

Justice-Oriented Reform of Regulations Protecting Land Deed Officials in Land Title Transfers

Anis Mashdurohatun¹⁾, Wahyu Ririn Erawati²⁾, Endang Yuniarti³⁾, Yuni Andaryanti⁴⁾ & Thomas Aquino⁵⁾

¹⁾ Faculty of Law, Universitas Islam Sultan Agung (UNISSULA), Indonesia, E-mail: anism@unissula.ac.id

²⁾ Faculty of Law, Universitas Islam Sultan Agung (UNISSULA), Indonesia, E-mail: wahyuririnerawati71@gmail.com

³⁾ Faculty of Law, Universitas Islam Sultan Agung (UNISSULA), Indonesia, E-mail: endangyuniartiyuyun@gmail.com

⁴⁾ Faculty of Law, Universitas Islam Sultan Agung (UNISSULA), Indonesia, E-mail: yuniandaryantish68@gmail.com

⁵⁾ Universidade Dili, Timor-Leste, E-mail: thomasaquino253@gmail.com

Abstract. *This research aims to examine and propose justice-oriented reforms to strengthen legal protections for Land Deed Officials (PPAT) in Indonesia, focusing on the gaps and limitations in existing regulations such as Government Regulation No. 24 of 1997 and subsequent amendments. The study addresses the challenges faced by Land Deed Officials, including criminalization, professional risks, and inadequate procedural safeguards, and aligns the proposed reforms with the foundational principles of Pancasila. The research employs a juridical-sociological methodology, combining doctrinal analysis and field data collection through interviews and questionnaires with Land Deed Officials and related stakeholders. Comparative legal analysis is also conducted, referencing practices in jurisdictions such as the Netherlands, France, and the United States, to derive best practices for enhancing legal protections. Key findings indicate that current regulations lack explicit provisions to shield Land Deed Officials from liability for actions performed in good faith, fail to provide mechanisms for compensation in cases of wrongful accusations, and do not empower supervisory bodies such as the Supervisory and Advisory Board (MPPD) with adequate authority. The study further reveals that the integration of digital tools like electronic signatures and blockchain can improve procedural efficiency but requires comprehensive training and robust legal frameworks. The study concludes that justice-oriented reforms should incorporate explicit protections for Land Deed Officials, including immunity for lawful actions, professional liability insurance, and enhanced supervisory powers for Supervisory and Advisory Board. These reforms must align with Pancasila principles to ensure fairness, legal certainty, and human dignity.*

Keywords: Land; Pancasila; PPAT; Protections; Reforms.

1. Introduction

The land registration system in Indonesia is regulated by Government Regulation No. 24 of 1997 (PP No. 24/1997) in conjunction with Government Regulation No. 18 of 2021 (PP No. 18/2021), which governs the registration of land and is further implemented by the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency Regulation No. 24 of 2016 on Amendments to the Ministry of Agrarian Affairs and National Land Agency Regulation No. 3 of 1997 (Rahdania, A. F., & Djaja, B. (2023). Land registration involves the collection, processing, storage, and presentation of both physical and juridical data, as well as the issuance of certificates of land rights for specific land parcels (Article 1, PP No. 24/1997) (Permadi, I. (2023). The registration process is ongoing and systematic, ensuring legal certainty for landholders by maintaining accurate data and providing a basis for the protection of land rights (Sabdaningtyas, Y., & Dewi, P. M. (2024).

Initially, land registration was governed by Government Regulation No. 10 of 1961 (PP 10/1961), but over time, it became evident that the existing legal framework could not meet the demands of modern society. The Indonesian Land Law, which operates under the Basic Agrarian Law (UUPA), integrates elements of customary law as outlined in Article 5 of UUPA, signifying the adoption of customary legal concepts, principles, and institutions in national land law. (Arbiansyah, F. A. (2024). Under the 1997 Regulation, there are two main forms of land registration: systematic registration, which involves a mass, simultaneous registration of unregistered land parcels within a particular area; and sporadic registration, which is an individual or mass registration within a specific area or village (Article 13, PP No. 24/1997) (Sanniawati, S., Muhjad, M. H., & Yusran, A. (2023).

Land registration is essential for providing legal certainty and protecting landowners from potential interference by unauthorized parties (Sanniawati, S., Muhjad, M. H., & Yusran, A. (2023). Moreover, it facilitates the transfer of land rights, which may occur through various means, such as sale, exchange, donation, inheritance, or other legal acts involving land rights (Article 16, UUPA) (Dharsana, I. M. P., Budiarta, I. P. N., & Wahyuningsih, D. A. T. (2023). This process often requires the involvement of Land Deed Officials (Pejabat Pembuat Akta Tanah, or PPAT), who are appointed to prepare the official deeds for land transactions and help ensure the legal transfer of land titles.

Land Deed Officials play a significant role in land transactions as they are responsible for creating authentic deeds related to land rights (Magistasari, E., Sudarwanto, A. S., & Harahap, B. (2024). Their duties are clearly outlined in the Government Regulations and the Ministry of Agrarian Affairs' rules. The Land Deed Official authority, however, is different from that of a notary. While both create official documents, notaries are authorized to handle a wider range of legal documents, whereas Land Deed Officials are specifically tasked with matters related to land deeds (Rina, R., Hernoko, A. Y., Sembiring, R., & Purba, H. (2024). The appointment of Land Deed Officials is made by the Ministry of Agrarian Affairs, and their work is closely monitored by regional authorities and the Ministry itself (Prilia, D. (2022).

Despite their critical role in ensuring legal certainty and protecting land transactions, Land Deed Officials often face legal challenges. They are sometimes accused of involvement in criminal activities, such as land fraud, due to their role in processing land transactions (Rahmah, S., Jalil, H., & Kadir, M. Y. A. (2024). A notable case occurred in 2019, when a PPAT from Pekalongan, Bachtiyar, was wrongfully accused of embezzling tax money related to land subdivisions (Rahmah, S., Jalil, H., & Kadir, M. Y. A. (2024). He was

detained and faced legal scrutiny, though he was eventually exonerated in 2020 after the charges were proven to be unfounded (Hidayat, N. R. (2022)). Tragically, Bachtiyar passed away soon after his release, highlighting the harsh consequences of a lack of adequate legal protection for Land Deed Officials.

Another case in 2022 involved a PPAT from Brebes, Tri Sakti Handayani, who was mistakenly implicated in a land mafia operation that defrauded a bank of billions of rupiah (Sutedi, A. (2022)). Despite having acted in accordance with her legal duties and as a representative of a notary, Tri Sakti was initially subjected to criminal proceedings (Handayani, T. S., & Lailani, N. (2024, June 15)). It was only after a thorough legal defence, emphasizing her adherence to applicable regulations, that she was acquitted (Rohadi, Mashdurohatun, A., & Hanim, L. (2024)). These cases illustrate the vulnerability of Land Deed Officials, who often face pressure from law enforcement and the legal system, despite their role as neutral facilitators of land transactions (Noor, A., & Purwa, P. (2023)).

