

Legal Implications of the Annulment of Land Grant Deeds and the Liability of the Land Deed Official in Deed Execution

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Abstract. This research examines the legal implications of the annulment of land grant deeds and the liability of the Land Deed Official within the context of Indonesian civil law, particularly under Articles 1666–1693 and Article 1320 of the Indonesian Civil Code. The annulment of a grant deed, often resulting from a violation of Article 1668—which prohibits the grantor from retaining control over the granted property—renders the deed null and void *ipso jure*, restoring ownership rights to the grantor through *restitutio in integrum* and cancelling the related land certificate in accordance with the Indonesian Regulation of the Minister of Agrarian Affairs No. 3 of 1997. This study employs a normative juridical approach using statutory, conceptual, and case-based methods, highlighting the weak verification practices of Land Deed Officials, which often trigger disputes and legal uncertainty, thereby undermining the principle of legal certainty as stipulated in Article 19 of the Indonesian Basic Agrarian Law. The liability of the Land Deed Official encompasses civil aspects under Article 1365 of the Indonesian Civil Code, administrative aspects under Government Regulation No. 24 of 2016, and ethical aspects; however, weak supervision exacerbates socio-economic losses. This research emphasizes the urgent need for reform, including strengthening the professional competence of Land Deed Officials, enhancing verification technology, and harmonizing relevant legal frameworks, in order to ensure the legality of land grant transactions, prevent disputes, and realize agrarian justice.

Keywords: Annulment of grant deeds; liability of the land deed official; legal certainty

1. INTRODUCTION

In essence, inheritance law is a branch of civil law that governs the transfer of rights and obligations over a person's property after death, with the primary aim of maintaining justice and social stability. However, in practice, inheritance law often faces challenges due to the plurality of legal systems in Indonesia, which can lead to conflicts among heirs and legal uncertainty. Wirjono Prodjodikoro emphasized that inheritance law is not merely about

determining who is entitled to inherit, but also about ensuring a fair distribution mechanism. Unfortunately, this lack of uniformity is frequently exploited through instruments such as grants to circumvent strict inheritance provisions, thereby creating complex legal implications—including the potential annulment of land grant deeds, which can disrupt the certainty of property rights (Jaya, 2020).

The condition of inheritance law in Indonesia, which has not yet been fully codified, exacerbates this situation. The

existing pluralistic system—comprising customary law, Islamic law as codified in Articles 171–214 of the Indonesian Compilation of Islamic Law, and Western Civil Law based on Articles 528 and 584 of the Indonesian Civil Code has led to significant interpretative discrepancies. The main criticism of this pluralism lies in the lack of harmonization, which often results in conceptual and terminological inconsistencies among legal scholars, thereby rendering inheritance practices highly susceptible to disputes. For instance, under customary law, the distribution of inheritance reflects local values that may conflict with the principle of equality found in the Indonesian Compilation of Islamic Law and the Indonesian Civil Code, both of which classify inheritance as a transfer of ownership rights. This disharmony not only complicates law enforcement but also creates loopholes for inheritance avoidance through inter vivos grants. Such transfers of property during one's lifetime may be subject to legal challenge if proven to contravene principles of fairness. Consequently, this situation necessitates the active role of officials such as the Land Deed Official to ensure the integrity and validity of the executed deeds (Markeling, 2016).

A grant, as an alternative to inheritance, is defined as a voluntary, uncompensated transfer made during the donor's lifetime. Al-Sayyid Sabiq characterizes it as an altruistic contract without consideration. However, this concept is often criticized for its potential misuse in transferring assets unjustly—particularly within family contexts—where the donor's freedom may conflict with the legitimate expectations or rights of potential heirs. In practice, grants rarely provoke immediate objections, yet their implications emerge upon annulment, as in the case of land grants declared null and void *ipso jure* for failing to meet formal requirements, thereby giving rise to legal liability for the parties involved in the execution of the deed (Haries, 2019).

Articles 1666–1692 of the Indonesian Civil Code regulate grants as voluntary and irrevocable agreements, provided that the donor is at least 21 years old, of sound mind, and the grant is executed through an authentic deed. Criticism of these provisions centers on their inflexibility, as exceptions—such as those found in Article 212 of the

Indonesian Compilation of Islamic Law, which allows parents to revoke grants made to their children on the basis of fairness—illustrate inconsistencies between legal systems, potentially leading to disputes. Furthermore, Article 1667 stipulates that grants over future property are null and void, while Article 1682 requires that grants of immovable property be executed through an authentic deed before a competent official, such as the Land Deed Official. Any violation of these provisions may result in annulment and serious legal consequences (Adjie, 2009).

