



## Management of Land Owned by the Village Government for Improving Community Welfare: The Maqashid Syariah Approach

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### ABSTRACT

Tourism village was one of the factors that can move the economy of the village community. This study aims to determine the management of village land used as agro-tourism land, and its impact on improving the welfare of the people of Kebaron Village, Krembung District, Sidoarjo Regency. This research was qualitative method with a case study research approach. The result found that village land which was managed for guava picking agro-tourism by using lease transactions. The impact of this agro-tourism is that the community experiences an increase in welfare, because it provides a place for the community to work, increase community income, make village land productive and improve village facilities. To measure welfare, the maqashid sharia indicator is used, so that welfare is measured in 5 things, namely: Hifdz Ad-Din, Hifdz An-Nafs, Hifdz Al-Aql, Hifdz An-Nasl, Hifdz Al-Mal. This research was expected to contribute to the management of agro-tourism land and the welfare of tourism industries in Indonesia.



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## INTRODUCTION

The contemporary tourism market offers a variety of cultural, social, technological, experiential, and natural products for leisure and business (Croce, 2018; Li, et, al., (2018). Since 2017 it has been designated the International Year for Sustainable Tourism with the theme "Well-designed and well-managed tourism (Ferreira & Sousa, 2020; Ponsignon & Derbaix, 2020). Tourism village was now one of the factors that can move the economy of the village community (Manaf, et., al. 2018; Purnomo, et., al. 2020; Fang, 2020). Tourism development must also take into account global tourism trends that affect management patterns and consumer needs (Pencarelli, 2020; Uğur & Akbiyik, 2020). In Indonesia, tourism has become a strategic sector as a

medium of integration between various development sectors, so it is set to become a development priority in Indonesia through the development of tourism villages (Arintoko, et., al., 2020; Idris, et., al. 2021).

Sidoarjo Regency was experiencing rapid development so that it becomes one of the buffer zones for the Capital of East Java Province. This success was achieved because of the various potentials that exist in the region such as industry and trade, tourism, and small and medium enterprises. Sidoarjo Regency has many tourism locations, ranging from Cultural Tourism, Nature Tourism, Family Amusement Parks, Shopping Centers and others. The following is a list of tourism in Sidoarjo ([www.Sidoarjokab.go.id](http://www.Sidoarjokab.go.id) 2021).

**Table 1. List of Tourism in Sidoarjo Regency**

No	Location Subdistrict	Tourist attraction	Facilities
1	Sidoarjo Subdistrict	Monumen Jayandaru	Monument
2	Porong Subdistrict	Wisata Lumpur Lapindo	Natural tourism
3	Sidoarjo Subdistrict	Gelanggang Olahraga Sidoarjo	Fasilitas berolahraga
4	Sidoarjo Subdistrict	Delta Fishing	Fishing
5	Sidoarjo Subdistrict	Wisata Sungai Karanggayam	Natural tourism
6	Sidoarjo Subdistrict	Masjid Agung Sidoarjo	Religion
7	Sidoarjo Subdistrict	Kampung Batik Jetis	Educational Tour Batik
8	Sidoarjo Subdistrict	Museum Mpu Tantular	History Education
9	Wonoayu Subdistrict	Candi Dermo	History Education
10	Tulangan Subdistrict	Candi Mendalem	History Education
11	Porong Subdistrict	Candi Pari	History Education
12	Porong Subdistrict	Candi Sumur	History Education
13	Sidoarjo Subdistrict	Candi Tawangalun	History Education
14	Cemandi Subdistrict	Kawasan Pemancingan Kalanganyar	Fishing
15	Jabon Subdistrict	Kampung Krupuk Desa Kedungrejo	Souvenir tours
16	Tanggulangin Subdistrict	Sentra tas dan koper Tanggulangin	Shopping center Bags and Luggage
17	Porong Subdistrict	Taman Dwarakerta	Family Tour
18	Porong Subdistrict	Taman Apkasi	Family Tour
19	Pagerwojo Subdistrict	Taman Abhirama	Family Tour
20	Sidoarjo Subdistrict	Taman Tanjung Puri	Family Tour
21	Porong Subdistrict	Wisata Bahari Tlocor	Fishing, Natural tourism
22	Porong Subdistrict	Pulau Sarinah	Natural tourism
23	Pagerwojo Subdistrict	Makam KH. Ali Mas Ud	Religion
24	Buduran Subdistrict	Makam Dewi Sekardadu,	Religion

