International Journal of Education, Vocational and Social Science
https://e-journal.citakonsulindo.or.id/index.php/IJEVSS
E-ISSN : 2963 4954
IJEVSS

Distribution Of Estate Property In The Form Of Immovable Assets To Foreign-National Heirs: A Civil Law Perspective In Indonesia

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Abstract

Marriage is one of the foundations giving rise to inheritance relationships and, at the same time, a factor that can trigger cross-border population movement. This condition has the potential to give rise to marriages between persons of different nationalities, which in turn raise legal problems, particularly with regard to the inheritance of immovable property by foreign-national heirs in Indonesia. This study aims to analyze the legal arrangements governing inheritance in Indonesia, the mechanism for dividing estate property in the form of immovable assets to foreign-national heirs, and the juridical obstacles encountered in the implementation of such inheritance. This study uses a normative legal research method with a statutory approach, a conceptual approach, and a case approach. The legal materials consist of primary, secondary, and tertiary legal materials obtained through literature study, which were then analyzed using qualitative analysis techniques. The results of the study show that Indonesia's inheritance law system remains pluralistic, consisting of customary (adat) inheritance law, Islamic inheritance law, and civil inheritance law. This pluralism gives rise to differences in determining which law applies to foreign-national heirs. In addition, the restrictions on land ownership rights for foreign nationals as regulated in the Basic Agrarian Law constitute a juridical obstacle in the implementation of inheritance involving immovable property. Although foreign nationals may attain the position of heir, ownership rights over land cannot be maintained and must instead be transferred or adjusted in accordance with the applicable statutory provisions within a specified period. Therefore, harmonization between inheritance law and land law is needed in order to realize legal certainty, justice, and legal protection for foreign-national heirs in the inheritance of immovable property in Indonesia.

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Keywords: inheritance law, foreign-national heirs, immovable property, land rights, legal pluralism

INTRODUCTION

The development of legal relationships in modern society is no longer confined to relationships of a purely national character, but has also grown into legal relationships that cross national borders. Increasing mobility of society, whether for the purposes of education, employment, or family relations, has led to increased interaction between Indonesian citizens and foreign nationals. One consequence of this development is the emergence of mixed marriages between parties of different nationalities. Mixed marriages give rise not only to legal consequences for the personal status of the parties, but also to legal problems concerning property, including inheritance rights arising from the death of one of the parties (Marzuki, 2021).

Inheritance is one of the legal consequences arising from a person's death, which causes property to pass to parties who have a legal relationship with the deceased. Inheritance law essentially governs the transfer of the rights and obligations of the deceased to the heirs, including who is entitled to receive the inheritance, the object of the inheritance, and the procedure for distributing the estate. In the Indonesian legal system, the regulation of inheritance law has complex characteristics because it is influenced by the coexistence of several legal systems that apply simultaneously, namely Western civil inheritance law, Islamic inheritance law, and customary (adat) inheritance law (Suparman, 2019).

The existence of this pluralism in inheritance law means that inheritance matters in Indonesia cannot always be resolved through a single, uniform legal provision. Determining which law applies to a given inheritance case must take into account various aspects, such as religion, family relationships, nationality, and the legal status of the disputed inheritance object (Rofiq, 2021). One issue that is increasingly developing in the practice of inheritance law is inheritance involving foreign-national heirs, particularly where the object of inheritance consists of immovable property such as land and buildings located within Indonesian territory (Santoso, 2017).

In practice, however, a foreign national may still acquire the right of heir from a deceased Indonesian citizen. The position of heir is in principle not lost merely because of a change in nationality. Nevertheless, where the inherited property consists of land held under a right of ownership (hak milik), there are legal restrictions that must be taken into account. Article 21 paragraph (3) of the Basic Agrarian Law (UUPA) provides that a foreign national who acquires a

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right of ownership through intestate inheritance or through the commingling of property as a result of marriage is obliged to relinquish that right within a specified period (Harsono, 2018).

