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Topic: *Strengthening Legal Frameworks for Combating Human Trafficking and Enhancing Protection of Women and Children*

Reconstruction of Legal Policy in The Field of Professional Ethics to Strengthen Legal Protection for Land Deed Officials Based on The Values of Justice

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Abstract. *There are no specific regulations governing legal protection for the position of PPAT as regulated in Article 50-51 of the Criminal Code regarding legal protection for officials, which is not emphasized in PPAT Regulation Number 24 of 2016 in conjunction with PP Number 37 of 1998. In fact, in practice, it has never been used by Law Enforcement Officers (APH) in assisting (granting these rights) to Land Deed Making Officials (PPAT). This research method uses a constructivist paradigm, a socio-legal approach method., and data obtained from qualitative. The results of this study that the decision of the Advisory and Supervisory Board of Land Deed Making Officials (PPAT) is only binding on the profession or in the form of ethical sanctions and does not involve criminal sanctions. Researchers saw that There are no concrete regulations regarding the Supervision of Land Deed Making Officials (PPAT), especially in Article 7 of the Decree of the Minister of ATR/Head of BPN No. 112/KEP-4.1/IV/2017 concerning the IPPAT Code of Ethics, the government sets the honorarium for Land Deed Makers (PPAT) (interference) with an amount that is not balanced with the duties and responsibilities of Land Deed Makers (PPAT) (obligations). Meanwhile, from the criminal side, Articles 50-51 of the Criminal Code which are not emphasized in the PP PJ PPAT are actually never used in practice by APH in assisting (granting these rights) to Land Deed Makers (PPAT).*

Keywords: *Justice; Legal Protection; Land Deed Making Officials (PPAT); Legal Policy; Professional Ethics; Reconstruction.*

1. Introduction

Land Deed Making Officials (PPAT) play a crucial role in the Indonesian legal system, particularly in creating land deeds that are considered valid and have



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high evidentiary power. Article 32 of Government Regulation (PP) Number 24 of 2016 in conjunction with PP Number 37 of 1998 concerning the Position Regulations (PJ) of Land Deed Making Officials (PPAT), the honorarium section of Land Deed Making Officials (PPAT) in Article 32, the obligations section, regulates the rights and obligations of Land Deed Making Officials (PPAT).

Article 32 of Government Regulation Number 24 of 2016 in conjunction with Government Regulation Number 37 of 1998 concerning the Acting Land Deed Making Official (PPAT) stipulates that the Land Deed Making Official (PPAT) has the right to receive an honorarium for legal services provided in accordance with his/her authority.

Article 32

(1) The service fees (honorarium) for PPAT and Temporary PPAT, including the service fees (honorarium) for witnesses, may not exceed 1% (one percent) of the transaction price stated in the deed.

(2) PPAT and Temporary PPAT are required to provide services free of charge to those who cannot afford it.

(3) In carrying out their duties, PPAT and Temporary PPAT are prohibited from collecting fees outside the provisions as referred to in paragraph (1).

(4) Special PPAT carries out its duties without charging fees.

(5) Violations of the provisions as referred to in paragraphs (1) to (4) will be subject to administrative sanctions.

(6) Further provisions regarding administrative sanctions are regulated by Ministerial Regulation.

Article 32 of the Acting Land Deed Making Officer (PPAT) is related to Article 2 of the Acting Land Deed Making Officer (PPAT) because in order for the Land Deed Making Officer (PPAT) to receive his honorarium, he needs to carry out the main duties and authority of the Land Deed Making Officer (PPAT) as per Article 2 of the Acting Land Deed Making Officer (PPAT) which reads as follows,

Article 2

(1) The PPAT's main duty is to carry out some land registration activities by making deeds as evidence that certain legal acts have been carried out regarding land rights or Ownership Rights for Apartment Units, which will be used as the basis for registering changes to land registration data resulting from these legal acts.



