

THE ROLE OF THE CENTRAL JAVA PROVINCIAL GOVERNMENT IN MAINTAINING LAND ASSETS (SUPREME COURT CASE STUDY NUMBER 3640 K/PDT/2020)

Hafiz Diya Ananta  ORCID Link:

Faculty of law, Universitas Negeri Semarang, Indonesia

Email:-

Abstract

Land is an asset that is most sought after and needed as evidenced by the many disputes or conflicts related to land which have become part of social reality in various societies, although with variations in their forms and characteristics. Government agency assets in the form of land are included in government agency assets which are known as Regional Property (BMD). An example of a case related to land ownership is what happened on Jalan Durian Raya, Srandol Wetan Village, Banyumanik District, Semarang City, Central Java Province with a case regarding the struggle for land control between the Central Java Provincial Government vs Yosef Soewarto, in which Yosef Soewarto committed an unlawful act by taking over BMD assets belonging to the Central Java Provincial Government. This research aims to determine the factors that led to the transfer of land assets belonging to the



Central Java Provincial Government to Yosef Soewarto. The research method used is empirical juridical with a qualitative approach. Data collection techniques through interviews, literature study. The data validity technique uses triangulation techniques. Data analysis techniques are carried out in four stages, namely collection, data reduction, data presentation, conclusions. Based on the research results, it can be concluded that the factors that caused the transfer of provincial government assets. Central Java to Yosef Soewarto is the lack of attention from the Central Java Provincial Government in paying attention to and managing its land assets, the existence of parties who want to control these land assets, the lack of security and guarding of these land assets by the Central Java Provincial Government, the involvement of other parties. Efforts made by the Provincial Government. Central Java in getting its assets back is preventive, namely by recording the land assets in KIB A (Land) and repressively. Preventive measures are carried out by recording the land assets in KIB A (Land) and also blocking Yosef Soewarto's certificate. Then, for repressive efforts themselves through trials consisting of first level trials, appeal and cassation levels

KEYWORDS

Land Assets, Regional Property, Transfer of land rights

Introduction

Land ownership in a society is closely related to individual happiness, family development, and groups. Land has a very high and fundamental meaning (Karomah 2020)¹. According to Lazare Deteix, land is the main resource for human activities that are facing increasing pressure (Deteix et

¹ Sipta Karomah, "Konflik Pertanahan Antara Masyarakat Desa Pakel Dengan Perhutani Kph Banyuwangi Barat," *Jurnal Hukum* 7 (2020): 150–63.

al, 2023)². Based on the opinion of John F McCarthy who said that Land remains an important element in life throughout the world (McCarthy et al, 2022)³. Rebecca Anne Riggs argues that owning land can reflect a person's social status based on the extent to which they control the land. The more land is owned and controlled, the higher the social status and becomes a cultural symbol in society. Land and natural resources have intrinsic economic, social and cultural value, thus placing land at the center of social networks, power structures, and cultural practices (Riggs et al, 2016)⁴. Land is the most sought after and needed asset, because land that will be built as a house is one of the primary needs, namely the need for "board" or the need for a place to live (Suhadi; et al. 2011)⁵. Land has important functions and benefits for human life, as evidenced by the many disputes or conflicts related to land that have become part of the social reality in various communities, although with variations in form and characteristics. Based on the Indonesian Social Development Paper published by the World Bank, it shows that the second highest level of conflict cases in Indonesia is land conflicts, while criminal cases are at the highest level (Susan, 2013)⁶. Meanwhile, according to the National Land Agency (BPN), there are several factors that cause disputes, including limited land supplies while the need for land continues to increase; inequality in the structure of ownership, use, development, and utilization of land; abandoned land and difficult economic situations; diversity of land laws during the colonial period, public

² Lazare Deteix et al., "The Importance of Land in Resource Criticality Assessment Methods: A First Step towards Characterising Supply Risk," *Science of the Total Environment* 880, no. November 2022 (2023), <https://doi.org/10.1016/j.scitotenv.2023.163248>.