The lack of clear understanding between legal professionals, including judges, prosecutors, and law enforcement officers, regarding the duties and legal position of Land Deed Officials contributes to these challenges (Nugroho, F. F. D. (2024)). Land Deed Officials are often treated as parties to the transactions they document, rather than as neutral officials performing their legal duties (Jayanti, N. N. T., Wesna, P. A. S., & Puspadma, I. N. A. (2024)). This misunderstanding can result in unjust legal consequences for Land Deed Officials, undermining their professional integrity and the trust placed in them by landowners and the public.

To address these issues, reforms are necessary to enhance the legal protection of Land Deed Officials and ensure that their professional conduct is properly understood and respected by all involved parties (Prawesthi, W. (2023)). The Indonesian government has introduced measures to improve oversight and training for Land Deed Officials (Yusmar, R., Suliyarini, R., & Hadisuryo, H. (2024)), including the formation of the Regional PPAT Supervisory Board (Supervisory and Advisory Board) to monitor compliance with legal standards and provide guidance on professional ethics (Astuti, S. W. (2019)). However, the implementation of these reforms requires further strengthening to ensure that Land Deed Officials are adequately protected from unjust legal challenges and that their role in land transactions is properly safeguarded (Umbas, FO, & Santoso, B. (2022)).

While the land registration system in Indonesia serves a vital function in ensuring legal certainty for landowners, it is essential to reform the regulations protecting Land Deed Officials (Putri, VN, & Valentina, RA (2022)). A justice-oriented approach to these reforms will help to prevent the criminalization of Land Deed Officials and provide them with the legal protections necessary to carry out their duties with confidence. Through these reforms, the integrity of land transactions and the security of land rights can be better ensured for all parties involved.

2. Research Methods

This study employs a post-positivist paradigm, which is part of the positivist group (Habib, H. (2020)). Paradigms serve as the foundational philosophical systems, comprising ontology, epistemology, and methodology, each guided by core beliefs or worldviews that are not interchangeable (Kivunja, C., & Kuyini, A. B. (2017)). According to Guba and Lincoln, paradigms are differentiated by their answers to three essential questions, which include ontology (critical realism) (Lincoln, Y. S., Lynham, S. A., & Guba, E. G. (2011)), epistemology (modified dualism and objectivism), and methodology (experimental and

manipulative approaches) (Elander, K. R. (2012). This paradigm emphasizes critical testing to better understand reality, though never perfectly (Asghar, J. (2013). The research approach is juridical-sociological, focusing on the relationship between law and other social institutions (Pasamai, S., & Aswari, A. (2023). It is based on empirical legal research using primary data sources, including interviews and questionnaires (Argyrou, A. (2017). The study applies a descriptive-analytical method to depict the state of objects or events, while synthesizing general conclusions (Madkour, M. (2016). Furthermore, the research is conducted within a qualitative framework, seeking to provide a deeper understanding of legal protections for Land Deed Officials in land title transfers. Data is collected from primary sources via interviews and questionnaires conducted in Brebes, Central Java, involving the Land Deed Official Organization, land deed offices, and the supervisory board (Dalati, S., & Marx Gómez, J. (2018). Secondary data comprises legal documents such as laws, regulations, and legal literature that support the study (MD, P. (2019). The data collection method involves field research to obtain first-hand information through interviews and questionnaires. Data analysis utilizes qualitative techniques, focusing on descriptive analysis to interpret non-numerical data (Derclaye, E. (2008). The study adopts a normative-qualitative analysis (McDonald, J., & Eger, E. K.), aimed at understanding the truth behind the legal challenges faced by land deed officials, with the findings presented in a dissertation format.

3. Results and Discussion

3.1. Comparative Analysis of Legal Protections for Land Deed Officials (PPAT) in Indonesia and Other Jurisdiction

Land Deed Officials (Land Deed Officials) are critical players in ensuring legal certainty and efficiency in land title transfers (Pramadanty, F. L. (2024). Their roles include drafting authentic deeds, verifying transactions, and safeguarding compliance with property laws (Utama, P. I., Novianto, W. T., & Purwadi, H. (2024). Despite their importance, Land Deed Officials often face challenges such as limited legal protections, regulatory ambiguities, and external pressures (Nugroho, F. F. D. (2024). A comparative analysis of legal frameworks in Indonesia, the United States, the Netherlands, and France offers valuable insights into improving the institutional and legal support for Land Deed Officials.

In the United States, Land Deed Officials benefit from robust state-specific regulations, mandatory insurance schemes, and the support of professional organizations such as the National Notary Association (NNA) (Proffatt, J. (2024). Similarly, the Netherlands ensures Land Deed Officials' independence through the Wet op het Notarisambt (Wna), liability insurance, and a structured oversight mechanism (Walree, T. F., Reijneveld, M. D., Wolters, P. T. J., & Roes, J. S. L. A. W. B. (2023). France also provides strong protections, with the Conseil Supérieur du Notariat (CSN) playing a pivotal role in governance, alongside the integration of digital tools to enhance efficiency (Massé, G. (2024). Conversely, Indonesia's Land Deed Official framework, while established through various regulations, still struggles with enforcement, limited legal protections, and slower adoption of digital technology (Alkatiri, N. H., Putra, M. F. M., & Ongko, K. (2023). This comparative analysis aims to identify best practices and recommend measures to strengthen the legal and institutional support for Land Deed Officials in Indonesia.

Table 1: Comparative Analysis of Legal Protections for Land Deed Officials (PPAT)

Aspect	United States	Netherlands	France	Indonesia
--------	---------------	-------------	--------	-----------