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(2) The legal acts as referred to in paragraph (1) are as follows:

- a. buy and sell;
- b. exchange;
- c. grant;
- d. income into the company (inbrenng);
- e. distribution of joint rights;
- f. granting of Building Use Rights/Use Rights over Freehold Land;
- g. granting of Mortgage Rights;
- h. granting power of attorney to impose mortgage rights.

Article 3

(1) In order to carry out the main duties as referred to in Article 2, a PPAT has the authority to make authentic deeds regarding all legal acts as referred to in Article 2 paragraph (2) regarding land rights and ownership rights to apartment units located in his work area.

(2) A special PPAT is only authorized to make deeds regarding legal acts specifically mentioned in his/her appointment.

Criminal Code (KUHP)

“Article 50 “Anyone who commits an act to implement the provisions of the law shall not be punished.”

“Article 51 “(1) Anyone who carries out an act to carry out an official order given by an authorized official shall not be punished. (2) An official order without authority shall not result in the removal of the criminal penalty, unless the person given the order, in good faith, thought that the order was given with authority and its implementation was within the scope of his work.”

According to research findings on the principle of justice in the practice of Land Deed Making Officials (PPAT), the value of justice can be defined as the value of balance between rights and responsibilities. By considering the value of balance between rights and obligations, the position of Land Deed Making Officials



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(PPAT) is disadvantageous because their rights are limited to Article 32 of the PP PJ Land Deed Making Officials (PPAT), while Articles 50-51 of the Criminal Code mandate that officials who carry out state duties may not be punished and Land Deed Making Officials (PPAT) including land deed making officials who carry out state orders are the same as Notaries as in Article 1 paragraph (1) of the PP PJ Land Deed Making Officials (PPAT).

However, the implementation of these rights is less than satisfactory, even giving the impression that the government is ignoring these rights, especially the honorarium rights as regulated in Article 32 of the PP PJ Land Deed Making Officials (PPAT). It can be explained that what is meant by the Government being emasculated according to researchers is looking at the fact that the government sets the honorarium for Land Deed Making Officials (PPAT) (interfering) with an amount that is not balanced with the duties and responsibilities of Land Deed Making Officials (PPAT) (obligations) such as Land Deed Making Officials (PPAT) must be fully responsible for the deeds they make until the end of their lives, not having to pay costs outside the price of the Ministry of Spatial Planning/National Land Agency (ATR/BPN) office such as taxes and others where the amount is not balanced and has not created justice such as the case of land Acquisition Fee for Land and Building Rights (BPHTB) where the narrower area has the same rate as the wider area of land even though the level of complexity of managing and licensing the wider land is different.

From the criminal side, Article 50-51 of the Criminal Code which is not emphasized in PJ PPAT Number 24 of 2016 in conjunction with PP Number 37 of 1998 is actually never used in practice by Law Enforcement Officers (APH) in assisting (granting these rights) to Land Deed Making Officials (PPAT). So that the facts that occur in the field throughout the practice of researchers in the world of notaries and PPAT are found to be the occurrence of over-crime against Land Deed Making Officials (PPAT). On the other hand, the obligations for Land Deed Making Officials (PPAT) are increasingly burdened, including the obligations of Notaries and Land Deed Making Officials (PPAT) regarding PPATK reports as Article 1 paragraph (2) and Article 2 of PPATK Regulation No. 11 of 2016 concerning Procedures for Submitting Suspicious Financial Transaction Reports for the Profession which reads as follows:

"Article 1 paragraph (2) of the Head of PPATK Regulation No. 11 of 2016: Professions are Advocates, Notaries, Land Deed Officials, Accountants, Public Accountants and Financial Planners who are designated as reporting parties based on laws and regulations in the field of preventing and eradicating the crime of money laundering."



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“Article 2 of the Regulation of the Head of PPATK No. 11 of 2016:

(1) Professions that are required to submit TKM reports to PPATK include:

- a. Advocate;
- b. Notary Public;
- c. Land Deed Official;
- d. Accountant;
- e. Public Accountant; and
- f. Financial Planner.