The annulment of land grant deeds often stems from procedural negligence, where the the Land Deed's responsibility becomes crucial in verifying validity—particularly ensuring the donor's free will and compliance with Indonesia's plural legal norms. Such cases of annulment not only undermine legal certainty but also expose systemic weaknesses, as the Land Deeds may incur civil or even criminal liability if a deed is proven defective. This underscores the need for comprehensive reform aimed at harmonization and stronger institutional oversight to uphold the integrity of property transactions and ensure justice within the inheritance and grant system.

2. METHOD

This study employs a normative legal research method, focusing on the analysis of statutory regulations, legal principles, and doctrines (Putri et al., 2024), related to the annulment of land grant deeds and its implications for the ownership status of the granted property. The normative approach is chosen because the issue discussed is not empirical in nature, but rather emphasizes an analytical examination of existing legal provisions and how such norms are applied in practice.

Several approaches are utilized in this research, namely the statutory, conceptual, and case approaches. The statutory approach is conducted by examining various relevant legal instruments, including provisions in the Indonesian Civil Code, particularly Article 1320 concerning the validity of contracts and Articles 1666–1693 governing grants. In addition, the study refers to Government Regulation No. 24 of 2016 on Amendments to Government Regulation No. 37 of 1998 concerning the

Position of Land Deed Officials. Through this approach, the researcher seeks to gain an in-depth understanding of how positive law regulates the validity of a grant deed and the legal consequences arising when such deed is declared null and void *ipso jure*.

The conceptual approach is then employed to strengthen understanding of fundamental legal concepts such as grants, *ipso jure* annulment, validity of deeds, and land ownership rights. This approach facilitates the articulation of the relationship between legal norms and the principles of justice underlying every grant agreement. By comprehensively understanding these concepts, the analysis of ownership status following the annulment of a grant deed can be conducted in a more structured and holistic manner.

The case approach is further applied by examining various relevant court decisions to observe how judges interpret legal provisions concerning the annulment of grant deeds. Although this study does not focus on a single decision, the review of judicial practice provides an empirical illustration of how legal norms are applied in real cases and clarifies the resulting juridical consequences.

The legal materials used in this study consist of primary, secondary, and tertiary legal sources. Primary legal materials include statutory regulations, court decisions, and other binding legal instruments. Secondary legal materials comprise legal literature, textbooks, scholarly journals, and expert opinions relevant to the topic. Tertiary legal materials, such as legal dictionaries and encyclopedias, are used to clarify terms and concepts.

All legal materials are collected through library research, utilizing both printed and digital sources. After the data collection, the analysis is carried out qualitatively by interpreting legal provisions and scholarly opinions to identify interconnections among legal norms. A deductive reasoning method is employed—drawing conclusions from general legal principles to their application in specific instances of land grant deed annulment.

Through this methodological framework, the research is expected to provide a comprehensive overview of the legal implications arising from the

annulment of land grant deeds, particularly regarding the ownership status of the granted property. Moreover, it highlights the essential role of the Land Deed Official in ensuring that every deed executed adheres to applicable legal provisions, thereby preventing future disputes and reinforcing the principle of legal certainty.

3. DISCUSSION

Liability of the Land Deed Official for Land Grant Deeds Declared Null and Void

The nullification of a land grant deed carries significant legal implications for ownership status, the validity of the agreement, and the accountability of the officials involved in its execution. Under Indonesian civil law, a grant is one form of contract regulated in Book III of the Indonesian Civil Code, specifically Articles 1666 to 1693. In essence, a grant is a unilateral agreement in which the donor, gratuitously and irrevocably, transfers an object to the donee who accepts the transfer (Badruzaman, 1994). However, for such a grant to be valid and binding, it must satisfy the requirements set forth in Article 1320 of the Indonesian Civil Code, namely consent, capacity, a definite object, and a lawful cause (Saputra *et al.*, 2024).