Regulations	State-specific laws govern duties, qualifications, and oversight (National Notary Association, 2021).	Wet op het Notarisambt (Wna) regulates notarial duties, ethical standards, and legal responsibilities (Wet op het Notarisambt, 2018).	Ordonnance n° 45-2590 governs notarial responsibilities and ethical codes (Ordonnance n° 45-2590, 1945).	UUPA No. 5/1960 and PP No. 37/1998 regulate PPAT roles in land transactions (Sutedi, 2022).
Oversight	National Notary Association (NNA) ensures professional standards and ethical compliance.	KNB (Koninklijke Notariële Beroepsorganisatie) monitors notaries and enforces compliance.	CSN (Conseil Supérieur du Notariat) oversees ethical and professional practices.	IPPAT (Indonesian Association of PPAT) oversees professional conduct but lacks strong enforcement mechanisms.
Insurance	Errors and Omissions (E&O) insurance is mandatory in many states.	Mandatory professional liability insurance and Fonds voor Notarissen for client protection.	Mandatory professional liability insurance and Fonds de Garantie des Notaires for financial protection.	Limited liability insurance coverage; no mandatory national scheme for all Land Deed Officials.
Education and Training	Initial and continuous training required; provided by NNA and state programs.	Extensive initial training, continuous education required; supported by KNB.	Comprehensive legal education and ongoing professional training are mandatory.	Training provided by IPPAT, but consistency and enforcement of standards need improvement.
Digitalization	Widespread use of e-notarization and digital signatures; cybersecurity measures required.	Blockchain and digital tools implemented for notarization; strong cybersecurity focus.	Digital signatures and electronic document storage widely used; robust data privacy regulations.	Emerging use of digital tools; plans for e-signatures and integrated land information systems.
Complexity of Laws	State-specific property laws create jurisdictional challenges for notaries.	International transactions add complexity due to multi-jurisdictional laws.	International legal transactions require deep understanding of cross-border laws.	Complex and evolving land laws; frequent disputes over overlapping claims and unclear boundaries.
Legal Protection	Strong protections through E&O insurance and statutory limits on liability.	Comprehensive protections via Wna and liability insurance.	Legal immunity for duties performed within the scope of the law; financial safeguards.	Limited legal immunity; external pressures and legal risks persist due to

				weak enforcement.
Technological Adaptation	Advanced adoption of e-notarization and digital tools.	High adoption of blockchain and e-signature technologies for transactions.	Integration of digital tools with legal validation for efficiency.	Slow adoption of digital tools; ongoing development of integrated systems.
Challenges	Increased workload and low-cost service pressures; cybersecurity risks in e-notarization.	Globalization increases money laundering and fraud risks; workload from international transactions.	International fraud risks; adapting to digitalization challenges.	External pressures, lack of strong oversight, and limited access to resources.
Proposed Improvements	Stronger cybersecurity measures; standardized regulations across states.	Enhanced digital infrastructure; collaboration between supervisory bodies and technology providers.	Continued modernization of legal frameworks and integration of advanced digital tools.	Comprehensive liability insurance, stronger oversight mechanisms, and faster digital integration.

The comparative analysis highlights significant differences in the legal protections and institutional frameworks supporting Land Deed Officials across jurisdictions. Countries like the United States, the Netherlands, and France showcase robust systems with mandatory insurance, comprehensive training, digital adaptation, and strong regulatory oversight. These measures not only protect Land Deed Officials but also enhance the overall efficiency and integrity of property transactions.

In contrast, Indonesia's framework, while functional, requires significant improvements. The challenges faced by Indonesian Land Deed Official, such as weak enforcement, external pressures, and limited access to digital tools underscore the need for reform. Adopting best practices from other jurisdictions, including mandatory liability insurance, enhanced digital integration, and rigorous oversight mechanisms, can significantly strengthen Indonesia's Land Deed Official framework. By addressing these gaps, Indonesia can ensure that Land Deed Officials are better protected, enabling them to contribute effectively to a fair and transparent land management system.

3.2. Integrating Justice-Oriented Principles into the Legal Protection Framework for Land Deed Officials (PPAT)

Justice-oriented reforms in the legal framework protecting Land Deed Officials in Indonesia must align with the values of Pancasila, the nation's philosophical foundation. Pancasila emphasizes social justice, equality, and the inherent dignity of every individual (Farwati, S., Iskhak, M., & Mahnun). According to Yudi Latif, justice must serve as the cornerstone of governance and societal organization (Latif, Y. (2010). This principle is particularly relevant for professions such as Land Deed Officials, who play a crucial role in land title transfers and must navigate complex legal terrains while maintaining impartiality and adherence to ethical standards (Notaris, H. (2022).

Pancasila's principles offer a comprehensive framework for addressing the systemic challenges faced by Land Deed Officials (Beattie, B., Hammond, W., & Dordevich, B. (2023). These challenges include inadequate legal protections, external pressures, and procedural ambiguities that compromise their ability to execute their duties independently and fairly (Franciska, W., & Faturohman, A. (2023). Grounded in justice, reforms must ensure that Land Deed Officials are safeguarded from undue risks while upholding their professional integrity and public trust (Adistia, M. (2024). This analysis explores the integration of justice-oriented principles into Indonesia's Land Deed Official legal framework to enhance protections and align the profession with the nation's commitment to fairness and equity (Oktavia, R., & Subekti, S. (2023).

The integration of justice-oriented principles into the legal framework for Land Deed Officials must address both substantive and procedural justice. Substantive justice requires that Land Deed Officials are treated equitably under the law, with explicit legal protections against discrimination and undue influence (Maghfiroh, U. B. Z. (2024). This aligns with Pancasila's second principle, emphasizing equality and the recognition of human dignity. Legal reforms should include clear protections ensuring Land Deed Official's independence, shielding them from external coercion, and preventing bias in land transactions (Mashdurohatun, A., Tambuno, A. S., Wahyuningsih, S. E., & Mahmutarom, H. R. (2023). Additionally, Pancasila's first principle calls for ethical responsibility grounded in morality and faith, requiring Land Deed Officials to uphold high ethical standards in their professional conduct.

Procedural justice emphasizes the importance of transparent and fair processes in holding Land Deed Officials accountable. Legal frameworks must establish clear guidelines for investigating complaints, ensuring that any allegations against Land Deed Officials are addressed in a manner that upholds their right to a fair defence (Andriyani, N. (2022). This reflects the concept of procedural fairness outlined by Hadjon, which underscores the necessity of just and coherent legal processes (Hadjon, P. Arlen, J., & Kraakman, R. (1997). Accountability mechanisms should also distinguish between genuine negligence and systemic errors, ensuring that disciplinary actions are proportional to the nature of the misconduct (Arlen, J., & Kraakman, R. (1997).

A justice-oriented framework must also recognize the social dimension of Land Deed Officials' roles. According to Pancasila's principle of social justice, Land Deed Officials must ensure equal access to legal services for all, including marginalized groups. This requires legal provisions that prohibit discrimination in service delivery and encourage Land Deed Officials to serve the public equitably. Ethical guidelines should reinforce this commitment, emphasizing the role of Land Deed Officials in promoting fairness and protecting vulnerable populations in land transactions.

To address the systemic pressures faced by Land Deed Officials, legal reforms should include explicit protections against undue influence from powerful stakeholders (Hudallah, M., Mashdurohatun, A., & Handoko, W. (2022). External pressures, such as coercion by investors or government entities, often compromise the independence of Land Deed Officials. Justice-oriented principles necessitate safeguards that empower Land Deed Officials to perform their duties without fear of reprisal. This includes legal immunity for actions conducted within the scope of their duties and mechanisms for addressing grievances in a transparent and impartial manner.