(2) The professions referred to in paragraph (1) include:

- a. individual;
- b. individual, in the case of a profession incorporated in a corporation but acting in its own name; or
- c. Corporation, in the case of a profession incorporated in a corporation and acting on behalf of the corporation."

From the regulation it is clear that there is no balance between rights and obligations; on the contrary, the obligations increase while the rights of the Land Deed Making Officer (PPAT) are not fulfilled by the State, especially the Ministry of ATR/BPN, which does not provide a single penny of salary/incentive.

Basically, the Land Deed Making Officer (PPAT) is not a profession. With this view, the Land Deed Making Officer (PPAT) should be exempt from the obligation to report to other professional groups. So far, there has been an error in the use of terms in legislation, including in both the UUJN and the PP PJ Land Deed Making Officer (PPAT). The Land Deed Making Officer (PPAT) is clearly a Land Deed Making Officer in Article 1 paragraph (1) of the PP PJ Land Deed Making Officer (PPAT) who represents the State and is not a profession. The title of the PP PJ Land Deed Making Officer (PPAT) also uses the word "position" just look at it. "So the rules are clear, the Land Deed Making Officer (PPAT) is an official who carries out the duties of the State". As Article 52 letters j and k and Article 54 of Law No. 24 of 2009 reads as follows:



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Article 52 letter e of Law number 24 of 2009 which reads "The use of the State Symbol is as a badge or attribute of state officials, government officials or Indonesian citizens who are carrying out state duties abroad" and 54 letter j namely "The State Symbol as a stamp or letterhead of office as referred to in Article 52 letter a is used by notaries and Land Deed Making Officials (PPAT)" the position referred to is emphasized in letter k "other state officials determined by law" as regulated in the provisions of Article 51, Article 52 and Article 54 of Law No. 24 of 2009, namely state officials who have the right to use this state symbol are regulated in Law No. 24 of 2009, concerning the Flag, Language, and State Symbol, as well as the National Anthem. The Red and White Flag, Indonesian Language, Garuda Pancasila, and the National Anthem Indonesia Raya are the national identity and identity of the Unitary State of the Republic of Indonesia.

Government Regulation No. 43 of 2015 concerning Reporting Parties in the Prevention and Eradication of Money Laundering Crimes is difficult to enforce in practice. This is especially true given the counter-sanctions imposed on Land Deed Officials (PPAT). While notaries are required to report, there are no incentives or rights from the state granted to Land Deed Officials (PPAT) who do report. "There are no incentives from the state, even though it adds to the workload."

Based on PPATK Regulation No. 11 of 2016 on Procedures for Submitting Reports of Suspicious Financial Transactions for Professionals in Article 23 paragraph (1) limits the reporting period for suspicious transactions from the appearer to 3 (three) days from the date of discovery. In addition to the short time period, there is still the threat of administrative sanctions that can be imposed by the PPATK on Land Deed Making Officials (PPAT). Starting from a written warning; public announcement regarding actions or sanctions; to administrative fines. Also, there is no mention of the amount of fines that can be imposed.

2. Research Methods

This writing method uses a constructivist paradigm with ontology. Relativism that is view reality as a construction human mentality/intellectuality is relative, pluralistic, and diverse. The form and content depend on the adherents/holders, and can change to become more informed and/or sophisticated, humanistic. (Guba & Lincoln, 2009) The socio-legal approach method, namely first, the legal research aspect, namely the object of research remains in the form of law in the sense of "norms" of statutory regulations, and second, socio research, namely the use of social science methods and theories about law to help researchers in conducting analysis. According to the author, this approach remains within the legal realm, only the perspective is different. The nature of the research is legal



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prescriptive. (Nawawi, 1992) that is a research approach that aims to provide recommendations or suggestions for concrete actions to overcome problems or achieve certain goals. The data analysis method used to describe and process the data collected in this study was qualitative analysis. Qualitative analysis was used in this study because the primary data used were not in the form of numbers that could be measured. (Waluyo, 1991)

