

Juridical Analysis of Understanding and Education of The Land Registration Importance Through Deed Making of PPAT As Evidence of Land Rights Ownership in The Society (Research Study in The District of Bintan Kepri Province)

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Abstract

The legal arrangement of the Right of Control as evidenced by the existence of a certificate needs to be placed in a regulatory framework based on applicable law, so that legal protection can be created for each individual or group over the control of an object. The basic provisions regarding land in Indonesia have been stated in Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles, better known as the Basic Agrarian Law, which contains the main points of the Indonesian National Land Law. Although most of the articles provide provisions regarding land rights, as a basic provision, there are many more detailed regulatory materials that still need to be determined. The results of research on the implementation of the Controlling Rights as evidenced by the existence of a certificate. With the existence of land ownership rights and accompanied by evidence of land rights certificates, legal certainty is guaranteed before the law and legislation. By registering the land, in fact, it will not only guarantee the security of ownership in the direction of legal certainty, even an owner will get the perfection of his rights. For this reason, it is hoped that the certificate of land rights, as the final result of the registration process of land rights, including changes regarding the subject matter, status of rights, and legal actions taken on the land, will be strong evidence, as stated in the provisions of Article 19 paragraph (1) letter c., Article 23 paragraph (2), Article 32 paragraph (2), and Article 38 paragraph (2) of the LoGA, and the existence of a clean and orderly Land Registration Service System under which the second positive implication that can be obtained from the management and ownership of land certificates is the registration service system land that guarantees and supports order and convenience in the management of letters and certificates of land rights.

Keywords: Land Registration, Certificate and Land Rights

Introduction

Land registration is a series of activities carried out by the Government continuously and regularly, including collection, management, bookkeeping, and presentation and maintenance of physical data and juridical data, in the form of maps and lists, regarding land parcels and housing units. flats, including the provision of proof of title for parcels of land that already have rights and ownership rights to flat units as well as certain rights that encumber them. It is further explained that what is meant by land is the part of the earth's surface which is a limited unit of plane. What is meant by the definition of state land that is directly controlled by the state is land that is not owned by any landrights.

If the provisions are not transferred, the deed made by the Notary becomes invalid. The authority possessed by a notary includes four things, namely as follows: First, a notary must be authorized as far as the deed is made. Second, the notary must be authorized as long as it concerns the people for whose interest the deed was made. Third, the notary must be authorized as long as it concerns the place where the deed was made. Fourth, the notary must be authorized as far as the time of making the deed is concerned. The responsibilities of a Notary

when viewed from Law Number 2 of 2014 concerning the Position of a Notary are very closely related to the duties and work of a Notary.

In addition to the form and existence of a Notary, of course, community participation is one of the most important factors in carrying out land registration to support the implementation of development. Because public awareness of the importance of land registration, which aims to provide certainty of subjects' and objects' rights to a plot of land under their control, will have an impact on the orderly land administration. From the government side, there is an obligation to carry out land registration continuously in order to make an inventory of data regarding land rights according to the applicable provisions, while from the rights holder's side there is an obligation to register land rights under their control continuously whenever there is an action the law related to the land in order to make an inventory of data on land rights carried out according to the applicable provisions.

In order to create order in the land sector, especially concerning officials who are authorized to make a deed of sale and purchase concerning land, the government is assisted by a Notary as a Land Deed Making Officer and for land that has not been certified, it is carried out by a person in the form of a Deed of Sale and Purchase and Transfer of Rights and for land that has been certificate is carried out before the Land Deed Making Official (PPAT) is an authorized official according to the provisions of the Basic Agrarian Law and Government Regulation Number: 10 of 1961 in conjunction with Government Regulation Number 24 of 1997 in conjunction with Government Regulation Number 37 of 1998. Land registration and issuing certificates of land rights are the duties and responsibilities of the National Land Agency and are not the duties and responsibilities of the Land Deed Making Official (PPAT) (J Kartini, 2011).