Many land grant deeds are declared null and void because they contravene the provisions of Article 1668 of the *Indonesian Civil Code*. This article explicitly provides that the donor may not impose any condition allowing them to retain control over the property that has been granted, whether during their lifetime or after death. This provision aims to ensure legal certainty and to prevent dual control over the same property. If such a condition is nevertheless included in the deed, the grant becomes null and void because it violates a mandatory provision (*dwingendrecht*). Consequently, the grant deed loses its legal force and cannot serve as a lawful basis for the transfer of land rights, either in land administration or before the law.

From a juridical perspective, the nullification of a land grant deed results in the ownership rights over the granted object never having been transferred to the grantee. Legally, the parties are restored to their original positions (*restitutio in integrum*) (Satrio, 1996). The donor

remains recognized as the lawful owner of the land in question, while the grantee holds no civil rights whatsoever over the object of the grant. In this context, the annulment of the deed not only affects the legal relationship between the parties but also has implications for the validity of land registration data maintained by the Land Office. Therefore, the Land Deed Official bears an essential responsibility to ensure that every grant deed executed complies fully with the applicable legal requirements.

The role of the Land Deed Official cannot be viewed merely as administrative in nature. As a public official authorized to draw up authentic deeds in the field of land affairs (Perangin, 1991), the Land Deed Official bears legal, moral, and professional responsibilities (Enty *et al.*, 2021). In drafting a grant deed, the Land Deed Official is required to ensure the fulfillment of all essential elements of a valid agreement as stipulated in Article 1320 of the Indonesian Civil Code and to guarantee that the deed does not contravene Article 1668 of the same Code. Failure to properly verify either the parties involved (the donor and the donee) or the object of the grant (the land being transferred) may give rise to serious legal consequences, including the nullification of the deed and the loss of public trust in the integrity of the land administration system (Soeroso, 2020).

The Land Deed Official is required to uphold the principle of prudence and the principle of professionalism in carrying out his or her official duties. If the Land Deed Official knows, or reasonably ought to have known, that a deed of grant contains clauses that contravene legal provisions—such as granting the donor continued authority over the land that has been donated—the Land Deed Official is under an obligation to refuse the execution of such a deed. Should the Land Deed Official nevertheless proceed with the preparation of the deed under circumstances that clearly violate the law, he or she may be held liable under civil, administrative, and ethical responsibility (Purbacaraka & Soekanto, 2010). Pursuant to the provisions of Article 1365 of the Indonesian Civil Code concerning unlawful acts (*onrechtmatige daad*), if the negligence or fault of the Land Deed Official in performing their duties causes loss to any party, the Land Deed Official is obliged to provide compensation

(Fuady, 2002). For instance, if a deed of grant is declared null and void, resulting in the donee losing ownership rights as well as the administrative costs incurred, the the Land Deed Official may be held liable for failing to conduct a thorough legal examination of the validity requirements of the gift (Aliffa & Wiryawan, 2021).

In addition to civil liability, a Land Deed Official may also be subject to administrative sanctions as stipulated in the Indonesian Government Regulation No. 24 of 2016 concerning the Amendment to Government Regulation No. 37 of 1998 on the Office of Land Deed Officials. This regulation emphasizes that every the Land Deed Official must perform their duties and exercise their authority in accordance with legal norms, professional standards, and the ethical principles of the office. If a Land Deed Official is proven to have violated the provisions of their office—including negligence in ensuring the formal or material validity of the deed they prepare—they may be subject to administrative sanctions in the form of a written warning, temporary suspension, or permanent dismissal.

The imposition of these sanctions serves as a mechanism to uphold accountability and integrity in the Land Deed Official's position as a public official who plays a strategic role in the national land law system. Through this mechanism, the government seeks to maintain public trust in the authenticity of land documents and to ensure legal certainty in every transfer of land rights (Kanta, 2020).

In addition to civil and administrative aspects, the Land Deed Official also bears ethical responsibilities. The professional code of ethics governing the Land Deed Official emphasizes the importance of integrity, honesty, and accuracy in every professional act. The execution of a deed of grant that is null and void by operation of law reflects a breach of the prudential principle and, from a moral standpoint, undermines the integrity of the Land Deed Official profession. Any act by a the Land Deed Official that disregards positive legal provisions may be construed as a violation of the principle of public trust in public officials, which serves as the foundation for the validity and authority of authentic deeds.