3. Results and Discussion

3.1. Legal Policy in the Realm of Professional Ethics to Strengthen Legal Protection for Land Deed Officials (PPAT) Has Not Yet Been Fair

The decision issued by the Advisory and Supervisory Board for Land Deed Officials (PPAT) is an administrative decision, namely the sanctions imposed in the form of civil sanctions, ethical sanctions, and administrative sanctions. The limitations that serve as the basis for criminalizing a Notary are the formal aspects of the Land Deed Official's (PPAT) deed. If a Land Deed Official (PPAT) is proven to have committed a violation of the formal aspects, he can be subject to civil sanctions or administrative sanctions depending on the type of violation or sanctions under the Code of Ethics and Legislation for the Position of Land Deed Officials (PPAT). In certain legal regulations, in addition to administrative sanctions, criminal sanctions can also be imposed. In this regard, the UUJN and the Code of Ethics do not regulate criminal sanctions for Land Deed Officials (PPAT) who violate the UUJN and the Code of Ethics. If such an incident occurs, the Land Deed Official (PPAT) is subject to general criminal action. The decision of the Advisory and Supervisory Board for Land Deed Officials (PPAT) is only binding on the profession or in the form of ethical sanctions and does not bind criminal sanctions. If it is proven that they have committed a violation from a formal aspect, they can be subject to civil sanctions or administrative sanctions, the Land Deed Making Official (PPAT) will be given a written sanction which must be completed within a maximum of 30 (thirty) days, if they have not complied/miscomplied, a trial will be continued by the supervisory and supervisory panel of the Regional Level Land Deed Making Official (PPAT) (MPPD).

3.2. Weaknesses of Legal Policy in the Realm of Professional Ethics to Strengthen Legal Protection for Current Land Deed Officials (PPAT)

a. Substantial weakness: The legal policy in this research emphasizes regulations in which the legislative body (DPR) together with the executive body (President) according to the researcher need to reconstruct the articles suggested by the researcher to make future PPAT regulations more just and provide welfare for PPATs in Indonesia.

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1) Researchers saw that There are no concrete regulations regarding Supervision of Land Deed Making Officials (PPAT), especially in Article 7 of the Decree of the Minister of ATR/Head of BPN No. 112/KEP-4.1/IV/2017 concerning the IPPAT Code of Ethics.

2) Researchers saw that There are no concrete regulations regarding updating PPAT data at the BPN and the online system in Article 3 letter n of the Decree of the Minister of ATR/Head of BPN No. 112/KEP-4.1/IV/2017 concerning the IPPAT Code of Ethics has not been adopted.

3) Article 2 paragraph (1) PP Number 24 of 2016 in conjunction with PP Number 37 of 1998 concerning the Regulations on the Position of Land Deed Making Officials (PPAT) The regulation only regulates the authority and duties of the Land Deed Making Officer (PPAT), however, legal protection for the Land Deed Making Officer (PPAT) has not been regulated either in the PP or other regulations of the Land Deed Making Officer (PPAT), thus causing the absence of justice for the Land Deed Making Officer (PPAT). The Land Deed Making Officer (PPAT) should receive legal protection as per Article 50-51 of the Criminal Code which states, "Anyone who carries out an act to carry out an official order given by an authorized authority shall not be punished.", because the Land Deed Making Officer (PPAT) as a public official carries out an official order as regulated in Article 1 point 1 of PP Number 24 of 2016 in conjunction with PP Number 37 of 1998 concerning the Regulations on the Position of the Land Deed Making Officer (PPAT), namely having the authority to make authentic deeds regarding the transfer of rights to land and apartment units.

