



## Client Alert June 2022

# Electronic Regime for Indonesia Agrarian Affairs and Spatial Planning, Overview on Electronic Certificate and SKPT Checking Service

### Overview

Digital transformation in land administration has shone a bright light on the transparency of the land ownership system. In this respect, Indonesian Land Authority has revised land regulatory landscape of the electronic services regarding land information by issuing Minister Regulation No. 19 of 2020 on Electronic Land Information Service ("**Minister Regulation 19/2020**") which revokes the previous Minister of Agrarian Affairs and Spatial Planning/National Land Office Regulation No. 5 of 2017 on Electronic Land-Information Services.

Following up on the enactment of Minister regulation 19/2020, and in the effort to boost the overlapping issues of land ownership, and combating the land mafias-related problems, the Minister of Agrarian Affairs and Spatial Planning/National Land Office ("**Ministry**") has just issued Guidelines No. 3/JUKNIS-HK.02/IV/2022 on Electronic Certificate Checking and Land Registration Certificate (*Surat Keterangan Pendaftaran Tanah- "SKPT"*) SKPT Issuance Services ("**Guidelines 3/2022**"), which specifically address services for certificate checking and the issuance of electronic SKPT.

The Guidelines 3/2022 is an amendment to Guidelines No. 5/JUKNIS-100.HK.02/VIII/2021 on Electronic Information Services for Land and Spatial Planning ("**Guidelines 5/2021**"), which served as a set of technical guidelines for all of the land and spatial

planning information services provided by the Ministry. The Guideline has changed the landscape of land management system in Indonesia, from which public will benefit the quality of the land and spatial planning management services that are available across Indonesia via the digitalization of all land and spatial planning-related matters.

Public is now able to secure land and spatial planning information through an electronic information service. This service encompasses certificate checking, the issuance of SKPT and information on land-value zones, coordinate points, Data Package Information for Global Navigation Satellite Systems ("**GNSS**")/Continuously Operating Reference Systems ("**CORS**"), land ownership histories, land histories and spatial planning.

### Overview of the Minister Regulation 19/2020

Land information services are provided electronically through an electronic system in the form of land information services application provided by the Ministry. Pursuant to Article 2 Paragraph (2) of Minister Regulation 19/2020, types of electronic land information services consist of:

- a) checking of certificates;
- b) Land Registration Certificates;
- c) textual/graphic data information;
- d) land value information;
- e) coordinate point information;
- f) data package information of GNSS/ CORS;
- g) land ownership history information;
- h) land history information; and
- i) other information services that will be determined later.

In addition to the type of electronic land information services, the Ministry also provides land map information and spatial information that is open and accessible to wide community for free of charge.

Further, based on Article 4 paragraph (1) of Minister Regulation 19/2020, applications for land information services are submitted electronically by the following:

- a) individuals;
- b) notaries and/or Land Deed Official (*Pejabat Pembuat Akta Tanah – "PPAT"*);
- c) Licensed Cadastral Surveyor Service Office;
- d) legal entities established under Indonesian law and domiciled in Indonesia;
- e) Ministries/Agencies, government agencies of non-Ministries/Agencies, and regional governments;

- f) religious and social institutions, foundations or cooperatives;
- g) foreign legal entities that have representatives in Indonesia;
- h) foreign country representatives and/or international agency representatives; and
- i) other parties designated by the Minister of Agrarian Affairs and Spatial Layout/National Land Agency.

The applications may only be submitted electronically after the applicants have registered themselves in land information services application. After the registration, the applicants shall obtain an identity to be used as an identifier in the application, such as, username and password to access electronic land information services application. Electronic land information services may be carried out after land data is available in database of the Ministry. For information, the land information services are subject to fees in accordance with provisions of laws and regulations.

If there is misuse on the result of electronic land information services, the applicants shall be responsible and may be subject to sanction in the form of closure of the applicant's access to electronic land information services.

Minister Regulation 19/2020 comes into effect on 30 September 2020 by revoking and declaring null and void Minister Regulation No. 5 of 2017 on Electronic Land Information Services.

### Overview of Guidelines 3/2022

- [Electronic Certificate Checking Service](#)

The application of Electronic Certificate Checking Service can be filed by the following parties:

- a. PPAT as part of PPAT's obligations prior preparing a deed of transfer or deed of encumbrance of Land Rights or Ownership Rights on Flat Units;

- b. Other parties such as individuals, legal entities, government agencies or other interested parties who are the land rights holder.

