

RECONSTRUCTION OF DIGITIZATION REGULATION OF LAND DEEDS MADE BY LAND DEED OFFICIALS IN PROVIDING PUBLIC SERVICES BASED ON JUSTICE VALUES

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ABSTRACT

There are 202 land-related complaints received by the Ministry of Agrarian Affairs and Spatial Planning or National Land Agency. The most common modus operandi in land crimes comprises document forgery (66 %), misuse and fraud (16 %), and illegal occupation (11 %). The authority of Agrarian Affairs and Spatial Planning or National Land Agency in resolving land disputes, particularly in land crime investigations, is very limited. This study uses a sociological juridical approach. This approach involves collecting information over direct interviews with informants empirically, followed by primary data research obtained from these interviews, which is then supported by literature studies over theoretical steps. The research is descriptive-analytical, aiming to describe, explain, and report an object or event while drawing general conclusions about the research object. Data collection techniques comprise field data obtained over interviews and/or questionnaires conducted by directly observing the competent parties. The theoretical foundation of this study comprises the theory of Pancasila justice, legal system theory, and progressive law theory. The outcome of this study is that there are duplicate letters, particularly letter debit or credit from the village and letters of land control and management rights over state land. The implementation of non-electronic land certificates still involves many mafias. To implement electronic land certificates, the quality of land data must be improved first. It is recommended that there be specific training or education for human resources employees, as the concept of electronic certificates is still rather unfamiliar.

Keywords: Electronic; Forgery; Justice; Land; Training

INTRODUCTION

The legal system in Indonesia, particularly in the realm of land law reform (agrarian reform), relies on Government Regulation No. 24 on 1997 concerning Land Registration, which replaced the older regulation PP 10/1961.¹ This regulation officially took effect on October 8, 1997, with its implementation guided by the Ministerial Regulation of the state minister and head of the National Land Agency No. 3 on 1997. It serves to execute the mandates outlined in Law No. 5 on 1960 on Basic Agrarian Principles, which governs the bureaucratic and public service system of the National Land Agency, now known as Agrarian and Spatial Planning Agrarian reform in Indonesia encompasses comprehensive legal reforms in the agrarian sector, addressing legal substance, structure, and culture.² Despite these efforts, significant challenges persist, particularly in the land registration system. These challenges comprise widespread land disputes, document forgery, embezzlement, fraud, and illegal occupation of land. The implementation of non-electronic land certificates has been marred by the activities of the land mafia, who exploit weaknesses in the registration process.³

The current government has prioritized the Complete Systematic Land Registration Program to provide legal certainty in land possession and reduce disputes. However, the focus on accelerating land certification over Complete Systematic Land Registration Program has not fully addressed the deeper systemic issues. The land mafia continues to pose a significant problem, with their activities often involving collusion with certain National Land Agency officials to obtain legal legitimacy.⁴ This has led to numerous land disputes and conflicts, impacting both individuals and communities.

The government's efforts to tackle these issues comprise the establishment of a land bank agency, as stipulated in the Job Creation Law (Law No. 11 on 2020). This agency is tasked with managing, acquiring, and redistributing land, aiming to reclaim abandoned lands for public redistribution.⁵ Despite these measures, land conflicts remain widespread and have even increased in certain areas. These conflicts are often linked to inadequate land registration systems, overlapping legal frameworks, and the exploitation of bureaucratic weaknesses by the land mafia.

¹ Barda Nawawi Arif, Masalah Penegakan Hukum & Kebijakan Penanggulangan Kejahatan, PT. Citra Aditya Bhakti, Bandung, 2001, p.1. see too Mustaqim, M., Febrianty, Y., Ardian, A., & Wijaya, M. M. (2024). Implementation Of Electronic Certificates On Land Ownership Rights In The Dynamics Of Law And Globalizati on. Pena Justisia: Media Komunikasi dan Kajian Hukum, 23(1), 1174-1186.

² Arnowo, H. (2021). Pengelolaan Aset Bank Tanah untuk Mewujudkan Ekonomi Berkeadilan. Jurnal Pertanahan, 11(1).

