
COMPARISON OF REGULATIONS AND THE ROLE OF OFFICIALS MAKING LAND DEEDS IN THE RECONSTRUCTION OF LAND REGISTRATION AFTER NATURAL DISASTERS

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ABSTRACT

KEYWORDS

disasters; regulations;
mount merapi

Indonesia is a country that is on the equator and most of it is a water area. Indonesia is also a country located on the Asian and Australian continents and is directly adjacent to the Pacific and Indian Oceans. So this is what causes Indonesia to be included in the Ring of Fire or Pacific Circle of Fire which is known as a region with many tectonic activities. This legal writing uses normative research methods so that the approach used is a purely normative approach or what is known as normative juridical. This research raises the issue of positive legal provisions of the role of land deed-making officials in the implementation of land registration reconstruction after natural disasters. The implementation of land registration after the natural disaster that occurred on September 28, 2018, Indonesia was hit by an earthquake and tsunami precisely in the Palu area of Central Sulawesi is certainly inseparable from applicable government regulations which are still carried out with various collaborations with other ministries as a form of land registration and provide certainty to legal protection for victims of natural disasters

INTRODUCTION

Indonesia is a country that is on the equator and most of it is a water area. Indonesia is also a country located on the Asian and Australian continents and is directly adjacent to the Pacific and Indian Oceans. So this is what causes Indonesia to be included in the Ring of Fire or Pacific Circle of Fire which is known as a region with many tectonic activities. *The Pacific Ring Of Fire* is also an area that surrounds the Pacific Ocean basin so that it experiences natural disasters such as tsunamis, earthquakes and eruptions of Mount Merapi.

In data from the *United Nations International Strategy For Disaster Reduction (UNISDR)* regarding exposure to areas that have the potential to lose their lives due to disasters, it states that Indonesia is at high risk in the disasters it faces. So that Indonesia has great potential to face natural disasters such as tsunamis, eruptions of Mount Merapi to earthquakes that will have an impact on the community both socially, economically, and environmentally. Furthermore, these three impacts will affect legal assessments such as damage to building construction, loss of livelihood, and loss or displacement of property ownership rights, both in the form of buildings and land.

Land is an important property for the survival of the community that can be used as clothing and food needs in this case in line with Article 33 paragraph (3) of the 1945 Constitution of the Republic of Indonesia (UUD NRI of 1945) as a constitutional basis which affirms that the Earth and water and the natural wealth contained therein are controlled by the State and used as much as possible for the prosperity of the people.

This policy is then aligned with the provisions of the Basic Agrarian Law, in Law No. 5 of 1960 concerning the Basic Agrarian Regulations (UUPA) that in Article 1 paragraph (2) which states that the entire Earth, water and space, including the natural wealth contained therein within the territory of the Republic of Indonesia, as a gift of God Almighty is the earth, water and space of the Indonesian nation and is a national wealth. Furthermore, Article 2 paragraph (1) states that the earth, water and space, including the natural wealth contained therein, are at the highest level controlled by the State, as the organization of the power of the whole people."

Keep in mind that the authority of the state in this case is only public only to regulate not to physically control natural resources (in this case land) and make it a right to land of a private nature. In this case, being controlled by the state does not mean that it is used for the benefit of the state alone but the state only acts as an organization of power for all elements of society that have a mandate from the people to regulate the land sector. The points of authority given to the state are 1). Regulate and administer the designation, use, supply and maintenance of the earth, water, and space; 2). Determining and regulating the legal relations between people and the earth, water, and space; 3). Determining and regulating legal relations between people and deeds concerning the earth, water, and space.

The form of regulatory authority that is carried out by the state is by encouraging the community to register land as a security measure for individual land or belonging to a group of communities and legal entities, so that the owner can be juridically and technically protected to be used, transferred and or tied as collateral for debt by the owner.

Land registration in addition to providing legal certainty is also intended to collect and present complete information regarding physical data and juridical data regarding the land plot in question. Land registration is held in order to provide legal certainty in the field of land whose publication system is a negative system containing positive elements because it will produce letters of proof of rights that apply as a strong evidentiary tool. So with the registration of land both owned by the community and by legal entities at the Land Office, landowners can get proof in the form of valid land certificates as strong evidence.

Rights in the land sector are one of the legal fields that regulate the rights of control over land which are categorized as national rights, the right to control from the state, customary rights, management rights, waqf, as well as land rights such as business use rights, building rights, and use rights. Regarding land rights sourced from local customary law, it is also included in the categorization so that the equality of all types of land rights can use their land according to the type of rights owned.

As explained above, Indonesia is included in the most vulnerable country to natural disasters, as happened on September 28, 2018 in Palu, Central Sulawesi Province, which shook the city of Palu with a force of 7.4 SR and spread to Donggala regency, Sigi Regency. This earthquake resulted in a tsunami and soil liquefaction. In the data on the destruction of damage from the earthquake and tsunami natural disaster, there were around 67,310 housing units in Donggala 680 units, Palu 65,733 units, and Sigi 897 units. Not only houses, of course, there are worship facilities, health, and infrastructure in the city. From this disaster, of course, it does not only create and result in the destruction of several physical facilities and infrastructure, of course, as well as non-physical facilities and infrastructure.

Natural disasters that occur like this, if focused on the legal and physical status of the land, certainly cause many landowners to become victims as well. Some of the impacts of natural disasters in earthquakes and tsunamis that must be considered include:

1. This earthquake and tsunami disaster has destroyed and eliminated the boundaries of land parcels and other objects that can be used as a reference for the existence of land parcels. The land still exists, but it has no boundary mark on the parcel of land until it cannot be physically used and reused according to its function;
2. The sinking of a number of soil parcels due to the abundance of seawater to the mainland and the subsidence of the soil due to the earthquake. And the occurrence of shifts on the surface of the earth;
3. Land still exists, but the owner of the land rights is also lost or has become a victim due to the earthquake and tsunami natural disaster or the death of the landowner and his heirs due to the earthquake and tsunami disaster;
4. The land still exists but the evidence is administratively documents as proof of land rights are lost;

This disaster caused complications in terms of structuring and rediscovering the identity of the title land, due to the destruction of land boundaries, and the loss of evidence of land ownership due to liquefaction disasters. Letters of ownership owned by the community were also lost because they were submerged in the land at the time of the disaster. Even those who survived did not necessarily have their land ownership certificate. In addition, relevant institutions that had copies and archives of community land ownership rights documents were also destroyed and lost because their offices were also affected by the disaster. With this problem, the settlement of land rights can actually be resolved, among others, by guaranteeing certainty and effective legal protection by the government and related institutions against land ownership rights.