This issue demonstrates the close relationship between inheritance law and agrarian law. On the one hand, inheritance law grants heirs the right to obtain the estate of the deceased, while on the other hand, agrarian law restricts the control of land by foreign nationals. This condition gives rise to legal questions concerning the mechanism for distributing estate property in the form of immovable assets to foreign-national heirs, the legal position of such heirs in relation to the object of inheritance, and the form of legal protection that can be provided to guarantee legal certainty.

The issue of inheritance of immovable property by foreign-national heirs is becoming increasingly important to examine because it concerns the balance between the protection of individual rights and national interests in the control of land. Therefore, a comprehensive legal study of the provisions of inheritance law, civil law, and agrarian law applicable in Indonesia is needed in order to identify a resolution mechanism that provides legal certainty, justice, and legal protection for the parties concerned.

Based on the foregoing, this study was conducted to analyze the distribution of estate property in the form of immovable assets to foreign-national heirs from the perspective of civil law in Indonesia, including the applicable inheritance law arrangements, the mechanism for implementing inheritance, and the juridical obstacles that arise in the practice of cross-national inheritance.

RESEARCH METHOD

This study uses a normative (doctrinal) legal research method. Normative legal research is research conducted by examining and analyzing the legal norms contained in statutory regulations, legal doctrine, and various legal literature related to the problem under study. This study focuses on examining the legal provisions concerning the inheritance of immovable property by foreign-national heirs from the perspective of civil law in Indonesia (Muhaimin, 2020).

The research approaches used in this study consist of several approaches. A statutory approach was used, examining the Indonesian Civil Code (KUHPerdata), Law Number 5 of 1960 concerning Basic Agrarian Principles, Law Number 12 of 2006 concerning the Citizenship of the Republic of Indonesia, and other regulations related to inheritance and land rights for foreign nationals. This approach is intended to understand the conformity and interrelation between the provisions of inheritance law and the provisions of agrarian law applicable in Indonesia (Marzuki,

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2021).

A conceptual approach was used to understand legal concepts related to inheritance, heirs, immovable property, land rights, and the legal position of foreign nationals within the Indonesian legal system. This approach involved examining the doctrines and views of legal scholars developed within legal science in order to provide a deeper understanding of the research problem.

A case approach was used by examining various court decisions or legal cases related to the inheritance of immovable property involving foreign-national heirs. This approach is intended to determine how legal norms are applied in practice and what legal considerations are used in resolving such problems.

Types and Sources of Legal Materials

Primary legal materials, namely legal materials having binding force, consist of statutory regulations and court decisions related to the object of the research, including the Indonesian Civil Code, Law Number 5 of 1960 concerning Basic Agrarian Principles, and other related statutory regulations.

Secondary legal materials, namely legal materials that provide explanations of primary legal materials, consisting of legal textbooks, scholarly journals, research results, and the opinions of legal scholars relating to inheritance law, civil law, and agrarian law (Soekanto and Mamudji, 2021).

Tertiary legal materials, namely legal materials that provide guidance or explanation of primary and secondary legal materials, such as legal dictionaries, legal encyclopedias, and other supporting sources.

The technique for collecting legal materials in this study was conducted through library research, namely by collecting, reading, studying, and analyzing various legal materials related to the research problem. Library research was carried out to obtain a theoretical and juridical basis regarding the distribution of estate property in the form of immovable assets to foreign-national heirs (Muhaimin, 2020).

The technique for analyzing legal materials in this study used a qualitative analysis method, namely by systematically interpreting the legal materials that had been collected in order to obtain an understanding of the legal problem under study. The analysis was carried out by connecting the applicable legal provisions, legal concepts, and legal practice in order to arrive at conclusions that answer the research problem (Ibrahim, 2020).

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RESULTS AND DISCUSSION

A. Regulation of Inheritance Law within the Indonesian Legal System

Inheritance law is a branch of civil law that governs the legal consequences of a person's death for the property left behind, including the legal relationship between the deceased and the heirs and the process of transferring rights over the estate. In inheritance law, an event of death constitutes the basis for the opening of the inheritance process, so that all of the deceased's transferable rights and obligations pass to the party who has a legal relationship as heir in accordance with the applicable law (Satrio, 1998).

