



The Binding Force Of A Deed Not Read By A Notary

Kekuatan Mengikat Suatu Akta Yang Tidak Dibacakan Oleh Notaris

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ABSTRAK

Penelitian ini bertujuan untuk mengkaji keabsahan akta notaris yang tidak dibacakan di hadapan para pihak dan saksi, serta untuk menganalisis dan mengetahui peran Majelis Pengawas Notaris dalam hal penegakan hukum di bawah hukum Negara Republik Indonesia terkait perilaku notaris yang tidak membacakan akta notaris yang dibuatnya. Penelitian ini merupakan penelitian hukum normatif yang bersifat kualitatif, mengkaji norma-norma hukum yang berkaitan dengan keabsahan akta notaris yang tidak dibacakan oleh notaris di hadapan para pihak dan para saksi pada saat penandatanganan minuta akta. Temuan penelitian ini mengungkapkan bahwa merupakan tanggung jawab notaris untuk menjamin kebenaran hari, tanggal, bulan, tahun, dan jam yang tertera pada saat pembuatan akta notaris. Hal ini berfungsi untuk memperkuat fakta bahwa para pihak telah hadir dan membubuhkan tanda tangan mereka pada dokumen ini, dan bahwa semua prosedur telah dilakukan sesuai dengan ketentuan yang digariskan dalam UUJN. Dalam hal suatu akta notaris tidak dibacakan di hadapan para pihak dan para saksi karena kelalaian notaris, maka sudah barang tentu hal tersebut bertentangan dengan ketentuan yang diatur dalam UUJN, yang tentunya akan menimbulkan akibat hukum bagi akta dan notaris yang bersangkutan. Kelalaian Notaris dalam membacakan suatu akta dengan suara keras akan mengakibatkan berkurangnya nilai pembuktian yang melekat pada akta yang bersangkutan, sehingga akta tersebut menjadi seperti akta yang dibuat di bawah tangan sesuai dengan ketentuan Pasal 16 ayat 9 UUJN.

ABSTRACT

This study aims to examine the validity of notarial deeds that are not read out in the presence of the parties and witnesses, as well as to analyze and determine the role of the Notary Supervisory Council in terms of enforcement under the laws of the Republic of Indonesia related to the behavior of notaries who do not read out notarial deeds that they have made. This research is a qualitative normative legal study, examining the legal norms pertaining to the validity of notarial deeds that are not read out by notaries in the presence of the parties and witnesses at the time of signing the deed minutes. The study's findings revealed that it is the responsibility of the notary to guarantee the veracity of the day, date, month, year, and hour indicated at the commencement of the notarial instrument. This serves to substantiate the fact that the parties have appeared and affixed their signatures on this document, and that all procedures have been conducted in accordance with the stipulations outlined in the UUJN. In the event that a notarial deed is not read aloud to the parties and witnesses due to the negligence of the notary, it is undoubtedly in contravention of the provisions set forth in the UUJN, which will undoubtedly have legal implications for both the deed and the notary in question. The failure of a Notary to read a deed aloud will inevitably result in a reduction in the evidentiary value attributed to the deed in question, resulting in it becoming akin to a deed written under one's own hand as per the stipulations outlined in Article 16, paragraph 9 of the UUJN.

INTRODUCTION

As a state governed by the rule of law, the Republic of Indonesia, founded upon the tenets of Pancasila and the 1945 Constitution, assures its citizens of certainty, order, and legal protection. To guarantee certainty, order, and legal protection, it is imperative that authentic written documentation exists regarding any transactions, contractual agreements, stipulations, and legal events conducted before or by duly authorized officials. In this context, the official in question is a person authorized by the state through statutory provisions. One such provision is that of notary (Suwardiyati & Rustam, 2024).

Notaries are public officials appointed by the government to facilitate the formation of agreements within society. The rationale behind the necessity of these agreements being made before a notary is to guarantee legal certainty for the parties involved in the agreement. Agreements are utilized in a multitude of business relationships, banking activities, real estate transactions, social interactions, and other contexts. The necessity for written evidence in the form of authentic deeds is on the rise in accordance with the increasing demand for legal certainty in a multitude of economic and social relations at the national, regional, and global levels (Prasetyo, 2024).

