simultaneously providing better legal certainty for the disputing parties.

However, in one case observed in the field, there was a breach of the mediation agreement previously agreed upon by the parties. This breach pertained to the obligation to pay compensation, which was not fulfilled within the timeframe specified in the agreement. This situation demonstrates that while mediation has produced a settlement agreement, its implementation in practice still carries the risk of not proceeding as intended if not accompanied by a strong commitment from the parties. This situation subsequently gives rise to new issues that are essentially a continuation of the previous dispute, thereby necessitating further resolution efforts.

Based on an interview conducted on March 9, 2026, with Mr. Nanang Suwasono, S.E., M.M., it was revealed that in one of the land dispute cases that occurred, the aggrieved party did not immediately choose to bring the matter to litigation or court proceedings. Instead, that party opted for a non-litigation approach by once again requesting facilitation from the Land Office to conduct further mediation. This stance indicates that despite a breach of the previous agreement, peaceful resolution remains the primary choice, considered more relevant and appropriate to the local community's social conditions.

The decision not to immediately pursue the court route reflects a well considered judgment on the part of the aggrieved party. These considerations are

not limited to legal

aspects but also take into account time, costs, and the potential social impacts that may arise if the dispute is brought to court. The court process, which tends to be lengthy and formal, is often the primary reason communities seek alternative resolutions deemed simpler and less likely to escalate tensions.

Furthermore, the choice to return to the mediation mechanism indicates that the public still maintains a relatively high level of trust in the Land Office as an institution tasked with facilitating dispute resolution. This trust did not form overnight but is the result of prior experiences where mediation was seen as capable of providing a more open and flexible space for dialogue among the disputing parties. In such a mediation setting, each party can express their views and interests without the formal pressure typically present in judicial proceedings.

This phenomenon also indicates that mediation is still viewed as a more humane mechanism in conflict resolution, particularly in land disputes that often involve long-established social relationships within the community. By opting for continued mediation, the parties are essentially striving to preserve these social ties so they are not completely severed due to the dispute. This demonstrates that social and emotional aspects remain critical considerations in conflict resolution at the community level.

On the other hand, the reluctance to immediately pursue litigation also reflects the hope that the dispute can still be resolved through a dialogic approach. Although previous agreements were not fully adhered to, the parties still leave the door open to reaching a new solution that is more acceptable to all parties. This indicates that mediation possesses a flexible nature that allows for an iterative process until a point of agreement is found that can truly be implemented consistently.

The renewed request for mediation facilitation by the Land Office also indicates that this institution plays a central role in resolving agrarian disputes at the local level. The Land Office functions not only as a

land administration agency but also as a facilitator that helps bridge the interests of the disputing parties. This role is crucial in creating a neutral and acceptable space for dialogue.

However, this situation also indicates that the implementation of previous mediation agreements still has weaknesses regarding the parties' compliance. Non-compliance with the agreements reached suggests that the implementation of mediation outcomes has not yet been fully optimized. Therefore, strengthening is needed in terms of commitment and oversight regarding the implementation of agreements to prevent the recurrence of disputes in the future.

Nevertheless, the fact that the parties still choose mediation over litigation remains a positive indicator of the effectiveness of non-litigation mechanisms in dispute resolution. This demonstrates that mediation is still viewed as a more effective alternative in maintaining a balance between legal interests and social relationships within the community. In many cases, the community prefers solutions that not only resolve conflicts legally but also preserve harmonious relationships among the parties.

Furthermore, this phenomenon also illustrates that mediation possesses a dynamic nature that allows for a process of continuous improvement. When a previous agreement does not go as planned, the parties still have room to refine and reformulate a new agreement through the same mechanism. This demonstrates that mediation is not a final, one-time process but can evolve in accordance with the dynamics of the conflict at hand.

In an institutional context, this situation also poses a unique challenge for the Land Office in enhancing the effectiveness of mediation implementation. A stronger strategy is needed to ensure that every agreement reached can indeed be implemented by the parties. This is crucial to reduce the likelihood of recurring disputes, which could ultimately burden administrative processes and institutional resources.

This phenomenon indicates that the mediation mechanism still enjoys a fairly high level of

trust among the public, particularly in the resolution of land disputes. The public views mediation as providing a more flexible space for dialogue, where the parties can sit down together again to discuss emerging issues without having to face each other in a confrontational manner in court. This flexibility is one of the key advantages of mediation compared to litigation, which tends to be rigid and formal.