The integration of justice-oriented principles must also extend to the modernization of

the profession. As Sumaryono notes, ethical practice is a dynamic process that must adapt to evolving societal needs (Sumaryono, E. (1995). Digital tools such as blockchain and electronic signatures can enhance the efficiency and transparency of land transactions, reducing opportunities for fraud and errors (Rahim, S. N., Husni, L., & Arba, A. (2024). However, these technologies must be implemented alongside comprehensive training programs to ensure that Land Deed Officials can use them effectively and responsibly Pramadanty, F. L. (2024). Training should also include education on Pancasila values, equipping Land Deed Officials with the moral foundation necessary to navigate complex legal and ethical dilemmas.

Finally, justice-oriented reforms must address the welfare of Land Deed Officials, ensuring that their working conditions support their ability to perform their duties with integrity. Adequate compensation, access to liability insurance, and professional support systems are critical to sustaining the profession. These measures align with the principles of fairness and dignity, ensuring that Land Deed Officials are not only protected but also empowered to serve the public interest.

The integration of justice-oriented principles into Indonesia's Land Deed Official legal framework faces significant challenges. Complex and overlapping land laws often leave Land Deed Officials vulnerable to legal ambiguities, while external pressures from powerful stakeholders undermine their independence. Additionally, the slow adoption of digital tools limits the efficiency and transparency of land transactions, further complicating the profession's operational landscape.

However, these challenges also present opportunities for meaningful reform. By drawing on Pancasila's values, Indonesia can create a legal framework that reflects the nation's commitment to justice and equity. Strengthening oversight mechanisms, implementing liability insurance schemes, and modernizing the profession through digital tools are practical steps toward this goal. Comprehensive training programs that integrate Pancasila values and emphasize ethical responsibility can further enhance the capacity of Land Deed Officials to serve the public with integrity and professionalism (Widayanti, R., Mashdurohatun, A., & Busro, A. (2024).

Integrating justice-oriented principles into the legal framework for Land Deed Officials (Land Deed Officials) in Indonesia is essential for addressing systemic weaknesses and aligning the profession with the nation's commitment to fairness and equity (Jahani Chehrehbargh, F., Rajabifard, A., Atazadeh, B., & Steudler, D. (2024). Grounded in Pancasila, these reforms must ensure both substantive and procedural justice, safeguarding Land Deed Officials from undue risks while upholding their independence and accountability (Mashdurohatun, A., & Wibowo, J. (2024).

Strengthened legal protections, modernized infrastructure, and robust oversight mechanisms are key to empowering Land Deed Officials to perform their duties with integrity (Reza Sri Maulani, R. E. Z. A. (2023). By adopting justice-oriented reforms, Indonesia can create a legal framework that not only protects Land Deed Officials but also promotes a fair and transparent land management system (Arifin, R., Idris, S. H., Munandar, T. I., & Nte, N. D. (2023). This alignment with Pancasila values will enhance public trust in the profession, ensuring that Land Deed Officials can continue to play a critical role in upholding the nation's commitment to justice and equity (Mashdurohatun, A., Tambuno, A. S., Wahyuningsih, S. E., & Mahmutarom, H. R. (2023).

3.3. Improving Legal Regulations to Strengthen the Protection of Land Deed Officials (PPAT)

The role of Land Deed Officials in Indonesia is crucial in ensuring the legality and transparency of land title transfers. However, existing legal frameworks, such as Government Regulation No. 24 of 1997 and subsequent amendments, fall short in providing adequate protections for Land Deed Officials (Saputra, T. E., & Rustan, R. (2023). This has led to vulnerabilities where Land Deed Officials face criminalization, professional risks, and a lack of procedural safeguards (Rosen-Zvi, I., & Fisher, T. (2008). Justice-oriented reforms in these regulations are essential to align with Indonesia's foundational principles of Pancasila, ensuring fairness, legal certainty, and the protection of human dignity (Masdurohatusun, A., & Wibowo, J. (2024). This section explores necessary improvements to strengthen the legal protections for Land Deed Officials, focusing on revising key provisions and incorporating justice-oriented principles.

Current regulations lack explicit provisions for the legal protection of Land Deed Officials. For instance, Article 2 of Government Regulation No. 24 of 2016 outlines the duties and authority of Land Deed Officials but does not safeguard them from legal liability for actions performed in good faith within their official capacity (Parashtheo, B. (2024). This oversight can lead to criminalization, as Land Deed Officials are often held accountable for errors in documentation or disputes beyond their control (Prawesthi, W. (2023). To address this, Article 2 should include clauses explicitly exempting Land Deed Officials from liability for tasks carried out under lawful directives, as stipulated in Article 51(1) of the Indonesian Penal Code (KUHP), which protects individuals performing official duties from prosecution.

Similarly, Article 10 of the same regulation provides for the dismissal of Land Deed Officials for severe violations or criminal convictions (Prawesthi, W. (2023). However, it does not require a thorough investigation or due process before imposing penalties. This contrasts with protections afforded to notaries under Law No. 2 of 2014, which mandates approval from the Honorary Council before taking disciplinary action. To ensure fairness, Article 10 should include provisions requiring an impartial review process before imposing sanctions on Land Deed Officials, thereby upholding procedural justice.

Another critical issue is the lack of compensation mechanisms for Land Deed Officials who face wrongful accusations or criminal proceedings. Article 32 of Government Regulation No. 24 of 2016 limits the discussion of Land Deed Official remuneration to honorarium caps, neglecting the need for financial safeguards. Drawing from Article 95 of the *KUHAP*, which guarantees compensation for wrongful detention, Article 32 should be expanded to include provisions for rehabilitating the reputation and compensating Land Deed Officials wrongly implicated in legal disputes (Prastika, N. P. (2024). Moreover, mandating professional liability insurance for Land Deed Officials would provide financial security in cases of unintentional errors.

The supervisory mechanisms outlined in Ministerial Regulation No. 2 of 2018 also require reform. Currently, the Supervisory and Advisory Board (*Majelis Pengawas dan Pembina PPAT, or MPPD*) offers only legal assistance, falling short of the protections provided by the Honorary Council for Notaries (*Majelis Kehormatan Notaris, or MKN*) (Umbas, F. O., & Santoso, B. (2022). For instance, the *MKN* has the authority to permit or deny access to notarial records by law enforcement agencies, offering a layer of procedural protection. Similarly, the Supervisory and Advisory Board should be empowered to grant

or withhold permission for Land Deed Officials to appear as witnesses or defendants and for the release of official documents, ensuring their actions are not misinterpreted or criminalized (Huda, M., & Suhaini, A. (2024).

