

The Effect of Applying the Contradictoire Delimitatie Principle on Legal Certainty in Initial Land Registration in South Buton

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Abstract

The *contradictoire delimitatie* principle requires that land parcel boundaries be determined by agreement between the applicant and the adjacent landowners, making it a foundation for certainty regarding the object of rights in initial land registration. This study analyses the effect of applying this principle on legal certainty and identifies the factors that hinder its implementation in South Buton Regency. It employs a descriptive qualitative approach combined with a socio-legal (juridical-empirical) approach. Primary data were obtained through a semi-structured interview with the Head of the Rights Determination and Registration Section of the South Buton Land Office as the key informant, complemented by secondary data from legislation and scholarly literature, and analysed using the interactive model (data condensation, data display, and conclusion drawing). The findings indicate that the application of the principle, covering joint boundary marking with adjacent owners, efforts to secure the presence of adjacent parties, and written consent, contributes to the conformity of physical data with field conditions, the settlement of minor disagreements through deliberation, and a stronger sense of security among rights holders. The identified inhibiting factors include the absence of adjacent owners living outside the area or on other islands, public legal awareness of permanent boundary markers that still needs improvement, limited resources, facilities, and base maps that are being updated gradually, and the risk of misuse of consent following the shift of boundary-marking responsibility to applicants. These findings derive from a single key informant and should be further confirmed through triangulation with other informants.

Keywords

Contradictoire Delimitatie; Legal Certainty; Initial Land Registration; Land Office; South Buton.

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1. INTRODUCTION

Land holds a very important and strategic position in human life, whether as a place to live, a source of livelihood, or a high-value economic asset. This position is affirmed in the constitution through Article 33 paragraph (3) of the 1945 Constitution of the Republic of Indonesia, which provides that the earth, water, and the natural resources contained therein are controlled by the state and shall be used for the greatest prosperity of the people. One manifestation of the exercise of this state right of control is the Government's obligation to carry out land registration throughout the territory of Indonesia in order to guarantee legal certainty, as mandated by Article 19 of Law Number 5 of 1960



concerning Basic Agrarian Provisions (UUPA). The technical provisions are regulated in Government Regulation Number 24 of 1997 concerning Land Registration (PP 24/1997) and its implementing regulation, namely Regulation of the State Minister of Agrarian Affairs/Head of the National Land Agency Number 3 of 1997, most recently amended by Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 16 of 2021 (Permen ATR/KBPN 16/2021).

Initial land registration is carried out in two ways, namely systematically on the Government's initiative and sporadically on the initiative of the landowner or rights holder (Avivah et al., 2022). A decisive stage is the collection of physical data, namely determining the location, boundaries, and area of the land parcel before measurement is carried out. The determination of boundaries is pursued on the basis of agreement among the interested parties, namely the applicant and the owners of directly adjacent land (Article 17 paragraph (2) and Article 18 of Government Regulation Number 24 of 1997). This principle is known as the *contradictoire delimitatie* principle, or the principle of contradictory delimitation, whereby the boundaries of a land parcel are not determined unilaterally by the applicant but are jointly agreed upon with the owners of adjacent land (Harahap, 2021; Kamil et al., 2023). It was originally regulated in Article 19 of Regulation of the State Minister of Agrarian Affairs/Head of the National Land Agency Number 3 of 1997, then refined by Permen ATR/KBPN 16/2021, which inserted Articles 19A through 19D, including the obligation to attach a statement on the installation of boundary markers and the consent of adjacent owners accompanied by geotagged photographs (Irfana, 2024).

The application of this principle is closely related to legal certainty. Legal certainty in land registration is realized, among other things, through the conformity between physical data (location, boundaries, and area) and juridical data (legal status and rights holder) in the certificate (Amini & Suratman, 2023; Murni et al., 2022). Indonesia adheres to a negative publication system with positive elements, so that a certificate is strong but not absolute evidence (Anindhita et al., 2021). Consequently, boundaries determined without a valid contradictory process render a certificate vulnerable to being challenged and annulled. This risk is real: Supreme Court Decision Number 77 PK/TUN/2015 annulled a freehold title certificate issued by the Medan City Land Office because the principle of contradictory delimitation had not been applied, namely, the adjacent landowners were not summoned and did not give their consent (Harahap, 2021).

