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ROLE OF LAND DEED OFFICIALS IN LEGAL SATISFACTION GUARANTEE FOR COMPLETE SYSTEMATIC LAND REGISTRATION

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Abstract

Complete Systematic Land Registration (PTSL) as an accelerated land registration program in Indonesia led directly by the President needs to provide assurance and legal protection of ownership of land rights. PTSL in this case is assigned to the Adjudication Committee which functions as the executor of PTSL according to the Regulation of the Minister of Agrarian/Head of the National Land Agency. PPAT as a public official mandated by Government Regulation Number 24 of 1997 concerning Land Registration in fact could not be found its role in the implementation of PTSL both outside and within the Adjudication Committee. This study aims to examine the role of PPAT that exists and should be present in the implementation of PTSL. The research methodology used is normative legal research with literature study in primary and secondary data collection. The results of the study found no role for PPAT in PTSL legislation. If referring to Government Regulation No. 24/1997, all transitions after the birth of this regulation require a PPAT deed as written evidence of ownership or transfer of land rights. The Adjudication Committee as the executor of PTSL should coordinate with PPAT to ensure that PTSL meets the legal data research stage so that an orderly, complete registration of land is achieved and provides legal certainty of ownership of land rights.

Keywords: Land Deed Official (PPAT), Land Registration, Adjudication Committee, Complete systematic land registration (PTSL)

1. INTRODUCTION

Indonesia is a state of law that highly guarantees law supremacy, which is reflected in enforcement of law and equality based on the 1945 Constitution of the Republic of Indonesia (Tutik, 2008). Article 33 Paragraph 3 of the 1945 Constitution of the Republic of Indonesia which affirms earth, water and space, including the natural wealth contained within are, at the highest level, controlled by the state as an organization of power for all people and is used for the greatest prosperity of the people. This becomes the principle of justice in ownership of land rights. This mandate was also accompanied by the issuance of Law Number 5 of 1960 concerning Basic

Regulations on Agrarian Principles that state rights and authorities to regulate and administer the designation, use, supply and maintenance of earth, water and space.

At present based on data compiled by the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency, land registration only results in a total issuance of land rights certificates totaling 67,837,036 with a total certified land area of 39,829,560 Ha. This result has not yet reached the total number when it is estimated that there are approximately 126 million land plots in Indonesia. So there are still many citizens who have not received justice.

Justice over the implementation of land

rights is believed to reduce land conflicts. Land conflicts are problems that always arise and are actual from time to time. Various land conflicts arise due to many factors caused by the unequal distribution of the use of existing agrarian resources, the expansion of territory by a group, the population density that demands the provision of more extensive land (Zakie, 2016). It can be concluded that the need for land registration can give justice for citizens.

The authority to regulate and administer the land registration process is implemented by the state. Land registration aims to provide legal certainty and legal protection to holders of rights of the land (Rakhmatullah, 2018; Rizqi & Yusriyadi, 2018). Land registration on every land rights, means that it has provided the basis for realizing legal certainty of land rights for all Indonesian people, especially people in rural areas as agrarian communities can be protected their rights (Sugianto, 2017).

The acceleration of land registration needs to be done and has now begun by the Government with the implementation of a Complete Systematic Land Registration (PTSL) marked by the issuance of Regulation by the Minister of Agrarian and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 6 of 2018 concerning PTSL. Previously the land registration program was only implemented at the ministry level, not at the top of the highest government, namely the President. This is what distinguishes the PTSL program from the previous program, the president monitors, evaluates and even intervenes directly in the distribution of certificates in the implementation of PTSL.

What must be considered in implementing PTSL is that systematic procedures are far different from sporadic procedures. Registering systematically, not only produces certificates in the form of certificates, but the most important thing is to register every plot of land in Indonesia at the same time fixing the existing certificate products and suppressing land disputes (Marryanti & Purbawa, 2018). Systematic registration starts from the determination of the location of land registration, data collection, data processing, budget regulation in resulting systematically registered plots of lands.

The acceleration in PTSL is mandated to the Adjudication Committee appointed to

carry out and guarantee that the products generated can provide legal certainty for the community. The Adjudication Committee consists of the Chairperson, Deputy Chairperson of the physical sector, Deputy Chairperson of the juridical sector, the Secretary, Head of the Village/Village Office and members of the Land Office element as needed. Some of the functions of the Adjudication Committee's duties include collecting physical and juridical data on all plots of land and investigating land history and assessing the evidence of ownership or control of land.

