


Notarial interaction and the dynamics of agrarian law: approaching complex solutions In transactions and settlement of land disputes

Aslan Noor¹, Selly Purnama², Shintadewi Dibrata³, Indri meliani⁴

Magister Ilmu Hukum Universitas Singaperbangsa Karawang¹, Magister Kenotariatan Universitas Pasundan^{2,3,4}

Article Info	ABSTRACT
<p>Keywords: Effectiveness, Notary, Land Registration</p>	<p>A notary is a public official who has the authority to make authentic deeds, in addition to other authorities determined by law. At the time UUJN no. 30 of 2004, a debate arose regarding the authority of notaries in making deeds relating to land. The purpose of this research is to find out how effective the role and responsibilities of notaries are as executors of land registration in Indonesia using normative juridical methods by inventorying, reviewing and analyzing and understanding the law as a set of positive norms in the legal system that regulates the role of notaries. This explains that, in the land registration process as stated in PP No. 24 of 1997, that the person who assists the Head of the Land Office is PPAT, notaries are not mentioned as officials who can also help make deeds used for land registration, however there are several deeds which PPAT is not authorized to make so they must use notarial deeds for or as basic land registration. In carrying out land registration activities, the role and responsibility of a notary is very large, this is related to the function of the deed made by the PPAT, namely as proof that a certain legal act has been carried out and as a basis for land registration carried out at the land office. So without a deed made by the PPAT, it will be very difficult to carry out land registration data maintenance activities, because in carrying out land registration activities, the PPAT deed is a binding requirement.</p>
<p>This is an open access article under the CC BY-NC license</p> 	<p>Corresponding Author: Aslan Noor Magister Ilmu Hukum Universitas Singaperbangsa Karawang aslan3090@gmail.com</p>

INTRODUCTION

Land is a crucial source of life and livelihood for the entire community, as a place to live and as something that can be controlled, exploited and used for survival (Abdi, 2021). Therefore, the state, as a place for the people to take refuge, strives to protect every regulatory norm that is directly related to agrarian welfare in Indonesia (Abdulloh, 2016). According to Amir, (2019), the philosophical basis for agrarian law is contained in Pancasila, especially the 4th Principle which shows that the people have equal rights and power over land. and the 5th principle which shows that the people have equal opportunities to obtain land use.

In the journal Amirudin & Khisni, (2017) land has an important position in Indonesia, this is becoming increasingly relevant, because Indonesia is an agricultural country. The important position of land in this country is shown by the fact that every member of society

needs land to support various needs in life, from housing needs, business needs, to interaction needs between community members. For humans, land plays a role as a health supporter and a provider of necessities. other central centers (Arjiati & Hanim, 2017).

Damayanti et al, (2020) said that, in order to control, exploit and use land, it is possible that friction will occur which will give rise to problems in the land sector such as disputes, conflicts or other struggles that can provoke disputes between the perpetrators. Therefore, the government has formulated this land case in the Regulation of the Minister of Agrarian Affairs and Spatial Planning/To the National Land Agency of the Republic of Indonesia Number 11 of 2016 concerning Settlement of Land Cases (hereinafter PERMEN Agraria 11/2016). The Agrarian Constitution was then implemented through the concept of democracy where the state is the representation of the people in control of all valuable assets including land, in order to organize them properly as a real effort to realize the rights and welfare of the people regardless of status and social strata (Doly, 2016).

Land disputes often occur in land buying and selling and the process of transferring land rights either before or after the transfer of land rights occurs (Fariz, 2022). This situation often results in losses for buyers who are not aware of any disputes over the land they have purchased. Meanwhile, the results of Kholis's research (2021) explain that land disputes cannot be avoided nowadays, this is due to the very high demand for land nowadays while the number of plots of land is limited. This requires improvements in the field of planning and using land for the welfare of society and especially regarding the issue of legal certainty in guaranteeing a person's ownership rights to a plot of land. The existence of land disputes is basically caused by dominant factors in the form of incomplete regulations, regulatory discrepancies, land officials who are less responsive to the needs and amount of available land, inaccurate and incomplete data, incorrect land data, limited resources. humans who are tasked with resolving land disputes and erroneous land transactions (Markus & Purnawan, 2017).