South Buton Regency was established under Law Number 15 of 2014 as a result of the division of Buton Regency. As an archipelagic region with an agrarian community, most of its population depends for their livelihood on farming, plantations, and fisheries, which rely on clarity regarding the status and boundaries of land parcels (BPS South Buton Regency, 2024). Land tenure in such areas commonly originates from hereditary transfers that are not yet fully supported by complete written evidence

(Atikah, 2022). On the other hand, the Complete Systematic Land Registration (PTSL) program does not reach all areas simultaneously, so sporadic registration is still widely pursued (Sitorus & Andraini, 2022; Perkasa & Lukman, 2022). The archipelagic character, kinship-based social structure, and institutional capacity of a newly established autonomous region may influence how the principle of contradictory delimitation is carried out in the field.

A number of previous studies have examined the implementation of this principle at the Land Offices of Ogan Ilir Regency (Hafizullah, 2025), Pati Regency (Irfana, 2024), Mataram City (Kamil et al., 2023), and Gorontalo City (Musdram et al., 2025), as well as studies on boundary determination in the national land registration system (Alfisyahrin Firdaus et al., 2026) and the signing of land parcel boundaries (Khairatunnisa & Gozali, 2026). These studies generally describe the implementation of the principle in general terms, but few have explored the relationship between the application of the principle and legal certainty in the context of a newly established autonomous region with an archipelagic character such as South Buton. This is where the novelty of this article lies. Based on the foregoing, the research questions of this study are: (1) how does the application of the principle of contradictory delimitation affect legal certainty in initial land registration in South Buton; and (2) what factors hinder the application of this principle. The study aims to analyze both matters so that it can serve as material for evaluation by the Land Office and as an enrichment of land law scholarship.

2. METHOD

This study uses a qualitative approach with a descriptive research type, namely research that aims to describe, interpret, and understand socio-legal phenomena as experienced by the research subjects, without the intention of statistical generalization (Sugiyono, 2021; Moleong, 2021). This approach is combined with an empirical juridical (socio-legal) approach, which views law not only as written norms (law in the books) but also as a practice that lives in society (law in action). Accordingly, the provisions of PP 24/1997 and Permen ATR/KBPN 16/2021 are not only analyzed normatively but also examined in terms of their implementation at the South Buton Regency Land Office.

The research was conducted at the South Buton Regency Land Office, Southeast Sulawesi Province. The location was chosen because South Buton is a newly established autonomous region with an archipelagic character and an agrarian-customary social structure, because the local Land Office actively administers land registration programs, and because few similar qualitative studies have been conducted in this area. The interview was conducted on October 14, 2026. Informants were selected purposively, that is, based on the criterion that the informant understands and is directly involved in initial land registration. The key informant in this article is Zulhaidir, S.P., Head of the Rights Determination and Registration Section of the South Buton Regency Land Office.

