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Legal Reconstruction of Land Dispute Settlement Based on Justice Value

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Abstract

The purpose of this study is to analyze the weaknesses in land dispute resolution regulations, as well as to reconstruct land dispute settlement regulations based on the value of justice. The research method used in this study is a normative juridical method with data analysis based on a qualitative approach. The results of the research show that the settlement of cases through courts in Indonesia costs high, not to mention the long completion times and complicated court bureaucracy. Through the reconstruction of land settlement regulations based on the value of justice, the author offers a solution in the settlement of land disputes, namely being required to mediate before land disputes are brought to court. 21 of 2020 article 2 point e. In addition, a National Land Commission (KPN) must be formed in accordance with the Agrarian Government Regulation/Head of the Republic of Indonesia's National Land Agency No. 21 of 2020 article 3, this can facilitate the process of regulation of land dispute resolution based on the value of justice that benefits various parties in the field of financing, time and accelerates the resolution of cases of land dispute settlement which has long since piling up in court.

Keywords: Legal Reconstruction, Land Dispute, Justice Value.

INTRODUCTION

The land is one of the main sources of livelihood, a gift from the Creator. The philosophy of the Indonesian nation is to achieve an ideal that will exploit the land for the greatest possible achievement for the people's prosperity in a fair and equitable manner. Provision, allocation, control, use, and maintenance need to be regulated. The aim, like various other arrangements, is to guarantee legal certainty, and provide legal protection for the people in the context of supporting sustainable development without ignoring the principles of environmental sustainability.

The need for land which plays an important role, both in human life and in development dynamics, has a positive impact by increasing land prices as well as a negative impact by developing land conflicts/disputes both in quality and quantity with various kinds of modus operandi. In this regard, it is necessary to re-regulate its provision, allocation, control, use, and maintenance, in order to guarantee legal certainty by continuing to provide legal protection for the common people while maintaining the preservation of its ability to support sustainable development (Widodo, 2018).

Given the importance of land for human survival, legal provisions governing land issues are urgently needed. There is a public need for a legal certainty regulation on land in such a way that every owner of land can be guaranteed to defend his rights against interference from other parties.

In order to achieve public welfare as the duty and responsibility of the state delegated to the government in the administration of general welfare (bestuurzorg), including in this case the land sector which includes, among other things, regulation, the exercise of authority up to the enforcement of land law. Therefore, for further regulation of the 1945 Constitution of the Republic of Indonesia regarding land law in Indonesia, on September 24, 1960, Law Number 5 of 1960 concerning Basic Agrarian Regulations (UUPA) was promulgated.

Further regulation of land is contained in Article 2 paragraph (1) of the UUPA which stipulates that: Earth, water, and space including the natural wealth therein are controlled at the highest level by the state as an organization of the power of all the people. The purpose of Article 2 paragraph (1) of the UUPA is

that the state has the power to regulate land that is already owned by a person or legal entity or free land that is not yet owned by a person or legal entity, which will be directly controlled by the state.

Based on the provisions contained in Article 2 paragraph (2) of the UUPA, it is stated that the right to control by the state includes the authority to regulate and administer the allotment, use, supply, and maintenance of earth, water, and space. Then the state has the authority to regulate and determine the legal relationship between humans and water, earth and outer space. In addition, the state also has the authority to determine and regulate the relationship between people and legal actions relating to earth, water, and space in its jurisdiction.

According to Article 2 paragraph (2) it is stated that the authority to control land by the state is used to achieve the greatest prosperity of the people in the sense of nationality, welfare, and independence of the people and the sovereign, just, and prosperous Indonesian legal state. To carry out the basic principles of the UUPA which regulate the control, ownership, and use of land to realize the just welfare of the people. The purpose of UUPA as contained in the General Explanation is:

1. Laying the foundation for drafting national agrarian law, which will be a tool to bring prosperity, happiness, and justice to the state and people, especially the peasantry, in the framework of a just and prosperous society;
2. Laying the groundwork for carrying out the unity and simplicity of land law;
3. Laying the foundation to provide legal certainty regarding land rights for the people as a whole.

