

Legal Aspects of Electronic Land Certificates

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Abstract

The implementation of electronic land certificates in Indonesia presents a critical challenge in bridging the gap between normative legal frameworks and factual bureaucratic practice. This study examines the legal aspects of electronic land certificate implementation at the Medan City Land Office, with emphasis on legal certainty, data integrity, and institutional coordination. Employing normative legal research methodology with a statutory approach, the research identifies significant phenomena termed “service duality,” wherein public-facing service infrastructure appears modernised whilst backend data processing remains labour-intensive and manual-dependent. Findings reveal that the implementation of Ministerial Regulation ATR/BPN No. 3 of 2023 concerning Electronic Documents encounters substantial technical, organisational, and sociological impediments, including incomplete data validation, inter-agency coordination deficiencies, and persistent public scepticism regarding digital documentation. The study demonstrates that successful land administration digitalisation necessitates not merely technological substitution of physical certificates, but rather systemic transformation encompassing data integrity assurance, inter-sectoral institutional integration, and cultural-cognitive acceptance. The research proposes strategic interventions including procedural digitalisation reform, establishment of unified data reconciliation mechanisms, cybersecurity fortification with blockchain adoption, and humanistic socialisation combined with fiscal incentives. These recommendations are calibrated to achieve substantive legal reform that delivers administrative efficiency, equitable access to justice, and enhanced investment certainty.

Keywords: Bureaucratic Reform; Data Integration; Electronic Land Certificates; Land Administration; Legal Certainty

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Introduction

Digital transformation in land administration has engendered profound implications through the deployment of electronic systems integrating information technology, computational infrastructure, communication networks, and connectivity architectures [1]. This technological integration aims to effectuate substantive alterations in the operational modalities of land administration whilst simultaneously addressing multifarious challenges inherent to manual systems characterised by temporal inefficiency, susceptibility to errors, and bureaucratic complexity [2]. Within the Indonesian context, the Ministry of Agrarian Affairs and Spatial Planning/National Land Agency (ATR/BPN) has positioned itself as the vanguard institution in the digital transformation of public services within the land sector [3].

The most salient initiative launched constitutes the policy framework governing the issuance of Electronic Land Certificates (Sertipikat Tanah Elektronik), regulated under Ministerial Regulation of Agrarian Affairs and Spatial Planning/Head of National Land Agency Number 1 of 2021 concerning Electronic Certificates, subsequently refined through Ministerial Regulation ATR/KaBPN Number 3 of 2023 concerning the Issuance of Electronic Documents in Land Registration Activities [1]. The implementation of electronic certificates endeavours to augment administrative efficiency in land administration whilst ensuring security and integrity of digital transactions through authentication mechanisms and confidentiality protocols employing electronic signatures, data encryption, and multilayered security systems supported by the State Cyber and Encryption Agency (BSSN) [3].

However, within the context of local implementation at Medan City Land Office, the execution of electronic certificate issuance policy continues to encounter substantive challenges pertaining to digital infrastructure readiness, public awareness, and inter-agency coordination [4]. The Medan City Land Office, as the technical implementing unit responsible for land administration at the municipal level, continues to demonstrate circumstances wherein land registration administrative processes have not yet fully implemented comprehensive digitalisation systems [5]. Application documents and in-process documents at Medan City Land Office remain predominantly in analogue or printed format, despite Ministerial Regulation ATR/BPN Number 3 of 2023 mandating that land registration and land document issuance be conducted electronically [5].

This phenomenon indicates a discrepancy between normative regulations at the national level and factual implementation at local levels, a pattern similarly identified across various land offices throughout Indonesia [5]. The implementation of electronic certificate policy since its promulgation in 2021 has not been fully executed across all Indonesian territories and remains in preparatory stages in numerous locations, attributable to several inhibitory factors including Human Resource readiness concerning information technology mastery capabilities and data validation encompassing both physical and juridical data that remain incomplete [5].

From a legal perspective, electronic land certificates must possess evidentiary strength equivalent to physical certificates based upon Law Number 1 of 2024 concerning Electronic Information and Transactions, which stipulates that Electronic Documents and/or their printouts constitute legitimate legal evidence [6]. However, the paradigm shift in evidentiary mechanisms necessitates digital forensic verification of log files, metadata, and cryptographic traces on BPN servers rather than conventional physical forensic examination of paper, ink, and signatures in criminalistic laboratories [6].