In this article, the authors will discuss the matter if the Land Deed Making Officer (PPAT) made negligence in connection with the deed of sale and purchase he made, with the case of the position as follows: (Habib Adji, 2014). Whereas the Plaintiff and Defendant I have entered into a Cooperation Agreement to build housing known as the Taman Marchelia Housing Complex, on land partly owned by the Plaintiffs covering an area of 300,000 M²; based on the Deed of Cooperation which was made before Yondri Darto in Batam, the Plaintiff is entitled to 200,000 IDR for every square meter of land, where the housing units were built which have been sold to consumers/buyers, and the cooperation lasted for three and a half years. To implement the Cooperation Agreement, the plaintiff gave power of attorney to Defendant I with a Deed of Power to Build, Power to Manage, and Power to Sell. All three were made before Yondri Darto, above. Then the defendants marketed and sold the housing units to consumers. The buyers made by Yondri Darto were also buyers on home ownership credit or in cash.

Whereas in addition to carrying out the sale and purchase of the intended building before a Notary as the Land Deed Making Officer (PPAT) without the Plaintiff's knowledge, it was also carried out before another Land Deed Maker (PPAT) Officer. For this reason, the Plaintiff warned the Defendant they did not sell and buy land and buildings without the Plaintiff's knowledge, but the Defendant ignored it. The defendants said they did so based on the Power of Attorney to Sell. The defendants deliberately kept the deed of sale and purchase of the plaintiff's land with the buyers/consumers even though there was an agreement to revoke and cancel the deed of power to sell. That the sale and purchase were made before another Land Deed Making Official (PPAT) had violated its obligations whereby when making the deed, the original certificate and original documents related to land were not shown.

Literature Review

The grand theory for this thesis uses the Positive Legal Stream theory proposed by John Austin, according to whom there are four elements contained in the law, namely orders, sanctions, obligations and sovereignty. The description of the elements put forward by John Austin is that the law is an order of the ruler (lay is a command of the lawgiver), the law is seen as an order from the holder of the highest power where the order cannot be contested, the law is a logical system that is fixed and closed, Positive law must fulfill several elements of orders, sanctions, obligations, and sovereignty, beyond that it is not law but positive morals.

The Middle Theory of this thesis, the authors use the theory of responsive by Philip Nonet and Philip Sellznick to explain how responsive legal theory, which is a theory oriented towards legal goals that will collaborate between the ideal value of a law with the goals that appear in people's lives in today's society. In responsive legal theory, it provides an open space for the entry of facts or social developments as implications of social changes that occur in society.

The Applied Theory of this thesis uses the theory of legal benefits (the theory of the law of happiness) proposed by Jeremy Bentham. According to Bentham, it is the responsibility of the state to ensure that all its citizens achieve the purpose of happiness. This is implemented by carrying out all the activities of the government that

must be pursued and directed to achieve and increase happiness (well-being) for as many people as possible by using Bentham's theory of utilitarianism, which states that the essence of happiness is the enjoyment of a life free from misery.

Understanding of Education

Understanding is a very important aspect in learning, because understanding something can certainly develop its abilities in the future. Several definitions of understanding have been expressed by experts. According to the Ministry of National Education, understanding can be defined as a process of understanding certain meanings or meanings and the ability to use them in other situations. In the context of social relations, especially in the relationship between people who need education at a certain level and level through formal education and the government as a provider of those needs, there is a kind of content that binds the relationship. The relationship between the community and the government with one of its contents is the need for education to be understood in the context of the organization. Its existence can be seen from the point of view of the content of social networks in a social organization (Agusyanto, 2007).

Authentic Deed

As stipulated in Article 1 of the Law on Notary Positions, one of the powers of a Notary is to make an authentic deed. This means that the Notary has the duty as a public official and has the authority to make authentic deeds and other authorities regulated by the Notary Position Act (Abdul Ghofur Anshori, 2019). Article 1 of the Law on the Position of Notaries does not provide a complete description of the duties of a Notary. According to Lumban Tobing, in addition to making authentic deeds, notaries are also assigned to register and ratify letters or deeds made under their hands. Notaries also provide legal advice and explanations regarding the law to the parties concerned. According to Setiawan, the essence of the duties of a notary as a public official is to regulate in writing and authentically the legal relationships between parties who benefit from requesting the services of a notary, which is basically the same as the duties of a judge to provide justice between the parties in a dispute (Setiawan Wawwan, 2015). The term deed comes from the Dutch language, namely *Acte*. In interpreting this deed, there are two opinions, namely: The first opinion defines the deed as a letter and the second opinion defines the deed as a legal act. Pitlo defines a deed as: a signed letter, made to be understood as evidence and to be used by the person for whom the letter was made (Pitlo, 2016).

