

**THE CHARACTERISTICS OF PPAT DEEDS AS EVIDENCE ON LEGAL
ACTIONS RELATED TO LAND RIGHTS**

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ABSTRACT

In order to ensure legal certainty in the land sector in Indonesia, the Government held land registration throughout the territory of the Republic of Indonesia as stated in Article 19 verse (1) UUPA.

In Indonesia, land registration is held under Menteri Agraria dan Tata Ruang/ Kepala Badan Pertanahan Nasional while the implementation of land registration is conducted by Kepala Kantor Pertanahan Kabupaten/ Kota. In order to maintain land registration data, Kepala Kantor Pertanahan Kabupaten/ Kota are assisted by PPAT who are authorized to issue PPAT deeds.

One of the functions of PPAT deeds is as evidence. In this sense, PPAT deeds serve as evidence that certain legal actions on land (such as sell and bargain, right swapping, granting, acquisition by a company, right division, changes on property use and land utilization rights, right impositions, and authority of right impositions) has taken place or happened.

PPAT deeds serves as one of written evidences used in Indonesian procedural civil law. PPAT deeds is expected to be able to provide perfect evidence for all the parties, heirs, and all parties who have the rights thereof regarding legal actions recorded within it. However, there is a polemic on the function and strength of PPAT deeds as evidence. In this dissertation, the writer conducts a study by collecting legal materials (both primary and secondary), conducting analysis based on logical objective, and systematic thinking. Based on the results of grammatical and systematic interpretation, the writer finds that PPAT deeds functions as authentic titles and possess full-proof evidence strength.

Keywords: Land Registration, Evidence, PPAT, PPAT deeds.