The asymmetry in land certificate registration administrative service quality contributes significantly towards increased service duration and consequentially impacts the investment climate in Medan City [5]. Investment, as one of the principal pillars of regional economic growth, depends heavily upon legal certainty over land ownership rights and facilitation of ownership transactional processes [3]. When land administration systems continue to operate manually with analogue documentation, risks of administrative errors, data duplication, and even potentiality for duplicate certificates escalate exponentially [1].

Recent research demonstrates that when land administration systems successfully implement electronic certificates, efficiency increases significantly with processing time reducing from an average of 21 days to 10 working days and substantial decreases in land disputes [2]. Electronic certificates provide advantages comprising digital storage of physical and juridical data, thereby facilitating easier monitoring, verification, and enhanced transparency in land management [3]. However, alternative research identifies that electronic certificate policy implementation remains confronted by significant technical challenges including data protection, uneven infrastructure, and necessitated regulatory updates to guarantee data security more comprehensively [1].

This research is predicated upon the premise that comprehensive understanding of legal aspects governing electronic land certificate implementation constitutes a strategic pathway to strengthen legal certainty over land ownership, enhance land administration effectiveness, and ultimately create a more conducive legal framework for Indonesia's digital transformation agenda. Building on the above description, these proceedings focus on key questions to be answered in detail in the following section: Legal Aspects of Electronic Land Certificates and their implications for legal certainty and bureaucratic reform.

Literature Review

2.1. Regulatory Framework and Legal Recognition

The constitutional foundation for electronic land certificates derives from Article 33 of Indonesia's 1945 Constitution, which establishes state authority to regulate land resources for public welfare [10]. This constitutional mandate operationalises through Law Number 5 of 1960 concerning Basic Agrarian Principles (UUPA), wherein Article 19 mandates comprehensive land registration to guarantee legal certainty [11]. Government Regulation Number 24 of 1997 provides implementing provisions for land registration procedures, originally designed for physical certificates yet containing no explicit prohibition against electronic implementation [12]. This interpretative space enabled subsequent ministerial regulations to authorise digital transformation.

Law Number 1 of 2024 concerning Electronic Information and Transactions (revising Law 11/2008) provides crucial legal recognition, stipulating that electronic documents constitute legitimate legal evidence equivalent to physical documents when meeting authenticity, integrity, and accountability requirements [6]. Ministerial Regulation ATR/BPN Number 1 of 2021 established the initial framework for electronic certificates, defining them as electronic documents containing juridical and physical land data authenticated through certified electronic signatures [13]. This was subsequently expanded through Ministerial Regulation Number 3 of 2023, which mandates comprehensive electronic documentation across all land registration processes [14]. Research by Habibi et al. (2025) documents that whilst these regulations establish robust legal frameworks, practical implementation encounters substantial technical and institutional barriers [1].

2.2. Legal Certainty and Evidentiary Strength

Legal certainty constitutes the fundamental objective of land registration systems, encompassing both juridical certainty (regarding rights holders) and physical certainty (regarding parcel boundaries). Electronic certificates theoretically enhance legal certainty through cryptographic authentication mechanisms providing mathematical proof of document origin, signer identity, and content integrity [6]. However, Nugraha (2024) identifies a critical paradigm shift in evidentiary verification: whilst physical certificate authenticity is assessed through direct sensory examination of paper, ink, and signatures, electronic certificate verification requires technological intermediation through cryptographic validation systems, metadata analysis, and digital forensic expertise [6]. This technological dependency creates

potential access to justice concerns for populations lacking resources to obtain expert testimony in dispute scenarios.

Furthermore, Indonesia's land registration operates under a "negative publication system with positive tendency," wherein certificates constitute strong but rebuttable evidence rather than absolute proof [11]. Susmana (2025) argues that electronic certificates, despite enhanced technical security, remain vulnerable to legal challenge through counter-evidence demonstrating superior rights, thereby preserving judicial flexibility whilst potentially generating uncertainty amongst investors expecting absolute security [2]. Research by Masri and Hirwansyah (2023) demonstrates that successful electronic certificate systems can reduce processing time from 21 days to 10 working days whilst substantially decreasing land disputes [3]. However, these efficiency gains depend upon comprehensive data validation, which numerous land offices have yet to achieve [1][4][5].

