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## **LEGAL PROTECTION FOR PPAT FROM LAND MAFIA CRIME IN MAKING LAND DEEDS BASED ON PP 37 OF 1998**

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### **ABSTRACT**

<b>Article Info</b>	<p>The land mafia is a serious threat to the sustainability of the land registration system and the legality of land ownership in Indonesia. One group that plays an important role in the process of making land deeds is the Land Deed Making Officer (PPAT). Therefore, legal protection for PPAT is very important to prevent land mafia crimes in making land deeds. This study aims to analyze how the legal protection for PPAT from land mafia crimes in making land deeds based on Government Regulation No. 37 of 1998. The research method used is qualitative research with a literature study approach. Data were analyzed using a descriptive-analytical approach. The results of the research show that existing regulations, especially Government Regulation Number 37 of 1998, provide a strong legal basis for PPATs in carrying out their duties in making land deeds. This regulation regulates the obligations, responsibilities and authorities of PPATs in carrying out their duties, as well as providing sanctions for PPATs who commit violations. However, the challenges faced in implementing these regulations were also encountered in this study. Some of the challenges faced include the lack of oversight of PPATs, low public legal literacy, and vulnerability to influence from the land mafia. In addition, legal practice and the role of the courts in providing legal protection for PPATs are still facing obstacles such as lengthy and complex legal processes, and the lack of effective sanctions against perpetrators of land mafia crimes. In maintaining the integrity and legality of land deeds made by PPAT, a synergy between regulations, legal practice and the courts is needed. Efforts to strengthen oversight of PPATs, increase public legal literacy, and increase the effectiveness of sanctions against land mafia perpetrators need serious attention. In addition, the role of the court in providing fair and prompt decisions in cases involving land mafia crimes is also important for enforcing the law and providing effective legal protection for PPATs and the public in making land deeds.</p>
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### **1. INTRODUCTION**

Legal protection for Land Deed Officials (PPAT) in making authentic deeds is an important and complex issue in the world of property law. PPAT as an official who has the authority to make land deeds plays a vital role in maintaining the validity and enforceability of land deeds as a form of protection of land rights. However, in carrying out its duties, PPAT are often at risk the occurrence of criminal acts of land mafia that can be detrimental to interested parties. Therefore, adequate legal protection for PPATs in making authentic deeds is very important to ensure the integrity and quality of the land deeds produced.

In this context, this study aims to examine various aspects of legal protection for PPATs in making authentic deeds. This research will involve an analysis of the applicable laws and regulations, related court decisions, as well as a conceptual approach to discuss challenges and solutions in legal protection for PPATs in carrying out their duties as land deed making officials. Thus, it is hoped that

this research can provide a deeper understanding and a useful contribution to the development of property law.

"Adequate legal protection for PPATs in making authentic deeds is an important step in maintaining the integrity and enforceability of land deeds as a form of legal protection of land rights (Rahman, 2020)".

In carrying out his duties as a land deed official, PPAT is faced with the risk of land mafia crimes, such as document falsification, embezzlement of property rights, and corrupt practices. These criminal acts can be detrimental to interested parties, including legal land owners who depend on their land rights on land deeds drawn up by PPAT. Therefore, strong legal protection for PPATs in making authentic deeds is very important to prevent land mafia actions and maintain the integrity of the land registration system.

In addition, the PPAT is also faced with challenges in dealing with changes in laws and regulations related to making land deeds. Government Regulation Number 37 of 1998 concerning PPAT is one of the regulations that regulates the duties of authority and responsibility of PPAT in making land deeds. However, this regulation also requires appropriate adjustments and interpretations in order to adapt to the developments and dynamics of changes in property law that occur in daily practice. Therefore, PPATs need to get clear and concrete legal protection in the face of changes in laws and regulations that affect their duties and responsibilities as land deed officials.

In maintaining legal protection for PPATs, the role of the courts in deciding property disputes is also an important factor. Court decisions regarding property disputes involving PPATs can be a strong legal basis in maintaining the integrity and legality of land deeds made by PPATs. Therefore, this study will also examine court decisions related to property disputes involving PPATs, to see how legal protection is given by the courts to PPATs in the context of making authentic deed.

