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Academia Open

Vol. 11 No. 1 (2026): June
DOI: 10.21070/acopen.11.2026.13655

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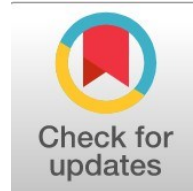
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Academia Open

Vol. 11 No. 1 (2026): June
DOI: 10.21070/acopen.11.2026.13655

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Indonesian Land Deed Officials as Gatekeepers Against Land Mafia Practices

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Abstract

General Background Land mafia practices remain a serious threat to land administration because they undermine legal certainty, damage public trust, and create economic and social losses for legitimate land rights holders. **Specific Background** In Indonesia, Land Deed Officials (PPAT) hold statutory authority to issue authentic deeds that become the legal basis for land rights transfer and registration. **Knowledge Gap** Existing land governance still faces administrative loopholes, weak verification, fragmented data systems, and unclear boundaries between administrative, civil, and criminal accountability for PPAT in land mafia cases. **Aims** This study analyzes the strategic position and legal accountability of PPAT in preventing land mafia practices and securing legal certainty over land rights. **Results** The study shows that PPAT functions as a gatekeeper of legality through prudence, strict identity and document verification, certificate checking, professional integrity, and compliance with legal procedures. PPAT accountability may arise administratively, civilly, or criminally depending on the level of fault, intent, negligence, and legal consequences. Digital land administration, interinstitutional data integration, transparent audit systems, and coordination among PPAT, ATR/BPN, law enforcement agencies, and local governments are necessary to close administrative gaps. **Novelty** The study frames PPAT gatekeeping, proportional accountability, digital verification, and institutional synergy as an integrated legal governance framework against land mafia practices. **Implications** Strengthening PPAT verification standards, legal protection for good-faith officials, and integrated digital oversight can support a more transparent, accountable, and legally certain land administration system.

Highlights:

- PPAT occupies a central position in validating land transactions through authentic deed issuance.
- Accountability must be assessed proportionally across administrative, civil, and criminal dimensions.
- Digital records, data integration, audits, and institutional coordination can reduce document manipulation.

Keywords : PPAT, Land Mafia, Legal Certainty, Legal Accountability

Published date: 2026-05-14

Introduction

The problem of land mafia poses a serious threat to the land registration system and the legal certainty of land rights in Indonesia. This practice is generally carried out through various fraudulent schemes, such as document forgery, fictitious deeds, data manipulation, and collusion with certain parties. The existence of these practices not only harms legitimate land rights holders but also has implications for declining public trust in the national land registration system. The rise in illegal land acquisitions often involves networks that exploit weaknesses in land administration and weak oversight. This situation gives rise to the perception of collusion between land mafia perpetrators and certain individuals within land administration institutions and law enforcement officials. Therefore, synergistic and collaborative steps between institutions are needed to prevent and effectively prosecute these practices. Efforts to prevent illegal land acquisition and firm law enforcement against land mafia perpetrators are important agendas in maintaining the stability of the national land system. In addition to providing protection for community rights, these steps also contribute to the creation of a safer and more conducive investment climate in the land sector. [1]

A Land Deed Official (PPAT) is a public official authorized by statutory regulations to create authentic deeds related to certain legal acts concerning land rights or ownership rights to apartment units. In the land administration system, deeds created by PPATs serve as valid evidence and have perfect evidentiary force as the basis for registering transfers of rights at the land office. Therefore, the existence of PPATs plays a strategic role in ensuring the legality and legal certainty of every land transaction. In line with this, Boedi Harsono explains that public officials are individuals officially appointed by authorized institutions or agencies to carry out public service functions in certain fields. This appointment aims to ensure the implementation of professional, accountable, and responsible administrative services to the public. Thus, in exercising their authority, PPATs not only act as deed makers, but also as guardians of the integrity of the land legal system [2].