There are 2 (two) circumstances that will cause problems and solutions to property rights to land. First, the guarantee of certainty or effective protection of land ownership rights. Second, the principle of land registration and or other laws and regulations will directly or indirectly affect land officials or employees, and legal institutions that protect ownership rights to land, which is related to registration and adjudication of providing legal certainty to individuals for land ownership victims of natural disasters.

Based on the effectiveness of the implementation of regulations, Indonesia is a country that adheres to a developing system in the European level. The main focus of *civil law* is the use of written legal rules. The main principle upon which the Continental European legal system is based is "law acquires binding force because it is embodied in statutory regulations and is systemically arranged in a certain codification or compilation. This basic principle is binding that the main value of the purpose of law is legal certainty, while legal certainty can only be realized if the legal actions of human beings in the association of life are regulated by written regulations as well, that is, contained in a law that regulates them.

From a normative juridical point of view, in addition to the UUPA, various laws and regulations have been born that have resulted in legal uncertainty, both in the form of certainty in law and certainty due to law. The affirmation of a regulation regarding land registration is affirmed through a policy of certainty by a Government Regulation. Various regulations that were born that can then distort the provisions in the UUPA are certainly a theory of regulatory pyramids that require harmony between one regulatory

provision and another, both *vertically* and horizontally, has been stored so that the regulation of a legal object becomes overlapping.

In the end, what happened was the spirit of sectoralism which then dominated the agrarian conflict in Indonesia. This can be seen by the existence of Government Regulation No. 24 of 1997 concerning land registration which is updated through the job creation regulation policy by the Indonesian government with Government Regulation No. 18 of 2021 concerning management rights, land rights, units of flats, and land registration. However, apart from the problems with the controversy over the concept of regulation, there are two ways in which land registration is spelled out, systematic land registration and sporadic land registration.

Land registration is systematically organized at the initiative of the government based on a long-term and annual work plan and is carried out in areas designated by the Minister of State for Agrarian Affairs/Head of the National Land Agency, while sporadic land registration is carried out at the request of interested parties, namely parties entitled to the object of land registration concerned by their authority.

Keep in mind that every society needs a figure whose information is reliable, his signature and seal provide assurance and solid evidence, an impartial expert and legal counsel who has no defects and makes an agreement that can protect him in the future. If an advocate defends one's rights when difficulties arise, then it is different from a notary who must try to prevent difficulties from occurring.

Notary as a legal profession is one of several elements in the implementation of law whose part of the authority is to issue a document in the form of a deed with the power as an authentic deed. In notaries, they also concurrently serve as Land Deed Making Officers or abbreviated as PPAT. This deed is made and inaugurated in form according to the rules of applicable law, by and or before general officials authorized to do so at the place where the deed was made. Written evidence is one of the needs in people's lives in every legal action they do.

With the earthquake and tsunami natural disaster, then as a land reconstruction after the earthquake and tsunami natural disaster that occurred on September 28, 2018 in Palu, Central Sulawesi and spread to the Donggala region, Sigi is the issuance of the legality of new land rights is the most important factor in the reconstruction of housing and other public infrastructure.

Therefore, in writing this law, it will be studied how the implementation and role of Land Deed Making Officers in the Reconstruction of Land Registration After Natural Disasters will then be analyzed also related to the Comparison of the Implementation of Land Registration Reconstruction from Government Regulation Number 24 of 1997 with Government Regulation Number 18 of 2021. So to answer the problems raised the variables that will be explained in this journal include the role of the Post-Natural Disaster Land Deed Making Officer, then it will be analyzed about the land registration system in study areas affected by natural disasters which will then be analyzed also related to the comparison of land registration regulations in force in Indonesia.

The three variables are expected to be able to answer the problems raised and will provide output with the provisional hypothesis that the Land Deed Making Officer has no more role in land registration after natural disasters to see the effectiveness of land registration with a direct system and a technology-based land registration system.

METHOD RESEARCH

This legal writing uses normative research methods so that the approach used is a purely normative approach or what is known as normative juridical. This research raises the issue of positive legal provisions of the role of land deed-making officials in the implementation of land registration reconstruction after natural disasters.

RESULT AND DISCUSSION

A. Analysis of the Implementation and Role of Land Deed Making Officials in the Reconstruction of Land Registration After the Earthquake and Tsunami Natural Disasters.

In both academic and social reality, there are many who have the ability and disambiguation in distinguishing between the purpose of law and the function of law. So to provide a differentiator between the two is very necessary. Specifically what is discussed is the purpose of the law, so it leads to the achievement of certain objectives of the law. Meanwhile, if the function of the law itself is a tool or *a tool* for the realization of the achievement of the objectives of the law itself.

Law as a tool in theory is usually proven by experts so that it has several functions. The functions of the law are not static or non-volatile, but develop as a whole until they continue to follow the intended directions for the needs of their time and the practical needs of the social community. The existence of the function of law is oriented to the law as a tool or means in carrying out social control in the system of community life where *law is a tool of social control*. Another function of law, which is oriented towards law as a tool or means of legal development to become an agent in the development of society is called *law is a tool of social development*. Another function of law is to become a tool or means to uphold human values. This is the responsibility of the state in an enforcement and protection of human rights called *law is a tool of human humanism*.

If it is returned at the level of an application of law, in the theory of the purpose of law by *Gustav Radburch* must be adhered to a priority scale, where first justice is to put justice first, Second utility is expediency and then the third is *legissibility*, namely certainty. However, with this, there are several exposures that must be idealized where in every application of the law must always coexist between the three legal objectives in question so that the three basic values of the law can be realized simultaneously without any neglect and lameness between one and the other. If this is not possible, then justice must be prioritized first, then just think about how to benefit and certainty.

The three fundamental fundamental objectives of the law as intended above, in terms of theory, are known as follows:

- a. *Ecthical Theory* or ethical theory is discussed in the purpose of law as justice.
- b. *Utilities Theory* is discussed in the legal purpose of benefiting.
- c. *Positivism – Legal Theory* or the theory of legal positivism is discussed in the purpose of law to provide certainty .

The natural disaster that occurred on September 28, 2018 in Palu, Central Sulawesi and shook the city of Palu which reached 7.4 SR, spread to the Donggala, Sigi, earthquake and was followed by a tsunami to and land liquefaction. In the data

on the destruction of damage from the earthquake and tsunami natural disaster, there were around 67,310 housing units in Donggala 680 units, Palu 65,733 units, and Sigi 897 units. Not only houses, of course, there are worship facilities, health, and infrastructure in the city. From this disaster, of course, it does not only create and result in the destruction of several physical facilities and infrastructure, of course, as well as non-physical facilities and infrastructure.

