

Investigation process case fraud sell buy land and buildings (case study in the Directorate Investigation East Java Regional Police General Crimes)

Cynthia Tri Prihatini¹, Noenik Soekorini², Moh. Taufik³

^{1,2,3} Faculty of Law, Universitas Dr. Soetomo, Surabaya, Indonesia

Article Info

Article history:

Received : Dec 11, 2024

Revised : Jan 09, 2025

Accepted : Jan 29, 2025

Keywords:

Investigation Process;
Fraud in Land and Building Sales;
Housing and Settlement Area Law.

ABSTRACT

This research aims to examine the investigation process of fraud cases in the sale and purchase of land and buildings handled by the Directorate of General Criminal Investigation of the East Java Regional Police. The research method used is empirical juridical with a sociological approach, involving field observations and interviews with investigators, victims, and witnesses. Primary data were obtained directly from cases handled by the Directorate of General Criminal Investigation of the East Java Regional Police, while secondary data were derived from legislation, books, and legal journals. The findings indicate that the investigation process of fraud cases in land and building sales consists of several stages, including preliminary investigations to gather evidence, case hearings, formal investigations involving witness summons and evidence collection, followed by the determination of suspects and the preparation of case files. The case study examined in this research involves fraud committed by Didik Wahyu Arianto, Director of PT. Griya Salam Lestari, resulting in a total loss of IDR 2,755,660,000 from 18 victims. The investigators applied Article 378 of the Criminal Code on fraud as well as provisions from Law No. 1 of 2011 on Housing and Settlement Areas. This research highlights the importance of coordination between investigators and relevant institutions, such as the National Land Agency (BPN) and the Housing and Settlement Office, to ensure legal protection for victims. Additionally, it was found that weak supervision of land plot sales practices that do not meet legal requirements is a major contributing factor to similar fraud cases. Therefore, strengthening regulations and enforcing stricter supervision over housing development permits are necessary to prevent the recurrence of such cases.

This is an open access article under the [CC BY-NC](#) license.



Corresponding Author:

Cynthia Tri Prihatini

Faculty of Law, Universitas Dr. Soetomo

Jl. Semolowaru No.84, Menur Pumpungan, Kec. Sukolilo, Surabaya, Jawa Timur 60118

Email: cynthiatr21@gmail.com

1. INTRODUCTION

Fraud cases in the sale and purchase of land and buildings in Indonesia, one of which is in East Java Province, are increasing, creating unrest in the community. This fraud is often carried out in various ways, such as selling land that is not theirs or using fake documents to convince victims. In the legal scope, Article 378 of the Criminal Code provides a basis for prosecuting perpetrators of this fraud.

The elements of the Article state that anyone who uses deception to induce another person to hand over goods or convey debts can be subject to criminal sanctions. With the increasing need for land and buildings, a better understanding of the application of Article 378 of the Criminal Code is crucial to protecting consumers and enforcing the rule of law (Direktorat Jenderal Kekayaan Negara, 2024).

Fraud related to the sale and purchase of land/buildings can be used as a legal basis for the 1945 Constitution of the Republic of Indonesia as stated in the preamble to the 1945 Constitution of the Republic of Indonesia which provides a strong constitutional basis for protecting private ownership rights, guaranteeing legal certainty, and enforcing fair criminal sanctions against perpetrators of fraud. The rights of victims related to protection of property, justice, and a sense of security. (Dr. Suparman Marzuki S. M., 2015) In handling cases of fraud in the sale and purchase of land and buildings handled by the Directorate of Criminal Investigation of the East Java Regional Police, there are several challenges faced by the police. Starting from the interrogation process to collect valid evidence and in accordance with the provisions, the preparation of the BAP which means the Minutes of Examination of the reporter, witnesses, to finding the suspect of the crime. One of the cases handled in Unit 4 Subdit II Harđa Bangtah, Directorate of General Criminal Investigation of the East Java Regional Police as one of the units handling fraud cases, has an important role in the investigation process to ensure that the perpetrators can be processed using applicable law.

Fraud in the sale and purchase of land and buildings is a recurring legal problem in Indonesia. This fraud not only causes significant financial losses for victims, but also disrupts the legal order in society. Many cases of fraud occur due to the lack of caution of buyers and the complexity of the property sale and purchase process, which often involves false documents, misleading information, or the concealment of important facts regarding the ownership status of land or buildings .

In cases of fraud, the majority of perpetrators show a variety of patterns and variations of trickery that continue to develop, along with the increasing complexity and intelligence behind the crime of fraud. The presence of fraudsters who are increasingly rampant in society moves in line with the dynamics of economic progress. However, this phenomenon creates widespread negative impacts, especially in building distrust among individuals, which ultimately disrupts the balance of the social order. A lie is composed of a string of words designed in such a way as to build a pseudo-narrative that looks real, but is completely false, often accompanied by fictitious circumstances with the intention of gaining personal gain without a legitimate basis . (Hukumonline, 2024).

Criminal acts, criminal liability, and the application of sanctions are central issues in the realm of criminal law. Criminal law policies require a strategic approach that focuses on the formulation of procedures that are focused on addressing these key issues. This approach aims to ensure that criminal law procedures, or criminal procedures, are formulated adaptively so that they reflect relevance to contemporary conditions while anticipating future needs (Parengkuan, 2025).

Criminal acts of fraud in land and building transactions in East Java require a thorough and comprehensive investigation process by the police, considering the large number of people who have become victims with significant losses. Investigations carried out professionally not only help reveal facts and perpetrators of crimes, but also strengthen public trust in resolving cases through the correct legal channels. Thus, investigations are the most crucial stage in the criminal procedure system in Indonesia, because at this stage investigators try to collect evidence and reveal facts related to the crime, as well as identify the alleged perpetrators. Furthermore, the success of the investigation directly affects the effectiveness of the prosecution by the Public Prosecutor at the stage of examination in court. Therefore, this investigation process requires serious attention so that it can run optimally. This study is expected to provide deeper insight into the investigation mechanism and offer recommendations to improve the effectiveness of law enforcement in handling land and building fraud cases. This study provides a deeper appreciation of the investigation process carried out as well as recommendations to improve the performance of law enforcement in land and building fraud cases .

2. METHOD

2.1 Types of research

Research used in studies this is study legal empirical, also known as as study law sociological or study field. Research this aiming for learn provision applicable law and those who have applied in life public. (Arikunto, 2012) Study this focus on efforts for find rules, principles, and doctrines law use

give solution to problem the law being faced. In addition, research this nature descriptive, where the author try describe in a way details of the legal process that occurred, providing information based on existing facts, and explain mechanism the (Marzuki, 2010)law applied.

