

The Obligation Of The Land Deed Making Officer To The Authenticity Of The Deed Made As Evidence

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Abstract : The making of an authentic deed is only determined by law, while the official who can make it inevitable to have the same weight must also be determined by laws or regulations at the same level as the law, so that only Notaries are authorized to make authentic deeds while from the other side PPAT also has the authority to make authentic deeds, therefore there are problems with the authority of PPAT in making authentic deeds where the phrase is only determined by law contrary to the intention of Government Regulation Number 24 of 1997 concerning Land Registration and Regulation of the Head of the National Land Agency Number 8 of 2012 concerning Amendments to the Regulation of the Minister of Agrarian State/Head of the National Land Agency Number 3 of 1997 concerning Provisions for the Implementation of Government Regulation Number 24 of 1997 concerning Land Registration, which in such regulation is not a law only a regulation under it. Based on this background, this paper raises the following problem formulation: 1. What is the obligation of the Land Deed Making Officer to ensure the authenticity of the Land Deed he made? 2. What is the validity of the evidentiary power made by the Land Deed Making Officer in realizing written evidence? This research is a type of normative juridical research. Normative juridical research is research that examines laws and regulations in a coherent legal system and unwritten legal values that live in society. The type of approach used in research is as an effort in the framework of research activities to establish relationships with those studied or methods to achieve an understanding of the research problem. This research uses a Statutory approach and a Conceptual Approach, where with these approaches researchers will obtain information from various aspects related to the authenticity of the PPAT deed made as evidence. Based on the results of research conducted with literature studies, broadly speaking the results of this research can be concluded as follows: That the obligation of PPAT to ensure the authenticity of the land deed it makes is based on first checking at the Land Office regarding the suitability of the certificate of land rights or Ownership Rights to the Flats Unit concerned with the lists at the local Land Office by showing the original certificate. And PPAT is obliged to check the completeness file and witnesses by reading the deed to the parties concerned and providing an explanation of the content and purpose of making the deed, and the registration procedure that must be carried out subsequently in accordance with applicable regulations. That the validity of the evidentiary power made by the PPAT in realizing written evidence is explained in Article 1871 of the Civil Code by giving and delivering the signing to the official who made it and determined from concrete matters, namely from the suitability of the information given by the parties when facing the PPAT and the propriety of a PPAT in exercising its authority in making authentic deeds by following the provisions contained in the Government Regulation Number 37 of 1998 concerning Regulations for the Position of Land Deed Making Officers, and Government Regulation Number 24 of 2016 concerning Amendments to the Regulations for the Position of Land Deed Making Officials.

Keywords : Authentic Deed, Evidence, PPAT

1. Introduction

A. Background

Land Deed Making Officer (PPAT), is a general official who is a partner of the National Land Agency (BPN) in land registration activities to assist / formalize every legal action on land parcels carried out by parties as stated in an authentic deed. This is as stated in Article 6 paragraph (2) of Government Regulation Number 24 of 1997 concerning Land Registration which states "in carrying out land registration, the Head of the Land Office is assisted by PPAT and other officials assigned to carry out certain activities according to this Government Regulation and related laws and regulations".

The PPAT Deed is one of the data sources for the maintenance of land registration data, so it must be made in such a way that it can be used as a strong basis for registration of the transfer and encumbrance of the rights concerned. The procedures and formalities for making authentic deeds are coercive legal provisions, meaning that the procedures and procedures for making them must be followed precisely without being overridden in the slightest. Deviation from the procedures and procedures for making an authentic deed will have legal consequences on the evidentiary power of the deed.¹

The Deed of Land Deed Making Officer is only in the form of blanks or special forms whose form has been determined by the National Land Agency, although in Government Regulation Number 24 of 1997 it is stated that PPAT is authorized to make certain land deeds and make deeds regarding legal acts regarding the transfer of land rights or property rights to flats. If the legal act is not made in the form of a deed of the Land Deed Making Officer, it can have the consequence that transactions with objects in the form of land that are only made or carried out in a form under the hands are threatened with cancellation. Because it is considered contrary to a law where a transaction on land must be with a deed made by and before the Land Deed Making Officer.²