Some of the impacts of natural disasters in earthquakes and tsunamis that must be considered include:

1. This earthquake and tsunami disaster has destroyed and eliminated the boundaries of land parcels and other objects that can be used as a reference for the existence of land parcels. The land still exists, but it has no boundary mark on the parcel of land until it cannot be physically used and reused according to its function;
2. The sinking of a number of soil parcels due to the abundance of seawater to the mainland and the subsidence of the soil due to the earthquake. And the occurrence of shifts on the surface of the earth;
3. Land still exists, but the owner of the land rights is also lost or has become a victim due to the earthquake and tsunami natural disaster or the death of the landowner and his heirs due to the earthquake and tsunami disaster;
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This disaster caused complications in terms of structuring and rediscovering the identity of the title land, due to the destruction of land boundaries, and the loss of evidence of land ownership due to liquefaction disasters. Letters of ownership owned by the community were also lost because they were submerged in the land at the time of the disaster. Even those who survived did not necessarily have their land ownership certificate. In addition, relevant institutions that had copies and archives of community land ownership rights documents were also destroyed and lost because their offices were also affected by the disaster. With this problem, the settlement of land rights can actually be resolved, among others, by guaranteeing certainty and effective legal protection by the government and related institutions against land ownership rights.

There are 2 (two) circumstances that will cause problems and solutions to property rights to land. First, the guarantee of certainty or effective protection of land ownership rights. Second, the principle of land registration and or other laws and regulations will directly or indirectly affect land officials or employees, and legal institutions that protect ownership rights to land, which is related to registration and adjudication of providing legal certainty to individuals for land ownership victims of natural disasters.

The position of Notary as a legal profession is one of several elements in the implementation of law, part of whose authority is to issue a document in the form of a deed with the power as an authentic deed. In notaries, they also concurrently serve as Land Deed Making Officers or abbreviated as PPAT. The existence of a profession that spreads in a constitutional order is very much needed, because the official is the embodiment of the personification of the state.

Land Deed Making Officers are a very important role in the life of the nation and state, because these land deed-making officials are given an authority by the state

or government to make a deed of transfer of land rights and other deeds in the Republic of Indonesia and abroad. The Land Deed Making Officer is a general official who is authorized to make a deed of transfer of rights to land whose form of deed is determined as evidence of certain legal acts regarding land located in their respective working areas.

The principal tasks is a foreign or English meaning of the definition of the main task. Meanwhile, in Dutch, it is defined as *belangrijkste taken* which is where the main obligation or work that must be done by a Land Deed Making Officer. In Articles 2 and 3 of the Regulation of the Head of the National Land Agency Number 1 of 2006 concerning Provisions for the Implementation of Government Regulation Number 37 of 1998 concerning Regulations on the Position of Land Deed Making Officials regulates the main duties and authorities of the Land Deed Making Officer, where in its elaboration it is determined that the main task of a Land Deed Making Officer, is to carry out part of the land registration activities. Furthermore, Article 2 states that the Land Deed Making Officer is in charge of carrying out some of the land registration activities by making a deed as evidence of certain legal acts regarding land rights or property rights to units of flats which will be used as the basis for registration of changes in land registration data resulting from the legal act. The legal acts as referred to in paragraph (1) are as follows:

- a. Selling;
- b. Change convert;
- c. Grant;
- d. Income into the company (inbreng);
- e. Division of common rights;
- f. Granting building use rights or use rights to property rights land;
- g. Granting of dependent rights;
- h. The granting of power imposes the right of liability;

Furthermore, the authority of a Land Deed Making Officer if interpreted in English, is called *authority*, but in Dutch it is called *authoriteit* or *gezag* which is the power of a law or granted by law to a Land Deed Making Officer to make a deed. In Article 3 of the Regulation of the Head of the National Land Agency Number 1 of 2006 concerning Provisions for the Implementation of Government Regulation Number 37 of 1998 concerning Regulations on the Position of Land Deed Making Officers, further stipulates that:

- a. The Land Deed Making Officer has the authority of a land deed which is an authentic deed regarding all legal acts as referred to in Article 2 paragraph (2) regarding land rights and property rights to units of flats located in their work areas;
- b. The Land Deed Making Officer temporarily has the authority to make a land deed which is an authentic deed regarding all legal acts as referred to in Article 2 paragraph (2) regarding land rights and property rights to units of flats with work areas within the working area of his position;
- c. The special Land Deed Making Officer is only authorized to make deeds regarding legal acts specifically referred to in his appointment;

Apart from the profession of a Land Deed Making Officer and can be categorized as a profession that develops in the field of law, it must support ethics and morals as

the basis for a foothold in the development and implementation of the profession as a manifestation of the values of prioritizing humanity as a law formed for the benefit of humans.

One of the duties of public officials is to be recognized for their existence in the applicable laws and regulations. This follows the provisions of the 1945 Constitution which expressly states that the Unitary State of the Republic of Indonesia is a state of law. The state of law guarantees certainty, order and protection of laws that are intrinsic to truth and justice. Legal certainty, order, and certainty, among other things, require that legal transactions in people's lives require proof that clearly determines the rights and obligations of a person as a legal subject in society.

Professional obligations and legal obligations certainly have the duties of a profession or a professional person involved. However, the duties of a professional are not identical to the duties of the law, but certainly do not contradict each other. In some cases, the duties of a profession or a professional are identical with legal duties, so all violations face legal sanctions other than professional sanctions. Professional duties are often viewed only as ethical guidelines, and violations of the duties of a profession, which occur outside the legal framework.

Professional development including the legal profession actually depends on the person who is concerned because he has a sense of full responsibility for the quality of his professional services and must independently be able to meet the needs of citizens who need services in legal needs or in the field of law, so for that requires expertise that is legal knowledge and trustworthy.

The discovery of the values contained in ethics and the profession in the form of the availability of providing professional services in the field of law to the community with full involvement and expertise as a service in order to carry out tasks in the form of obligations to the community that needs legal services accompanied by careful reflection is a manifestation of professional obligations. So that in carrying out the profession can be in the form of basic rules in the form of professional ethics, namely as follows:

1. The profession should be viewed and perceived as a service because it is a selfless trait that is characteristic in developing a profession. What is meant by selflessness is where to consider what determines in decision making and there are also client interests and public interests, so that it is not in one's own interests or developing the profession. However, if the selfless nature is ignored, professional development will lead to utilization that can lead to abuse with humans who are experiencing difficulties or difficulties.
2. To a professional in service to put the interests of patients or clients first refers to noble interests or values as norms of criticism that motivate attitudes and actions.
3. Professional development should always be oriented towards society as a whole.
4. In order for competition in service to take place properly and supportively, so as to ensure the quality and improvement of professional quality, therefore professional development must be together with solidarity between professional colleagues.

