

# Juridical Analysis of the Responsibilities of Land Deed Officials to Make Land Maps and Registers of Management Rights to Realize Legal Certainty (A Case Study at the Bintan Regency Land Office)

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## Abstract

*The transfer of land rights before the Land Deed Maker Official (PPAT) is an authority regulated according to the provisions of the applicable laws and regulations and is stated in an authentic deed. The existence of a Land Deed Maker Official (PPAT) is more necessary in the land registration process to ensure legal certainty. Land registration is held to meet the needs of the community and the government. Government Regulation Number 24 of 1997 concerning Land Registration and Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles clearly regulate the main issues concerning Land Registration in Indonesia. The issue addressed in this research pertains to regulating the law regarding the Land Deed Maker Official's (PPAT) responsibility for land registration to create a map of the area above management rights, its implementation, and application. The factors constitute obstacles and solutions regarding the Land Deed Maker Official's (PPAT) responsibility for land registration to create a map of the area above management rights in the Bintan Regency. This study employs a descriptive methodology to collect primary data through field research utilizing a normative legal research approach. The study's findings show that the Agrarian Law No. 5 of 1960 requires the government to register all land in Indonesia to ensure the certainty of land rights.*

*Additionally, it is the responsibility of the right holder to register the land rights that he or she has in line with relevant laws. Land Deed Officials assist the government, and for land that has not been certified, it is carried out by a person using a Deed of Sale and Purchase and Transfer of Rights. For land that has been certified, it is carried out by a Land Deed Maker Official (PPAT), a person who is an authorized official under the Basic Law pertaining to Agrarian and Regulations of the Government. As a result, it is anticipated that the development and strengthening of land registration and regional mapping in Bintan Regency will be carried out so that equity in land registration and regional mapping in Bintan Regency may be distributed through local government support. To provide legal clarity for stakeholders, it must also include the active involvement of other entities that are structurally linked to the Bintan Regency's land registration activities.*

*Keywords: Land Registration, Territorial Mapping, Management Rights, Bintan, Indonesia*

## Introduction

When land registration is implemented, a person will get a letter of evidence of land ownership, which is often referred to as a land certificate. With the issue of the land certificate, one may prevent potential ownership conflicts, particularly with other parties. As is well known, every agreement transferring land rights must be substantiated by a deed prepared by and before a Minister-appointed official, namely the Land Deed Maker Official (PPAT).

Land registration is necessary to provide legal certainty and fulfill the community's and government's requirements (Parlindungan, 1994). Article 33, paragraph 3 of the 1945 Constitution stated that "Earth, water, and space, as well as the natural resources contained within, are governed by the state and are designed to maximize the welfare of the people." In Indonesia, land demand for development is growing, either as a place to reside or as a location for commercial operations, as a result of the economic growth of Bintan Island. As a result, the need for support in the form of legal certainty in the land sector will increase too (Harsono, 2005).

Notary deeds are created via the direct participation of the parties who come before the notary; they are the key actors in creating an authentic deed (Sutedi, 2012). A notary deed is an official document prepared by or before a notary in accordance with the forms and processes prescribed by law; the notary deed authenticates all acts, agreements, and stipulations attested by the appearers and witnesses. Notaries should follow relevant regulations while practicing their profession and offering services to the public. This is critical since notaries do their responsibilities not just for their profit but also for the good of the community and are obligated to ensure the truthfulness of the deeds they perform. A notary is expected to be more sensitive, honest, fair, and transparent while executing a transaction to ensure the authenticity of the deed for all parties directly involved (Alam, 2001).

A notary must adhere to the notary's code of ethics while performing his or her responsibilities, or else the dignity of professionalism will be lost, and the public's confidence will be lost. Notaries also need to have strong moral principles since a notary with strong morals will not abuse his power, allowing him to retain his dignity as a public official who performs services in compliance with relevant laws and does not jeopardize the notary's image.