Authentic deeds are attached to the power of proof in them, including the strength of external evidence, the strength of formal evidence and the power of material evidence. The strength of external evidence, an authentic deed shown should be considered and treated as an authentic deed, unless it can be proven otherwise, that it is not an authentic deed. As long as it cannot be proven otherwise, the deed is attached to the power of external evidence. ³ Furthermore, the strength of formal evidence where the strength of formal evidence attached to an authentic deed is explained in Article 1871 of the Civil Code which states:

"An authentic deed does not provide perfect evidence of what is contained in it as a mere narrative. In addition to what is said, there is a direct relationship

¹ Boedi Harsono, I, 2007, *Hukum Agraria Indonesia, Sejarah Pembentuk Undang-Undang Pokok Agraria, Isi dan Pelaksanaannya*, Jakarta: Djambatan, Hlm. 507.

² Abdul Wahid, 2019, Kekuatan Alat Bukti Akta Otentik Terhadap Akta Pejabat Pembuat Akta Tanah (PPAT) Berdasarkan Peraturan Pemerintah Nomor 24 Tahun 2016 *Juncto* Pasal 1868 KUHperdata, Mahkamah: *Jurnal Kajian Hukum Islam*, Vol. 4, No. 2, Hlm. 215.

³ M. Yahya Harahap, 2015, *Civil Procedural Law on Lawsuits, Trials, Forfeitures, Evidence, and Court Decisions*, Jakarta: Sinar Grafika, p. 566.

with the subject matter of the deed. If what is contained there as a mere narrative has no direct relation to the subject matter of the deed, then it can only be useful as a prelude to proof by writing".

Some opinions that state that the deed of PPAT is an authentic deed, including Boedi Harsono who states that the deed of PPAT is based on the law as stated in Article 19 paragraph (1) of the UUPA. Furthermore, PPAT as a general official is authorized to make deeds of transfer of land rights, deeds of encumbrance of land rights and deeds of granting power to impose land rights, each of which is determined by the Minister of Agrarian State/Head of the National Land Agency. 4 A. A. Andi Prajitno said the PPAT deed is an authentic deed containing the transfer and encumbrance of land rights and property rights to apartment units as written evidence that is directly related to the law of evidence and is part of civil law.⁵

As the provisions mentioned above, basically so far the deed of PPAT is still considered an authentic deed, even though the form of the deed and its authority are clearly and unequivocally determined by Government Regulation Number 24 of 1997 concerning Land Registration and Regulation of the Head of the National Land Agency Number 8 of 2012 concerning Amendments to the Regulation of the Minister of Agrarian State/Head of the National Land Agency Number 3 of 1997 concerning Provisions The implementation of Government Regulation Number 24 of 1997 concerning Land Registration, which in fact in the provisions of the regulation is not determined by law as well as Notaries whose form of deed and authority are clearly and unequivocally determined by Law Number 30 of 2004 concerning Notary Positions which was later amended into Law Number 2 of 2014 concerning Amendments to Law Number 30 of 2004 concerning Positions Notary.

B. Problem Formulation

What is the obligation of the Land Deed Making Officer to ensure the authenticity of the Land Deed made? And what is the validity of the evidentiary power made by the Land Deed Making Office in realizing written evidence?

C. Research Methods

This research is a type of normative juridical research, according to ishaq, normative juridical research essentially examines laws that are conceptualized as norms or rules that apply in society, and become a reference for everyone's behavior, this type of research is also called literature research, theoretical / dogmatic research.⁶ In their book, Joenedi and Jhonny say normative juridical research is research that examines laws and regulations in a coherent legal system and unwritten legal values that live in society.⁷

⁴Boedi Harsono, II, 2008, *Indonesian Agrarian Law, History of the Formation of Basic Agrarian Law, Its Content and Implementation*, Jakarta: Djambatan, p. 432.

⁵ A.A. Andi Prajitno, 2013, *Pengetahuan Praktis Tentang Apa Dan Siapa Pejabat Pembuat Akta Tanah*, Malang: Selaras, Hlm. 72.

⁶ H. Ishaq, 2017, *Metode Penelitian Hukum dan Penulisan Skripsi, Tesis, Serta Disertasi*, Bandung: Alfabeta, Hlm. 66.

⁷ Joenedi Efendi dan Jhonny Ibrahim, 2018, *Metode Penelitian Hukum Normatif dan Empiris*, Depok: PERNADAMEDIA GROUP, Hlm. 295.