In the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 6 of 2018 regarding PTSL, the author did not find the role and involvement of the Land Deed Official (PPAT) in the PTSL implementation both as part of the Adjudication Committee and outside. Whereas if it is observed in other higher laws Article 6 Government Regulation Number 24 of 1997 concerning Land Registration, it is specified that the Head of Office in implementing land registration is assisted by PPAT and other Officials assigned to carry out certain activities according to this Government Regulation and legislation concerned. This means that all land registrations after the birth of Government Regulation Number 24 of 1997 also become the responsibility of the PPAT as the assistant Head of the Land Office in the field of land registration.

From this background, the authors conclude the need for a study of the role and involvement of existing and supposed to be exist PPAT in the implementation of PTSL in the framework of providing guarantees that the program can reduce land conflicts and achieve national objectives in order to provide legal certainty over ownership of existing land rights in Indonesia.

2. METHOD

The research methodology used in this study is normative legal research. Normative legal research is also called doctrinal law research. Normative legal research functions to provide juridical argument when there is vacancy, obscurity and norm conflicts (Djulaeka & Rahayu, 2019). The approach used in this study is statue approach in which this approach uses legislation and regulation. The researchers uses literature study as primary data collection consisting of legal

materials and secondary data collection consisting of laws, books, journals and language dictionaries.

3. RESULT AND DISCUSSION

Number of Land Not Yet Certified

Land registration is a mandate for the government based on the Law which until now still faces obstacles. Not a few people who do not know the importance of land registration, even though the existing laws and regulations are available and clear, one of them is Government Regulation Number 24 of 1997 concerning Land Registration. The hesitancy of the state in the effort to provide justice and legal certainty over ownership of land rights can be seen from the the validity of the negative publicity system having a positive tendency adopted in land registration in Indonesia. In addition, the customary doctrine of law that still recognizes the legitimacy of buying and selling land is "Cash" and "Light".

Transfer of rights due to the sale and purchase of land that has not been registered is legal according to the law if it has met the material requirements, namely "Light" and "Cash" (Rosandi, 2016). Although this principle requires good faith, it still creates obscurity over the importance of community land registration. This has contributed obstacles in the community land registration initiative. Communities have a variety of interpretations that by fulfilling the principles of "Cash" and "Light", the administrative process of land registration and certificates of land rights is something that can be put aside.

Barriers in registering uncertified land rights as in the study at the Land Office of Medan City are internal and external obstacles. External barriers include: the basis of incomplete rights, boundary markers are not installed, the occurrence of disputes (land conflicts), the assumption that the base of rights they hold now has the same power as the certificate so that to certify the land is just a useless job in other words level knowledge of the importance of land registration is still relatively low, there are people who do not understand or know the importance of land registration, are saturated with lengthy convoluted procedures and there are still many people in making the transfer of land rights not made before the PPAT as well as not registering the transfer at the National Land Agency

Office (BPN) of Medan City (Hardian, 2017).

Meanwhile, another case study conducted by Ana Silviana in Notog Village, Patikraja Subdistrict, Banyumas Regency found that 99% of the villagers knew and understood about land registration and land title certificate functions, but at present knowledge about the importance of land registration applications is not widely understood by the community. The community is still passive by waiting for PRONA and quite satisfied with having SPPT/PBB as proof of their land ownership (Silviana, 2012).

The conclusion drawn from the two studies conducted by Arie Hardian and Ana Silviana found that at present land registration procedures in Indonesia were not fast and tended to be easily ignored by both the community and the government. Evidence of ownership of land rights that are strong and administratively valid is in the form of an ownership right certificate of the land issued by the authorized official in this case is the land office (Badriyah, 2016).

Land that does not yet have a certificate certainly has a negative impact on the legal certainty of ownership of the land rights and this can lead to land conflicts in the future such as: the imposition of mortgage rights, double certificates, execution of bad loans, inheritance, sale and purchase as well as other legal actions involving land rights.

