



The notary's responsibility in providing legal counseling to parties regarding the deeds they create in Banda Aceh

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Abstract

A notary has the authority to provide legal counseling regarding the deeds they create, as regulated in Article 15 paragraph (2) letter e of Law Number 2 of 2014 on the Notary Position. The legal counseling the Notary provides includes offering advice, input, and reading the deed. However, notaries must still fulfill this responsibility in practice, as evidenced in Case Number 18/Pdt.G/2021/PN Bna.

Therefore, this study examines the notaries' responsibility to provide legal counseling to the parties involved in Banda Aceh. It also discusses the legal consequences for deeds created by a notary if legal counseling is not carried out, as well as the challenges faced by notaries in Banda Aceh when exercising their authority and responsibilities in providing legal counseling to the parties.

This study employs an empirical juridical method, focusing on how notaries implement the Notary Position Law in providing legal counseling. The research uses a qualitative approach, with primary data collected through interviews with several notaries in Banda Aceh and legal materials such as books, previous research like theses, dissertations, journals, and other relevant legal sources.

The research findings show that notaries in Banda Aceh have performed their duties well in providing legal counseling to the public by giving advice or input before the creation of the deed and by reading the deed before the parties sign it. The consequences of not providing legal counseling, such as reading the deed, may lead to the deed being considered degraded or even subject to annulment, and the Notary may face sanctions. One challenge notaries face in Banda Aceh is that some parties do not accept advice or input from the Notary because they believe certain matters can be handled based on familial trust or mutual understanding.

Based on these findings, the study suggests that notaries should improve their communication skills to make legal counseling more effective, ensuring that advice is better received by the parties involved and helping notaries explain the potential legal risks if recommendations are not followed.

Keywords: Notary, legal counseling, Notary Authority

Introduction

Based on Article 1, paragraph (2) of the 1945 Constitution states that "Sovereignty lies in the hands of the people and is implemented according to the Constitution." According to Munir Fuady, the article explains that the people are the highest source of sovereignty in Indonesia, and this sovereignty must be implemented by the fundamental laws in force in this country. Fuady emphasized that people's sovereignty reflects the principle of democracy, where vital decisions are made based on the people's will through established constitutional mechanisms. (Fuady, 2011) ^[5].

Article 27, paragraph 1 of the 1945 Constitution states, "All citizens have equal standing before the law and government and are obliged to uphold the law and government without exception." This paragraph affirms the principle of equality before the law, an essential basis in a democratic country where sovereignty lies in the hands of the people. This article ensures that people's sovereignty is not only a theoretical principle but is also implemented through legal equality and fair access to the government process, strengthening democracy and justice in Society.

The position of a notary as a functional official in Society is still needed. A notary is a noble legal profession because it is closely related to humanity and the certainty of rights. Everything written and determined by a notary is true because he is the maker of a substantial document in a legal

process. 2 Notary is a public official authorized by law to make authentic deeds. 3 Providing services related to making authentic deeds as evidence for every community that needs it. (Kie, 2011) ^[9] (Notodisojo, 1982) ^[15] (Lestari, 2014) ^[10]

In carrying out his duties, a Notary must have a fair attitude. Fairness means not being partial to anyone, especially regarding deeds that will be made before him. The authority of a notary in carrying out his position as a notary official can be seen in the Amendment to UUJN Article 15 Paragraph (1), namely that a notary is authorized to make authentic deeds regarding all actions, agreements, and determinations required by laws and/or that are desired by the interested party to be stated in an authentic deed. The Notary guarantees the certainty of the date of doing the deed, stores the deed, and provides a gross copy and extract of the deed. (Iskandar, 2013) ^[7]

Like other public officials, notaries play a role in providing services to the community. In this case, the role of a notary is that of a public official authorized to make authentic deeds. The position of a notary is held, or its presence is required by legal regulations to help and serve the community that needs authentic written evidence regarding circumstances, events, or legal acts. However, there are other things that a notary must pay attention to, namely that a notary must always provide legal counseling and give

advice to clients or those who appear before him. (Syamsir, 2019) ^[21]

Legal counseling, which is the authority of a notary in accordance with UJUN, is a form of notary service to the community that provides legal counseling regarding the making of deeds. In his obligation to provide legal counseling to the parties, the role of a notary's morality factor is very important; this is what will make a notary not abuse the authority that already exists so that it will not result in losses for the parties and will not harm the Notary himself. The legal counseling in question is the provision of in-depth legal information regarding the deeds carried out by the Notary as long as the legal information is provided by the applicable legal corridor. (Lorenza, 2018) ^[11]

One of the cases related to the issue of authentic deeds made by a notary was once disputed in court Decision Number: 18/Pdt.G/2021/PN Bna. The Notary with the initials SR was proven legally and convincingly to have committed an unlawful act with a malicious conspiracy against one party, resulting in losses for the other party. The judge gave legal considerations that the Notary did not read the deed he made in front of the parties, and the judge declared the deed to be invalid because it did not have legal force in the form of a deed of sale and purchase agreement.