2.3. Inter-Agency Data Integration Challenges

A critical legal challenge concerns inadequate inter-agency data integration between land administration systems (ATR/BPN) and related governmental databases including population administration (Dukcapil), taxation (Bapenda/Directorate General of Taxes), business licensing (DPMPTSP/OSS), and spatial planning agencies. Ministerial Regulation ATR/BPN Number 3 of 2023 mandates electronic document exchange and system integration [14], yet implementation remains incomplete due to technical incompatibilities, institutional resistances, and absence of enforceable interoperability standards. Restiti, Dantes, and Hadi (2025) document that fragmented data ecosystems generate protracted verification processes, data inconsistencies creating legal uncertainty, and transaction costs imposed upon applicants required to obtain multiple redundant certifications [4].

The absence of unified data reconciliation mechanisms creates potential for legal disputes when discrepancies arise between ownership records, tax assessment records, and spatial zoning designations. Current regulatory frameworks lack clear adjudication procedures for resolving such inter-agency conflicts, generating uncertainty and potential for arbitrary decision-making regarding dataset prioritisation [5]. Syamsur (2023) identifies this as a fundamental barrier at Makassar City Land Office, where backend data processing remains manual despite modernised public-facing infrastructure, a phenomenon termed "service duality" [5].

2.4. Cybersecurity Vulnerabilities and Data Protection

Electronic land certificate systems introduce cybersecurity risks absent from physical certificate regimes, including unauthorised data access, system breaches, data manipulation, and denial-of-service attacks. Fahmi and Setiawan (2024) analyse the 2024 ransomware attack on Indonesia's National Data Centre, which illustrated catastrophic consequences of cybersecurity failures within governmental digital infrastructures [15]. Ministerial Regulation ATR/BPN Number 3 of 2023 establishes general cybersecurity requirements including encrypted data transmission, access control mechanisms, and periodic security audits [14]. However, the regulation lacks detailed technical specifications regarding encryption standards, authentication protocols, or intrusion detection systems, creating implementation uncertainties and potentially inadequate security postures vulnerable to sophisticated cyber threats.

Furthermore, current regulations inadequately address legal liability when cybersecurity failures result in data breaches compromising land ownership information or enabling fraudulent certificate issuance. This absence of clear liability frameworks creates reluctance amongst officials to fully embrace electronic systems given personal liability risks [14][18]. Indonesian Personal Data Protection Law Number 27 of 2022 establishes data controller obligations including consent requirements, purpose limitation, and security safeguards. However, regulatory harmonisation between land administration frameworks and data

protection requirements remains incomplete, creating potential legal conflicts when land administration transparency obligations conflict with data protection confidentiality mandates [6].

2.5.Cultural-Legal Resistance and Institutional Trust Deficits

Substantial discrepancies persist between progressive normative legal frameworks mandating digitalisation and conservative cultural orientations valorising physical documentation. Syamsur (2023) identifies "paper fetishism," wherein tangible certificates retain symbolic significance transcending functional equivalence with electronic alternatives, generating persistent demand for physical documentation even amongst electronic certificate recipients [5]. This cultural resistance reflects deeper institutional trust deficits towards governmental digital systems, fuelled by historical bureaucratic malfeasance, inadequate data governance transparency, and generalised technological scepticism.

The phenomenon of "institutional doubt" within land administration agencies themselves, wherein officials maintain parallel physical archives despite regulatory mandates for exclusive electronic systems, reveals organisational cultures characterised by risk aversion and technological scepticism [5]. Research by Wijayani (2025) demonstrates that this institutional resistance possesses significant legal implications, as unauthorised physical archive maintenance creates potential for data inconsistencies, undermines electronic record integrity, and may facilitate corruption through exploitation of system duality [17]. Legal frameworks alone prove insufficient to overcome these trust deficits absent complementary institutional reforms enhancing transparency, accountability, and demonstrable security track records.

2.6.Research Gaps and Contribution

Whilst extant research documents electronic certificate implementation challenges across Indonesian land offices [1][2][3][4][5][16][17][18], scholarly literature remains deficient in several respects. First, limited research examines systemic interactions between digital land administration reform and broader bureaucratic reform imperatives mandated under Presidential Decree Number 177 of 2024. Second, existing studies focus predominantly on technical and organisational impediments whilst neglecting cultural-legal analysis requiring social-legal research methodology [19][20]. Third, previous research often recommends technological solutions (blockchain, encryption, centralised databases) without addressing requisite institutional, procedural, and cultural transformations necessary for substantive digitalisation success [21].