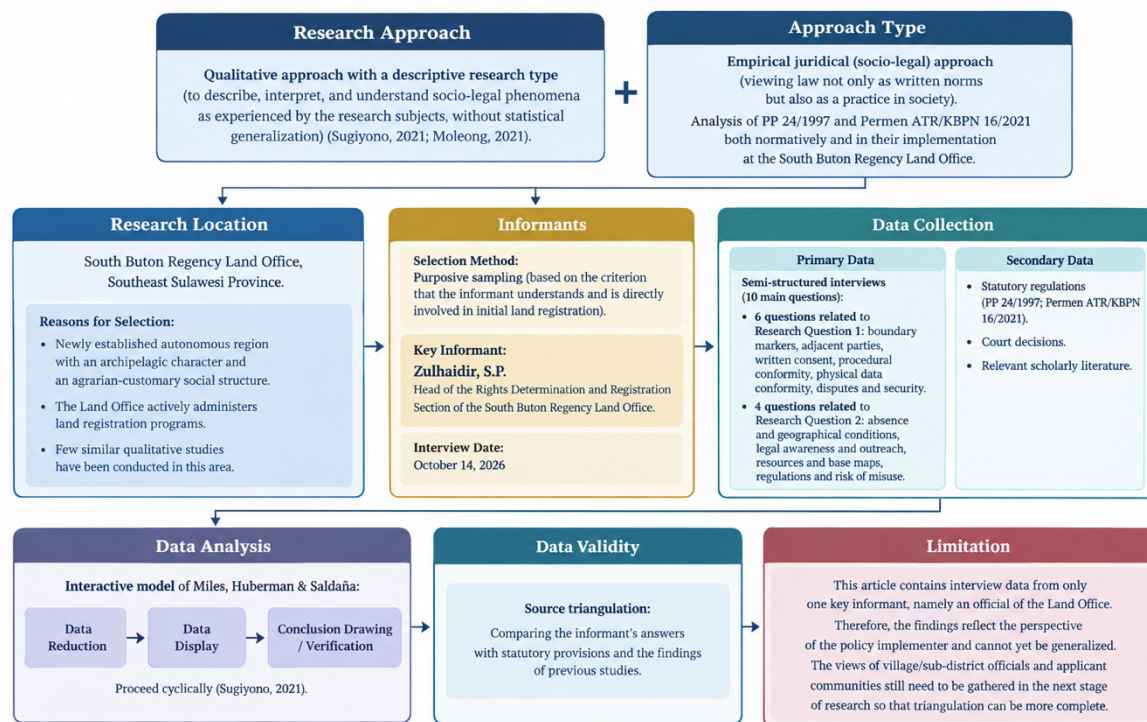


Figure 1. Research Methodology Framework

Primary data were collected through semi-structured interviews based on an interview guide containing ten main questions, six of which relate to the first research question (installation of boundary markers, attendance of adjacent parties, written consent, conformity of procedures, conformity of physical data, and disputes and sense of security) and the other four to the second research question (absence and geographical conditions, legal awareness and outreach, resources and base maps, and regulations and risk of misuse). Secondary data came from statutory regulations, court decisions, and relevant scholarly literature. Data analysis used the interactive model of Miles, Huberman, and Saldaña, consisting of data reduction, data display, and conclusion drawing or verification, which proceed cyclically (Sugiyono, 2021). Data validity was pursued through source triangulation, namely by comparing the informant's answers with statutory provisions and the findings of previous studies.

It is important to note that this article contains interview data from only one key informant, namely an official of the Land Office. Therefore, the findings reflect the perspective of the policy implementer and cannot yet be generalized. The views of village/sub-district officials and applicant communities still need to be gathered in the next stage of research so that triangulation can be more complete.

3. FINDINGS AND DISCUSSION

A. Application of the Principle of Contradictory Delimitation and Its Effect on Legal Certainty

In qualitative research, the word "effect" is understood as a relationship and contribution explained through the informant's experience and interpretation, not as a statistically measured causal

relationship. On this understanding, the application of the principle is examined through four process aspects (installation of boundary markers, attendance of adjacent parties, written consent, and procedural conformity), which are then linked to four aspects of legal certainty (conformity of physical data, minimal disputes, evidentiary strength of the certificate, and the sense of security of rights holders).

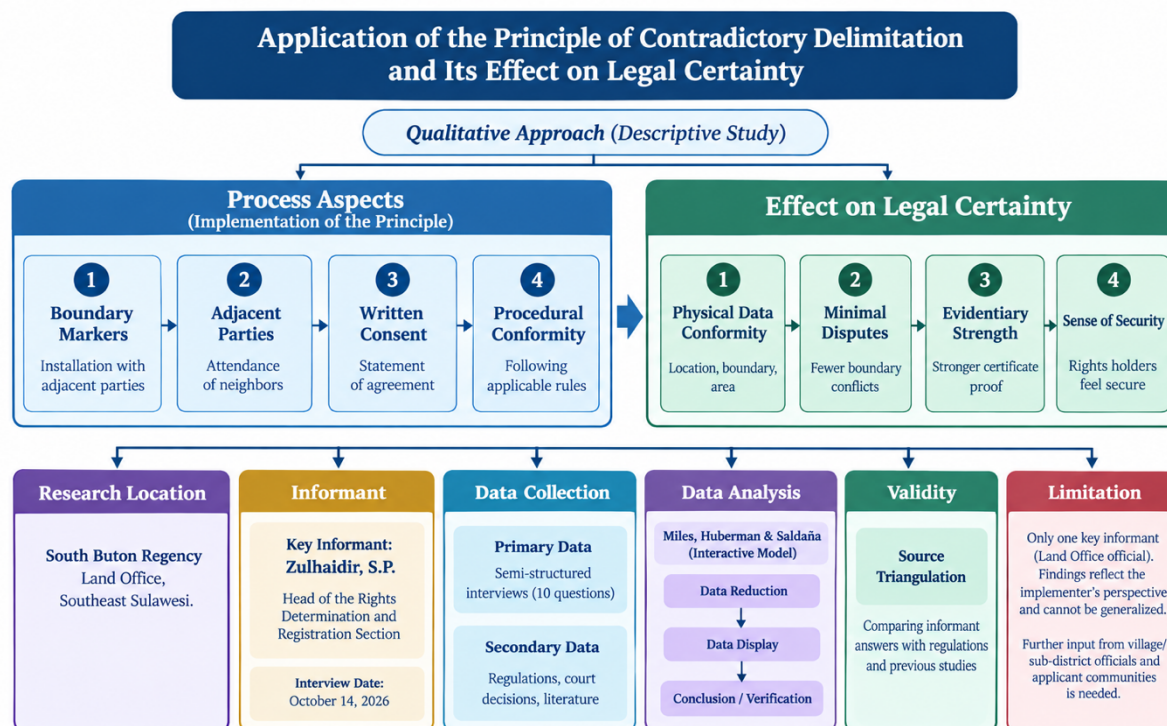


Figure 2. Application of the Principle of Contradictory Delimitation and Its Effect on Legal Certainty