Furthermore, in the context of legal liability, the annulment of a deed of grant involving by the Land Deed Official negligence may trigger a chain of legal consequences. For instance, if the deed of grant has been used as the basis for the registration of land rights at the Land Office, the certificate issued thereon must also be revoked. Such revocation inevitably causes both administrative and legal losses to the parties involved, thereby exacerbating the scope of responsibility borne by the Land Deed Official concerned (Muhammad, 2006). Accordingly, the responsibility of by the Land Deed Official does not end at the stage of deed preparation; it also extends to ensuring that the deed remains legally defensible in the future.

Therefore, it can be affirmed that the nullification of a deed of land grant not only creates legal uncertainty for the transacting parties but also reflects the inadequate application of the prudential principle by the Land Deed Official. Within the framework of Indonesian civil law, the position of the Land Deed Official as a public official must be balanced by commensurate legal responsibility. The Land Deed Official must act as a *guardian of legality* in every land transaction, ensuring that each legal act embodied in an authentic deed is free from defects that may give rise to future disputes.

Accordingly, the legal implications of the nullification of a deed of land grant under the Indonesian Civil Code are not confined merely to the loss of the deed's legal force but also extend to the juridical, administrative, and ethical liabilities of the Land Deed Official as the authorized public notarial officer. The Land Deed Official's obligation to act diligently, objectively, and in accordance with prevailing laws and regulations constitutes a tangible manifestation of efforts to realize legal certainty and justice for all parties involved in land transactions. Adherence to legal norms, the prudential principle, and the professional code of ethics is thus the key to preventing the recurrence of similar legal issues in the future.

Legal Implications of the Nullification of a Deed of Land Grant on the Ownership Status of the Granted Object

A grant constitutes one of the civil legal acts commonly performed by Indonesian citizens to transfer ownership rights over land and/or buildings from one party to another without consideration (Suroso, 2021). A grant constitutes one of the civil legal acts commonly performed by Indonesian citizens to transfer ownership rights over land and/or buildings from one party to another without consideration. Normatively, the legal basis of grant is regulated under Book III of the Indonesian Civil Code, particularly Articles 1666 through 1693. Pursuant to Article 1666 of the Indonesian Civil Code, a grant is defined as an agreement whereby a person, during his or her lifetime (Tanjung et al., 2024), gratuitously and irrevocably transfers something to another person who accepts such transfer (Abdullah et al., 2023). The transfer of rights through grant must be executed in the form of an authentic deed by a Land Deed Official in order to have probative force and serve as the legal basis for land registration at the local land office (HS, 2016).

In practice, however, not every deed of grant that has been executed fulfills the validity requirements of an agreement as stipulated in Article 1320 of the Indonesian Civil Code, namely consent, legal capacity, a definite object, and a lawful cause (Eksanugraha, 2021). A violation of any of these elements may result in the nullification of the grant deed, whether due to formal or substantive defects. One of the primary grounds for the nullity of a deed of grant arises when it contravenes the provisions of Article 1668 of the Indonesian Civil Code, which prohibits the grantor from retaining control over the property that has been granted. If a grant contains a condition granting the donor the authority to continue exercising control or to reclaim the granted property, the grant is rendered null and void.

The term null and void signifies that the agreement is deemed never to have existed from the outset (*ex tunc*), and that all legal consequences arising therefrom are invalid. This differs from a voidable agreement, which requires a legal action from the aggrieved party to be annulled. In cases where a deed of land grant is declared null and void by operation of law, all rights and obligations arising from such deed possess

no binding force, either upon the parties themselves or upon third parties.

From a legal standpoint, the implication of a void *hibah* deed on the ownership status of the granted object is that the land rights remain vested in the grantor as the lawful owner. Since the transfer of rights through *hibah* is deemed never to have occurred, the grantee acquires no rights whatsoever over the granted land. The legal position is thereby restored to its original state (*restitutio in integrum*), as though the *hibah* transaction had never taken place. Consequently, any subsequent legal effects—such as the issuance of a land certificate under the grantee’s name—lose their legal foundation and may be subject to cancellation (Sari, 2025).

The nullification of a deed of land grant also gives rise to significant administrative consequences. A land certificate issued on the basis of a deed of *hibah* that is *null and void by operation of law* must be revoked through the certificate annulment mechanism at the Land Office, as regulated under the Indonesian Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency No. 3 of 1997 (Maharani et al., 2015). Such revocation is carried out following a court decision having permanent legal force (*inkracht van gewijsde*) declaring the grant deed null and void. This process constitutes an administrative corrective measure for legal errors occurring in the transfer of rights, while simultaneously restoring legal certainty in land ownership to the rightful party (Effendi, 1983).