To assess and be seen in terms of interests between the interests of the profession and the law there are similarities and differences where in these interests there is an element of responsibility which is a moral burden. Thus there is a link between

interests, responsibilities, and obligations, for therein lies an element of goodness imposed on our will to be exercised.

As for the legal obligation itself, the interest is not only in the awareness of the obligation to obey the legal regulations themselves, but also in the law itself which is not written, indeed the awareness of this legal obligation often arises from actual events or events. So that the continuous connection between legal obligations and the profession lies in the awareness of obligations towards others where remembering and paying attention to respecting and not harming the interests of others without neglecting the interests of oneself or the organization of the profession. In the end, professional responsibility is the responsibility of the ethical morals of the profession that has a sense of birth and mind while legal responsibility only has a sense of birth. With this, values always animate consistently with the norms that apply in society, both moral and ethical norms, decency and law.

In the aftermath of the natural disaster that occurred, it does prove that the community lost all their wealth assets, let alone land, but in the implementation of re-registration to return the ownership assets of ha katas community land, the National Land Agency does not have a way to prove their land ha katas, so that in the implementation of registration it remains in accordance with applicable laws and regulations. As for areas affected by natural disasters and particularly liquefied natural disasters, the National Land Agency immediately issued a red zone so that the land they owned was re-recorded, and given permanent housing.

Due to the implementation of the registration of land to be registered, it must be proven that the ownership of the land with various stages of proving its rights. There are two types found in proofs where there is proof of old rights and new proof. To prove the old right is to show evidence – written evidence, witness statements and or a statement concerned whose standard of truth is on the part of the adjudication committee in systematic land registration or by the head of the land office in sporadic land registration.

According to Article 1 number 10 of Government Regulation Number 24 of 1997 concerning Land Registration regarding systematic land registration is a land registration activity for the first time carried out simultaneously which includes all objects of land registration that have not been registered in the territory or part of the territory of a village kelurahan. Land registration is systematically carried out through adjudication, where adjudication is an activity carried out in the land registration process for the first time including the collection and determination of the correctness of physical data and juridical data regarding one or several objects of land registration for the purposes of such registration.

In other activities, there are certain things, the Head of the District / City Land Office is assisted by other officials, one of which is the Land Deed Making Officer and the Adjudication Committee. For the Role of the Land Deed Making Officer in land registration is to assist in the maintenance of land registration data in the form of making deeds of transfer of land rights. Meanwhile, the role of the adjudication committee in land registration is to assist in the implementation of land registration systematically.

In carrying out land registration systematically, the Head of the District / City Land Agency Office assisted by the Adjudication Committee with the adjudication committee's initiative, the implementation of land registration is systematically

divided into two, where *first* the land registration is carried out systematically and is carried out by the adjudication committee formed by the Head of the National Land Office, so it is called systematic land registration in the framework of the program government. While the *second* where land registration is carried out systematically and carried out by an adjudication committee formed by the Head of the Regional Office of the Provincial National Land Agency is called systematic land registration with independent communities.

The adjudication committee is a committee that registers land village by village, village by village. Meanwhile, the chairman of a separate committee is not automatically the Head of the Land Office but a separate committee appointed from the National Land Agency. If you look back at the systematic registration of land, it is generally mass or large so that in carrying it out the Head of the District and City Land Office needs to be assisted by a committee specially formed for it, so that thus the duties of a Head of the Land Office will not be negligent of his duties.

The registration procedure carried out systematically in Government Regulation Number 24 of 1997 is:

a) Chapter 13 Verse (3)

The existence of a work plan in which land registration is systematically based on a work plan and is implemented in areas designated by the Minister of State for Agrarian Affairs.

b) Article 8

The establishment of an adjudication committee where in the implementation of tanag registration systematically, the Head of the District / City Land Office is assisted by an adjudication committee formed by the Minister of State for Agrarian Affairs.

c) Article 15 and Article 16

Making a basic map of registration is where the systematic land registration activity begins with the creation of a registration basis. Where the registration base map is made, the National Land Agency carries out the installation, measurement and maintenance of national engineering base points in each district and city. So that for measurement, the way to make a basic map of registration is tied to the basic points of national engineering as the basic framework. Until then, the registration base map becomes the basis for making a registration map.

d) Article 17 to Article 19

The determination of the boundaries of the land plot in obtaining physical data for those who require land registration, the plot of land to be mapped is measured and further determined its location, the boundary which according to its necessity is placed on the boundary mark on each parcel of land concerned. The determination of the boundaries of the land plot is sought to arrange the boundaries based on an agreement between the interested parties. The placement is a boundary mark including that maintenance must be carried out by the holder of the land rights concerned.

The determination of the boundaries of a parcel of land that has been owned with a right that has not been registered or that has been registered but there is no measuring letter or picture of the situation or that is no longer in accordance with the circumstances is carried out by the adjudication committee

based on the designation of the boundary by the holder of the hakatas of the land concerned and wherever possible approved against the holder of the hakatas of the land.

If in the determination of the boundary of the land plot there is no agreement between the holder of the hakatas of the land concerned and the holder of the hakatas of the adjacent land, the measurement of the land plot will be sought to be temporarily determined based on the boundaries that are in fact the boundary of the land plot in question, but if within a predetermined time the holder of the hakatas of the land concerned or the holders of the hakatas of the adjacent land are not present after a summoning is made to measure the field of tanahnya, temporarily carried out based on the boundaries which in reality are the boundaries of the parcel of land in question.

To the Chairman of the Aiudikasi Committee who made the minutes regarding the conduct of interim measurements, including regarding the non-acquisition of a boundary agreement or the absence of the holder of the right to the land in question. However, in the measuring drawings as a result of temporary measurements, a note or sign is given indicating that the boundary of the land plot is only a temporary boundary. So that an agreement has been obtained through deliberation as to the intended limit or certainty is obtained based on the court's decision to obtain permanent legal force, an adjustment is made to the data on the registration map in question.

e) Article 20

Making a basic map of registration in a land midwife whose boundaries have been measured and then mapped in the registration base map.

f) Article 21

The creation of a land register for plots of land that has been mapped or given its registration number on the registration map is recorded in the land register.

g) Article 22

Making measuring letters for land plots that have been measured and mapped in the registration map, measuring letters are made for the purposes of registering their rights.

h) Articles 24 and 25

The collection and research of juridical data on the need for registration of land derived from the conversion of old rights is evidenced by evidence regarding the existence of such rights in the form of written evidence, so that the testimony of witnesses or statements concerned whose level of truth by the Adjudication Committee is considered sufficient to register their rights and the rights holders and other parties who forgive them.