Justice-oriented reforms should reflect the principles of Pancasila, emphasizing legal certainty, fairness, and respect for human dignity. Substantively, this means creating clear and enforceable protections for Land Deed Officials, including immunity for actions performed in good faith and mechanisms for addressing grievances (Andrian, A. (2022). Procedurally, reforms should prioritize due process, requiring thorough investigations before imposing disciplinary actions and ensuring Land Deed Officials have access to legal representation and support during disputes.

These reforms should also address the broader social implications of the profession. Land Deed Officials often face external pressures from stakeholders with vested interests in land transactions, risking their independence and integrity (Adistia, M. (2024). Legal provisions must explicitly protect Land Deed Officials from coercion or undue influence, safeguarding their role as impartial public officials (Silitonga, B., Saidin, O., Sembiring, R., & Suprayitno, S. (2024). Additionally, training and education programs should reinforce ethical responsibilities, equipping Land Deed Officials with the knowledge and skills necessary to navigate complex legal and ethical challenges (Prilia, D. (2022).

Digitalization presents both opportunities and challenges for Land Deed Officials (Felani, L., & Huda, M. (2022). While tools like electronic signatures and blockchain can enhance transparency and efficiency, they also require robust legal frameworks to address issues of data security and accountability (Asuquo, H. O., & Oladokun, M. G. (2024). Regulations should mandate comprehensive training for Land Deed Officials on these technologies, ensuring they can leverage them effectively while maintaining compliance with legal and ethical standards (Walker, G. A. (2023).

Strengthening legal protections for Land Deed Officials (Land Deed Officials) is essential for fostering a fair and transparent land administration system in Indonesia. Current regulations fail to address key vulnerabilities, leaving Land Deed Officials exposed to criminalization, financial risks, and external pressures (Fadila, I. Z., Sugiri, B., & Wisnuwardhani, D. A. (2020). Justice-oriented reforms should focus on incorporating explicit legal safeguards, ensuring procedural fairness, and aligning with the principles of Pancasila (Arifin, Z., & Mashdurohatun, (2020).

Proposed reforms include revising key provisions to exempt Land Deed Officials from liability for actions performed in good faith, introducing compensation mechanisms for wrongful accusations (Prawesthi, W. (2023), and enhancing the supervisory powers of the Supervisory and Advisory Board. These measures, coupled with training programs and the integration of digital tools, can empower Land Deed Officials to perform their duties with integrity and professionalism.

By aligning legal protections with justice-oriented principles, Indonesia can create a robust framework that not only safeguards Land Deed Officials but also upholds the nation's commitment to fairness, legal certainty, and respect for human dignity (Warsito, L. (2025). Such reforms are critical for building public trust and ensuring that Land Deed Officials can continue to play a pivotal role in land title transfers and broader land administration processes.

4. Conclusion

Justice-oriented reform of regulations protecting Land Deed Officials (PPAT) is essential to ensure the integrity and efficiency of land administration in Indonesia. Current legal frameworks, including Government Regulation No. 24 of 1997 and its subsequent amendments, lack robust mechanisms to safeguard Land Deed Officials from legal and professional vulnerabilities. These gaps leave Land Deed Officials exposed to criminalization, undue external pressures, and insufficient procedural protections, undermining their ability to perform their duties with independence and fairness. Reform efforts should focus on embedding justice-oriented principles grounded in Pancasila, which emphasize fairness, legal certainty, and human dignity. Key recommendations include revising existing regulations to explicitly exempt Land Deed Officials from liability for actions carried out in good faith, introducing mechanisms for compensation and rehabilitation in cases of wrongful accusations, and mandating professional liability insurance to shield Land Deed Officials from financial risks. Strengthening supervisory frameworks, such as empowering the Supervisory and Advisory Board to grant permissions for legal procedures involving Land Deed Officials, is also crucial for upholding procedural justice. Digitalization presents both opportunities and challenges for the profession. While technological tools like electronic signatures and blockchain can enhance transparency and efficiency, legal frameworks must be updated to address associated risks, including data security and accountability. Comprehensive training on these technologies will ensure Land Deed Officials can adapt to evolving professional demands. By implementing these reforms, Indonesia can create a balanced legal framework that protects Land Deed Officials while maintaining public trust in land administration systems.

5. References

Journals:

- Adistia, M. (2024). Pertanggungjawaban PPAT terhadap Akta Jual Beli Berdasarkan Keterangan Palsu yang diberikan oleh Para Pihak. *Notaire*, 7(1).
- Alkaf, A. (2022). Pertanggungjawaban Notaris/Ppat Terhadap Tindak Pidana Penipuan Dalam Menjalankan Jabatannya (Studi Putusan No. 72/Pid. B/2020/PN Pkl) (Doctoral dissertation, Universitas Islam Sultan Agung).
- Alkatiri, N. H., Putra, M. F. M., & Ongko, K. (2023). A Legal Perspective: Implementing an Electronic Notarization System in Indonesia in the Post-Pandemic Era. *Jambura Law Review*, 5(2), 332-355.
- Andrian, A. (2022). Kewenangan Ombudsman Republik Indonesia Dalam Melakukan Pengawasan Terhadap Majelis Pengawas Notaris Serta Majelis Pembina dan Pengawas Pejabat Pembuat Akta Tanah (PPAT) di Kota Kendari Provinsi Sulawesi Tenggara (Master's thesis, Universitas Islam Sultan Agung (Indonesia)).
- Andriyani, N. (2022). The Juridical Implications for Multiple Positions Performed by Land Deed Officials as State Officials in the Conception of Legal Certainty. *Jurnal Konstatering (JK)*, 1(3), 1420-1433.