b. Structural weaknesses: It can be explained that what is meant by being emasculated by the government according to the researcher is looking at the fact that the government sets the honorarium for Land Deed Makers (PPAT) (interference) with an amount that is not balanced with the duties and responsibilities of Land Deed Makers (PPAT) (obligations). Meanwhile, from a criminal perspective, Articles 50-51 of the Criminal Code which are not emphasized in the PP PJ PPAT are actually never used in practice by APH in assisting (granting these rights) to Land Deed Makers (PPAT). So that the facts that occur in the field throughout the researcher's practice in the notary world are found to be over-criminalizing against Notaries and Land Deed Makers (PPAT). On the other hand, the obligations for Land Deed Makers (PPAT) are increasingly burdened, including the obligations of Notaries and Land Deed Makers (PPAT) regarding PPATK reports as per Article 1 paragraph (2) and Article 2 PPATK Regulation Number 11 of 2016 concerning Procedures for Submitting Suspicious Financial Transaction Reports for the Profession.

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According to research findings on the principle of justice in the practice of Land Deed Making Officials (PPAT), the value of justice can be defined as the value of balance between rights and responsibilities. By considering the value of balance between rights and obligations, the position of Land Deed Making Officials (PPAT) is disadvantageous because their rights are limited to Article 32 of the PP PJ Land Deed Making Officials (PPAT), while Articles 50-51 of the Criminal Code mandate that officials who carry out state duties may not be punished and Land Deed Making Officials (PPAT) including land deed making officials who carry out state orders are the same as Notaries as in Article 1 paragraph (1) of the PP PJ Land Deed Making Officials (PPAT).

However, the implementation of these rights is less than satisfactory, even giving the impression that the government is ignoring these rights, especially the honorarium rights as regulated in Article 32 of the PP PJ Land Deed Making Officials (PPAT). It can be explained that what is meant by the Government being emasculated according to researchers is looking at the fact that the government sets the honorarium for Land Deed Making Officials (PPAT) (interfering) with an amount that is not balanced with the duties and responsibilities of Land Deed Making Officials (PPAT) (obligations) such as Land Deed Making Officials (PPAT) must be fully responsible for the deeds they make until the end of their lives, not having to pay costs outside the price of the Ministry of Spatial Planning/National Land Agency (ATR/BPN) office such as taxes and others where the amount is not balanced and has not created justice such as the case of land Acquisition Fee for Land and Building Rights (BPHTB) where the narrower area has the same rate as the wider area of land even though the level of complexity of managing and licensing the wider land is different.

From a criminal perspective, Articles 50-51 of the Criminal Code, which are not emphasized in PP PJ PPAT Number 24 of 2016 in conjunction with PP Number 37 of 1998, have in fact never been used in practice by Law Enforcement Officers (APH) in assisting (granting these rights) to Land Deed Making Officials (PPAT). So that the facts that occur in the field throughout the researcher's practice in the world of notaries and PPATs have been found to be over-criminalizing Land Deed Making Officials (PPAT). On the other hand, the obligations for Land Deed Making Officials (PPAT) are increasingly burdened, including the obligations of Notaries and Land Deed Making Officials (PPAT) regarding PPATK reports as per Article 1 paragraph (2) and Article 2PPATK Regulation No. 11 of 2016 concerning Procedures for Submitting Suspicious Financial Transaction Reports for the Professionals (PPATK).

c. Cultural weaknesses: Characteristics of Notaries and Land Deed Making Official (PPAT)"unprofessional and deviate from the officium nobile" that is, they



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do not have general professional ethics and/or a professional code of ethics because they are "unprofessional and deviate from the officium nobile". Therefore, they do not understand how to apply the code of ethics of the Notary profession and Land Deed Making Official (PPAT), whether in the real world or the virtual world. They will not even understand general ethical values or norms.

If it turns out that there are still Notaries and Land Deed Making Official (PPAT) "PATING CEBLUNG" on social media means speaking in a low-quality and unethical manner, easily justifying, easily accusing and slandering, and easily badmouthing fellow professionals. Therefore, they are no different from notaries and Land Deed Making Official (PPAT) "unprofessional and deviating from the officium nobile" which does not have a "PROFESSIONAL CODE OF ETHICS".