³ Bachriadi, D., & Aspinall, E. (2023). Land Mafias in Indonesia. Critical Asian Studies, 55(3), 331-353.

⁴ Haq, A. S., Septani, D. A., & Samudra, A. A. (2023). Analysis Of The Position Of The Land Bank Agency As Regulator Of Land Availability For Public Interest: Study Of Law Number 11 Of 2020 Concerning Job Creation. The Social Perspective Journal, 2(3).

⁵ Mustafa, D. (2019). Bureaucratic Ethics in Public Services Case Study: Office of the National Land Agency of North Luwu Regency. International Journal of Mechanical Engin

The introduction highlights the need for a more focused and systematic approach to land law reform. It calls for the reconstruction of the negative publicity system (with positive elements) used in the National Land Agency bureaucracy and public services.⁶ This involves improving public policy management systems, fostering a robust organizational culture, and ensuring legal certainty in land registration processes. Addressing both systemic and administrative issues is crucial to achieving true agrarian reform and social justice in Indonesia.

Moreover, the introduction underscores the importance of transparency, accountability, and effective governance in land management. It emphasizes the need for a comprehensive legal framework that supports democratization, clean and good governance, and the fulfilment of constitutional rights. The government must create a management system that can effectively manage national resources to achieve prosperity, social justice, and public welfare for all Indonesians.

RESEARCH METHODS

This study employs a qualitative research approach. It utilizes purposive sampling, inductive analysis, grounded theory, and a flexible design to adapt to the research context.⁷ The socio-legal approach is used to interpret laws and regulations while understanding human experiences and social interactions within the land registration system. The study is descriptive-analytical, focusing on the current state of digital land deed regulation and proposing solutions for its reconstruction to ensure justice-based public services. Data is collected over observation and in-depth interviews with National Land Agency officials, notaries, community leaders, and other stakeholders, using snowball sampling to identify key informants. The analysis involves coding, categorization, interpretation, and synthesis, following an interactive model of data reduction, presentation, and conclusion drawing. This comprehensive approach aims to provide actionable insights and recommendations for policy improvements in the land registration system.⁸

RESULTS AND DISCUSSION

Comparison of Electronic Deed Certificate Regulations with Other Countries

This comparison is to identify best practices and potential areas for improvement in the reconstruction of digitization regulations of land deeds made by Land Deed Officials, focusing on providing public services based on justice values. Each country presents unique methods and policies shaped by their legal, technological, and cultural contexts. This analysis can provide valuable insights for policymakers, researchers, and practitioners involved in land administration and reform, particularly in regions looking to adopt or improve their electronic land certificate systems. By learning from the successes and obstacles experienced by others, countries can better navigate the complexities of digital transformation in land administration, ensuring that justice values are upheld over out the process.

The following table provides a comparative analysis of electronic deed certificate regulations across four different countries: the United States, Japan, South Korea, and Indonesia. This comparison highlights the various approaches and levels of adoption of digital technologies in land administration by Land Deed Officials and national land agencies. By examining these international practices, the table aims to shed light on the advancements and challenges faced in the digitalization of land certificates, and how different legal frameworks and technological innovations are being integrated to enhance the efficiency, security, and transparency of land administration systems.

Table 1: Comparison of Electronic Deed Certificate Regulations Several Countries

Country	Description	Sources
United States	1. Electronic Recording and Filing: Many counties and states have adopted electronic recording and filing processes for property documents, including land certificates.	1. National Association of Counties (NACo) - E-Recording in ⁹ 2. Federal Geographic Data Committee (FGDC) - Cadastral Subcommittee in ¹⁰ . 3. Delaware's Blockchain Initiative in ¹¹ .

ering and Technology, 10(3).

⁶ Chun Tie, Y., Birks, M., & Francis, K. (2019). Grounded theory research: A design framework for novice researchers. SAGE open medicine, 7, 2050312118822927.

⁶Amiruddin, I

ntroduction to Legal Research Methods, Jakarta PT. Raja Grafindo Persada, 2012, p. 34.

⁷Moraveck, C. (2010). E-government information systems integration and success factors within county government (Doctoral dissertation, Argosy University/Orange County).