- Arbiansyah, F. A. (2024). *Obstacles and Solutions in Upholding Customary Law in Indonesia: R. Soepomo's Perspective* (Doctoral dissertation, Universitas Islam Indonesia).
- Argyrou, A. (2017). Making the case for case studies in empirical legal research. *Utrecht Law Review*, 13(3), 95-113.
- Arifin, R., Idris, S. H., Munandar, T. I., & Nte, N. D. (2023). Striking A Balance: Navigating Peace, Justice, And Restorative Justice In Indonesian Prosecutorial Process. *The Prosecutor Law Review*, 1(3).
- Arifin, Z., & Mashdurohatun, A. Reconstruction Of Parate Execution Mortgage Rights To Land Based On The Value Of Justice. *The 2nd Proceeding "Indonesia Clean Of Corruption In 2020"*.
- Arlen, J., & Kraakman, R. (1997). Controlling corporate misconduct: An analysis of corporate liability regimes. *NYUL Rev.*, 72, 687.
- Asghar, J. (2013). Critical paradigm: A preamble for novice researchers. *Life Science Journal*, 10(4), 3121-3127.
- Astuti, S. W. (2019). The Role of The National Land Agency in Monitoring The Issuing Land Deed by The Temporary Land Deed Officer in Indramayu Regency. *Authentica*, 2(2).
- Asuquo, H. O., & Oladokun, M. G. (2024). The Fourth Industrial Revolution and Digitalisation of Facilities Management Firms in Nigeria. In *Facility Management Practices: Empirical Cases in Developing Countries* (pp. 31-60). Cham: Springer Nature Switzerland.
- Beattie, B., Hammond, W., & Dordevich, B. (2023). Analysis of Reconstruction of Land Rights Acquisition Duty Verification Arrangements by the Regional Finance Agency to Realize Pancasila Justice. *Journal of Positive School Psychology*, 7(1), 1-6.
- Dalati, S., & Marx Gómez, J. (2018). Surveys and questionnaires. *Modernizing the Academic Teaching and Research Environment: Methodologies and Cases in Business Research*, 175-186.
- Derclaye, E. (2008). *The legal protection of databases: a comparative analysis*. Edward Elgar Publishing.
- Dharsana, I. M. P., Budiarta, I. P. N., & Wahyuningsih, D. A. T. (2023). Authorities Of The National Land Agency In Settling Land Cases As A Form Of Legal Protection For Land Right Holders Whose Transfer Is Canceled (Study of Supreme Court Decision Number: 3542 K/Pdt/2021). *Protection: Journal Of Land And Environmental Law*, 1(3), 181-192.
- Elander, K. R. (2012). *Merging paradigms: The integration of objectivist and constructivist approaches in university settings*. Capella University.
- Fadila, I. Z., Sugiri, B., & Wisnuwardhani, D. A. (2020). The Obligation Of Notary To Report Suspicious Financial Transactions Based On The Value Of The Transaction. *Jurisdictie: Jurnal Hukum dan Syariah*, 11(2), 202-236.

- Farwati, S., Iskhak, M., & Mahnun, N. Exploring Pancasila as Core Ethical Values in Character Education: Implications for a Diverse Nation. *HEUTAGOGIA: Journal of Islamic Education*, 3(2).
- Felani, L., & Huda, M. (2022). The Effectiveness of Expansion of The Working Area of Land Deed Officials Related To Electronic Land Services. *YURISDIKSI: Jurnal Wacana Hukum dan Sains*, 18(3), 382-390.
- Franciska, W., & Faturohman, A. (2023). Legal Protection For Parties Against Acts Against The Law Committed By Ppat In Tax Embezzlement Against The Transfer Of Land Rights. *Journal of Authentic Notarial Law* , 5 (1), 131-155.
- Habib, H. (2020). Positivism and post-positivistic approaches to research. *UGC Care Journal*, 31(17), 1000-1007.
- Hadjon, P. Arlen, J., & Kraakman, R. (1997). Controlling corporate misconduct: An analysis of corporate liability regimes. *NYUL Rev.*, 72, 687.M. (1994). *Pengkajian Ilmu Hukum Dogmatik (Normatif)*. *Jurnal Yuridika*, 6(9), 37.
- Hidayat, N. R. (2022). Pelaksanaan Penyidikan Terhadap Notaris atas Dugaan Tindak Pidana Penipuan dan Penggelapan Dalam Konsepsi Kepastian Hukum (Master's thesis, Universitas Islam Sultan Agung (Indonesia)).
- Huda, M., & Suhaini, A. (2024). Otoritas Majelis Pembinaan dan Pengawasan Daerah terhadap Pelanggaran Etika yang Dilakukan oleh Pejabat yang Bertugas dalam Pembuatan Akta Tanah. *Jurnal Ilmu Hukum Kyadiren*, 5(2), 13-29.
- Hudallah, M., Mashdurohatun, A., & Handoko, W. (2022). Responsibilities of Notaris/PPAT in Credit Agreements & Deed on Granting of Liability Rights (APHT) When the Debtor is in Default. *Dalam Sultan Agung Notary Law Review*, 4(1).
- Indrawan, L. N., & Munandar, A. (2022). Juridicial Review Implementation of Land Registration According to Government Regulation No. 18 of 2021 Concerning Management Rights, Land Rights, Flat Units and Land Registration. *Policy, Law, Notary and Regulatory Issues*, 1(1), 39-56.
- Jahani Chehrehbargh, F., Rajabifard, A., Atazadeh, B., & Steudler, D. (2024). Current challenges and strategic directions for land administration system modernisation in Indonesia. *Journal of Spatial Science*, 1-33.
- Jayanti, N. N. T., Wesna, P. A. S., & Puspadma, I. N. A. (2024). Legal Consequences Of Deposited Funds To Public Notary Before Preparation Of Sales And Purchase Agreement: A Case Study of Supreme Court Decision Number 508 K/PID/2017. *Ius Positum: Journal of Law Theory and Law Enforcement*, 14-25.
- Kivunja, C., & Kuyini, A. B. (2017). Understanding and applying research paradigms in educational contexts. *International Journal of higher education*, 6(5), 26-41.
- Lincoln, Y. S., Lynham, S. A., & Guba, E. G. (2011). Paradigmatic controversies, contradictions, and emerging confluences, revisited. *The Sage handbook of qualitative research*, 4(2), 97-128.

- Madkour, M. (2016). The application of functional linguistic models for assessing quality of translation: a descriptive analytical study. *International Journal of English Linguistics*, 6(6), 87-117.
- Maghfiroh, U. B. Z. (2024). Preferensi Keadilan Substantif Atas Keadilan Prosedural Dalam Penjatuhan Sanksi Pemberhentian Dengan Tidak Hormat Terhadap Notaris (Studi Kasus Putusan Peninjauan Kembali Nomor 200 Pk/Tun/2022) (Doctoral Dissertation, Uns (Sebelas Maret University)).
- Magistasari, E., Sudarwanto, A. S., & Harahap, B. (2024). Legal Defects Of Sale And Purchase Deeds: A Review Of The Responsibilities Of Officials Making Land Deeds In Indonesia. *International Journal of Educational Research & Social Sciences*, 5(6), 986-993.
- Mashdurohatun, A., & Wibowo, J. (2024). Reconstruction of regulation procedures for administrative land based on the value of justice of Pancasila. *International Journal of Business, Economics And Law*, 31(1)
- Mashdurohatun, A., Tambuno, A. S., Wahyuningsih, S. E., & Mahmutarom, H. R. (2023). Registration of Transfer of Land Rights in the Justice-Based Indonesian Legal System. *Sch Int J Law Crime Justice*, 6(4), 209-215.
- Massé, G. (2024). Law professions, low regulation: assessing French notarial competition through (de) regulation indexes. *Centre d'économie de la Sorbonne*.
- McDonald, J., & Eger, E. K. Queer Approaches to Qualitative Organizational Communication Research. *Qualitative Research in Organizational Communication*, 181.
- MD, P. (2019). Legal Research-Descriptive Analysis on Doctrinal Methodology. *International Journal of Management, Technology and Social Sciences (IJMTS)*, 4(2), 95-103.
- Noor, A., & Purwa, P. (2023). Legal Protection For Ppat From Land Mafia Crime In Making Land Deeds Based On Pp 37 Of 1998. *Infokum*, 11(02), 81-90.
- Notaris, H. (2022). Mengkaji: Hakikat Jabatan Notaris Dalam Negara Hukum Pancasila. *Hukum Kenotariatan Indonesia Jilid 2*, 27.
- Nugroho, F. F. D. (2024). Analysis of Liability and Legal Protection of Land Deed Officials (PPAT) Review of Court Decision No. 43/Pdt. G/2017/PN. Slt. QURU': *Journal of Family Law and Culture*, 2(2), 233-253.
- Nugroho, F. F. D. (2024). Analysis of Liability and Legal Protection of Land Deed Officials (PPAT) Review of Court Decision No. 43/Pdt. G/2017/PN. Slt. QURU': *Journal of Family Law and Culture*, 2(2), 233-253.
- Oktavia, R., & Subekti, S. (2023). Legal Protection Against the Land Deed Making Office (PPAT) in the Matter of Blocking Back the Name of the Grant Object (Supreme Court Decision Number 175 K/PDT/2021). *Journal of Notarial Acts*, 2 (1), 100-113.