However, it is noteworthy that submission from other parties cannot be used as a condition to prepare a deed of transfer or deed of encumbrance of Land Rights or Ownership Rights on Flat Units by PPAT. Further, Electronic Certificate Checking Service cannot be carried out on Land Rights with the following conditions: (i) have been deleted; (ii) the period has expired; (iii) canceled; or (iv) the rights have been relinquished.

Electronic Certificate Checking Service can be submitted in 2 (two) ways, namely:

- a. through the *Aplikasi Mitra Kementerian*, for PPAT applicants in the context of making PPAT deeds; or
- b. through a direct application at the local Land Office, for other parties such as individuals, legal entities, government agencies or other interested parties who are the Land Rights holder.

Below is the result of Electronic Certificate Checking Service that will be obtained by the applicants (source: Guidelines 3/2022).

KEMENTERIAN AGRARIA DAN TATA RUANG/  
BADAN PERTANAHAN NASIONAL  
KANTOR PERTANAHAN KABUPATEN/KOTA .....

Alamat: .....

**PENGECEKAN SERTIPIKAT**

No Sertipikat  
NTPN

**Sertipikat**

- Jenis Hak
- Nomor Hak
- Desa/Kelurahan
- Nomor SK
- Nomor SU
- Nomor Seri
- NIB
- Luas
- Asal Hak
- Tanggal Penerbitan
- Tanggal Berakhir Hak

**Daftar Hak Tanggungan**  
(diisi apabila ada)

**Blokir**  
(diisi apabila ada)

**Sita**  
(diisi apabila ada)

**Informasi Kasus**  
(diisi apabila ada)

**Pajak Terhutang**  
(diisi apabila ada)

**Nama Pemilik**  
(nama pemegang hak)  
tempat tanggal lahir

**Penunjuk**  
(isikan informasi penunjuk)

**Catatan Pendaftaran Terakhir**  
(isikan riwayat pemeliharaan data pendaftaran tanah yang terakhir)

**Catatan/Informasi Lainnya**  
(seperti PPJG, Perjanjian Sewa, Blokir Internal atau informasi lainnya, diisi apabila ada)

Hasil Pengecekan ini diberikan tanggal .. bulan ..  
Apabila dalam waktu 7 (tujuh) hari kalender terdapat perubahan data maka akan diteruskan kepada Pemohon  
Lokasi lokasi tanah dapat dicek melalui aplikasi "Semua Tanah"  
Apabila terdapat ketidaksesuaian hasil pengecekan dengan Sertipikat Hak Atas Tanah maka pemohon melakukan konfirmasi atau menghubungi Kantor Pertanahan setempat dengan membawa bukti pendaftaran permohonan

Perhatian:  
• Asli dokumen ini berbentuk Dokumen Elektronik yang diandatangani dengan Tanda Tangan Elektronik yang telah disertifikasi oleh BSSG  
• Dilarang melakukan penyalinan, distribusi, pengedaran kepada pihak lain yang tidak berhak.  
• Dilarang melakukan pemalsuan, sukar atau manipulasi informasi elektronik, database, dokumen elektronik dapat dikenakan Pasal 353 KUHP Pidana dengan ancaman pidana penjara lima (5) tahun atau penjara ditambah Pasal 35 dan Pasal 51 Ayat (1) UU ITE dengan ancaman hukuman paling lama 12 (dua belas) tahun penjara dan denda paling banyak Rp12 Miliar

Balai Sertifikasi Elektronik

### • Electronic SKPT Checking Service

SKPT is a written information containing physical data and juridical data regarding land plot that is on the registration map, land register, measurement letter and land book that is publicly available. The application to obtain SKPT can be submitted in the event of the following:

- a. lost certificate (to obtain a replacement certificate);
- b. auction which shall be subject to the Ministry of Finance Regulation No. 213/PMK.06/2020 on Auction Implementation Guidelines; or
- c. other activities or events which required land information.

Electronic SKPT Checking Service can be submitted in 2 (two) ways, namely:

- a. through the *Aplikasi Mitra Kementerian*, for PPAT applicants, as well as individuals, legal entities, government agencies or other parties registered in *Aplikasi Mitra Kementerian*.
- b. through a direct application at the local Land Office if the applicants yet be registered in the *Aplikasi Mitra Kementerian*.

Below is the result of Electronic SKPT Checking Service that will be obtained by the applicants (source: Guidelines 3/2022).