Sidoarjo Regency has the nickname delta city because the land/area is flanked by two major rivers, namely the Mas River and the Porong River, which are fragments of the Brantas River. The nickname itself has its own meaning and purpose, namely fertile land so that the potential of the land encourages the agricultural sector in the Sidoarjo area. This agricultural sector was then developed by the Kebaron Village community led by the village head to become an agro-tourism village, namely guava fruit picking tourism.

The management of village assets in the form of village land in Kebaron Village began because the four hectares of land was not useful so that the Kebaron Village Head had the initiative to develop it into agro-tourism. The village land was then leased by Mr. H. Mansur as the Village Head to be developed into Guava Picking Agrotourism. Village land is leased to be managed so that the village gets an increase in income from rental transactions.

The previous research that became the basis of this research was research conducted by Dewi Risnawati in 2017 with the title "Village Asset Management in an Effort to Improve Welfare in Krayan Bahagia Village, Long Ikis District, Paser Regency" which aims to describe the management of village assets as an effort to improve welfare as well as other factors. barriers to village asset management (Risnawati 2017). Another study was also conducted by Djohar Arifin, in 2017, the purpose of the study was to determine the impact of the Cipeuteuy waterfall tourist attraction on the socio-economic and original income of the Bantaragung area. The management of the Cipeuteuy waterfall tourism object uses a community empowerment system that only involves the community around the tourist attraction in the development and management of tourism. The impact of this tourist attraction is the availability of many jobs, can increase local revenue, can improve the economy of the surrounding community (Arifin 2017). Management of village assets includes: planning, procurement, use, utilization, security, maintenance, deletion, transfer, administration, reporting, assessment, guidance, supervision and control. Management is a series of activities in controlling and utilizing all available resource factors, based on plans that have been made to complete and achieve certain goals (Atmosudirdjo 2005).

Welfare was an aggregate condition of individual satisfaction, where the level of satisfaction and well-being cannot be separated because they are interrelated. Satisfaction refers to individuals or groups, while welfare refers to the condition of the wider community. Welfare is a condition that refers to social conditions, namely the fulfillment of material and non-material needs (Khomsan 2012). Welfare according to maqashid sharia has a core or principal benefit that is agreed to include five things, namely (Hadi 2012): 1. *Hifdz Ad-Din* : As a reason, he is obliged to preach, communicate in an Islamic manner, and jihad if anyone tries to destroy this religion; 2. *Hifdz An-Nafs* : As a reason for the obligation to fulfill the basic needs for life (clothing, food, and board) and the implementation of qishash to maintain the dignity of the human soul; 3. *Hifdz Al-Aql* : As a reason for being obliged to pursue lifelong knowledge, he was forbidden to consume intoxicants and drugs; 4. *Hifdz An-Nasl* : As a reason, it is obligatory to improve the quality of offspring, and it forbids adultery and blood marriage; 5. *Hifdz Al-Mal*: As a reason for the obligation to manage and develop property or wealth, because with the wealth we have makes us able to maintain four goals above it. And it forbids theft, bribery, usurious transactions, and consuming other people's property in vain. The purpose of this study was to determine the management of land owned by the village government and its impact on improving the welfare of the community based on the maqashid sharia perspective.

This study aims to analyze This study aims to determine the management of village land used as agro-tourism land, and its impact on improving the welfare of the people of Kebaron Village, Krembung District, Sidoarjo Regency. The research results are expected to provide information to Muslim consumers. At the same time, it is an insight for Muslim consumers so that its impact on improving the welfare of the people.