2.2 Approach Problem

In research legal rmpirical this used approach what happened like observation field study this involving observation direct against the legal process. Through approach this, researcher can understand stages investigation, technique collection evidence, and interaction between investigator with reporter or victim and approach this also includes interview with investigators, victims and witnesses for get more information deep about experience they in Handling case fraud sell buy land. Data collected will give better understanding comprehensive regarding the investigation process being carried out .

2.3 Data source

Legal data sources used in writing thesis This originate from :

2.3.1 Primary Legal Data

Primary data is information obtained direct from source the original, which has not been processed or discussed by other parties. In the research here, primary data was obtained direct from source person through studies documents and interview, as well as obtained through the research process.

2.3.2 Secondary Legal Data

Secondary data is information obtained from various source like books law, regulation legislation, literature others, and expert opinion or relevant notes with topic research, including article or related journals.

2.3.3 Tertiary Legal Data

Tertiary data give explanation or instruction addition on primary and secondary data, such as dictionary law or the related Big Indonesian Dictionary with problem law.

2.4 Research Location

This research location was conducted in the jurisdiction of the East Java Regional Police, the location was chosen because this area has a high potential for criminal acts of fraud in the sale and purchase of land and buildings. This is due to the large amount of land that has not been managed and the high number of people moving to Sidoarjo Regency every year, which causes an increase in the need for land and buildings, both for housing and for economic purposes.

2.5 Population and sample

2.5.1 Population

Population is the entire object or group that has similar characteristics. Population can be a collection of people, objects (living or dead), events, cases, time, or places that have certain properties or characteristics. Based on this definition, the population in this study includes: Investigators or investigator servant from Unit 4 Subdit II Harda Bangtah at the Directorate Investigation East Java Regional Police General Crime; Information in the form of the perpetrator's BAP Action Criminal Fraud sell buy land and buildings; Information in the form of a Victim's BAP or witness Action Criminal Fraud sell buy land and buildings; Information in the form of a BAP of the Head of the Housing Service Witness Settlement Cipta Karya and Spatial Planning of the Regency Sidoarjo .

2.5.2 Sample

To facilitate the research process, the author chose a sample as part of the population that was considered to be representative of the whole. (Suggono, 1996) The sample is determined using two techniques, namely census and purposive sampling. *The census technique* is carried out by taking the entire population as a sample based on the total number available. *Purposive sampling* is carried out by selecting samples based on certain criteria that are relevant to the study. Not all populations will be taken as samples. Only populations and samples that have a direct relationship to the crime of fraudulent land and building sales are used as research objects.

2.6 Procedure Collection and Processing of Legal Materials

2.6.1 Observation

Observation is a method of data collection carried out by observing and recording phenomena systematically. (Achmadi, 2015) Observation is the process of focusing attention on an object using all five senses. (Arikunto, *Prosedur Penelitian Suatu Pendekatan Prakti Edisi Revisi cet 14*, 2010) Observation involves direct observation of the object, then the results are recorded in writing. In this study, a non-participant observation technique was used, where the researcher was not directly involved in the activities being observed. The researcher only plays a role in observing the process

of activities, from planning, implementation, recording, to analysis. This method provides researchers with a deeper and more comprehensive understanding of the application of the law.

2.6.2 Interview

Interview is a purposeful conversation process, involving two parties: the interviewer who asks questions and the source who provides answers. In this study, data was collected through open interviews, where a list of questions had been prepared in advance. This open interview method is expected to produce more in-depth answers and cover many things. The interview was conducted with a source from law enforcement, namely a member of the Police at the Directorate of Criminal Investigation of the East Java Regional Police.

2.6.3 Library review

Literature review is the process of collecting data and information by reviewing, reading, and collecting various sources such as books, literature, notes, and journals that are relevant to the research topic being conducted.

2.7 Legal Material Analysis

Based on the formulation of the problem and the discussion used, data analysis was carried out using a qualitative method. This method presents data in the form of structured, logical, and effective sentences in order to explain the formulation of the problem raised. (Febria, 2020) Meanwhile, to draw conclusions, a deductive thinking method is used, namely a way of thinking that produces conclusions from general things to more specific things .

3. RESULTS AND DISCUSSION

3.1 Investigation Process in Fraud Case in Land and Building Sale and Purchase Directorate of Criminal Investigation of East Java Regional Police

Based on an interview with the Assistant Investigator, the Investigation Stage is explained as a very important stage in handling criminal cases, in fraud cases as referred to in Article 378 of the Criminal Code. This type of fraud case often occurs due to a discrepancy between administrative data and facts in the field, or because of fraudulent actions by one of the parties in the transaction.

The Criminal Procedure Code (KUHAP) also plays a role in the regulations governing the criminal law process in Indonesia, starting from investigation, inquiry, prosecution, trial, to execution of court decisions.

Article 1 number 5 of the Criminal Procedure Code: (Hukum L. , 2024)

"Investigation is a series of actions by investigators to search for and discover an event suspected of being a criminal act in order to determine whether or not an investigation can be carried out in accordance with the methods regulated by law."

According to Article 4 of the Criminal Procedure Code, investigators are members of the Indonesian National Police who have the authority to conduct investigations. In criminal procedure law, investigations are conducted to determine whether an event has elements of a crime , before being escalated to the investigation stage. This stage is very important in cases of fraudulent land and building transactions because it determines the direction of the next legal process, including collecting initial data, identifying witnesses, and reviewing documents related to land or building transactions.

Article 1 number 2 of the Criminal Procedure Code: (Hukum L. , 2024)

"Investigation is a series of actions by investigators in matters and according to the methods regulated by law to seek and collect evidence with which to shed light on the crime that occurred and to find the suspect."

According to Article 110 paragraph (1) of Law Number 8 of 1981 concerning Criminal Procedure Law (KUHAP), if the investigator has completed the investigation, the investigator is obliged to immediately submit the case files to the public prosecutor when the investigation has been completed.

