

ROLE AND FUNCTIONS OF NOTARIES/LAND DEED OFFICIALS (PPAT) IN FIRST-TIME LAND REGISTRATION

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Abstract: Land registration is a crucial stage in Indonesia's agrarian legal system, aiming to provide legal certainty regarding land status. Notaries and Land Deed Officials (PPAT) play a crucial role in the initial land registration process. The role of Notaries/PPATs in initial land registration is crucial, as they are responsible for ensuring that all documents and legal requirements are met before the land is legally registered. This article aims to examine the role and function of Notaries/PPATs in initial land registration and to evaluate the implementation of initial land registration based on applicable provisions in Indonesia. Based on the research results, it can be concluded that although the role of Notaries/PPATs in initial land registration is clear, there are several challenges and obstacles in its implementation that need to be addressed to improve the quality and efficiency of land registration services.

Keywords: Role, Function, Notary, PPAT, Land.

Introduction

Indonesia's vast territory and large population make land a valuable asset for meeting basic living needs. The strategic importance of land is understood because almost all community activities are related to or based on land, which functions as settlements, agricultural land, development facilities, business premises, and so on. For the community, land can serve as both a place to live and an investment due to its high economic value. For the state, land is an asset that can accelerate development. This development also has implications for various land use changes to support its implementation (Ul Akmal, Fitriansyah, & Ramadhan, 2023).

Land plays a vital role in people's lives as infrastructure in the housing, industrial, and public road sectors. Land has a high economic value and can be considered a permanent asset that can be used as savings because its economic value increases annually as a marketable asset. Furthermore, land serves as a place of residence for the majority of humanity, as well as a source of livelihood for those who earn a living through agriculture and plantations. Ultimately, land also serves as a final resting place for the deceased (Sudiro & Putra, 2021)

Article 33, paragraph 3 of the 1945 Constitution of the Republic of Indonesia states that: "The land, water, and natural resources contained therein are controlled by the state and used for the greatest prosperity of the people." Land, in the legal sense, is the surface of the earth. Land is a vital natural resource for human life, serving as the foundation for a dwelling (house) and as a means of obtaining food through its cultivation. Almost no human activity is unrelated to land. Humans need a home (wisma), a land transportation system (marga), a place to work (karya), a place to enjoy recreation (suka), and other facilities (places of education, worship, and so on) (Widyaningsih, Santoso, & P, 2019)

Given the importance of land in people's lives, land registration activities are crucial. Land registration activities consist of initial land registration, which includes the collection and processing of physical data; proof of rights and its bookkeeping; issuance of certificates; presentation of physical and legal data; and storage of general registers and documents; and maintenance of land registration data, which includes registration of transfers and encumbrances of rights; and registration of changes to other land registration data.

Land registration activities generate two types of data: physical data and legal data. Physical data is information regarding the location, boundaries, and area of the registered land plot and apartment unit, including information regarding the presence of buildings or parts of buildings on them. Legal data is information regarding the legal status of the registered land plot and apartment unit, the rights holders and other parties, and any encumbrances.

The purpose of land registration is stipulated in Articles 3 and 4 of Government Regulation No. 24 of 1997, namely: "To provide legal certainty and legal protection to rights holders of land plots, apartment units, and other registered rights so that they can easily prove themselves as the rights holders." Land registration activities, as outlined in Article 19 paragraph (2) of the UUPA, are further elaborated in Government Regulation No. 24 of 1997, as follows: "First-time land registration" means land registration activities carried out on land registration objects that have not been registered under Government Regulation No. 10 of 1961 or Government Regulation No. 24 of 1997 (Article 1 number (9) of Government Regulation No. 24 of 1997).

First-time land registration is carried out through systematic land registration and sporadic land registration. Systematic land registration is the simultaneous first-time land registration activity that covers all unregistered land registration objects within a village/sub-district or part of a village (Article 1 number (10) of Government Regulation No. 24 of 1997). Systematic land registration is based on a work plan and is implemented in areas designated by the Minister of State for Agrarian Affairs/Head of the National Land Agency. In implementing systematic land registration, the Head of the Regency/City Land Office is assisted by an Adjudication Committee formed by the Minister of State for Agrarian Affairs or the Head of the National Land Agency. In the initial land registration process, the role of a Notary/Land Deed Official (PPAT) is crucial. Notaries/PPATs have the authority to draft authentic deeds that serve as the legal basis for the transfer or assignment of land rights. They also assist with the administrative process and act as a liaison between the community and the National Land Agency. However, in practice, this process often faces various obstacles, both in terms of legal procedures and technical aspects, as well as public understanding.