Subekti interprets the deed as a legal act, which means that Article 1108 of the Civil Code (KUHPerdata) does not mean a letter but must be interpreted as a legal act. (Subekti, 2016). Furthermore, Sudarsono strengthens the opinion which states that an act or deed in a broad sense is a legal act (*recht handelng*), a writing made to be understood as evidence of a legal act by the parties. Deeds made according to the provisions of Article 1868 of the Civil Code Law in conjunction with the provisions of Law Number 30 of 2004 concerning the Position of a Notary. The deed is stated to be authentic if it fulfills the following elements: Made in the form according to the provisions of the law; made by or before a public official; The public official must be authorized to do so at the place where the deed was made.

Based on the party making it, authentic deeds can be divided into two, namely:

- 1) A Deed of the parties (*partij deed*) is a deed containing information desired by the parties to be included in the deed concerned. Included in this deed are, for example, the deed of sale and purchase, the deed of lease agreement, the deed of credit agreement, and others. Thus, the *partij deed* is: (a) The initiative lies with the parties concerned; (b) Contains information from the parties.
- 2) Official Deed (*Ambtelijk Deed* or *Relaas Deed*)
Deed (Tan Thong Kie, 2012) which contains an official statement from an authorized official, about what he saw and witnessed before him. So this deed only contains information from one party, namely the official who made it. Included in the deed include; Minutes of the meeting of shareholders of the limited liability company; Minutes of auction; Minutes of the drawing of the lottery; Minutes of the meeting of the board of directors of a limited liability company; Birth certificate, Death certificate, Identity card, Permit. Driving; Certificate; List of inheritance assets and others. So an *Ambtelijk Deed* or *Relaas Deed* is one in which: (a) the initiative is with the officials; and (b) it contains a written statement from the deed maker's official (*ambetenaar*).

According to G.H.S. Lumban Tobing (2014), from the explanations above, we can conclude that the difference between an authentic deed and a private deed is:

- 1) Authentic deeds are made with the help of a notary (Tan Thong Kie, 2012) or a public official who is authorized to do so in the form determined by law.

- 2) Underhand deeds are made by interested parties without interference from a notary or public official, so that the form varies.

Official Certifier of Titles Deeds

A notary who in his/her profession is actually an institution that with their deeds creates written evidence and has an authentic nature. The important meaning of the notary profession is that the notary, because of the law, is given the authority to create absolute evidence in the sense that what is stated in the authentic deed is true (R. Soegondo Notodisoerjo, 2004). Meanwhile, PPAT is defined as a public official who is authorized to make an authentic deed regarding certain legal actions regarding land rights or Ownership Rights to Flat Units (Urip Santoso, 2014). Like a Notary as a public official who is referred to by law, the regulation of PPAT as a public official is not set forth in the Act, but only through a Government Regulation (Husni Thamrin, 2014). A PPAT is given the legal authority to provide public services to the community in an authentic deed, which is perfect evidence regarding legal actions in the land sector. The existence of a notary public is very important in people's lives. Because the Notary/PPAT provides legal certainty to the community regarding the making of authentic deeds needed in community activities both in economic, social or political terms. And to make this authentic deed, the services of a Notary/PPAT are needed, so that the authentic deed can be accepted by all parties concerned and can have legal certainty. A deed is a writing that is deliberately made to be used as evidence if an event occurs and is signed.

At first, Land Deed Making Officials (PPAT) were not categorized as public officials, but only as Land Deed Making Officials. Initially, the provisions concerning Land Deed Making Officials (PPAT) were contained in a Ministerial Regulation only as an implementation of Government Regulation Number 10 of 1961 concerning Land Deed Maker Officials. One of them is in the Regulation of the Minister of State for Agrarian Affairs Number 11 of 1961 concerning the Form of Deed (Abdul Ghofur Anshori, 2014). Land Deed Making Officials (PPAT) were categorized as General Officials initially based on Article 1 number (4) of Law Number 4 of 1996 concerning Mortgage Rights on Land and Objects Related to Land, that:

"Land Deed Maker Official," hereinafter referred to as "PPAT," is a public official who is authorized to make a deed of transfer of land rights, a deed of assignment of land rights, and a deed granting power of attorney to impose mortgage rights according to the applicable laws and regulations.