In order to regulate the ownership of land rights, proof of ownership of land rights is made in the form of land certificates, because they can guarantee legal certainty for everyone. The embodiment of the provision of legal certainty over land rights is contained in Article 19 of the UUPA, namely:

(1) In order to guarantee legal certainty, the government shall carry out land registration throughout the territory of the Republic of Indonesia, according to provisions stipulated by government regulations.
(2) The land registration referred to in paragraph (1) includes:
    a. Measuring, mapping and bookkeeping of land.
    b. Registration of land rights and the transfer of said rights;
    c. Provision of valid proof of rights as a strong means of proof.

Even though land ownership has been regulated in such a way, there are still problems in terms of land ownership, for example, a plot of land that has been controlled by a legal subject for years and has been equipped with a certificate. Against the land, there are still outsiders who claim rights over the land. This problem often occurs in various regions in Indonesia, especially in the National Land Agency, Civil Courts, Criminal Courts, Religious Courts, and State Administrative Courts.

That the agrarian conflict in Indonesia is a problem that continues to occur and never gets a resolution. In fact, the escalation of the conflict continues to increase from year to year. One of the reasons for this increase was the government's incessant efforts to boost infrastructure development. Where the program requires a lot of lands. This program often results in friction between the interests of infrastructure projects and land ownership.

At present, there are many land disputes that cannot be resolved quickly and properly by mediation institutions at the National Land Agency or through general court bodies. However, the formation of a special court will face a number of obstacles. One of them is related to the complexity of land issues, so it must be determined by a judge who really understands land issues. This shows that the court needs judges who really understand the knowledge of land so that they can give the fairest decisions and decisions regarding land issues.

This problem is what urges the author to study it further in a research with the following issues:

1. What are the weaknesses in the current land dispute settlement regulations?
2. How is the legal reconstruction of land dispute settlement regulations based on the value of justice?

METHOD OF RESEARCH

This study uses a legal research approach. The constructivism paradigm in the social sciences is a critique of the positivist paradigm. According to the constructivism paradigm, the social reality observed by one person cannot be generalized to everyone, as positivists usually do.

This research uses descriptive-analytical research. Analytical descriptive research is a type of descriptive research that seeks to describe and find answers on a fundamental basis regarding cause and effect by analyzing the factors that cause the occurrence or emergence of a certain phenomenon or event.

Sources of data used include Primary Data and Secondary Data. Primary data is data obtained from field observations and interviews with informants. While Secondary Data is data consisting of:

1. Primary legal materials are binding legal materials in the form of applicable laws and regulations and have something to do with the issues discussed,

among others in the form of Legislation relating to the practice of medicine and health.
2. Secondary legal materials are legal materials that explain primary legal materials.
3. Tertiary legal materials are legal materials that provide further information on primary legal materials and secondary legal materials.

In this study, the author use data collection techniques, namely literature study, interviews and documentation where the researcher is a key instrument that is the researcher himself who plans, collects, and interprets the data. Qualitative data analysis is the process of searching for, and systematically compiling data obtained from interviews, field notes and documentation by organizing data into categories, describing it into units, synthesizing, compiling into patterns, selecting important names and what will be studied and make conclusions (Moleong, 2002).

Still, it is also possible to carry out an analysis using inductive reasoning for cases of election dispute resolution after the election and vote counting has been documented in the form of study results, records, and research results. And in this study, the researchers used deductive and inductive analysis so that the data obtained could be processed optimally (Hardiyanti *et al*., 2022).

RESEARCH RESULT AND DISCUSSION

1. Weaknesses in the Current Land Dispute Settlement Regulations

Land disputes that occur in society appear in various forms. The parties involved in the conflict resolution process are also self-help communities. However, the dispute resolution process often reaches a dead end, making the conflict even more protracted (Limbong, 2012).

This is partly due to the still weak identification of the root causes of the conflict and mapping of the social, political, economic, and cultural aspects involved in it. As a result, conflict resolution offers are often temporary formulas. Identification and in-depth research on the roots of the conflict and accurate mapping of social, economic, political, and cultural aspects are urgently needed to help resolve land disputes permanently.

The problem of land, seen from a juridical perspective, is not a simple matter to solve. The emergence of legal disputes regarding land stems from complaints from one party (person/entity) which contain objections and demands for land rights, both regarding the status of the land or the priority of ownership in the hope of obtaining an administrative settlement in accordance with the provisions of the applicable regulations (Murad, 1991). At that time, people's access to land could be said to have been blocked, due to the implementation of development during the New Order era solely to pursue economic growth. This has become a trigger for public unrest which in turn has also led to land conflicts (Limbong, 2012).