Trust in mediation is also rooted in the public's experience that this approach prioritizes deliberation and the search for mutual solutions. In many cases, the parties still hold the hope that conflicts can be resolved peacefully without damaging the social relationships that have already been established. Therefore, even when agreements are breached, the public still chooses to return to the mediation mechanism as a subsequent step in resolving the issue.²⁶

This also demonstrates that mediation has great potential to become a sustainable dispute resolution mechanism, provided it is supported by a strong commitment from the disputing parties. Agreements reached through mediation fundamentally require good faith to be consistently implemented. Without such commitment, the agreement will merely become a formal document without tangible implementation on the ground, thereby potentially giving rise to new disputes in the future.

Furthermore, the mediator's role is crucial in ensuring that the agreement reached does not merely remain at the contractual stage but is effectively implemented by the parties. The mediator not only serves as a facilitator in the negotiation process but also bears a moral responsibility to encourage the parties to adhere to the terms of the agreement. In some cases, the mediator may even need to take further steps to ensure that there are no violations of the terms of the agreement that have been mutually

²⁶ Suyud Margono. 2010. *ADR and Arbitration: Institutionalization Processes and Legal Aspects*. Jakarta: Ghalia Indonesia.

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agreed upon.

This situation also indicates that the success of mediation is not only measured by the achievement of an agreement but also by the extent to which that agreement can be effectively implemented in practice. If the agreement is not properly implemented, then the primary objective of mediation as an effective and efficient means of dispute resolution becomes less than optimal. Therefore, the aspect monitoring the implementation of mediation outcomes is equally important to consider.

Furthermore, this case also reflects the dynamics in land dispute resolution, which do not always end at a single stage of mediation. In practice, mediation may be repeated if obstacles are encountered in the implementation of the agreement. This indicates that mediation is adaptive and open to refinement, allowing the parties to continue seeking solutions until a mutually agreed-upon outcome is achieved and effectively implemented.

Thus, these findings reinforce the view that mediation remains the primary choice for the public in resolving land disputes, even though its implementation is not always flawless. This trust indicates that the public still views mediation as a more humane, flexible mechanism capable of preserving social relationships among disputing parties.

Therefore, strengthening is needed in the implementation of mediation outcomes, both through enhancing the parties' commitment and reinforcing the mediator's role in the follow-up process. Thus, mediation does not merely serve as a dispute resolution tool at the initial stage but also ensures the sustainability of the resolution until the agreement is fully and effectively implemented on the ground.

Furthermore, studies of land-related literature indicate that resolving disputes through mediation is often considered more effective in preserving social relationships among the parties. As explained in research on land conflicts, resolving conflicts through peaceful mechanisms such as mediation can help prevent broader social conflicts within the community.

Thus, although the success rate of mediation in Boyolali Regency remains relatively limited, the sustainability and level of compliance with the agreements reached indicate that mediation continues to play a role in the resolution of land disputes.

Efforts to improve the effectiveness of mediation can be made by improving the quality of mediators, strengthening regulations on the implementation of mediation, and raising public awareness regarding the importance of resolving disputes peacefully and through deliberation.

C. Factors Obstacles and Supporting Factors for the Implementation of Mediation

1. Barriers to Land Mediation, Particularly in Boyolali Regency

In practice, the implementation of land dispute mediation in Boyolali Regency does not always run smoothly. Based on observations conducted at the Boyolali Regency Land Office and a documentary study of the handling of agrarian dispute cases, it was found that the mediation process often faces various obstacles, both in terms of procedure and the attitudes of the disputing parties. These obstacles result in some mediation processes failing to reach an agreement or requiring a considerable amount of time to produce a joint decision.²⁷

One of the most common obstacles is the absence of the parties from the mediation forum. Based on the results of a documentary study of dispute resolution data at the Boyolali Regency Land Office, there were several cases where one party failed to respond to the mediation invitation, preventing the negotiation process from proceeding. In practice, mediation relies heavily on the direct presence of the disputing parties, as the resolution process is conducted through dialogue and deliberation. This is further supported by the results of