Juridical Issues of Complete Systematic Land Registration

Land registration is "*rechts-kadaster*" which means it aims to guarantee legal certainty. Article 1 paragraph 1 of Government Regulation Number 24 of 1997 concerning Land Registration defines that land registration is a series of activities carried out by the Government on an on-going, continuous and regular basis, including the collection, processing, accounting and presentation and maintenance of physical and juridical data, in the form maps and lists, regarding parcels of land and units of flats, including the granting of certificates of proof of rights for plots of land that already have rights and ownership rights to the units of flats and certain rights that burden them.

In Article 19 of Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles, the government has launched a program to accelerate land registration through the PTSL program until the target

is completed in 2025. The object of land registration includes all parcels of land without exception, both parcels of land that do not yet have land rights and parcels of land that have rights in order to improve the quality of land registration data. The object includes parcels of land that already have a boundary marking as well as those that will be demarcated in the implementation of land registration activities.

The implementation of land registration has undergone several changes to the laws and regulations beginning with the Regulation of the Minister of Agrarian/Head of the National Land Agency Number 35 of 2016 concerning the Acceleration of the Implementation of Land Registration which was later amended by the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Number 1 of 2017 concerning Amendment Regulation of the Minister of Agrarian Affairs/Head of the National Land Agency Number 35 of 2016 concerning the Acceleration of the Implementation of Land Registration. The two laws were then declared null and void following the issuance of the Minister of Agrarian and Spatial Planning/Head of the National Land Agency Number 6 of 2018 concerning PTSL and Presidential Instruction Number 2 of 2018 concerning the Acceleration of Land Registration in All Regions of Indonesia.

Presidential Instruction No. 2 of 2018 was assigned to 14 elements of the state administrators namely the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency, Minister of Environment and Forestry, Minister of Public Works and Public Housing, Minister of Internal Affairs, Minister of State-Owned Enterprises, Minister of Finance, The Minister of Villages, Development of Underdeveloped Regions, and Transmigration, the Chief of the Indonesian National Police, the Attorney General of the Republic of Indonesia, the Head of the Government Goods and Services Procurement Policy Agency, the Head of the National Aeronautics and Space Agency, the Head of the Geospatial Information Agency, the Governors and Regents/Mayors. Specific instructions from the President gave the Minister of Agrarian and Spatial Planning/Head of the National Land Agency include: (1) carrying out systematic land registration activities complete with outputs with 3 criteria, (2) making regulations and taking steps the acceleration of completion of the Land Registry in the process of proving

ownership and/or control of land. (3) make/prepare/revise regulations governing the period of announcement of physical data and juridical data to accelerate the completion of the Land Registry. (4) submit the results of the Land Registration output to the One Map Policy Acceleration Team to strengthen the One Map Policy database. (5) evaluates and monitors and always reports on the implementation of Presidential Instruction periodically to the President of the Republic of Indonesia.

Continuity between Presidential Instruction No. 2 of 2018 with Regulation of the Minister of Agrarian/Head of the National Land Agency Number 6 of 2018, if observed, in fact there are still differences found in terms of output produced in PTSL activities. The Presidential Instruction states the results in the form of 3 clusters, namely: (1) cluster 1 for plots of land that meet the requirements for certificate issuance, (2) cluster 2 for plots of land that are only recorded in the land book because they do not meet the requirements for certificate issuance due to the fields the land is in a state of dispute or litigation in court, (3) cluster 3 for plots of land that are only registered in the land register because they do not meet the requirements for certificate issuance because the subject or object does not meet the requirements to be given land rights in the Land Registration activity or not unknown the whereabouts.

Regulation of the Minister of Agriculture/Head of the National Land Agency as a result of Land Registration consists of 4 clusters, namely: (1) cluster 1 for plots of land whose physical data and juridical data meet the requirements for the issuance of the Land Rights Certificate, (2) cluster 2 for plots of land for which data the physical and juridical data meet the requirements for the issuance of a Certificate of Rights over the Land, but there are cases in the Court and/or dispute, (3) cluster 3 for plots of land for which physical data and juridical data cannot be recorded and issued a Certificate of Land Rights because the subject and/or the object of its rights has not fulfilled certain requirements stipulated in this Ministerial Regulation, (4) cluster 4, for plots of land for which objects and subjects have been registered and have been certified with Land Rights, either unmapped or mapped but not in accordance with field conditions or contained changes in physical data, the mapping must be carried out in the Land Registration Map. Of course this difference

will also affect the results of the Land Registration which will be used as a database for future land registrations.