Indonesia's inheritance law system has characteristics that differ from those of other countries because it is influenced by the diversity of society and the history of the development of Indonesian law. To date, Indonesia has not yet had a single national codification of inheritance law applicable comprehensively to all of society. This condition makes Indonesian inheritance law pluralistic, consisting of several legal systems that apply side by side, namely Western inheritance law sourced from the Civil Code (KUHPerdata), Islamic inheritance law, and customary (adat) inheritance law (Suparman, 2019).

This pluralism in inheritance law has the consequence that the resolution of an inheritance case must take into account which legal system applies to the legal subject concerned. In practice, the application of inheritance law can be influenced by factors such as religion, customary practices, family relationships, and the choice of law relating to the position of the parties (Hadikusuma, 2003). Therefore, an understanding of each inheritance law system becomes important, particularly in dealing with developments in inheritance issues involving a foreign element, such as foreign-national heirs.

B. Regulation of Inheritance Law under the Civil Code (KUHPerdata)

Inheritance law from the perspective of Western civil law is regulated in Book II of the Civil Code (KUHPerdata), particularly with regard to inheritance by reason of death. The Civil Code does not provide an explicit definition of inheritance law, but it does regulate the basic principles governing the transfer of a person's property after death to his or her heirs. Article 830 of the Civil Code provides that inheritance occurs only by reason of death.

Based on this provision, there are three main elements in civil inheritance law, namely the deceased, the heirs, and the estate. The deceased is a person who has died and left behind property; the heirs are the parties who, under the law, have the right to receive the inheritance; while the estate is the entirety of the property that may be transferred to the heirs (Rofiq, 2021).

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Under the Civil Code, heirs in principle acquire rights over the entire estate of the deceased from the moment of the deceased's death. This is regulated in Article 833 of the Civil Code, which provides that the heirs automatically acquire ownership of all the goods, all the rights, and all the receivables of the deceased. Nevertheless, such transfer must still take into account other legal provisions where the object of inheritance is subject to special regulation, such as land, which is subject to national agrarian law.

Regulation of Islamic Inheritance Law in Indonesia. In addition to Western civil inheritance law, Islamic inheritance law is also one of the inheritance law systems applicable in Indonesia, particularly for members of the Muslim community. In Islamic law, inheritance is known by the term faraidh, namely the branch of knowledge that governs the procedure for distributing an estate based on provisions derived from the Qur'an and hadith.

Islamic inheritance law regulates in detail the parties entitled to be heirs, the share of each heir, and the obligations that must be settled before the estate is distributed. Before the estate is distributed, funeral expenses, the settlement of the deceased's debts, and the execution of any valid will must first be carried out in accordance with the provisions of Islamic law.

Within the framework of Indonesian positive law, the provisions of Islamic inheritance law have been accommodated through the Compilation of Islamic Law (KHI), particularly Book II on Inheritance Law, which regulates provisions concerning the deceased, the heirs, the estate, and the share of each heir.

C. Regulation of Customary (Adat) Inheritance Law in Indonesia

Customary inheritance law is one of the inheritance law systems that developed based on the customs and values living within customary communities. Customary inheritance law has characteristics that differ from one region to another because it is influenced by the kinship system adopted by the customary community concerned, such as patrilineal, matrilineal, and parental systems (Hadikusuma, 2003).

Unlike Western civil inheritance law, which places greater emphasis on the individual division of the estate, customary inheritance law often takes into account family interests and the continuity of kinship relationships. Therefore, the distribution of inheritance within customary communities relates not only to the transfer of property, but also to social position and responsibility within the family (Soepomo, 2007).

Regulation of the Distribution of Inheritance in Immovable Property for Foreign Nationals in Indonesia

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Position of Foreign Nationals as Heirs within the Indonesian Legal System

Under Indonesian inheritance law, a person acquires the position of heir if he or she meets the requirements determined by the applicable law. In principle, a person's citizenship status does not directly extinguish his or her right to be an heir of an Indonesian-national deceased. This is based on the principle that an inheritance relationship arises from a legal relationship between the deceased and the heir, whether based on blood ties, marriage, or other legal provisions.