Notaries occupy a pivotal role in activities pertaining to actions, agreements, stipulations, and legal events. This is due to the fact that the notary plays a pivotal role in the authentication of deeds, which are essential for the parties involved in an agreement. The amendment of Law Number 30 of 2004

concerning the Notary Office (known henceforth as Law Number 2 of 2014 concerning the Notary Office) states that a notary is a public official, authorized by law, to perform a number of functions including the creation of authentic documents and the exercise of other powers as set out therein or as may be derived from other sources of law (Putri et al., 2024).

The presence of a notary plays an instrumental role in legal transactions, particularly with respect to the authentication of written evidence. In accordance with Article 1868 of the Civil Code, an authentic deed is defined as a written document created in accordance with the prescribed format by or before a duly authorized public servant within the designated jurisdiction. Article 1867 of the Code also addresses the concept of an "authentic deed," while Article 1868 outlines the essential limitations that apply to this specific form of written evidence (Suarto et al., 2022).

THEORY BACKGROUND

Notary

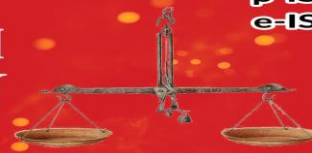
In this context, the term "notary office" denotes the physical location where the notary is employed. It is important to note that each of these establishments possesses its own legal authority. Every authority must be legally justified. In this sense, the position of a notary as a public official is unique. The authority available to notaries has never been granted to other officials. However, if we consider the broader implications of notary work, it becomes evident that this authority extends beyond the scope of authentic deeds and other related tasks. Indeed, if we accept that notaries are the primary authority for these tasks, then it follows that their role is not superseded by other officials. Instead, the authority of the notary is the authority of the notary, and this authority is not limited to a specific task (Moh. Saleh & Dyah Chandra Kirana, 2022).

In this sense, a public official is an office held or conferred upon notaries, who are authorized by the rule of law to perform the act of authenticating deeds. The power associated with an authenticated deed is absolute, both in terms of evidentiary weight and legal bindingness. In order for an authenticated deed to be deemed irrefutable, it must satisfy both formal and material criteria. Furthermore, it is crucial to ensure that the opposing evidence presented by the defendant cannot invalidate the deed's existence, as this would render the authenticated deed's evidentiary weight null and void. Consequently, the contents and statements contained within the authenticated deed are deemed irrefutable and legally binding upon the parties involved. Such evidence is deemed to be perfect and binding in the eyes of the judge, who is therefore duty-bound to treat it as a perfect basis for fact-finding (Soenaryo, 2023).

The duties of notaries are set forth in Article 16, paragraph (1) of the UUJN, which stipulates that in the discharge of their duties, notaries are obliged to act in a manner that is trustworthy, honest, careful, independent, impartial, and to safeguard the interests of the parties involved in the legal acts in question; to prepare deeds in the form of deed minutes and to keep them as part of the notary protocol; to attach letters and documents to said deeds and to affix the notary's signature, seal and chop; and to perform any other functions as may be required of them. The notary is also required to include the faces of the parties to the deed minutes. Furthermore, they are obliged to issue grosse deeds, copies of deeds, or deed quotations based on the deed minutes. They must also provide services in accordance with the provisions set out in this Law, unless there is a reason to refuse to do so. Additionally, they are required to keep confidential all information regarding the deeds they make and all information obtained for the purpose of making deeds, in accordance with the oath/pledge of office. However, this obligation is subject to exceptions set out in the law (Nugroho & Muryanto, 2023).

Additional obligations include the binding of deeds within a single book, with a maximum of 50 deeds per volume. In the event that the number of deeds exceeds the capacity of a single volume, they can be bound into multiple books, with the number of deeds, the month, and the year of issuance recorded on the cover of each volume. Furthermore, a register of deeds protesting non-payment or non-receipt of securities must be maintained. A list of deeds pertaining to wills must be compiled in chronological order on a monthly basis. This list, along with the nil list relating to wills, must be transmitted to the central register of wills at the ministry responsible for administering legal affairs within five days of each month. The date of transmission must be recorded in the repertorium at the end of each month. Furthermore, a stamp or seal containing the symbol of the Republic of Indonesia and, in the space encircling it, the name, position, and domicile of the individual concerned shall be written. Additionally, the deed must be read aloud in the presence of the testator and at least two witnesses (or four witnesses for a deed of last will and testament).