Literature Review

There are five points will be discussed in Literature Review namely: (1) Urgency of Registration on Uncertified Land, (2) Legal Position and Authority of Notaries, (3) Role of Notaries in Supporting First-Time Land Registration, (4) role and function of PPAT in first-time land registration, and (5) Legal Consequences of First-Time Land Registration.

The first point discusses Urgency of Registration on Uncertified Land, Land registration regulations in the UUPA are regulated in Article 19 of the UUPA, which states:

1. To ensure legal certainty, the government shall conduct land registration throughout the territory of the Republic of Indonesia in accordance with the provisions stipulated in Government Regulations.
2. The registration referred to in paragraph 1 of this article includes: Land measurement, mapping, and bookkeeping; Registration of land rights and the transfer of those rights; Issuance of certificates of title, which serve as strong evidence. Land registration is carried out taking into account the state of the state and society, the

needs of socio-economic traffic, and the possibility of its implementation, according to the Minister of Agrarian Affairs' considerations.

The objectives of land registration, based on Article 3 of Government Regulation 24/1997, are:

- a. To provide legal certainty and legal protection to rights holders of land parcels, apartment units, and other registered rights, so that they can easily prove themselves as the rights holders. Therefore, rights holders are given certificates as proof.
- b. To provide information to interested parties, including the Government, so that they can easily obtain the data needed to carry out legal actions regarding registered land parcels and apartment units.
- c. To ensure orderly land administration. Properly implemented land registration is the foundation and manifestation of orderly administration in the land sector. (Ambarsari, 2019)

The second point focuses on the Legal Position and Authority of Notaries, Notaries as state officials who carry out the profession of legal services to the public, who in carrying out their duties protection and guarantees are necessary to achieve legal certainty.

Furthermore, notaries, as state officials, are able to guarantee legal certainty, order, and protection. Authentic written evidence is required regarding circumstances, events, or legal acts carried out through certain positions. Notaries are domiciled in the district or city, which is the position that relates to their appointment as notaries by the Ministry of Law and Human Rights of the Republic of Indonesia. However, in terms of their work area, notaries have a jurisdiction covering the entire province of their domicile. Notaries are required to have only one office, namely at their domicile. Notaries are not authorized to regularly perform their duties outside their domicile.

The position of a notary as an official who makes authentic deeds is stated in Article 2 Paragraph 1 of Law No. 2 of 2014 concerning Amendments to Law No. Law No. 30 of 2004 concerning the Position of Notaries, which states: to make authentic deeds and have other authorities as referred to in this Law or other laws. Furthermore, notaries, as officials who make authentic deeds, have a work area regulated in Article 18 paragraph 1 and Law No. 30 of 2004 concerning the Position of Notaries, which states:

- 1) Notaries are domiciled in the district or city;
- 2) Notaries have a work area covering the entire province of their domicile.

Notaries are also required to have an office, as regulated in Article 19 paragraphs 1 and 2, which state:

- a) Notaries must have only one office, namely their domicile;
- b) Notaries are not authorized to regularly carry out their duties outside their domicile.

The duties performed by notaries include making authentic deeds. The deed in question is an authentic deed drawn up by or before a notary according to the form and procedures stipulated in this law. In addition, administrative forms of deeds are regulated in Government Regulations and Regulations of the Minister of Law and Human Rights of the Republic of Indonesia, which explain technical procedures in the field. (Abdullah Nawaaf, 2017)

The third point examines the Role of Notaries in Supporting First-Time Land Registration, The role of a notary in the initial land registration is very crucial as a Land Deed Making Officer (PPAT) (if concurrent), namely making authentic deeds of transfer of land rights (such as sales and purchases), ensuring the legality of documents, providing legal advice, limiting freezing, and assisting in the administrative process of land ownership that is legal and has strong legal force, guaranteeing legal security for the owner. (Abdillah & Sahindra, 2022)

The fourth point explains the role and function of PPAT in first-time land registration. PPAT prepares and signs the authentic deed, verifies all legal requirements, and submits the deed to the

Land Office as the official basis for registering land rights. This process guarantees that the land transaction is recognized by the state. Regarding the implementation of the functions and duties of the Land Deed Official (PPAT), their existence is crucial. This means that the PPAT will provide services to all members of the public who require explanations covering the role of the PPAT, regardless of their social class. The Land Deed Official (PPAT) acts as an official assigned by the Head of the National Land Agency to carry out certain activities in accordance with relevant Government Regulations and laws (such as: preparing deeds of sale and purchase, exchange, granting capital to companies (inbrenge), distributing ownership rights, granting building use rights/imposing mortgage rights). The PPAT's primary duty is to carry out some Land Registration activities by creating deeds as evidence of certain legal acts concerning land rights or ownership rights to a residential unit, which will serve as the basis for registering changes to Land Registration data resulting from those legal acts. (Budi, Rizqi Setya, Suratman H, Diyan, 2021).