In the event that there is no longer or is no longer a complete availability of its evidentiary instruments, then the bookkeeping of rights may be made on the basis of the fact of physical possession of the parcel of land in question for 20 years or more successively from the registration petitioner and its predecessors, provided that the possession is exercised in good faith and publicly from the person concerned as entitled to the land, and is strengthened against the testimony of a trustworthy person.

The next condition of the control either before or during the announcement is not disputed by the customary law community or the village/kelurahan concerned or other parties. In order to assess the correctness of the evidence of land rights rights. old rights were carried out collection and research of juridical data on the land plots concerned by the Adjudication Committee.

i) Articles 26 and 27

The announcement of the results of juridical data research and the results of measurements of the results of the collection and research of juridical data along with bi-dang maps or plots of land concerned as a result of measurements are announced for 30 days for members to complain to interested parties to raise objections. The announcement was made at the Adjudication Committee Office and the Village Head/Kelurahan Office where the land concerned was located and in other places deemed necessary.

If within the period of announcement someone raises objections regarding the physical data and/or juridical data that is raised, the Chairman of the Adjudication Committee strives that as soon as possible the objections raised are resolved by deliberation for consensus.

If an attempt at a deliberative settlement for consensus brings results, a minutes of settlement are made and if the intended settlement results in a change in what is announced, the change is made to the map of the land plots and/or the list of fields concerned. if attempts at a deliberative settlement for consensus cannot be carried out or do not bring results, the Chairman of the Adjudication Committee notifies in writing to the party who raised the objection to file a lawsuit regarding the disputed data and/or juridical data to the Court.

j) Article 28

Ratification of the results of the announcement of physical data research and juridical data where after the announcement period ends (after 30 days), the physical data and juridical data announced by the Adjudication Board in land registration are systematically ratified with minutes. If after the expiration of the announcement period there is still a lack of physical data and or juridical data in question or there are objections that have not been resolved, the endorsement is carried out with a record of incomplete matters and or objections that have not been resolved. Minutes of ratification of the announcement of physical data and juridical data are the basis for, bookkeeping of the rights to the land concerned in the land book, recognition of land rights, granting of land rights.

k) Article 29

The bookkeeping of rights to land rights is registered by recording the land book which contains physical data and juridical data of the land plot concerned, and as long as there is a measuring letter also recorded on the measuring letter The bookkeeping in the land book and its recording on the measuring letter is evidence that the rights concerned and the holder of the right and the land plot described in the measuring letter have been legally registered. Bookkeeping of rights is carried out on the basis of evidence of old rights and minutes of ratification of the announcement of physical data and juridical data.

l) Article 31

The regulation of certificates against the Certificate is issued for the benefit of the rights holder concerned in accordance with the physical data and juridical

data that have been registered in the land book. The certificate is issued by the local District and City Land Office, signed by the Chairman of the Adjudication Committee on behalf of the Head of the District / City Land Office. The certificate may only be handed over to the party whose name is listed in the land book concerned as the right holder or to another party authorized by him.

Meanwhile, according to Article 1 number 11 of Government Regulation Number 24 of 1997 concerning Land Registration regarding sporadic land registration is a land registration activity for the first time regarding one or several objects of land registration within the territory or part of the territory of a village or village individually or en masse. On sporadic land registration, land registration applicants, both individual and bulk, are required to prepare the required documents and go to the local District / City Land Office to apply for the land to be registered certified, and cover all costs charged to the applicant.

In land registration activities the task of implementing land registration is carried out by the Head of the District / City Land Office, unless certain activities concerned are assigned to other officials. In this case, sporadic land registration assisted by other officials is one of them Committee A, where the role of Committee A in sporadic land registration is to help the Head of the District / City Land Office carry out juridical data research and determination of land boundaries that are requested to be registered and certified. The second official is of course the Land Deed Making Officer, where the role of the Land Deed Making Officer in sporadic registration is to assist in the creation of an unregistered tana sale and purchase deed if the acquisition of the land is made through sale and purchase. The deed is one of the dkumen that must be completed by the sipemohon in the sporadic registration of the land.

The land registration procedure carried out sporadically in Government Regulation Number 24 of 1997 is:

a. Chapter 13 verse (4)

Sporadic registration of land is carried out at the request of the interested party, what is meant by the interested party is the party who is entitled to the plot of land that is attached or its authority. Sporadic registration of land can be carried out individually (individually) or in bulk (collectively) from the holder of rights to the land plot or its proxies.

b. Article 15 and article 16

The creation of a registration base map in which areas that have not been systematically designated as land registration areas by the National Land Agency is sought to provide a registration base map for the purposes of sporadic land registration.

For the purposes of making a registration base map, the National Land Agency organizes the installation, measurement, mapping, and maintenance of national engineering base points in each district and city.

Measurements for the creation of a registration base map are linked to the basic points of national engineering as the basic framework. If in an area there are no or no national engineering base points, in carrying out measurements for the creation of a registration base map, local engineering base points can be used that are temporary and then tied to the national engineering base points. The

registration base map became the basis for the creation of the registration platform.

c. Articles 17 to 19

In order to obtain the physical data necessary for land registration, the plots of land to be mapped will be measured, once they have been determined their location, boundaries and according to their necessity are placed boundary marks in each corner of the land plot in question. The determination of the boundaries of land plots is sought to arrange boundaries based on the agreement of the interested parties. The placement of boundary signs including their maintenance is mandatory by the holder of the land rights in question. The determination of the boundaries of land plots that already belong to a right that has not been registered or that has been registered but there is no measuring letter / drawing of the situation or the measuring letter of the existing situation drawing is no longer in accordance with the actual situation carried out by the head of the local District or City Land Office based on the designation of the boundary of the holder of the right to the land concerned and wherever possible approved by the holders of rights to the adjacent land.

In determining the boundaries of land plots, the Head of the local District/City Land Office pays attention to the boundaries of the fields or plots of land that have been registered and the measuring letter or picture of the situation in question. The approval of the boundaries of the land plot is set forth in a minutes signed by those who give consent. If in the determination of the boundary of the land plot no agreement is obtained between the right holder of the land in question and the holder of the right to the adjacent land, the delimitation of the land plot is sought to be temporarily carried out on the basis of the boundary which in fact is the boundary of the parcel of land in question.

If at a predetermined time the holder of the right to the land in question or the holders of the right to the adjacent land are not present after the summons, the measurement of the parcel of land, is temporarily carried out on the basis of the boundaries which in fact constitute the boundaries of the parcel of land in question. The head of the local City District Land Office made a proclamation regarding the interim measurements, including regarding the non-acquisition of boundary agreements or the absence of the rights holders of the land in question.