The authority of a notary in terms of making a deed appears in Article 1, number 1 of the UUJN. In particular, it stipulates that notaries may make authentic deeds, provided that they do not do so on behalf of themselves, their wives or blood relatives, or those with whom they share a *semenda* relationship. In regard to the authority of a notary to make a deed, as outlined in Article 1, paragraph 1 of the UUJN, it



can be stated that the notary may not draw up any deeds for themselves, their spouses, their blood relatives, or their semenda in any level of distinction. They may act as a party to a deed either in person or by proxy. In connection with the aforementioned authority of notaries, the act of making a deed as referred to in Article 15, paragraph (1) must be considered (Haryanto & Purnawan, 2021).

It is incumbent upon the notary to indicate at the conclusion of the deed whether or not the document was read aloud. The objective is to ensure that all parties to the deed are aware of whether or not the contents were read aloud. Such considerations may also inform the deliberations of the adjudicatory body tasked with evaluating the admissibility of the document as evidentiary matter. The fact that the document has undergone a reading renders each signatory presumed to be apprised of its content. The role of the notary is of considerable consequence within the larger framework of community life. The actions of notaries and their attestations may be regarded as illustrative of the state's commitment to fostering legal certainty and safeguarding the interests of community members.

RESEARCH METHOD

This research is categorized as qualitative normative legal research given that its focus pertains to the legal norms pertinent to the legitimacy of notarial deeds that lack the requisite notarization. This research concerns the legal norms related to the validity of notarial deeds that are not read out by the notary in the presence of the relevant witnesses at the time of signing the deed minutes. In this context, the legal norms include the Civil Code, Law Number 2 of 2014 on the Amendment to Law Number 30 of 2004 on the Office of Notary.

RESULT AND DISCUSSION

The Validity Of Notarial Deeds That Are Not Read Out By The Notary In Front Of The Attendants And Witnesses

In the legal context, an authentic deed is a document that has been created and executed before an authorized official and contains terms that have been consented to by the individuals involved. An authentic deed allows the rights and obligations of the parties to be clearly determined, thereby guaranteeing legal certainty and preventing disputes. Although the dispute can be resolved through the dispute resolution process, the authentic deed, which is the most comprehensive written evidence, makes a significant contribution to the settlement of cases in a cost-effective and expedient manner (Kurniawan et al., 2023).

As time progresses and legal issues continue to evolve, notaries, as public officials entrusted with the responsibility of providing legal services to the public, require protection and guarantees to ensure legal certainty. The regulations governing the office of the notary are set forth in Law No. 30 of 2004 concerning the Office of the Notary, as amended by Law No. 2 of 2014 regarding amendments to Law No. 30 of 2004 concerning the Office of the Notary. For brevity, this document shall be referenced as the Notary Law. The aforementioned UUJN has become a legal umbrella for notaries, providing them with the necessary guarantees to the public that they are acting in the best interests of the community and are responsible for the deeds made by the parties before them. It can thus be seen that the implementation of the relevant legislation and regulations, in particular the UUJN, provides a legal framework for notaries, thereby avoiding potential future legal issues (Sara & Trisnaning, 2023).

Notaries are bound by the obligation to act in accordance with the applicable laws and regulations. This provides the parties with the assurance that the deed made before or by the notary is in compliance with the relevant legislation. Consequently, in the event of a dispute, the notary's deed can serve as a reference point for the parties involved. At the outset of the document, the notary is required to include the date and time at which the document was created. The inclusion of this date and time is of great consequence with regard to the formal evidentiary power of the notarial deed. The formal evidentiary power of a notarial deed is defined as the certainty that an event or fact described by the parties present at the time stated in the deed is in accordance with the procedures specified in the notarial deed (Prawati et al., 2024).

A notarial deed provides certainty that the events and facts mentioned in the document were carried out or described by the parties in accordance with the procedures specified in the notarial deed. To formally prove the veracity and certainty of the day, date, month, year, time (time) of facing, and the parties facing, the initials and signatures of the parties/facing, witnesses, and Notary (in the official deed/event report) must be recorded. Additionally, the information or statements of the parties/facing (in the party deed) must be documented.