According to the informant, boundary markers are in principle installed by the applicant or landowner together with the owners of directly adjacent land. Land office officials provide guidance, assistance, and supervision so that both permanent and temporary markers are agreed upon by the parties before officials carry out measurement in the field (Interview with Zulhaidir, 2026). This finding is consistent with Article 17 of PP 24/1997, which requires boundaries to be determined and marked before measurement, with efforts to reach agreement among the parties. It is also consistent with Permen ATR/KBPN 16/2021, which assigns responsibility for installing boundary markers to the applicant together with the adjacent landowners (Irfana, 2024). This division of roles shows that in South Buton the principle is carried out as a joint process, not as a unilateral decision by the applicant or the officials. Officials do not determine boundaries in place of the parties but ensure that agreement is genuinely formed. This facilitating role is preventive, because agreement is built before measurement, so potential conflict can be reduced before the physical data are recorded.

In the framework of legal certainty, certainty regarding the location, boundaries, and area of the object of the right can be realized only if the boundary determination procedure follows the applicable regulations (Murni et al., 2022). Agreed markers also serve as the basis for surveyors to carry out measurement and record it in the survey map (Hafizullah, 2025; Alfisyahrin Firdaus et al., 2026), so the quality of measurement depends heavily on the quality of agreement at this stage. Markers installed without the involvement of adjacent parties risk recording only the applicant's will. When the parties are involved from the outset, differences in understanding can surface before the measurement results enter land documents. This matters because corrections after a certificate is issued may require longer administrative or dispute resolution processes.

Involvement of adjacent parties does not end with marking the boundary but continues with their attendance. The informant emphasized that the presence of adjacent landowners is very important to confirm that the location and area of a parcel match actual conditions and to avoid overlapping claims. The Land Office always urges them to attend and witness the pointing out and determination of boundaries (Interview with Zulhaidir, 2026). This view is consistent with literature stressing that the principle of *contradictoire delimitatie* ensures that registered boundaries have been jointly verified by the applicant and the adjacent parties, thereby minimizing conflicting claims later (Hidayah & Fakrulloh, 2022). Notably, Permen ATR/KBPN 16/2021 no longer requires the physical presence of adjacent landowners during measurement, because their consent is represented through a written statement (Irfana, 2024). The practice described by the informant shows that physical attendance is still sought beyond the formal minimum, which can be read as a precautionary strategy, since direct presence provides additional verification beyond written documents.

This caution has strong grounds given the characteristics of land tenure. Tenure originating from hereditary transfers is often not supported by complete written evidence (Atikah, 2022), so statements from adjacent landowners become a valuable source of information about the location and history of boundaries. Their presence therefore serves two functions at once: factual verification of the physical data and social recognition that the determined boundary is accepted by the most interested parties. Even so, physical attendance should not be treated as the only indicator of valid consent. More fundamental is whether the adjacent parties receive sufficient information, understand where the agreed boundary lies, and give consent without pressure. Attendance should ideally be accompanied by an explanation of the boundary points and an opportunity for each party to raise objections, so that participation is meaningful and not merely a formality.

Consent is set out in a Statement on the Installation of Boundary Markers signed by the applicant and the adjacent landowners. If, at the time of measurement, an adjacent landowner is absent or has not yet agreed, officials usually give the parties time to deliberate in a familial manner to reach a clear

boundary agreement (Interview with Zulhaidir, 2026). This mechanism is in line with Article 17 paragraph (2) of PP 24/1997, which prioritizes agreement among the parties. Written consent turns what was an oral agreement into a document that can be examined and held accountable. This matters because documentation is a key element of the principle, serving as proof that the contradictory process was carried out (Harahap, 2021). The document becomes administrative evidence if objections later arise from adjacent parties, strengthening the position of the certificate.