The definition of a Land Deed Official (PPAT) is regulated in Article 1, number 1 of Government Regulation Number 24 of 2016 concerning Amendments to Government Regulation Number 37 of 1998 concerning the Regulations on the Position of Land Deed Officials (PPAT). A Land Deed Official is defined as a public official authorized to issue authentic deeds concerning certain legal acts concerning land rights and ownership rights to apartment units. In this regard, it is important to understand that land registration is a series of activities carried out by the government on a continuous, ongoing, and regular basis, encompassing the collection, management, bookkeeping, presentation, and maintenance of physical and legal data in the form of maps and lists regarding land parcels and apartment units, including the issuance of proof of title for existing land parcels and apartment units, as well as the specific rights encumbering them. (Rokhmansyah, 2022).

The fifth point highlights the Legal Consequences of First-Time Land Registration. The initial registration of land rights has the following legal consequences:

- (1) Issuance of a land title certificate in the name of the relevant rights holder.
- (2) Guaranteeing legal certainty and legal protection for rights holders of land plots, apartment units, and other registered rights, so that they can easily prove themselves as the rights holders. (Darmiyani & Surata, 2017)

Land registration, as regulated in Government Regulation Number 24 of 1997, is carried out with the aim of providing legal certainty (Recht Cadaster/Legal Cadaster) and legal protection to land rights holders. (Niken Ariska Handayani, Nur Adhim, & Ana Silviana, 2019)

Method

A research method is a systematic process of data collection and analysis to achieve specific objectives. Data collection and analysis are conducted naturally, both quantitatively and qualitatively, experimentally and non-experimentally, interactively and non-interactively. The research method used is normative juridical research, which is legal research conducted by examining library materials or secondary data (Ramadhani, Hanifah, & Wajdi, 2024). The analysis of legal materials is conducted using qualitative analysis methods, which are used to explain legal events, legal materials, or legal products in detail to facilitate legal interpretation (Faisal & Simatupang, 2022)

Result and Discussion

1. Implementation of Initial Land Registration Based on Applicable Provisions

According to Article 19 of Law Number 5 of 1960 concerning Basic Agrarian Regulations, it is explained that land registration is an effort carried out by the government aimed at ensuring

legal certainty in the field of land rights. Land registration will produce certainty of proof of land rights, which is an absolute tool, as a basis for land ownership status. (Nurhayati, S., Medaline, O., & Sari, 2022).

According to government regulation number 12 of 2017 on Accelerating Complete Systematic Land Registration are: "Land Registration activities for the first time conducted simultaneously for all Land Registration objects throughout the Territory of the Republic of Indonesia in one village/village area or other name of that level, which includes the collection of physical data and juridical data on one or more Land Registration objects for the purposes of registration". (Medaline, Zarzani, & Sari, 2020)

From the provisions in the UUPA, the government is the holder of the highest power throughout Indonesia, and the government is obliged to registering all land in Indonesia. Thus, Government Regulation Number 10 of 1961 concerning Land Registration. Government Regulation is a legal product created to implement the provisions of Article 19 of the UUPA. The background to the issuance of Government Regulation Number 10 of 1961 was the legal uncertainty regarding land ownership and boundaries, the second reason as a basis for implementing land administration policies, and finally the need for information on land rights outlined in the form of maps and lists. (Nurhayati, Medaline, & Sari, 2022).

The definition of land registration is clearly stated in Article 1 number (1) of Government Regulation 24 of 1997 concerning land registration, which states that: "Land registration is a series of activities carried out by the government continuously. Continuous, ongoing, and orderly, encompassing the collection, processing, bookkeeping, presentation, and maintenance of physical and legal data, in the form of maps and lists, regarding land parcels and apartment units, including the issuance of certificates as proof of rights for existing land parcels and ownership rights to apartment units, as well as certain rights that encumber them (Ramadhani, 2024).