It is the responsibility of the notary to guarantee the accuracy of the day, date, month, year, and time of signing listed at the beginning of the notarial deed. This serves to substantiate that the parties in

question have indeed faced and signed the document on the specified day, date, month, year, and time, and that all procedures pertaining to the execution of the deed have been conducted in accordance with the prevailing legal norms set forth in the UUJN. In the event that a notary's deed is not read aloud to the parties and witnesses due to the notary's negligence, it is in clear violation of the provisions. Such stipulations are set forth in the UUJN and the notary's code of ethics. Such an action will undoubtedly have legal implications for both the deed and the notary in question. In the event that the deed is not read by the notary, the evidentiary value of the authentic deed will be diminished to that of a deed under the hand, as stated in Article 16, paragraph (9) of the UUJN (Wicaksono & Purnawan, 2022).

The evidentiary value of a notarial deed may be diminished as a result of a breach of the relevant legal requirements. One form of violation is the creation of deeds that are not aligned with the factual circumstances. In many instances, the non-reading of the deed by the notary in the presence of the client and witnesses represents a significant concern for the author. Notarial deeds are considered evidence and are therefore expected to adhere to the established procedures for their creation. In the event that these procedures are not followed and can be proven, the deed may be declared by a court to possess evidentiary power as a deed under the hand. In such cases, the evidentiary value of the document is ultimately determined by the judge.

As set forth in Article 1866 of the Civil Code, written evidence constitutes one such form. Similarly, Article 1867 of the Civil Code states that written evidence is one of the forms of written evidence. Likewise, Article 1867 of the Civil Code stipulates that proof may be provided in written form, namely, through either authentic writings, or writings executed by hand. A notarial deed, as an authentic document, possesses three distinct forms of evidentiary value: birth, formal, and material.

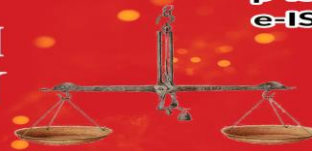
A review of the evidentiary power of a notarial deed that is not read to the person and witnesses reveals that, in performing their duties and fulfilling their obligations, notaries are responsible for formulating the wishes and actions of the parties in an authentic deed, taking into account all applicable legal rules. Notaries and their deeds are inextricably linked. The legal status of a notary's deed is that of an authentic deed due to the position of a notary as a public official, a designation that is enshrined in law (Muhammad et al., 2022).

The Role Of The Notary Supervisory Council In Enforcing The Notary Position Law Regarding The Behavior Of Notaries Who Do Not Read The Deed They Make

The efficacy of supervisory bodies within the context of the notarial profession depends on their capacity to perform their supervisory and guidance functions in an optimal manner. This is necessary in order to guarantee the creation of certainty, order, and legal protection for the public in their capacity as users of notarial services. In discharging their official duties, notaries are obliged to adhere to and be bound by the laws and regulations governing the office of notary. This entails a duty to comply with all matters set forth in the laws and regulations governing the office of notary. The authority to supervise notaries is vested in the Minister of Law and Human Rights. In practice, however, the minister delegates this authority to the Notary Supervisory Council that he has established. The UUJN affirms that the minister oversees the activities of the notary public. The minister's authority to conduct this supervisory role has been granted by the UUJN, which has delegated this authority to the minister through the creation of the Notary Supervisory Council. However, this authority does not extend to the performance of the specific functions assigned to the Notary Supervisory Council by the aforementioned legislation (Ramadani et al., 2022).

The concrete legal steps that can be taken by the Notary Supervisory Council to conduct supervision, namely by carrying out various forms of supervision as set forth in the theories of supervision. In terms of the position of the body or organ that carries out supervision, it can be divided into two categories: internal and external. Internal supervision is conducted by a body that is still organizationally or structurally included in the government itself. In the case of the Notarial Division, it is included in the Ministry of Law and Human Rights of the Republic.

The supervisory apparatus carries out its functions through the implementation of a system of functional supervision. This includes the monitoring and oversight of state finances and governmental actions within the context of Friesermessen, which encompasses a range of activities and procedures. These include formal supervision, which involves the review and evaluation of objections, petition rights, and administrative appeals. This type of supervision can be classified as preventive in nature, as it requires the approval of superior authorities prior to the implementation of decisions. This process is overseen by the Regional Supervisory Council. The Minister of Law and Human Rights of the Republic of Indonesia has issued a decree bearing the following number: M.39-PW.07.10 of 2004, which concerns the implementation of the duties of the Notary Supervisory Council and repressive supervision, including the spontaneous suspension of implementation and potential cancellation; and informal supervision, which encompasses evaluation and compliance measures (Tjandraningsih & Felina, 2023).