Land disputes are triggered by the occurrence of cases of land disputes which can then arise as conflicts with socio-political impacts, in various regions of this country can be identified in several categories as follows: First, disputes over court decisions consist of a) non-acceptance court decision by the disputing parties; b) a court decision that cannot be executed because the status of control and ownership has changed; c) court decisions give rise to different legal consequences for the status of the object of the same case; and d) there is a certain application based on a court decision that does not yet have permanent legal force. Second, the problem of applying for land rights related to forest area claims, especially those that physically no longer function as forests. Third, the problem of boundary disputes and land registration, and overlapping certificates on the same land. Fourth, the issue of reclaiming and reoccupying land that has been acquired by housing developers due to manipulated compensation. Fifth, land issues over customary or customary land claims. Sixth, problems related to plantation land, including a) incomplete compensation process accompanied by acts of intimidation; b) takeover of people's arable land that has been managed for more than 20 years for plantation land; and d) the plantation is on ulayat land or clan land or inherited land.

Observing the land issues that are increasingly complex and increasing both in quality and quantity, serious and systematic handling is required. Settlement of land disputes through the existing litigation (judicial) process is considered unable to resolve disputes, so various alternative efforts are needed to settle land disputes outside the court (Non-Ligitation). Starting through mediation, facilitation, and others to minimize land disputes that are laden with development interests and the people themselves. The National Land Agency (BPN) issued Decree of the Head of the Indonesian National Land Agency No. 11 of 2009 concerning Policy and Strategy for the Head of the National Land Agency for Handling and Resolving Disputes, Conflicts, and Land Cases in 2009, based on Decree of the Head of the National Land Agency No. 34 of 2007 concerning Technical Guidelines (Juknis) for Handling and Settlement of Land Problems.

There are 10 (ten) technical guidelines in the decision of the Head of BPN, which regulate the handling of problems in the land sector. One of them is regarding the Mediation Implementation Mechanism, which was formulated through Technical Instructions No. 5/JUKNIS/DV/2007 concerning Mediation Implementation Mechanisms, published on 31 May 2007. The existence of these regulations should be a

way out for people who have problems in the land sector.

In relation to the problems of land disputes as described above, by examining the legal system theory proposed by Friedman, in Widodo (2019), it can be explained as follows: A legal system in actual operation is a complex organism in which structure, substance, and culture interact. To explain the background and effects of each part, the role of many elements of the system is required. First, it depends on the applicable legal provisions. The theory of the legal system, which was developed by Friedmann, describes that law as a system, in its operation has three interacting components, namely structure, substance, and culture. The legal structure is an institution created by the legal system (Limbong, 2012).

So thus, the problems of land disputes that occur in Indonesia at the level of legal substance can be said that the arrangements for the settlement of land disputes in Indonesia still overlap and have not fulfilled the values of justice in their settlement. Legal efforts through the courts sometimes never resolve the problem. For example, parties who do not accept that their land is occupied by other parties when taking legal action have never obtained legal certainty. Settlement of cases through courts in Indonesia is tiring, with high costs and long completion times, not to mention being trapped by the judicial mafia, so justice is never on the side of the right. So if you lose a goat, don't get into trouble with the law because it could be that losing a goat pen is not a figment of your imagination.

Based on the description and discussion above, it can be understood that the roots of land conflicts in general and this is at the same time a weakness in land dispute settlement arrangements are overlapping regulations, inadequate regulations, overlapping judiciary, complicated settlements and bureaucracy, high economic value, increased public awareness, fixed land while the population increases, and poverty. While the roots of land conflict in particular are First, the problem of disputes over court decisions, among others, consists of a) not accepting the court decision by the disputing parties; b) a court decision that cannot be executed because the status of control and ownership has changed; c) court decisions give rise to different legal consequences for the status of the object of the same case, and d) there is a certain application based on a court decision that does not yet have permanent legal force. Second, the problem of applying for land rights related to forest area claims, especially those that physically no longer function as forests. Third, the problem of boundary disputes and land registration, and overlapping certificates on the same land. Fourth, the issue of reclaiming and reoccupying land that has been acquired by housing developers due to manipulated compensation. Fifth, land issues over customary or customary land claims. Sixth, problems related to plantation land, including a) incomplete compensation process accompanied by acts of intimidation; b) expropriation of people's arable land that has been managed for more than 20 years for plantation land; and d) the plantation is on the ulayat or clan land or inherited land.