Land Deed Officials (PPAT) serve as gatekeepers for legal documents relating to land rights, thus placing them at the center of the land administration system. This role requires PPATs to apply the principle of prudence in every deed-making process. If this principle is ignored, the potential for misuse of land rights, exploitation of legal loopholes, and organized practices by land mafias will become increasingly difficult to control. These vulnerabilities generally arise from weaknesses in administrative procedures, suboptimal verification of the parties' identities, and inaccuracy in examining supporting documents that form the basis for deed-making. These loopholes are often exploited to legitimize unauthorized transfers of rights. Therefore, strengthening standard operating procedures, increasing the accuracy of identity verification, and thoroughly examining the validity of documents are crucial steps in preventing invalid transfers of land rights [3].

From a legal perspective, a PPAT can be held accountable civilly, administratively, or criminally if it is proven that there is an element of intent (*dolus*) or negligence (*culpa*) that contains a violation of the law in the implementation of his/her position. This accountability depends on the level of error and the resulting legal consequences, including whether there is an element of conspiracy or abuse of authority in the preparation of the deed. The process of law enforcement against PPAT requires careful proof, both regarding the validity of documents, the existence of procedural deviations, and indications of intentional actions.

In addition, the effectiveness of law enforcement is also influenced by coordination between institutions, especially between land administration supervisory agencies and law enforcement officials. Proof of administrative errors must be clearly distinguished from acts that fulfill the elements of a criminal act, so that there is no error in determining the form of accountability. Therefore, legal research needs to comprehensively examine the boundaries between administrative negligence and unlawful acts of a criminal nature in order to maintain a balance between official accountability and legal protection for officials who act in good faith. Strengthening administrative provisions and oversight mechanisms for deed documents prepared and stored by PPAT is important to prevent impunity, while ensuring that the law enforcement process runs proportionally, effectively, and without protraction [4].

The establishment of a task force and coordination policies between the Ministry of ATR/BPN, the Police, and the Prosecutor's Office are institutional responses that affirm the state's recognition of the existence and complexity of land mafia practices. These steps reflect the government's commitment to strengthening law enforcement in the land sector. However, their effectiveness depends heavily on technical implementation in the field, particularly in controlling the ever-evolving *modus operandi* and accelerating and accurately verifying land documents, including deeds as the basis for the transfer of rights. In this context, the role of Land Deed Officials (PPAT) needs to be optimized as part of a preventive control mechanism. Strengthening guidelines for the implementation of the position, providing a complaint mechanism for suspected fraud, and implementing a verification system integrated with the national land database are strategic steps to narrow the scope for abuse. Synergy between legal instruments, land agencies, and the profession of deed makers is key to closing administrative loopholes that have been exploited by land mafia networks [5].

The role of Land Deed Officials (PPAT) in eradicating land mafia is commendable, but systemic strengthening is still needed. Relevant policy recommendations include digitizing the registration and verification process, increasing human resource capacity, and establishing stricter and more proportional sanctions and legal protection mechanisms. Digitization and data integration between institutions can minimize the risk of manipulation and document loss, and expedite the process of verifying the authenticity of deeds. Furthermore, ongoing training on verification techniques, professional ethics, and the implementation of internal audit and quality control systems within PPATs will encourage increased caution in carrying out their duties. Through integrated preventive and repressive measures, PPATs play a crucial role in strengthening the guarantee of legal certainty of land rights and supporting the realization of a transparent and integrated land system in Indonesia [6].

Method

This study uses a normative legal research method that includes an analysis of legal principles, legal systematics, and the level of synchronization of laws and regulations in order to assess the consistency and harmonization between norms [7]. This approach was chosen because the research focuses on the study of positive legal norms that regulate the authority and responsibility of PPAT as a public official authorized to make authentic deeds in the land sector. Thus, the analysis is directed at interpreting the provisions of laws and regulations as well as legal concepts related to strengthening legal certainty in the context of eradicating land mafia. In this context, a statutory approach is used to analyze a case that occurred in Randusari Village, Boyolali Regency. In this case, the village head transferred the name of the Village Treasury Land (TKD) to his own name and then pawned the certificate to the bank for approximately IDR 1.4 billion. This case is then examined through the approach of Article 1320 of the Civil Code (KUHPerdata) (conditions for valid agreements) and Article 1365 (unlawful acts), Criminal Code (KUHP) law of the republic of Indonesia Number 1 of 2023 concerning the criminal code, and Law Number 6 of 2014 concerning Villages and Minister of Home Affairs Regulation Number 1 of 2016 concerning Village Asset Management which is relevant to the case of village treasury land.