KEMENTERIAN AGRARIA DAN TATA RUANG/  
BADAN PERTANAHAN NASIONAL  
KANTOR PERTANAHAN KABUPATEN/KOTA .....

Alamat: .....

**SURAT KETERANGAN PENDAFTARAN TANAH**

No. Series :  
KTR/

Kementerian Agraria dan Tata Ruang/Badan Pertanahan Nasional menerangkan bahwa:

1. Sebidang tanah terletak di:  
Alamat (Jalan, RT/RW) :  
Letak (Desa/Kel, Kec, Kab/Kota) :  
NIB :  
Pemetaan :  
Berdasarkan dokumen pendaftaran tanah yang ada pada Kantor kami, bidang tanah tersebut dinyatakan sudah/belum diterbitkan Sertipikat dengan:  
Nama pemegang hak :  
Sertipikat :  
Luas :  
Status Buku Tanah :

2. Catatan  
- Dibeatani Hak Tanggungan (apabila ada)  
- Pajak Terutang/Sita/Blokir/Kasus (apabila ada)  
- Catatan lainnya seperti PPJB/Perjanjian Sewa/Blokir Internal (apabila ada)

3. Surat Keterangan Pendaftaran Tanah ini diterbitkan atas permohonan:  
Nama Pemohon :  
Nomor identitas :  
Alamat :  
Untuk Keperluan :

Surat Keterangan Pendaftaran Tanah ini bukan merupakan Tanda Bukti Hak Atas Tanah.

- Hasil Surat Keterangan Pendaftaran Tanah ini diterbitkan tanggal ..... pukul .....  
- Apabila dalam waktu 7 (tujuh) hari kalender terhitung sejak tanggal penerbitan maka akan dikirimkan kepada Pemohon  
- Lokasi bidang tanah dapat dilihat melalui aplikasi "Satuh Tanah"  
- Apabila terdapat ketidaksesuaian hasil pengisian dengan Sertipikat Hak Atas Tanah maka pemohon melakukan konfirmasi atau menghubungi Kantor Pertanahan setempat dengan membawa bukti pendaftaran permohonan

Perhatian:  
- Asli dokumen ini berbentuk Dokumen Elektronik yang diandatangani dengan Tanda Tangan Elektronik yang telah diverifikasi dan B2/E  
- Dilarang melakukan perubahan, penyalahgunaan, pengubahan kepada pihak lain yang tidak terkait  
- Dilarang melakukan pemalsuan, jual atau membeli informasi elektronik, termasuk dokumen elektronik yang diterbitkan Pasal 203 Kitab Undang-undang ancaman pidana paling lama 6 (enam) tahun penjara dan/atau Pasal 35 dan Pasal 51 Ayat (1) UU ITE dengan ancaman hukuman paling lama 12 (dua belas) tahun penjara dan denda paling banyak Rp12 Miliar

Diandatangani Secara Elektronik oleh:  
Nama pejabat yang berwenang

Ralat Sertifikat Elektronik

Application for Electronic Certificate and SKPT Checking Service may be rejected and/ or cancelled, if:

- the application does not fulfill the requirements as stipulated under the prevailing laws and regulations for further processing.
- there is *force majeure* event that cause the disruption of the electronic system as declared by the service provider, among others:
  - service blackout or malfunction;
  - other service provided from other institutions are not running; or
  - disconnection of communication network to the server.

### Key Takeaways

In view of the foregoing, some of the key takeaways which may be taken for consideration include:

- Guidelines 3/2022 is an effort for a digitalization era in the field land and spatial planning management service.
- Electronic Certificate and SKPT Checking can be submitted by the following parties, namely among others, PPAT applicants, individuals, legal entities, government agencies or other parties.
- In carrying out Electronic Certificate and SKPT Checking Service, applicants shall pay an application fee of IDR50,000. This application fee shall be returned only when the service is closed due to the force majeure events.
- In general, Electronic Certificate and SKPT Checking Service shall be processed by following manner: (i) preparation of data; (ii) filing of data through *Aplikasi Mitra Kementerian* or Land Office, (iii) issuance of Deposit Order Letter (*Surat Perintah Setor*) and Non-Tax State Revenue (*Penerimaan Negara Bukan Pajak*) of IDR50,000; (iv) data review by the Officials; (v) data confirmation and provision of applicant e-signature; (vi) approval/ rejection of the application; (vii) result of the service.

**For further information and/or inquiries related to this alert, you may contact:**

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