Transferring land rights without first consulting the Land Deed Maker Official (PPAT) carries no penalties for the parties, but the parties will encounter practical difficulties. Specifically, the rights recipient will be unable to register the transfer of his rights, preventing him from receiving a certificate in his name. As a result, the only course of action available is to repeat the procedure for transferring rights in front of the Land Deed Maker Official (PPAT). However, this method is contingent upon the parties' will. According to the provisions of Article 37 of Government Regulation No. 24 of 1997 on Land Registration, the transfer of land rights and ownership rights to flat units through purchasing and selling, exchanging, grants, income in companies, and other legal acts of transfer of rights, except for the transfer of rights through auction, can only be registered if a deed establishes it.

The Land Deed Maker Official (PPAT) is a person who prepares the deed for the transfer of land rights in the presence of the parties to the legal action and at least two witnesses who satisfy the required criteria. Notaries must be prepared to defend themselves if they ever become a party to a matter involving Civil or Criminal Law due to the legal documents they create (Supriadi, 2010). In carrying out their responsibilities, it can not be disputed that there are currently quite a few criminal cases. It arose due to a notary's lack of professionalism and siding with one of the parties in the deeds he executed. Notaries must also be sensitive, responsive, acute in their thinking, and capable of adequately analyzing any legal or social phenomena that may occur. This is an attitude that a notary must possess in order to promote courage in adopting the correct attitude.

Courage is defined as the ability to reject doing an act that violates the law, morality, or ethics. A notary-prepared deed must meet specific criteria to be genuine, such as incorporating the parties' identities, including the agreement's intended contents, and signing the deed. If these requirements are not fulfilled, the deed may be revoked or declared null and invalid by the court. Land registration is a series of activities carried out continuously and regularly by the government, which includes the collection, processing, bookkeeping, presentation, and maintenance of physical and juridical data, in the form of maps and lists, pertaining to land parcels and apartment units, as well as the issuance of certificates as proof of rights for parcels of land that already have rights (Harsono, 2005).

From a positive and constructive legal perspective, the Law on Basic Laws of Agrarian Principles, as specified in Law Number 5 of 1960, is referred to as the foundation for implementing Land Registration regulations in Indonesia. In a practical operational sense thus far, the law's existence serves as a fundamental reference in paradigmatic positive legislation applicable in the field. Most notably, in the administration of many major problems pertaining to Land Registration in Indonesia. The creation of legal standards established by Basic Agrarian Law Number 5 of 1960, particularly in relation to Land Registration in Indonesia, has a more transparent and solid meaning.

The assertiveness of meaningfulness in a paradigmatic manner indicates that the mandate contained in the Basic Agrarian Law, particularly regarding Land Registration in Indonesia (Ruchiyat, 1983), has, in fact, demonstrated a perfect and positive political will, particularly in order to implement the meaning of people's lives concretely. Academic research is undoubtedly conducted using various criteria and concepts from the philosophy of science to ensure that the fundamental components of research methodology are fulfilled.

Referring to the major issues discussed before, the researchers will discuss many of the issues raised in this study, among others.

- 1) How is the primary legislation for the duty and obligation of the land deed official to prepare maps and land registers for management rights organized to provide legal certainty (A Case Study of Bintan Regency's land office)?
- 2) How is the land deed official's duty and obligation to prepare maps and land registers for management rights carried out and executed (A Case Study of Bintan Regency's land office)?
- 3) What factors obstruct and facilitate land deed officials' duty and obligation to prepare maps and land registers for management rights to attain legal certainty (A Case Study of Bintan Regency land office)?

Generally, this research attempts to investigate, ascertain, and respond to the problem's formulation description. Therefore, the primary objective of this study is, among others.

- To ascertain the legal arrangement for land deed authorities' duty to create maps and land registers for management rights to achieve legal clarity (a case study at Bintan Regency's land office).
- To ascertain the extent to which land deed authorities are responsible for creating maps and land registers of management rights to achieve legal certainty (a case study at Bintan Regency's land office).
- To ascertain the elements that serve as impediments and solutions to land deed authorities' duty to create maps and land registers for management rights to achieve legal certainty (a case study at Bintan Regency's land office).