³ John F. McCarthy et al., "Land Reform Rationalities and Their Governance Effects in Indonesia: Provoking Land Politics or Addressing Adverse Formalisation?," *Geoforum* 132, no. April (2022): 92–102, <https://doi.org/10.1016/j.geoforum.2022.04.008>.

⁴ Rebecca Anne Riggs et al., "Forest Tenure and Conflict in Indonesia: Contested Rights in Rempek Village, Lombok," *Land Use Policy* 57 (2016): 241–49, <https://doi.org/10.1016/j.landusepol.2016.06.002>.

⁵ Suhadi; et al., "Tanah Sebagai Bukti Penguasaan Hak Milik Atas Pendaftaran Tanah Di Desa Jetis Kecamatan," *Pandecta Research Law Journal* 6, no. 1 (2011).

⁶ Novri Susan, "Scenario Building on Law No. 7 of 2012 about Social Conflict Intervention: The Possible Future of Land Conflict Management in Indonesia," *Procedia Environmental Sciences* 17, no. 7 (2013): 870–79, <https://doi.org/10.1016/j.proenv.2013.02.105>.

perception and awareness of the law regarding land ownership and use; inconsistency of government policies in resolving problems; reform; negligence of officers in the process of granting and recording land rights; judicial system; weak land administration system; and poor management of land which is an asset of a government agency (Abdullah, 2021).

In this case, government agency assets in the form of land/land are included in government agency assets which are known as Regional Assets (BMD). Regional Assets/Property (BMD) are all assets owned by the region, both tangible and intangible. Tangible goods or fixed assets are goods that have benefits for more than one accounting period and are used for the implementation of government activities and public services. Based on the attachment to the Minister of Home Affairs Regulation Number 17 of 2007 concerning technical instructions for implementing the management of regional goods, it is explained that: "Regional goods are all regional assets, both owned and controlled, which are tangible, both movable and immovable and their parts or which are certain units that can be assessed, calculated, measured, or weighed including animals and plants except money and other securities". Based on the Technical Guidelines Attachment to the Minister of Home Affairs Regulation Number 17 of 2007 concerning the regulation of regional goods, regional goods are grouped into 19 categories, including Land, Roads and Bridges, Water Buildings, Installations, Networks, Building Structures, Monuments, Large Equipment, Transportation Equipment, Workshop Equipment, Agricultural Equipment, Office and Household Equipment, Studio Equipment, Medical Equipment, Laboratory Equipment, Books/Libraries, Art and Cultural Goods, Animals/Livestock and Plants, and Security Equipment. Furthermore, the Minister of Home Affairs Regulation Number 17 of 2007 explains that inventory goods are "all goods owned or controlled by the regional government and used for more than one year, and recorded and registered in the inventory book."

Based on the explanation above, with the increasingly high land value

and the weak land administration system, it triggers various problems related to land ownership. An example of a case related to land ownership is what happened on Jalan Durian Raya, Srandol Wetan Village, Banyumanik District, Semarang City, Central Java Province with a case about the land control dispute between the Central Java Provincial Government and Yosef Soewarto. It is known that Yosef Soewarto was previously an employee of the Public Works Department of the Central Java Provincial Office with the position of Project Leader (Pimpro) for the repair and maintenance of the Central Java River in 1991, Yosef Soewarto was assigned to release rights with compensation to Siti Hasanah which was intended for a plot of land ownership located on Jalan Durian Raya, Srandol Wetan Village, Banyumanik District, Semarang City with a value of Rp. 43,815,000, - (forty-three million eight hundred and fifteen thousand rupiah). After signing the letter of release of land rights, Yosef Soewarto only submitted one original certificate which was still in the name of Siti Hasanah to the Central Java Provincial Government. The certificate was a certificate of ownership number 190 issued on December 31, 1985. This action was also accompanied by the submission of 3 (three) proofs of payment of compensation signed by Yosef Soewarto, who served as the Project Leader (Pimpro) for the Improvement and Maintenance of the Central Java River, together with Siti Hasanah. Without the knowledge of the Government, Yosef Soewarto entered into a new sale and purchase agreement with Siti Hasanah. In the agreement, Yosef Soewarto submitted a new application for rights to the Semarang City Land Office for and on behalf of Yosef Soewarto personally. In this case, Yosef Soewarto has acted as the Project Leader (Pimpro) for the Improvement and Maintenance of the Central Java River since October 30, 1991 and acted for and on behalf of the Public Works Department of the Central Java Provincial Office in carrying out the release of rights with compensation to Siti Hasanah. Yosef Soewarto has an original document in the form of a land certificate.