²⁷ Tjiptono, Fandy. 2011. *Research Methods and Evaluation*. Yogyakarta: Andi.

an interview on March 9, 2026, with Mr. Nanang Suwasono, S.E., M.M., a mediator at the Boyolali Land Office: *"In principle, mediation must be attended by the parties or principals because the process involves negotiation to reach an agreement facilitated by the Land Office."*

Additionally, the role of legal counsel can sometimes pose an obstacle in the mediation process. Based on an interview conducted on March 9, 2026, with Mas Ridho, a staff member of the Dispute Resolution Section at the Boyolali Land Office, in some cases legal counsel encourages their clients to pursue litigation in court, as this is perceived to provide stronger legal certainty. As a result, the disputing parties become less open to the dialogue process in mediation. This situation prevents mediation—which is intended to be a means of peaceful dispute resolution—from functioning optimally, as the parties already have a tendency to take the case to court.

Emotional factors also pose a significant obstacle in resolving land disputes, particularly in disputes involving family conflicts such as inheritance disputes. Based on observations during the mediation process, it is evident that long-standing conflicts often foster mutual distrust, resentment, and defensive attitudes among the parties. This situation requires mediators to work harder to create a conducive atmosphere for dialogue. In some cases, it was even found that the parties preferred to maintain their respective positions rather than seek a joint solution through deliberation.²⁸

Another obstacle relates to the length of the mediation process, which in practice often exceeds the time limits set by administrative regulations. This condition is not merely a technical issue but also impacts the parties' confidence in the effectiveness of mediation as an alternative dispute resolution method. In many cases, the disputing parties hope for

²⁸ Usman, Rachmadi. 2012. *Mediation in Court: Theory and Practice*. Jakarta: Sinar Grafika.

a swift resolution, simple, and cost-effective. However, the reality on the ground shows that the process often proceeds more slowly than expected. This naturally leads to dissatisfaction and may even exacerbate existing conflicts if the parties feel the mediation process fails to provide clear legal certainty within a reasonable timeframe.

One reason for the length of the mediation process is the need to clarify land data, which is not straightforward. The data held by each party is often inconsistent, whether regarding ownership documents, land history, or physical boundaries on the ground. This situation requires mediators and relevant parties to conduct in-depth verification, thereby necessitating a significant amount of additional time. Additionally, differing interpretations of existing documents present a distinct challenge that prolongs the mediation process, as each party tends to stick to their own arguments.

The document review process is also a significant factor causing delays in resolving mediation. The land documents that must be examined are not limited to land certificates but also include supporting documents such as *girik*, deeds of sale, and historical documents that may be decades old. This complexity is further compounded when available documents are incomplete or damaged, requiring additional efforts to verify their authenticity and accuracy. This inevitably extends the duration of mediation, as each document must be carefully examined to avoid errors in decision-making.

Furthermore, coordination with other agencies is also a major cause of the lengthy mediation process. Land disputes often involve various parties, including local governments, licensing agencies, and other institutions with relevant authority. This coordination process does not always proceed quickly due to the bureaucratic procedures that must be followed. In some cases, delays in responses from relevant agencies further prolong the mediation resolution time, thereby hindering the reaching of an agreement.

among the parties.²⁹

The complexity of land disputes is also a significant factor that cannot be overlooked. Disputes involving multiple parties, such as heirs or third parties, tend to be more difficult to resolve because each has differing interests. These conflicting interests often trigger prolonged debates that require more time to reach a common ground. Additionally, the emotional aspects of land disputes, such as attachment to inherited land, further complicate the mediation process because the parties consider not only legal aspects but also social and cultural values.

The parties' lack of preparedness for the mediation process also contributes to the prolonged resolution of disputes. Many parties do not fully understand mediation procedures or the importance of transparency in sharing information. This renders the mediation process ineffective, as the necessary information is not fully disclosed from the outset. Consequently, mediators must repeat the clarification process or request additional data that should have been prepared beforehand.

In addition, the limited number of mediators serves as a significant obstacle. The small number of mediators relative to the volume of cases to be resolved prevents disputes from being handled optimally. The heavy workload forces mediators to divide their time among multiple cases, making it impossible to conduct the mediation process intensively. This situation inevitably extends the time required to resolve a single dispute.