From the perspective of Western civil law, the Civil Code does not distinguish the position of heirs based on nationality, so long as the person concerned has a valid legal relationship with the deceased. Article 832 of the Civil Code provides that those entitled to be heirs are blood relatives, whether legitimate or born out of wedlock, as well as the surviving spouse. Thus, a foreign national may, in principle, hold the position of heir provided that he or she meets the applicable requirements of inheritance law.

However, the right to be an heir must be distinguished from the capacity to control or own an object of inheritance. Where the object of inheritance consists of immovable property, particularly land, there are special provisions restricting ownership by foreign nationals. Therefore, the problem of inheritance for foreign nationals does not lie in the right to receive an inheritance, but rather in the form of control and ownership over the object of that inheritance.

Regulation of the Inheritance of Immovable Property from the Perspective of Indonesian Civil Law

Immovable property is one form of wealth that may become the object of inheritance. In civil law, immovable property includes land together with everything permanently attached to it. When a person dies, all of his or her transferable rights and obligations pass to the heirs in accordance with the applicable law (Subekti, 2003).

Under Article 830 of the Civil Code, inheritance occurs only upon death. Furthermore, Article 833 of the Civil Code provides that heirs automatically acquire rights over all of the deceased's property, rights, and receivables from the moment of the deceased's death. This provision shows that, under civil law, heirs acquire rights over the estate without needing to go through a prior transfer process, although in practice administrative action is still required for certain objects, such as the registration of the transfer of land rights.

However, with respect to immovable property in the form of land, the application of inheritance law cannot be separated from the provisions of national agrarian law. This is because land is subject to special regulation concerning which legal subjects may hold rights over it.

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Accordingly, the distribution of inherited land to heirs who are Indonesian citizens is treated differently from that of foreign-national heirs (Santoso, 2017).

Restrictions on Land Ownership Rights for Foreign Nationals as Heirs

Law Number 5 of 1960 concerning Basic Agrarian Principles (UUPA) imposes restrictions on land ownership by foreign nationals. Article 21 paragraph (1) of the UUPA expressly provides that only Indonesian citizens may hold a right of ownership over land. This provision constitutes an application of the nationality principle in Indonesian agrarian law, namely the principle governing the relationship between citizens and land within Indonesia.

Nevertheless, the UUPA still allows the possibility for a foreign national to acquire a right of ownership over land through inheritance. Article 21 paragraph (3) of the UUPA provides that a foreign national who acquires a right of ownership through intestate inheritance or through the commingling of property as a result of marriage is obliged to relinquish that right within one year of its acquisition (Harsono, 2018).

This provision shows that Indonesian law recognizes the right of foreign nationals to receive an inheritance, but does not grant them the authority to permanently retain a right of ownership over land. If the right is not relinquished within the specified period, the right of ownership is extinguished by operation of law and the land reverts to the state, subject to the rights of any other parties that encumber it.

Mechanism for the Distribution of Immovable-Property Inheritance to Foreign Nationals

The distribution of inheritance in the form of immovable property to foreign nationals is carried out through several legal stages. First, it must be established that a legal relationship exists between the deceased and the heir, and that the object of the inheritance actually exists. Following that, the applicable inheritance law is determined based on the relevant legal system, whether Western civil law, Islamic law, or customary law.

Where the object of inheritance is land held under a right of ownership and the heir is a foreign national, the heir still acquires the inheritance right under civil law, but control over the land must be adjusted to comply with the provisions of the UUPA. Possible solutions include transferring the right to a party who qualifies as a holder of the right of ownership, selling the land, or converting the type of land right in accordance with the applicable statutory provisions (Sutedi, 2018).

Thus, the distribution of inheritance to foreign nationals does not extinguish a person's

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inheritance right, but does impose limits on the type of right that may be held. This reflects a balance between the principle of protecting the rights of heirs and the principle of nationality in the control of land in Indonesia.

Juridical Obstacles in Implementing the Inheritance of Immovable Property for Foreign Nationals

The implementation of inheritance involving immovable property for foreign-national heirs faces several juridical obstacles. First, the pluralism of Indonesian inheritance law can make the determination of the applicable law complex where a foreign-nationality element is present. Second, the restrictions under agrarian law on land ownership by foreign nationals mean that not all rights acquired through inheritance can be retained.

