

Land Acquisition Cijago Toll Road Development In Depok City, West Java Indonesia

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Abstract: *Phenomena that occur on land acquisition, in general often lead to conflict between landowners and the government, so the implementation of road construction in the public interest does not run on time. The purpose of this research is to understand the process of land acquisition and pricing on toll road projects Cijago. This study used a qualitative approach with a knife phenomenological analysis involving 10 informants drawn from elements of society landowners and government representatives.*

The results showed that the land acquisition in development Cinere Jagorawi toll road, the socialization and appraisal with objective to encourage the growth of public understanding about the importance of development in the public interest that ultimately people do not feel forced to surrender their land. Government price-setting process is done by the government power through good communication with the fulfillment of community expectations, will encourage the growth of the carrying capacity (being supportive) community towards sustainable development in the public interest.

Keywords: *Phenomenology, land acquisition, compensation, toll road.*

I. Introduction

The issue of land acquisition always involves two dimensions that must be placed in a balanced manner that the interests of "government" and the interests of "Citizens". The two parties involved it should be equally concerned and comply with the applicable provisions of the land acquisition. If it is not honored the terms will arise problems that can lead to disputes.

Dadson [1] said Land is a finite asset and therefore ought to be treated as such. Limited amount of land but the human need for soil tends to increase so as to make the land has a value of physical economic. Characteristic affect land values include the size and shape, the effect of soil angle, pottage, excess soil, topography, utilities, site development, location and environment [2].

Factors that affect the economic value of the land concerning the physical characteristics of the land such as state of the environment, the shape, the size, the capacity of the land [3]. Usilappan [4] explains that it takes three basic principles in managing the land acquisition management, the use of appropriate human resources, using the proper knowledge, and decision-making in the right way. Similarly, Omar and Ismail [5] provide information that most people are not satisfied with the amount of compensation offered by the government to land owners. Consultation with landowners merely a formality, since the actual amount of compensation has been determined by the Government. Land Acquisition in developing countries has become an interesting issue since 2007 and became a debate between land owners with those who need land [6]; [7]; [8]; [9].

Empirical studies on the land acquisition is a recent phenomenon, generally requiring land for public purposes often have difficulty in dealing with the land owner [10]. Research on the land acquisition for public use have been conducted, but the results of the study the researchers varied. Someone mentioned that the land acquisition process has been successful because of lack of agreement in the deliberations in the pricing of land [11]; [12]; [13]. There is also stating that no land acquisition successfully carried out because the land owners are not satisfied with the pricing of land given by the government such [14]; [15]

Harju and Clauretje [16] conducted research on compensation for land owners affected by the construction of road infrastructure. Pricing is based on current land values and consistently implemented by the Government so that the construction of road infrastructure goes according to time. Similarly, research Gomes and Morgan [17] that the amount of compensation to people whose land was hit by the development of infrastructure, land pricing should be based on the prevailing land values. The results of the study conducted by researchers before the two differ, the land acquisition and pricing nothing works and there is not, so it becomes a crack research to conduct further research on the construction of toll roads Cinere - Jagorawi Depok, West Java. The purpose of this research is to understand the phenomenon of land acquisition and pricing by local governments in building toll roads in the region Cinere - Jagorawi Depok, West Java.

II. Literature Review

2.1 . The Land Acquisition concept.

Land and humans have multidimensional relationships between other land as a factor of production , land as an element of the environment , land as property , as goods that have emotional value, as space and location [18]. In the system of property right , land and human relationships set about to divide, weaken , suppress and take a right [19] or one bundle property rights consist of the right to own, use and transfer of land rights [20] . Actors involved in land is government , private landowners and parties [21]. Government to acquire land must have clear rules that put through the standard acquisition compensation in accordance with the prevailing value of land prices [22]. The acquisition process is not transparent much cause dissatisfaction, tension, distrust between landowners and government, as well as carrying a negative effect on the planning, implementation and development of road infrastructure development [23]

In this case , Kenneth P. Davis [24] says *The basic concept of ownership is that of tenure. This means the right or capacity to have and to hold land for certain uses. Historically, the concept of tenure long preceded the idea of individual ownership. The word "tenure" means "the holding of property, especially real estate, of or by reference to a superior. Inherent in the word "held" is the idea of exclusion, that is to set aside and keep as one's own by shutting out and excluding others. Another indispensable dimension of tenure is the period time for which the property is held"*. The acquisition consists of three dimensions, namely fair compensation, and courage proactive decision making [25]