The results of Monika's research (2019) argue that, in an effort to realize the concept of realizing a social welfare constitution through land governance in Indonesia, the concept of legal land ownership was formed, where efforts to prove land ownership rights according to law are demonstrated by registration of rights. control over land. In fact, the existence of a land registration system is not the only guarantee that a land buyer will obtain the right to own and use land safely. Juridically, land registration regulations can be said to be the key to ensuring legal protection for land ownership rights is correct, because the law can regulate conflicts between interests and human free will (Muljono, 2013).

The obligation to register land control rights clearly indicates that Indonesian citizens (WNI) are obliged to register land rights. This is stated in Article 19 paragraph (1) of Law Number 5 of 1960 concerning Basic Agrarian Provisions which states that "to ensure legal certainty by the government, land registration is carried out throughout the territory of the Republic of Indonesia according to the provisions regulated by Government Regulations". The results of the land registration process that has been carried out then produce evidence of rights called a land certificate. According to Article 32 paragraph (1) of Government Regulation No. 24 of 1997 concerning Land Registration, the function of a land certificate is

"A proof of title which is valid as a strong means of proof regarding the physical data and juridical data contained therein, as long as the physical data and juridical data are in accordance with the data in the measurement letter and land rights book in question.

In general, the causes of land disputes in Indonesia can be grouped into 4 classifications of problems, namely problems related to recognition of land ownership, transfer of land rights, encumbrance of rights; and occupation of former private land. The various factors that cause land disputes above show that there is a need for a Notary's role, mainly related to the issue of inaccurate and incomplete data, or incorrect land data, as well as suspicious illegal transactions. The issue of land disputes is a sociological aspect that is inherent in the continued protection of land rights within the framework of national land law.

Mulyana & Abdughani, (2021) say that, a notary, which in English is called a notary, while in Dutch it is called a van Notaris, has a very important role in legal traffic, especially in the field of civil law, because the Notary is a public official. , who has the authority to make authentic deeds and other authorities. Article 1 number 1 of Law Number 2 of 2014 concerning Amendments to Law Number 30 of 2004 concerning the Position of Notary (hereinafter referred to as UUJN). States that "A notary is a public official who has the authority to make authentic deeds and other authorities as intended in this law or based on other laws".

A notary is primarily a party who is able to provide knowledge and information regarding disputes over a plot of land where ownership rights are to be transferred. It is common knowledge that one of the powers of a Notary is to provide legal counseling regarding the deed he or she will make, including deeds relating to ownership of a plot of land, this can be expressly found in the provisions of Article 15 of Law of the Republic of Indonesia Number 2 of 2014 concerning Amendments to Law Number 30 of 2004 concerning Notary Positions. The role of notaries as public officials appointed by ministers or appointed officials is increasing due to the increasing number of people registering land. This happens because notaries have the authority to register land which is able to provide protection to parties who register land in the future. The law states that a notary is a public official who is mandated to carry out land registration.

METHOD

The research method used is through a normative juridical approach, namely by inventorying, reviewing and analyzing and understanding the law as a set of positive norms in the legal system that regulates employment issues with analytical descriptive research specifications, namely research to describe the flow of scientific communication and analyze problems that will be presented descriptively. (Nurohim, 2018). The type of data used is secondary data which includes library materials related to research, secondary data which includes primary legal materials, secondary legal materials and tertiary legal materials. Then data collection was carried out through library research by reviewing library materials related to the problem being studied, then the data was analyzed normatively-qualitatively.

RESULTS AND DISCUSSION

Land registration is something important as proof of rights that are considered strong for land rights to prove legal ownership of land rights, apart from that, land registration as determined in article 19 of the UUPA (UU No. 5 of 1960) aims to provide simplicity. So, all land, whether owned in the name of a person, group or legal entity, whether customary ownership rights or land rights according to Book II of the Civil Code, is required to be converted to one of the land rights that have been determined by UUPA and registered for the sake of certainty and simplicity. The laws in Indonesian land law are in accordance with the objectives of the UUPA. Land registration : is carried out by the Government on an ongoing, ongoing and regular basis, including collecting, processing, bookkeeping, and presenting and maintaining physical data and juridical data, in the form of maps and lists, regarding plots of land and apartment units, including the granting of certificates. proof of his right to share plots of land to which he already has rights and ownership rights to apartment units as well as certain rights that encumber him.