The implementation of the Land Registry is carried out by forming and establishing the Adjudication Committee organizational unit. In accordance with the Regulation of the Minister of Agrarian/Head of the National Land Agency, the Head of the Land Office forms and establishes an Adjudication Committee as outlined in the form of a decision. The committee consists of: (1) Chairperson who is held by Land Office employees, (2) Deputy Chairperson of physical affairs who is held by Land Office employees who understand the affairs of the land infrastructure, (3) Deputy Chairperson of the juridical sector who is held by Land Office employees who understand matters of land legal relations, (4) Secretary held by Land Office employees, (5) Head of the local Village/Village Office or Village Officials/ Village Office and (6) Members of the element of the Land Office as needed.

The scope of the Land Registration is divided into 4 namely the implementation of the Land Registration, the implementation of the Land Registration activities, the completion of PTSL activities and financing. The land registration activity is carried out in stages: (1) planning, (2) location determination, (3) preparation, (4) formation and establishment of the Land Registration adjudication committee and task force, (5) counselling, (6) physical and juridical data collection, (7) research of juridical data for proof of rights, (8) announcement of physical and juridical data and ratification, (9) affirmation of conversion, recognition of rights and granting of rights, (10) bookkeeping rights, (11) issuance of certificates of rights on land, (12) documentation and submission of results of activities and (13) reporting.

Each output from the Land Registration will be submitted by the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency to the One Map Policy Acceleration Team to strengthen the One Map Policy database. One Map Policy is one of the priority programs in the implementation of Nawa Cita. With this One Map Policy, development planning, infrastructure provision, issuance of permits and land rights, as well as various national policies can refer to accurate spatial data.

The Adjudication Committee is assisted by Physical Officers, Juridical Officers and

Administrative Officers. Physical Officers consist of elements from the Ministry of Civil Servants, Non-permanent Employees/ Non-Civil Servants of the Ministry, Licensed Cadastre Surveyors and Licensed Cadastre Surveyors Assistant.

Juridical Officers consist of elements of the Ministry of Civil Servants, Non-Permanent Employees/Non-Civil Servants Government Servants, Village Officers / Village Office, Neighbourhood (RT)/Hamlet (RW)/Environment apparatus, community organizations, Village Development Trustees (BABINSA), Guidance for Security and Public Order Bhayangkara (BHABINKAMTIBMAS) and /or other elements of the community. The Administration Task Force consists of elements of the Ministry of Civil Servants and can be assisted by Non-permanent Employees/Non-Civil Servants of the Ministry.

In his position, the land registration adjudication committee has the task of collecting physical data and original legal documents of all parcels of land in the area concerned and providing receipts of documents to right holders or their proxies as completeness of the required evidence of ownership of land ownership in accordance with the provisions of the legislation. It also serves to check the formal truth of physical data and juridical data on evidence of ownership and control of land to announce physical data and juridical data on parcels of land that have been collected.

The Adjudication Committee also has high consequences and responsibility so that the implementation of land registration can function optimally in suppressing land disputes. In collecting juridical data, juridical officers are guided by the provisions of the legislation, standards, criteria, methods, procedures and mechanisms for collecting, processing and presenting also maintaining juridical data and documents in accordance with provisions of the legislation.

Juridical data collection includes gathering evidence regarding ownership or control of land, including written evidence, witness statements and/or statements concerned. Juridical data collection is carried out through the activity of collecting and examining the history of land ownership as outlined in the Juridical Data Research Treatise. Juridical Task Force requires caution in collecting evidence of ownership. One of the problems that might occur is if the

implementation of the PTSL against the proof of old rights is only evidenced by a written statement about ownership and/or physical control of land parcels in good faith by the applicant as stipulated in the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the Land Agency National Number 6 of 2018, but on the other hand there are other parties who claim to have possessed the parcel of land and have a deed as proof of transfer of land rights made by PPAT which is also classified as strong written evidence as regulated in Government Regulation Number 24 of 1997 .

