

THE PROOF VALUE AND VALIDITY OF PPAT DEEDS USING ELECTRONIC CERTIFICATES FROM THE PERSPECTIVE OF LAND REGISTRATION PRINCIPLES

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Abstrak

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This study aims to answer two main questions. First, can electronic certificates be used as valid legal evidence in the land registration process? Second, are deeds drawn up by PPATs using electronic certificates still recognized as valid based on the principles of land registration? Specifically, this study employs a normative legal methodology, which seeks to identify and evaluate relevant legal standards. Both the legal theory approach and the legislative approach are employed. Legislation pertaining to land registration, electronic certificates, and the authority of PPATs serves as the primary legal source for this study. Regarding land registration, the findings indicate that electronic certificates are legally as binding as traditional certificates. However, this depends on the data stored in the Ministry of Agrarian Affairs and Spatial Planning/BPN's computer system being consistent and in accordance with the details listed in the electronic certificate. Furthermore, PPAT deeds created using electronic certificates are fully enforceable and valid as long as they comply with all relevant laws and regulations and meet the fundamental requirements of land registration, which include the principles of security, public information disclosure, and legal certainty.

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INTRODUCTION

For the Indonesian people, land is a social, legal, and economic necessity. In addition to serving as a means to meet human needs, its very existence makes it a legal object entitled to strong legal certainty and protection. Therefore, the state must establish a land registration system that can definitively determine property ownership, the nature of land rights, and the identity of the owner. The Republic of Indonesia's system for the control and management of agrarian resources is based on the provisions of Article 33,

paragraph (3) of the 1945 Constitution: "Land, water, and the natural resources contained therein are under the control of the state and are used for the welfare of the people."

Law No. 5 of 1960, the Basic Agrarian Law (UUPA), regulates land registration in detail and contains further provisions. To provide legal certainty to the Indonesian people, the government is obligated to establish a land registration system, as outlined in Article 19(1) of the UUPA. Land registration is subject to additional rules established by government regulations. Furthermore, according to Article 19(2) of the UUPA, there are three main components of land registration: (1) the collection, organization, and recording of land data through mapping and surveying; (2) the recording of land rights and changes in ownership; and (3) the issuance of legally binding title certificates to prove ownership.

The fundamental purpose of land registration, as stated in the law, is to establish legal certainty by providing legally binding proof of land ownership. In the past, such proof was provided by land title certificates issued in physical or mechanical form. With the development of ICT, digital transformation has become a rapidly growing phenomenon in many areas of public service, including land administration. The government is striving to improve public services by implementing a digital-based land management system that is more accountable, transparent, efficient, effective, and of high quality. Thus, in an effort to modernize Indonesia's land registration system, the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN) has implemented an electronic certificate policy.

Land Management Rights, Land Rights, Apartment Units, and Land Registration are all governed by Government Regulation No. 18 of 2021, which further implements digital transformation in the land sector. According to Article 84(1) of Government Regulation No. 18 of 2021, electronic data, information, and documents created during the land registration process are legally binding and serve as the basis for electronic land registration, which includes the issuance of electronic certificates.

Meanwhile, as required by Article 19 of the Basic Agrarian Law (UUPA), Government Regulation No. 24 of 1997 on Land Registration provides additional detailed regulations for the implementation of land registration. Legal certainty and protection for land rights holders, access to property information for those who need it, and a systematic and orderly land administration system are the stated objectives of land registration, according to Article 3 of Government Regulation No. 24 of 1997. These regulations provide legal clarity regarding the physical and legal data contained in land title certificates, making them a crucial instrument.