The above provisions imply that matters relating to ownership, control and use of land must be followed by land registration activities, whether owned by the community or by legal entities, to the Land Office in order to obtain legal certainty of rights to the land they control or own. Land registration is a series of activities carried out by the government continuously, sustainably and regularly, including collecting, processing, bookkeeping and reviewing as well as maintaining physical data and juridical data in the form of maps and lists regarding land plots and apartment units, including the provision of letters. proof of their rights to plots of land to which they already have rights and ownership rights to apartment units as well as certain rights that encumber them (Pratama et al., 2019).

Further provisions for land registration according to Article 19 paragraph (1) UUPA are regulated by Government Regulation. The Government Regulation in question is Government Regulation number 10 of 1961 concerning Land Registration, LNRI of 1961 No.28- TLNRI No.2171, Government Regulation Number 10 of 1961 was declared no longer valid with the promulgation of Government Regulation number 24 of 1997 concerning Land Registration, LNRI 1997 No.59 – TLNRI No.3696. Government Regulation Number 24 of 1997 was ratified on July 8 1997, but has only been effective since October 8 1997. Government Regulation Number 24 of 1997 is implemented by Minister of Agrarian Affairs/Head of the National Land Agency (Permen Agraria/Head of BPN) Regulation Number 3 1997 concerning Provisions for Implementing Government Regulation Number 24 of 1997 concerning Land Registration.

Land registration activities consist of land registration activities for the first time, the form of activity is the collection and processing of physical data; proof of rights and bookkeeping; issuance of certificates; presentation of physical data and juridical data; and storage of general registers and documents, and activities for maintaining land registration data, the form of activity is registration of transfer and encumbrance of rights; and registration of changes to other land registration data. Land registration activities produce two types of data, namely physical data and juridical data. Physical data is information regarding the location, boundaries and area of land parcels and apartment units being

registered, including information regarding the existence of buildings or parts of buildings on them. Juridical data is information regarding the legal status of registered land parcels and apartment units, their rights holders and other parties as well as other burdens that burden them.

By holding land registration, the parties concerned can easily find out the legal status or position of the particular land they are dealing with, its location, area and boundaries, who owns it and what burdens are placed on it. Considering the increasing population, land rights are very important, as is their proof, so legal certainty is very necessary to prevent disputes.

In carrying out land registration, the Head of the Regency/City Land Office cannot do it alone, but requires the assistance of other parties, namely notaries or Land Deed Drafting Officials and other officials assigned to carry out certain activities according to this Government Regulation and the existing laws and regulations. concerned. Other officials who assist in carrying out certain activities in land registration are officials from the auction office, the Official for Making the Waqf Pledge Deed, and the Adjudication Committee. Land Deed Drafting Officials (PPAT) have a very important role in land registration, namely assisting the Head of the Regency/City Land Office to carry out certain activities in land registration. The word "assisted" in Article 6 paragraph (2) of Government Regulation Number 24 of 1997, does not mean that PPAT is subordinate to the National Land Agency which can be ordered by it, but PPAT has independence and is impartial in carrying out its duties and authority.

The definition of new land registration is contained in Article 1 point 1 of Government Regulation Number 24 of 1997, namely a series of activities carried out by the government continuously, continuously and regularly, including collecting, processing, bookkeeping, and presenting and maintaining physical data and juridical data, in the form of maps and lists, regarding plots of land and apartment units, including the provision of letters of proof of title to plots of land for which there are already existing rights and ownership rights to apartment units as well as certain rights encumbering them.

Land Deed Drafting Officials (PPAT) have a very important role in land registration, namely assisting the Head of the Regency/City Land Office to carry out certain activities in land registration. Apart from that, the notary is responsible for ratifying the deed he makes by paying close attention to the requirements for the validity of the legal act in question, including first checking the data contained in the certificate with the land book at the Land Office.