According to laws and regulations, settlement of agrarian disputes/conflicts can be pursued in two ways, namely: [1] through the courts; and [2] out of court (Article 74 paragraph (1) Law No. 41 of 1999 and Article 30 paragraph (1) Law No. 23 of 1997, Article 88 paragraph (2) Law No. 7 of 40 2004 concerning Resources Water). Meanwhile the duties, principles, types, and competence of the judiciary have been regulated in Law no. 4 of 2004 concerning Judicial Power which divides the judiciary under the Supreme Court into general courts, religious courts, military courts, and state administrative courts.

In addition, special courts can only be formed in one of the judicial environments under the Supreme Court. That is, these special courts can be formed within the general court, religious court, military court, or state administrative court. Recently there have been a number of special courts such as the establishment of juvenile courts, commercial courts, human rights courts, tax courts, and corruption courts. In fact, ad hoc courts have even been formed, such as ad hoc human rights courts and (planned) ad hoc courts for illegal logging crimes. From several studies that have been conducted, it appears that the court's side is not have a sense of justice, but rather the power and entrepreneurs who have economic interests in the disputed lands (Abdul and Budiman, 1997).

A very striking case that can be cited as an example is the Cimacan Case regarding the development of a golf course. Apart from all the issues regarding the bribes received by the panel of judges, the decision taken by the panel of judges at that time was very impressive they did not want to see the history of the land's existence until it could be in the hands of the people and the reasons why they refused to build a golf course, in In addition, the panel of judges themselves did not pay close attention to the weaknesses in the evidence and testimony presented by the businessmen (Bachriadi & Lucas, 2001). This shows that judges at public courts are weak in terms of their mastery of agrarian issues and have little experience in resolving agrarian disputes that can satisfy the community's sense of justice (Bachriadi & Lucas, 2001).

Referring to the cases above, it can be concluded that the public court institution that was "entrusted" with the task of resolving these disputes did not show good performance as an institution whose duty and authority was to be the determinant of the continuation or termination or transfer of the relationship that existed between parties in dispute with

the disputed land. As a result, many people use the non-litigation route rather than the courts in resolving their cases. This can be seen from the increase in the number of complaints to non-litigation institutions, such as Komnas HAM and the DPR which are expected to be able to resolve disputes, and the continued rampant demonstrations demanding a resolution to agrarian conflicts.

In every issue of agrarian disputes there appears to be "reluctance" and "inability" of the existing judicial institutions to enter the larger area of analysis of cases that are intertwined in a cause-and-effect relationship with the initial issues brought before the court. Because these areas of case analysis may enter into other dimensions of human/society relations with land or other agrarian resources, namely the political dimension or the religious dimension. In fact, if we look at a number of cases of agrarian disputes that have arisen, almost none of them are free from the political problem (Bachriadi & Lucas, 2001).

Meanwhile, on the other hand, when there are one or two agrarian dispute court processes that directly enter into the substance of the agrarian dispute issue itself, other problems arise which also undermine the authority of the existing judicial institution. The problem is the powerlessness of the highest judicial institution, in this case, the Supreme Court, to carry out its function of issuing legal decisions that win the disputing people (not the opposing party) for justice, the areas of these decisions are within political areas.

In other words, the existing judiciary when it has entered the substance of the agrarian dispute itself and has entered the political dimension of agrarian issues does not have the courage to be independent and make a final decision to defeat a more powerful political entity that is in dispute with the people for the sake of justice that is rightfully so.

The establishment of an agrarian court institution does not mean reviving Law no. 21 of 1964 concerning Landreform Courts but refers more to the types of disputes and their handling models. When land or agrarian disputes are only used as part of the causes of criminal acts or just become civil matters. The meaning of land as a source of life which has socio-political-economic-religious dimensions is lost. In fact, these four characteristics have never been separated from the life of the Indonesian people in relation to land and/or other agrarian resources. The agrarian disputes that are currently happening and are still happening have helped to reveal the dark side of constitutional relations in Indonesia during the New Order era. Therefore, the creation of an independent agrarian justice institution can be an entry point to correct the dark side of this relationship.