An electronic certificate is defined as a digital document that details physical and legal data and has been digitally signed, in accordance with Minister of Agrarian Affairs and Spatial Planning/National Land Agency Regulation No. 1 of 2021, specifically Article 1, paragraph 8. This electronic certificate marks a significant change in the way land is managed. Electronic documents stored and processed using electronic technology have replaced the system's reliance on physical documents. This change aligns with current judicial trends in Indonesia, which are beginning to recognize the legitimacy of electronic documents as evidence. Law No. 11 of 2008, governing Information and Electronic Transactions (ITE), as amended by Law No. 1 of 2024, specifically Article 5, paragraph (1), states:

"Electronic Information and/or Electronic Documents and/or their printed copies constitute valid legal evidence," and Article 5, paragraph (2), states that "Electronic Information and/or Electronic Documents and/or their printed copies constitute valid

legal evidence.” Electronic certificates have the same legal standing as traditional documents in accordance with applicable regulations, provided they meet the requirements set forth in existing policies. Regardless, the issue of how to implement electronic certificates in practice remains a subject of debate among academics and lawyers. So far, the public has complied with regulations by using physical certificates as proof of land ownership. The land registration system also accepts electronic certificates as proof of ownership. A common concern is whether, in this digital age, electronic certificates carry the same weight and credibility as paper certificates.

Given that land certificates are the final product of land registration and serve as the basis for various legal processes related to land, this issue becomes increasingly important. Gifts, sales, exchanges, mortgages, and other transfers of rights all require certificates as legal confirmation of land ownership. The role of the PPAT is crucial in the transfer of land rights. Pursuant to Government Regulation No. 37 of 1998, as amended by Government Regulation No. 24 of 2016, this is mandated in Article 1, paragraph 1 of the Regulation on the Status of the PPAT. "The official authorized to authenticate deeds related to specific legal matters involving land rights or condominium ownership is known as a PPAT.

Deeds drawn up by a PPAT are considered official evidence when the transfer of land is registered. In performing their duties, PPATs must verify that the physical and legal data in the deed are consistent with one another. Therefore, to determine whether a PPAT deed based on an electronic certificate is valid, it must be reviewed." The legitimacy of the PPAT is intrinsic to the rules governing the land registration system. Legal certainty and protection for land rights holders are the primary objectives of Government Regulation No. 24 of 1997 on Land Registration. Accurate and accountable information reflecting the actual legal status of the land must be provided by the land registration system in accordance with the General Explanation of Government Regulation No. 24 of 1997.

One of the foundations of land registration is the concept of legal certainty. This concept ensures that all individuals who acquire land rights are guaranteed that the information on their certificates is accurate. Furthermore, the concept of publicity is crucial, as land registration fundamentally involves making land data available to the public. In the digital age, data storage and management are conducted through electronic systems that must be protected against manipulation, data loss, and unauthorized access. Consequently, the concept of security is also of paramount importance.

Several issues related to the implementation of these principles arise when PPAT deeds are prepared using electronic certificates. Digitization offers many advantages, such as facilitating data verification, expediting services, and reducing the risk of losing physical documents. However, questions now arise regarding how to prove a case in future land disputes, how secure electronic systems are, and how reliable the digital data is. Issues regarding the evidentiary weight of electronic certificates and the validity of PPAT deeds that use electronic certificates are becoming increasingly relevant given the widespread implementation of electronic land services in Indonesia. Clarity regarding the legal status of electronic certificates is necessary to ensure legal certainty for the public, PPATs, and Land Offices in carrying out their duties and authorities

Based on the above, this study aims to conduct a normative analysis of the role of electronic certificates as evidence in the land registration process. This study will also examine whether PPAT deeds that utilize electronic certificates are valid under the

principles of land registration. It is hoped that this research will contribute to the development of land law in Indonesia. Furthermore, it will serve as a reference for evaluating the implementation process of the policy on the digitization of land services in Indonesia.

RESEARCH QUESTIONS

1. What is the status of electronic certificates as evidence in land registration in Indonesia?
2. How valid are PPAT deeds that use electronic certificates when viewed from the principles of land registration?

LITERATURE REVIEW

Definition of a PPAT Deed

A deed is a written document created to prove the existence of a specific legal act, legal relationship, or legal event. In Indonesian civil law, deeds play a crucial role as written evidence that can be used to provide certainty regarding the rights and obligations of the parties. The existence of a deed is crucial because various legal acts require clear evidence to produce valid legal consequences. According to Mertokusumo, a deed is a signed document created from the outset with the purpose of serving as evidence regarding a specific legal event (Mertokusumo, 2022).