The Land Deed Making Official also has the function of increasing state revenues in the tax sector, in this case the Land Deed Making Official plays quite a big role because he is tasked with checking that Land and Building Tax (PBB), Income Tax (PPH) has been paid from income resulting from the transfer of land rights and Land and Building Rights Acquisition Fee (BPHTB) before making a deed. To avoid disputes or problems in the future, a Land Deed Making Official is required to be careful in carrying out the functions of his position, because currently the level of public demand for the position of Land Deed Making Official is increasing, causing many people to utilize the services of Land Deed

Making Officials. for various purposes, including carrying out actions that manipulate the position of the Land Deed Official for unlawful purposes.

There are several obstacles that are often faced by Notaries and Land Deed Officials when carrying out their duties, including an irregular administration and management system at the land office, such as land books that are often lost and their whereabouts are not known. This is because the implementation of transfer registration and assignment of land rights is not carried out through official reception counters, even though in reality the Demak district land office was designed with a one-stop policy but its implementation has not been implemented. If you want to apply for registration, the land deed official will meet the land office employees "individually" to carry out the registration, so that if a land office employee uses a land book, it will be difficult for other land office employees to find the whereabouts of the land book. This is of course very detrimental because just checking the certificate can take a very long time (more than 2 weeks).

Registration that is not carried out through an official counter (one door policy) also often causes the registration application files to be lost in the hands of land office employees. As a result, all losses and costs for issuing a new certificate become the responsibility of the Land Deed Official because the land office never officially received it. The one-door policy itself still has pros and cons, on the grounds that if registration is carried out through an official counter, it is difficult to know the whereabouts and position of the land rights registration file. The author is of the opinion that, to overcome the above problems, registration of transfer and assignment of land rights needs to be carried out through official counters according to procedures, so that all community interests can be served and land office employees themselves work according to existing regulations. The land office administration and management system also needs to be improved, so that it can provide fast, efficient and professional services to the public.

Ideally, land registration should cover all land areas in Indonesia. If all land is registered, there is little chance of land disputes occurring. State boundaries, including forest land and private land, will be clear so that boundary disputes can be avoided as early as possible, in order to create legal certainty and legal protection for holders of rights to a plot of land and other registered rights. As stated in Article 19 of the UUPA concerning the need for land registration for legal certainty, PP No. 24 of 1997 concerning land registration was created as implementing regulations. In the land registration process, evidence is needed that provides clarity regarding a person's rights and obligations as a legal subject.

The land registration system used in a country depends on the legal principles adopted by that country in transferring land rights. There are 2 types of legal principles, namely the principle of good faith and the principle of nemo plus juris. Even if a country adheres to one of the legal principles/land registration systems, those that strictly adhere to one of the legal principles/land registration systems both have advantages and disadvantages so that each country finds its own solution. In land registration activities, not all plots of land are objects of land registration, only certain objects that have been determined by law. Regulations regarding land registration objects are further regulated in

Article 9 of Government Regulation Number 24 of 1997 concerning Land Registration, namely as follows, plots of land owned with ownership rights, business use rights, building use rights and use rights, land management rights, waqf land, ownership rights to apartment units, mortgage rights and state land (Wardhani, et al., 2022).

Settlement of Land Ownership Disputes Between Rights Holders

In Indonesia, land disputes are a hot issue for the public. Problems that occur in land dispute cases are caused by unlawful acts. The types of land ownership status that are often held in Indonesia are property rights certificates, building use right certificates, business use right certificates, use right certificates. The number of land dispute cases in Indonesia occurs due to disputes over property rights certificates. A certificate of ownership is an important document to obtain legal legality of ownership of land. Legal ownership of land can be proven by having a certificate of ownership that has been registered with the National Land Agency.

According to Article 4 paragraph (1) of the Basic Agrarian Law Number 5 of 1960, there are various types of rights to land, namely ownership rights, business use rights, building use rights, use rights, rental rights, land clearing rights, and the right to collect forest products (Usman 2020). The process of land ownership can be through buying and selling land, inherited land, waqf land. Meanwhile, land status is divided into two, namely state land and private land. Land law in Indonesia has a complex nature because it involves various rules, laws and regulations which can often overlap or even conflict. Different interpretations of these regulations by different judges or courts can lead to different decisions. Land disputes are often related to proof of ownership, transaction history, and documents that can form a legal basis. Limited data and accurate information in courts or law enforcement can cause inconsistent decisions.