- 1) Certificate of Ownership No. 190 covering an area of 762 m2 of

Pedalangan Village as described in the situation map/drawing made by the Agrarian Office of Semarang City II dated December 31, 1985 Number 14501/1985

- 2) Statement of Release of Land Rights dated October 31, 1991 made by Yosef Soewarto with Siti Hasanah for certificate of ownership No. M. 109 covering an area of 2257 m² as described in the situation map/drawing made by the Agrarian Office of Semarang City II dated December 30, 1985 Number 736/1985
- 3) Statement of Release of Land Rights dated October 31, 1991 made by Yosef Soewarto with Siti Hasanah for certificate of ownership No. M. 190 covering an area of 762 m² is described in the situation map/drawing made by the Agrarian Office of the City of Semarang II dated December 30, 1985 Number 14501/1985
- 4) Statement of Release of Land Rights dated October 31, 1991 made by Yosef Soewarto with Siti Hasanah for the land ownership certificate No. M. 191 covering an area of 1500 m² is described in the situation map/drawing made by the Agrarian Office of the City of Semarang II dated December 30, 1985 Number 14502/1985

Then the document was then recorded in KIB A (Land) by the Central Java Provincial Government. Knowing that Yosef Soewarto had the land certificate and had bad intentions to control the land, the Central Java Provincial Government took action to block Yosef Soewarto's certificates which aimed to secure the land assets belonging to the Central Java Provincial Government. Therefore, Yosef Soewarto sued the Central Java Provincial Government as decided in decision Number: 375 / Pdt.G / 2018 / PN Smg. which granted Yosef Soewarto's lawsuit and stated that the certificates for the three (3) plots of land belonged to Yosef Soewarto. Because it was dissatisfied with decision Number: 375 / Pdt.G / 2018 / PN, the Central Java Provincial Government filed an appeal which was then decided in decision Number 630 / Pdt / 2019 / PT SMG. Then the Central Java Provincial Government filed an appeal which was decided

in decision Number 3640 K/Pdt/2020 which granted the Central Java Provincial Government's cassation request and stated that the Central Java Provincial Government was the legal owner of 3 (three) plots of land located on Jalan Durian Raya, Banyumanik District, Semarang City and the certificates controlled by Yosef Soewarto had no legal force, and sentenced Yosef Soewarto to pay for the use of land calculated as rent based on Central Java Provincial Regulation Number 10 of 2014 concerning Amendments to Central Java Provincial Regulation Number 1 of 2011 concerning Regional Retribution.

So based on the background of the case, a thesis research was conducted with the title "The Role of the Central Java Provincial Government in Maintaining Land Assets (Supreme Court Case Study Number 3640 K/Pdt/2020)". Based on the background above, the problems to be studied are as follows:

1. What are the factors causing the transfer of assets belonging to the Central Java Provincial Government as occurred in Decision Number 3640 K/Pdt/2020 K/Pdt/2020?
2. How is the Central Java Provincial Government's effort to regain its assets?