In the following research, the investigation process implemented by **the Directorate of General Criminal Investigation of the East Java Regional Police** in handling fraud cases in the sale and purchase of land and buildings is carried out through the following stages: (Bripka Imam Kanafi, 2024)

3.1.1 Stages of Investigation

a. Investigators of the Police Report Receipt from the Victims issued SPKT Polda Jatim with Chronology from the Reporter/Victim named Heru Purwadi Kurniawan and 17 other victims

buying land plots on Jl. Tanjung Sari Rt. 002 Rw. 005 Tanjung Anom Ds. Tanjungsari Kec. Taman Kab. Sidoarjo, the Reporter saw a Bener who wrote a Lot advertisement, and the Reporter immediately met the staff in the field, where at that time the Reporter asked for a brochure and emphasized the status, availability of land plots, and prices, the Reporter made a payment of Booking fee/down payment for land purchase worth Rp. 1,000,000, - where at that time the Reporter met with his Staff named Rahmad Irwan, where according to the agreement will purchase 1 unit of land plot Block B No. 50 with a land area of 72 M2 at a price of Rp. 100,000,000,- after making the booking payment, the reporter was asked to wait for the binding process at the Notary's Office. On May 22, 2021, the reporter made a payment of Rp. 100,000,000,- by transferring 2 times from the reporter's BNI Syariah Bank account to the BRI Bank account with account number: 115901000378560 in the name of Didik Wahyu Ariyanto on May 22, 2021. The reporter was contacted by Mr. Didik Wahyu Ariyanto and invited to meet at the Notary Office of Parwita Sari, SH. MKn as a notary in Sidoarjo located at Jl. Kartini No. 70, Sidoarjo City, which was then made a Sale and Purchase Agreement and Power of Attorney regarding the purchase of the land plot, on January 22, 2022 the reporter received an invitation from PT. GRIYA SALAM LESTARI ABADI Number 001/SU/PT.GSLA/II/2022 signed by Mr. Didik Wahyu Ariyanto where the reporter was asked to be present on February 27, 2022, at around 10:00 WIB at the Warung Lesehan Kebon Pring Trosobo Jl. Raya Trosobo No. 28 Klutuk, Kramat Jegu Kec. Taman Kab. Sidoarjo), Then during the meeting at the Warung Lesehan Kebon Pring Trosobo, Mr. Didik Wahyu Ariyanto as the Director of PT. GRIYA SALAM LESTARI said that he would close the Land Plot Sales Project on Jl. Tanjung Sari Rt. 002 Rw. 005 Tanjung Anom Ds. Tanjungsari Kec. Taman Kab. Sidoarjo on the grounds that there are still problems with the farmers, and the reported party will return all costs that have been paid by the User or buyer no later than 2 months after the meeting, Because there has been no resolution, on April 5, 2022, as many as 17 users or buyers of land plots from PT. Griya Salam Lestari gave Power of Attorney to Mr. Heru Purwadi Kurniawan to report the alleged criminal act of fraud which then on April 15, 2022 Mr. Heru Purwadi Kurniawan reported to the SPKT Polda Jatim. (Bripka Imam Kanafi, 2024).

- b. Investigators made an Investigation Order Letter, Task Order Letter, Clarification Interview Letter related to the fraud case as referred to in Article 378 of the Criminal Code reported by DIDIK WAHYU ARIYANTO.(Bripka Imam Kanafi, 2024)
- c. Investigators interrogated the Reporter/Victim and 17 Users stated:
 - 1) That it is true that a land plot has been purchased from the reported party DIDIK WAHYU ARIYANTO as the director of PT. GRIYA SALAM LESTARI ABADI located at Jl. Tanjung Sari Rt. 002 Rw. 005 Tanjung Anom Ds. Tanjungsari Kec. Taman Kab. Sidoarjo.
 - 2) That price land the victims' plots are different and already paid paid off
 - 3) The victims were moved heart do purchase land plot because it was convinced by the reported party that land the Already owned by PT. Griya Salam Lestari, besides that is, too interested with Contents brochures that are given including 7 Meter Main Road Access, Filling Fee + Box Culvert, Zero Road, Public Facilities, prayer room, cemetery, hall meeting and park Play, Clear & Safe Legality, Productive Economic Zone, One Gate System, Credit No Interest and Low Price
 - 4) That there are victims who feel disadvantaged or were deceived by the reported 17 people who then give power to reporter for report to the East Java Regional Police SPKT
 - 5) That February 27, 2022, at Warung Sitting on the floor Kebon Pring Trosobo Jl. Raya Trosobo No. 28 Klutuk, Kramat Jegu, Taman District, Sidoarjo Regency, held meeting between user and Mr. DIDIK WAHYU ARIANTO as Director of PT. GRIYA SALAM LESTARI ABADI that will do closing Project Sale land plot of land on Jl. Tanjung Sari Rt. 002 Rw . 005 Tanjung Anom Ds. Tanjungsari Taman District, Sidoarjo Regency, with reason there is problem with the farmers.
 - 6) Have requested Refund via Social Media Watsapp, has also send 2 letters the first summons April 1, 2022 and the second April 5, 2022 but No There is response from Mr. DIDIK WAHYU ARIANTO as Director of PT. GRIYA SALAM LESTARI ABADI, and up to until moment that, not yet There is faith Good For refund purchase money land plot . (Bripka Imam Kanafi, 2024)
 - 7) so that the total overall loss Consequence incident the victim experienced loss reporter and 17 (seventeen) other people is Worth Rp. 2,755,660,000 (two billion seven hundred and fifty five million six hundred and six tens thousand rupiah). (Bripka Imam Kanafi, 2024)

- 8) Investigator make table image of losses experienced by victims with a total overall loss is Rp. 2,755,660,000 (two billion seven hundred and fifty five million six hundred and six tens thousand rupiah) as following :

RINCIAN PEMBAYARAN DARI PARA USER					
NO	NAMA	BLOK	HARGA	BAYAR	
1.	HERU PURWADI	Blok B 50	Rp. 100.000.000,-	Rp. 100.000.000,-	
2.	KURNIAWAN	Blok A 12	Rp. 130.000.000,-	Rp. 21.000.000,-	
3.	SRI LESTARI, SUNAR	Blok A 05	Rp. 250.000.000,-	Rp. 245.000.000,-	dengan bangunan
		Blok A 06	Rp. 100.000.000,-	Rp. 100.000.000,-	
		Blok A 07	Rp. 85.000.000,-	Rp. 85.000.000,-	
4.	HISYAM FANSURI	Blok B 56	Rp. 95.000.000,-	Rp. 95.000.000,-	
5.	ACHMAD BAGUS	Blok B 33	Rp. 95.000.000,-	Rp. 95.000.000,-	
	ARROCHMAN/chorul anam				
6.	NOVI RISDIANA	Blok A 04	Rp. 100.000.000,-	Rp. 100.000.000,-	
7.	JATI PRAYOGO	Blok B 44	Rp. 100.000.000,-	Rp. 100.000.000,-	
8.	ROSLAN EFENDI	Blok A 57	Rp. 95.000.000,-	Rp. 95.000.000,-	
		Blok A 58	Rp. 95.000.000,-	Rp. 95.000.000,-	
		Blok A 59	Rp. 95.000.000,-	Rp. 95.000.000,-	
		Blok A 60	Rp. 130.000.000,-	Rp. 22.000.000,-	
		Biaya Pembangunan		Rp. 250.000.000,-	
9.	MALIK	Blok B 04	Rp. 100.000.000,-	Rp. 100.000.000,-	
		Blok B 05	Rp. 100.000.000,-	Rp. 100.000.000,-	
		Blok B 06	Rp. 100.000.000,-	Rp. 100.000.000,-	
10.	MIKO DARMANTO	Blok B 51	Rp. 100.000.000,-	Rp. 100.000.000,-	
		Blok B 55	Rp. 80.000.000,-	Rp. 40.000.000,-	
11.	AMRIL WAOMA	MARZANDI Blok B 57	Rp. 95.000.000,-	Rp. 95.000.000,-	