In the measuring drawings as a result of temporary measurements, records or signs are placed indicating that the boundaries of the land plots are only temporary boundaries. In the event that an agreement has been obtained through deliberations as to the intended limit or obtained certainty based on a court decision that has obtained permanent legal force, an adjustment is made to the data on the registration map in question.

d. Article 20

Measurement and mapping of land plots and making registration maps are land plots that have been determined to be measured and subsequently mapped in the registration base map. If in the territory of sporadic land registration there is no registration base map, another map can be used, as long as the map qualifies for the creation of a registration map. If in the area in question there is no registration base map or other maps, the creation of a

registration base map is carried out by measuring and mapping the land plot concerned.

e. Article 21

Creation of a land register where a plot or piece of land that has been mapped or given its registration norm on the registration map is recorded in the land register.

f. Article 22

Making measuring letters for land plots that have been measured and mapped in the registration map, measuring letters are made for the purposes of registering their rights. For sporadic land registration areas where registration maps are not yet available, a measuring letter is made from the results of measuring land plots that have been set boundaries.

g. Article 23

The proof of the new right in the need for registration of rights is to the Right to new land as evidenced by the determination of the grant of rights from the official authorized to grant the rights concerned according to the applicable provisions if the grant of rights comes from state land for permanent occupancy such as the occurrence of natural disasters. And also the original deed by the land deed-making official containing the granting of such rights by the title holder to the beneficiary concerned.

h. Article 24 and article 25

Proof of the old right which in the event that it is not or is no longer fully available as a means of proof, the bookkeeping of the right may be carried out on the basis of the fact of physical possession of the parcel of land in question for 20 (twenty) years or more in a row by the applicant and his predecessor, provided that the Possession is carried out in good faith and publicly by the person concerned as the person entitled to the land, and strengthened by the testimony of a trustworthy person.

i. Article 26 and article 27

The announcement of the results of the juridical data research and measurement results will be announced for 60 days to provide an opportunity for interested parties to submit a statement. If anyone objects, it will be resolved by deliberation and consensus. And if you don't find a bright spot who has objections, you are welcome to file with the court.

j. Article 28

The ratification of the results of the announcement of physical data research and juridical data is that after the end, the announcement time still lacks completeness of physical and juridical data. The concerned or there are still objections that have not been resolved the ratification is done with a record of the incomplete matter and or objections that have not been resolved. Regarding the news of how the ratification becomes the basis for the bookkeeping of the ha katas of the land concerned in the land book, the recognition of ha katas of land and the granting of ha katas to the land.

k. Article 29 and article 30

The bookkeeping of rights in the land books and their registrar on the measuring letter is evidence that the rights concerned and the holder of the rights and their land plots described in the measuring letter have been legally

registered, and the bookkeeping of rights is carried out based on evidence of new rights or old rights and minutes of ratification of physical and juridical data announcements.

1. Article 31

The regulation of the certificate is issued for the benefit of the rights holder concerned in accordance with the physical data and juridical data that have been registered in the land book.

In order to accelerate land registration, a Regulation of the Minister of Agrarian affairs and Spatial Planning / Head of the National Land Agency Number 35 of 2016 concerning the Acceleration of the Implementation of Complete Systematic Land Registration and Regulation of the Minister of Agrarian affairs and Spatial Planning / Head of the National Land Agency Number 01 of 2017 concerning Amendments to the Regulation of the Minister of Agrarian affairs and Spatial Planning / Head of the National Land Agency Number 35 of 2016 concerning the Acceleration of the Implementation of Systematic Land Planning Complete. The regulation is a reference to mass land sertypication activities that are directed systematically.

The definition of Complete Systematic Land Registration (PTSL) is a land registration activity for the first time that is carried out simultaneously for all land registration objects throughout the territory of the Republic of Indonesia in one village / kelurahan area or other names of the same level, which includes collecting and determining the correctness of physical data and juridical data regarding one or several land registration objects for the purposes of registration.

The object of Complete Systematic Land Registration (PTSL) includes all land plots where land plots have no land rights, land rights, government or regional asset land, land owned by state-owned enterprises or regions, village land, state land, community land to customary law and forest areas and other fields. The stages in the Complete Systematic Land Registration (PTSL) activities are:

- a. Determination of the object of the location of its acceleration activities complete systematic land registration.
- b. Formation and establishment of an adjudication committee, complete systematic land registration.
- c. Extension.
- d. Collection and processing of physical and juridical data of land plots.
- e. Examination of the soil.
- f. Announcement of physical and juridical data,
- g. Issuance of a decision on the granting of land rights.
- h. Bookkeeping of land rights.
- i. Issuance of certificates of land rights and
- j. Submission of a certificate of land rights.

Complete Systematic Land Registration PTSL, this in the case of proving ownership of the land of the community is incomplete or how it is like nothing, then it can be completed and proved by a written statement of physical possession of the land plot in good faith by the person concerned. So that the element of good faith consists of physically controlling, using, utilizing, and maintaining the land for generations, within a certain time and or obtaining in a way that does not violate the provisions of laws and regulations.

In order to prove good faith, the petitioner made a statement stating that he had no objection from the other party to his land owned or not in dispute, nor does this include or are not assets of the government and local and general bodies of state and local property as well. The Complete Systematic Land Registration of PTSL can also be passed with the National Agrarian Program. So that the Complete Systematic Land Registration is one of the manifestations of how to re-register land against natural disasters that occurred in 2018 in Sigi Regency and Palu City in particular.

B. Field Interview Results

Mrs. Rina is a land deed-making official and temporary replacement notary of the land deed-making official and notary mr. Charles. According to Mrs. Rina, the role of land deed-making officials in land registration is a very important role as a public official, of course. Because according to Mrs. Rina in terms of land registration, the transfer of rights of a notary and the land deed-making official are directly involved in terms of for example the transfer of sale and purchase rights, so if the sale and purchase deed is carried out without the involvement of the land deed-making official, it cannot be continued so it must go through a land deed-making official.

According to Rina's mother, if in the role of the land deed-making official in the land registration at the time of the natural disaster, the office where she worked, did not operate and made her close the office. So that when after a natural disaster, we depend on where the conditions affected by natural disasters or earthquakes are the most severe, and this must be communicated by the National Land Agency, whether the location of the natural disaster can be carried out the buying and selling process or not, so continue to coordinate with the National Land Agency. So that what activities and mechanisms are carried out by land deed-making officials after a natural disaster occurs is coordination by the National Land Agency. Like the location, the location of disaster points such as the Petobo area, and some areas that are still included in the Palu City area. For the Petobo area, it is also still partly included in the Palu City area. So if the location is in the location of the Palu City point area, then coordination from the National Land Agency to the land deed-making official, must report to the National Land Agency first so that the location is re-examined into the red zone area or it can be renamed.