Alternative solutions to describe legal and implementation problems are to strengthen the legal basis for implementing PTSL with Government Regulations, by revising/replacing Government Regulation Number 24 of 1997 and/or implementing PTSL regulated separately in Government Regulations, so that the legal degree of PTSL implementation is higher from the Ministerial Regulation. Because in principle the legislation can be applied several, namely: *first, The Lex Specialis Derogat Legi Generali* principle, which is special regulations that can override general rules and provisions in general legal rules remain in force, except those specifically regulated in those legal rules. *Second, The Lex Superior Derogat Legi Inferior* Principle, which means higher rules override the lower ones (Mujiburohman, 2018).

The Role of the PPAT and Legal Certainty in Land Registration

Buying and selling land rights that has not been certified if done after the enforce of Government Regulation Number 24 of 1997 concerning Land Registration, must be proven with a sale and purchase deed made by or before the PPAT. If it is not made with the sale and purchase deed made by PPAT, then the buying and selling process must be repeated with the sale and purchase made by PPAT. This is to fulfill the terms and conditions of the transfer of land rights enabling it to be registered and the final result of land registration in the form of strong evidence that is a certificate (Murni, 2018). Article 103 paragraph 3 of the Regulation of the Minister of Agrarian State Head of the National Land Agency Number 3 of 1997 concerning Implementation of Government Regulation Number 24 of 1997 towards Land Registration is explained that in the case of transfer of land rights that have

not been registered, one of the documents required in the transfer of rights is the PPAT deed concerning the legal act of transfer of the rights concerned (Utomo & Wanda, 2017). This then becomes the basis for the formulation that the implementation of PTSL certainly requires a PPAT deed as a juridical data in land registration.

The transfer of ownership rights to land that has not been certified must be with a PPAT deed. PPAT in its duties related to the transfer of land that has not been certified, of course always apply the precautionary principle as in the PPAT obligation to: a) Conduct land data checking to the local Land Office, b) Refuse to make a deed if there is no formal data in the form of: 1) Proof of old rights or a statement from the Head of the Village/Village Office stating that the person concerned controlled the parcels of land for 20 years. 2) A statement stating that the relevant plot of land has not been certified from the Land Office, or for lands located in areas far from the Land Office's position, from the relevant right holder, strengthened by the Head of the Village/Village Office (Utomo & Wanda, 2017).

Article 2 paragraph 1 Government Regulation Number 37 of 1998 *jo.* Government Regulation Number 24 Year 2016 regarding PPAT Position Regulation explains the main task of PPAT is to carry out part of land registration activities by making a deed as proof of certain legal actions regarding land rights or ownership rights over flats, which will be the basis for registering changes in data land registration resulting from legal actions. These legal acts are the sale and purchase, exchange, grants, income into the company (inbreng), the sharing of joint rights, granting of Building Use Rights/Use Rights on Land Ownership, granting Mortgage Rights, granting Power of Attorney imposes Mortgage Rights.

The main task of PPAT in carrying out some of the land registration activities is not only interpreted as the maker of the deed, but PPAT as a public official who is sworn has an important role in the community. Role means the set of behaviors that are expected to be possessed by people who hold positions in the community. While society is interpreted by a number of people in the broadest sense and is bound by a culture that they share.

The criteria of PPAT as an element in a society that are interdependent to each

other are reflected in Article 32 paragraph 2 of Government Regulation Number 24 of 2016 which explains that PPAT and temporary PPAT are obliged to provide services without charging any fees to someone who cannot afford it. In addition, the PPAT is appointed for a particular work area. The relationship between PPAT and the work area certainly provides a special connection between PPAT and the community in the area.

Buying and selling is a process of transfer of rights that has existed since ancient times, and regulated in customary law, using the basic principles, namely "Light" and "Cash" (Subekti, 1989). Light means that buying and selling must be done in front of the authorized general officials. This authorized general official can be the Head of Customary (for customary lands), Head of Sub-District (as PPAT in an area where PPAT does not yet exist), or PPAT which is also a public notary. Whereas Cash means that the purchase price must be paid in cash (in full). So if the price is not paid off, the buying and selling process cannot be done (Purnamasari, 2010). The official in charge of making the deed is the PPAT. If in one area there are concurrently PPAT and Temporary PPAT officials, in this case the Temporary PPAT is not authorized to make the land deed (SN, 2015).