Figure 1. Payment Details from Users

Source: Investigators of the Criminal Investigation Directorate of the East Java Regional Police

RINCIAN PEMBAYARAN DARI PARA USER					
NO	NAMA	BLOK	HARGA	BAYAR	
12.	RAHAYU CANDRASARI	Blok B 12	Rp. 100.000.000,-	Rp. 100.000.000,-	
13.	QORY NURLAILY	Blok A 50	Rp. 135.000.000,-	Rp. 30.000.000,-	
14.	MAYANG ASMARA	Blok A 09	Rp. 100.000.000,-	Rp. 100.000.000,-	
15.	AHMAD CHOIRUL	Blok B 09	Rp. 120.000.000,-	Rp. 120.000.000,-	
	HAMZAH				
16.	DAYA SUWARJAN/ purwanto	AMARTA Blok B 07 budi	Rp. 120.000.000,-	Rp. 120.000.000,-	
17.	BUDIONO	Blok A 53	Rp. 110.000.000,-	Rp. 66.660.000,-	
18.	ELITA AULIA ROHMAH	Blok B 59	Rp. 95.000.000,-	Rp. 86.000.000,-	
TOTAL PEMBAYARAN				Rp. 2.755.660.000	

Figure 2. Payment Details from Users

Source: Investigators of the Criminal Investigation Directorate of the East Java Regional Police

- d. Investigators interrogated 5 Farmers regarding the sale of land located on Jl. Tanjung Sari Rt. 002 Rw. 005 Tanjung Anom Ds. Tanjungsari Kec. Taman Kab. Sidoarjo to PT. Griya Salam Lestari with a Price of 4 Plots at a Price of Rp. 1,250,000,000,- (one billion two hundred and fifty million rupiah) and for one plot at a price of Rp. 1,500,000,000,- but until now PT. Griya Salam Lestari has not paid in full for the purchase of the land. (Bripka Imam Kanafi, 2024)
- e. Investigators collected evidence from the Reporter/Victim and 17 Users in the form of: (Bripka Imam Kanafi, 2024)
- 1) Land sales brochure PT. Griya Salam Lestari
 - 2) Receipt of payment for Booking Plot issued by PT. Griya Salam Lestari
 - 3) Sale and Purchase Statement Letter
 - 4) Deed of Sale and Purchase Agreement and Power of Attorney made by PARWITA SARI, SH. M.Kn, as Notary in Sidoarjo Regency
 - 5) Invitation Letter No. 001/SU/PT. GSL/II/2022, dated February 22, 2022.
 - 6) Letter of Warning I and II
- f. Investigators conducted crime scene processing at the land location located on JL. Tanjungsari Village Tanjungsari District Taman Regency Sidoarjo Regency.(Bripka Imam Kanafi, 2024)



Figure 3. Location of the land located on JL. Tanjungsari Village, Taman District, Sidoarjo Regency
Source: Investigators of the Criminal Investigation Directorate of the East Java Regional Police



Figure 4. Location of the land located on JL. Tanjungsari Village, Taman District, Sidoarjo Regency
Source: Investigators of the Criminal Investigation Directorate of the East Java Regional Police

- g. Investigator Sending a Letter of Request Statement 2 times Mr. DIDIK WAHYU ARIANTO (the reported) but No Once present .
- h. Investigators create Case Title Materials to increase the investigation process to the investigation stage with the conclusion that from the results of the investigation obtained information from the reporter and witnesses, letters and document analysis, facts were found of a criminal incident allegedly committed by the reported party DIDIK WAHYU ARIANTO.
- i. Investigators submit case title materials to the leadership and the case title is carried out. The participants of the title and internal or external parties from the police agree that if the investigation process is increased to the investigation stage if a criminal incident is found.

3.1.2 Investigation Stages

- a. Investigators/Assistant Investigators create and issue various letters, such as Investigation Orders, Task Orders, Investigation Commencement Notification Letters (SPDP), Confiscation Orders, Witness Summons Letters related to fraudulent land and building sales cases as referred to in Article 378 of the Criminal Code. (Bripka Imam Kanafi, 2024)
- b. The investigator/assistant investigator conducted an examination of the reporter Heru Purwadi Kurniawan and 17 other victims related to the crime of fraud as referred to in Article 378 of the Criminal Code, explaining: (Bripka Imam Kanafi, 2024).
 - 1) That the reported party Didik Wahyu Arianto as the director of PT. PT. Griya Salam Lestari has offered or sold a land plot located on JL. Tanjungsari Ds. Tanjungsari Kec. Taman Kab Sidoarjo
 - 2) That the marketing mechanism carried out by PT. Griya Salam Lestari is through online media OLX, Facebook, in addition to marketing through the distribution of brochures, Open Table.
 - 3) In order to convince buyers, the reported DIDIK WAHYU ARIYANTO and the marketing team stated that the main road access is 7 meters, Free embankment, Box Culvert, Zero Village Roads, Public Facilities, prayer room, meeting hall, cemetery and playground, Clear & Safe Legality, Productive Economic Zone, One Gate System and Sharia interest-free and trusted credit, as well as what is stated in the brochure, so that users are moved to make a purchase.