The familial deliberation described by the informant can be understood as an adaptation to the local social character, which still upholds kinship. However, the literature states that when agreement is not reached, the surveyor draws a provisional boundary line that is confirmed only after agreement or a court decision (Hafizullah, 2025; Alfisyahrin Firdaus et al., 2026). The informant mentioned only the deliberation route and did not describe the next step if deliberation reaches a deadlock. This suggests that deliberation is effective in minor cases, but the clarity of escalation procedures needs further research so that legal certainty does not depend solely on the parties' good faith. Deliberation serves as a space for clarification and conflict prevention, where parties can compare their knowledge of boundaries, history of occupation, and the signs used in the field. Its outcomes should be recorded clearly to avoid differing interpretations later. If a fundamental objection remains, the administrative process should follow the applicable mechanism rather than rely solely on kinship ties, so that the value of deliberation is respected without reducing the need for accountable legal procedures.

On changes after Permen ATR/KBPN 16/2021 took effect, the informant considered that the regulation clarifies technical guidelines for arranging and determining parcel boundaries. In his view, the principle is now applied in a more orderly, transparent manner with active participation of the community and village or sub-district officials (Interview with Zulhaidir, 2026). This assessment can be understood by comparing conditions before and after the regulation. Previously, the installation of boundary markers was generally witnessed directly by officials, and consent was recorded in the survey map and the minutes of juridical data research and boundary determination. After Permen ATR/KBPN 16/2021, responsibility for installing markers shifted to the applicant, consent is recorded in a written statement, and implementation is documented with geotagged photographs (Irfana, 2024). The new regulation aims to speed up registration but also demands greater responsibility and honesty from applicants and adjacent landowners.

The informant emphasized procedural clarity and participation, while the literature highlights the shift of responsibility as the fundamental change. The two views are complementary: the regulation expands the role of applicants and adjacent landowners, while the South Buton Land Office retains its role of assistance and supervision. The involvement of village or sub-district officials mentioned by the informant is also relevant because local officials generally know the history and boundaries of land in

their area. Administrative simplification does not automatically reduce the need for oversight. When initial responsibility lies with the applicant and adjacent landowners, the quality of the process depends more on their understanding of the procedure and their honesty in giving consent. The Land Office must still ensure that the documents received match factual conditions. The effectiveness of the rule should therefore be assessed on two sides at once: service efficiency and the preservation of care in boundary determination.

On conformity of physical data, the informant stated that, in general, the boundaries stated in survey maps and certificates match actual conditions in the field, because they are based on the applicant's direct pointing out and the consent of adjacent owners during the first measurement (Interview with Zulhaidir, 2026). This links the contradictory process at the initial stage directly to the quality of the physical data recorded, underscoring that legal certainty regarding the object of the right arises from the accuracy of the boundary determination process.

On disputes, the informant said that minor differences of opinion in the field can be resolved through deliberation. He also considered that applying the principle, by directly involving neighbors and adjacent parties, has been "proven" to make land title certificates much stronger legally, provide certainty of rights, and create a sense of security for landowners (Interview with Zulhaidir, 2026). The informant thus views the involvement of adjacent parties as a channel for resolving conflict at an early stage, before differences develop into disputes taken to formal channels.

These findings can be explained through a legal certainty framework that distinguishes certainty regarding the status, the subject, and the object of a right. The principle works mainly on the object dimension. When boundaries are jointly agreed, physical data reflect actual conditions and gain the parties' recognition, forming the basis for certificates with strong evidentiary power and low potential for lawsuits (Hafizullah, 2025; Sari, 2022). The evidentiary strength of a certificate itself depends on its conformity with the survey document and land book (Article 32 paragraph (1) of PP 24/1997), so the accuracy of physical data resulting from boundary determination is key. Legal certainty in land registration is therefore not just the issuance of a certificate but the conformity of the process and the substance of the recorded data (Amini & Suratman, 2023).

By comparison, failure to apply the principle has been shown to have harmful legal consequences. Supreme Court Decision Number 77 PK/TUN/2015 annulled a certificate because adjacent landowners were not involved (Harahap, 2021). Recent studies also confirm that inconsistent application can cause legal defects, boundary disputes, and overlapping certificates that require re-measurement and restoration of rights as repressive legal protection (Musfitha et al., 2025). Conversely, effective application has been reported to improve boundary certainty, transparency, and accountability of land services (Musdram et al., 2025). From this perspective, applying the principle at the initial stage works

as a preventive measure that reduces the need for repressive measures such as lawsuits or certificate annulment (Apriani & Bur, 2021).