In this case, the Notary was proven not to have carried out his duties by the provisions of the applicable law. In this case, the Notary was also not present when signing the deed and was only represented by his staff. Thus, the Notary's actions could be classified as an unlawful act. Notaries must be responsible for carrying out their duties and authority, in this case, providing legal counseling to the parties before the deed is made. If, in the future, the deed that has been made turns out to contain a dispute, then this needs to be questioned: whether the error in the deed was caused by the Notary or the parties who did not provide incorrect information beyond the knowledge of the Notary or whether there was an agreement made between the Notary and one of the parties. Who faced it or whether it was the parties' fault for not providing the documents truthfully. (A.R, 2011) Legal counseling is carried out by providing a clear, focused explanation so that the parties can easily understand and comprehend the meaning and purpose of the authentic deed; sometimes, the public only provides explanations and documents without knowing the legal issues. Article 15, paragraph 2, letter e of the Notary Law Number 2 of 2014, explains that providing legal counseling can help parties who appear before a notary to determine the legal actions that will be used in making an authentic deed.

Here, it is explained that every Notary is obliged to carry out the responsibility of providing legal counseling to the parties/clients. Notaries also have limitations in providing legal counseling to their clients, which must be obeyed and upheld by the provisions in the Notary Law and Code of Ethics. Based on the description above, the author is interested in conducting research, which is stated in a Thesis entitled "Responsibility of Notaries in Providing Legal Counseling to the Parties for Deeds Made in Banda Aceh City."

Materials and Methods

Based on this research, the empirical normative legal research method combines normative legal approaches with the addition of various empirical elements. This type of research is included in mixed legal research, namely

empirical normative, which is a study that examines or examines applicable laws or legal provisions as the object of its research. According to AbdulKadir Muhammad, empirical normative legal research is a study that uses normative-empirical legal case studies in the form of legal behavioral products. In this study, the approaches used are qualitative and quantitative. Still, this study uses a qualitative approach, namely research whose data is based on field data. The source can be an individual (personal) who is the subject of research, as a source that exists in Society, either as an independent individual or part of a particular community. Thus, because this research is empirical normative research whose data is based on field data, the approach used in this study is qualitative. (Muhammad, 2004) ^[14] (Imran, 2015) ^[6]

Results and Discussion

As stated in Law Number 2 of 2014 concerning the Position of Notaries, notaries have the duty and authority to make authentic deeds that have a significant role in realizing legal certainty and protecting the community. This is because authentic deeds are considered perfect evidence of a particular act and/or legal event. The goal of absolute legal certainty is to be achieved in order to protect the public interest (which also includes personal interests) with the function as the main vehicle for enforcing justice in Society in upholding citizens' trust in the ruler (government) and upholding the authority of the ruler before the views of citizens. Inventory, administration, utilization, and security of state assets. (Sulistiyawan, 2019) ^[20]

The deed made by a notary is authentic and must meet the requirements to become an authentic deed. In addition to meeting the requirements stipulated by law for a deed to be authentic, a notary in carrying out his duties must carry out his duties with full discipline and professionalism, and his moral integrity must not be doubted; what is stated at the beginning and end of the deed, which is the responsibility of the Notary is an expression that reflects the actual situation at the time the deed was done. 98 In this case, the responsibility of a notary in carrying out his role through the authority given to him is regulated in Article 15 of Law Number 2 of 2014 concerning Amendments to Law Number 30 of 2004 concerning the Position of Notary, including:

1. Validate the signature and determine the certainty of the date of the private letter by registering it in a special book.
2. Record the private letter by registering it in a special book.
3. Make a copy of the original private letter in the form of a copy containing the description as written and described in the letter concerned.
4. Validate the suitability of the photocopy with the original letter.
5. Provide legal counseling in connection with the making of deeds.
6. Make deeds related to land.
7. Make auction minutes deeds. (Anand, 2018) ^[2]

According to Notary Nida, the Notary's responsibility in carrying out his role through the authority given to him in legal counseling is only related to explaining the contents of the deed and the legal consequences arising from the parties' actions to the deed they have agreed to. When the parties appear before the Notary to carry out a legal act, the Notary must explain the legal act they are carrying out, the

requirements they must fulfill, and the legal consequences that will occur from the legal act. If the parties come to do a notarial deed, then the deed made must be read, and the contents of the deed explained.

The role of a notary is that of an official who makes authentic deeds and correspondence regarding legal obligations or agreements and can provide legal certainty and protection for every community that needs it. The existence of the authority and rights held by a notary also gives rise to great responsibility that requires the Notary to also be able to be responsible for every action he takes. This responsibility can be in the form of moral and legal responsibility so that anything related to the object produced is, in this case, an authentic deed. It is certain that the Notary, as the official who makes the deed, needs to be held accountable if the deed made becomes evidence of an unlawful act or confiscated goods for evidence in the trial process in Court.

Notary Nurdhani also stated that the legal obligation of a notary is to provide legal counseling to the public to carry out their position by the mandate of the Notary Law and not to violate the Notary Code of Ethics. However, in its implementation, several things are not as smooth as the implementation of legal counseling as in existing theories. In practice, when conducting legal counseling on a deed, they face several incidents that require repeated legal counseling or rereading the contents of the deed more than once. According to him, repeated reading and legal counseling are not obligations but are carried out based on morals. Although the contents of the deed are by the parties' wishes and do not violate the law, morally, the Notary should reread the contents if things are unclear and misunderstood.