The President in Presidential Instruction No. 2 of 2018 has instructed the Minister of Agrarian and Spatial Planning/Head of the National Land Agency to make regulations and take steps to accelerate the completion of PTSL. However, the process of proving ownership and/or control of the land is still required in accordance with applicable rules as regulated in Articles 23 and 24 of Government Regulation Number 24 of 1997 concerning Land Registration as the *Lex Superior Derogat Legi Inferior* Principle.

Juridical data collection activities will find the difference between proving new rights and old rights. New rights are rights that have only been granted or issued since the enforcement of Government Regulation Number 24 of 1997 and for the purposes of registering juridical data, evidenced among others by the determination of the granting of rights from the authorized official or original PPAT deed which contains the granting of such rights, according to Article 23 Government Regulation Number 24 of 1997. While the old rights namely rights to

land originating from the conversion of existing rights at the time of enforcement of the UUPA (agrarian basic law) and rights that have not been registered according to the provisions of Government Regulation Number 10 of 1961 concerning Land Registration (Sahprada, 2018).

Article 23 explains that for the purpose of registering new land rights, it should be proven by: (1) determination of the granting of rights from the authorized official to give the relevant rights according to the applicable provisions if the granting of said rights comes from state land or land management rights, (2) original PPAT deed which contains the granting of the said right by the holder of the ownership to the recipient of the said right if the use rights of the building and the right to use the right of ownership, (3) management rights are proven by the determination of the granting of management rights by the authorized official, (4) the endowment land is proven by endowment pledge deed, (5) ownership rights to the unit of flats are proven by the deed of separation and (6) granting of mortgage rights are proven by deed granting mortgage rights.

Whereas Article 24 explains the purpose of registering rights, the rights to land originating from the conversion of old rights are proven in the form of written evidence, witness statements and or statements concerned with the level of truth by the Adjudication Committee in systematic land registration or by the Head of the Land Office in sporadic land registration, is considered sufficient to register the rights, rights holders and rights of other parties who burden them.

4. CONCLUSION

Based on the analysis of laws and regulations, namely Presidential Instruction of the Republic of Indonesia Number 2 of 2018 concerning the Acceleration of PTSL in All Regions of Indonesia as well as Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 6 of 2018 concerning PTSL, there was no specific role of PPAT in the implementation PTSL. PTSL Adjudication Committee as an organizational unit formed by the Head of the Land Office is responsible for implementing PTSL. The Adjudication Committee consists of the Chairperson, Deputy Chairperson of the physical sector, Deputy Chairperson of the

juridical sector, the Secretary, Head of the Village/Village Office and members of the Land Office element as needed.

PPAT is still only considered limited to the main duty as regulated in the PPAT Position Regulation, which is to carry out part of the land registration activities by making a deed as proof of certain legal actions regarding land rights or Ownership Rights of Flats that will be used as a basis for registering changes in registration land data caused by legal acts of sale and purchase, exchange, grants, income into the company (inbrengr), sharing of joint rights, granting of Building Use Rights/Use Rights on Owned Land, granting Mortgage Rights, granting Proxy imposes Mortgage Rights.

The PTSL Adjudication Committee must be able to guarantee that PTSL objects with new rights criteria can be proven with a deed as proof of certain legal actions regarding the right to land. In this case, PTSL Adjudication Committee should coordinate with PPAT to ensure PTSL applicants have fulfilled the juridical data research stage to prove their rights so that the implementation goes well and it is hoped that ownership conflicts will not occur in the future. However, if seeing that the issuance of Government Regulation No. 24 of 1997 means that all forms of transfer of land rights and land registration for the first time need to show evidence in the form of a PPAT deed. This is in line with the mandate of the legislation that the PPAT has the main task in providing legal certainty for new rights since the enactment of Government Regulation Number 24 of 1997.

Presidential Instruction Number 2 of 2018 concerning PTSL Acceleration in All Regions of Indonesia to the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency as one of the instructions mentions to make regulations and take steps to accelerate the completion of PTSL in the process of proving ownership and/or control of land It is expected that in taking steps to accelerate the completion of the PTSL in the process of proving ownership and/or control of the land, it can assign the Adjudication Committee to coordinate with PPAT as one of the elements of the community and the assistant Head of the Land Office in the implementation of land registration in accordance with the mandate of Government Regulation Number 24 of 1997 concerning Land Registration, so that implementing land

registration in an orderly, complete and legal certainty over ownership of land rights in all regions of the Republic of Indonesia were achieved can be achieved.

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