Caution is nonetheless needed. The informant's statement that the principle is "proven" to strengthen certificates is an implementer's perception not yet supported by quantitative data, such as the number of objections or boundary disputes in a given period, or by the views of rights holders. Moreover, because Indonesia adheres to a negative publication system with positive tendencies, the strength of a certificate remains relative (Anindhita et al., 2021). The conclusion that can be drawn at this stage is that application of the principle contributes positively to legal certainty, according to the experience of the implementing official and supported by previous research, while confirmation from the applicant community is an agenda for further research.

The contribution of the principle in this study is therefore better understood as procedural and preventive, not as a guarantee that every parcel will be free of disputes. A sound boundary agreement can reduce room for unilateral claims but does not eliminate other problems, such as conflicting evidence of occupation or changed conditions in the field. This distinction keeps the conclusions proportionate to the type and amount of data available. The interview findings describe institutional practice, while measuring the level of success more broadly requires additional data.

B. Factors Hindering the Application of the Principle of Contradictory Delimitation

The preceding discussion shows that application of the principle contributes to legal certainty. The next question is what keeps its application from always running optimally. The informant's answers to the four questions on the second research question point to four groups of obstacles: absence of adjacent parties and geographical conditions, legal awareness and outreach, human resources, equipment, and base maps, and regulation and the risk of misuse of consent. For each obstacle, the informant also described the efforts made by the Land Office, so the discussion below covers both the obstacles and how they are handled.

The first obstacle is the absence of adjacent landowners and geographical conditions. The informant noted that adjacent owners often live outside the area or on another island and are difficult to bring in person. This is addressed by coordinating through remote communication, including through proxies or family representatives given a mandate, and by requiring a valid power of attorney or written consent (Interview with Zulhaidir, 2026). This is in line with the literature identifying the absence of adjacent parties as a main obstacle to applying the principle (Hafizullah, 2025), and it is highly relevant to South Buton's archipelagic character and the inter-island mobility of its residents. The obstacle bears directly on the earlier discussion: if the presence of adjacent parties is valued as factual verification, then absence due to geographical distance weakens one layer of legal certainty protection.

The use of powers of attorney or family representatives keeps the consent requirement fulfilled in a representative way so that registration does not stall.