Professional ethics of Notaries and Land Deed Making Official (PPAT) is a guide to professionalism in the world of notaries and PPATs. We must understand the ethics of proper professionals to know how to speak, act, and make decisions professionally. If they cannot speak, act, and make decisions professionally, they are not worthy of the term "PROFESSIONAL," let alone the philosophy of "OFFICIUM NOBILE," which carries dignity, honor, and respect.

Professional ethics of Notaries and Land Deed Making Official (PPAT) acts as a system of norms, values and professional rules in its field, which are written in the Notary's code of ethics and Land Deed Making Official (PPAT), firmly stating what is right/good according to values, norms and statutory regulations will be implemented. And what is not right/not good for a professional Notary and Land Deed Making Official (PPAT) will be left. As has been sworn in his oath of office. Therefore, the Notary and Land Deed Making Official (PPAT) must always say "TRUE" and "HONEST", don't be like the clients or parties in the deed, who "SAY THE TRUE" but in many cases are not necessarily "SAYING THE TRUE".

Professional ethics apply not only to one profession, but to all professions in general. As professionals in the workplace, we must always remember and demonstrate appropriate ethical behavior, both in cyberspace (social media) and in the real world, so that we can build good relationships with all parts of the organization and the general public who use notary services. Land Deed Making Official (PPAT).

3.3. Reconstruction of Legal Policy in the Realm of Professional Ethics to Strengthen Legal Protection for Land Deed Officials (PPAT) Based on Justice Values

The results of comparative studies with the United States, the Netherlands, Brazil and Egypt are: The Netherlands is worthy of being the main reference, because



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The Netherlands is very relevant to be used as the main reference in legal protection for PPAT because the Indonesian notary system was historically adopted from the Indonesian notary system. *civil law* Netherlands. In the Netherlands, a Notary has the status of *public official* who receive strong administrative and functional legal protection when carrying out their duties. Furthermore, there is a clear separation between ethical and criminal responsibilities, preventing overcriminalization, as has been complained about in the Indonesian context. The Dutch oversight system is also digitally based, with *Notariële Beroepsorganisatie* (Netherlands Notary Professional Organization) as an independent supervisory body.

The United States is not suitable to be used as a model for reference in the reconstruction of legal protection for PPAT because The United States adheres to a system *common law*. This differs from Indonesia. In the US, the notary profession is administrative and lacks the authority to issue authentic deeds, as in the Indonesian system. Furthermore, notaries in the US often lack legal qualifications and lack constitutive authority over deeds. Therefore, the structure, status, and legal protections for notaries/PPATs in the US are not suitable for adoption by the Indonesian legal system.

Egypt is theologically relevant, but institutionally weak. Egypt implemented the system *mixed legal system* (Sharia-civil law), and although the value of justice in Islamic law is substantially accommodated (including legal protection of professions based on the *maqashid sharia*), the institutional and digital oversight system for notary and PPAT positions is not as robust as in the Netherlands. Professional protection remains vulnerable to political and bureaucratic intervention.

Brazil is interesting as a secondary reference, because Brazil has a notary system *civil law* with job protection regulated through a strong professional organization system (*Colégio Notarial do Brasil*), including ethical development, state-determined service rates, and national system-based digital supervision (*e-Notary*). Brazil has demonstrated progress in the digitalization of documents, as well as legal protection based on an accountable and transparent oversight system. Brazil can be used as a secondary reference, particularly regarding the legal model. *blockchain-based notary system*.

The results of the findings and concepts proposed by the researcher are an ideal system for supervising Land Deed Officials (PPAT). The researcher gave it the name Supervision as a "blockchain model of supervision system". This proposal by researchers is divided into 4 types of supervision, namely: (1) feedforward control, namely control carried out before the activity takes place, (2) concurrent

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control, namely control carried out while the activity is taking place, and (3) feedback control, namely control carried out after the activity is completed. (4) protective control, namely control carried out to prevent deviations since being appointed as Land Deed Making Official (PPAT). So by applying the concept of research findings, it is hoped that supervision of Land Deed Making Official (PPAT) can be effective and efficient. Supervision of Land Deed Making Official (PPAT) The system has adopted digital supervision, no longer conventional supervision that requires coming to the office. Land Deed Making Official (PPAT) which is formal and cannot be implemented regularly. The implementation of blockchain system supervision utilizes the principles of effectiveness and efficiency (as a finding or novelty of this dissertation).

