

## ABSTRACT

*Land tenure, encompassing formal registration of ownership rights, land use autonomy, and property rights spectrum, is pivotal in regulating land-related ownership behavior within societies. However, insecure land tenure poses significant challenges, especially in developing countries, where millions lack clear rights to the land and property upon which they rely, leading to informal settlements. The existence of informal settlements on waqf land often stems from the underutilization or neglect of such properties because the land is scattered, making them attractive options for impoverished individuals seeking housing alternatives within an environment lacking formal land tenure security. This thesis addresses the critical issue of land tenure security, particularly in urban settlements on waqf land, which refers to land dedicated to religious purposes. It is to investigate the transformation and the level of land tenure security from informal to formalized structures in urban settlements on waqf land, using the settlement that is owned by Kauman Great Mosque area in Semarang City, Indonesia, which took place in Siwalan Urban Village, as a case study.*

*The analysis method employed a quantitative approach that used scoring and descriptive analysis that applied detail at the Neighborhood Association (RT) level. The scoring analysis was used to support the analysis of responsible land management with the 8R Framework. The descriptive analysis is used to analyze the condition and the mechanism regarding the informal settlement agreements on waqf land. Based on the analysis, it is known that the urban informal settlements on waqf land, in Siwalan Urban Village, often lack legal tenure security, making residents vulnerable to eviction. Despite these challenges, informal settlements on waqf land provide housing alternatives and socioeconomic opportunities for impoverished individuals, who often resolve disputes through negotiation and employment, household, and educational challenges. All community members are tenants, with some also serving as fee collectors or property owners who pay an extra charge. Waqf land is often not owned, but it does give greater tenure stability and expanded usage rights. An 8R Framework research demonstrates high overall land management responsibility, but reflexivity and retractability should be improved due to limited document availability and occasional reassessments. Agreements between the Kauman Great Mosque and the community help secure living arrangements without legal land ownership, balancing the preservation of waqf assets with providing a stable environment for residents.*

*The results of this thesis are beneficial as input for the government and urban planners to realize an effective community residing in the informal settlement which becomes a formal settlement able to live on the land and feel secure without the need for the legality of the land. By understanding the dynamics of land tenure security in informal settlements on waqf land, from a planner's perspective, assessing the level of land tenure security and formalizing informal institutions on Waqf land in urban settlements is critical for guaranteeing economic stability, social well-being, and responsible land management. Secure land tenure protects communities against eviction and displacement. Formalizing informal communities means incorporating them into official urban planning, giving them access to important public services, economic possibilities, and better infrastructure. Considering that, the responsible land management of the urban settlement on waqf land may be assessed to ensure the land's responsibility once the settlement is built. This procedure protects Waqf land's charity nature by ensuring that it meets community needs like as housing, education, and social services.*

**Keywords:** *Land Tenure Security, Informal Settlement, Waqf land*