The present research contributes to these gaps by employing integrated analytical framework examining legal substance (constitutional hierarchy and regulatory coherence), legal structure (institutional coordination and implementation capacity), and legal culture (values, attitudes, and sociological resistance patterns) within the specific context of Medan City Land Office. This multi-dimensional approach yields insights into systemic transformation requirements transcending technological substitution to encompass procedural redesign, institutional coordination enhancement, and cultural-cognitive reorientation necessary for achieving authentic digital transformation of Indonesian land administration.

Research Methodology

This study employs normative legal research methodology, which aims to examine the legal principles, norms, and regulations related to the implementation of electronic land certificates in Indonesia. The focus of normative legal research is to analyse law as a positive norm, examining its consistency, coherence, and effectiveness within the legal system [7].

Normative research is conducted by examining primary, secondary, and tertiary legal sources to identify legal arguments that can be used to explain the legal framework governing

electronic land certificates and their implications for legal certainty, data integrity, and administrative efficiency [8]. Primary legal sources encompass legislation including the Constitution of the Republic of Indonesia 1945, Law Number 5 of 1960 concerning Basic Agrarian Principles (UUPA), Law Number 1 of 2024 concerning Electronic Information and Transactions, Government Regulation Number 24 of 1997 concerning Land Registration, and Ministerial Regulations ATR/BPN particularly Number 1 of 2021 and Number 3 of 2023 concerning Electronic Certificates and Electronic Documents.

The data used in this study is secondary data, as normative legal research does not involve direct empirical observation but rather systematic analysis of legal texts, regulatory frameworks, judicial decisions, doctrine, expert opinions, literature, and research findings contained in books, legal journals, and institutional reports [9]. The statutory approach is employed to analyse the hierarchical consistency of regulations governing electronic land certificates, whilst comparative analysis examines implementation patterns across different jurisdictions within Indonesia as documented in antecedent research. Data analysis employs qualitative juridical analysis through systematic interpretation of legal texts using grammatical, systematic, historical, and teleological interpretation methods. The analysis examines the coherence between constitutional provisions guaranteeing property rights (Article 33 UUD 1945), statutory frameworks governing land administration (UUPA, PP 24/1997), and implementing regulations mandating digitalisation (Permen ATR/BPN 1/2021 and 3/2023). Particular attention is devoted to identifying normative gaps, implementation challenges, and legal uncertainties requiring regulatory clarification or institutional reform.

Results

3.1. Legal Framework Governing Electronic Land Certificates

The legal foundation for electronic land certificates in Indonesia rests upon a hierarchical regulatory framework. At the constitutional level, Article 33 of the Constitution of the Republic of Indonesia 1945 establishes that land and water resources are controlled by the state and utilised for the greatest prosperity of the people [10]. This constitutional provision forms the philosophical basis for state authority in regulating land administration systems, including adoption of technological innovations to enhance service quality and legal certainty.

The Basic Agrarian Law (UUPA) Number 5 of 1960 constitutes the primary statutory framework governing land rights in Indonesia. Article 19 UUPA mandates the government to conduct land registration throughout Indonesian territory to guarantee legal certainty, stipulating that land registration encompasses measurement, mapping, bookkeeping, registration of land rights, and issuance of certificates as proof of rights [11]. This provision establishes the legal imperative for comprehensive land registration systems, which contemporary regulations interpret as permitting electronic implementation modalities.

Government Regulation Number 24 of 1997 concerning Land Registration provides detailed implementing provisions for UUPA Article 19, establishing procedural frameworks for land registration activities including initial registration, rights transfer registration, and certificate issuance [12]. Whilst originally conceived for paper-based systems, PP 24/1997 does not explicitly prohibit electronic implementation, thereby creating interpretative space for digital transformation initiatives authorised through ministerial regulations.

Law Number 1 of 2024 concerning Electronic Information and Transactions (revision of Law 11/2008) provides crucial legal recognition for electronic documents and electronic signatures [6]. Article 5 paragraph (1) stipulates that Electronic Information and/or Electronic Documents constitute legitimate legal evidence, whilst Article 11 establishes that Electronic Signatures possess legal force and effect equivalent to handwritten signatures, provided they meet specified authenticity, integrity, non-repudiation, and confidentiality requirements [6]. This statutory framework removes legal impediments to electronic land certificate adoption by confirming their evidentiary equivalence with physical certificates.