The technical supervision according to the findings of the blockchain system is with a model, namely by dividing the number Land Deed Making Official (PPAT) and the number of supervisors in 1 (one) district/city area, so that each supervisor will be burdened with supervisory duties with an online system that can be controlled daily on authentic deeds entered into the blockchain supervision system. For example, if a district/city area consists of 90 (ninety) Notaries, then each supervisor Land Deed Making Official (PPAT) totaling 9 (nine) people have supervisory duties and responsibilities of approximately 10 (ten) people Land Deed Making Official (PPAT). The concept of effective and efficient supervision involves the Land Deed Making Officer (PPAT) supervisor using a blockchain system. Supervisors simply have a supervision folder, and from that supervision folder, they are connected to the blockchain supervision system with a password that can only be opened by the Land Deed Making Officer (PPAT) supervisor. Each Regional Supervisory and Supervisory Council (MPPD) Land Deed Making Officials (PPAT) must have their own server and a special password created by the system to help supervise Land Deed Making Officials (PPAT) who are the responsibility of the Government, especially the Ministry of ATR/BPN regarding the procurement of the server, and the supervisors of Land Deed Making Officials (PPAT) are also sworn in to maintain the confidentiality of the deeds. The supervisory role must also maintain the concept of confidentiality of the deed and this has actually been going on for some time (commonly) because the Regional Advisory and Supervisory Council (MPPD) Land Deed Making Official (PPAT) by law is given the authority to supervise Land Deed Making Official (PPAT). This includes the right to know the contents of the deed, etc. Inspections can be conducted digitally by scanning the deed, or face-to-face inspections can be conducted via a hybrid system (mixture) or video conference. If an office inspection is urgently needed, an on-site office inspection can be conducted.



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4. Conclusion

The research results found that the Decision of the Advisory and Supervisory Board of Land Deed Making Officials (PPAT) is only binding on the profession or in the form of ethical sanctions and does not bind criminal sanctions. Researchers saw that There are no concrete regulations regarding the Supervision of Land Deed Making Officials (PPAT), especially in Article 7 of the Decree of the Minister of ATR/Head of BPN No. 112/KEP-4.1/IV/2017 concerning the IPPAT Code of Ethics, the government sets the honorarium for Land Deed Makers (PPAT) (interference) with an amount that is not balanced with the duties and responsibilities of Land Deed Makers (PPAT) (obligations). Meanwhile, from the criminal side, Articles 50-51 of the Criminal Code which are not emphasized in the PP PJ PPAT are actually never used in practice by APH in assisting (granting the rights) to Land Deed Makers (PPAT), it turns out there are still notaries and Land Deed Making Official (PPAT) On social media, they speak in a low-quality and unethical manner, easily justify, easily accuse and slander, and easily badmouth fellow professionals. So they are no different from Land Deed Making Official (PPAT). "unprofessional and deviating from the officium nobile" which does not have a "professional code of ethics", and The results of the findings and concepts proposed by the researcher are an ideal system for supervising Land Deed Making Officials (PPAT). The researcher named the supervision as a "blockchain system supervision model". This proposal by the researcher is divided into 4 types of supervision, namely: (1) feedforward control, namely control carried out before the activity takes place, (2) concurrent control, namely control carried out while the activity is taking place, and (3) feedback control, namely control carried out after the activity is completed. (4) protective control, namely control carried out to prevent deviations since being appointed as a Land Deed Making Official (PPAT). Supervision by the blockchain system in its implementation uses the principles of effectiveness and efficiency.

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