- 4) That the buyers are willing to make a purchase of the land plot after being directly convinced by Mr. DIDIK WAHYU ARIANTO that the land being sold already belongs to PT. Griya Salam Lestari, and already has a permit related to the sale of the land plot.
 - 5) After the users or buyers agree to make a purchase, the buyer is required to pay a deposit, which is then made by PT. to make a sales and purchase statement and also a deed of sale and purchase agreement and power of attorney at Notary Parwita sari SH. M.Kn. as a notary in Sidoarjo
 - 6) That as a result of the incident, the reporter and 17 other victims suffered material losses worth Rp. 2,755,660,000, -
 - 7) That the Reporter Heru Purwadi Kurniawan and 17 other victims sent 2 warning letters, the first on April 1, 2022 and the second on April 5, 2022, but there was no response from Mr. DIDIK WAHYU ARIANTO as the Director of PT. GRIYA SALAM LESTARI ABADI, and until then, there has been no good faith to return the money for the purchase of the land plot.
- c. Investigators/Assistant Investigators conducted an examination of 5 farmers in relation to the crime of fraud as referred to in Article 378 of the Criminal Code, which explains: (Bripka Imam Kanafi, 2024)
- 1) PT. Griya Salam Lestari obtained the land from the purchase of farmers, with a price of 4 fields at a price of Rp. 1,250,000,000, - and for one field at a price of Rp. 1,500,000,000, - but until now PT. Griya Salam Lestari has not paid in full for the purchase of the land.
 - 2) That according to the letter of statement of agreement between Mr. DIDIK WAHYU ARIANTO and the land owners, if Mr. DIDIK WAHYU ARIANTO cannot make full payment, the land will return to the owner/farmer.
- d. Investigators/assistant investigators confiscated evidence from the reporter and 17 other victims related to the fraud case as referred to in Article 378 of the Criminal Code in the form of a picture of the division of lots sold by PT. Griya Salam Lestari, Receipt for payment of the booking fee for lot B-50 in the name of Heru Purwadi Kurniawan worth Rp. 1,000,000, - dated May 18, 2021, a statement letter regarding the sale and purchase, a deed of sale and purchase agreement, and a power of attorney No. 33 dated May 24, 2021 made by Parwita Sari. SH., M.Kn., invitation letter No: 001 / SU / PT.GSL / II / 2022, dated February 22, 2022, the first warning letter dated April 1, 2022, the second warning letter dated April 5, 2022 and then the assistant investigator submitted an Approval for Confiscation Permit at the Surabaya District Court.
- e. The Investigator/Assistant Investigator has summoned Mr. DIDIK WAHYU ARIANTO twice, but the person concerned did not attend without providing a valid or reasonable reason.
- f. Investigators/Assistant Investigators prepare case title materials. For further legal processes, the status of witness DIDIK WAHYU ARIANTO has been upgraded to a suspect with the elements in Article 378 of the Criminal Code, namely: (Bripka Imam Kanafi, 2024)
- 1) That the reported party DIDIK WAHYU ARIANTO in his capacity as Director of PT. Griya Salam Lestari has offered and sold land plots where the land has not been fully or has not been transferred to PT. Griya Salam Lestari because the purchase from the farmers has not been paid in full.
 - 2) That the reported party DIDIK WAHYU ARIANTO with a series of lies and flattery has offered land plots by distributing brochures so that the victims are interested because the brochures explain the Main Road Access 7 Meters, Filling Fee + Box Culvert, Zero Roads, Public Facilities, prayer rooms, cemeteries, meeting halls and playgrounds, Clear & Safe Legality, Productive Economic Zone, One Gate System, Interest-Free Credit and Low Prices, in fact until now there are none.
 - 3) That from the results of the investigation obtained from the reporter and witnesses' statements, as well as the conformity with the evidence, the elements of the criminal "delict" allegedly committed by the reported party DIDIK WAHYU ARIANTO for alleged fraud as referred to in Article 378 of the Criminal Code are fulfilled.
 - 4) Participants in the Case Title from Internal and External Police agreed to upgrade the status of the reported witness to a suspect.
- g. The investigator/assistant investigator issued a Suspect Determination Letter, Suspect Summons Letter 1 and 2 in the name of DIDIK WAHYU ARIANTO but never appeared to meet the investigator/assistant investigator

- h. The investigator/assistant investigator issued a search warrant for the suspect's residence and issued a warrant to bring the suspect, arrest, and arrest report in the name of DIDIK WAHYU ARIANTO.
- i. The investigator/assistant investigator has brought the suspect in the name of DIDIK WAHYU ARIANTO. The investigator conducted an examination as a suspect and explained: (Bripka Imam Kanafi, 2024)
- 1) That it is true that DIDIK WAHYU ARIANTO in his capacity as Director of PT. Griya Salam Lestari has offered and sold land plots where the land has not been fully or has not been transferred to PT. Griya Salam Lestari because the purchase from the farmers has not been paid in full.
 - 2) That it is true that DIDIK WAHYU ARIANTO has offered land plots by distributing brochures so that the victims are interested because the brochures explain the 7 Meter Main Road Access, Filling Fee + Box Culvert, Zero Roads, Public Facilities, prayer rooms, cemeteries, meeting halls and playgrounds, Clear & Safe Legality, Productive Economic Area, One Gate System, Interest-Free Credit and Low Prices, in fact until now there are none.
 - 3) That it is true that transactions have been made with the victims and the incident has caused the reporter and 17 other victims to suffer material losses worth Rp. 2,755,660,000, -
- j. Investigator/Assistant Investigator Issues a detention warrant and detention report for suspect DIDIK WAHYU ARIANTO who is being held at the East Java Regional Police Headquarters
- k. Investigators/Assistant Investigators create files including Case File Cover, Suspect Identity, Table of Contents, Resume, Police Report, Task Order, Investigation Order, Letter of Notification of Commencement of Investigation, Minutes of Inspection of Crime Scene (TKP), Minutes of Examination of Reporter, Witnesses and Suspects, Suspect Determination Letter, Suspect Summons Letter, Minutes of Not Accompanied by Legal Counsel, BAP Suspect Didik Wahyu Arianto, Witness Summons Letter, Arrest Warrant, Minutes of Arrest, Detention Warrant, Minutes of Detention, Confiscation Warrant, Confiscation Receipt Letter, Minutes of Confiscation, Minutes of Packaging and Sealing of Evidence, Letter of Request for Approval of Confiscation, Letter of Confiscation Determination, Letter of Request for Examination of Notary Parwita Sari SH, Permit for Examination of Notary Parwita Sari SH, List of Witnesses, List of Suspects, List of Evidence, and Other attachments.. (Bripka Imam Kanafi, 2024)
- l. After completing all the files that have been compiled by the investigator/assistant investigator, they will then be submitted to the Head of the East Java High Prosecutor's Office (Stage 1) with a cover letter regarding the sending of case files in the name of DIDIK WAHYU ARIANTO.
- m. Furthermore, the public prosecutor demands that the public have 14 days from the time the files are received to conduct research on the case files.
- n. After conducting a case file investigation, the Head of the East Java High Prosecutor's Office returned the P-19 Case File to the investigator/assistant investigator from the East Java Regional Police.
- o. The investigator/assistant investigator received a P-19 Letter from the Head of the East Java High Prosecutor's Office Number: B/4322/M.5.4/Eoh.1/7/2024 dated July 30, 2024, regarding the Return of Case Files in the name of DIDIK WAHYU ARIYANTO in violation of Article 378 of the Criminal Code and/or Article 372 of the Criminal Code to be completed. with the contents of the P19 letter as follows:
- "In connection with our letter Number: B/4322/M.5.4/Eoh.1/7/2024 dated July 30, 2024 in accordance with Article 110 (2), (3) and 138 (2) of the Criminal Procedure Code, we hereby return the criminal case file in the name of Didik Wahyu Ariyanto Number: BP/161/VII/RES.1.11/2024/ Ditreskrim dated July 17, 2024 which we received on July 22, 2024 for you to complete within 14 days after receiving this case file, with the following instructions :
- That based on the statements of the witnesses and suspects in this case, the following facts were obtained:
- 1) So that the series of lies conveyed to the victim witnesses are explained clearly so that the victims are interested and finally buy the plot units and then make payments by transfer to the defendant's account.
 - 2) The victims made payments by transfer to the defendant's account, namely BRI with account number 115901000378560 in the name of Didik Wahyu Ariyanto. Therefore, the victim's account number is requested so that it is clear how much each victim spent to pay for the purchase of land plots to the defendant.