In land administration practice, one type of deed that holds significant importance is the deed drawn up by a Land Deed Officer (PPAT). A PPAT deed is an authentic deed drawn up by a public official authorized by the state to record specific legal acts related to land rights. These deeds serve as the basis for updating land registration data at the Land Office (Harsono, 2023). The status of PPAT deeds is closely linked to the land registration system because various legal acts—such as sales, gifts, exchanges, contributions to a company, division of joint rights, granting of liens, and other transfers of rights—must be evidenced by a PPAT deed before being registered at the Land Office (Santoso, 2024).

As the field has evolved, the digitization of land services has also influenced administrative processes related to PPAT deeds. Nevertheless, the shift from a conventional to an electronic administrative system does not alter the status of PPAT deeds as authentic evidence issued by authorized officials. PPAT deeds continue to serve as the legal basis for land registration and the maintenance of land data by the government (Sutedi, 2024).

Land Deed Issuing Official (PPAT)

A Land Deed Officer, or PPAT, is a public official authorized by the state to issue authentic deeds regarding specific legal acts related to land rights or Ownership Rights to Condominium Units. This definition is stipulated in Article 1(1) of Government Regulation No. 37 of 1998 on the Regulations Governing the Office of the PPAT, as amended by Government Regulation No. 24 of 2016 (Parlindungan, 2023).

The PPAT plays a crucial role in the administration of land registration, as they serve as officials who assist in carrying out certain land registration activities. Through the deeds they prepare, the PPAT provides evidence that a legal act related to land rights has been carried out by the parties in accordance with applicable legal provisions (Harsono, 2023). In carrying out their duties, PPATs are required to verify the identities of the parties, the land subject to the transaction, and the completeness of the required

documents. These verifications aim to ensure that the legal acts performed comply with legal provisions and can be registered with the Land Office (Santoso, 2024).

With the development of the electronic land management system, PPATs have also begun using digital services provided by the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN). Through this system, PPATs can verify land certificates, validate land data, and submit documents electronically. The implementation of this electronic system simplifies land administration processes while enhancing administrative efficiency (Sari, 2025). Although there have been changes in service mechanisms, the primary function of the PPAT as an official who issues authentic deeds remains unchanged. Deeds issued by the PPAT continue to serve as the basis for recording changes in legal data within the government-administered land registration system (Arba, 2024).

Definition of an Electronic Certificate

An electronic certificate is a new form of proof of land rights issued through an electronic system, as regulated in Ministerial Regulation of the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN) No. 1 of 2021 on Electronic Certificates. The introduction of electronic certificates is part of a land administration modernization policy aimed at improving the quality of public services in the land sector (Rahman, 2024).

Unlike conventional certificates, which take the form of physical documents, electronic certificates are issued as electronic documents stored in a land database. These documents contain both physical and legal data that were previously included in analog certificates. Thus, the main difference between the two lies in the medium of storage and presentation, not in the substance of the rights they attest to (Nugroho, 2025). The implementation of electronic certificates is based on advancements in information technology that enable the digital management of land data. This system facilitates the storage, maintenance, and updating of data, enabling land information to be accessed more quickly and accurately (Putri, 2025).

In addition, electronic certificates are also integrated with the land administration system managed by the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN). This integration ensures that any changes to land data are recorded directly in the national database, thereby facilitating the verification and oversight of land administration processes (Hidayat, 2025). In practice, electronic certificates are used in various land services, including the transfer of rights, the establishment of liens, the subdivision of land parcels, and other data changes. Therefore, electronic certificates have become an integral part of the digital transformation currently underway in the administration of land registration in Indonesia (Prasetyo, 2026).

Definition of Land Registration in Indonesia

Land registration is one of the instruments used by the state to administer land affairs in an orderly and systematic manner. Regulations regarding land registration in Indonesia are currently guided by Government Regulation No. 24 of 1997 on Land Registration. Article 1, point 1 of this regulation explains that land registration is a series of activities carried out by the government on an ongoing, continuous, and systematic basis, encompassing the collection, processing, recording, presentation, and maintenance of physical and legal data regarding land parcels and apartment units (Harsono, 2023).