Methods

This study uses a qualitative approach that focuses on quality, which is to understand in depth about a phenomenon that occurs to examine its truth. In this qualitative research, in-depth analysis techniques are used to explore the problem in detail from case to case. According to Denzin and Lincoln, qualitative research is research that uses a natural setting with the intention of interpreting the phenomena that occur and is carried out by involving various existing methods. (Setiawan, A. A, 2008) In this qualitative approach, case studies are applied, namely the Supreme Court decision Number 3640 K / Pdt / 2020 which is carried out by exploring in depth a phenomenon experienced by one or more people. Qualitative

analysis according to P. Joko Subagyo is a data analysis that is applied for normative (juridical) aspects with a descriptive analysis method, namely by describing the description of the data obtained and then connecting them to each other with the aim of obtaining clarity regarding a truth or vice versa so that a new picture is obtained or can be used to strengthen a picture that already exists or vice versa. Thus, it can be concluded that this analysis is in the form of explanations, and not in the form of statistical figures or other forms of numbers.

Result and Discussion

1. Factors that caused the assets belonging to the Central Java Provincial Government to move as occurred in Decision Number 3640 K/Pdt/2020

In the results of research conducted at the Legal Bureau of the Central Java Provincial Secretariat, the Central Java Provincial Financial and Asset Management Agency (BPKAD), the Semarang City Land Office and the location of the land case object, several factors were found that caused the land asset object belonging to the Central Java Provincial Government to be taken over by Yosef Soewarto, namely:

1. Lack of attention from the Central Java Provincial Government in paying attention to and managing its land assets
2. The existence of parties who want to control the land assets
3. Lack of security and guarding of the land assets by the Central Java Provincial Government
4. Involvement of other parties

The first factor is the lack of attention from the Central Java Provincial Government in paying attention to and managing its land assets. This is because the Central Java Provincial Government has left the land for too long and has not immediately managed the land so that it can be used for the interests of the Central Java Provincial Government. Therefore, the land

is very vulnerable to disputes and many parties have bad intentions and want to control the land belonging to the Central Java Provincial Government. And if the Central Java Provincial Government immediately manages the land, it can minimize and prevent disputes over the land. The second factor is that there are parties who want to control the land. As is well known, the conflict of problems contained in Decision Number 3640 K / Pdt / 2020 is a conflict between the Central Java Provincial Government and Yosef Soewarto. Yosef Soewarto who at that time served as the Central Java Irrigation Sub-Department, Echelon 3, Regional Office of the Department of Public Works, Central Java Provincial Government in 1991. And then around 1991 Yosef Soewarto was asked by the Head of the Irrigation Service to buy land which would then be used to build the Central Java Provincial Irrigation Service Office, where Yosef Soewarto served as the Head of the Central Java Provincial River Improvement. based on a statement of release of land rights made and signed on stamped paper on October 30, 1991, the Plaintiff as the Project Leader (Pimpro) for the Repair and Maintenance of the Central Java River acting for and on behalf of the Department of Public Works, Central Java Provincial Office has released rights with compensation to Siti Hasanah in the amount of Rp. 86,250,000.00,- (eighty-six million two hundred and fifty thousand rupiah). However, in this case, Yosef Soewarto tried to personally repurchase with Siti Hasanah for 3 (three) plots of disputed land in front of a Notary/PPAT, this shows bad faith and manipulation of the fact that the disputed land has become the property of the Government and according to the above, it shows that Yosef Soewarto has manipulated data on ownership and control of land rights. So in this case, Yosef Soewarto is another party who is trying to take over and use his position as the Central Java Irrigation Sub-Department, Echelon 3, Regional Office of the Department of Public Works, Central Java Provincial Government and as the Project Leader (Pimpro) for the Repair and Maintenance of the Central Java River to control the land assets owned by the Central Java Province.