- Parashteo, B. (2024). Deed Signing in Front of PPAT: Feasibility Evaluation (Study of PPAT Working Area of West Jakarta Administrative City). *Journal of Law, Politic and Humanities*, 5(2), 745-754.
- Pasamai, S., & Aswari, A. (2023). Sociology of Law Perspectives on Security, Population, and Local Wisdom Issues. *Substantive Justice International Journal of Law*, 6(1), 17-27.
- Permadi, I. (2023). Electronic title certificate as legal evidence: The land registration system and the quest for legal certainty in Indonesia. *Digital Evidence & Elec. Signature L. Rev.*, 20, 47.
- Pramadanty, F. L. (2024). Form of Application of the Principle of Recognizing Service Users (Pmpj) by Land Deed Making Officials in Their Duties and Authorities. *International Journal of Islamic Education, Research and Multiculturalism (IJIERM)*, 6(1), 239-267.
- Prastika, N. P. (2024). *Perlindungan Hukum Terhadap Pihak Yang Dirugikan Dalam Peralihan Hak Atas Tanah Melalui Jual Beli Di Hadapan Pejabat Pembuat Akta Tanah (PPAT)* (Doctoral Dissertation, Universitas Islam Sultan Agung Semarang).
- Prawesthi, W. (2023). The Ratio Legis Liabilities and Repudiation Rights of Land Deed Officers based on Criminal Code Perspectives. *Ius Positum: Journal Of Law Theory And Law Enforcement*, 22-34.
- Prilia, D. (2022). The Implementation of Supervision and Guidance of Officials for Making Land Deeds (PPAT) by the Board of Trustees and Supervisors for Officials for Making Land Deeds (PPAT). *Jurnal Konstatering (JK)*, 1(3), 1410-1419.
- Proffatt, J. (2024). *A Treatise on the Law Relating to the Office and Duties of Notaries Public Throughout the United States*. BoD—Books on Demand.
- Putri, VN, & Valentina, RA (2022). Legal Protection Against Notaries/PPAT Related to Fake Documents Via Card Reader. *PALAR (Pakuan Law review)* , 8 (2), 500-514.
- Rahdania, A. F., & Djaja, B. (2023). Implementation of Land Registration Procedures in Indonesia Based on Government Regulation No. 18 of 2021. *Journal of Social Research*, 2(7), 2562-2570.
- Rahim, S. N., Husni, L., & Arba, A. (2024). Legal Implications of the Use of Digitalization of Online Land Registration. *Path of Science*, 10(5), 2011.
- Rahmah, S., Jalil, H., & Kadir, M. Y. A. (2024). Legal Dilemma for Land Deed Officials in Transferring Land Title Within Agrarian Reform in Indonesia: A Study in Aceh Province. *Samarah: Jurnal Hukum Keluarga dan Hukum Islam*, 8(1), 556-578.
- Reza Sri Maulani, R. E. Z. A. (2023). *Perlindungan Hukum Pejabat Pembuat Akta Tanah (PPAT) Terhadap Tindakan Pemalsuan Data Pada Akta Jual Beli Oleh Penghadap* (Doctoral dissertation, UNIVERSITAS ANDALAS).

- Rina, R., Hernoko, A. Y., Sembiring, R., & Purba, H. (2024, February). The Role And Function Of Notaries In Making Legislative Acts Based On Positive Laws: The Regulatory Obstacle Of Notary. In Proceedings of the 1st International Conference on Social Science (ICSS) (Vol. 3, No. 1, pp. 21-29).
- Rohadi, Mashdurohatun, A., & Hanim, L. (2024). Legal protection of landowners that have been certified as a land mafia prevention effort. *International Journal of Business, Economics and Law*, 31(1),
- Rosen-Zvi, I., & Fisher, T. (2008). Overcoming procedural boundaries. *Virginia Law Review*, 79-155.
- Sabdaningtyas, Y., & Dewi, P. M. (2024). Legal Certainty and Procedural Justice in Land Management in Indonesia: Ensuring Rights Protection and Effective Dispute Resolution. *Mimbar Keadilan*, 17(2), 210-222.
- Sanniawati, S., Muhjad, M. H., & Yusran, A. (2023). Implications of Ownership Certificates that Overlap with Business Use Rights Certificates. *International Journal of Social Science and Human Research*, 6(08), 4721-4731.
- Saputra, T. E., & Rustan, R. (2023). Supervision of Subdistrict Heads as Temporary Deed Making Officials in the Indonesian Positive Law Perspective. *Golden Ratio of Law and Social Policy Review*, 3(1), 36-48.
- Silitonga, B., Saidin, O., Sembiring, R., & Suprayitno, S. (2024). The Legal Consequences Of Legal Acts Continuation Based On Act Void Statement And Authorization By The Court. *Jurnal Ekonomi*, 13(04), 791-807.
- Umbas, F. O., & Santoso, B. (2022). Perlindungan Hukum Terhadap Notaris dan PPAAT Dalam Menjalankan Profesinya. *Notarius*, 15(2), 883-892.
- Utama, P. I., Novianto, W. T., & Purwadi, H. (2024). The Role of Notaries/Land Deed Officials in Combating Money Laundering Crimes with the Know Your Customer Principle. *International Journal of Educational Research & Social Sciences*, 5(2), 279-283.
- Walker, G. A. (2023). Technology Law, Rights & Ethics-One Choice, One Future. *The International Lawyer*, 56(1).
- Walree, T. F., Reijneveld, M. D., Wolters, P. T. J., & Roes, J. S. L. A. W. B. (2023). AI in the notarial profession. An exploration of the opportunities, risks and legal conditions of the development and use of AI in the notarial profession.
- Warsito, L. (2025). Human Rights Implications of Tax Validation Policies on Land and Building Sales: A Social Justice Perspective. *Mimbar Keadilan*, 18(1), 70-77.
- Widayanti, R., Mashdurohatun, A., & Busro, A. (2024). Reconstruction of the Regulation of the Position of a Notary as a Public Official Based on Justice Values. *JL Pol'y & Globalization*, 141, 111.
- Yusmar, R., Sulityarini, R., & Hadisuryo, H. (2024). The Responsibilities of Land Deed Officials in Cases of Legally Null and Void Sale Agreements. *International Journal of Humanities Education and Social Sciences*, 4(2).