In addition, administrative issues such as proof of family relationships, citizenship documents, and the process of registering the transfer of land rights may also become obstacles in the practical implementation of inheritance. Therefore, a comprehensive understanding of the relationship between inheritance law and land law is needed so that the implementation of the inheritance of immovable property to foreign nationals can proceed in accordance with the principles of legal certainty and justice.

Juridical Obstacles Faced by Foreign-National Heirs in Receiving Inheritance of Immovable Property in Indonesia

Restrictions on Land Ownership Rights for Foreign-National Heirs

One of the main juridical obstacles faced by foreign-national heirs in receiving an inheritance of immovable property in Indonesia is the restriction on the ownership of land rights. Within Indonesia's agrarian legal system, land holds a special position because it relates to national interests and the state's control of natural resources. Accordingly, Law Number 5 of 1960 concerning Basic Agrarian Principles (UUPA) applies the nationality principle, which restricts certain land rights to Indonesian citizens only (Santoso, 2017).

Article 21 paragraph (1) of the UUPA expressly provides that only Indonesian citizens may hold a right of ownership over land. This provision creates a problem when a foreign national inherits land held under a right of ownership from an Indonesian-national deceased. Although a foreign national may, under inheritance law, hold the position of heir, that right does not automatically grant the foreign national the authority to permanently retain ownership of the land (Harsono, 2018).

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Where a foreign national acquires a right of ownership over land through inheritance, Article 21 paragraph (3) of the UUPA specifically provides that a foreign national who acquires a right of ownership through intestate inheritance or through the commingling of property as a result of marriage is obliged to relinquish that right within one year of its acquisition. If this obligation is not fulfilled, the right of ownership is extinguished by operation of law and the land reverts to the state.

This provision shows that a distinction exists between the right to receive an inheritance (inheritance right) and the capacity to own the object of that inheritance (ownership right). A foreign national retains the right to be an heir, but with respect to an object of inheritance in the form of land held under a right of ownership, there are restrictions arising from national agrarian law.

Conflict between the Principle of Inheritance in Civil Law and the Nationality Principle in Agrarian Law

The issue of inheritance of immovable property for foreign nationals reveals a complex relationship between inheritance law and agrarian law. In civil law, from the moment the deceased dies, the heirs in principle acquire rights over the deceased's estate, as regulated in Article 833 of the Civil Code. This provision confers on heirs the legal position to acquire all of the deceased's transferable rights and obligations.

However, this principle cannot be applied absolutely to an object of inheritance in the form of land, because land is governed by its own separate legal regime. National agrarian law imposes restrictions on who may hold rights over particular land. Consequently, there are limits on the exercise of inheritance rights where the object of inheritance is a right of ownership over land and the heir is a foreign national.

This condition gives rise to a legal problem in the form of a clash between the principle of inheritance under civil law, which recognizes the heir's right to obtain the deceased's estate, and the nationality principle under agrarian law, which restricts land ownership by foreign nationals. Resolving this problem requires harmonization between the two fields of law, so as not to extinguish a person's inheritance right while still upholding the principle of protecting national land.

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Administrative Obstacles in Implementing the Transfer of Inheritance Rights for Foreign Nationals

In addition to the obstacle of restricted land ownership, foreign-national heirs may also face administrative obstacles in the process of implementing the inheritance of immovable property. The transfer of land rights as a result of inheritance requires not only proof of the inheritance relationship, but also compliance with the administrative requirements set out in land regulations.

In the process of registering the transfer of rights arising from inheritance, the heir must produce documents proving his or her position as heir, identity documents, the deceased's death certificate, and documents evidencing ownership of the land. For foreign-national heirs, this process can become more complex, as it involves citizenship documents, documents from the heir's country of origin, and the possibility of differences between the legal system of Indonesia and that of the heir's country of origin (Sutedi, 2018).

These administrative obstacles become even more complex where there are discrepancies in the recognition of family status, mixed marriages, or blood relationships between the deceased and the heir. Careful attention is therefore required in the process of proof, so as to avoid disputes concerning the legal position of the heir.