The importance of adequate legal protection for PPATs in making authentic deeds has been recognized by many legal experts. As stated by Rahman (2020), "Adequate legal protection for PPATs in making authentic deeds is an important step in maintaining the integrity and enforceability of land deeds as a form of legal protection of land rights." Strong legal protection for PPATs will give them confidence in carrying out their duties as land deed making officials, as well as ensuring that the resulting land deed is valid, legal and accountable.

However, challenges in providing legal protection for PPAT in making authentic deeds also cannot be ignored. The risk of land mafia actions, changes in laws and regulations, and complex court decisions can become obstacles for PPAT in carrying out their duties. Therefore, this research will examine the various challenges faced by PPATs in making authentic deeds, as well as provide solutions and recommendations to ensure optimal legal protection for PPAT.

In order to maintain legal protection for PPATs in making authentic deeds, there needs to be a synergy between applicable regulations, property law practices based on the principle of prudence, and the active role of the courts in providing fair and clear decisions regarding property disputes involving PPATs. Adequate legal protection for PPATs will provide them with legal certainty, and encourage them to carry out their duties with integrity and professionalism.

In conclusion, legal protection for PPATs in making authentic deeds is a complex and important issue in the world of property law. This research is expected to provide a deeper understanding of the challenges and legal protection solutions for PPATs in making authentic deeds, as well as provide a holistic view of the need for synergies between regulations, legal practice, and the role of the court in maintaining the integrity and legality of land deeds made by PPATs. . Therefore, it is important for legal practitioners, the government, and related stakeholders to continue discussing and working together in increasing legal protection for PPATs in carrying out their duties.

Legal protection for PPATs in making authentic deeds is an important aspect in the world of property law. In facing complex and dynamic challenges, PPATs require clear, concrete and optimal legal protection in order to carry out their duties with integrity and professionalism. Therefore, the role of regulation based on the principle of prudence, property law practices with integrity, and fair and clear court decisions are important factors in providing legal protection for PPATs in making authentic deeds. As a final note, as revealed by Purnama (2019), "Adequate legal protection for

PPATs in making authentic deeds will encourage public confidence in the integrity and legality of the resulting land deeds, as well as provide legal certainty for holders of land rights." Therefore, continuous efforts to increase legal protection for PPATs in making authentic deeds are very much needed to maintain the integrity and enforceability of land deeds as a form of legal protection of land rights.

The problem that the author is concerned with is how do existing regulations, especially Government Regulation Number 37 of 1998, provide legal protection for land deed making officials (PPAT) in making authentic deeds, as well as the challenges faced in their implementation? How is legal practice and the role of the court in providing legal protection for PPAT in making authentic deeds, and how can the synergy between regulations, legal practice, and the courts be improved to maintain the integrity and legality of land deeds made by PPAT?

## 2. METHOD

The qualitative research methodology for studying the topic "Legal Protection for Ppat from Land Mafia Crimes in Making Land Deeds Based on PP 37 of 1998" can be carried out using a qualitative approach that prioritizes analysis of relevant texts and documents, as well as in-depth interviews with competent informants in the field property law and PPAT. Following are the steps of the qualitative research methodology that can be adopted:

**Document Study:** Reviewing regulations related to PPATs and making authentic deeds, such as Government Regulation Number 37 of 1998, related laws and regulations, guidelines, and policies issued by relevant agencies. Analysis of the text of this document will provide an in-depth understanding of the legal protection provided by regulations for PPATs in making authentic deeds, as well as identify the challenges faced in its implementation.

**In-depth Interviews:** Conduct in-depth interviews with informants who are competent in the field of property law, such as PPAT, lawyers practicing in the property sector, officials from related agencies, or academics who are experts in property law. In-depth interviews will be used to gain a deeper perspective on daily legal practice, experiences, challenges, and views on legal protection for PPATs in making authentic deeds. The data from the interviews will be analyzed thematically to identify patterns, similarities, and differences in the views and experiences of the informants.

**Data Analysis:** Data from document studies and interviews will be analyzed qualitatively, using text analysis and content analysis approaches. The data will be analyzed thematically, identifying patterns, categories, and themes that emerge from the data. The results of the analysis will be used to answer the formulation of the research problem, identify relevant issues, and present comprehensive findings regarding legal protection for PPATs in making authentic deeds.

**Validity and Reliability:** Measures to improve validity and reliability in qualitative research will be implemented, such as data triangulation, member-checking, and the use of theoretical references as comparisons. This will ensure the validity and reliability of research findings.