Furthermore, the existence of Land Deed Making Officials (PPAT) is stipulated in Article 1 number 24 of Government Regulation Number 24 of 1997 concerning Land Registration, that: "The Land Deed Making Officials as called PPAT are General Officials who are authorized to make certain land deeds." In particular, the existence of Land Deed Making Officials (PPAT) is regulated in Government Regulation Number 37 of 1998 concerning the Regulation of the Position of Land Deed Making Officials (PJPPAT). In Article 1 paragraph (1) it is stated that: "to make authentic deeds regarding certain legal actions regarding land rights or Property Rights of Flat Units."

According to Parlindungan, a Land Deed Making Official (PPAT) is a public official who is appointed by the government but is not paid by the government and has general authority, meaning that the deeds issued are authentic deeds. Meanwhile, according to Effendi Warin, the Land Deed Making Officer (PPAT) is an official who is authorized to make deeds rather than agreements that intend to transfer land rights, give new land rights, pawn land or lend money with new land rights as dependents (Suharmoko, 2015).

It is impossible for the Land Deed Making Official (PPAT) to protect himself against any defects that arise. The responsibility of the Land Deed Making Officer (PPAT) must be limited to matters where the defect is the result of a Notary's fault. This is in line with the Law on Notary Positions as contained in Article 84 of the Law on Notary Positions, which reads: "Actions of violations committed by Land Deed Making Officials (PPAT) against the provisions as referred to in Article 16 paragraph (1) letter I, Article 16 paragraph (1) letter k, Article 41, Article 44, Article 48, Article 49, Article 50, Article 51 or Article 52, which results in a deed only having the power of proof as an underhand deed or can be canceled according to law or the deed becomes null and void can be a reason for the party suffering the loss to demand reimbursement of costs, compensation, and interest to the Land Deed Making Official (PPAT)."

For violations committed by Land Deed Making Officials (PPAT) resulting in a deed must have the power of proof as an underhand deed or can be canceled according to law or a deed becomes null and void, it needs attention. Several direct sanctions are stated in Article 84 of the Law on Notary Positions, including Article 16 paragraph (8) of the Law on Notary Positions which reads: "If one of the conditions as referred to in paragraph (1) letter l and paragraph (7) is not fulfilled, the deed in question only has the power of proof as an underhand deed. A deed that functions only as evidence, the result of the violation is that it has the power of proof as a deed under hand, or can be canceled according to law, as long as the deed is signed by the parties. For a deed that

functions as an absolute requirement for an action/deed against the law or classified as a legal action/formal agreement.

Ownership of Land Rights

The ownership rights to land that occur because of the provisions of the Act mean the law that stipulates the property rights. For example, ownership rights to land that come from the conversion of land that used to belong to custom/tradition. This right adjustment also occurs in land rights that are subject to Western law (eigendom, erfpacht, and ostal). The conversion of Western rights can be property rights, Cultivation Rights, Building Use Rights, and Use Rights based on the provisions of the conversion of the BAL (Boedi Harsono, 2014). According to Article 20 paragraph (1) of the LoGA, the definition of property rights is as follows: hereditary, strongest and most complete rights that can be owned by people on land, keeping in mind the provisions in Article 6. Another Property rights are the hereditary, strongest, and fullest rights that people can have on land. The granting of this attribute does not mean that the right is an absolute, unlimited and inviolable right. The words hereditary mean that land ownership rights do not only last for the life of the right holder, but if a legal event occurs, namely with the death of the right holder, it can be continued by the heirs. The strongest word means that property rights to land can be encumbered with other land rights, for example, encumbered with building use rights, usufructuary rights, and other rights. Ownership rights to this land must be registered. While the word full means that the land ownership rights have given broad authority to the right holder in terms of using the land.

Discussion

Legal Arrangements related to Understanding and Education on the Importance of Land Registration Through the PPAT Deed as Proof of Ownership of Land Rights in the Community (Research Study in Bintan Regency, Riau Islands Province)

The legal arrangements in this study include: (1) the 1945 Constitution of the Republic of Indonesia; (2) Law of the Republic of Indonesia Number 33 of 1954 concerning Deputy Notaries and Temporary Deputy Notaries in the State Gazette of the Republic of Indonesia (LNRI) of 1954 Number 101 and Supplement to the State Gazette of the Republic of Indonesia (TLNRI) Number 700; (3) Law Number 30 of 2004 concerning the Position of a Notary in the State Gazette of the Republic of Indonesia (LNRI) of 2004 Number 117: Supplement to the State Gazette of the Republic of Indonesia (TLNRI) Number 4432; (4) Law Number 2 of 2014 concerning Amendments to Law Number 30 of 2004 concerning the Position of Notary (UJUN-P), in the State Gazette of the Republic of Indonesia (LNRI) of 2014 Number 3, and Supplement to the State Gazette of the Republic of Indonesia (TLNRI) Number 5491; (5) Civil Code (KUHPdata).