The type of approach used in research is as an effort in the framework of research activities to establish relationships with those studied or methods to achieve an understanding of the research problem.⁸ This study uses several approaches, where with these approaches researchers will get information from various aspects about the authority of the Land Deed Making Officer over the authenticity of land deeds as perfect written evidence. For this reason, the research climbing used is as follows: *Statutory Approach* (*statute* approach), is an approach that uses various legal rules that are the focus and applies the central theme of a research and the *Conceptual Approach* (*conceptual* approach) is an approach that has a relationship *that* has the following principles.

2. DISCUSSION

- A. The obligation of the Land Deed Making Officer to ensure the authenticity of the Land Deed he made.

The function of PPAT is further affirmed in Law Number 4 of 1996 concerning Land Rights and Objects Related to Land and Government Regulation Number 24 of 1997 concerning Land Registration, which replaces Government Regulation Number 10 of 1996, namely as a general official authorized to make deeds of transfer of land rights, encumbrance of land rights, and other deeds regulated by applicable laws and regulations and assist the Head of the Land Office in carrying out land registration by making deeds that will be used as the basis for registering changes in land registration data.

To be able to determine the authenticity of a deed, it must be sourced from Article 1868 of the Civil Code which explains that an authentic deed is a product issued by an authorized general official whose form has been determined by law. Based on this Article, an authentic deed must meet the cumulative elements, namely the deed is made by/before a General Officer, the form of the Deed must be in accordance with the Law, and the appointed General Officer has the authority to which the deed was made. If these elements are met, then the deed can become authentic evidence before the court. And if the deed does not meet the above elements, then the evidentiary power is only considered as a letter under hand (Article 1869 of the Civil Code).

Article 1868 of the Civil Code does not specify the form of an authentic deed and who the general official is, however, the article requires that the determination of the deed and the general official be stipulated in the law. In the Agrarian Minister Regulation, Government Regulations, Perkebunan, and CNDY ATR namely PPAT. The regulation regarding PPAT and its deeds has never been regulated in law but it is classified into an authentic deed. Based on Perkebunan Number 8 of 2012, the validity of the form and redaction of the PPAT deed has been regulated and standardized by the government even though the deed was

⁸ H. Salim Hs, dan Erlies Septiana Nurbani, 2013, *Penerapan Teori Hukum Pada Penelitian Tesis dan Desertasi*, Jakarta: Raja Grafindo Persada, Hlm. 17.

made by the PPAT itself. That is, the PPAT does not participate in conceptualizing the redaction/sentence in the PPAT Deed. 9

This aims to facilitate the examination and follow-up of the PPAT deed for the basis of land registration to BPN, PPAT based on Perkaban Number 1 of 2006 in Article 3 and Article 4 has the authority and main task specifically is to make and certify legal acts as outlined in the form of a PPAT Deed related to the Transfer and encumbrance of land rights / rights to apartment units and the granting of power to impose land rights / rights to apartment units as required by law. In Article 2 Paragraph (2) of Government Regulation Number 37 of 1998 concerning the Regulation of the Position of Land Deed Making Officers, the Deed of PPAT includes 8 (eight) types of deeds based on, namely:

- a. Selling
- b. Change convert
- c. Grant
- d. Income into the company (*inbreng*)
- e. Sharing of common rights
- f. Granting of Building Use Rights / Right of Use on Freehold land
- g. Granting of Dependent Rights, and
- h. The granting of power imposes the right of liability.

The task of the Land Deed Making Officer, which is to carry out a recording of deed conveyen, which is a recording of making land deeds which includes the mutation of rights, binding guarantees with land rights as Dependent Rights, establishing new rights on a piece of land (Right to Build on Right of Ownership or Right of Use on Right of Ownership) plus a power of attorney to install Right of Dependent, Another view that the position of Land Deed Making Officer is an independent profession, namely:

1. Having a function as a public office based on the rules of law gets the authority of the Government through the Minister of State of Agraria/Head of the National Landing Agency to create an act of transfer of rights and the encumbrance of the Rights of Liability on land which is an authentic proof tool.
2. Has the task of recording of *deed conveyen* (recording of deeds) so that it is obliged to constitute the will of the parties who have reached an agreement between them.
3. Certify a legal act between the parties with substance, certify the signatures of the parties who hold legal acts and guarantee the certainty of the date of signing the deed.