Lack of Clarity in the Regulation of Cross-Nationality Inheritance

A further juridical obstacle relates to the absence of specific and comprehensive regulation concerning cross-nationality inheritance within the Indonesian legal system. Provisions on inheritance remain scattered across several legal systems, namely the Civil Code, Islamic law, customary law, and various specific land regulations. This legal pluralism can give rise to legal uncertainty where an inheritance case has a foreign element, such as a deceased or heir of differing nationality. Determining the applicable law becomes important because it relates to the rights and obligations of the parties, including restrictions on control over an object of inheritance in the form of land (Gautama, 2015).

Within the context of private international law, inheritance issues involving a foreign element also relate to the choice of law and the legal authority applicable to a given legal relationship. Nevertheless, with respect to land located in Indonesia, the principle continues to apply that the regulation of land rights is subject to Indonesian national law as the law of the place where the object is situated (lex rei sitae).

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Efforts to Resolve the Juridical Obstacles Faced by Foreign-National Heirs

To overcome these juridical obstacles, alignment between inheritance law provisions and land law provisions is needed. Protection of heirs' rights must still be provided, but its implementation must follow the restrictions set by national law. One possible solution is to transfer the right of ownership over land to a party who qualifies as a holder of a right of ownership, or to convert the type of land right in accordance with the applicable statutory provisions. In addition, greater legal certainty is needed through clearer regulation of the mechanism for inheritance involving foreign-national heirs.

With harmonious regulation between inheritance law and agrarian law, it is hoped that the rights of foreign-national heirs will continue to receive legal protection without disregarding the principle of nationality in the control of land in Indonesia.

CONCLUSION

The regulation of inheritance law in Indonesia with respect to foreign-national heirs remains pluralistic, as Indonesia's inheritance law system consists of Western civil inheritance law as regulated in the Civil Code (KUHPerdata), Islamic inheritance law, and customary (adat) inheritance law. From the perspective of civil law, a person who has a legal relationship with the deceased may still hold the position of heir without being restricted by nationality. However, where the object of inheritance is immovable property, particularly land, the exercise of that inheritance right must take into account the applicable national agrarian law.

The distribution of estate property in the form of immovable assets to foreign-national heirs remains legally possible, but restrictions apply to the control of certain objects of inheritance. Foreign nationals may attain the position of heir based on a legal relationship with the deceased, whether through blood ties or marriage. However, where the inherited property is land held under a right of ownership, foreign nationals cannot retain ownership of that right under Law Number 5 of 1960 concerning Basic Agrarian Principles. Therefore, rights acquired through inheritance must be adjusted in accordance with the applicable law, such as through the transfer of the right or the conversion of the type of land right in accordance with statutory provisions.

The juridical obstacles faced by foreign-national heirs in obtaining an inheritance of immovable property in Indonesia include restrictions on land ownership by foreign nationals, the pluralism of the inheritance law system, and administrative obstacles in the process of transferring rights. The nationality principle in agrarian law creates a distinction between a person's right as an heir and his or her authority to own an object of inheritance in the form of land. In addition,

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the absence of comprehensive, specific regulation concerning cross-nationality inheritance can give rise to legal uncertainty in practice. Therefore, harmonization between inheritance law and land law is needed in order to create legal certainty, justice, and legal protection for foreign-national heirs.

FUTURE DIRECTIONS

Evaluation of the significance of different activities and interactions in the process of social learning in future studies would open the path for a quite well method of framework participation in which coordinators, for example, identify when antithetic and synthetic interactions are out of balance and use this information to advise the initiative's supervisor or participants on how to conduct the discussions more constructively (Beers et al., 2016). Education and research methods are crucial because they highlight the role of helping students by assisting students in adopting more effective study methods. The fact that students' social identity and perspectives of the teaching program were not effectively related to students' academic performance is not remarkable, and it implies that investigating the indirect impact of these variables, as well as potentially everyone else, on academic performance might be a worthwhile path to follow in future studies. Moreover, the question whether social media learning is better than conventional learning is another crucial matter to address by future researchers, for it is reasonable to say that publicly available social media platforms give students access to more experiences and knowledge than they might receive in a conventional restricted setting.

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