Another contributing factor is the lack of technology utilization in the mediation process. In the digital era, the process of data clarification and inter-agency coordination should be able to be carried out more quickly with the help of information technology. However, in reality, many processes are still conducted manually, thereby requiring more time. The limitations of integrated digital systems also prevent land data from being easily accessed, thereby slowing down the data

²⁹ Widjaja, Gunawan. 2003. *Alternative Dispute Resolution*. Jakarta: RajaGrafindo Persada.

verification and validation process.

On the other hand, differing perceptions regarding the expected outcomes of mediation also pose a distinct challenge. Each party typically has different expectations, which often conflict with one another. This extends the negotiation process as the mediator must strive to find a solution acceptable to all parties. In some cases, these differences are difficult to bridge, requiring additional time for mediation to reach a fair and balanced agreement.

Administrative hurdles also cannot be overlooked in prolonging the mediation process. The procedures required at each stage of mediation often take a considerable amount of time, especially when involving numerous documents and stakeholders. Additionally, the formal requirements that must be met before mediation can proceed further slow down the process. This situation indicates that administrative aspects remain a challenge in efforts to enhance the effectiveness of mediation.

Furthermore, the public's lack of legal awareness also contributes to the length of the mediation process. Many parties do not fully understand the importance of complete and valid land documents, so when disputes arise, the process of providing evidence becomes more difficult. This lack of knowledge also leads parties to be less cooperative during mediation, as they do not grasp the benefits of resolving disputes peacefully rather than through litigation.

This indicates that the length of the mediation process is not caused by a single factor, but the result of various interrelated obstacles. The complexity of the issues, resource constraints, and administrative and social factors all contribute to delays in dispute resolution. Therefore, comprehensive efforts are needed to address these various obstacles so that the mediation process can proceed more effectively and efficiently.

This finding aligns with research findings stating that strengthening mediation is one of the key steps in effectively preventing and resolving land disputes. Such

6	Lack of legal awareness among the public	The parties do not yet understand the importance of complete land documents , making the process of providing evidence difficult.
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Source: Research results by the author

2. Factors Supporting Land Mediation, Particularly in Boyolali Regency

In addition to these various obstacles, the implementation of land mediation in Boyolali Regency is also supported by several factors that promote the successful peaceful resolution of disputes. Based on observations at the Boyolali Regency Land Office, one of the most important factors is the commitment and professionalism of mediators in facilitating the dialogue process between the parties. Mediators act as neutral parties and strive to maintain a balance in communication so that each party has an equal opportunity to express their views and interests.

The results of an interview on March 9, 2026, with the BPN Mediator for Boyolali Regency, Mr. Suwasono, S.E., M.M., also indicate that the mediator strives to conduct the mediation process objectively using a persuasive and communicative approach. In this process, the mediator does not take sides with any party but rather helps the parties find a mutually acceptable common ground. The mediator's neutral stance, patience, and strong communication skills are key factors in creating a conducive atmosphere for dialogue throughout the mediation process.³⁰

Another supporting factor is that the cost of dispute resolution through mediation is relatively lower compared to litigation in court. Based on an interview conducted on February 3, 2026, with one of the community members who successfully resolved a dispute through mediation Mr. Marlan he stated that

³⁰ Wignjosoebroto, Soetandyo. 2002. *Law: Paradigms, Methods, and the Dynamics of Its Issues*. Jakarta: Elsam.

Available online at

another, especially in a residential environment where people live relatively close together and are interdependent. Therefore, resolving disputes through mediation that prioritizes harmony is considered more appropriate than resolving them through litigation, which tends to be confrontational. This value of harmony encourages the parties to prioritize peace over unilateral victory.

Mutual respect is also a key element in the mediation process based on a social and cultural approach. In a society that upholds norms of politeness, every individual is expected to respect the opinions and rights of others. This attitude is highly beneficial in creating a conducive mediation atmosphere, as the parties do not attack or belittle one another. With mutual respect, the communication process becomes more effective and productive, thereby facilitating the mediator's role.

This socio-cultural approach has proven quite effective, particularly in agrarian communities that still maintain strong social bonds. In such communities, kinship ties and emotional closeness among residents play a significant role in conflict resolution conflicts. Disputes that arise not only affect the individuals involved but also the overall harmony of the community. Therefore, resolving disputes through an approach that prioritizes the value of togetherness is a more relevant and accepted choice by the community.