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⁹ Von Meyer, N., & Jones, B. (2013). Building National Parcel Data in the United States: One State at a Time. International Association of Assessing Officers Fair and Equit able, 3-10.

¹⁰ Caytas, J. (2017). Blockchain in the US regulatory setting: Evidentiary use in Vermont, Delaware, and elsewhere. Columbia Science & Technology Law Review (May 30, 2017).

¹¹ Hillebrand, G. (2000). What's Wrong with the Uniform Law Process. Hastings LJ, 52, 631.

¹¹ Wittie, R. A., & Winn, J. K. (2000). Electronic Records and Signatures under the Federal E-SIGN Legislation and the UETA. Bus. Law., 56, 293.

2. Land Records Management: Some states have a Land Information System (LIS) that comprises property records.
3. Blockchain Technology: Some states are exploring blockchain technology.
4. UETA and ESIGN: Federal and state laws provide a legal basis for electronic signatures and document exchange.
5. Digital Land Administration Systems: Some regions are introducing DLAS to improve efficiency.
6. Digital Land Administration Development Project: Announced in 2013, aiming to enhance efficiency and transparency over IT.
7. Blockchain Technology: Exploring blockchain for land administration.
4. Uniform Law Commission - UETA ¹².
5. ESIGN Act - U.S. Government Publishing Office in ¹³.
6. Global challenges for land administration and sustainable development - Lincoln Institute of Land Policy in ¹⁴.

Japan

1. Digital Land Administration Development Project: Announced in 2013, aiming to enhance efficiency and transparency over IT.
2. Blockchain Technology: Exploring blockchain for land administration.
3. My Number System: Supports electronic authentication and authorization.
4. Use of Technology: Introducing GIS to improve data management and services.
1. Japan's Digital Land Administration Project from ¹⁵
2. Japan's Ministry of Land, Infrastructure, Transport and Tourism - Blockchain in Land Administration from ¹⁶
3. Japan's My Number System from ¹⁷
4. Japan's Ministry of Land, Infrastructure, Transport and Tourism - Use of Technology in Land Administration from ¹⁸

South Korea

5. E-Government and Electronic Land Certificates: Adopting E-Government principles for efficiency and transparency in public services.
6. Korea Cadastral Management Corporation (K-CMC): Manages land administration data and implements IT.
7. Korean Trust Platform (KTP): Provides electronic certificate services for authentication and authorization.
8. MyData Korea: Gives individuals control over their personal data, providing secure access to land possession information.
9. Regulations and Policies: Governed by the South Korean government, addressing security, privacy, and legal validity.
1. Korea Cadastral Management Corporation (K-CMC) Official Website ¹⁹
2. Korean Trust Platform (KTP) Website ²⁰
3. MyData Korea Website ²¹

¹² Williamson, I. (2015). Global challenges for land administration and sustainable development. Lincoln Institute of Land Policy.

¹³ Kalogianni, E., van Oosterom, P., Dimopoulos, E., & Lemmen, C. (2020). 3D land administration: A review and a future vision in the context of the spatial development life cycle. *ISPRS international journal of geo-information*, 9(2), 107.

¹⁵ Krichen, M., Ammi, M., Mihoub, A., & Almutiq, M. (2022). Blockchain for modern applications: A survey. *Sensors*, 22(14), 5274.

¹⁶ Nakamura, A., & Suzuki, K. (2019). Japan's attempts to digitalise government: An introduction of "My number" system in reforming public management. *Public service excellence in the 21st century*, 145-167.

¹⁷ Sorensen, A. (2010). Land, property rights, and planning in Japan: Institutional design and institutional change in land management. *Planning Perspectives*, 25(3), 279-302

¹⁸ Park, J., Choi, W., Jeong, T., & Seo, J. (2023). Digital twins and land management in South Korea. *Land Use Policy*, 124, 106442.

¹⁸ Thapa, M. (2021). The Need for Integrated Statistical Management Policy (Progressive Step towards Digital Nepal).

¹⁹ Sari, K. W. (2010). The workflow of maintenance of cadastral data as based on land administration domain model (LADM): A case study in Indonesia (Master's thesis, University of Twente).