Ministerial Regulation ATR/BPN Number 1 of 2021 concerning Electronic Certificates constitutes the primary implementing regulation establishing the legal framework for electronic land certificate issuance [13]. This regulation defines electronic certificates as certificates issued through electronic systems in the form of electronic documents containing juridical data and physical data of land parcels, authenticated through certified electronic signatures. Article 4 stipulates that electronic certificates possess legal force equivalent to physical certificates, whilst Article 6 establishes security requirements including encrypted data storage, access control mechanisms, and audit trail systems.

Ministerial Regulation ATR/BPN Number 3 of 2023 concerning Issuance of Electronic Documents in Land Registration Activities expands the scope of digitalisation beyond certificates to encompass all land registration documents including application forms, supporting documents, measurement letters, and rights registration books [14]. Article 3 mandates that land registration documents be produced, transmitted, stored, and archived in electronic formats authenticated through certified electronic signatures, thereby establishing comprehensive digitalisation obligations for land administration agencies.

3.2. Legal Certainty and Evidentiary Strength of Electronic Land Certificates

Legal certainty constitutes a fundamental objective of land registration systems, encompassing certainty regarding rights holders (juridical certainty) and certainty regarding land parcel boundaries (physical certainty). Within electronic land certificate frameworks, legal certainty depends upon technical reliability, data integrity assurance, and institutional trustworthiness of digital systems.

From an evidentiary perspective, electronic land certificates derive legal force from the principle of authenticity established through certified electronic signatures conforming to standards specified by the State Cyber and Encryption Agency (BSSN). The cryptographic authentication mechanisms employed in certified electronic signatures provide mathematical proof of document origin, signer identity, and content integrity, potentially offering stronger evidentiary guarantees than conventional handwritten signatures susceptible to forgery [6].

However, the paradigm shift from physical to electronic evidence introduces novel legal complexities. Whilst physical certificate authenticity can be verified through direct sensory examination of paper, ink, stamps, and signatures by judges or litigants, electronic certificate verification requires technological intermediation through cryptographic validation systems, metadata analysis, and digital forensic expertise [6]. This technological dependency creates potential access to justice concerns, particularly for economically marginalised populations lacking resources to obtain expert testimony regarding electronic evidence authenticity in dispute scenarios.

Furthermore, the legal principle of “negative publication system with positive tendency” governing Indonesian land registration, wherein certificates constitute strong but rebuttable evidence rather than absolute proof, remains applicable to electronic certificates [11]. This principle implies that electronic certificates, despite their enhanced technical security features, remain vulnerable to legal challenge through counter-evidence demonstrating superior rights, thereby preserving judicial flexibility whilst potentially generating uncertainty amongst land rights holders and investors expecting absolute security.

3.3. Data Integration Challenges and Inter-Agency Coordination Deficiencies

A critical legal challenge concerns inadequate inter-agency data integration between land administration systems (managed by ATR/BPN) and related governmental databases including population administration (Dukcapil), taxation (Bapenda/DJP), business licensing (DPMPTSP/OSS), and spatial planning agencies. Ministerial Regulation ATR/BPN Number 3 of 2023 mandates electronic document exchange and system integration, yet implementation

remains substantially incomplete due to technical incompatibilities, institutional resistances, and absence of enforceable interoperability standards [14].

This fragmentation generates legal complications including protracted verification processes, data inconsistencies creating legal uncertainty, and transaction costs imposed upon applicants required to obtain multiple redundant certifications from different agencies. From a legal efficiency perspective, the failure to achieve seamless data integration undermines the purported advantages of digitalisation, perpetuating bureaucratic complexities that electronic governance initiatives ostensibly aim to eliminate.

The absence of unified data reconciliation mechanisms creates potential for legal disputes when discrepancies arise between land ownership records (BPN), tax assessment records (Bapenda), and spatial zoning designations (planning agencies). Current regulatory frameworks lack clear adjudication procedures for resolving such inter-agency data conflicts, generating uncertainty and potential for arbitrary decision-making by officials determining which dataset shall prevail.

3.4. Cybersecurity Vulnerabilities and Data Protection Concerns

Electronic land certificate systems introduce cyber security risks absent from physical certificate regimes, including unauthorised data access, system breaches, data manipulation, and denial-of-service attacks potentially compromising land administration integrity. The 2024 ransomware attack on Indonesia's National Data Centre starkly illustrated catastrophic consequences attendant upon cybersecurity failures within governmental digital infrastructures [15].