Based on the definition of land registration above, Urip Santoso further outlines the elements of land registration as follows: 1. A series of activities; various interrelated, sequential activities that form a unified activity that culminates in the availability of the data needed to ensure legal certainty in the land sector for the people. 2. Carried out by the government; the implementation of land registration is a state duty and responsibility carried out by the government. 3. Continuous and ongoing; These words refer to the implementation of activities that, once begun, will never end, where the collected and available data must always be maintained, meaning it must be adjusted to subsequent changes so that it remains in accordance with the latest conditions. 4. Regularly; the word "regular" indicates that all activities must be based on appropriate laws and regulations, as the results will constitute legal evidence. 5. Land parcels and apartment units; land registration activities are carried out for Ownership Rights, Cultivation Rights, Use Rights, Management Rights, Waqf Land, Ownership Rights for Apartment Units, Mortgage Rights, and State Land. 6. Issuance of a certificate of title; initial land registration produces a certificate of title in the form of a land title certificate. 7. Certain rights that encumber it; In land registration, the registered object may be encumbered with other rights, such as ownership rights or other rights used as collateral for debts encumbered by mortgages on the ownership rights. (Santoso, 2012).

Article 3 of Government Regulation No. 24 of 1997 emphasizes that the purpose of implementing land registration in Indonesia is to provide legal certainty and legal protection to rights holders of land plots, apartment units, and other registered rights so that they can easily prove themselves as the rights holders in question. To provide information to interested parties, including the government, so that they can easily obtain the data necessary to conduct legal actions regarding registered land plots and apartment units. To ensure orderly land administration. A framework for thinking about legal certainty of land rights (Ramadhani, 2024).

Mhd. Yamin Lubis and Abd. Rahim Lubis also outlined the requirements that must be met for land registration to guarantee legal certainty, namely: 1. The availability of land plot maps resulting from cadastral measurements that can be used to reconstruct boundaries in the field, and the boundaries must be legally valid. 2. The availability of a general register of land plots that can prove the registered rights holders are the legal rights holders. 3. The maintenance of the general register. Up-to-date land registration ensures that any changes to land rights, such as transfers of rights, are recorded in the general register. (Lubis & Lubis, 2012).

The implementation of land registration in Indonesia, based on the UUPA, does not explicitly state the registration system adopted. One of the UUPA's mandates is to carry out land registration activities that will produce proof of land rights, known as certificates. Initial land registration, according to Article 12 of Government Regulation No. 24 of 1997, includes the following activities:

- a. Data collection and processing of physical data;
- b. Proof of rights and their recording;
- c. Issuance of land certificates;
- d. Presentation of physical and legal data;
- e. Storage of general registers and documents.

Initial registration, according to Article 13 paragraph (1) of Government Regulation No. 24 of 1997, can be conducted in two ways: sporadically and systematically. Sporadic initial land registration is land registration carried out on an individual's initiative, at the request of an interested party, with the costs borne personally by the rights applicant.

Meanwhile, the first systematic land registration is based on a work plan and carried out in areas designated by the Minister/Head of the National Defense Agency. Land registration activities are carried out systematically on the government's initiative and are funded by the government (Ramadhani, 2024),

Based on Article 1 number (9) of Government Regulation No. 24 of 1997, the first sporadic land registration is carried out by collecting physical and legal data related to the land in question. This process begins with collecting evidence of land rights, such as documents indicating the origin of land ownership and documents showing the physical boundaries of the land. Physical data includes information on the location, boundaries, area, and status of the land, while legal data covers the legal status of the land, including the land rights holder and any legal encumbrances (e.g., mortgages or other encumbrances). Once all supporting documents have been prepared, the applicant must submit an official land registration application to the local National Land Agency (BPN) office. The application must be accompanied by a completed form, proof of the applicant's identity, a certificate of land ownership or control (such as a girik, deed of sale, inheritance, or gift), and other relevant documents. The applicant must also attach a picture or map of the land plot as a reference for measurement, and a certificate from the sub-district or village office stating that the land is controlled or owned by the individual concerned. BPN officers will then conduct an administrative inspection and document verification, and schedule a physical land measurement in the field. If all data and documents are complete and there are no objections or disputes from other parties, the process will proceed to the next stage is the issuance of a land title certificate as proof of legal ownership.