- 3) In the BAP of witness Heru Purwadi Kurniawan, it was stated that the witness met Rahmad Irwan at the location and paid a booking fee of IDR 1,000,000 (one million rupiah) so that Rahmad Irwan could be examined to be a witness in the case.
 - 4) In the BAP of witness Miko Darmanto, it was explained that the marketing of PT. Griya Salam Lestari, Yanto, was to be examined as a witness in the case.
 - 5) The defendant as Director of PT. Griya Salam Lestari is responsible for attaching the Articles of Association of PT. Griya Salam Lestari to the case file.
 - 6) Because the defendant sold a housing estate plot unit / in a ready-to-build area, it should be added that it violates Law of the Republic of Indonesia No. 1 of 2011 concerning Housing and Residential Areas."
- p. After all the requirements have been fulfilled, the investigator/assistant investigator will return it to the Head of the East Java High Prosecutor's Office with a cover letter regarding the sending of the suspect in the name of DIDIK WAHYU ARIANTO
- q. Furthermore, the Public Prosecutor has 14 days from the date the files are received from the East Java Regional Police to conduct a re-examination of the case files.
- r. After a number of Sunday Investigator / investigator servant has accept letter from Head East Java High Prosecutor's Office Number : B/4999/M.5.4/Eoh.1/8/2024, dated August 27, 2024, p. Announcement results investigation case criminal on behalf of the suspect DIDIK WAHYU ARIYANTO, he violated Article 378 of the Criminal Code and /or Article 372 of the Criminal Code and /or Article 154 in conjunction with Article 137 of Law of the Republic of Indonesia No. 1 of 2011 concerning Housing and Residential Areas Already complete with Contents letter P21 as following :
- " In connection with with handover file case criminal on behalf of the suspect Didik Wahyu Ariyante Number BP/161/VII/RES.1.11/2024/ Ditreskrimum July 17, 2024 we received August 26, 2024 after done study it turns out results the investigation already complete that case investigation on behalf of the suspect Didik Wahyu Arianto has Complete (P.21)
- In accordance with provisions of Article 8 paragraph (3) letter b, Article 138 paragraph (1), and Article 139 of the Criminal Code, investigators requested for deliver not quite enough answer on suspect and goods proof to East Java High Prosecutor's Office , so that it can determine whether case the fulfil condition for can or No delegated to court . "
- s. Investigator / investigator servant publish letter expenditure detention and release minutes detention of DIDIK WAHYU ARIANTO and carrying out check health at home Sick police in Surabaya
- t. Investigator / Investigator servant send suspect DIDIK WAHYU ARIANTO with letter introduction regarding delivery suspect on behalf of DIDIK WAHYU ARIANTO and goods evidence (C) and create a handover report Suspects and Evidence to the Public Prosecutor for to be continued to stage 2.

Based on the research that has been conducted, the investigation process in a criminal case related to fraudulent land and building sales, the initial stage is very important in the criminal justice system in the investigation stage, investigation until declared complete (P-21). At the investigation stage, the focus is to find and find facts related to the incident that occurred, Investigation to reveal the material truth by collecting sufficient evidence to determine the suspect and ensure that a crime has occurred, Submission of case files to the public prosecutor for examination. Determination of P-21, namely the case file is declared complete formally and materially.

Success in the investigation process is highly dependent on the role of investigators and public prosecutors. Investigators are responsible for the completeness of the case files, while prosecutors play a role in ensuring that the case can proceed to the prosecution stage with a strong legal basis.

3.2 The Relationship between the Criminal Code and the Housing and Residential Areas Law in the Case of Fraud in the Sale and Purchase of Land and Buildings Handled by the Directorate of Criminal Investigation of the East Java Regional Police

The fraud case that occurred in the Directorate of General Criminal Investigation of the East Java Regional Police, the relationship between the Criminal Code and the Housing and Residential Areas Law in the case of fraudulent sale and purchase of land and buildings in the BAP, one of the witnesses from the Head of the Housing, Settlement, Human Settlements and Spatial Planning Service of Sidoarjo Regency cq. The Spatial Planning and Land Sector of Sidoarjo Regency located in Sidoarjo explained the relationship between a case that occurred in the case of the Reporter/Victim

and 17 other Users in this case, fraud committed by the suspect DIDIK WAHYU ARIANTO in his capacity as Director of PT. Griya Salam Lestari.

Investigators examined witnesses on behalf of Yekti Susanti as Head of Land Affairs at the Housing, Settlement, Public Works and Spatial Planning Service of Sidoarjo Regency with the task and responsibility of handling the prevention of land problems in the Sidoarjo Regency area in cases that occurred in Sidoarjo, explained that Developers/Companies/Corporations are currently prohibited from selling land plots in the Sidoarjo Regency area. However, if there are individuals or business entities that have already sold land plots, then the seller/rights holder is required to submit a Real Site (measurement and determination of the physical boundaries of a plot of land or building in a certain location) first for certificate splitting (an important process carried out to separate one plot of land into several parts), this is regulated in Article 2 of the Sidoarjo Regent Regulation Number 18 of 2021 dated April 8, 2021 concerning Guidelines for Issuing Real Sites. (Bripka Imam Kanafi, 2024).

According to Sidoarjo Regent Regulation Number 18 of 2021 concerning Guidelines for Issuing Real Sites, in Article 1 number (3), Real Sites (site existing) are images or maps that show the actual conditions of land use, placement of buildings or plots, along with supporting facilities within the limits of the land area owned or controlled, in accordance with the applicable spatial plan. (Bripka Imam Kanafi, 2024).

A Site Plan is a drawing or map that describes the procedures for land use in accordance with its designation in the spatial plan, which shows the placement of buildings or plots along with their supporting facilities within the boundaries of the land area owned or controlled.