The nullification of a deed of grant indicates that, from the outset, the legal act in question contained a defect of law, either due to a violation of statutory provisions or the non-fulfillment of the essential elements of a valid agreement. This is consistent with the principle of lawful cause, which stipulates that an agreement shall only be valid if it is not contrary to the law, morality, or public order. A breach of this principle renders the grant devoid of lawful basis. In cases where a deed of land grant contravenes Article 1668 of the Indonesian Civil Code, such violation falls within the category of contravention of mandatory statutory provisions, rendering the deed null and void (by operation of law) without the need for a declaration from any party.

The legal implications of a nullified deed of grant are closely intertwined with the principles of legal certainty and protection of property rights. Legal certainty constitutes a fundamental principle in land law, as mandated under Article 19 of the Indonesian Basic Agrarian Law. When a deed of grant serving as the legal basis for the transfer of land rights is found invalid, it disrupts the administrative order of land registration and creates uncertainty for the parties involved. In this regard, the role of the Land Deed Official becomes crucial to ensure that every deed of grant executed fulfills all legal validity requirements.

The nullification of a deed of land grant also raises juridical issues concerning the legal status of the grantee. Legally, the grantee cannot be regarded as the lawful owner of the land, even if he or she possesses a land certificate in his or her name. This is due to the application of the principle of *nemo plus juris ad alium transferre potest quam ipse habet*, which means that no one can transfer a right greater than that which he himself possesses. Since the deed of grant is null and void, the grantor’s rights are deemed never to have been transferred to the grantee. Consequently, any legal acts performed by the grantee over the land—such as sale, mortgage, or lease—are rendered invalid and may be annulled.

In certain instances, the nullification of a deed of land grant may also give rise to disputes between the grantor and the grantee, particularly when the grantee has occupied or utilized the land for an extended period. Legally, a grantee under such circumstances may be considered a bona fide party if he or she was unaware of the defect of law within the deed. Nevertheless, the doctrine of *acta simulata non valent* remains applicable, signifying that a simulated or unlawful legal act cannot produce any legitimate legal effect. Hence, the good faith of the grantee cannot alter the legal status of a deed of grant that is void *ab initio* (from the beginning).

Furthermore, the nullification of a deed of grant also affects the application of the *public order* principle within Indonesia’s agrarian law framework. The State bears the obligation to preserve legal order in land rights transfers to prevent legal uncertainty. Accordingly, the annulment of a deed of

grant should not merely be viewed as a consequence of a civil law violation but also as a form of safeguarding the national legal order that guarantees lawful, orderly, and transparent land ownership.

From the perspective of legal protection, the nullification of a deed of land grant necessitates proportional corrective measures to prevent injustice to the aggrieved parties. The grantor retains the right to defend or reclaim ownership of the land, while the grantee suffering losses as a result of the annulment may seek compensation if negligence on the part of the Land Deed Official can be established. Article 1365 of the Indonesian Civil Code concerning unlawful acts may serve as the legal basis for holding the Land Deed Official liable for failure to exercise due diligence in verifying the validity of the agreement (Nasution, 2007).

In addition, the implications arising from the nullification of a deed of land grant may also extend to the realm of administrative law. The Land Deed Official, as a public official vested with the authority to draw up authentic deeds, is obligated to perform his or her duties in accordance with the provisions of the Indonesian Government Regulation No. 37 of 1998 concerning the Position of Land Deed Official, as amended by the Indonesian Government Regulation No. 24 of 2016. Should the Land Deed Official issue a deed of grant that is found to be contrary to the law, such action may be deemed an administrative violation and may be subject to sanctions in the form of a written warning, temporary suspension, or permanent dismissal. This sanction mechanism serves as a governmental measure to enforce the accountability of Land Deed Officials in maintaining the legality of land documentation.

From a professional ethics perspective, the Land Deed Official is required to uphold the principle of prudence as well as the principle of liability based on fault (Fithriah *et al.*, 2021). The Land Deed Official bears not only administrative responsibility but also moral and professional accountability for every deed executed under his or her authority. In cases where elements of intent or collusion with parties engaging in unlawful acts are proven, the responsibility of the Land Deed Official may extend to the

criminal domain. Accordingly, the office of the Land Deed Official demands a high degree of integrity and precision, as even the slightest error may lead to significant legal and social consequences.