Initial land registration can also be carried out through systematic land registration. This is regulated in Article 1, number (10) of Government Regulation No. 24 of 1997, which explains that systematic land registration is the activity of registering land for the first time, carried out simultaneously, covering all unregistered land registration objects within a village or sub-district. Systematic registration is proactive, meaning the initiative comes from the government, not from individual applicants as in sporadic registration. This activity is part of a national strategic

program, one of which is the Complete Systematic Land Registration (PTSL), initiated by the Ministry of Agrarian Affairs and Spatial Planning/BPN to accelerate the legalization of community assets.

The systematic implementation of land registration begins with the determination of a location by the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency (BPN), who then determines the village or sub-district as the target for PTSL activities. Once the location is determined, the Land Office forms an Adjudication Committee consisting of representatives from the BPN, local government, and community members to carry out registration activities in the field. Next, community outreach is conducted, encouraging them to prepare documents such as identification, proof of land ownership, and proof of payment of land and building tax (PBB). The process continues with physical data collection through land measurement and legal data verification based on the submitted documents. Once all data is collected, the results are announced publicly to provide an opportunity for third parties to raise any objections. If there are no legitimate disputes or objections, the Land Office will process and issue a land title certificate as proof of legal ownership.

2. The Role and Function of Notaries/PPAT in the Initial Land Registration Process

Initial land registration is an activity carried out to provide legal certainty and legal protection for land rights for land owners. In this process, Notaries and Land Deed Officials (PPAT) play a crucial role as public officials authorized to create authentic deeds that serve as the basis for land rights registration. Notaries are public officials appointed by the state to carry out specific tasks to provide legal guarantees and certainty for individuals or legal entities, with the authority to create authentic deeds, as long as the creation of such deeds is not specifically assigned to another public official. The creation of authentic deeds is carried out either because it is required by laws or because the parties wish to ensure their rights and obligations, thereby creating legal certainty, order, and legal protection for interested parties and the wider community. (Lisan Amal, 2024)

Land Deed Officials (PPAT) are categorized or referred to as Public Officials initially based on Article 1 paragraph (4) of Law Number 4 of 1996 concerning Mortgage Rights over Land and Land-Related Objects, which states that "Land Deed Officials, hereinafter referred to as PPAT, are Public Officials authorized to draft deeds of transfer of land rights, deeds of encumbrance of land rights, and deeds of authorization to encumber Mortgages in accordance with applicable laws and regulations." Notaries and PPATs are public officials authorized to draft authentic deeds, their authority regulated by current laws and regulations. Furthermore, Notaries and PPATs are legal professions that are highly needed by the public to obtain legal certainty and guarantee legal protection. These two professions are interrelated, as notaries usually hold concurrent positions with PPATs. One of their authorities is drafting deeds concerning land. Due to their authority to issue land deeds, these deeds can serve as the basis for land registration at the Land Office, both for initial land registration and for maintaining land registration data. In relation to Land Registration, the Land Deed Official (PPAT) plays a crucial role, as they are public officials appointed to serve the public in issuing deeds. Before issuing a deed, the PPAT must verify whether the land parcel administratively meets the requirements for legal action before the PPAT and is within their jurisdiction. Government Regulation Number 24 of 1997 stipulates that any transfer and encumbrance of land rights can only be registered if evidenced by a PPAT deed. Therefore, the role of the PPAT is crucial, as without a PPAT, there can be no evidence of the deed in the event of a problem or dispute. (Rizqi Setya Budi, 2021)

Land Deed Officials (PPATs) also play a role in providing evidence of legal acts concerning the transfer and encumbrance of land rights, which serve as the basis for land registration at the

Land Office. From the perspective of legal certainty theory, land registration aims to obtain legal certainty regarding land ownership. Legal certainty provides legal protection against arbitrary actions. Registered land parcels are protected from arbitrary actions. The law is tasked with creating legal certainty to maintain order in society (Rokhmansyah & Octarina, 2022).

Notaries/PPATs play a strategic and vital role in the initial land registration process. Through their authentic deeds, PPATs serve as a liaison between the community and the state, ensuring orderly land administration and legal certainty of land rights.

3. Land Registration Data Maintenance Activities

Land registration data maintenance is the process of registering legal actions or events that occur on land that has been granted a title (certified). Some land registration data maintenance activities are as follows: (Ramadhani, 2024)

a. Transfer of Rights

The transfer of land rights and ownership rights to condominium units can occur either through transfer or assignment. Some argue that transfer of land rights can occur through legal acts or through legal events. Transfers of rights through legal acts include sales and purchases, exchanges, gifts, mergers/amalgamations into companies, and other legal acts of transferring rights, except through auctions. These can only be registered if evidenced by a deed drawn up by an authorized Land Deed Official (PPAT).