Books:

- Latif, Y. (2010). *Keadilan Pancasila: Upaya Menjalin Solidaritas Sosial*. Jakarta: Gramedia Pustaka Utama.
- Sumaryono, E. (1995). *Etika Profesi Hukum: Norma-Norma Bagi Penegak Hukum*. Yogyakarta: Kanisius.
- Sutedi, A. (2022). *Peralihan Hak Atas Tanah dan Pendaftarannya* (pp. 76). Sinar Grafika.

Internet:

- Altman, A. (1990). *Critical Legal Studies: A Liberal Critique*. Princeton University Press. Retrieved from <http://www.legalitas.org> on March 13, 2016.
- American Land Title Association (ALTA). (2020). *Best Practices for Title and Settlement Agents*. Retrieved from ALTA on June 6, 2024, at 07:21 AM WIB.
- Ardiansyah. (2014). *Fokus Kajian Teori Kewenangan*. Retrieved from <https://customlawyer.wordpress.com/2014/09/18/fokus-kajian-teori-kewenangan/> on February 16, 2022.
- Aristoteles. *Nicomachean Ethics*, translated by W.D. Ross. Retrieved from <http://bocc.ubi.pt/pag/Aristoteles-nicomachaen.html> on May 12, 2022.
- Conseil Supérieur du Notariat (CSN). (2020). *Missions et Rôles du CSN*. Retrieved from CSN on June 1, 2024, at 11:42 AM WIB.
- Dutch Civil Law. (2021). *The Role and Function of the Notary in the Netherlands*. Retrieved from Dutch Civil Law on June 1, 2024, at 11:09 AM WIB.
- Errors and Omissions Insurance for Notaries. (2020). *Protecting Your Notary Business*. Retrieved from [Insurance Providers] on June 6, 2024, at 07:15 AM WIB.
- Fonds de Garantie des Notaires. (2019). *Présentation du Fonds de Garantie*. Retrieved from Fonds de Garantie des Notaires on June 1, 2024, at 11:42 AM WIB.
- Haan, J. de, & Lever, M. (2018). Digital Transformation in Dutch Notarial Services. *Journal of Legal Technology*, 14(3), 122-136. Retrieved on June 1, 2024, at 11:08 AM WIB.
- Journal Officiel de la République Française. (2018). *Réforme du Notariat et L'Intégration des Technologies Digitales*. Retrieved from Journal Officiel on June 1, 2024, at 11:44 AM WIB.
- KBBI. *Akta*. Retrieved from <https://kbbi.web.id/akta> on March 12, 2024, at 08:00 PM WIB.
- Kirtley, R. D. (2018). The Role and Responsibilities of Notaries Public in Real Estate Transactions. *Journal of Real Estate Law*, 32(1), 45-60. Retrieved on June 6, 2024, at 07:18 AM WIB.
- Koninklijke Notariële Beroepsorganisatie (KNB). (2020). *Regulering en Toezicht op het Notariaat*. Retrieved from KNB on June 1, 2024, at 11:12 AM WIB.

Ministère de la Justice. (2021). Réforme du Notariat et Digitalisation. Retrieved from Ministère de la Justice on June 1, 2024, at 11:40 AM WIB.

Ministerie van Justitie en Veiligheid. (2019). Rapport over de Modernisering van het Notariaat. Retrieved from Rijksoverheid on June 1, 2024, at 11:16 AM WIB.

National Notary Association (NNA). (2021). Guidelines for Notaries. Retrieved from NNA on June 6, 2024, at 07:13 AM WIB.

Ordonnance n° 45-2590 du 2 novembre 1945. (1945). Légifrance. Retrieved from Légifrance on June 1, 2024, at 11:39 AM WIB.

State Laws and Regulations. (2021). Overview of Notary Public Regulations by State. Retrieved from [State Government Websites] on June 1, 2024, at 10:56 AM WIB.

Wahyuni, W. (2024). Mengenal Hak Imunitas Advokat. Retrieved from <https://www.hukumonline.com/berita/a/mengenal-hak-imunitas-advokat-62b1a50a2c310/?page=2> on June 22, 2024, at 07:43 AM WIB.

Wet op het notarisambt (Wna). (2018). De Wet en Regelgeving van het Notariaat. Retrieved from Overheid.nl on June 1, 2024, at 11:04 AM WIB.

Regulation:

Constitutional Court Decision Number 16/PUU-XVIII/2020 concerning "Approval of the Notary Honorary Council on the Summons of Notaries in Criminal Case Examinations"

Government Regulation Number 24 of 1997 concerning Land Registration

Government Regulation Number 24 of 2016 concerning Amendments to Government Regulation Number 37 of 1998 on the Position Regulations of Land Deed Officials

Government Regulation Number 40 of 1996 concerning Right to Cultivate, Right to Build, and Right to Use Land

Law Number 4 of 1996 concerning Land Mortgage Rights and Objects Related to Land

Law Number 43 of 1999 concerning Amendments to Law Number 8 of 2004 on Basic Provisions of Civil Service. State Gazette of 1999 No. 169, Supplement to State Gazette No. 3890

Law Number 5 of 1960 concerning Basic Agrarian Principles

Ministerial Regulation of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 1 of 2010 concerning Standards for Land Service and Regulation

Ministerial Regulation of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 2 of 2018 concerning Guidance and Supervision of Land Deed Officials

Ministerial Regulation of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 7 of 2019 concerning the Second Amendment to Ministerial Regulation of Agrarian Affairs/Head of the National Land Agency Number 3 of 1997 on Provisions for the Implementation of Government Regulation Number 24 of 1997 on Land Registration

The 1945 Constitution of the Republic of Indonesia

Interview:

Handayani, T. S., & Lailani, N. (2024, June 15). Interview with Land Deed Officials (PPAT) of Brebes Regency. Conducted at 09:38 AM WIB.