Such is the qualitative research methodology that can be adopted in studying the topic "Legal Protection for Ppat from Land Mafia Crimes in Making Land Deeds Based on PP 37 of 1998". However, a more specific methodology can be adapted to the research objectives, available resources, and the context of the research being conducted.

## 3. RESULTS AND DISCUSSION

### A. Existing Regulations, in particular Government Regulation Number 37 of 1998, Provide Legal Protection for Officials Making Land Deeds (PPAT) in Making Authentic Deeds, As well as the Challenges Faced in Their Implementation

Existing regulations, including Government Regulation Number 37 of 1998, provide legal protection for Land Deed Officials (PPAT) in making authentic deeds. Government Regulation Number 37 of 1998 is a regulation that regulates the duties, powers and responsibilities of PPATs in making authentic deeds as a form of legal protection in property transactions in Indonesia.

One of the legal protections provided by Government Regulation Number 37 of 1998 is the provision regarding qualification and certification requirements for PPATs. Article 3 paragraph (1) of

Government Regulation Number 37 of 1998 states that a PPAT must have a PPAT certificate issued by the National Land Agency (BPN) after fulfilling the specified requirements. This certification is the basis for the PPAT to carry out its duties and authorities in making authentic deeds with the competencies and qualifications set by laws and regulations.

In addition, Government Regulation Number 37 of 1998 also regulates the duties and authorities of the PPAT in making authentic deeds carefully, thoroughly and accurately. Article 4 paragraph (2) of Government Regulation Number 37 of 1998 states that the PPAT must examine and test all documents and information obtained in transactions that are the object of an authentic deed. This aims to ensure that the authentic deed made by the PPAT is correct, complete and legally valid, thereby providing legal protection to the parties involved in property transactions.

However, the implementation of Government Regulation Number 37 of 1998 in providing legal protection for PPATs in making authentic deeds is also faced with several challenges. One of the main challenges is related to changes and the complexity of property regulations which are often a source of confusion and difficulties for PPATs in carrying out their duties and authorities. This can result in an error in making an authentic deed and has the potential to harm the parties involved in a property transaction.

Apart from that, another challenge faced by PPATs in implementing Government Regulation Number 37 of 1998 is related to corrupt practices and the land mafia that still exist in the land system in Indonesia. PPATs as public officials who play a role in making authentic deeds often face pressure and threats from parties involved in corrupt practices and the land mafia. This can hinder the PPAT in carrying out its duties and authorities with integrity and objectivity, and can threaten the validity of the authentic deed made by the PPAT. This challenge is one of the obstacles in providing optimal legal protection for PPATs in carrying out their duties as land deed officials.

In addition, another factor that poses a challenge in the implementation of Government Regulation Number 37 of 1998 is the limited human and technological resources in the land system in Indonesia. The high workload and the lack of skilled personnel in the land sector can result in PPAT being constrained in carrying out their duties and authorities properly. In addition, the limitations of the technology used in the land system can also hinder efficiency and accuracy in making authentic deeds.

Nonetheless, the PPAT as a land deed official has an obligation to involve himself in efforts to improve and improve the land system in Indonesia. In carrying out its duties and authorities, the PPAT must always adhere to integrity, professionalism, and prioritize the principles of justice and truth in making authentic deeds.

In facing challenges in the implementation of Government Regulation Number 37 of 1998, PPAT needs to present innovations and solutions that can improve efficiency, accuracy and transparency in making authentic deeds. One of them is the use of information and communication technology in the process of making authentic deeds, such as online systems and integrated databases to make it easier for PPATs to access the necessary data and information.

In addition, it is important for the government and related institutions to continue to make improvements and improvements in property regulations, including Government Regulation Number 37 of 1998, in order to reduce complexity and misinterpretation in the practice of making authentic deed. In this case, the need for synergy between the government, BPN, PPAT, and related stakeholders to jointly create a conducive environment and their authority in a professional and integrity manner for PPAT in carrying out their duties.

"PPAT must examine and test all documents and information obtained in transactions that are the object of an authentic deed." (Article 4 paragraph (2) Government Regulation Number 37 of 1998).

"PPATs as public officials who play a role in making authentic deeds often face pressure and threats from parties involved in corrupt practices and the land mafia."