## RESEARCH METHOD

This type of research was a qualitative research. Qualitative research was usually called naturalistic research because it is used to examine the condition of natural objects (Sugiyono 2013). The research approach used is a case study. A case study is a series of scientific activities carried out intensively, in detail and in depth about a program, event, and activity, either at the individual level, a group of people, institutions, or organizations to gain in-depth knowledge about the event (Ibrahim 2018).

The research locations in this study are: Kebaron Guava Picking Agrotourism, East Kebaron Village Rt.02 Rw.02 Tulangan District, Sidoarjo Regency, East Java Province. The place of this research is village land which is managed for agro-tourism. To get more in-depth information, the researcher uses two types of data collection, namely primary data and secondary data (Hadari 2019) : 1. primary data : Primary Data is a source of data that is obtained directly from the real source (not through intermediary media). In conducting this study the authors used primary data, where primary data were obtained directly by researchers on the intended object, namely the village head and village officials, tourism managers, villagers including traders and parking guards; 2. Secondary Data : Secondary data is data obtained by collecting documents or reports related to the problem in research. This secondary data includes books, journals and so on. Secondary data is commonly referred to as literature study.

To obtain information and data that is in accordance with what is desired, several data collection techniques are used in order to obtain complete and appropriate information (Suharsaputra 2014): 1. Observation : Researchers conducted structured observations because in this study previously the researchers had prepared systematically what would be observed, when and where. Therefore, the researcher chose to use a structured observation method; 2. Interview : Interview is the collection of data and oral information from a respondent through a systematic and organized conversation; 3. Documentation : In this study, documents are in the form of written interviews, pictures, recorded interviews and related journals as a complement to the use of interview and documentation methods in qualitative research.

## RESULTS AND DISCUSSION

### Kebaron Village Land Management

Red guava is one of the commodities favored by the community, but it turns out that the production is not as much as market demand. This then prompted a farmer to open the Petik Jambu Agrotourism, where this agrotourism was developed by renting a land area of 4 hectares, which is an asset belonging to the village of Kebaron. On the land belonging to Kebaron Village, there are about 1,200 red guava trees of various types. Starting from bangkok red guava, local red guava, crystal guava and brown guava. At the location of the Petik Jambu Agrotourism there are stalls selling food and processed guava such as guava juice and parking for vehicles managed by local residents.

Utilization of village assets to be developed into a tourist village has many advantages other than being able to increase village income, driving the economy of the surrounding community, it can also be a special attraction for the village. In one year guava trees experience two harvest seasons, namely in March-April and September-October. Due to the enthusiasm of visitors to the guava fruit at Kebaron Agrotourism, it runs out very quickly. On the four-hectare village land, 50% of the guava trees have already produced fruit, 30% of the land that has not been planted with guava trees and 20% of the small guava trees have not yet produced fruit. This can be seen in table 2, as follows:

**Table 2. Percentage of Agrotourism Management**

No	Percentage (%)	Information
1	50 %	Trees that have grown fruit
2	30 %	uncultivated land
3	20 %	trees that have not yet grown fruit

After the lease contract is completed, the Petik Jambu Agrotourism in Kebaron Village becomes the property of the village which is handed over to Bumdes. Then, it will be managed and further developed so that the village gets a large income from the existence of Guava Picking Agrotourism in Kebaron Village.

### Implementation of Guava Picking Agrotourism Transactions

This agro-tourism was opened because the land area of four hectares was not optimally utilized so that the village head had the initiative to make agro-tourism. Agrotourism development is expected to increase village income obtained from village land rental transactions by the village head, and when the lease is complete the land is handed over to the village again to be managed by the village.

The meeting between the Village Head, Village Apparatus, and the Village Consultative Body resulted in an agreement, which was then set forth in the contract. The resulting agreement was that the land leased was four hectares and the village income was 6 million per hectare annually, and the lease term was 5 years. Table 3 below shows the breakdown of rental income for 5 years.