The nullification of a deed of land grant also entails social and economic repercussions. The grantee who has incurred costs for certificate processing, constructed buildings on the granted land, or even transferred the land to third parties may suffer considerable losses. Conversely, the grantor may encounter difficulties in restoring the land to its original condition, particularly when the granted object has already been transferred to another party. Therefore, the legal resolution of a nullified deed of land grant often necessitates a lengthy judicial process to restore the legal position to its original state in a fair and proportional manner (Parlindungan, 1999).

Furthermore, the annulment of a deed of land grant should be understood not merely as a corrective measure against an unlawful legal act, but also as a means of legal education for the public. The community must be aware that every transfer of land rights is required to comply with strict legal procedures and fulfill the validity requirements of an agreement, so as to prevent potential disputes in the future. In the context of national legal development, strengthening the role of the Land Deed Official as the guardian of legality in land-related legal acts is of paramount importance to maintain social stability and legal certainty in the agrarian sector.

From the foregoing discussion, it can be concluded that the legal implications arising from the annulment of a deed of land grant on the ownership status of the granted object encompass three principal aspects. First, in the civil law perspective, the land rights remain vested in the grantor, as the transfer of rights is deemed never to have occurred. Second, from an administrative standpoint, any land certificate issued on the basis of a nullified deed of grant must be revoked to uphold legal certainty. Third, from an ethical and institutional perspective, the Land Deed Official, as the public official authorized to draw up such deeds, bears responsibility for any negligence if proven to have failed to comply with the applicable legal provisions.

Therefore, the nullification of a deed of land grant not only results in the loss of its legal validity but also generates broader legal consequences concerning ownership status, public officials' accountability, and legal certainty for the public. Consequently, every party involved in the process of land grant must have a thorough understanding of the legal provisions governing the validity of agreements, so that the transfer of rights is grounded upon a lawful and legitimate basis, and does not give rise to disputes in the future.

4. CONCLUSION

The annulment of a land grant deed not only signifies a failure in the application of Articles 1666–1693 and Article 1320 of the Indonesian Civil Code, but also reflects the weakness of the Land Deed Official in upholding the legality of land transactions. The frequent nullification of deeds resulting from violations of Article 1668—where the donor retains control over the granted land—illustrates insufficient verification and lack of due diligence by the Land Deed Officials. Consequently, the parties are often restored to their original position (*restitutio in integrum*) without adequate legal certainty or compensation, eroding public trust in Indonesia's land administration system.

The liability of the Land Deed Officials encompasses civil, administrative, and ethical dimensions. Civil liability arises under Article 1365 of the Indonesian Civil Code on *onrechtmatige daad* (unlawful acts), administrative liability is regulated under the Indonesian Government Regulation No. 24 of 2016, and ethical liability is governed by the professional code of conduct. However, the effectiveness of these mechanisms is often undermined by weak supervision and the absence of firm sanctions, leading to the frequent neglect of prudence and professional responsibility. The systemic impact is profound—ranging from the revocation of land certificates to the escalation of prolonged legal disputes.

The annulment of land grant deeds, as regulated under Articles 1666–1693 of the Indonesian Civil Code, carries significant legal implications for ownership status and reveals structural weaknesses in the enforcement of land law norms. Violations of the essential validity requirements under

Article 1320 or the prohibitions of Article 1668—such as the donor's continued control over the land—render the deed null and void, reinstating ownership rights to the donor through *restitutio in integrum* and invalidating the related certificate pursuant to the Indonesian Regulation of the Minister of Agrarian Affairs No. 3 of 1997.

A major critique concerns the inadequate verification practices of the Land Deed Officials, which make them vulnerable to both formal and material negligence. This situation frequently triggers disputes and undermines the principle of legal certainty enshrined in Article 19 of the Indonesian Basic Agrarian Law. The ineffectiveness of civil, administrative, and ethical accountability mechanisms exacerbates socio-economic losses, particularly for grantees whose rights are annulled. Therefore, comprehensive reform is urgently required—encompassing the strengthening of the Land Deed Official competence and integrity, the implementation of technological verification systems, and the harmonization of laws between the Indonesian Civil Code and related regulations, including the Indonesian Compilation of Islamic Law. These measures are essential to ensure the legality of grant transactions, prevent disputes, and realize justice and stability within Indonesia's agrarian framework.

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