The data used in this study is primary legal materials. Primary legal materials include laws and regulations related to the position of PPAT and the land system, such as laws, government regulations, and ministerial regulations. The collection of legal materials is carried out through library studies . research) to deepen understanding of the normative basis, practical problems, and alternative solutions in eradicating land mafia through optimizing the role of PPAT. Data analysis was conducted descriptively-qualitatively by describing, interpreting, and reviewing the legal materials that had been collected to answer the research problem formulation. an analytical approach used by legal experts to understand and apply legal norms to concrete situations. The analysis process was carried out by identifying the relationship between the provisions of laws and legal theories with the practice of implementing the authority and accountability of PPAT in the field. The results of the analysis were then presented systematically to show the relationship between normative aspects and professional practices in the preparation of land deeds.

Results and Discussion

A. Material Law on the Role and Responsibility of PPAT in the Land System

The material law in this study is the legal norms that substantively regulate the rights, obligations, authorities, and responsibilities of Land Deed Officials (PPAT) and the land rights system in Indonesia. The material law that forms the basis of this study includes:

1. Civil law (civil liability) includes Article 1320 of the Civil Code (KUHPerdata) (conditions for valid agreements) and Article 1365 (unlawful acts). These provisions are used to assess the civil liability of a PPAT in the event of losses due to negligence or error.
2. Criminal law (if there is an element of intent) includes Article 263 (Forgery of documents) and Article 266 (Providing false information in an authentic deed) of the Criminal Code (KUHP) law of the republic of Indonesia Number 1 of 2023 concerning the criminal code. These provisions become material law if the PPAT is intentionally involved in land mafia practices.
3. Village Law (In the Boyolali Case Study) which consists of Law Number 6 of 2014 concerning Villages and Minister of Home Affairs Regulation Number 1 of 2016 concerning Village Asset Management which is relevant to the case of village treasury land.

To clarify the normative analytical framework of the material legal sources employed in this study, the following table presents the analytical findings based on civil, criminal, and administrative law classifications.

B. The Strategic Position of PPAT in the Land System

In the Indonesian land law system, the Land Deed Official (PPAT) occupies a very strategic position because he has the authority to create authentic deeds that serve as the basis for the transfer of land rights. This authority is not merely an administrative function, but is an integral part of the national land registration system which aims to ensure legal certainty [8].

Normatively, the existence of PPAT is regulated in laws and regulations that provide the authority to make deeds regarding certain legal acts related to land rights or ownership rights to apartment units. The deeds made by PPAT have perfect evidentiary power as authentic deeds, thus becoming the main instrument in the process of recording changes in legal data at the land office [9]. Thus, the quality and integrity of the deeds made by PPAT directly determine the validity of the land registration process.

From the perspective of authority theory, the authority of a PPAT is attributive, namely authority granted directly by statutory regulations to a position [10]. This attributive authority is inherent in the position, so its implementation must be in accordance with the principles of legality and predetermined boundaries. Any deviation from this authority has the potential to give rise to legal consequences, whether administrative, civil, or criminal.

The strategic position of PPAT can also be understood through the gatekeeper concept of Legality. In every land transaction, the PPAT serves as an initial filter that ensures that the legal actions carried out by the parties meet formal and material requirements [11]. Verifying the identities of the parties, checking the validity of the certificate, checking the status of the land, and assessing the completeness of the documents are part of the security mechanism that must be carried out carefully. If these stages are ignored, this gap can be exploited by land mafia networks to legitimize unlawful acts.

The problem of land mafia shows that weaknesses in the administrative verification stage often become the entry point for document manipulation and duplicate certificates [12]. In this context, PPAT is at a crucial point between legal protection and potential abuse. Therefore, the application of the principle of prudence (principle) is a non-negotiable professional obligation. This principle requires PPATs not only to check the formal completeness of documents, but also to ensure material truth as far as can be reasonably ascertained based on professional standards.

In addition to the normative aspect, the strategic position of PPAT is also related to the function of land registration as an instrument of legal protection. The land registration system in Indonesia adheres to the principle of negative publication containing positive elements, where the certificate is a strong evidence but can still be challenged if proven to be legally flawed [13]. In such a system, the PPAT deed plays a fundamental role as the basis for the issuance of the certificate. If the deed is flawed, then the legal certainty of the land in question is also threatened.