Land registration plays a crucial role in the national land system as it serves as the basis for the government to determine the legal status of a parcel of land. Through the land registration process, data on every registered parcel is stored in the land administration system, enabling its use as the basis for various land-related services (Santoso, 2024). Land registration activities consist of initial land registration and the maintenance of land registration data. Initial land registration is conducted for land parcels that have never been registered, while data maintenance is performed when there are changes to the physical or legal data of a registered land parcel (Parlindungan, 2023). Over time, the land registration system in Indonesia has undergone a transformation toward an electronic system. This transformation was undertaken to improve the efficiency of land-related services and data management. Through the electronic system, land data can be stored digitally and accessed via a network integrated with the national land database (Rahman, 2024).

With the electronic system in place, land registration is no longer entirely dependent on physical documents. Various land administration services are now conducted digitally, including the management of land rights data and the issuance of electronic certificates. These changes reflect the modernization of land administration, which remains grounded in the applicable legal provisions in Indonesia (Sari, 2025).

The Concept of a Certificate as a Document of Evidence

A certificate is a document that holds a significant position in Indonesia's land registration system. Certificates are issued by the Land Office as the final outcome of the land registration process and serve as proof of land rights held by an individual or a legal entity. The existence of a certificate provides information regarding the physical and legal data of a parcel of land that has been recorded in the land administration system (Harsono, 2023). Provisions regarding the status of land certificates as evidence are set forth in Article 32(1) of Government Regulation No. 24 of 1997, which states that a land certificate is a document evidencing rights that serves as strong evidence regarding the physical and legal data contained therein. This provision indicates that a certificate plays a crucial role in proving rights to land that have been registered with the Land Office (Santoso, 2024).

As a means of evidence, a certificate contains various details regarding the identity of the rights holder, the location of the land, the land area, the land boundaries, and the type of rights held. This information is obtained through the process of data collection and processing conducted as part of the land registration process, thereby serving as the basis for the issuance of the certificate (Parlindungan, 2023).

Advances in information technology have led to the development of electronic certificates issued through an electronic system, as regulated by Ministerial Regulation of the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN) No. 1 of 2021 on Electronic Certificates. Although its form differs from that of a conventional certificate, an electronic certificate still contains the same physical and legal data as found in an analog certificate (Nugroho, 2025).

In the electronic land administration system, certificates not only serve as proof of rights but also form part of an integrated national land database. Therefore, electronic certificates play a crucial role in modern land registration because they serve as the basis for land administration and various land services conducted electronically (Prasetyo, 2026).

RESEARCH METHOD

This study examines the regulations and provisions of the land registration system in Indonesia related to electronic certificates and PPAT deeds. The conceptual approach and the legislative approach are the two primary methods applied in this study. The legislative approach examines the role of PPATs, electronic certificates, and land registration regulations. Concepts such as evidentiary weight, deed validity, and land registration rules are examined through the conceptual method for legal analysis. Legal materials from primary, secondary, and tertiary sources are utilized in this study. Through the application of a descriptive-analytical approach—which includes description, explanation, and interpretation—all legal materials obtained are evaluated qualitatively. Government Regulation No. 18 of 2021, the Basic Law on Agrarian Affairs (UUPA), Minister of Agrarian Affairs and Spatial Planning/National Land Agency Regulation No. 1 of 2021, and Government Regulation No. 24 of 1997 on Land Registration constitute the primary legal materials used.

RESULT AND DISCUSSION

The Status of Electronic Certificates as Evidence in Land Registration in Indonesia

The government has developed a number of legal instruments to provide a legal basis for the implementation of electronic certificates in light of the digital transformation in the land sector. Legislation related to job creation (Law No. 11 of 2020, subsequently reenacted as Law No. 6 of 2023), land registration, management rights, apartment units, and electronic certificates (Government Regulation No. 18 of 2021, revised in 2023), and the Minister of Agrarian Affairs and Spatial Planning/National Land Agency Regulation (No. 1 of 2021, revised in 2020) are all part of this regulatory framework. An electronic certificate is a certificate issued through an electronic system and in an electronic document format, as stated in Article 1, point 8 of Ministerial Regulation of the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency No. 1 of 2021. The same Ministerial Regulation also stipulates in Article 6 that the process of issuing electronic certificates may use the same method to replace traditional certificates with electronic certificates.

