

## ABSTRAK

Tanah memiliki arti penting dalam kehidupan masyarakat, sehingga setiap peralihan hak atas tanah melalui jual beli harus dilakukan secara sah agar tercipta kepastian dan perlindungan hukum. Tujuan penelitian ini untuk mengetahui pengawasan dan tanggung jawab perdata Pejabat Pembuat Akta Tanah (PPAT) terhadap akta jual beli tanah yang tidak dibacakan serta dibuat tanpa kehadiran para pihak dan saksi, sekaligus mengkaji akibat hukum dan bentuk penyelesaiannya. Penelitian menggunakan metode yuridis normatif dengan spesifikasi deskriptif-analitis, melalui studi kepustakaan terhadap bahan hukum primer, sekunder, dan tersier yang dianalisis secara kualitatif. Hasil penelitian menunjukkan bahwa pengawasan terhadap PPAT dilakukan oleh Kementerian ATR/BPN melalui pembinaan, pemeriksaan, dan penindakan administratif agar pelaksanaan jabatan tetap sesuai peraturan. Pertanggungjawaban hukum perdata PPAT dapat timbul apabila terdapat kesalahan atau kelalaian dalam pembuatan akta yang menimbulkan kerugian dan memiliki hubungan sebab akibat dengan kerugian pihak lain. Akta jual beli yang dibuat tanpa dibacakan dan tanpa kehadiran para pihak serta saksi menimbulkan cacat hukum secara formil, sehingga akta dapat kehilangan sifat autentikannya, dipersoalkan keabsahannya, atau dinyatakan tidak mempunyai kekuatan hukum mengikat. Akibat hukum tersebut dapat meluas pada peralihan hak, balik nama sertipikat, dan ketidakpastian hukum bagi para pihak. Penyelesaiannya diarahkan pada pemulihan keadaan hukum semula, baik melalui pembuatan akta baru sesuai prosedur maupun pembatalan akta beserta akibat hukum turunannya dan pemulihan administrasi pertanahan.

**Kata Kunci:** *Jual Beli; Pengawasan; Perdata; Tidak Dibacakan; Saksi*

## **ABSTRACT**

*Land has an important meaning in people's lives, so every transfer of land rights through buying and selling must be carried out legally in order to create certainty and legal protection. The purpose of this study is to determine the supervision and civil responsibility of the Land Deed Official (PPAT) over land sale and purchase deeds that are not read and made without the presence of the parties and witnesses, as well as examining the legal consequences and the form of settlement. The research uses a normative juridical method with descriptive-analytical specifications, through a literature study of primary, secondary, and tertiary legal materials that are analyzed qualitatively. The results of the study show that supervision of PPAT is carried out by the Ministry of ATR/BPN through coaching, examination, and administrative enforcement so that the implementation of positions remains in accordance with regulations. PPAT civil law liability may arise if there is an error or negligence in the making of the deed that causes losses and has a causal relationship with the loss of another party. A sale and purchase deed made without reading and without the presence of the parties and witnesses causes a formal legal defect, so that the deed can lose its authenticity, question its validity, or be declared to have no binding legal force. The legal consequences can extend to the transfer of rights, the change of name of the certificate, and legal uncertainty for the parties. The settlement is directed at the restoration of the original legal state, either through the creation of a new deed according to the procedure or the cancellation of the deed along with its derivative legal consequences and the restoration of land administration.*

**Keywords:** *Buying and selling; Supervision; Civil; Not Read; Witness*