²¹ Agustina, E. (2021). Kajian Yuridis Program Penerbitan Sertipikat Hak Atas Tanah Elektronik. *Jurnal Solusi*, 19(3).

²¹ Monoarfa, M. P. (2021). Efektivitas Program Pendaftaran

Indonesia

1. e-SPT: Digital platform for land registration, certification, and dispute resolution.
 2. SIPTI: Integrates land data from various sources, providing digital access.
 3. Regulations on Electronic Certificates: Regulation No. 13 of 2018 on Electronic Systematic Land Registration (PTSL).
 4. Blockchain Development: Exploring blockchain for land administration.
 5. Digital Agrarian Reform Program: Launched to accelerate land registration and certificate issuance.
1. National Land Agency - e-SPT System²²
 2. National Land Agency - SIPTI²³
 3. Regulation of the Minister of Agrarian Affairs and Spatial Planning or National Land Agency No. 13 on 2018
 4. Indonesia Welcomes the New Era of Blockchain Technology Digital Agrarian Reform Program²⁴

The comparative analysis reveals diverse approaches to electronic deed certificate regulations among the United States, Japan, South Korea, and Indonesia. While the United States is integrating electronic elements into its conventional system and exploring blockchain technology, Japan is focusing on digital projects and blockchain for enhanced security and transparency. South Korea stands out with its advanced e-government principles and comprehensive digital platforms for land administration. Indonesia, still in development, shows promising steps with digital platforms like e-SPT and SIPTI, and regulatory support for electronic certificates. These insights underline the importance of leveraging technology to modernize land administration, offering lessons and potential pathways for further innovations and reforms. By reconstructing digitization regulations with a focus on justice values, countries can improve public services, ensure fair land possession, and enhance overall governance in land administration.

Reconstruction of Justice Values in the Regulation of Digitization of Land Deeds Made by Land Deed Officials in Providing Public Services

Pancasila, as the foundation of the Indonesian state, comprises five principles: belief in the One Almighty God, just and civilized humanity, the unity of Indonesia, democracy guided by the inner wisdom in the unanimity arising out of deliberations amongst representatives, and social justice for all the people of Indonesia. In the Pancasila theory of justice, Yudi Latif proposes that justice must be the cornerstone in implementing the values of Pancasila and comprises several aspects that need to be considered. First, it emphasizes the importance of equality and fair treatment for all individuals in society.²⁵

Social justice is realized over equal opportunities, access to resources, and the elimination of all forms of discrimination. Integrating the values of Pancasila into the digitalization regulation of land deeds by Land Deed Officials is an effort to ensure public services that are not only efficient but also reflect the values of justice and civility. This paper aims to discuss the reconstruction of Pancasila justice values in the context of digitalizing land deeds by Land Deed Officials. The practice in the reconstruction of justice values in the digitalization regulation of land deeds by Land Deed Officials in providing public services comprises: equality and justice, where the principle of equality in Pancasila requires that access and digitalization services of land deeds must be equitable and fair for all landowners, ensuring this technology is inclusive and accessible without discrimination; mutual cooperation, where the spirit of mutual cooperation in Pancasila should be reflected in the development and implementation of the land deed digitalization system over collaboration with stakeholders and the community to create beneficial services for everyone; social justice, where the digitalization of land deeds should help address social disparities and empower the community socially and economically, particularly those in vulnerable conditions; democracy, where decision-making should involve active participation and engagement from the community, with dialogues to listen to their input and needs in the implementation of digitalization; protection of human rights, where the digitalization of land deeds must respect and protect human rights, including the rights to privacy and data security, ensuring that the rights of the community and landowners are protected in the digital environment; transparency and accountability, where principles of transparency and accountability in Pancasila encourage Land Deed Officials to be transparent in the digitalization process and accountable to the community, making information about the digitalization process accessible and understandable to all parties; and civility, where Pancasila emphasizes sustainable development and civility, with the digitalization of land deeds contributing positively to national development and supporting economic, social, and environmental sustainability. By reconstructing Pancasila justice values in the digitalization regulation of land deeds, Land Deed Officials can build a foundation of public services that are civil, just, and ensure the participation of all community layers. This will help realize the vision of Indonesia as a just and civilized country according to Pancasila's teachings. References from the Ministry of Agrarian Affairs and

Tanah Sistematis Lengkap (PTSL) Tahun 2018 Dalam Meningkatkan Minat Masyarakat Pada Pensertifikatan Tanah di Badan Pertanahan Nasional Kota Banjarbaru. *Jurnal Ilmiah Ekonomi Bisnis*, 7(1), 083-093.