Furthermore, the strategic role of Land Deed Officials (PPAT) cannot be separated from land administration reform efforts. Digitizing land services and integrating national databases opens up opportunities for increased verification accuracy, but simultaneously demands higher technical competency from PPATs [14]. Through an integrated system, PPATs are expected to be able to conduct real-time data checks, thereby minimizing the possibility of land history manipulation.

However, the central position of PPAT also carries risks. In practice, it is possible for PPAT to become the target of pressure or even be involved in collusion with certain parties [15]. Therefore, strengthening the supervision system and professional development is important to maintain the integrity of the position. This supervision is not only repressive, but also preventative through regular training, internal audits, and reporting mechanisms for alleged violations. Thus, the strategic position of PPAT in the land system lies not only in the formal authority to issue deeds, but also in the moral and professional responsibility to maintain the integrity of the agrarian legal system. Optimizing this role is an important prerequisite for eradicating land mafia and strengthening legal certainty of land rights in Indonesia.

C. Forms and Limits of PPAT's Legal Responsibility

The legal responsibility of the Land Deed Making Officer (PPAT) is a direct consequence of the attributive authority inherent in his position as a public official. In a state governed by law, every grant of authority by statutory regulations is always accompanied by an accountability mechanism [16]. Therefore, the PPAT's authority to make authentic deeds cannot be separated from the obligation to be accountable for his legal actions in a professional and juridical manner.

Conceptually, the theory of job responsibility distinguishes between job responsibility (official liability) and personal liability [17]. Job responsibility is related to the implementation of functions within the framework of authority granted by the state, while personal liability arises when there is an element of individual error in the form of intent (*dolus*) or negligence (*culpa*). In the context of PPAT, this distinction is important to determine whether a violation is classified as an administrative error or has fulfilled the elements of an unlawful act.

Administrative liability arises when a PPAT violates procedural provisions in carrying out his/her duties, such as not conducting adequate identity verification, not reading the deed in front of the parties, or not keeping the minutes of the deed in accordance with the provisions [18]. In state administrative law, violations of the principles of legality and the principle of prudence can be subject to administrative sanctions in the form of warnings, guidance, temporary dismissal, or even permanent dismissal [19]. The principles underlying this liability are the principles of accountability and the principle of professionalism of public officials.

On the other hand, civil liability may arise if the negligence of the PPAT causes losses to the parties. From the perspective of Article 1365 of the Civil Code (KUHPerdata), an unlawful act requires an act, error, loss, and a causal relationship between the act and the loss. If the deed made by the PPAT is legally flawed due to his negligence and causes material losses, then the PPAT can be asked for civil compensation. This shows that official responsibility can be transformed into personal responsibility if there is evidence of professional error.

Furthermore, criminal liability may be imposed if there is an element of intent or conspiracy in the creation of a deed used as a means of crime, including in land mafia practices. If a PPAT knowingly assists in the falsification of documents or facilitates the unauthorized transfer of rights, then his actions can be prosecuted under the provisions regarding falsification of documents in the Article 263 (Forgery of documents) and Article 266 (Providing false information in an authentic deed) of the Criminal Code (KUHP). However, the application of criminal law to public officials must pay attention to the principle of *ultimum remedium*, namely that criminal sanctions are the last resort after administrative and civil mechanisms are inadequate [20].

A problem that often arises in practice is the tendency to criminalize positions without careful proof regarding the element of intent. From the perspective of the principle of proportionality and legal protection for officials who act in good faith, every alleged violation must be assessed based on objective professional standards [21]. PPAT who have implemented the principle of prudence and standard operating procedures should not be held criminally responsible for manipulative actions

carried out entirely by the parties.

The limits of a PPAT's responsibility must also be seen from the scope of his authority. Normatively, a PPAT is responsible for the formal accuracy of the deeds he draws up, namely ensuring the identity of the parties, the conformity of the certificate data, and the completeness of the supporting documents [22]. However, a PPAT is not responsible for material accuracy that is beyond the scope of his inspection as long as he has carried out reasonable verification in accordance with professional standards. Thus, the limits of a PPAT's responsibility lie in the application of rational and measured principles of prudence.