Sporadic land registration is land registration activity for the first time regarding one or several objects of land registration within the territory or part of a village area individually or in bulk (Article 1 point 11 Government Regulation Number 24 of 1997 concerning Land Registration. Based on Article 36 of the Government of the Republic of Indonesia Number 24 of 1997, maintenance of land registration data is carried out if there is a change in the physical data or juridical data of registered land registration objects. Physical changes occur if there is a separation, split, or merger of registered land parcels. Changes in juridical data occur, for example, if there is an encumbrance or transfer of rights to land parcels that have been registered. In the context of realizing the presence of the state in the land sector by providing legal certainty guarantees of land rights as evidence of ownership rights as mandated in Article 19 of Law Number 5 of 1960 concerning Land Rights, According to the Basic Rules of Agrarian Principles, the government is obliged to carry out land registration throughout the territory of the Republic of Indonesia. To obtain ownership of land rights, especially property rights, it can only be obtained through land registration in accordance with procedures and fulfilling the requirements determined by the local Land Office. A legal basis is a legal norm or provision in legislation that forms the basis or basis for any legal implementation or action by legal subjects, either individuals or legal entities, or the basis for the formation of newer and/or lower-level legislation in the hierarchy or order of laws and regulations.

Implementation and application of Understanding and Education on the Importance of Land Registration Through the PPAT Deed as Evidence of Ownership of Land Rights in the Community (Research Study in Bintan Regency, Riau Islands Province).

Implementation emphasizes the results achieved, while efficiency looks more at how to achieve the results achieved by comparing the inputs and outputs (author: frugal principle). Thus, briefly, the notion of efficiency means doing or doing something right, doing things right, while implementation is doing or doing something right on the target of doing the right things. The elements of the system consist of: (1) the system is always created and regulated by a group of people, or a combination of groups of people, machines, and facilities, but may also consist of a combination of groups of people, a set of guidelines, and data-processing tools; (2) a summary of all parts (sub-subsystems) which can be further broken down into subsystems, and so on; (3)

interdependence of one subsystem with other subsystems; and (4) having self-adjustment as an ability that is automatically adapting to its environment. There are also control and self-regulation mechanisms for self-regulation; (5) having a clear goal (directed) and to achieve that goal, it must be able to transform every input and change that occurs outside itself, so the system is often also called a transformer. Protection is defined as a process, method, act of sheltering, or a thing (action) that is protected (making or causing shelter). In relation to the legal protection of property rights through land registration, implementation is defined as a process or method so that the purpose of its protection is achieved, as stated in Article 19 paragraph (1) of the Law of the Republic of Indonesia Number 5 of 1960 concerning Basic Agrarian Regulations (UUPA), which states that the government is the organizer of land registration throughout the territory of the Republic. In addition to providing legal certainty and legal protection to holders of land rights, land registration is also intended to create an orderly land administration, as set forth in Article 19 paragraph (1) of the UUPA and Article 3 PP Number 24 of 1997. Article 19 paragraph (2) letter c and Article 4 paragraph (1) PP Number 24 of 1997, land registration activities include the issuance of certificates as a strong means of proof. Certificates are strong evidence, which means that what is stated in the certificate is considered correct as long as there is no evidence that proves otherwise. This means that certificates are not the only evidence of ownership of land rights according to the LoGA. Certificates as strong evidence are characteristic of negative land registrations. In a negative land registration system, certificates are strong evidence. What is stated in the certificate will be considered true as long as it is not proven otherwise, so the certificate is not the only evidence of land ownership. The land registration officer will simply accept the information provided by the applicant.

The socialization of ownership of land rights in the community has positive implications. The first, which can be obtained from the management and ownership of land certificates, is the existence of legal certainty over land rights. With the existence of land ownership rights and accompanied by evidence of land rights certificates, legal certainty is guaranteed before the law and legislation. With the registration of land, in fact, it will not only guarantee the security of ownership towards legal certainty, but an owner will also get the perfection of his/her rights (Suardi, 2005) because.