The following are the advantages of the authors' study. Theoretically, it is anticipated that this study will serve as a reference or supplementary reading material for the theoretical field of law. Additionally, it may offer general ideas in Civil Law, Engagement Law, Guarantee Law, and Public Policy Law and serve as a reference for stakeholders, particularly law faculty students and the broader community, and future requirements. Practically, it provides the authors with insight into recent changes in national land law, particularly addressing the legal certainty of land rights certificates. The findings of this study are expected to provide input to the government, the National Land Agency, and other parties to evaluate the implementation of land registration to produce certificates of land rights. In particular, the contribution of ideas to the implementing apparatus at the land office, the community, and other parties, to carry out land registration activities in Bintan Regency.

### Literature Review

A Theory is a flow of logic or reasoning, a collection of organized ideas, definitions, and propositions (Sugiyono, 2012). Meanwhile, the theoretical framework is a model that shows how the relationship between a theory and significant elements in a given issue is known (Rumengan et al., 2015). A theoretical framework is a tool for researchers who must provide a normative theory pertinent to the research being conducted and explain the research variables and their correlations in this study. Thus, based on the references and assumptions above, the authors conducted a legal analysis of the implementation process of establishing a policy, using various theories discussed in more detail in the next section.

#### Grand Theory

John Austin's famous and well-known grand theory is consistent with the notion that law is a sovereign ruler's command, given that law includes orders, obligations, sovereignty, and sanctions (Idham, 2004). According to his theory (analytical jurisprudence), the law is classified into two types: positive law and positive morality (customary law). With the publication of this work, Austin gained recognition as a legal expert who pioneered a new legal system called the positivism legal system.

According to John Austin, a legal definition is a rule enacted to guide sentient creatures by those who wield authority over them. A law is an order issued by individuals in the highest positions of authority or by the sovereign. Austin views the law as a rational, well-defined, and self-contained system. Moreover, according to him, natural law is composed of four components: orders, sanctions, obligations, and sovereignty. In summary, according to John Austin's Law: first, the law is a command of the ruler (Law is a command of the lawgiver); second, the law is a fixed and closed logical system; and third, positive law must satisfy several elements: orders, sanctions, obligations, and sovereignty; beyond that, positive law is not law but positive morals. As per Austin, the superior decides what is permissible (Wijaya & Rohmadi, 2010).

The superiors might compel others to submit. He enforces the law in a heinous way and directs the conduct of others in his desired direction. Laws are coercive commands that may be sensible or unjust. Austin wanted to develop a technique that would enable him to address various subjects with his students effortlessly. Austin started looking into a mathematical theory to create a clear framework for his topic after being influenced by the logical reasoning techniques of a renowned seventeenth-century English philosopher, Thomas Hobbes (Ujan, 2009).



### Middle Theory

As a middle theory, the authors employ Philip Nonet and Philip Sellznick's responsive theory to demonstrate how responsive legal theory is geared toward legal objectives that will facilitate collaboration between the ideal values of the law and the goals manifest in people's lives today. In responsive legal theory, they create a place to admit facts or social developments as ramifications of societal changes. They created a robust development model since they recognized how complicated the reality between law and society is. Modernization theory simplifies a complicated reality to the point that it cannot predict the evolution of law in society. Nonet and Selznick contend that repressive, autonomous, and responsive laws are distinct categories of law and represent distinct phases in developing law's relationship to social and political order.

Additionally, both relate to evolution's phases as a developmental paradigm (Sidarta, 2009). Nonet and Selznick believe that only responsive law ensures long-term and stable institutional order among the three kinds of law. The developmental model may be reorganized to place a more considerable emphasis on autonomous law, highlighting tensions at that time that offer both the risk of repressive tendencies returning and the potential for increased responsiveness.