General courts and state administrative courts may face limited capacity in handling complex and diverse land disputes. This can affect the quality of the resulting decisions. Judges and court officials may have different understandings of land law. Lack of education and special training regarding land law can affect the quality of decisions. The legal process is sometimes constrained by limited time and resources. This can cause the handling of land disputes to be less in-depth and comprehensive.

Land dispute cases often require resolution involving civil aspects, such as determining land ownership status, land rights, and also criminal aspects if there are criminal acts related to the dispute. The process of resolving land disputes in general courts is involved in determining the status and rights to land, as well as resolving conflicts related to these rights. In some cases, when there is a criminal act or legal violation related to a land dispute, the matter can also be handled in the criminal realm by a general court. The use of HIR or RBg as procedural law in resolving land disputes follows the legal tradition in Indonesia which has its roots in the colonial period. However, it is important to remember that the application of this law can also change according to legal developments in Indonesia.

ATR/BPN Ministerial Regulation Number 21 of 2020 concerning Settlement of Land Cases contains the possibility of resolving land disputes through a mediation process which

is an initiative of the Ministry of Agrarian Affairs and Spatial Planning/Head of the National Land Agency (BPN). Mediation is an effort to facilitate the resolution of disputes in the land sector by involving the parties involved in the dispute. Land disputes often involve many parties, involve a lot of documents and evidence, and involve complex legal aspects. All of this makes the process of collecting and analyzing evidence more complicated.

Courts often have limited human and technical resources. In some cases, these limitations can slow down the court process. es law requires active participation from all parties involved. If the parties have busy schedules or have difficulty attending court hearings, the process may be slower. As you mentioned, the land dispute resolution process usually goes through several stages, including a first instance court trial, appeal, and possibly cassation. Each of these stages requires time and effort. As you mentioned, the land dispute resolution process usually goes through several stages, including a first instance court trial, appeal, and possibly cassation. Each of these stages requires time and effort. The existence of various complex and multi-layered legal and regulatory provisions related to land can also influence the length of the court process

Settlement through Litigation in Court (Litigation) is a dispute resolution process carried out through legal channels and brought before the court. The disputing parties submit their case to court, where the judge will examine the evidence and arguments from both sides and render a decision. The advantage of litigation is that court decisions have binding legal force, providing legal certainty. However, this process often takes significant time and costs, and risks worsening relations between the parties to the dispute. The judicial process often takes a long time, especially if the case is complex or presents a lot of evidence.

In addition, land dispute cases often involve complex facts and laws, which can slow down the process. The costs involved in preparing and filing a case in court can be very high. This can be an obstacle for individuals or groups who cannot afford these costs. Even though court decisions have legal force, sometimes these decisions can conflict between different court levels, or even within the same level. This can create legal uncertainty for the parties to the dispute. Land disputes often involve multiple entities, such as individuals, groups, companies, and governments. The involvement of multiple parties can make quick and efficient resolution difficult. A negative land registration system can make dispute resolution more complex. Evidence of land ownership is often the basis for decisions, but material testing of the veracity of such evidence may be limited. In some cases, a shared understanding of more fundamental issues in the context of the concept of land ownership is necessary. This can help in producing fairer and more sustainable decisions.

CONCLUSION

The Role and Responsibilities of Notaries and Land Deed Making Officials have a very important role in assisting the Head of the Land Office in carrying out land registration, and therefore, it is highly expected that a Land Deed Making Official has a good spirit and mentality as well as professionalism in carrying out his position serving the community in making land deeds, so that a sense of security and comfort is created by the community

and the purpose of land registration itself can be realized. The role of the Notary and PPAT office itself in registering land rights is as an institution officially appointed by the state as an arm of the government in controlling land rights owned by individuals and legal entities, with proof of rights in the form of certificates. Of course, in this case the applicant who wants his/her rights legally usually appoints a Notary and PPAT to apply for a transfer of rights, a will or a sale and purchase of an object of land rights to be registered with the National Land Agency (BPN). The Notary and PPAT will later take care of all the completeness and requirements including how much costs will be incurred by the applicant until the process of issuing a certificate for what the applicant is requesting.

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