In the context of eradicating land mafia, clarity on the boundaries of accountability is crucial to prevent legal uncertainty for officials exercising their authority. Therefore, more detailed guidelines are needed regarding minimum verification standards, digital documentation mechanisms, and transparent audit systems [23]. These standards will help distinguish between technical administrative errors and deliberate unlawful acts.

Based on this description, the form and limits of PPAT's legal accountability must be understood proportionally and in a balanced manner. On the one hand, PPATs are required to be accountable for every exercise of their authority in accordance with the principle of accountability. On the other hand, legal protection for PPATs acting in good faith must be guaranteed to prevent the criminalization of their position. This balance is a crucial foundation for strengthening the role of PPATs as guardians of legality and strategic partners of the state in eradicating land mafia and strengthening legal certainty of land rights in Indonesia.

D. Land System Digitalization and Data Integration as Instruments for Preventing Land Mafia

Digital transformation in the land administration system is a fundamental strategy for preventing and eradicating land mafia practices. Digitalization is not only defined as a technical shift from manual to electronic systems, but also as governance reform . reform which aims to increase transparency, accountability, and effectiveness of public services [24]. In the context of land, digitalization includes electronic-based land registration, certificate database integration, use of electronic signatures, and a real- time verification system connected to relevant agencies.

Normatively, the land registration system in Indonesia aims to provide legal certainty and legal protection to land rights holders [25]. However, in practice, various cases of land mafia demonstrate that administrative weaknesses and data inconsistencies are often exploited to falsify documents or issue duplicate certificates [26]. When land data is scattered and not integrated nationally, these gaps open up space for manipulation of land history.

Digitizing the land system can narrow this gap through data integration mechanisms between institutions. The connection between the ATR/BPN system, the Directorate General of Population and Civil Registration (Disdukcapil), banking, and PPAT allows for simultaneous and accurate verification of identity and land status [27]. From the perspective of good governance theory, governance , this data integration is an implementation of the principles of transparency and accountability, where every administrative action can be traced and audited systematically [28].

For Land Deed Officials (PPAT), digitalization has two important implications. First, it increases the accuracy of verification before the deed is issued. Second, it increases professional responsibility because every process is documented electronically. With a digitalized system , transaction history can be traced, making it easier to provide evidence in the event of a future dispute [29]. This is particularly relevant in the context of proving land mafia cases, which are often hampered by limited administrative evidence.

However, digitalization is not a single solution. System transformation must be accompanied by strengthening human resource capacity, cybersecurity, and regulations that adapt to technological developments. Without these strengthening measures, digitalization has the potential to give rise to new forms of crime in the electronic realm.

1. Institutional Integration and Strengthening of Law Enforcement Coordination

The government's establishment of a task force to eradicate land mafia demonstrates recognition that this problem is systemic and cross-sectoral. Coordination between the ATR/BPN, the police, and the prosecutor's office is a crucial step in establishing an integrated approach between administrative aspects and criminal law enforcement.

Within a collaborative framework In governance , synergy between institutions is a primary requirement for effective public policy [30]. Land mafias often exploit weak coordination between institutions to obscure responsibility and slow down the enforcement process. Therefore, procedural integration, legal data exchange, and clear coordination protocols are urgently needed.

As part of this system, Land Deed Officials (PPAT) must be positioned not only as administrative implementers but also as strategic partners in the early detection of illegal practices. Suspicious transaction reporting mechanisms, periodic deed audits, and strengthening professional codes of ethics are crucial tools in strengthening the preventive oversight system.

Against this backdrop, an evaluation of the role of the National Land Agency (BPN) shows that synergy between the BPN, notaries, and Land Deed Officials (PPAT) can improve early detection of illegal practices if registration data is transparent

and integrated. Digitizing land records, which allows for rapid verification of certificate histories, also has the potential to reduce the likelihood of duplicate and counterfeit certificates. However, the success of this technical integration depends heavily on the readiness and access of PPATs to the BPN's real-time verification system. Therefore, technical and procedural collaboration between the BPN and the deed-making profession must be strengthened through safeguarding data access and mechanisms for reporting suspicions.