The third factor is the lack of security and guarding of the land assets by the Central Java Provincial Government. Regarding this factor, the Central Java Provincial Government has not done enough to secure and guard its land assets located on Jalan Durian Raya, Srandol Wetan Village, Banyumanik District, Semarang City. Due to the lack of security and security, the land assets owned by the Central Java Provincial Government can easily be taken over by irresponsible parties who want to control the land assets. In the implementation of security and maintenance of Regional Property (BMD) land itself, it has been regulated in Article 299 of the Regulation of the Minister of Home Affairs of the Republic of Indonesia Number 19 of 2016 concerning Guidelines for Management of Regional Property, the procedures for securing land are as follows;

1. Physical security of land is carried out, among others
 - a. Installing a sign of the location of the land by building a fence
 - b. Installing a sign of land ownership; and
 - c. Carrying out security
2. Administrative security of land is carried out by;
 - a. Collecting, recording, storing, and administering land ownership documents in an orderly and safe manner
 - b. Taking the following steps:
 - 1) completing proof of ownership and/or storing land certificates
 - 2) making property identity cards
 - 3) carrying out an inventory/census of regional property once every 5 (five) years and reporting the results; and
 - 4) recording in the List of Property Managers/Property Users/Users' Authorized Owners
3. Legal security is carried out for:
 - a. Land that does not yet have a certificate; and
 - b. Land that already has a certificate but is not yet in the name of the regional government

For the fourth factor, there is the involvement of other parties. As previously known in decision Number 3640 K/Pdt/2020, there was a conflict between the Central Java Provincial Government and Yosef Soewarto. Yosef Soewarto, who was previously an employee of the Department of Public Works, Central Java Provincial Office with the position of Project Leader (Pimpro) for the repair and maintenance of the Central Java river, was assigned to release rights with compensation to Siti Hasanah which was intended for a plot of land located on Jalan Durian Raya, Srandol Wetan Village, Banyumanik District, Semarang City amounting to IDR 43,815,000 (forty-three million eight hundred and fifteen thousand rupiah). However, Yosef Soewarto had bad intentions, namely trying to personally re-purchase with Siti Hasanah for three (3) plots of land in dispute before a Notary/PPAT, this was because Yosef Soewarto tried to take over the land object which should have belonged to the Central Java Provincial Government. So based on this, it can be seen that there is involvement of another party, namely Siti Hasanah, who is the original owner of the three plots of land. The resale of the land object by Siti Hasanah to Yosef Soewarto in his personal name in 2013 raises an indication of a sale and purchase in bad faith. This is due to Yosef Soewarto's knowledge that the land object has belonged to the Central Java Provincial Government since October 30, 1991, when he paid the release of rights from Siti Hasanah. Although Yosef Soewarto in his role as project leader has obtained the rights to the land, Siti Hasanah as the seller in 2013 knew that the disputed object had been released to Yosef Soewarto. However, they still signed the Deed of Sale and Purchase with Yosef Soewarto as an individual in 2013. So based on this, it is known that one of the factors that caused the control of land belonging to the Central Java Provincial Government by Yosef Soewarto was the involvement of another party, in this case Siti Hasanah as the original owner of the land object.

2. Efforts by the Central Java Provincial Government to regain its assets

In the initial problem of this problem, it was where Yosef Soewarto who was formerly an employee of the Department of Public Works of the Central Java Provincial Office with the position of Project Leader (Pimpro) for the repair and maintenance of the Central Java river was assigned to release rights with compensation to Siti Hasanah which was intended for a plot of land owned by the owner located on Jalan Durian Raya, Srandol Wetan Village, Banyumanik District, Semarang City with a value of Rp. 43,815,000, - (forty three million eight hundred and fifteen thousand rupiah). However, in its implementation, Yosef Soewarto had bad intentions to take over the land which should have belonged to the Central Java Provincial Government. Yosef Soewarto. Then the land object that had been sold was resold by Siti Hasanah to Yosef Soewarto in his personal name, and issued a certificate for the three (3) plots of land in the name of Yosef Soewarto. After signing the release letter, Yosef Soewarto then only submitted one of the original certificates which was still in the name of Siti Hasanah to the Central Java Provincial Government, namely the land ownership certificate Number 190 dated 31-12-1985 and Yosef Soewarto had the original documents in the form of:

1. Land Ownership Certificate No. 190 covering an area of 762 m² of Pedalangan Village which was described in the situation map/drawing made by the Agrarian Office of the City of Dati II Semarang dated 31 December 1985 Number 14501/1985
2. Statement of Relinquishment of Land Rights dated 31 October 1991 made by Yosef Soewarto with Siti Hasanah for land ownership certificate No. M. 109 covering an area of 2257 m² is described in the situation map/drawing made by the Agrarian Office of the City of Semarang II dated December 30, 1985 Number 736/1985