However, under certain circumstances, the head of the land office may register the transfer of rights to a parcel of land between Indonesian citizens, evidenced by a deed drawn up by a PPAT, which, in the land office's judgment, is deemed sufficient for registration. Meanwhile, transfers of rights due to legal events consist of transfers of rights due to inheritance, where upon the death of the holder of the rights, the heirs become the new rights holders. Registration of transfers of rights is mandatory to provide legal protection to the heirs and to ensure orderly land registration administration and the accuracy of the legal data on the land parcel in question. According to Article 45 of Government Regulation No. 24 of 1997, the Head of the Land Office has the right to reject registration of a transfer of rights if any of the following conditions are found:

- 1) The certificate and statement of land rights do not match the registers held at the Land Office.
- 2) The legal act is not evidenced by a PPAT deed or an auction minutes extract, except in certain circumstances.
- 3) The documents required for registration of the transfer of the encumbrance of the rights in question are incomplete.
- 4) Other requirements specified in the relevant laws and regulations are not met.
- 5) The land in question is the subject of a court dispute.
- 6) Legal acts evidenced by a PPAT deed are nullified or annulled by a legally binding court decision.
- 7) Legal acts annulled by the parties before being registered by the Land Office.

b. Encumbrances

Registration of encumbrances of mortgage rights on land rights, such as ownership rights, ownership rights for condominium units, encumbrances of building use rights, use rights, leasehold rights for buildings based on ownership rights, or other encumbrances on land rights or ownership rights for condominium units as determined by statutory regulations, may be registered if evidenced by a deed drawn up by an authorized PPAT in accordance with applicable statutory regulations.

c. Changes to Land Registration Data

Registration of changes to land registration data includes seven activities: Extension of land rights; Division, separation, and merger of land parcels; Division of joint rights; Erasure of land rights and ownership rights to apartment units; Transfer and elimination of mortgage rights on land parcels; Changes to land registration data based on court decisions or rulings; Name changes are regulated in Articles 47 to 57 of Government Regulation No. 24 of 1997

d. Issuance of Replacement Certificates

Issuance of replacement certificates upon the request of the rights holder. A new certificate may be issued as a replacement, as regulated in Articles 57 to 60 of Government Regulation No. 24 of 1997, as follows: Issuance of replacement certificates due to damage (Article 57); Issuance of replacement certificates due to replacing old forms (data updating) (Article 58); Issuance of replacement certificates due to loss (Article 59); issuance of replacement certificates due to auction (Article 60).

Conclusion

The first land registration process in Indonesia was a series of activities carried out by the government on a continuous, ongoing, and orderly basis, as stipulated in Government Regulation No. 24 of 1997 (PP 24/1997) concerning land registration. This government regulation stipulates that registration aims to provide legal certainty and protection to land rights holders and apartment units, provide information to interested parties, and maintain orderly land administration. This registration process can be carried out sporadically on individual initiative or systematically through government initiatives, such as through a simultaneous program (PTSL). The role of public officials, such as the National Land Agency (BPN) and land deed officials (PPAT)/notaries, is crucial in ensuring that authentic deeds and legal-physical land data are complete, so that the issued certificates can truly serve as valid proof of title. Although the regulations are quite clear, implementation on the ground still requires improvement in document collection, land measurement, document verification, and inter-agency coordination to ensure optimal legal certainty. To increase the effectiveness of land registration and achieve true legal certainty, the following recommendations need to be considered.

The government and the National Land Agency (BPN) should strengthen outreach and public service efforts to ensure that each landowner understands the obligations and procedures for land registration, both sporadic and systematic. The systematic registration program needs to be accelerated for unregistered areas, to mitigate the issue of uncertified assets and land disputes. Strengthening the role of Land Deed Officials (PPAT)/notaries is also crucial to ensure that authentic deeds truly meet legal-physical standards, and that data submitted to the BPN can be processed immediately without any obstacles. For land administration, it is recommended that the physical and legal data recording and maintenance system be continuously updated and digitally integrated, so that all changes in rights, encumbrances, or mergers of land parcels can be recorded in a timely and accurate manner. Finally, the community, as rights holders, is expected to actively prepare documents, report changes in rights, and participate in public verification when announced, so that the registration process runs smoothly and provides tangible benefits in the form of legal recognition and protection.

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