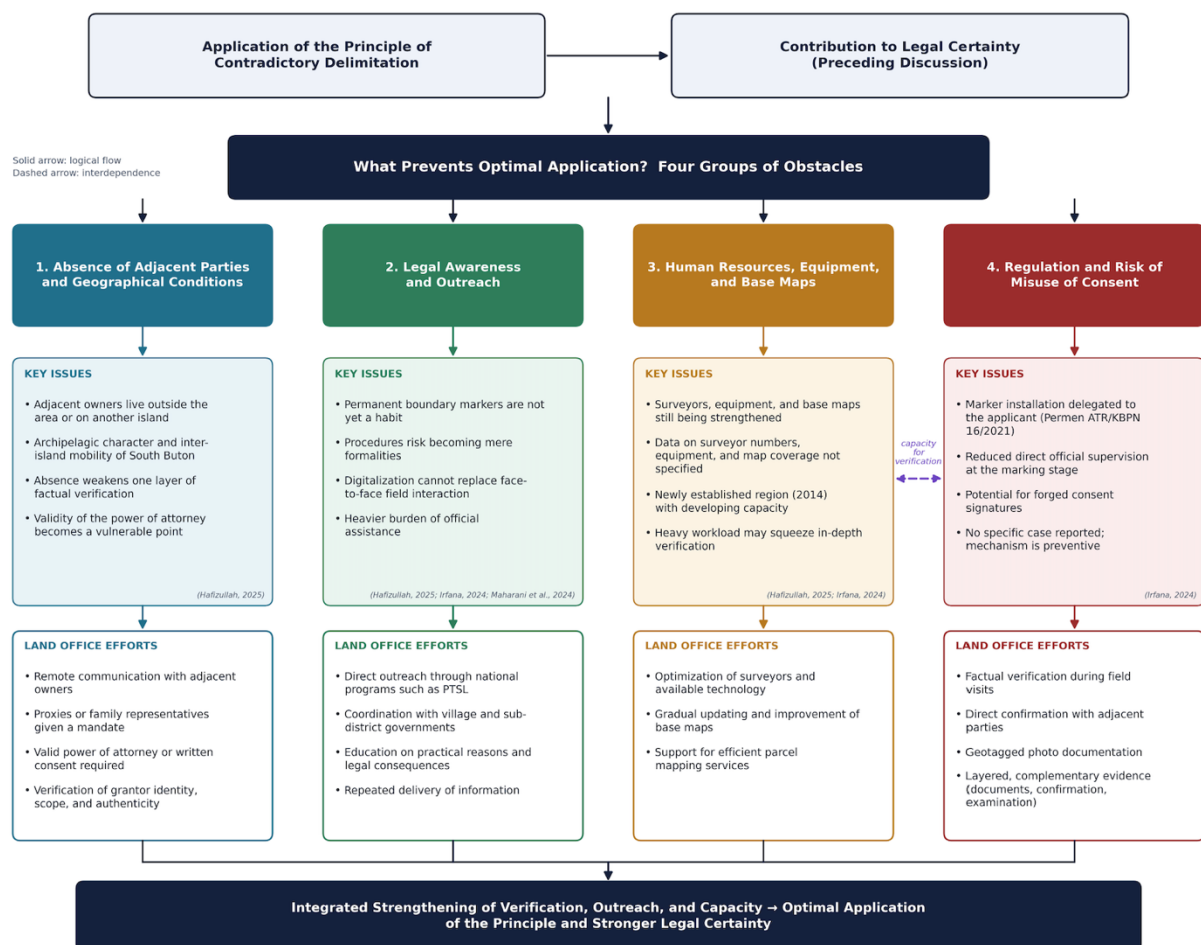


Figure 3. Factors Hindering the Application of the Principle of Contradictory Delimitation

The validity of the power of attorney, however, becomes a vulnerable point. The identity of the grantor, the scope of the mandate, and the authenticity of the documents must be verified so that the consent given truly reflects the will of the adjacent landowner. Without adequate verification, a mechanism intended to overcome geographical obstacles could open gaps for disputes later. The informant's requirement of a valid power of attorney or written consent is therefore appropriate and must be applied consistently. Beyond checking administrative completeness, communication with the landowner who grants the mandate should confirm that consent was given for the boundary in question. Representatives must know the scope of their mandate and not decide beyond the authority given. Recording identities, proof of authority, and process documentation helps trace the basis of consent if objections arise. The solution to distance obstacles thus aims not only at smooth service but also at protecting everyone concerned.

The second obstacle is legal awareness and outreach. The Land Office regularly conducts direct outreach to the community, both through national strategic programs such as PTSL and through

coordination with village and sub-district governments. According to the informant, public understanding is gradually improving, but continued education is needed to raise awareness of installing permanent boundary markers (Interview with Zulhaidir, 2026). This last statement implicitly indicates that installing permanent markers has not yet fully become a habit among residents. The condition matches earlier findings that limited outreach and public understanding cause boundary determination procedures to become formalities (Hafizullah, 2025; Irfana, 2024). The link to the earlier discussion is clear: the principle rests on the applicant's active role in installing boundary markers. If the community does not yet understand this obligation, the burden of official assistance grows and the quality of boundary agreements depends heavily on the intensity of outreach.

Digitalization of land services has also not fully reached technical field aspects such as boundary determination, which still require direct interaction among officials, applicants, and adjacent landowners (Maharani et al., 2024). Face-to-face outreach through PTSL and coordination with village governments therefore remains relevant and cannot be fully replaced by online services. The involvement of village and sub-district officials as outreach partners also aligns with the informant's emphasis on the participation of local officials. Effective outreach should stress the practical reasons and legal consequences of installing boundary markers, not merely state that markers are an administrative requirement. Residents need to understand that clear boundaries help prevent the use of land beyond one's own parcel and reduce disputes with neighbors. Repeated delivery of information through village or sub-district governments can also reach residents who do not always follow land office activities, so that outreach helps build a habit of administrative order rather than being a one-off activity during a registration program.

The third obstacle is human resources, measurement equipment, and base maps. The informant stated that the Land Office strives to optimize its surveyors and available technology, while the availability of base maps in South Buton continues to be updated and improved gradually to support efficient parcel mapping services (Interview with Zulhaidir, 2026). This answer indicates that resources, equipment, and base maps are still being strengthened, although the informant did not specify the number of surveyors, the condition of equipment, or the coverage of available base maps. The finding can be contextualized with literature noting that the absence of parcel base maps at village or sub-district level hampers field verification, especially in newly established autonomous regions (Hafizullah, 2025), as well as the institutional capacity of land offices in newly formed regions (Irfana, 2024). South Buton, established in 2014, has similar characteristics. Adequate base maps help officials and parties verify the location and boundaries of a parcel before measurement, while limited surveyors and equipment may affect how often officials can go to the field to assist and verify consent.