²² Manurung, A. A. (2023). Digitalisasi Birokrasi Agraria Dalam Hak Tanggungan Elektronik. *Jurnal Hukum Non Diskriminatif*, 2(1), 83-86.

²³ Latif, Yudi. (2010). *Keadilan Pancasila: Upaya Menjalin Solidaritas Sosial*. Jakarta: Gramedia Pustaka Utama.

²⁴ Purnama, D., & Khasanah, D. D. (2024). The Role of The National Land Agency in Preventing and Setting Land Disputes in Indonesia. *Journal of Law, Politic and Humanities*, 4(4), 943-954.

Spatial Planning or National Land Agency and other official sources can serve as guidelines and legal bases for implementing these values in the digitalization practice of land deeds by Land Deed Officials.²⁶

Reconstruction of the Regulation of Digitization of Land Deeds Made by Land Deed Officials in Providing Public Services

Pancasila, as the foundational state ideology of Indonesia, consists of five principles: belief in the one and only God, just and civilized humanity, the unity of Indonesia, democracy guided by wisdom in deliberation/representation, and social justice for all Indonesian people. In the theory of Pancasila justice, Yudi Latif proposes that justice must be the foundation for implementing Pancasila's values.²⁷

Firstly, the researcher notes that the implementation of land registration within the bureaucratic system and public services of the National Land Agency still experiences significant deviations. These comprise the existence of land certificate mafia practices and bureaucratic discrimination in the use, control, possession, and utilization of land rights. This indicates problems within the legal system in Indonesia. Some of the issues comprise cases arising from the use of a negative publicity system (with positive elements), such as: (1) the occurrence of double land certificates and other land conflicts, (2) the reduction of agricultural land and its conversion to non-agricultural use, (3) the proliferation of industrialization and housing development, and (4) the pretext of development for public interest. These issues have led to injustices, including evictions and the loss of employment opportunities in these sectors.²⁸

Secondly, the land registration system in Indonesia comprises both systematic land registration (PTSL) and sporadic registration. These systems are not the main elements contributing to deviations in land control, possession, management, and utilization. While these systems do have weaknesses and require improvement, there are systemic issues that have been neglected, particularly agrarian reform issues such as land rights arrangement (mapping and granting land rights) and distribution, which deviate from fundamental legal values (justice, utility, and legal certainty).²⁹

Thirdly, former Ministry of Agrarian Affairs and Spatial Planning or National Land Agency, Minister Sofyan Djalil explained that one modus operandi of land mafia involves collusion with National Land Agency officials to obtain legality. In 2021, 135 National Land Agency employees were recorded as being involved in such crimes. On 2021, 63 land mafia cases were resolved, with the majority involving document forgery (42 cases, or 66.7%). Besides forgery, there were 7 cases related to illegal occupation of land or without rights. This evidence indicates that many people's lands are still occupied illegally.

Fourthly, the study observes that innovations in land administration systems have been and are being implemented by the Ministry, although they remain partial and not well-integrated. According to Zevenbergen, this is due to the independent regulation of land registration and cadastre functions, which do not cooperate effectively.³⁰ Technical or other improvements, where only one or more parts are corrected as needed, are treated as a whole and must be reviewed, analysed, and improved comprehensively. Similarly, the electronic public service system in land matters, initially implemented in 1997 over the Land Office Computerization (LOC) program, later became the Land Activity Computerization (KKP), and has undergone further conversion—from KKP-Desktop to Geo-KKP, and finally to the web-based application KKP-Web.³¹

To achieve the implementation of Pancasila justice values in the Reconstruction of Digital Land Deed Regulations Created by Land Deed Officials in Providing Public Services Based on Justice Values. This study offers recommendations on the scope and content to be reconstructed in the regulation of the Digitalization of Land Deed Regulations created by Land Deed Officials, outlined in the following table:

Table 2: Reconstruction of the Regulation of Digitization of Land Deeds Made by Land Deed Officials

Before Reconstruction	Weaknesses	After Reconstruction
There is no definition of digitalization/electronics in Article 1 of Government Regulation of the Republic of Indonesia Number 24 of 2016 or Article 1 of Government	The definitions of digitalization and/or electronics need to be added to prevent public confusion about the differences.	“Electronic Certificate is a certificate issued over an Electronic System in the form of an Electronic Document.” The definition of Electronic System: “Electronic System is a series of electronic devices and procedures that function to prepare, collect, process, analyse, store, display, announce, transmit, and/or

²⁶ Latif, Yudi. (2010). Keadilan Pancasila: Upaya Menjalinkan Solidaritas Sosial. Jakarta: Gramedia Pustaka Utama.

²⁶ Sumardjono, M. S. (2008). Tanah dalam perspektif hak ekonomi, sosial, dan budaya. Penerbit Buku Kompas.

²⁷ KOMINFO, P. (2021). Program PTSL Pastikan Penyelesaian Sertifikasi Lahan Akan Sesuai Target. Website Resmi Kementerian Komunikasi Dan Informatika RI. https://www.kominfo.go.id/content/detail/12924/program-ptsl-pastikan-penyelesaian-sertifikasi-lahan-akan-sesuai-target/0/artikel_gpr.

²⁹ Jaap Zevenbergen, (2004), A systems approach to land registration and cadastre. Nordic journal of surveying and real estate research, Volume 1 Number 1, p. 11-24.

²⁹ Dian Aries Mujiburohman, (2021), Transformasi dari Kertas ke Elektronik: Telaah Yuridis dan Teknis Sertipikat Tanah Elektronik, BHUMI: Jurnal Agraria dan Pertanahan, Volume

Regulation of the Republic of Indonesia Number 37 of 1998.		disseminate electronic information.” The definition of Electronic Document: “Electronic Document is any electronic information created, forwarded, sent, received, or stored in analog, digital, electromagnetic, optical, or similar forms, which can be seen, displayed, and/or heard over computers or Electronic Systems, including but not limited to writings, sounds, images, maps, designs, photos, letters, signs, numbers, access codes, symbols, or perforations that have meaning or can be understood by those capable of understanding them.”
Article 1 point 4 of Government Regulation of the Republic of Indonesia Number 24 on 2016 jo Government Regulation of the Republic of Indonesia Number 37 on 1998 Both state: “Land Deed Officials Deed is a deed made by Land Deed Officials as evidence of having performed certain legal acts regarding land rights or Possession Rights to Apartment Units.”	Due to the existence of the Ministry of Agrarian Affairs and Spatial Planning or National Land Agency Ministerial Regulation No. 1 on 2021, which regulates land registration using an electronic system, Government Regulation of the Republic of Indonesia Number 24 on 2016, as the umbrella regulation for Land Deed Officials, needs to be revised to comprise “electronic digitization” of Land Deed Officials deeds.	“Land Deed Officials Deed is a deed made by Land Deed Officials over electronic digitization as evidence of having performed certain legal acts regarding land rights or Possession Rights to Apartment Units.”
Article 84 paragraph (1) PP No. 18 on 2021 Article 2 paragraph 2 Regulation of the Minister of Agrarian Affairs and Spatial Planning or National Land Agency No. 1 on 2021 “The implementation and execution of Land Registration can be done electronically (Article 84 paragraph 1), The implementation of land registration can be done electronically (Article 2 paragraph 2)”	The word “can” in the Indonesian Dictionary (2002) has meanings of “able,” “capable,” “possible,” “allowed,” and “may.” These meanings indicate that the word “can” lacks definitive meaning. It suggests that land registration can be interpreted in several ways: done electronically; <ul style="list-style-type: none">• “can” be done manually;• “not necessarily” done electronically;• “potentially” done electronically. This leads to the conclusion that current land registration follows two models: electronic and analog, causing uncertainty in electronic land registration implementation.	“The implementation and execution of Land Registration is done electronically (Article 84 paragraph 1), The implementation of land registration is done electronically (Article 2 paragraph 2)” The word “can” be removed.
Regulation of the Minister of Agrarian Affairs and Spatial Planning or National Land Agency No. 1 on 2021 Article 2 paragraph 4 “The implementation of electronic land registration is applied gradually as determined by the Minister.”	This means land registration can be done in two ways: conventionally and electronically, according to the readiness of the land office, determined by the Minister. The readiness involves validated juridical and physical data or land data ready to be digitized. Electronic land registration refers to PP No. 18 on 2021, while analog land registration refers to Law No. 24 on 1997. There should be clearer technical guidelines on what constitutes the phased implementation as determined	“The implementation of electronic land registration requires the readiness of validated juridical and physical data, applied gradually as determined by the Minister.”