- a) There is a sense of security in having land rights (security)
- b) Understand what to expect from the registration (simplicity);
- c) There is a guarantee of accuracy in the system carried out (accuracy)
- d) Easy to implement (expedition)
- e) With costs that can be reached by everyone who wants to register land (cheapness), and future reach can be realized, especially on the price of the land in the future (suitable).

A Clean and Orderly Land Registration Service System, The second positive implication that can be obtained from the management and ownership of land certificates is the land registration service system that guarantees and supports order and convenience in the management of letters and certificates of land rights. The service system as regulated by the instruction of the Minister/Head of BPN Number 3 of 1998 dated July 20, 1998, with the implementation of the counter system, can facilitate the process of setting up and guaranteeing that land rights certificates can be managed safely and have accurate legal protection.

Constraints/Barriers factors and Solutions in the Implementation of Understanding and Education on the Importance of Land Registration Through the PPAT Deed as Evidence of Ownership of Land Rights in the Community (Research Study in Bintan Regency, Riau Islands Province).

Land registration is intended to realize administrative order, legal order and fulfill the demands of the Indonesian people. The implementation of land registration will produce a final product in the form of a certificate as proof of ownership of land rights. However, there will be challenges in its implementation, both in terms of administration and community awareness, particularly among those who do not understand the importance of land data collection. So, the holders of land rights are required to register the land they own in order to obtain authentic evidence with legal force by issuing a certificate of land rights from the authorized institution, namely the National Land Agency. As for the obstacles and obstacles faced, among others, (a) the occurrence of the Issuance of Multiple Certificates; (b) the emergence of a Legal Dispute; and (c) the Transfer of Rights based on Sale and Purchase.

Research Methodology

The research method explains the entire series of activities that will be carried out in order to answer the main problem to prove the assumptions put forward. The research method used in this study is a combination of normative and empirical research with a juridical approach.

1. Research Specification

The type of research used is a combination of a normative juridical approach, namely laws and regulations related to the issues discussed (Rony Hanitijo Soemitro, 2011) and empirical or sociological legal research. A legal research that obtains data from primary data or data obtained directly from the community. The data obtained was analyzed by comparing the provisions that are normative (*das sollen*) with the reality (*das sein*) that occurs in society (Indra Muklis Adnan, 2014).

2. Location and resource persons

This study took place at the Land Agency Office of Bintan Regency, Riau Islands Province.

3. Data Collection Techniques and Data Collection Tools

(a) Document study, namely reviewing and studying legal materials that are related to the research. (b) In order to complete the data, interviews were conducted, namely conducting direct questions and answers with research resource persons to obtain answers and a complete picture of the problems in this study. (c) List of questions, namely submitting a list of written questions openly to research sources about the problems in this research.

In its form, a questionnaire must meet the following requirements. (a) The questions to be asked are easy to understand. At the time of research, an interviewer may not intervene. That is, he/she should not provide additional information to the respondent in explaining the intent of the question, so that the interviewer provides information on what the respondent should have answered, so that the respondent is no longer free to answer. As a result, the question should be simple to understand. (b) The order of the questions must be such that they are easy to answer fairly. (c) The length of the question must be considered. (d) The question must be able to get the expected answer (without having to affect the respondent). (Syamsul Arifin, 2012)

Data analysis

The data analysis used in this research is descriptive-qualitative, namely the data obtained from the research is presented descriptively and processed qualitatively with the following steps:

1. The data obtained from the research is classified according to the problems in the research.
2. The classification results are then systematized.
3. The data that has been systematized is then analyzed to be used as a basis for drawing conclusions.

The types of data used in this study are primary data and secondary data, namely: (a) Primary data is the main data obtained by researchers through interviews. The resource persons in this study were the parties involved in understanding and education on the importance of land registration through the PPAT deed as proof of ownership of land rights in the community (Research Study in Bintan Regency, Riau Islands Province). (b) Secondary data is data obtained from literature that supports the subject matter discussed. Secondary data besides books can also be in the form of theses, dissertations, journals, newspapers, seminar papers and others.

The data is obtained through a literature study by taking into account the existing laws and regulations as well as through the opinions of scholars or legal experts. The secondary data consists of (1) Primary legal materials, binding legal materials, namely, laws. (2) Secondary Legal Materials, namely legal materials that explain primary legal materials, consisting of books (literature), articles or papers, both presented in print and electronic form, as well as expert opinions (doctrine) relating to the problem under study. (3) Tertiary legal materials, which include dictionaries, encyclopedias, and other materials that provide instructions and explanations for primary and secondary legal materials.

