

ABSTRACT

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PPAT'S ROLE IN DIGITALIZATION LAND SERVICES

(XIII + 87 pages)

This Research discusses the importance of digitization in land services in Indonesia and the strategic role of the Land Deed Official (PPAT) in that context. In the background of the problem, it is highlighted that digitization is key to transformation in various sectors, including land, but there are still infrastructure and socio-cultural challenges that need to be overcome. The problem formulation and research objectives highlight the legal arrangements related to the digitalization of land services and the role of PPAT, as well as its theoretical and practical benefits. The systematics of thesis writing is briefly explained, including introduction, literature review, research methods, research results, conclusions, and suggestions. This research uses an empirical normative legal approach to explore legal facts that support the digitalization of land services, especially the role of PPAT.

In collecting data, this research relies on secondary data from various primary, secondary, and tertiary legal materials, as well as primary data obtained through interviews with local PPATs. The approach used includes legal systematic analysis and legal synchronization approach to review the authority and implementation of PPAT in digital land services. This research method relies on literature studies for secondary data, with visits to several libraries, while primary data is obtained through structured interviews with local PPATs. A legal systematic approach and a legal synchronization approach were used to review legal products related to the authority and duties of PPATs in digitizing land services. Data analysis was conducted qualitatively, focusing on an in-depth understanding of related social aspects.

This research aims to understand the legal implications and role of PPAT in the context of digitalization of land services, by carefully reviewing various aspects of relevant legal policies and regulations. Through a qualitative approach and in-depth understanding of secondary and primary data, this research is expected to provide valuable insights in supporting the efficiency and effectiveness of increasingly digitized land services in Indonesia.

The research conclusions confirm the legal arrangements for the digitalization of land services and the crucial role of PPATs in the transition to digital services.

It can be concluded that there are regulations related to the digitisation of land services that are stipulated in a number of regulations issued by the Ministry of ATR/BPN. Based on interviews with the Ministry of ATR/BPN, BPN has taken significant steps by providing various land services electronically, which include Electronic Mortgage, Electronic certificate Checking, Electronic SKPT, Electronic Land Value Zone (ZNT) Information, and Electronic Roya.

Interviews with the IPPAT Central Secretary and the Head of the PPAT Management Sub-Directorate highlighted PPATs in the digitization of land services, including certificate checking and electronic deed creation. PPAT has the authority to issue authentic deeds regarding all legal acts of land rights. In accordance with the position of PPAT as a public official, the deed it makes has the status of an authentic deed. These deeds form the basis for the updating of land registration data in accordance with applicable laws and regulations.

The PPAT's role in digitalising land services is in accordance with the theory of authority and legal certainty. . According to the Theory of Authority, PPAT has the legal validity to issue authentic deeds in the land sector. In terms of digitalisation of PPAT services, the utilisation of digital technology such as Sentuh Tanahku and Loketku allows PPATs to conduct land registration online. The Deed of PPAT that has been registered online provides legal certainty over the transfer of land rights because the Deed can be guaranteed certainty by law and can be a valid evidence.

While this brings efficiency, challenges such as system errors and limited human resources need to be overcome. BPN measures, such as the development of technical guidelines and training, support the efficiency and transparency of land services. PPATs, as per the Theory of Legal Authority and Certainty, ensure document accuracy and enhance legal certainty in digitized land services. Clear regulations and effective PPAT roles in managing electronic data improve efficiency and legal certainty. Suggestions include improving PPAT competency in technology, public education, and strengthening supervision and technical support from BPN.

References: 69 (1994-2024)

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