Based on empirical studies of the practice of creating sales and purchase deeds, it was found that the weak implementation of proper procedures is often exploited in various transaction legalization scenarios, including the use of notarial deeds or sales and purchase deeds supported by inauthentic documents and signatures. In some cases, these practices involve intermediaries or parties affiliated with land mafia networks, thus allowing for document forgery and identity manipulation. To minimize these risks, tightening the implementation of standard verification checklists that are prepared and agreed upon nationally in all PPAT offices is an important step. Consistent application of verification standards can reduce the potential for unauthorized transfer of rights and strengthen the validity of each deed issued. In addition, the implementation of periodic internal audits within the PPAT profession is an effective oversight instrument. These audits need to be accompanied by an evaluation mechanism and the application of strict professional sanctions for any procedural violations. The credibility of the oversight system depends heavily on the consistency of the application of rules and the effectiveness of the sanctions imposed. Thus, the combination of strict verification standards and ongoing internal oversight will strengthen the integrity of the land transaction recording and verification process [31].

Based on the results of this study, it is necessary to strengthen the accountability mechanism for Land Deed Officials (PPAT) through a more effective administrative oversight system and increased transparency regarding data and the deed-making process. However, gaps in accountability regulations remain that have the potential to create legal uncertainty. Therefore, in addition to strengthening accountability, the legal system must also guarantee protection for Land Deed Officials (PPAT) who are not proven to have committed violations so that they are not victimized in land mafia cases. In the creation of authentic deeds, Land Deed Officials (PPAT) are indeed responsible for the formal validity of the deeds they issue. However, in practice, it is not uncommon for Land Deed Officials (PPAT) to face accusations without sufficient evidence due to manipulation or fabrication carried out by land mafia networks.

To anticipate this, transparency and documentation of the deed-making process are crucial. The implementation of digital recording, electronic archive storage, and the use of verified electronic signatures can serve as audit instruments and evidence in the event of future disputes. However, the transformation to a digital system must be accompanied by the development of clear operational guidelines and ongoing technical training. This is necessary to enable Land Deed Officials (PPAT) to implement new standards consistently and professionally. From this description, land administration reform should not only focus on updating the technological system, but should also include increasing the capacity and competence of deed-making officials as an integral part of strengthening legal certainty over land rights [32].

2. Case Study: Misuse of Village Treasury Land in Randusari Village, Boyolali Regency

The case that occurred in Randusari Village, Boyolali Regency, provides a concrete illustration of how administrative loopholes can be exploited for personal gain. In this case, the village head transferred the title of Village Treasury Land (TKD) to his own name and then pawned the certificate to a bank for approximately IDR 1.4 billion. This action violates the provisions of Law Number 6 of 2014 concerning Villages, specifically Article 76 paragraphs (2) and (3), as well as Regulation of the Minister of Home Affairs Number 1 of 2016 concerning Village Asset Management.

From an administrative law perspective, this action is a form of abuse of authority (of power) because the village head used public office for personal gain [33]. When linked to the land system, this case shows that weaknesses in verification and supervision can allow for changes in the ownership status of public assets to private assets.

In the context of the role of PPAT, a crucial question that arises is the extent to which verification is conducted before the transfer deed is issued. If the deed is drawn up without adequate verification of the land's status as a village asset, there is potential for administrative negligence. However, if there is an element of intent or collusion, then liability can shift to the criminal realm.

This case underscores the importance of data integration between the land system and village asset data. With an integrated digital system, land's status as a public asset should be automatically detected before the transfer process takes place. This demonstrates that strengthening digital systems and administrative oversight is a crucial prerequisite for preventing similar cases from recurring. Therefore, collaboration between law enforcement agencies is vital in suppressing land mafia cases and their networks.

In the case of land mafia, judicial evaluations describe the relationship between law enforcement agencies (police/prosecutors), the National Land Agency (BPN), and Land Deed Officials (PPAT), who coordinate with each other with a high level of formulation and countermeasures in breaking through the land mafia network. Among cases involving cooperation between various agencies, this case was revealed extraordinarily quickly, including the financing actors and intermediaries, who have access to explore and trace various data flows and networks. Therefore, the arrangement of a temporary team with the BPN and PPAT in collaborative investigations and prevention can at least provide strengthened control over the system. Adding and strengthening the provision of a coordination protocol framework, along with legally flowing data channels, will accelerate the return of victims' rights [34].