	by the Minister, whether it involves validated juridical and physical data or both, and this should be written into the reconstruction of the article's norms.	
Article 2 paragraph (1) Government Regulation of the Republic on Indonesia Number 37 of 1998 "Land Deed Officials 's main task is to perform part of land registration activities by making deeds as evidence of having performed certain legal acts regarding land rights or Possession Rights to Apartment Units, which will form the basis for registering changes to land registration data resulting from those legal acts."	Due to the existence of the Minister of Agrarian Affairs and Spatial Planning or National Land Agency Ministerial Regulation No. 1 on 2021, which regulates land registration using an electronic system, Government Regulation of the Republic of Indonesia Number 24 on 2016, as the wide regulation for Land Deed Officials, needs to be revised to comprise "electronic digitization" of Land Deed Officials deeds.	"Land Deed Official's main task is to perform part of land registration activities by making deeds over electronic digitization as evidence of having performed certain legal acts regarding land rights or Possession Rights to Apartment Units, which will form the basis for registering changes to land registration data resulting from those legal acts."
Article 3 paragraph (1) Government Regulation of the Republic of Indonesia Number 37 of 1998 "To carry out the main tasks as referred to in Article 2, a Land Deed Officials is authorized to make authentic deeds regarding all legal acts as referred to in Article 2 paragraph 2 regarding land rights and possession rights to Apartment Units located within their working area."	Due to the existence of the ATR/National Land Agency Ministerial Regulation No. 1 of 2021, which regulates land registration using an electronic system, Government Regulation of the Republic of Indonesia Number 24 on 2016, as the umbrella regulation for Land Deed Officials, needs to be revised to comprise "electronic digitization" of Land Deed Officials deeds.	"To carry out the main tasks as referred to in Article 2, a Land Deed Officials is authorized to make authentic deeds over electronic digitization regarding all legal acts as referred to in Article 2 paragraph 2 regarding land rights and Possession Rights to Apartment Units located within their working area."

By defining key terms, mandating the electronic execution of land deeds, eliminating ambiguous language, and detailing technical steps for implementation, these proposed revisions will enhance the efficiency and transparency of land registration. These changes will not only facilitate better public understanding but also streamline processes, ultimately benefiting all stakeholders involved in land transactions.

CONCLUSION

The current regulations on the digitalization of land deeds by the Land Deed Official in public services are not yet fully just. Specific issues include errors in Land Deed Official birth dates and decree numbers in the Partner Account system, and as of April 26, 2024, only about 4% of land certificates have been digitized. Electronic land certificates are crucial for legal evidence and minimizing forgery risks. High-quality land data is necessary for effective digital land certificates, and non-electronic certificates often lack formal requirements and proper archiving, highlighting the need for digital certificates. Weaknesses in the current regulations include structural issues, such as the lack of training for Land Office staff on electronic land deeds, particularly in Regency Karawang. Substantive issues involve inadequate provisions for electronic documents and a lack of legal certainty, while cultural issues include the digital divide among different age groups and socioeconomic backgrounds, affecting the implementation of digital services. Proposed regulatory reconstructions for fairness include clear definitions of digital or electronic terms in relevant laws, the digitalization of Land Deed Official deeds, the removal of ambiguous terms like can or may to ensure clarity, detailed guidelines for the phased implementation of electronic land registration, and ensuring both formal and substantive requirements are met in electronic certificates to enhance legal certainty and justice.

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