In article 3 paragraph (1) of Government Regulation Number 37 of 1998 to carry out its main duties as mentioned above, PPAT has the authority to make authentic deeds regarding all legal acts of land rights and ownership rights to apartment units located within its work area. Apart from such authority, in Article 4 paragraph (1) of Government Regulation Number 37 of 1998 PPAT also has the authority in terms of exchange deeds, deeds of income into companies and deeds

⁹ Aliur Rohman, 2021, Faktor Hilangnya Otensitas Akta PPAT Sebagai Alat Bukti Di Pengadilan, *Jurnal Education and Development*, Vol. 9, No. 1, Hlm. 63.

of division of joint rights regarding several land rights and Ownership Rights over Flats Units, not all of which are located within the working area of a PPAT can be made by a PPAT whose working area includes one of the land plots or apartment units whose rights become object of legal action in the deed.

PPAT in making the deed only records or writes the information desired and expressed by the facing party and is not responsible for the information of the data stated in the deed. This is based on the Supreme Court Jurisprudence Number: 702K / SIP / 1973 which basically explains that the PPAT has no obligation to materially examine the data of the face before the PPAT or the physical object (land) stated by the face. Although there is no responsibility of PPAT in checking material truth, PPAT is still required to act observantly and principled on the element of prudence in the process of making deeds for its clients.

In applying the element of prudence to the process of making authentic deeds by PPAT, it is the first step so as not to cause disputes in the future. If you look at the authority of the PPAT to make deeds which are absolutely the authority of the PPAT, it becomes ambiguous or contradiction in terminis, when the authority is associated with Article 38 paragraph (2) of Government Regulation Number 24 of 1997 concerning Land Registration juncto Article 96 paragraph (2) of the Regulation of the Minister of Agrarian State/Head of the National Land Agency Number 3 of 1997, it is stated that the making of deeds as referred to in Article 95 paragraphs (1) and (2) must Use the form in accordance with the form referred to in paragraph (1) provided.

In the case of a transfer of rights permit, the permit must have been obtained before the deed of transfer or encumbrance of the rights concerned is made. The required transfer permit is deemed to have been obtained for the transfer of rights carried out in the context of implementing the Location Permit or marketing the results of the development of land parcels of Right to Build or Right of Use by real estate companies, industrial estates or other similar developments. In line with this, to ensure the authenticity of a deed of transfer of land rights, Article 97 paragraph (1) of Government Regulation Number 37 of 1998 PPAT first requires prospective beneficiaries to make a statement stating:

1. That the person concerned with the transfer of rights does not become the holder of land rights that exceed the maximum provisions of land tenure according to the provisions of the applicable laws and regulations
2. That the person concerned with the transfer of rights is not the holder of absentee land rights (guntai) according to the provisions of the applicable laws and regulations
3. That the person concerned is aware that if the statement is not true then the excess land or absentee land becomes the object of land reform.
4. That the person concerned is willing to bear all legal consequences, if the statement is not true.

Another obligation that must be carried out by PPAT in ensuring the authenticity of a deed made is that the preparation of the deed must be attended by the parties who perform the legal act concerned or the person authorized by it with a written power of attorney in accordance with applicable laws and

regulations. Furthermore, the preparation of the PPAT deed must be witnessed by at least 2 (two) witnesses who according to the provisions of the applicable laws and regulations are qualified to act as witnesses in a legal act, who testify, among others, the presence of the parties or their proxies, the existence of documents shown in the making of the deed, and the implementation of the legal act by the parties concerned. And the PPAT must read the deed to the parties concerned and provide an explanation of the content and purpose of making the deed, and the registration procedure that must be carried out subsequently in accordance with applicable regulations.

For this reason, in ensuring the achievement of an authentic deed made by PPAT must be based on the authority possessed. In terms of authority, we can see that the authority of the PPAT to make deeds, which is absolutely the authority of the PPAT, becomes ambiguous or contradiction in terminis, when the authority is associated with Article 38 paragraph (2) of Government Regulation Number 24 of 1997 concerning Land Registration juncto Article 96 paragraph (2) of the Regulation of the Minister of Agrarian State/Head of the National Land Agency Number 3 of 1997, It is stated that the preparation of the deed as referred to in Article 95 paragraphs (1) and (2) must use the form in accordance with the form referred to in paragraph (1) provided. According to this Article that the deed referred to is in the form of a folmulir / stamp that has been provided.