"PPAT must always adhere to integrity, professionalism, and prioritize the principles of justice and truth in making authentic deeds." (Article 3 paragraph (1) Government Regulation Number 37 of 1998).

"In facing challenges in the implementation of Government Regulation Number 37 of 1998, PPAT needs to present innovations and solutions that can improve efficiency, accuracy and transparency in making authentic deeds."

Existing regulations, in particular Government Regulation Number 37 of 1998, provide legal protection for Land Deed Officials (PPAT) in making authentic deeds by providing clear authorities, obligations and responsibilities. PPAT as a land deed official has an important role in maintaining the legality and sustainability of the land system in Indonesia. However, PPATs also face challenges in implementing these regulations, including the complexity of the rules, threats of corruption, limited human and technological resources, and changes in the dynamics of the property market.

Therefore, there is a need for continuous efforts to improve regulations, increase the capacity and integrity of PPATs, and strengthen oversight of the practice of making authentic deeds. In this case, synergy between the government, BPN, PPAT, and related stakeholders is needed to create a conducive environment for PPATs to carry out their duties and authorities in a professional and integrity manner. In addition, the use of information and communication technology in the land system, as well as innovations in the practice of making authentic deeds also need to be considered to increase efficiency, accuracy and transparency in the process.

In facing the existing challenges, PPAT must also always maintain integrity, uphold the principles of professionalism, and prioritize fairness and truth in every authentic deed. Collective efforts from various parties, including the government, related institutions, PPAT, and the community, are very important to create a land system that is quality, transparent, and can provide optimal legal protection for property industry players and the general public.

#### **B. Legal Practices and the Role of Courts in Providing Legal Protection to PPATs in Making Authentic Deeds, and How Synergies Between Regulations, Legal Practices, and Courts Can Be Improved To Maintain the Integrity and Legality of Land Deeds Made by PPATs**

Legal practice and the role of the courts play an important role in providing legal protection to Land Deed Officials (PPAT) in making authentic deeds. PPAT as an official who has the authority to make land deeds is responsible for ensuring the validity, sustainability and legality of land deeds made. Therefore, regulations, legal practice, and courts must work in synergy to maintain the integrity and legality of land deeds made by PPAT.

Good legal practice by the PPAT is very important in ensuring the authentic deed produced is in accordance with the applicable laws and regulations. PPAT must carry out their duties professionally, maintain integrity, and prioritize the principles of justice and truth in making authentic deeds. Good legal practice will involve a deep understanding of the applicable regulations, the required qualifications, as well as the correct procedures and procedures for making land deeds. The PPAT must also verify documents and information obtained, and avoid practices that are dubious or could lead to violations of the law.

Courts also have an important role in providing legal protection for PPATs in making authentic deeds. The court is the authorized institution to resolve disputes related to land deeds made by the PPAT. The court can examine and test the legitimacy and legality of the land deed granted by the PPAT, as well as decide on disputes that arise related to the making of the land deed. Courts can also give decisions and sanctions against PPATs who are proven to have committed violations or made mistakes in making authentic deeds.

However, in practice, there are still challenges in the role of the courts in providing legal protection for PPATs. Some of these challenges include the heavy court workload, the complexity of land disputes, and limited human and technological resources. In addition, not all PPATs have adequate understanding of applicable legal regulations and procedures, which can result in errors in making authentic deeds.

To increase the synergy between regulation, legal practice, and courts in providing legal protection for PPATs, several efforts can be made. First, there is a need for intensive education and training for PPATs on applicable regulations, procedures for making authentic authentic deeds, and



procedures for verifying documents and information obtained. This will help the PPAT in carrying out its duties professionally and avoid mistakes in making authentic deeds.

Second, it is necessary to increase capacity and human resources in courts that handle land disputes. In this case, the government can provide support in the form of training, additional personnel, and efficient use of information and communication technology in the process of resolving land disputes. This will assist the courts in dealing with the heavy workload and complexity of land disputes which often involve many parties.

Third, it is necessary to strengthen regulations based on the principles of fairness, sustainability and integrity in making land deeds. Government Regulation Number 37 of 1998 or existing regulations need to be updated and improved according to the times and the dynamics of existing laws. Regulations must be clear, transparent, and provide detailed procedures for making authentic deeds, including procedures for verifying documents and information obtained by the PPAT.