For the role of land deed-making officials in sporadic land registration, usually the land deed-making official directly legalizes only for example such as the Complete Sitematic Land Registration, which is done by the land deed-making official is only legalized, because the sporadic land registration is done directly by the National Land Agency. However, for systematic land registration, the land deed-making official runs as it is, for the time of occurrence after a natural disaster if it is not directly affected by the location affected by the disaster, the land deed-making official carries out the land registration as usual procedures. For example, running bphtbb first, bppt first, after bph is completed, then the land deed-making official makes a check and then the active land deed making the deed by making and numbering the deed of transfer of rights.

In the occurrence of natural disasters such as those that occurred in 2018 in Palu, Sigi, and Donggala cities, according to Rina's mother the land is categorized as destroyed land, she stated no, because the land was wiped out actually roughly the eye is still visible, or can be seen, but only for development on the land we see the zone whether it can still be developed and whether it is still feasible to buy and sell the land, so according to Rina's mother directly has not been directly said to be wiped out.

Against providing guarantees of certainty or effective protection by land deed-making officials against ownership rights to land by communities affected by natural disasters according to Rina's mother, the protection of the acting land deed maker only provides legal consultation, for example, as explaining that the location of the land zone has been affected by the red zone or the land can be continued the process of transferring rights because it is in the green zone area, Only from there, the land deed-making official can only provide consultations.

Mrs. Rina argued that if the deed made by the land deed-making official is not only a deed of sale and purchase, exchange and grants, for land plots affected by natural disasters, it is certainly certain before the earthquake occurs and when an earthquake occurs, it must be from the bank that must give a decision, whether the object must be repaid or continued with the costs that have been decided by the bank, So as an official making land deeds, he has carried out his role of making deeds, so that outside of this, there is no.

According to Mrs. Rina again, if the land deed-making official has issued a deed of dependent rights and the land object affected by natural disasters is charged with dependent rights and the land or object is no longer there, whether the dependent right will be abolished or continue to take place by transferring other land objects so that according to her the authority of an official making the land deed was completed before the natural disaster if after the earthquake the land deed-making official asked back to the National Land Agency, it was confirmed and coordinated first whether this could be charged with dependent rights whether it could not. According to him, if there is a victim who is declared dead and the land deed-making official has issued a deed of dependent rights, it will still be returned to the bank.

According to Mrs. Rina, the deed can strengthen the help of victims of natural disasters to areas that have occurred natural disasters, and maybe some of these areas have been established or categorized as disaster-prone areas, to the role of land deed-making officials in the legal certainty of land rights to victims if they are to be given replacement land or relocated and or will continue to be re-measured by the National Land Agency, Rina's mother stated that for what deeds strengthened the victims of the disaster did not exist, Rina's mother gave a parable in looking at the certificate of relocated land such as whether the land deed-making official could check whether this could be carried out by the transfer of rights. However, if the National Land Agency has provided information that the location of the new land can be carried out by transferring rights and for example, Back is like a permanent residence, the certificate is already a new certificate, so from the notary and land deed making officials, it only runs a system check that is carried out online.

Regarding the obstacles to the land deed-making official according to Rina's mother is in the measurement of land, just like the National Land Agency, it must take a long time, where it must wait for a party from the National Land Agency to come to check the land or location. So that it can wait Back again, As for the case if there is land access or the location has not been repaired, so the waiting process becomes up and down, and this makes the land deed-making official still waiting from the National Land Agency again.

Mrs. Rina's statement in the laws and regulations, which are used as guidance or guidance or directions for land deed-making officials to carry out land registration after the natural disaster, Mrs. Rina still refers to agrarian regulations, namely Law

Number 5 of 1996 and Mrs. Rina stated that it is adjusted to the current constraints, so that the land deed-making official still refers to what happened. In the case of 2020, 2 years after the earthquake and tsunami disaster that occurred, the Indonesian government made regulations on job creation, one of which was the updated land registration regulation which was previously in Government Regulation Number 24 of 1997 concerning Land Registration updated through a job creation regulation policy by the Government of Indonesia with Government Regulation Number 18 of 2021 concerning management rights, land rights, units of flats, and land registration. With this, the difference between the two regulations in land registration, Mrs. Rina still does not know about it and Rina's mother stated that by regulation the land deed-making official is very rare to compare the regulations from government regulations and also the new regulations, namely job creation according to Rina's mother because as an official making land deeds see in practice, as seen by its location and also the land registration which is just so – just like that, and whether the land is problematic or not, so according to Rina's mother that's all that an official who makes land deeds can do and adjust.

As for the renewal of Government Regulation Number 18 of 2021, there is no specification in the mechanism system for land registration, but the existence of a proof of ownership letter, which is carried out electronically, if it is related to the occurrence of a natural disaster, Rina's mother's view with the electronic certificate statement is conditioned on the current millennial situation, but for now Rina's mother still remains with the usual certificate she does, and viewed with the state of Palu City which is still manual. So that the land deed-making official is still running something that is still manual as well, and if it is electronic, Mrs. Rina stated that at least it is just like checking some land rights – electronic land rights, for Palu City, there is still not much spread to become an electronic certificate.

Mr. Muhammad Alif is a notary general official and land deed-making official who developed his profession as a public service official making authentic deeds, Mr. Alif stated in the role of land deed-making officials in land registration if especially Palu City it is actually for now still safe and smooth and the land deed-making officials here are still adjusted and coordinated with the Head of the Palu City Land Office, only ordinary which is an obstacle for an official making land deeds is related to files that are a requirement for entry into the National Land Agency, that is one of them, usually an official who makes land deeds cannot be denied also every sixth-month or one year there is a so-called change of Head of Office or change of position of Head of Office and that every change there must be a different person – different in terms – additional conditions that are beyond the will whether from the regulations or from us as officials making land deeds or from the beginning, it can also be an obstacle too so that so far it is still safe – just safe, because as an official making land deeds coordinate directly through the same Head of the Land Office.

In the role of the land deed-making official at the time of the post-natural disaster, Mr. Alif stated that at the time of the natural disaster in 2018 and the land registration in September he closed the office and Mr. Alif stated that there was a lack of coordination with the National Land Agency until 2019, and it was not well coordinated, because the National Land Agency also had natural disasters, he said. So there is no and update first. Mr. Alif, as the land deed-making officer, stated that it was active and normal to register land in 2019 and enter 2020.