2.2 . Pricing soil Concepts

Dundas & Evans [26] stated that the determination of the price of land on the basis of the market value of the land is considered to satisfy the landowners. Kotaka [27] states that sufficient land pricing must meet what has been agreed in consultation . In general dissatisfaction among owners of land expropriated for public use remains a prominent phenomenon in developing countries . Ogedengbe [28] states that the provision of road infrastructure facilities should be compensated with reasonable pricing . Munro Faure [29] states that when the compensation paid to the fair and efficient procedures, the development of infrastructure will go well. Land acquisition compensation is compensation for losses is both physical and / or non-physical as a result of acquisition of land , buildings , plants , and / or other objects relating to land can provide better survival than the level of social and economic life before exposure land acquisition [30].

Replacement land acquisition compensation is appropriate and fair to the parties entitled to the land acquisition process , while the compensation awarded land and buildings on the land and or building by simply passes through the network , and only given once [31].

III. Metode Research

3.1 . Research Design

The method used is a qualitative method of analysis knife phenomenology. Phenomenology study, according to Creswell [32] is " in addition, in phenomenological interviews, asking questions and relying on informants to discuss the meaning of their experiences require patience and skill on the part of the researcher " . This approach was chosen because this approach is able to provide a deep and detailed understanding of an event or social phenomena, as well as be able to explore the realities and social processes which are based on a growing understanding of the people who become the subject of research by the number of respondents is not a major consideration but , more emphasis on the adequacy and depth of information. This research was conducted in the village of Kalimanggis , located in the Village Harjamukti Cimanggis Depok .

3.2 . Subjects Research

The subjects in this study was the informant . The informant is a party to provide information about the other party and its environment . Sampling technique was performed in this study using purposive sampling , where the researcher determine their own samples taken because there was a certain consideration to the criteria are able to explain about the land acquisition.

The criteria used by : Tim Appraisal ; community leaders ; Society landowners at the site of liberation ; Society which maintains the land ; People who have received compensation ; certified land owners ; Both owners and community leaders willing to become informants .

Stages proximity to the informants are investigators look for information to Sugandi land acquisition team, who have been known to appear in the print media . Of informal talks on the issues of land acquisition , researchers gain an overview of community land rights owners who refuse to support the acquisition and the ground. This stage produces 14 informants who are willing to become informants , researchers explore further the information and see where the open land rights owners to share the experience and want to become informants.

In-depth information needed to locate informants characterized in land acquisition. The hallmark for example, insist not want to give up their land for public use though. Then the researchers propose interviews and form filling willingness revelation. Interviews were conducted between 60-90 minutes for a total of interviews with community land rights owners.

The rights of informants who submitted no compulsion to become informants, identity, and photos taken by the researcher kept confidential. Daymon and Holloway [33] when requested by the informant, investigators disguise the name of the informant, does not provide the data, transcripts of conversations, photos and videos to any party results (right to privacy). But of all the informants did not object name not disguised, so researchers do not disguise the name. The consideration is based on the belief that the informant was not in a depressed state informants used in this study landowners 5 (five) people, public figures 2 (two) people, land acquisition team two (2) persons, and the government 1 person.

3.3 . Informants

The subjects in this study is composed of community informants landowners who gave the land and who refuse to be acquired. Appraisal Team, Land Acquisition Team; P2T, community leaders and NGOs. Sampling technique was performed in this study using purposive sampling, researchers determined that the sample was taken as the criterion that is able to explain the acquisition of the land and figure out the problems examined in depth and can be trusted to be a source of information needed research. Informants who have been presented in the following table