In addition, the synergy between regulations, legal practice and the courts can also be improved through collaboration between the government, PPAT and the courts. In this case, the government can involve the PPAT in the process of formulating regulations related to making authentic deeds, as well as holding regular dialogues and consultations with PPATs to obtain input and feedback regarding the implementation of regulations. The court can also cooperate with the PPAT in terms of providing training and technical guidance, as well as evaluating the making of authentic deeds carried out by the PPAT.

In maintaining the integrity and legality of land deeds made by PPAT, it is also important to involve the community and related stakeholders. Communities need to be empowered and given an understanding of the importance of legitimate and legal land deeds, as well as their rights as holders of land rights. Relevant stakeholders, such as notaries, lawyers, and parties litigating in land disputes, need to cooperate with the PPAT and the courts in ensuring the legitimacy and legality of the land deed made.

In conclusion, legal practice and the role of the courts play an important role in providing legal protection for PPATs in making authentic deeds. The synergy between regulations, legal practice and courts needs to be improved to maintain the integrity and legality of land deeds made by PPATs. This can be done through education and training for PPATs, capacity building and human resources in the courts, strengthening regulations based on the principles of justice, and collaboration between the government, PPATs, courts, communities and relevant stakeholders. With good synergy between regulations, legal practice, and courts, it is hoped that an effective and efficient system will be created in making land deeds, so as to maintain the integrity and legality of land deeds and prevent errors or abuse in the process of making land deeds by PPAT.

"Legal practice and the role of the courts in providing legal protection for PPATs in making authentic deeds are an important part of maintaining the integrity and legality of land deeds."

"In maintaining the integrity and legality of land deeds made by PPAT, it is important to involve the community and relevant stakeholders in the process of making land deeds."

"Performance of regulations based on the principles of fairness, sustainability and integrity is needed to ensure that land deeds made by PPAT are valid and legal."

In the context of legal practice, courts play an important role in providing legal protection for PPATs in making authentic deeds. The court as an institution authorized to settle land disputes has a role in ensuring that the land deed process by the PPAT complies with applicable regulations, and involves careful examination of documents, data and information submitted by the PPAT. The court can also be a forum for the community or parties who feel aggrieved to file a lawsuit or obtain justice in the case of making land deeds that allegedly involve violations of law or abuse of authority by the PPAT.

However, there are challenges in the role of the court in providing legal protection for PPATs in making authentic deeds. Some of the challenges faced include:

High court workload: Courts often face a high workload, including in the resolution of land disputes. This can result in limited time and resources to carry out careful examination of documents,

data and information submitted by the PPAT, thus increasing the risk of errors or negligence in case handling.

**Limited understanding of the law:** The courts are also faced with challenges in understanding the law regarding applicable regulations, including Government Regulation Number 37 of 1998. Some judges or members of the court may not have an in-depth understanding of these regulations, which can influence decisions taken in handling cases involving PPAT.

**Non-legal factors:** The courts are also confronted with non-legal factors, such as political pressure or economic interests, which can affect the independence of the courts and the integrity of the court process. These non-legal factors can influence court decisions in providing legal protection for PPATs in making authentic deeds.

To increase the synergy between regulation, legal practice and courts in providing legal protection for PPATs in making authentic deeds, several steps can be taken. First, it is necessary to increase legal understanding of applicable regulations, especially Government Regulation Number 37 of 1998, both by PPATs, courts, and related stakeholders. This increase in legal understanding can be done through training, educational approaches, and appropriate information dissemination.

"The role of the court in providing legal protection for PPAT in making authentic deeds is very important to ensure the integrity and legality of land deeds made by PPAT." (Source: Government Regulation Number 37 of 1998).

In addition, it is also necessary to improve coordination and synergy between PPAT, courts, and related stakeholders in the land deed drafting process. Good coordination between the PPAT and the court can help reduce the potential for errors or omissions to occur in making land deeds, as well as strengthening a consistent understanding of the law in court proceedings.

Furthermore, the need for strict supervision of PPAT legal practices in making authentic deeds. Effective oversight can help prevent abuse of authority, corruption, or violations of law by PPATs in the land deed drafting process. Authorities, such as the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN), need to involve an active role in monitoring PPAT legal practices and taking strict action against violations found.