The role of the National Land Agency (BPN) in combating land mafia practices, particularly in the certification aspect,

emphasizes that the certificate issuance process must be carried out with a high level of caution. Document falsification during the application and administrative verification stages is a serious threat that cannot be ignored. Therefore, improving the quality and accuracy of document inspection must be accompanied by strengthening the land administration service system to be more accurate and integrated. In practice, land mafia often exploits discrepancies between factual data in the field and data recorded in the BPN system. These differences create loopholes for document manipulation or fabricating land ownership histories. This condition indicates that comprehensive data validation, both through physical and legal verification, is a crucial step in maintaining the integrity of the certification process. Therefore, effective collaboration between the BPN and PPAT in the management, exchange, and synchronization of land data is a key factor in ensuring legal certainty over land. Continuous integration of information systems and coordination will reduce the room for abuse and strengthen public trust in the national land administration system [35].

With preventive and repressive efforts, PPAT plays a role in optimizing efforts to minimize and resolve land mafia practices and legal certainty regarding land rights can be strengthened, by collaborating with law enforcement agencies and the community.[36]. In the case in Boyolali Regency, it is hoped that the PPAT can take part in the relevant law enforcement agencies together with the community to provide scientific contributions in following up on land mafia practices that can harm the state by conducting outreach and providing assistance to the community who are directly involved in reporting perpetrators of land mafia actions.

In the author's opinion, eradicating land mafia cannot be resolved solely through a repressive approach such as criminal prosecution. This problem is rooted in weak administrative governance and a lack of integration in the land information system. Therefore, a more sustainable solution lies in structural reform through integrated digitalization, strengthening Land Deed Officials (PPAT) verification standards, and a transparent audit system. The Boyolali case study demonstrates that abuse of authority can occur when oversight systems are ineffective. In this context, PPATs must be positioned as the vanguard in maintaining the legality of transactions, but they must also be protected from the risk of criminalization if they act in accordance with professional standards.

A balance between accountability and legal protection is key to strengthening legal certainty over land rights. Integrated digitalization, effective institutional coordination, and the professionalism of Land Deed Officials (PPAT) based on the principle of prudence will create a more transparent, responsive, and equitable land system. Furthermore, this discussion emphasizes that the role of PPAT, strengthening digital governance, and institutional synergy are inseparable in eradicating land mafia and strengthening agrarian legal certainty in Indonesia.

Conclusion

The role of Land Deed Officials (PPAT) in eradicating land mafia holds a highly strategic position within the Indonesian land law system. As public officials authorized to issue authentic deeds, PPATs serve as gatekeepers for the legality of every transfer of land rights. The application of the principle of prudence, strict document verification, and professional integrity are the main foundations in preventing data manipulation and document falsification, which are often exploited by land mafia networks. Furthermore, the legal accountability of PPATs must be understood proportionally, encompassing administrative, civil, and criminal aspects according to the level of error committed. Strengthening oversight mechanisms, measurable verification standards, and legal protection for PPATs who act in good faith are crucial elements in maintaining a balance between accountability and legal certainty.

Furthermore, eradicating land mafia cannot be done sectorally, but rather requires a systemic approach through digitizing land administration, integrating data between institutions, and synergy between Land Deed Officials (PPAT), the ATR/BPN, law enforcement officials, and local governments. A case study of the misuse of Village Treasury Land in Boyolali Regency shows that administrative loopholes and weak oversight can open up space for abuse of authority. Therefore, land governance reform based on transparency, accountability, and information technology is a key prerequisite for strengthening legal certainty over land rights. By optimizing the role of Land Deed Officials (PPAT) supported by an integrated monitoring and digitalization system, the national land system is expected to provide more effective legal protection and close the gap for land mafia practices in Indonesia.

Acknowledgement

The author expresses his deepest gratitude to his supervisors and all other parties involved, both directly and indirectly. Thank you for the advice, input, and guidance provided to him, enabling him to complete this paper. He apologizes for any errors or omissions made during the writing of this paper.

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