Meanwhile, in the Fraud Case committed by the suspect on behalf of DIDIK WAHYU ARIANTO in his capacity as Director of PT. Griya Salam Lestari conducted marketing and sales of land plots and housing where the land status was still in the name of the farmers, not all of which had been transferred to the name of PT. Griya Salam Lestari, so that his actions were contrary to the Housing and Residential Areas Law as regulated in Article 42 which reads: (Indonesia L. N., 2011)

- (1) single house, house series, and/ or House stack that is still in development process stage can marketed through system agreement introduction sell buy in accordance with provision regulation legislation.
- (2) Agreement introduction sell buy as referred to in paragraph (1) is carried out after fulfil condition certainty on:
 - a) ownership status land;
 - b) the thing promised;
 - c) ownership permission to establish building parent;
 - d) availability infrastructure, facilities and utilities general; and
 - e) development housing at least 20% (twenty percent).
- (3) Provision more carry on about system agreement introduction sell buy as referred to in paragraph (1) is regulated with Ministerial regulation.

In relation to the Criminal Code with the Housing and Residential Area Law, the fraud case committed by suspect DIDIK WAHYU ARIANTO, who serves as Director of PT. Griya Salam Lestari, has been declared complete (P21) by the East Java High Prosecutor's Office. This case went through an investigation and inquiry process until it reached the P21 stage, with Article 378 of the Criminal Code and additional Article 154 in conjunction with Article 137 of Law of the Republic of Indonesia Number 1 of 2011 concerning Housing and Residential Areas being charged.

Article 154 of the explanation is used as a basis for imposing criminal sanctions on parties who violate the obligations stipulated in Article 137. If developers fail to fulfill obligations such as ensuring land status or marketing property that does not yet have clear legality, then they can be subject to criminal sanctions, namely a maximum imprisonment of 5 years or a maximum fine of IDR 5,000,000,000.00 (five billion rupiah).

3.2.1 Provision Submission Real Footprint

Sidoarjo Regent Regulation Number 18 of 2021 concerning Guidelines for Issuance of Real Sites Article 3, regulates the following matters: (Bripka Imam Kanafi, 2024)

- a. Utilization land must in accordance with Regional Spatial Planning Plan (RTRW) or Detailed Spatial Planning Plan (RDTR) of Regency Sidoarjo, which is proven with publication Technical Considerations from the Land Office related change use land.
- b. About plot land, there is a number of condition:
 - 1) Unfinished plots built, but already sold at least 70% of the total plot;

- 2) The plot that has been woke up not enough from 60%, but Already sold at least 70%;
- 3) The plot that has been at least 60% of the total plot is built .
- c. Plots of land that have been for sale or diverted to other parties to December 31, 2020, must proven with document like:
 - 1) Deed of Sale and Purchase made by a Notary .
 - 2) I said Sell Buy the equipped one with Act Release Right or Power Sell Which d made by Notary.
- d. Coefficient Building Base (KDB) 70% (seven) tens percent);
- e. provide infrastructure a, means, and utility, at least in the form of roads and channels;
- f. fulfil boundary line provisions;
- g. provide land burial;
- h. land plot already controlled by pengka v eling in accordance with proof ownership or mastery land

3.2.2 Requirements Submission Real Footprint

Department of Housing, Settlement, Public Works and Spatial Planning of Sidoarjo Regency Article 4 of Sidoarjo Regent Regulation Number 18 of 2021: (Bripka Imam Kanafi, 2024)

- a) Applicant must submit letter application to Regent through the Department.
- b) Application the must equipped with condition administration, namely:
 - 1) To The land is already b e certified : photocopy of KTP and KK Applicant; photocopy of K T P and KK Owner Plot; image plan real tread (*s i t e e x s i s t i n g*); photocopy Related Technical Considerations change use land from the District Land Office / BPN Sidoarjo; photocopy certificate land, and proof sell buy or transition If certificate Not yet in the name of a plotter , in the form of Deed of Sale and Purchase (AJB) made by PPA T; or Bond Sell Buy (I JB).

3.2.3 Publication Procedures Agreement Real Footprint

Article 4 of Sidoarjo Regent Regulation Number 18 of 2017 regulates the procedures for obtaining Real Site approval. Applicants must submit a letter of application to the Regent through the Service and attach the following documents: (Bripka Imam Kanafi, 2024)

- a) To obtain Real Site approval, the Applicant submits a letter of application to the Regent through the Office, accompanied by: Photocopy of the Applicant's ID card; Stamped Power of Attorney (if the application is made through a proxy); Minutes of Technical Consideration of Land Use from the Sidoarjo Regency Land Office; Photocopy of proof of land ownership; Photocopy of existing conditions and Real Site images; Supporting data such as a certificate of availability of graves, proof of land transfer if the land plot has been sold.
- b) If the documents are complete and appropriate, the Technical Team will conduct a location survey.
- c) Based on the survey results, the Technical Team will conduct a study and issue recommendations. This Technical Team is appointed by the Regent.
- d) If the recommendation is not acted upon within one month, the applicant must re-apply.

The land plot sold by Mr. DIDIK WAHYU ARIANTO as Director of PT. Griya Salam Lestari on Jl. Tanjung Sari Rt. 002 Rw. 005 Tanjung Anom Ds. Tanjungsari Kec. Taman Kab. Sidoarjo which harmed the reporter and 17 other people with a loss of Rp. 2,755,660,000, - was reported to the East Java Regional Police with a criminal act of fraud as referred to in Article 378 of the Criminal Code relating to the Housing and Residential Areas Law, the action taken by PT. Griya Salam Lestari by selling land plots on Jl. Tanjung Sari Rt. 002 Rw. 005 Tanjung Anom Ds. Tanjungsari Kec. Sidoarjo Regency Park ± since 2021 is not allowed, because in the Sidoarjo Regency area it is prohibited to sell land plots, this has violated the Sidoarjo Regent Regulation Number 18 of 2017 dated February 24, 2017 concerning Guidelines for Issuing Real Site Plans and Mr. DIDIK WAHYU ARIANTO as Director of PT. Griya Salam Lestari has never submitted a Real Site Plan or Site Plan to the Housing, Settlement, Public Works and Spatial Planning Service (P2CKTR) of Sidoarjo Regency.

According to Sidoarjo Regent Regulation Number 18 of 2017 issued on February 24, 2017, it is explained that anyone who builds a residential area in the form of land plots of more than five plots with the aim of selling or transferring them to another party, is required to submit a Real Site Approval (Bripka Imam Kanafi, 2024).