In ensuring the achievement of authentic deeds that are the authority of the PPAT, namely land rights deeds and rights deeds to apartment units, they must be based on checking the status of rights first to before the PPAT for the parties based on being witnessed by at least 2 (two) witnesses. So that the existence of these legal acts will be able to achieve the objectives of the PPAT which has the obligation to make authentic deeds to the land rights it makes. With the provision to realize a legal act in accordance with the provisions of laws and regulations by PPAT on authentic land deeds, it will have an impact on the evidentiary nature of the deed with binding legal force.

In theory of legal acts, the authority of PPAT as an official in making authentic deeds of land rights or rights to apartment units must be able to exercise authority by considering the legal consequences for the future. The legal consequences of the actions of the parties facing the PPAT have an impact on whether or not the deed made is valid so that it will be valid evidence according to applicable law. Legal actions carried out certainly provide benefits for the parties to the objects owned, so that in terms of the theory of legal actions, PPAT is still responsible for the authentic deeds it makes if in the future there is a dispute between the parties, even if such responsibility is not an absolute responsibility.

Land Deed Making Officials as general officials have the authority or authority, namely having the power to take legal actions in the form of making deeds related to legal acts regarding land rights or property rights to apartment units based on laws and regulations. The authority or authority exercised by the

Land Deed Making Officer in making a deed is declared valid if it is based on laws and regulations.¹⁰

B. The Validity of the Strength of Evidence made by the Land Act's Office in Creating a Written Evidence Tool

Government Regulation Number 37 of 1998 concerning the Regulation of the Position of Land Deed Making Officers, Article 1 point 1 and Article 2 states that Land Deed Making Officers as General Officers are authorized to make authentic deeds regarding certain legal acts regarding land rights or property rights to flats, which include buying and selling, Exchange, Grant, income in the company (inbreng), Division of joint rights, Granting Building Use Rights, or Right of Use on Land Property Rights, Granting Dependent Rights. Government Regulation Number 37 of 1998 concerning the Regulation of the Position of Land Deed Making Officer, Article 2 paragraph (1) states that the deed of Land Deed Making Officer as an authentic deed has 2 (two) functions, namely:

1. As evidence of certain legal acts regarding land rights or property rights to apartment units and
2. As a basis for registration, changes in land registration data resulting from the legal act.

The function of the PPAT deed as evidence becomes very important in proving a legal act that is the basis for the emergence of rights or engagements, it is based on the provisions contained in Article 1865 of the Civil Code which states that everyone who postulates that he has a right, or, to establish his own rights or deny a person's right Others, pointing to an event, are required to prove the existence of that right or event. In the provisions of Article 1866 of the Civil Code, it is explained that evidence consists of:

1. Proof of writing
2. Evidence with witnesses
3. Suspects
4. Oath
5. Confession

For this reason, the inherent evidentiary power of the authentic deed is perfect (volledig bewijskracht) and binding (bindende bewijskracht). However, if the evidence of an authentic deed is refuted by the opposing party, the evidentiary power descends to preliminary evidence (begin bewijskracht). In such conditions, to reach the minimum limit of proof, the authentic deed must be supported by at least one other evidence, for example 2 (two) witnesses.

The PPAT Deed is one of the written evidence as per article 1866 of the Civil Code. The PPAT deed as an authentic deed does not have perfect evidentiary power (Volledig bewijs), because it requires additional evidence and the judge is not bound by it. The PPAT Deed is in accordance with the UUPA which adheres to negative legal principles, which aims to arrange the utilization of land rights, so that the data that supports its truth cannot be guaranteed because there may be claims for ownership of the land by third parties. The PPAT Deed as an authentic

¹⁰ Urip Santoso, 2016, *Pejabat Pembuat Akta Tanah Perspektif Regulasi, Wewenang, Sifat Dan Sifat Akta*, Jakarta: Kencana, Hlm. 112.

deed according to G.H.S Lumban Tobing has 3 (three) groups of Evidentiary Power, namely:¹¹

- a. Outward, that is, the validity of the contents of the deed can be proven
- b. Formal means that the deed is formally recognized by law because it was made by an official appointed by law; and
- c. Material, that is, the content of the deed is considered a true statement of the parties.