Conclusions and Recommendations

Conclusion

- (1) Legal Arrangements related to Understanding and Education on the Importance of Land Registration Through the PPAT Deed as Proof of Ownership of Land Rights in the Community.

That the legal arrangement of the Right to Control as evidenced by the existence of a certificate needs to be placed in a regulatory framework based on applicable law, so that legal protection can be created for each individual or group for the control of such an object. The basic provisions regarding land in Indonesia have been stated in Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles, better known as the Basic Agrarian Law, which contains the main points of the Indonesian National Land Law. Although most of the articles provide provisions regarding land rights, as a basic provision, there are many more detailed regulatory materials that still need to be determined. The need for these more detailed provisions for more than thirty years has been met with operational technical arrangements in a lower form than Government Regulations.

Implementation and application of Understanding and Education on the Importance of Land Registration through PPAT Deeds as Evidence of Ownership of Land Rights in the Community (Research Study in Bintan Regency, Riau Islands Province).

That the implementation of the right of control as evidenced by the existence of a certificate with the existence of land ownership rights and accompanied by evidence of a certificate of land rights, legal certainty is guaranteed before the law and legislation. By registering the land, in fact, it will not only guarantee the security of ownership in the direction of legal certainty, even an owner will get the perfection of his rights. The community will naturally give full trust to the BPN to assist them in their efforts to legalize all land ownership rights without any prejudice or negative thoughts.

(2) Obstacles/Barriers and Solutions in the Implementation of Understanding and Education on the Importance of Land Registration through PPAT Deeds as Evidence of Ownership of Land Rights in the Community (Research Study in Bintan Regency, Riau Islands Province).

There is no guarantee for the certificate owner because at any time he will get a lawsuit from another party who feels aggrieved over the issuance of the certificate. Generally, these weaknesses are overcome by using the acquisition agency or adverse possession. However, in the Land Law that our country adheres to, we cannot use these two institutions because customary law does not recognize the existence of these institutions.

Suggestion

It is recommended that the certificate of land rights, as the final result of the process of registering land rights, including changes regarding the subject matter, status of rights, and legal actions taken on the land, be strong evidence, as stated in the provisions of Article 19 paragraph (1) letter c; Article 23 paragraph (2), Article 32 paragraph (2), and Article 38 paragraph (2) BAL.

It is recommended to have a clean and orderly land registration service system. The second positive implication that can be obtained from the management and ownership of land certificates is a land registration service system that guarantees and supports order and convenience in managing letters and certificates of land rights.

It is recommended that the notary profession has an important meaning because notaries are given the authority to create perfect and absolute evidence by law, in the sense that what is stated in the authentic deed must be considered true. This is very important for those who need evidence for a purpose, either for personal interest (individual) or for the benefit of a business. Thus, a notary has the duty to exercise part of the government's power in the civil sector, namely serving the public interest by arranging in writing and authentically legal actions with legal relations between parties who agree to provide written evidence in the context of realizing certainty, order and legal protection.

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- 1) Undang-Undang Dasar Negara Republik Indonesia Tahun 1945;
- 2) Undang-Undang Republik Indonesia Nomor 33 Tahun 1954 tentang Wakil Notaris dan Wakil Notaris Sementara dalam Lembaran Negara Republik Indonesia (LNRI) Tahun 1954 Nomor 101 dan Tambahan Lembaran Negara Republik Indonesia (TLNRI) Nomor 700;
- 3) Undang-Undang Nomor 30 Tahun 2004 tentang Jabatan Notaris, dalam Lembaran Negara Republik Indonesia (LNRI) Tahun 2004 Nomor 117, dan Tambahan Lembaran Negara Republik Indonesia(TLNRI) Nomor 4432;
- 4) Undang-Undang Nomor 2 Tahun 2014 tentang Perubahan Atas Undang- Undang Nomor 30 Tahun 2004 tentang Jabatan Notaris (UUJN-P), dalam Lembaran Negara Republik Indonesia (LNRI) Tahun 2014 Nomor 3,dan Tambahan Lembaran Negara Republik Indonesia (TLNRI) Nomor 5491;
- 5) Kitab Undang-Undang Hukum Perdata (KUHPerdato)

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