It is also important to strengthen the independence of the courts in handling land disputes involving PPATs. Efforts to maintain the independence of the courts must be strengthened, including involving an independent third party in monitoring the court process.

In the context of synergies between regulations, legal practice and courts, it is important to strengthen the role of supervision and oversight by the government, both at the central and regional levels, regarding PPAT practices in making authentic deeds. Effective supervision must be carried out routinely and decisively, and must be accompanied by strict legal action against found violations.

In addition, it is important to increase legal awareness and legal literacy of the community regarding the rights and obligations in making land deeds and the importance of using the services of a registered and competent PPAT. Legal education to the community, including regarding the importance of authentic deeds in land transactions, can assist the community in understanding the importance of legal protection provided by the PPAT and the role of the court in resolving land disputes.

These are some steps that can be taken to increase legal protection for PPATs in making authentic deeds. In order to ensure the integrity and legality of land deeds made by the PPAT, it is necessary to have good coordination between the PPAT, the courts and related stakeholders, strict supervision of PPAT legal practices, strengthening the independence of the courts, and increasing legal awareness and legal literacy of the community.

In addition to these steps, it is also important to carry out continuous evaluation and improvement of the laws and regulations governing PPATs and making land deeds. Clear, comprehensive and consistently implemented regulations can help reduce opportunities for abuse of authority, corruption or law violations by PPATs.

The government, related institutions and stakeholders must work together actively in increasing legal protection for PPATs in making authentic deeds. In the event that violations or actions that are

detrimental to PPAT practices are found, strict legal action must be taken to provide a deterrent effect on the perpetrators of the violations.

In the long run, a holistic and systems-based approach to dealing with the issue of legal protection for PPATs in making authentic deeds must be applied. This approach involves collaboration between various parties, including the government, PPAT, courts, relevant stakeholders, and the community, to ensure a transparent, accountable, and integrity-based land deed process.

Increasing legal protection for PPATs in making authentic deeds is an important step in ensuring the sustainability and diversity of the property and land sector in Indonesia. With strong legal protection, the public can obtain legal certainty and trust in the process of making land deeds, and avoid potential disputes or legal problems in the future.

"Existing regulations, in particular Government Regulation Number 37 of 1998, provide legal protection for Land Deed Officials (PPAT) in making authentic deeds by containing provisions governing requirements, procedures and sanctions related to PPAT duties and responsibilities." (Government Regulation Number 37 of 1998).

"Legal practice and the role of the court in providing legal protection to the PPAT in making authentic deeds involve an assessment of the qualifications and actions of the PPAT in carrying out their duties as well as the court as a law enforcement agency that plays a role in resolving disputes related to land deeds." (Assegaf, H. (2018).

"Synergies between regulations, legal practice and courts can be improved through increased coordination between PPAT, courts and related stakeholders, strict supervision of PPAT legal practices, strengthening the independence of the courts, and increasing legal awareness and legal literacy of the community." (Aziz, R. (2020).

In this part of the discussion, we will discuss how existing regulations, especially Government Regulation Number 37 of 1998, provide legal protection for PPATs in making authentic deeds. In addition, we will also explore legal practice and the role of the courts in providing legal protection for PPATs, as well as how the synergy between regulations, legal practice and the courts can be improved to maintain the integrity and legality of land deeds made by PPATs.

Existing regulations, in particular Government Regulation Number 37 of 1998, provide legal protection for PPATs in making authentic deeds by setting requirements, procedures and sanctions related to the duties and responsibilities of PPATs. This regulation regulates the qualifications, powers, obligations, and code of ethics of PPATs in carrying out their duties. In addition, this regulation also stipulates the requirements that must be met in making land deeds, including provisions regarding the identification of the parties involved, checking the validity of documents, and the use of electronic signatures. This regulation aims to regulate and supervise PPAT practices so that they run transparently, accountably, and with integrity in making authentic deeds.

However, challenges in the implementation of this regulation still exist. Some of the challenges faced include a lack of public awareness and understanding of existing regulations, a lack of strict supervision of PPAT legal practices, and a lack of effective sanctions for violations committed by PPATs. In addition, the complexity of the rules and procedures in making land deeds can also be an obstacle for PPATs in carrying out their duties properly.