Because the data obtained are general and descriptive, a firmer assessment would require

supporting data such as the number of surveyors, the ratio of applications to capacity, and the percentage of parcels already mapped. This is also a note for further research. What can be concluded now is that resource factors are closely tied to the next obstacle, namely the Land Office's ability to conduct factual verification to prevent misuse of consent. Limited resources must also be seen in terms of the relationship between workload and the need for careful examination. When officials must serve many applications with limited equipment, opportunities for in-depth verification may be squeezed. Uneven base maps may also make it harder to compare a parcel being registered with parcels already mapped. Capacity strengthening should therefore be judged not only by the availability of equipment but also by its ability to support data checking, documentation, and follow-up on indications of nonconformity.

The fourth obstacle is regulation and the risk of misuse of consent. The informant explained that delegating the installation of boundary markers to the applicant comes with an obligation to confirm with the neighboring landowner. To anticipate the risk of misuse or forged signatures, field officials always conduct factual verification and direct confirmation with the adjacent parties when they go to the field (Interview with Zuhaidir, 2026). The informant did not mention any specific case of forgery, so the answer describes a preventive mechanism rather than the handling of cases. This concern is in line with literature highlighting that the shift of responsibility to the applicant under Permen ATR/KBPN 16/2021 creates potential for misuse, including forged consent signatures, if not closely supervised (Irfana, 2024). The risk arises because direct official supervision at the boundary marking stage is reduced, as discussed above. Procedural simplification that speeds up service must therefore be balanced by control mechanisms so that the substance of the principle is not sacrificed.

Factual verification by officials works as a second layer of control, while the geotagged photo documentation required by the regulation can complement evidence of implementation in the field. The effectiveness of this control depends heavily on officials' capacity to go to the field, which relates directly to the resource factor discussed above. This interdependence shows that strengthening efforts should be integrated, not partial. Good supervision must balance trust in community statements with the institution's duty to examine data objectively. Geotagged photographs can help show the location and implementation of activities, but they do not by themselves prove that all parties understood and agreed to the boundary. Written documents, confirmation with adjacent parties, and factual examination should therefore be seen as complementary elements. This layered approach is important so that faster registration does not create weaknesses at the evidentiary stage or in the protection of rights.

4. CONCLUSIONS

Based on the research results, it can be concluded that the application of the principle of

contradictory delimitation in initial land registration in South Buton Regency makes an important contribution to achieving legal certainty, especially in ensuring clarity of the object of the land right. This application is seen in the installation of boundary markers involving the applicant and the adjacent landowners, efforts to bring in the interested parties, and the recording of consent in the Statement on the Installation of Boundary Markers. These stages help ensure that the location, boundaries, and area of a land parcel are not determined merely on the basis of unilateral statements, but through a process that gives adjacent parties room to learn of and agree to the determined boundaries. Adequate agreement and documentation then serve as a supporting basis for officials in carrying out measurement and compiling the physical data for land registration.

The contribution of this principle to legal certainty is also reflected in efforts to prevent disputes from the early stage. According to the informant, differences of opinion that can still be resolved in the field are handled through deliberation, while the involvement of adjacent parties is considered to help improve the conformity of physical data with actual conditions and strengthen the sense of security of rights holders. Nevertheless, the application of the principle of contradictory delimitation cannot be interpreted as an absolute guarantee that a certificate will never be disputed, because legal certainty also depends on the accuracy of the data and compliance with other land registration provisions. Given that this study uses information from a single key informant, these findings mainly describe the perspective of the policy implementer and are not sufficient to measure the overall level of success in applying the principle.

This study also found four groups of factors that hinder the implementation of the principle of contradictory delimitation. First, the absence of adjacent landowners who live outside the area or on another island makes direct confirmation difficult. Second, public legal awareness of the importance of installing and maintaining permanent boundary markers still needs to be improved through continuous outreach. Third, limitations in human resources, measurement equipment, and base maps, which are being updated gradually, may affect the smoothness and depth of field verification. Fourth, the shift of responsibility for installing boundary markers to the applicant creates a need for adequate supervision to anticipate possible inaccuracy or misuse of written consent.

Overall, legal certainty in initial land registration is determined not only by the existence of regulations but also by the quality of procedural implementation, the participation of the parties, the thoroughness of verification, and institutional support. The principle of contradictory delimitation can function as a dispute-prevention mechanism when applied consistently and supported by accountable documentation. This conclusion should still be understood within the limits of the study, so that strengthening the findings more broadly requires the involvement of additional informants and supporting data from the community as well as from land registration implementation documents.

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