Sale and purchase of land plots sold by Mr. DIDIK WAHYU ARIANTO as Director of PT. Griya Salam Lestari on Jl. Tanjung Sari Rt. 002 Rw. 005 Tanjung Anom Ds. Tanjungsari Kec. Taman Kab. Sidoarjo In the Sidoarjo Regency area and throughout Indonesia until now it is prohibited to sell land

plots or ready-to-build environments (Lisiba) This is regulated in the Law of the Republic of Indonesia Number 1 of 2011 concerning Housing and Residential Areas. (Bripka Imam Kanafi, 2024).

4. CONCLUSION

Based on the results of the research and discussion in the study, it can be concluded that: The investigation process for the criminal act of fraudulent sale and purchase of land and buildings in the jurisdiction of the East Java Regional Police handled by the Directorate of General Criminal Investigation with the initial stages of investigation to ensure the truth of the events reported in this case, the investigation also serves as a basis for deciding the feasibility of continuing to the investigation stage. Furthermore, at the investigation stage, more in-depth evidence collection is carried out in order to reveal legal facts. Completion of Case Files (P21) After all evidence has been collected and meets the formal and material requirements, the investigator submits the case files to the East Java High Prosecutor's Office, the case files are declared complete (P21) if the public prosecutor considers the evidence to be strong enough to support the prosecution process in court. This stage also shows the importance of synergy between the police and the prosecutor's office in ensuring the accuracy and completeness of the case. The relationship between the Criminal Code and the Housing and Residential Areas Law Fraud case committed by the suspect on behalf of DIDIK WAHYU ARIANTO in his capacity as Director of PT. Griya Salam Lestari carries out marketing and sales of land plots and housing where the land status is still in the name of farmers, not all of which have been transferred to the name of PT. Griya Salam Lestari, so that its actions are contrary to the Housing and Residential Areas Law, this is regulated in the provisions of the Republic of Indonesia Law Number 1 of 2011 concerning Housing and Residential Areas, Article 136, Article 137, Article 146 paragraph (1) and Article 153 paragraph (1) and paragraph (2), Article 154 and Article 162 paragraph (1) letter c and paragraph (2). and since 2021 it is not permitted, because in the Sidoarjo Regency area it is prohibited to sell land plots, this has violated the Sidoarjo Regent Regulation Number 18 of 2017 dated February 24, 2017 concerning Guidelines for Issuance of Real Sites .

REFERENCES

- Adami Chazawi. (2002). *Criminal Law Learning: Criminal System, Types of Criminal Acts, Theory of Punishment, and Scope of Criminal Law*. Jakarta: Raja Grafindo Persada.
- Boedi Harsono. (1997). *History and Content of Indonesian Agrarian Law: Basic Agrarian Law and its Implementation*. Jakarta: Djambatan.
- Doe, J. (2022). *Building an Ethical Justice System in Indonesia*. Jakarta: Pustaka Hukum.
- Jamaluddin, S. (2016). *Agrarian Law and Protection of Agricultural Land in Indonesia*. Jakarta: Rajawali Pers.
- Ministry of Finance. (2024). *Regulations Concerning Fraud Involving the Name of Government Agencies*.
- Marzuki, S. (2015). *Developing the Concept of Ethical Justice in Indonesia*. Jakarta: Indonesian Law Publisher.
- Moeljatno. (1983). *Principles of Criminal Law in Indonesia*. Jakarta: Bina Aksara.
- Moeljatno. (2008). *Principles of Criminal Law*. Jakarta: Rineka Cipta.
- Muladi & Arief, BN (2010). *Thought and Policy in Criminal Law*. Bandung: Alumni.
- Mulyadi, M. (2019). *Principles of Criminal Procedure Law in Indonesia*. Jakarta: Sinar Grafika.
- Narbuko, C., & Achmadi, A. (2015). *Research Methods*. Jakarta: Bumi Aksara.
- Prawira, A. (2014). *Criminal Law and Its Implementation in Indonesia*. Yogyakarta: UGM Press.
- Subekti, E. (2015). *Agrarian Law and National Development*. Bandung: Alumni.
- Subekti, D., & Lestari, VNS (2020). *Consumer Protection in the Sale and Purchase of Landed Houses Based on Binding Agreements*. CV Jakad Media Publishing.
- Suroyo, B. (2018). *Evidence in the Criminal Justice Process in Indonesia*. Jakarta: Rajawali Pers.
- Journal**
- Ardian, Charles DL Pardede, & Setia Jaya. (2022). *Criminal Acts of Fraud in Land Transactions (Case Study of Decision No. 176/Pid.B/2020/PN.Bks)*. *Delegation*, 2(1).
- Saputra, DA, Aziz, H., & Shadiq, TF (2023). *Legal Study of Fraud Based on Deception*. *Pemandhu Journal*, 4(2), 56.
- Lubis, EZ (2017). *Factors Causing Motor Vehicle Ownership Fraud*. *JPPUMA*, 5(2), 85–93.
- Febriyanto, MD, & Prawesthi, W. (2024). *Land Ownership Disputes Due to Illegal Purchases and Sales*. *Wahana Pendidikan Scientific Journal*, 10(4), 461–473.
- Parengkuan, EF, Sidarta, DD, Borman, MS, & Handayati, N. (2025). *Fraud Action in the Perspective of Justice in North Sulawesi*. *Court Review*, 5(1).
- Mulyadi, HD (2017). *Elements of Fraud in Article 378 of the Criminal Code in Land Transactions*. *Journal of Law*, 5(2), 206.

- Hasibuan, ES (2020). Understanding the Stages of the Legal Process in the Police. *Justicia Sains: Journal of Legal Science*, 5(2), 200.
- Pandey, ESE (2019). Legal Review of Land Rights Based on Law Number 5 of 1960. *Lex et Societatis*, 7(10), 1-10.
- Heriyanti, Y., & Zikri, A. (2019). The Role of Government in Housing Supervision Based on Law No. 1 of 2011. *ArTSip Journal*, 1(2), 1-15.
- Utami, NPM (2023). Legal Protection for Victims of Fraud in the Property Sector. *Comserva*, 2(11), 2610–2619.
- Iswanto, R. (2020). Legal Study of Fraud in Land Transactions. *Journal of Law and Justice*, 18(2), 235-245.

Legislation

- The 1945 Constitution of the Republic of Indonesia.
- Criminal Code (KUHP).
- Criminal Procedure Code (KUHAP).
- Law Number 5 of 1960 concerning Basic Agrarian Principles.
- Law Number 1 of 2023 concerning the Criminal Code.
- Law Number 1 of 2011 concerning Housing and Residential Areas.

Interview Source

- Interview with Father Bripka Imam Kanafi, SH P e n i d i c Assistance to Unit 4 Sub - Directorate II Harda Bangtah East Java Regional Police, Monday , Date 12 November 2024 to 3 December 2025 , Located at office Directorate of General Criminal Investigation of the East Java Regional Police.