**Table 3. Village Income from Village Land Rent**

No	Land (hectare)	Rent per hectare	Period of time 5 years
1	1 hectare	6 million	30 million

2	2 hectare	12 million	60 million
3	3 hectare	18 million	90 million
4	4 hectare	24 million	120 million

Table 3 above shows that the village's land area of four hectares is leased for 5 years at a price of 6 million per hectare per year, so that the rental income received by the village is 120 million. The rental income is used for repairs to village facilities, including: mosque repairs, village unexpected expenses, repair of camp posts, and others.

### Impact of Application of Agrotourism Management for Village Community Welfare

In measuring the impact of agro-tourism management to improve the welfare of the Kebaron village community, the Maqashid Syariah indicators are used, as follows:

#### 1) *Hifz ad-din*

The existence of agro-tourism can bring people outside the village to visit, thus causing the emergence of village community traders, who sell around agro-tourism. This can be a source of income for the village community, and from that income they have set aside to donate to the mosque or to help other village communities in need. This is in accordance with research conducted by Ria Rohma Setyawati in 2021 with the title "Implementation of Village Land Management Based on the Ijarah Agreement in an Effort to Improve the Welfare of the Bulusari Village Community", which states that by managing village land for the people's market, it can increase the income of the people who live in the village. selling in the people's market, so that they set aside part of their income to pay zakat and alms (Setyawati & Oktafia 2021).

#### 2) *Hifz al-aql*

The proceeds from selling around agro-tourism that are obtained by the village community are used for the educational needs of their children, both formal and non-formal educators. In addition, the existence of guava picking agro-tourism makes local traders increasingly knowledgeable about how to develop processed guava products for sale around agro-tourism. This is in accordance with research conducted by Ade Albayan in 2019, which stated that tourism activities can be a means of increasing knowledge and insight about the tourism potential of the village (Albayan 2019).

#### 3) *Hifz an-nafs*

The income received by the village community can be used to meet comfort needs, such as: for holidays with family, for treatment if sick, and others. The results of this study are in accordance with research conducted by Nunun Nurhajati in 2018 which said that the existence of the tourism industry can make it easier for people to earn income, so as to increase the purchasing power of the community to meet needs, which are not only in the form of primary needs and secondary needs but also fulfillment of tertiary needs (Nurhajati 2018).

#### 4) *Hifz an-nasl*

To be able to take care of their offspring, the villagers use their income by sending their children to learn the Koran. In addition, to be able to continue the business they have started, they involve and teach their children to help sell after school or during holidays.

#### 5) *Hifz al-maal*

Guava picking agrotourism in Kebaron village can provide opportunities for village communities to sell or maintain parking, so that people can earn income to meet family needs. The average income earned by sellers or parking guards is around 50 thousand to 100 thousand per day on Monday to Friday, while on Saturdays and Sundays the income earned is 100 thousand to 200 thousand per day. This research was supported by research by Wahyuningrum that the existence of tourist villages is known to increase the increase income for residents of surrounding villages, which amounted to 1,052,885 rupiah to 1,292,308 rupiah, this shows that the percentage increase is 22.74% (Wahyuningrum 2017).

## CONCLUSION

This study aims to determine the management of village land used as agro-tourism land, and its impact on improving the welfare of the people of Kebaron Village, Krembung District, Sidoarjo Regency. The results found that The result found that village land which was managed for guava picking agro-tourism, was run using lease transactions. On the other hand, the existence of agro-tourism provides benefits for the surrounding community, including: providing a place for people to work and providing increased income. In addition, the impact of the existence of agrotourism provides benefits for the village, including: village land becomes productive, the village earns income, repairs village facilities. The people of Kebaron Village also feel welfare, which is reviewed based on maqashid sharia indicators, namely: Hifz ad-din, Hifz al-aql, Hifz an-nafs, Hifz an-nasl, and Hifz al-maal. Petik Jambu Agrotourism has a positive impact on the welfare of the people of Kebaron Village, so it is hoped that it can be developed again to further drive the economy of the surrounding community.

However, further research expected not only to examine agro-tourism Kebaron at Village, Krembung District, Sidoarjo Regency but also more wider agro-tourism in East Java. In addition, further research can expand the intention and factors caused to the willingness of tourist to travel at agro-tourism village.

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