3. Statement Letter of Release of Land Rights dated October 31, 1991 made by Yosef Soewarto with Siti Hasanah on the certificate of ownership No. M. 190 covering an area of 762 m² is described in the situation map/drawing made by the Agrarian Office of the City of Semarang II dated December 30, 1985 Number 14501/1985
4. Statement Letter of Release of Land Rights dated October 31, 1991 made by Yosef Soewarto with Siti Hasanah on the certificate of ownership No. M. 191 covering an area of 1500 m² is described in the situation map/drawing made by the Agrarian Office of the City of Dati II Semarang dated December 30, 1985 Number 14502/1985

Then the document was then recorded in KIB A (Land) by the Central Java Provincial Government

Knowing that Yosef Soewarto had the land certificate and had bad intentions to control the land, the Central Java Provincial Government took action to block Yosef Soewarto's certificates which aimed to secure the land assets belonging to the Central Java Provincial Government. Therefore, Yosef Soewarto sued the Central Java Provincial Government which as decided in the decision Number: 375/Pdt.G/2018/PN Smg. which granted Yosef Soewarto's lawsuit and stated that the certificates for the three (3) plots of land belonged to Yosef Soewarto

Due to dissatisfaction with the decision Number: 375/Pdt.G/2018/PN, the Central Java Provincial Government filed an appeal which was then decided in decision Number 630/Pdt/2019/PT SMG. Then the Central Java Provincial Government filed an appeal which was decided in decision Number 3640 K/Pdt/2020 which granted the Central Java Provincial Government's appeal and stated that the Central Java Provincial Government is the legal owner of 3 (three) plots of land located on Jalan Durian Raya, Banyumanik District, Semarang City and the certificates controlled by Yosef Soewarto have no legal force, and Yosef Soewarto was sentenced to pay land utilization fees calculated as rent in

accordance with the provisions contained in the Central Java Provincial Regulation Number 10 of 2014 concerning Amendments to the Central Java Provincial Regulation Number 1 of 2011 concerning Regional Retribution. This legal protection theory is used to examine the formulation of the second problem in this study, namely how the Central Java Provincial Government's efforts to regain its land assets because it is in line with the theory of legal protection which is also interrelated with the judiciary because the judiciary provides a formal forum for applying the principles of legal protection in resolving disputes. Thus, the judicial process is considered the main means of providing justice, enforcing the law, and protecting the rights of individuals or legal entities.

Conclusion

Based on the results of the author's research and discussion regarding the analysis of the Role of the Central Java Provincial Government in maintaining land assets (Case Study of Decision Number 3640 K / Pdt / 2020), the author concludes the following:

1. Factors that cause the transfer of land assets belonging to the Central Java Provincial Government as stated in Decision Number 3640 K / Pdt / 2020, based on the results of research that has been conducted at the Legal Bureau of the Central Java Provincial Secretariat, the Central Java Provincial Finance and Asset Management Agency (BPKAD), the Semarang City Land Office and the location of the land case object, several factors were found that caused the land asset object belonging to the Central Java Provincial Government to be taken over by Yosef Soewarto, namely:
 - a. Lack of attention from the Central Java Provincial Government in paying attention to and managing its land assets
 - b. The existence of parties who want to control the land assets

- c. Lack of security and guarding of the land assets by the Central Java Provincial Government
 - d. The involvement of other parties
2. The efforts made by the Central Java Provincial Government in maintaining its land assets use two efforts consisting of preventive and repressive efforts. For preventive efforts themselves, they are carried out by recording the land assets into KIB A (Land) and also blocking the Yosef Soewarto certificate which aims to secure the land assets belonging to the Central Java Provincial Government. Then, for repressive efforts themselves through trials consisting of first-level trials, appeals and cassation.

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