The success of this approach is also inseparable from the role of mediators who are able to understand and accommodate these local values. Mediators with cultural sensitivity will find it easier to establish effective communication with the parties involved. They can use simpler language appropriate to the local context, ensuring that the messages conveyed are well received. Additionally, mediators can also utilize community leaders or respected figures as intermediaries to strengthen the mediation process.³¹

³¹ Arba, Muhammad. 2021. "Optimizing Mediation in the Resolution of Land Disputes in Indonesia." *Jurnal IUS QUIA IUSTUM* 28 (3): 350–368.

In some cases, the involvement of community leaders such as village heads or traditional leaders has a positive impact on the mediation process. Their presence often instills a sense of security and trust among the parties, as they are viewed as neutral and wise figures. Community leaders also possess a deep understanding of local social conditions, enabling them to assist mediators in formulating solutions that align with the community's needs and expectations.

However, this social and cultural approach also presents its own challenges. Not all disputes can be resolved through a family-oriented approach, especially if the conflict has become too complex or involves significant economic interests. In such situations, mediators must be able to balance the social-cultural approach with formal legal procedures to ensure that the resulting resolution retains clear legal standing.

Furthermore, differences in the social and cultural backgrounds of the disputing parties can also pose challenges in applying this approach. In an increasingly heterogeneous society, the values held by each individual may vary, necessitating more adaptive communication strategies. Mediators must be able to understand these differences and identify common ground acceptable to all parties without disregarding the values they hold dear.

Nevertheless, in general, the local social and cultural approach remains one of the key strengths in the mediation process in Boyolali Regency. This approach not only helps resolve disputes peacefully but also maintains social harmony within the community. This is crucial because the primary goal of mediation is not merely to reach an agreement but also to foster better relationships in the future.

Thus, it can be concluded that the success of mediation is not determined solely by cost and time considerations, but also by the ability to integrate local social and cultural values into the dispute resolution process. An approach that prioritizes deliberation, harmony, and mutual respect has proven effective in creating an environment conducive to achieving fair and sustainable agreements.

Therefore, it is important for mediators and

relevant parties to continue developing approaches rooted in local wisdom as part of an effective dispute resolution strategy. By combining formal legal approaches with social and cultural values, it is hoped that the mediation process can proceed more effectively and provide solutions that are not only legally valid but also socially accepted by the community.

Given these various supporting factors, mediation continues to hold significant potential as an effective alternative for resolving land disputes in Boyolali Regency. Despite facing various challenges in practice, the mediation mechanism remains one of the important means of resolving agrarian conflicts peacefully and reducing the community's reliance on dispute resolution through litigation in court.

Table 5. Supporting Factors for the Implementation of Land Mediation in Boyolali Regency

No	Supporting Factor	Description / Impact
1.	Commitmen and professionalism of the mediator	The mediator is neutral, patient, communicative, and able to create a conducive to dialogue.
2.	Cost that relatively low	Mediation does not require the high legal fees associated with court proceedings, making it more affordable the public.
3.	A faster process (without trial proceedings)	Compared to litigation, mediation offers a simpler and does not drag on.
4.	An approachlocal social and cultural context	The use of the values of kinship, deliberation, harmony, and mutual respect, which remain strong in the agrarian.

When viewed through the lens of Lawrence Friedman's legal system theory, the most dominant issue lies in the aspect of legal culture. In this study, the legal structure is already in place through the existence of the Land Office as a mediation facilitator, while the legal substance is also clearly regulated by Ministerial Regulation ATR/BPN No. 21 of 2020 on the Handling and Resolution of Land Cases.

However, the community's legal culture still does not fully support the optimal effectiveness of mediation. This is evident in the community's low trust in mediation outcomes, a lack of understanding regarding the benefits of non-litigious dispute resolution, and a tendency to prioritize individual interests without allowing room for compromise.

Thus, the effectiveness of land mediation in Boyolali Regency does not solely depend on the existence of regulations and the institutions implementing them, but is also significantly influenced by the public's awareness and mindset regarding the law itself. Therefore, broader efforts are needed to enhance the community's legal culture through public outreach, legal education, and strengthening the role of mediators so that mediation can proceed more effectively, produce just resolutions, and maintain social harmony within the community.

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