### Applied Theory

Furthermore, the authors use Jeremy Bentham's idea of legal benefits (the theory of the law of happiness). According to Bentham, the state should guarantee the happiness of all its people. This is accomplished by directing all government operations toward achieving and increasing the pleasure of the greatest number of people possible, following Bentham's theory of utilitarianism, which states that the essence of happiness is the enjoyment of a life free of suffering (Idham, 2014). Legal certainty is necessary to achieve legal advantages in society; otherwise, without legal certainty, a person lacks conventional provisions for conducting activities. Thus, Gustav Radbruch is not incorrect in stating that one of the law goals should be confidence. It is strongly linked to legal certainty in the scheme of communal life. Legal certainty is consistent with the provisions and the judge's decision's normative character. Legal certainty refers to the execution of a life order that is consistent, predictable, and unaffected by subjective circumstances in people's lives (Sidharta, 2010).

The conceptual framework serves as an operational guideline for developing the idea during the study process execution. It is possible to create a conceptual framework and specific definitions for use as operational guides in gathering, processing, analyzing, and creating data through normative and empirical legal research (Soekanto & Mamudji, 1995).

### Juridical Analysis

The juridical analysis aims to compile pertinent laws and other fundamentals to develop conclusions to remedy or respond to issues (Prastowo, 2011). Meanwhile, the objective of the legal analysis activity is to cultivate a mentality conducive to issue resolution in line with the study. In this research, the authors define juridical analysis as an activity that entails identifying and dissecting the components of an issue for further examination and then relating them to the law, legal regulations, and relevant legal norms as a means of resolving the problem.

### Land Deed Maker Official

A notary is a person who practices his profession as an institution that produces written proof and has a genuine character through his actions. The notary profession is significant in that notaries are empowered by law to produce absolute proof in the sense that what is said in the genuine deed is factual (Notodisoerjo, 1982). Meanwhile, Land Deed Maker Officials (PPAT) are public officials authorized to execute genuine deeds in connection with specific judicial proceedings involving land rights or Property Rights on Flat Units (Santoso, 2016). As is the case with a notary as a statutory public official, the regulation of Land Deed Maker Officials (PPAT) as a statutory public official is not laid out in the Act but rather via a government regulation (Thamrin, 2011). A Land Deed Maker Officials (PPAT) is legally empowered to offer public services to the community via creating a genuine deed that serves as flawless proof in legal proceedings involving the land sector. The presence of a Notary/PPAT is critical in the lives of individuals. Since the Notary/PPAT provides to society with legal assurance about the execution of genuine deeds required for commercial, social, and political activity, in order to create a genuine deed, the services of a Notary/PPAT are required to ensure that the authentic deed is recognized by all parties and has legal certainty.

### Land registration

Land registration is a process that occurs as part of Indonesia's Agrarian Reform. Land Registration's fundamental concepts and requirements are also contained in the Basic Agrarian Law. Land registration includes both changes in land ownership and control and legal relationships pertaining to land tenure. Land registration during the existence of this government legislation is deemed inefficient due to some impediments. Due to limited resources and personnel, the majority of land tenures are not adequately supported by evidence. Additionally, this government law does not adequately allow for the quick and acceptable execution of land registration.

### Management Rights

Land, as a fundamental human need, is a location for carrying out activities on the ground. Even though humans are constantly in contact with the ground, almost all human life activities, either directly or indirectly, require land (Lubis & Lubis, 2008). Thus, the government issues Government Regulation No. 38 of 2007 on the Division of Government Affairs between the Government, Provincial Government, and Regency/Municipal Government in the area of land management. The Government Regulation's provisions are based on the national legal theory of land tenure rights defined in Basic Agrarian Law (BAL/UUPA) Number 5 of 1960. In this case, Article 2 of the BAL/UUPA contains the legal right of land tenure in Indonesia. With the enactment of Basic Agrarian Law (BAL/UUPA), land regulations enacted by the Dutch East Indies government, such as Agrarische Wet, Agrarische Besluit, and Book II BW, which regulates land matters, have ceased to be valid due to Basic Agrarian Law (BAL/UUPA) is intended to replace the land provisions were enacted by the Dutch East Indies government, which appeared to be imperialistic.