The existence of electronic certificates signifies a fundamental shift in the national land administration system. The first difference is evident in the form of the document used. While conventional certificates take the form of physical land title books () or paper sheets, electronic certificates are stored and managed in digital format through an integrated electronic system. In addition, electronic certificates contain information regarding “restrictions and responsibilities,” which explains the various limitations and obligations of rights holders in a more systematic and uniform manner. In contrast, on analog certificates, this information is generally included in a notes column, the implementation of which may vary from one land office to another.

From a security perspective, electronic certificates are designed with more modern security technology through the use of hash codes and Quick Response Codes (QR Codes). These features enable rapid document authentication and verification while ensuring the integrity of the data contained within. Unlike analog certificates, which still rely on a security system based on specialized forms, electronic certificates utilize digital security mechanisms that are more adaptable to advancements in information technology.

The document validation procedure is also different. While authorized officials

still manually affix wet signatures to analog certificates, electronic certificates use electronic signatures, which, in a legal context, are equivalent to and have the same legal effect as traditional signatures. Additionally, each parcel of land is assigned a unique identifier through the electronic certificate system. In contrast, the traditional certificate system uses a number of identifiers, including those for land certificates, survey documents, land parcels, and maps.

Electronic certificates are essentially electronic documents as defined in Article 1(2) of PMNA No. 1 of 2021, based on these characteristics. Therefore, we must assess their evidentiary status through the lens of electronic evidence law. At the national level, electronic evidence is now recognized as an extension of official evidence. Prior to the establishment of the IT legal framework, the only laws governing the admissibility of evidence in civil cases were Articles 1866 and 164 of the Indonesian Civil Code, while in criminal cases, the relevant articles were Articles 184 and 185. However, the identification of new forms of evidence generated by electronic activities is essential for the advancement of IT.

Following its amendment by Law No. 1 of 2024, this recognition is provided by Law No. 11 of 2008 on ITE. Article 5(1) of the ITE Law stipulates that, in accordance with relevant Indonesian procedural law, electronic information, electronic documents, and their printouts are considered official evidence, thereby ensuring legal clarity regarding the use of electronic systems and electronic transactions. Thus, electronic documents are now admissible as evidence in legal proceedings, not merely as supplementary evidence.

To be accepted as evidence, electronic records and documents must comply with the standards set forth in the ITE Law, specifically Article 5(3) and Article 6. If an electronic document is to be used to explain a specific legal situation or event, the information it contains must be accessible, reproducible, authentic, and accountable. Thus, as long as they meet these criteria, electronic documents can be treated on an equal footing with paper documents.

The presence of an electronic signature is another important factor that determines the credibility of an electronic document. The legal concept of evidence states that a signature is a crucial component in ensuring that a document is authentic. According to Sudikno Mertokusumo, because it is signed by an authorized party, a deed acquires evidentiary weight. For the purposes of authenticating and verifying electronic documents, an electronic signature is any digital data that is attached to, associated with, or linked to other digital data. Several technological and legal criteria must be met for an electronic signature to be valid, as stated in Article 11, paragraph 1. The legal force and effect of an electronic signature are equivalent to those of a handwritten signature, in accordance with Minister of Agrarian Affairs and Spatial Planning/National Land Agency Regulation No. 3 of 2019, specifically Article 3, paragraph (3).

An electronic certificate may be deemed official electronic evidence in accordance with this regulation. Legally binding electronic signatures, data integrity procedures, and electronic access are all hallmarks of modern document security. Thus, in accordance with the principles of evidence law, digital certificates are just as valid as analog certificates.

Government administrative officials issue electronic certificates, which serve as electronic evidence and are also products of administrative law. Thus, decisions must be made by the relevant officials, follow proper procedures, and contain substance relevant

to the purpose of the decision, which is also in accordance with Article 52 of Law No. 30 of 2014 on Government Administration. Decisions that do not meet the criteria of authority are invalid, whereas decisions that meet these requirements are valid, as stated in Article 56 of the Government Administration Law, which further emphasizes this provision.