In contrast, the external supervision system is conducted by organizational, structural, or institutional entities that are external to the government (executive branch). For instance, the Indonesian Notary Association oversees the conduct of notaries. The term "preventive and repressive supervision" encompasses both a priori and a posteriori supervision. A priori supervision refers to the oversight conducted before the issuance of a government decree or decision. This form of supervision is typically determined by government regulation. In contrast, a posteriori supervision occurs after the issuance of a decree and is designed to address any potential issues that may have arisen. Repressive supervision, which is conducted subsequent to the issuance of a government decree, serves to rectify and restore an erroneous action. It is also referred to as aposteriori supervision (Elia et al., 2023).

From a legal perspective, supervision can be defined as an assessment of the legal consequences of a deed made by a notary. In terms of the authority to supervise the actions of notaries, whether prudent or otherwise, the authority of the Regional Supervisory Assembly is in accordance with Article 70 and Article 71 of the UUJN, Article 13 and Article 14 of the Regulation of the Minister of Law and Human Rights of the Republic of Indonesia Number M.02.PR08. Furthermore, Regulation 1.10 of 2004 outlines the procedures to appoint and dismiss members, establish an organizational structure, delineate work procedures, and examine the Notary Supervisory Assembly. It is also essential to supervise the implementation of the duties of the Notary office, particularly in instances where the notary does not read the deed to the face or to witnesses. In order to prevent violations in carrying out the duties of the notary position, the Notary Supervisory Council, which is the duly authorized institution for supervising the implementation of the notary's duties, should provide seminars or other forms of professional training.

CONCLUSION AND RECOMMENDATION

Conclusion

The legitimacy of a notarial deed that is not read by the notary in the presence of the confronters and witnesses is contingent upon the notary's obligation to guarantee the accuracy of the listed or mentioned date, month, year, and time of confrontation at the document's inception. A notarial deed serves to attest that the parties involved were present and signed the document on the specified date, month, year, and time, as well as to confirm that all requisite procedures were carried out in accordance with the applicable legal rules set forth in the UUJN. In the event that a notary's deed is not read aloud to the parties and witnesses due to the notary's negligence, it is in clear violation of the provisions. Such stipulations are set forth in the UUJN and the notary's code of ethics. Such an action will undoubtedly have legal implications for both the deed and the notary in question. In the event that the notary in question fails to read the aforementioned deed, the evidentiary value of the authentic deed will be reduced to that of a deed under the hand., as set forth in Article 16, paragraph (9) of the UUJN.

The responsibility of the Notary Supervisory Council in terms of enforcing the Notary Position Law is of vital importance. This responsibility includes the crucial task of monitoring notary behavior that is contrary to the UUJN. In this case, the behavior studied by the author is the behavior of notaries who do not read the notarial deed that has been made.

As a supervisory institution, the Notary Supervisory Council is tasked with ensuring that its supervisory and guidance functions are carried out in an optimal manner, with the goal of creating certainty, order, and legal protection for the public, who utilize notary services. The objective of supervision is to ensure that notaries comply with the relevant legislation and regulations in the performance of their official duties. With regard to the practice of notaries who do not read the notarial deeds they prepare, the Notary Supervisory Council is duty-bound to apply the principles of supervision in a manner that is consistent with legal requirements.

Suggestion

It is imperative that notaries exercise due diligence and prudence in their official duties, particularly with regard to the formalization of deeds. While the reading of deeds is not always strictly adhered to, it is of paramount importance to ensure that the contents of the deed are accurately conveyed, as any discrepancies could have legal ramifications for the document itself. Furthermore, it is essential to ensure that the duties of the notary position are duly supervised, particularly with regard to the non-reading of the deed by the notary to the face and witnesses.

The Notary Supervisory Council, as an institution with the authority to oversee the fulfillment of the duties associated with the notary position, is obliged to provide educational opportunities, such as seminars or training programs, as a means of preventing violations of the duties entrusted to notaries.

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