### Research Methods

Research is a systematic, data-driven, critical, objective, and scientific study or investigation of a specific problem to find alternative solutions (Arifin, 2012). "Methods" refers to the processes, approaches, and ideas utilized to resolve a problem (Soekanto, 1996). Thus, a research method may be described as a collection of rules and procedures for addressing problems that occur throughout the course of the study. In essence, a research method is a stage in the process of recovering the truth. As a result, it will address any issues that may arise in a particular field of study (Sugono, 2001). Hence, research is a means of maintaining, extending, and improving knowledge.

### Spesifikasi Penelitian

The specification of this study limits analysis to the detection level, that is, evaluating and systematically presenting facts to make them simpler to comprehend and conclude (Suhartono, 1999). It is differentiated, in particular, according to the kind, character, and aim of the legal study as defined by Soerjono Soekanto, namely normative legal research and sociological or empirical legal research. This kind of legal research is referred to as normative legal research or doctrinal legal research. It is also referred to as library research or document study. The specifications for normative law research have been established by researchers doing studies on this research. This thesis research is defined and conducted as normative legal research, as well as a combination of normative and sociological (empirical) legal research, utilizing secondary data obtained directly from the first source through interviews and primary data in the form of legal materials as a source/information legal materials such as, at the elementary, secondary, and tertiary levels.

### Research Approach

This study employs a hybrid methodology that combines the normative approach of legal research with the empirical approach of Juridical Sociology. The research mechanism for this mixed approach technique is carried out by developing the study's explanation inductively and then deductively, and vice versa.

### Geographical location, population, and research sample

The Land Agency of Bintan Regency is the site of this study. A population is a collection of individuals, the occurrence of anything that has specific characteristics (Suhartono, 1999). The population is entirely composed of workers and leaders of the Bintan Regency's Land Agency. The sample is a subset of the population being researched and is believed to describe the population's features in general. The researchers selected a random sample of three notaries, three administrators of *INI Pengda* Riau Islands Province, and three employees of the Bintan Land Office, namely the mapping department, the registration section, and the leadership/head office.

### Data Collection Techniques and Data Collection Tools

This type of research is classified as a hybrid of normative legal research or library research and observational research due to the authors' efforts to combine verbal data sourced from the literature procured through the

library with data collected in the field and analyzed in-depth (Muhajir, 1990). Therefore, the data sources utilized in this research are classified as primary and secondary data (Mamudji et al., 2005).

The Primary Legal Materials pertain to the primary data obtained by the authors by observing, collecting, and comparing applicable legal regulations, including the 1945 Constitution of the Republic of Indonesia; The Civil Code, Law Number 30 of 2004 concerning the Position of a Notary, which has been amended by Law Number 2 of 2014. Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles, which is called the Basic Agrarians Law, As announced in the State Gazette of the Republic of Indonesia Number 2043. Law Number 26 of 2007 concerning Spatial Planning as announced in the State Gazette of the Republic of Indonesia Number 68. Law Number 28 of 2009 concerning Regional Taxes and Regional Levies as announced in the State Gazette of the Republic of Indonesia Number 130. Law Number 44 of 2007 concerning the Implementation of Increasing Economic Growth of Batam, Bintan, and Karimun, as announced in the State Gazette of the Republic of Indonesia Number 130; and Government Regulation Number 24 of 1997, concerning Land Registration.

Secondary law materials fall into three categories.

- The authors collected Primary Legal Data via interview through direct questions and responses to the respondents listed above.
- Secondary legal sources of such are journals, articles, and other scholarly works relevant to this research.
- Tertiary legal data, such as dictionaries and clippings, is analogous to the tertiary legal materials used to support this research.

The data analysis in this study was qualitative, beginning with a description of the research, followed by a comparison of the data to legal theories, legal experts, and laws, beginning with data collecting, data processing, and ultimately data presentation. When developing conclusions, the deductive approach will be utilized; the authors will collect broad facts, information, and views and then make particular conclusions.