In practice, legal violations in the issuance of administrative decisions are the primary cause of administrative land disputes. There are various types of errors, such as the misuse of authority, procedural violations, or the decision's substance being inconsistent with existing policies. Therefore, if legal errors are found in the issuance process, both analog and electronic certificates may become the subject of disputes in the Administrative Court. This is in accordance with Article 1, point 12 of Ministerial Regulation ATR/BPN No. 9 of 1999, which states that a decision granting land rights may be annulled if it contains administrative legal defects. Furthermore, such a decision may be enforced based on a court ruling that has attained final and binding legal status.

Thus, a certificate does not lose its legal status as evidence or as a product of administrative law even if it transitions from a physical medium to an electronic medium. Therefore, an electronic certificate can still be revoked in the same manner as a conventional certificate if errors occur during the issuance process.

The Validity of PPAT Deeds Using Electronic Certificates from the Perspective of Land Registration Principles

The integration of information technology into land services in Indonesia drives continuous innovation in land registration. One method of implementing this strategy is through the use of electronic certificates, which serve as evidence of land rights recognized within the national land administration system. The use of electronic certificates enhances land administration services and adds credibility to the physical and legal records of the land administration system. Both land administration and the verification of a PPAT's authority to issue valid land deeds are influenced by the use of electronic certificates.

Authorized to issue valid documents related to land rights or ownership rights for condominium units, PPATs are an integral part of land administration practices. To ensure that the land subject to a legal transaction has a clear status and that there are no disputes or specific rights associated with it, PPATs must examine the physical and legal data of the land in question before drafting the deed. With the implementation of electronic certificates, questions have arisen regarding whether PPAT deeds can be prepared based on electronic certificates and whether deeds prepared based on electronic certificates still meet the validity requirements established by Indonesian positive law.

A certificate issued from an electronic system in the form of an electronic document is defined as an electronic certificate in accordance with Article 1, paragraph 8 of Minister of Agrarian Affairs and Spatial Planning/National Land Agency Regulation No. 1 of 2021 on Electronic Certificates. This means that the state officially recognizes the existence of electronic certificates as evidence. The only difference between analog and electronic certificates is the medium used to store them; the rights evidenced by them are identical.

Based on the provisions of Law No. 1 of 2024, as amended by Law No. 11 of 2008 on Information and Electronic Transactions (ITE), electronic information and/or documents, as well as their printed copies, are considered legally valid evidence (Article

5, paragraph (1)). This provision stipulates that electronic documents have the same legal force as traditional documents, provided they meet the standards set forth in applicable laws and regulations. Therefore, electronic certificates—which are electronic documents issued by authorized authorities—possess the legal authority to be used in various land-related legal proceedings, including as the basis for the preparation of land agreement deeds (PPAT).

As outlined in Article 2 of Government Regulation No. 24 of 1997 on Land Registration, the existence of electronic certificates must also be evaluated based on the principles used in land registration, namely simplicity, security, affordability, modernity, and transparency. Legal certainty and publicity are also regarded as the primary objectives of the land registration system throughout the development of land law doctrine.

From the perspective of legal certainty, electronic certificates provide stronger assurance regarding the accuracy of land data because all data is stored in an electronic database integrated with the national land system. The digital system expedites and records changes to land rights data, reducing the risk of administrative errors and document forgery. Electronic certificates are accompanied by digital signatures and digital security systems, which allow any changes to the data to be identified. Thus, land rights holders enjoy legal certainty because the use of electronic certificates strengthens the function of land registration.

From the perspective of the principle of publicity, the existence of electronic certificates does not eliminate the purpose of publication as the primary means of land registration. According to the principle of publicity, interested parties must have access to information regarding land rights. Land data in the electronic system is stored in the ATR/BPN database. Laws and regulations provide mechanisms for accessing this data. Therefore, the public still has the opportunity to ascertain the legal status of a parcel of land through legal processes. Since electronic systems can retrieve data more quickly than manual systems, they can even enhance the performance of the fundamental principle of publicity.