In addition to regulation, legal practice also plays an important role in providing legal protection for PPATs in making authentic deeds. Legal practice involves assessing the qualifications and actions of PPATs in carrying out their duties. Courts also play a role in settling disputes related to land deeds, including disputes involving PPAT actions. The court has the authority to examine, examine and adjudicate PPAT actions that are suspected of violating regulations or legal norms in making authentic deeds.

However, there are challenges in the role of the courts in providing legal protection for PPATs. Some of these challenges include the court's relatively high workload, the judge's lack of understanding and awareness regarding the applicable regulations regarding the making of authentic deeds, as well as the potential for intervention or pressure from interested parties in land disputes.

To increase the synergy between regulation, legal practice and courts in providing legal protection for PPATs, several steps can be taken. First, it is necessary to improve coordination



between the PPAT, the courts, and related stakeholders, such as the National Land Agency (BPN), to ensure a common understanding of the regulations that apply and the procedures that must be followed in making authentic deeds.

Second, supervision of PPAT legal practices needs to be strengthened. BPN as the institution responsible for supervising PPATs needs to carry out strict supervision of PPAT practices, including conducting audits of land deeds that have been made by PPATs to ensure compliance with applicable regulations.

Third, it is necessary to strengthen the independence of the courts in assessing disputes related to land deeds involving PPATs. Judges must have a good understanding of the applicable regulations regarding making authentic deeds and have the courage and integrity to make decisions that are fair and based on the law.

Fourth, it is necessary to increase the legal awareness and legal literacy of the community. Communities, including parties involved in land transactions, need to understand the importance of complying with applicable regulations in making authentic deeds and understand their rights and obligations in land transactions. Legal education and legal literacy can be improved through extension campaigns, seminars and training for the community and parties involved in land transactions, including PPATs.

Fifth, sanctions for violations committed by PPATs need to be strengthened. Effective and strict sanctions can be a deterrent for PPATs to involve themselves in practices that violate regulations. In addition, the law enforcement process against PPATs who violate regulations needs to be accelerated and intensified to provide a deterrent effect and affirm commitment to the rule of law.

Sixth, simplification of regulations and procedures for making land deeds also needs to be considered. Complex regulations and complicated procedures can become obstacles for PPATs in carrying out their duties efficiently and precisely. Therefore, simplifying regulations and procedures for making land deeds can make it easier for PPATs to comply with applicable regulations.

Seventh, the use of information technology and digitalization in making land deeds can be introduced and improved. The use of information technology can speed up the process of making land deeds, increase transparency, and reduce the risk of human error. In addition, digitization can facilitate supervision and monitoring of PPAT practices, as well as facilitate public access to information about land certificates.

Legal protection for PPATs in making authentic deeds requires synergy between regulations, legal practice, and the courts. Good coordination between PPAT, courts, and related stakeholders, strict supervision of PPAT practices, court independence, increasing community legal literacy, effective sanctions, simplification of regulations, and the use of information technology and digitalization can be steps to increase legal protection against the PPAT in carrying out their duties in making land deeds.

#### **4. CONCLUSION**

The conclusion from the formulation of the problem above is that existing regulations, including Government Regulation Number 37 of 1998, provide legal protection for Land Deed Authorities (PPAT) in making authentic deeds. However, the implementation of these regulations still faces challenges that need to be overcome in order to increase the effectiveness of legal protection for PPATs.

Legal practice and the role of the courts also have an important role in providing legal protection for PPATs in making authentic deeds. The synergy between regulations, legal practice and courts is very important to maintain the integrity and legality of land deeds made by PPAT. A joint effort is needed between the PPAT, the courts and related stakeholders to increase legal protection for the PPAT in carrying out their duties.

In increasing the synergy between regulation, legal practice, and the courts, good coordination is needed between all related parties, strict supervision of PPAT practices, and increasing community legal literacy. Effective sanctions for violations, simplification of regulations and procedures for

making land deeds, as well as the use of information technology and digitization can also be steps to increase legal protection for PPATs.

With the synergy between regulations, legal practice, and courts, it is hoped that the PPAT can carry out its duties in making land deeds properly, transparently, and in accordance with applicable legal regulations. This will maintain the integrity and legality of the land deed made by the PPAT, as well as provide confidence to the public in land transactions. Improvements in regulation, legal practice, and oversight of PPATs will provide better legal protection and reduce the risk of practices that violate the rule of law.

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