### **Discussion**

The preceding part of this research stated that Spatial Planning Law Number 26 of 2007 had been implemented. This legislation establishes a more comprehensive paradigm for spatial planning across the Unitary State of the Republic of Indonesia's territory. The purpose of constructing the paradigm of the Spatial Planning Law is to achieve harmony between the natural and artificial environments, to achieve integration in the use of natural and artificial resources. At the same time, paying attention to human resources, achieving the protection of spatial functions, and avoiding negative environmental impacts resulting from these activities.

The authors' grand theory is based on John Austin's theory of legal certainty; it is compatible with laws and regulations, either at a lower or higher level, intending to ensure that the community and law enforcement authorities can execute them consistently and without differentiating one community from another. Everyone is treated equally in the legal sense (equality before the law). However, in practice, the stated legislative restrictions are often disregarded, rendering the laws ineffective. The law's ineffectiveness may be attributed to the ambiguity or confusion, the inconsistent apparatus, and the public opposing the legislation's execution. When legislation is adequately executed, it is deemed effective.

Law enforcement is an activity that seeks to reconcile the relationships between values that are articulated in concrete and embodied laws and attitudes of action as a sequence of ultimate value translations in order to establish, preserve, and protect society's peace: Legal considerations or applicable laws, statutes, or regulations. In a material sense, legislation is a written rule widely recognized and enacted by central and regional governments. Land rights are defined as the power to govern and use the subject land.

As a result, land rights do not always imply that the landowner has complete control over their property. The right of control over property entails several powers, duties, and restrictions on the holder's right to act on the land to which he/she is entitled. As a result, it may be split into many sections, specifically: In order to begin, the legislation's fundamental content and standards must be constructed in line with the community's and nation's identity, as well as with the nation's national values. Second, the institutional framework for enforcing the rules and regulations must be created in a professional, high-quality, moral, honest, accountable, and transparent way and with sufficient budgetary and financial support, including assistance and guarantees—the implementation apparatus's well-being. Third, there must be synergistic support at all levels of society for the realization of a good and civilized legal culture consistent with the soul, personality, and national identity mandated by the State Constitution, as well as a legal culture that must be realized for the nation and state of Indonesia. All levels of society must adhere to the mandates included in the Pancasila (paradigm philosophy) and the Republic of Indonesia's 1945 Constitution (paradigm constitution) (Lubis, 1989). The responsibility



principle emphasizes the need to adhere to relevant laws and responsibly do business toward all stakeholders and the community, including refraining from acts detrimental to stakeholders or the community.

Land registration and regional mapping in Bintan Regency actually require, when viewed through the lens of the determining institutions, that all parties who are required to take actions that are inherently providing a solution as the embodiment of technical actions intended by all parties, most notably the determining agency, must demonstrate a high level of cooperation in order to carry out their obligations.

Additionally, the middle theory that will be used to analyze this thesis is based on Philip Nonet and Philip Selznick's responsive theory, which asserts that to expedite the realization of a sense of certainty in all recording and mapping of every area in the Bintan district. All stakeholders' support and accountability are required by referring to all kinds of law, from parties deemed competent of making judgments. Philip Nonet and Philip Selznick's construction of thoughts, opinions, and theories have emphasized that a product of regulations and legislation is certainly not an exception to all products of laws and regulations in the field of land registration, so that a sense of happiness, justice, prosperity, and prosperity can be realized through its implementation. The government must execute legal certainty for the populace by referring to and adapting to the populace's soul; it also occurs in the law, which, of course, varies according to location and period.

Additionally, the authors use Jeremy Bentham's theory of legal benefits (the law of happiness). According to Bentham, the state has to guarantee that all people attain happiness. This is accomplished by directing all government activities toward achieving and increasing happiness (well-being) for the greatest number of people possible, following Bentham's grand theory of utilitarianism, which states that the essence of happiness is the enjoyment of a life free of misery (Idham, 2014). Legal certainty is necessary to achieve legal benefits in society, as it protects an individual's right to behave lawfully. Without legal certainty, an individual lacks consistent rules for conducting the activity. All communities in Bintan Regency must participate in the Land Registration process.