The agenda of upholding an independent Agrarian Court is not only an agenda to resolve agrarian dispute issues in a more just and civilized way, but also part of an agenda to create changes in the political system and culture in Indonesia which are gripped by the authoritarian power of the executive branch. In other words, the bigger agenda of upholding an independent Agrarian Court institution is an important part of upholding democratic life which originates from the interests of the people in Indonesia. Given that Land Law is a law that is not neutral, caution is needed in preparing new provisions relating to the land in question (Hasan, 1996).

In order for the function of law as a social engineering tool, a tool for social reform and development to be realized, a number of requirements must be fulfilled, including a) The existence of good legal rules, which are synchronous vertically and horizontally. Vertically synchronous means that rules at a lower level cannot conflict with rules that are above it (higher). Meanwhile horizontally synchronous means that existing regulations may not contradict and/or overlap with regulations of the same level, especially if they regulate the same legal material; b) The existence of good human resources, namely law enforcement officials who are capable, competent and have high integrity with honest and tough personalities; c) Availability of adequate facilities and infrastructure. d) The existence of a good society, which has an adequate level of education, is cultured, and upholds the values of justice.

In order to fulfill these four requirements, the application of the function of law as a tool for social engineering and as a means of renewal and community development can be formulated in the context of the revitalization of the function of the judiciary. Through revitalization, the function of the judiciary can play a greater role in supporting economic development, so that in the end it can improve the welfare of the Indonesian people. In order for this role to be realized, the decisions issued by the judiciary that resolve land disputes must be able to provide legal certainty and justice, with the most efficient cost possible and a settlement in a short time.

2. Legal Reconstruction of Land Dispute Settlement Regulations Based On the Value of Justice

Land disputes are often unavoidable due to the various demands for land which are very high nowadays while the number of land parcels is limited. This requires improvements in land management and use for the welfare of society and especially legal certainty. For this reason, various efforts have been made by the government, namely trying to resolve land disputes quickly to avoid the accumulation of land disputes, which can be detrimental to society, for example, land cannot be used because the land is in dispute (National Land Agency, 2007).

During the conflict, the land that is the object of the conflict is usually in a state of status quo so the land in question cannot be utilized. As a result, there is a decrease in the quality of land resources which can be detrimental to the interests of many parties and the principle of the benefits of land is not achieved (Boedi Harsono, 1989).

Legislation (basic law), codification, statutes, government regulations, and so on, and written legal norms formed by the judiciary (judge-made law), as well as written law made by interested parties (contracts, legal documents, reports laws, legal records, and draft laws) (Abdulkadir, 2004).

Based on the above studies, it turns out that problems with land, forestry, and mining affairs are caused by a lack of regulation in the basic conception and regulations of many sectors that are not yet in sync with local government laws and their implementation has not been carried out consistently. For this reason, suggestions for improving the law on regional government and improving its implementation in the future can be explained as follows (Hasni, 2008): First, the importance of regulating land, forestry, and mining needs to be specifically regulated in separate articles in the revision of the law. local government; Second, as a basic requirement for an autonomous region to carry out these three affairs, it is obligatory to issue Norms, Standards, Criteria, and Procedures (NSPK) in the land, forestry, and mining sectors in advance. Furthermore, these affairs can be carried out by the autonomous region in full followed by its inherent guidance and supervision.

Third, it is necessary to immediately harmonize laws and regulations that are not in accordance with regional government laws; fourth, to avoid a vacancy in determining the NSPK for a long time, as a result of the lengthy process of its preparation, the determination of the NSPK can be broken down into sub-sectors, for example in the mining sector, iron ore mining NSPK is issued, tin mining NSPK is coal mining NSPK. NSPK in the forestry sector can be issued first NSPK forestry concession, NSPK logging, NSPK reforestation, NSPK land conservation, and NSPK wildlife.