According to him, the impact of natural disasters is negative and positive. According to Mr. Alif, the negative for people affected by the disaster is that they no longer want to live in Palu City, have sold cheap land and buildings, and for the positive, the land deed-making officials must have a lot of work entered or transferred land rights. Regarding the obstacles according to Mr. Alif the land – the land that used to be expensive, now it became cheap was last in 2020, but now it has been further developed again because the development has been rebuilt so that the price of land is also back again.

Mr. Alif stated that for the activities and mechanisms carried out by land deed-making officials after natural disasters, there are activities, especially in the regional management of land deed-making officials' associations, there is coordination with the head of the National Land Agency office, where there is only social assistance from the association of land deed-making officials in Palu, Sigi, and Donggala. Furthermore, according to Mr. Alif, systematic and sporadic registration after the occurrence of natural disasters if in particular his office is not very active in serving fully, he stated that mr. alif suggested to systematically and sporadically run directly by himself so that clients know the lines of management at the National Land Agency, because according to him the rules of authority of an official making land deeds are only 8, make deeds of sale and purchase, grants, inbeng and others so that it is indeed the duty of an official making land deeds to make, and on the legal basis. However, if it is to do land registration or so-called routine registration where if the letter of submission is not yet certified, it goes directly to the determination of the right of speech of Mr. Alif and he stated that an official making a land deed is not very focused on such matters.

In the occurrence of natural disasters such as those that occurred in 2018 in Palu, Sigi, and Donggala Cities, according to Mr. Alif, the land was categorized as destroyed land, he stated that what had a big impact was in the Sigi section where it was affected by liquefaction so that as far as Mr. Alif knew for now those affected by liquefaction there were no activity activities for the control of certificates and others, because he stated lastly, in 2020, the option of being directed there was to be stopped because it became a red zone, but Mr. Alif reiterated that according to him, his land was not destroyed but for his rights according to him.

Mr. Alif stated that in providing assurance or effective protection by the land deed-making official against the right of ownership of land by communities affected by natural disasters, it is that the protection for the land deed-making official is returned to the land office, because the system data and certificates from the land office, the land deed-making official only completes the administration to be brought to the land office, If as there is no certificate we publish and from the Land Office all that is processed, we only process from here regarding the requirements - the requirements, if the certificate is as a notary and the land deed making official only checks all valid data or not.

In the deed made by the land deed-making official, not only the deed of sale and purchase of exchanges and grants, and if the parcel of land affected by a natural disaster is charged with dependent rights according to Mr. Alif if if the deed of dependent rights he never made but his friend once made a deed of dependent rights so that it is known that the existence is again coordinated on the side of the bank,

because those who can coordinate directly are the bank and also directly on the side of the National Land Agency.

According to Mr. Alif, the deed can strengthen the help of victims of natural disasters to areas that have occurred natural disasters, and perhaps some of these areas have been established or categorized as disaster-prone areas, to the role of land deed-making officials in the legal certainty of land rights to victims if they are to be granted replacement land or relocated and or will continue to be re-measured by the National Land Agency, Mr. Alif stated For those who have been affected by disasters, or have been designated red zones, they are allocated to green areas, usually it is the National Land and Spatial Planning Agency which provides 1 map for this coordination which the green zone is directed there and used as a place to live, but for the status of land rights the National Land Agency is usually re-coordinated whether this is still worth issuing certificates or there is still a basis for rights there or moved completely so here there is such a thing as huntap or permanent residence and also huntara, temporary housing is usually in a large petobo area, he said.

Mr. Alif stated that the obstacle that makes it difficult for land deed-making officials to help the community when undergoing land registration held after natural disasters is that for now there are no obstacles, but maybe usually the obstacles are if the community needs input or legal consultation only, so if for example there is also a sale and purchase they consult the land deed-making official and forwarded to the National Land Agency.

Mr. Alif's statement in the laws and regulations, which are used as guidance or *guidance* or directions for land deed-making officials to carry out land registration after the natural disaster, is still focused on Government Regulation Number 24 of 1997, so he is still focusing on these regulations and if there are changes – other changes a land deed-making official also coordinates together The National Land Agency because of the National Land Agency has other new provisions such as other National Land Agency terms such as terms that are directly notified orally and must be added. As with the other statements, he thinks that for now it is like that.

As for 2020, 2 years after the earthquake and tsunami disaster that occurred, the Indonesian government made regulations on job creation, one of which was the updated land registration regulation which was previously in Government Regulation Number 24 of 1997 concerning Land Registration updated through a job creation regulation policy by the Government of Indonesia with Government Regulation Number 18 of 2021 concerning management rights, land rights, units of flats, and land registration. With this, the difference between the two regulations in the land registration, Mr. Alif stated that for the new regulation, he did not know for sure and according to him, he did not really understand the difference with the regulations. In the renewal of Government Regulation Number 18 of 2021, there is no specification in the mechanism system for land registration, but the existence of a proof of ownership letter, which is carried out electronically, if it is related to the occurrence of a natural disaster, Mr. Alif's views and statements are, For electronic certificates, it has indeed been published, Only now it is still a transition period, but for Palu City, the official making of land deeds is still not there, the existing one is the most map of land rights, so it is still as certiate as the first one, which is in the form of a book, but if it is to be legalized according to Mr. Alif it is very helpful, but later there must be a process process that is proof letter, if electronically yes even though it is sophisticated there

must be a minus in the hack - hack and it does not guarantee so how will it be in the future when it is carried out whether there are rights - rights that can so that the goods can not be lost can officials land deed maker holds as minuta service, if notaries and land deed-making officials must be the way – just walk what deed is given the task of the government, Only for clients what can be held for proof

CONCLUSION

The implementation of land registration after the natural disaster that occurred on September 28, 2018, Indonesia was hit by an earthquake and tsunami precisely in the Palu area of Central Sulawesi is certainly inseparable from applicable government regulations which are still carried out with various collaborations with other ministries as a form of land registration and provide certainty to legal protection for victims of natural disasters. The role of the land deed-making official in land registration is certainly a very important role, but in his role, the land deed-making official does not have any role in the registration of land after natural disasters but only provides legal *advice* as someone who carries out his profession as a land deed-making official and this is part of the legal profession.

Against government regulation number 18 of 2021 and government regulation number 24 of 2021 for the land registration section, there is no specification in the mechanism system for land registration, but the existence of letters and processing of data and proof of ownership, which is carried out electronically, land registration in Indonesia whose implementation is ordered by the basic agrarian law does not use a positive publication system. the truth of the data presented is guaranteed by the state, but using a negative publication system, in the state negative publication system does not guarantee the correctness of the data presented so that the land registration system in Indonesia is to use a land registration system for negative publications with positive tendency. The point of a positive-related negative publication system is that this land registration system uses a rights registration system like the *Torrens System* but the publication system has not been able to be purely positive.

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