Until now, the Indonesian government has shown considerable expertise in constructing facilities for public use, but in practice, buildings constructed for public use often collapse prematurely due to a lack of maintenance and care. Indeed, this scenario exists due to government and state neglect, which requires active involvement and support from the whole community for all public infrastructure created by the government. Similarly, in the context of Land Registration implementation in Bintan Regency, from planning to execution and monitoring of outcomes, the support and involvement of the whole community in Bintan Regency are critical. The intended tangible assistance is while measuring and mapping to generate a land survey letter from a series of necessary land registration procedures. It is anticipated that the adjacent residents of the property being processed for registration would assist in the process by measuring and mapping.

Considering and paying attention to the significant and strategic position of the National Land Agency in terms of the implementation of the Land Registration activities, it is appropriate for the National Land Agency of the Republic of Indonesia in Jakarta to proactively take technical steps that are operational in nature in order to find solutions and solutions to all problems. Problems faced by the Land Office of Bintan Regency to accelerate the implementation of Land Registration in Bintan Regency. Regarding the various problems that must be immediately addressed by the National Land Agency of the Republic of Indonesia in Jakarta, in terms of overcoming some of the obstacles faced by the Bintan Regency Land Office in carrying out Land Registration in Bintan Regency, namely: State Revenue and Expenditure for Land Registration; problems related to the lack of professional surveyors to carry out Land Registration activities; and problems related to the lack of measuring and mapping tools and equipment that are capable of high technology, which tools and equipment are very much needed in the context of implementing Land Registration in Bintan Regency.

## **Conclusion**

Conclusions may be made from the preceding chapter's presentation of the findings and discussion of the study. The presence of a Land Deed Maker Official (PPAT) is specified in Government Regulation Number 24 of 1997 concerning Land Registration as a public official empowered to create a deed of transfer of land rights and other deeds in the context of imposing land rights. Land registration operations on management rights include the initial land registration and the maintenance of land registration data. Confidence in land rights Agrarian Law No. 5 of 1960 requires the government to register land across Indonesia and rights holders to register existing land rights in compliance with relevant laws. Land Deed Officials assist the government, and for land that has not been certified, it is carried out by a person using a Deed of Sale and Purchase and Transfer of Rights; for land that has been certified, it is carried out by the Land Deed Maker Official (PPAT), who is an authorized official following the provisions of the Basic Law Agrarian and government regulations.

While the implementation of land registration and mapping of areas in Bintan Regency has been likely to succeed, the Bintan Regency Land Office has also implemented Standard Operating Procedures in the land registration process, including the following: a) Implementation and Land Registration for the First Time; b) Land Measurement and Mapping; c) Preparation of Registration Base Map; and d) Certificate. Additionally, the Land Deed Maker Official (PPAT), whose responsibility is to create the deed, is; therefore, the legal action involved before the Land Deed Maker Official (PPAT) fulfills his or her responsibilities the land registration procedure to go correctly.

For the obstacles faced in land registration in making a map of the area above the management rights, the authors will divide it into several parts, namely in terms of the law. a) There is a lack of land data; b) there is evidence of double buying and selling ownership; and c) there is insufficient coordination among related institutions, particularly those whose second pillar is based on non-legal factors; a) community support and b) system strengthening by the National Land Agency of the Republic of Indonesia.

### Suggestions

It is anticipated that the improvement and strengthening of land registration and regional mapping in the Bintan Regency would be carried out; thereby, equality in land registration and regional mapping may be increased while also assisting the government in improving people's welfare.

It is recommended that the Land Deed Maker Official conduct an inspection at the local land office, particularly in Bintan Regency, to determine the suitability of the land title certificate with the local land office's registers by presenting the original certificate and that the Land Deed Maker Official conduct an inspection for each deed. This is to prevent legal conflicts resulting from the issuing of duplicate certificates.

It is suggested that the local government of Bintan Regency offer assistance in order to provide legal certainty for land rights holders, and those other institutions structurally connected to land registration operations in Bintan Regency participate actively.

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