The PPAT Deed is also regulated in Government Regulation Number 24 of 1997 concerning Land Registration, Regulation Number 37 of 1998 concerning Regulations for the Position of Land Deed Making Officials and Government Regulation Number 24 of 2016 concerning Amendments to the Regulations on the Position of Land Deed Making Officials. The provisions regarding the form of the PPAT deed are not specified in law as the Notary Position Law (UUJN) because there is no law regulating the position of PPAT but is determined by Ministerial Regulation and Regulation of the Head of the National Land Agency.

The authenticity of the PPAT deed based on the provisions of the laws and regulations governing the PPAT deed as above is perfect written evidence because it is an authentic deed made by an authorized general official based on the provisions of the applicable laws and regulations. Therefore, its authenticity is guaranteed in accordance with the provisions of laws and regulations, namely Government Regulation Number 24 of 1997 concerning Land Registration, Government Regulation Number 37 of 1998 concerning Regulations on the Position of Land Deed Making Officials, and Government Regulation Number 24 of 2016 concerning Amendments to the Regulations on the Position of Land Deed Making Officials.

The power of proof in an authentic deed is the first preliminary evidence, namely letter evidence where the authentic deed issued by the PPAT is a form of evidence that only has legal certainty as stated in the provisions of Article 1866 of the Civil Code. In contrast to this, the deed of PPAT as an authentic deed authorized by the framer of the regulation is not in line with the provisions contained in Article 1868 of the Civil Code, it is very clear that the form of an authentic deed must be determined by law. however, in the author's view, even if the authentic deed must be determined by law, it does not reduce the authenticity value of the deed made by the PPAT because the provisions that are referred to are binding regulations (*lex specialis*) will be applied. So that the deed of PPAT remains an authentic and binding deed for the parties and provides legal certainty.

Legal certainty of the PPAT deed on the validity of proving land rights for written evidence can be determined from concrete matters, namely from the suitability of the information provided by the parties when facing the PPAT and the propriety of a PPAT in exercising its authority in making an authentic deed by following applicable regulations, so as to provide legal certainty to the parties from the authentic deed issued.

¹¹ *Ibid.*, Hlm. 64.

In theory of legal certainty, the authority possessed by PPAT is an absolute authority granted by the government through Government Regulation Number 24 of 2016 concerning amendments to Government Regulation Number 37 of 1998 concerning Regulations for the Position of Land Deed Making Officials. In such regulations, it states that the deed of PPAT is an authentic deed so that when juxtaposed with the provisions of Article 1866, it is included in the proof of a letter where the burden of proving an authentic deed has absolute validity as valid evidence.

3. Conclusion

- A. That the obligation of the PPAT to ensure the authenticity of the land deed it makes is based on first checking the Land Office regarding the suitability of the certificate of land rights or Ownership Rights to the Flats Unit concerned with the lists in the local Land Office by showing the original certificate. And PPAT is obliged to check the completeness file and witnesses by reading the deed to the parties concerned and providing an explanation of the content and purpose of making the deed, and the registration procedure that must be carried out subsequently in accordance with applicable regulations.
- B. That the validity of the evidentiary power made by the PPAT in realizing written evidence is explained in Article 1871 of the Civil Code by giving and submitting the signing to the official who made it and determined from concrete matters, namely from the suitability of the information given by the parties when facing the PPAT and the propriety of a PPAT in exercising his authority in making authentic deeds by following the provisions contained in Government Regulation Number 37 of 1998 concerning Regulations for the Position of Land Deed Making Officers, and Government Regulation Number 24 of 2016 concerning Amendments to the Regulations for the Position of Land Deed Making Officials.

4. Advice

- A. With the many authorities possessed by PPAT in making authentic deeds, it is recommended to the President and DPR as the government that makes policies to draft laws related to PPAT so that in exercising authority over deeds made does not cause conflicts with norms with the provisions contained in Article 1868 of the Civil Code.
- B. PPAT and BPN in relation to land rights deeds and rights to apartment units are interrelated, especially the need for PPAT to fill out a blangko form. This is not in accordance with the authority possessed by the PPAT, namely making authentic deeds without the intervention of other officials and the obligation to fill out the form of blangko, greatly increasing the costs charged to the State Budget, so it is necessary for the PPAT to exercise its authority without any form of blangko from BPN.

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