Ministerial Regulation ATR/BPN Number 3 of 2023 establishes general cybersecurity requirements including encrypted data transmission, access control mechanisms, and periodic security audits [14]. However, the regulation lacks detailed technical specifications regarding encryption standards, authentication protocols, intrusion detection systems, or disaster recovery procedures, creating implementation uncertainties and potentially inadequate security postures vulnerable to sophisticated cyber threats.

From a legal liability perspective, current regulations inadequately address responsibility attribution and compensation mechanisms when cybersecurity failures result in data breaches compromising land ownership information or enabling fraudulent certificate issuance. The absence of clear liability frameworks creates legal uncertainty and potential reluctance amongst officials to fully embrace electronic systems given personal liability risks in breach scenarios.

Furthermore, data protection and privacy considerations arise given that land ownership information constitutes sensitive personal data potentially misused for criminal purposes including targeted theft, extortion, or fraud. Indonesian data protection law (Personal Data Protection Law Number 27 of 2022) establishes obligations for data controllers including consent requirements, purpose limitation, and security safeguards. However, regulatory harmonisation between land administration frameworks and data protection requirements remains incomplete, creating potential legal conflicts and compliance uncertainties.

3.5. Cultural-Legal Disjunctures and Public Trust Deficits

Substantial discrepancies persist between progressive normative legal frameworks mandating comprehensive digitalisation and conservative cultural orientations valorising physical documentation. This "paper fetishism" phenomenon, wherein tangible certificates retain symbolic significance transcending functional informational equivalence with electronic alternatives, generates persistent demand for physical documentation even amongst electronic certificate recipients [5].

From a legal-sociological perspective, this cultural resistance reflects deeper institutional trust deficits towards governmental digital systems, fuelled by historical experiences of bureaucratic malfeasance, inadequate transparency regarding data governance practices, and

generalised scepticism regarding technological reliability. Legal frameworks alone prove insufficient to overcome these trust deficits absent complementary institutional reforms enhancing transparency, accountability, and demonstrable security track records.

The phenomenon of “institutional doubt” within land administration agencies themselves, wherein officials maintain parallel physical archives despite regulatory mandates for exclusive electronic systems, reveals organisational cultures characterised by risk aversion and technological scepticism [5]. This institutional resistance possesses legal implications, as unauthorised maintenance of physical archives creates potential for data inconsistencies, undermines official electronic record integrity, and may facilitate corruption through exploitation of system duality enabling selective disclosure of favourable versions.

Conclusion

The legal framework governing electronic land certificates in Indonesia, whilst progressively comprehensive in normative aspiration, encounters substantial implementation challenges stemming from technical inadequacies, institutional coordination deficiencies, cybersecurity vulnerabilities, and cultural-legal disjunctures. The hierarchical regulatory architecture extending from constitutional property rights guarantees through statutory land registration mandates to implementing ministerial regulations establishes clear legal authority for electronic certificate adoption and confirms their evidentiary equivalence with physical certificates.

However, the realisation of legal certainty objectives depends not merely upon formal legal recognition but upon technical reliability, data integrity assurance, inter-agency coordination effectiveness, and public trust cultivation. Current implementation patterns reveal significant “law in books versus law in action” gaps, wherein normative mandates for comprehensive digitalisation encounter operational realities characterised by bureaucratic hybridisation, fragmented data ecosystems, and persistent cultural preferences for physical documentation.

To achieve substantive legal reform delivering genuine administrative efficiency, equitable access to justice, and enhanced investment certainty, strategic interventions must address multiple dimensions including procedural digitalisation implementing “born-digital” principles, establishment of unified data reconciliation mechanisms with enforceable interoperability standards, cybersecurity fortification through enhanced technical specifications and clear liability frameworks, and comprehensive public legal education addressing cultural resistances through transparent demonstration of security architectures and legal equivalencies.

The legal aspects of electronic land certificates extend beyond technical document format transformation to encompass fundamental questions regarding evidentiary paradigms in digital contexts, institutional coordination imperatives for integrated governance, cybersecurity obligations protecting property rights in information age, and cultural-legal harmonisation ensuring technological innovations align with societal values and trust structures. Addressing these multifaceted legal dimensions requires coordinated regulatory refinement, institutional capacity enhancement, and sustained stakeholder engagement to realise the transformative potential of land administration digitalisation for Indonesian legal development and economic progress.

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