Electronic certificates differ from physical certificates, which are vulnerable to damage from disasters, theft, or forgery; they are created using information security technology that protects data from forgery, loss, and unauthorized modification. Furthermore, the use of certified electronic signatures ensures that the documents are issued by authorized officials. Therefore, electronic certificates can be considered a means of enhancing the security of the land registration process.

Simply put, using electronic certificates streamlines the land administration process. Rights holders can now access their title documents through an electronic system established by the government. Furthermore, this procedure simplifies the duties of PPATs, as data verification and certificate checks can be conducted electronically through a system integrated with the land office.

The principle of timeliness is also reflected in the implementation of electronic certificates, as all changes to land data can be updated in real time within the electronic system. Every transfer of rights, encumbrance of rights, subdivision of land parcels, or other data changes will be immediately recorded in the national land database. This ensures the availability of information that is always up-to-date and relevant to the current legal status of a land parcel. Thus, electronic certificates are substantially better able to uphold the principle of timeliness compared to physical document-based administrative systems.

Furthermore, the principle of transparency requires that land information be accessible to interested parties. Although certain land data is restricted to protect the privacy rights of titleholders, the electronic system enables the provision of faster and more accurate information through digital land service mechanisms. Therefore, the implementation of electronic certificates does not conflict with the principle of transparency; rather, it supports the effective implementation of that principle.

The credibility of electronic certificates is equivalent to that of traditional certificates. This is because the national land registry remains the ultimate authority for electronic certificates. Certificates used in Indonesia's land registration system are considered strong evidence of the physical and legal data they contain, unless proven otherwise. This system employs a negative publication method with a positive presumption. The probative value of the certificate is not affected by the shift in format from physical to electronic. Electronic certificates retain significant probative value as evidence of land rights as long as they are duly issued in accordance with the relevant procedures and stored in the official ATR/BPN system.

In the context of drafting a PPAT deed, the electronic certificate does not reduce the PPAT's obligation to verify the consistency of data regarding the object and subject of the right. The PPAT conducts this verification through the electronic verification mechanism provided by ATR/BPN. If the results indicate that the data used is accurate and there are no legal obstacles regarding the land in question, the PPAT may proceed with drafting the relevant deed in accordance with existing policies.

The validity of a PPAT deed is fundamentally determined by the fulfillment of legal requirements regarding the authority of the official, the procedures for drafting the deed, the legal capacity of the parties, and the validity of the subject matter of the legal transaction. The form of the certificate used as the basis for verification is not a determining factor in the validity of the deed. In other words, as long as the electronic certificate used originates from the official ATR/BPN system and has been verified in accordance with applicable procedures, the PPAT deed prepared based on that data still meets the validity requirements as an authentic deed.

Based on an analysis of the status of electronic certificates within the land law system, it can be concluded that electronic certificates have the same legal status as analog certificates and serve as a valid means of demonstrating land rights. The use of electronic certificates as the basis for drafting PPAT deeds does not conflict with the principles of land registration; on the contrary, it supports the principles of legal certainty, publicity, security, simplicity, timeliness, and transparency of the land registration system. Therefore, as long as the entire process of data verification and deed drafting is followed, PPAT deeds drafted based on electronic certificates remain legally valid. Thus, the answer to the research question is that a PPAT deed prepared based on an electronic certificate remains legally valid. This is because electronic certificates have been declared to be official evidence of rights.

CONCLUSION

Electronic certificates can be used as valid proof of land rights and have the same legal status as conventional certificates. The validity of electronic certificates is based on regulations that recognize electronic documents as official evidence. Therefore, electronic certificates continue to serve as evidence within Indonesia's land registration system.

Deeds issued by a Public Notary (PPAT) based on electronic certificates remain legally valid as long as the data used originates from the official ATR/BPN system and all procedures for drafting the deed are carried out in accordance with applicable laws and regulations. The use of electronic certificates is also consistent with the principles of land registration, particularly the principles of legal certainty, publicity, security, timeliness, and transparency.

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