Fourth, it is necessary to regulate sanctions and strict law enforcement against NSPK violations in the land, forestry and mining sectors; Fifth, although land, forests and mining are important for the survival of the state, public interest and environmental sustainability, the affairs of land, forestry and mining are still decentralized matters and continue to encourage regional innovation and creativity in their utilization.

The Reconstruction of Regulations for Land Dispute Resolution in Indonesia Based on the Value of Justice, which the author will turn into a novelty, namely Article 2 and Article 3 of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 21 of 2020 concerning Handling and Settlement of Land Cases.

Implementation of Article 2 of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 21 of 2020 concerning Handling and Settlement of Land Cases, in fact there are still weaknesses, namely that in practice many cases of land disputes require a very long time, they are not even resolved and have not fulfilled sense of justice and there are still many ordinary people who need legal assistance. and there are still many double land certificates.

Based on these weaknesses, the authors reconstruct Article 2 and Article 3 which are as follows:

a. Reconstruction of Article 2
Article 2 before being reconstructed reads:
Section 2
(1) Settlement of Land Cases, intended to:
   a. know the history and root causes of Disputes, Conflicts or Cases;
   b. formulate a strategic policy for resolving Disputes, Conflicts or Cases; And
   c. Resolving Disputes, Conflicts or Cases, so that the land can be controlled, owned, used and exploited by the owner.

(2) Settlement of Land Cases aims to provide legal certainty and justice regarding control, ownership, use and utilization of land.

After reconstructing it becomes:
Section 2
   (1) Settlement of Land Cases, intended to: a. b. c. know the history and root causes of Disputes, Conflicts or Cases; formulate a strategic policy for resolving Disputes, Conflicts or Cases; and resolve Disputes, Conflicts or Disputes THROUGH WIN WIN SOLUTION, so that the land can be controlled, owned, used and utilized by the owner.
   (2) Settlement of Land Cases aims to provide legal certainty and justice regarding control, ownership, use and use of land in a SUSTAINABLE manner.

b. Reconstruction of Article 3
Article 3 before being reconstructed reads:
Article 3
The scope of this Ministerial Regulation includes:
   a. Dispute and Conflict Resolution;
   b. Settlement of Cases;
   c. Supervision and Control; And
   d. Legal Aid and Legal Protection

After reconstructing it becomes:
Article 3
The scope of this Ministerial Regulation includes:

a. Legal and Dispute Resolution and Conflict Resolution;
b. Settlement of Cases;
c. Supervision and Control; And
d. Legal Aid, Assistance and Legal Protection.

CONCLUSION

Based on the explanation above, the following conclusion has been concluded:

1. The current weaknesses in land dispute resolution can be explained by the fact that legal efforts through the courts sometimes never resolve the problem. Settlement of cases through courts in Indonesia is tiring, with high costs and long completion times, not to mention being trapped by the judicial mafia, so justice is never on the side of the right. In addition, the government failed to resolve various conflicts, including land conflicts. This is influenced by three causes, namely the absence of a well-developed system for resolving land conflicts, the lack of public trust in the government, and the existence of conflicts of interest over certain plots of land. The government does not act objectively in resolving disputes and tends to side with the powerful, such as capital owners or there are elements of corruption, collusion, and nepotism, thereby reducing public trust.
2. Reconstruction of land settlement regulations based on the value of justice, it can be concluded that laws and regulations relating to the settlement of land disputes that have existed so far need to be reconstructed by establishing an institution called the National Land Commission (KPN) which is a form of implementing regulations on state power. against State land, which is now carried by government power and only sectoral. Besides that, it is necessary to establish a special court that handles land issues, namely the Agrarian Court, this special court for land dispute resolution must be included in one of the judicial environments under the Supreme Court of the Republic of Indonesia, namely the general court environment or the special state administrative court environment. To determine this, it is necessary to look at the law and characteristics of the land itself and what issues can be tried in the special court of land dispute resolution. Besides the existence of these two institutions, the community needs to be given choices in resolving land disputes, namely through mediation, so that a win-win solution is achieved between the litigating parties. Integrating mediation into the proceedings in court can be one of the instruments that are quite effective in overcoming the problem of the accumulation of cases in court. By reconstructing the Value-Based Land Dispute Resolution Regulations based on the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 21 article 2 and article 3 of 2020 concerning Handling and Settlement of Land Cases.

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