Table 3.1 Informant identity

No	Name, age,work,	Adress	Informant status
1.	Sugandi, 50 years, Government	Jl. Mampang Prapatan 23 Jaksel	Land AcquisitionLeader
2	H.Toti, 56 years, Tim Appraisal	Jl. Margonda 45 Depok.	AppraisalTeam Leader.
3	H Yunus, 51 t years, Government	Jl. Margonda 34 Depok	Community Leaders.
4	Zamrowi, 57 years, LSM Forkot	Jl. Margonda 3 Depok.	Chairman ofNGOForkot
5	Wiwin, 45 years, Government	Jl. Margonda 67 Depok.	ChairmanP2TDepok
6	Sodiyatun, 43 years	Kp. Kalimanggis Cimanggis Depok.	Communityland owners
7	Mudjiatun, 40 t years	Kp. Kalimanggis. Cimanggis Depok.	Communityland owners
8	Agustinah, 40 years	Kp. Kalimanggis.Cimanggis Depok.	Communityland owners
9	Nawawi Sanjaya, 60, merchant	Kp. Kalimanggis.Cimanggis Depok.	Communityland owners
10	H.Jalaludin, 58 years,merchant	Kp. Kalimanggis.Cimanggis Depok.	Communityland owners

Sources: The results2012

3.4 . Data Analysis Techniques

Analysis of the research data analysis refers Cresswel analysis model involves four activities that occur simultaneously,

1 . Selection meaningful statement

Selection is the process of identifying meaningful statement portions of the transcripts of each informant who explains the phenomenon (Moustakas in Chennasetti [34]). Informant Each statement read carefully and identified its meaning. Also performed on the data collected through observation and documentation. Revelation - meaningful statements (significant statement) made by direct response to the interview questions and explanations of experience.

2 . Description of the setting , the themes to be analyzed

Coding results significantly different from the statements of each of the formulations meaning informants. Against the coding results and the provision of meaningful statements theme description is done. Description is not only done to the theme, but also carried a description of the setting

3 . Linking between theme and describe

At this stage the shape patterns that show the relationship / attachment / causal themes that emerged in the study. The relationship between these themes in the form based on the premise that arise from significant statements of informants for each theme. Description is then performed based on the pattern of relationships that formed the theme. Description of relationships between themes were calculated using narrative. This narrative method is supported by a discussion of the chronology of events, pictures, helped present the results of the analysis. subsequently used to describe the prototype model of land acquisition as well as formulating the proportion of research.

4. Revealing the essence of the research findings

Captures the essence of the research findings is the final step in the process of data analysis. used to help researchers uncover the essence of this research. conducted to examine the research findings in essence

Constructing meaning and knowledge from the research findings and explain the important findings, why is it important and what can be learned from these findings to abstract attitudes , statements and actions of informants

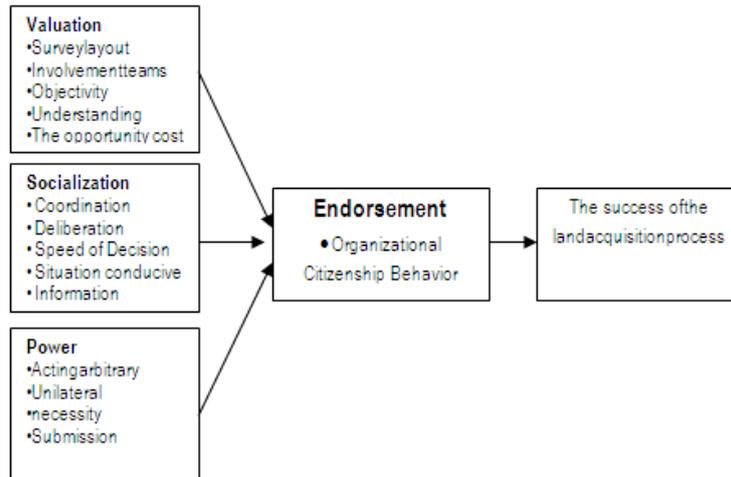
IV. Result

1. LandAcquisitionProcess

Proposition : "Socialization and good judgment accompanied by the appropriate governmental authority, encourages the public to support the process of land acquisition".

Based on the proposition that land acquisition has been raised, and then formed a prototype model of land acquisition models presented in Figure 4.1 as follows:

Figure 4.1. Prototype Model Collaborative Land Acquisition Process



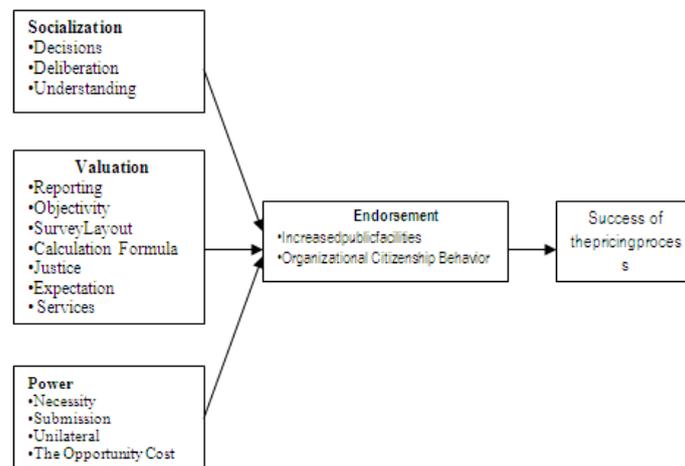
Based on the model of Figure 4.1 that the factors that support the land acquisition process is socialization, assessment, control and support. Socialization factors are well built of process coordination, consultation, speed in decision-making, the creation of a conducive situation, accurate information and excellent service. Factors of good judgment is also done through a survey layout, the involvement team, high objectivity, generate public understanding and not cause people to lose a good opportunity. While the power factor is well done without behave arbitrarily, unilaterally, compulsion and surrender to society. While the support factor is raised sincerity of the community in supporting the success of the land acquisition.

2. Price Determination Process.

Proposition : "Socialization and good judgment accompanied by the appropriate governmental authority, encouraging people to support the land pricing"

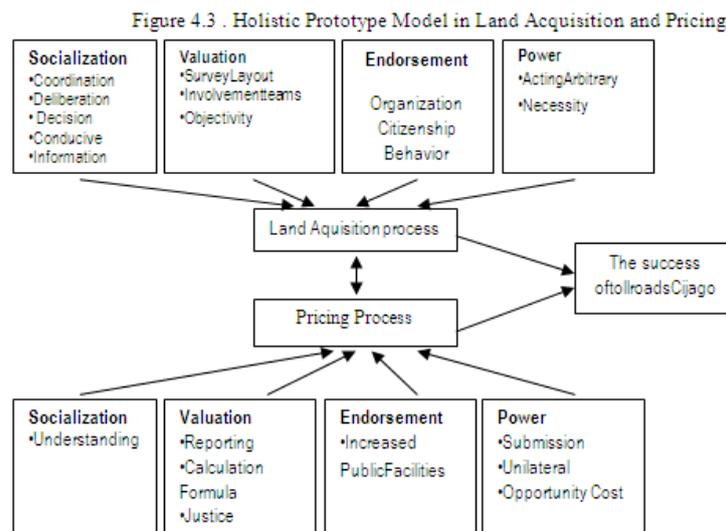
Based on pricing propositions have been put forward, then formed a prototype model of pricing models presented in Figure 4.2 as follows:

Figure 4.2 Prototype Model of Collaborative Pricing Process



Based pricing prototypemodel as the model presented in Figure 4.2 , can be explained that the factors that make up the process of fixing theland price in the construction of toll roads Cijago is socialization that includes speed in decision-making by government , deliberation and consensus , and provide insight the public about the meaning of development in the public interest . Similarly, in terms of the assessment can be done well if the team reporting that prioritizes Appraisal objectivity and survey layout in accordance with field data , using the formula calculations in assessing the land and buildings that create justice and public expectations are met and ultimately successful pricing process

Once grouped between the meaning turns out there are the meanings of the two have the same focus , then the meaning is considered to be saturated so that only one is raised . Furthermore, in the wake of a prototype model of land acquisition and pricing .



The results of this study prove that to gain success in the acquisition of land in toll road construction Cijago needs socialization, assessment, support and power of the government that focus directed towards land acquisition and pricing. When compared with the results of Ding (2005) that obtains success in the acquisition of land in China's great economic capital required is supported by the people's economy. All activities under the direct supervision of the implementation of government closely accompanied by the applicable rules so there is no conflict of landowners

V. Conclusions

In the construction of toll roads Cijago, the most important thing for the government is socializing and good judgment so as to arouse people's hearts in the success of the acquisition of land. Good socialization can be reached by cross coordination; deliberation and consensus, rapid and precise decision, give the correct information, provide an understanding of the ground rules and provide excellent service to the community. Government price-setting process is done by using the force that puts the welfare of the community through appropriate pricing so that people do not feel forced and no objection in handing over the land, which in turn expressed support for the construction of toll roads. Existence of the support of the community, the government should increase social value and improve the quality of public facilities were good.

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