In carrying out his duties and authority as a public official, a notary, in addition to establishing the will of the parties to be stated in the form of a deed, also has the authority to provide legal counseling related to the making of all notarial deeds. This has been confirmed in the provisions of Article 15 paragraph (2) letter e of Law Number 2 of 2014 concerning Amendments to Law Number 30 of 2004 concerning the Position of Notary, stating that a notary is also authorized to provide legal counseling in connection with the making of deeds.

Notary Dian explained that when a notary provides legal counseling to the public, it is not like holding an event or seminar but when the deed made by the Notary is read. Its contents are explained to the parties. After the reading and explanation given by the Notary have been completed, the parties may first read the contents of the deed themselves before signing it or ask the Notary directly regarding the contents they do not understand. The Notary does this to avoid a lack of information from the contents of the deed that the parties want to know, and some parties can also understand something more easily when reading it directly without being read by another party.

The role of a notary in providing legal counseling on doing deeds is to provide legal advice, find solutions or legal forms that are by the wishes of the person appearing, and influence the beliefs of the person appearing while still fully submitting to determine their legal choices. So that the real purpose of legal counseling is to increase public knowledge and legal awareness. Counseling carried out before making a deed is important to explore the wishes of the person appearing and find the appropriate legal form and what deed

is right to be made. Legal counseling by a notary is generally given directly.

Thus, conducting legal counseling in the form of reading the deed can be a control tool for the parties and the Notary as the maker of the deed to obtain legal certainty that the deed made is based on the wishes of the parties who appear. Thus, normatively, the Notary's obligation to provide legal counseling by the provisions in Article 15 paragraph (2) letter e of Law Number 2 of 2014 concerning Amendments to Law Number 30 of 2004 concerning the Position of Notary, the Notary will be free from responsibility due to the making of the deed.

The authority of a notary in providing legal counseling is needed to fulfill the principle of proportionality in the parties' deeds. The deeds of the parties (partij acte) are deeds made before a notary and the parties can formulate the contents of the deed desired by both parties. If the deed is made by the parties and before a notary, then the role of a notary is needed to provide legal advice in order to fulfill the proportionality in the deeds of the parties. The principle of proportionality is the principle that underlies the exchange of rights and obligations of the parties according to their proportions or parts in the entire contractual process. So, the principle of proportionality, in general, gives meaning to the balance of the positions of the contracting parties. Therefore, intervention is needed if an unbalanced position is found, which results in chaos in the substance of the contract. (Yesi, 2023) ^[24]

Legal counseling, which is the authority of a notary, does not create an obligation for the party receiving the counseling to fulfill the legal advice. So that the legal advice given by the Notary will not have implications for the agreement made if the parties do not fulfill the advice. The role of the Notary in providing legal counseling is only limited to the authority of the Notary and does not create obligations for the parties. As a result of this authority, the principle of proportionality will be difficult to fulfill even though the deed is made in authentic form and is a deed of the parties. Legal counseling can be done by providing a correct understanding to the parties. This authority makes the role of the morality factor of a Notary very important; this is what will make the Notary not abuse the authority that already exists in him so that it will not result in losses for the parties and also not harm the Notary himself.

There are no implications for a deed that is not given legal counseling if it is not related to reading the contents of the deed. If legal counseling is interpreted as providing advice and consultation on the contents of the deed to be made or the fulfillment of the requirements before making the deed, then this does not affect the strength of the deed. For example, the parties who come to make a deed of debt agreement before a notary bring a concept of the contents of the deed and do not include a debt payment deadline or payment system. Hence, the Notary provides legal counseling to the parties regarding this matter. However, the parties state that this does not need to be included in the deed because they trust each other.

In this case, if in the future a dispute occurs due to one of the parties not implementing the agreement and the matters suggested by the Notary are not clearly stated in the deed, then the Notary as the party making the deed cannot be blamed for the advice he gave not being stated in the agreement of the parties, because the Notary only provides advice according to his authority and the parties are not

required to follow the Notary's advice. However, the function of legal counseling is to provide legal protection and legal awareness to the parties to know the legal consequences arising from the legal act.

It can be concluded that legal counseling regarding the reading of the contents of the deed has significant legal consequences if not carried out properly. The correct procedure for reading the deed is very important to ensure that the rights of the interested parties are protected and the legal force of the deed is maintained. If the deed is not read in front of the parties or the reading does not meet the requirements, the deed may be degraded, lose its evidentiary power as an authentic deed, or even be canceled by the Court. This can also cause losses for parties who rely on the deed as evidence in civil legal disputes.

Notaries who do not comply with these provisions may be subject to various sanctions, including civil, administrative, and criminal sanctions, or violations of the Notary's code of ethics. Thus, a Notary who intentionally does not read a deed made in the presence of the parties appearing is an act or act of violation of the law (reach matched overhead), which results in the deed made being null and void by law whose evidentiary force is the same as a deed made underhand.

After the Notary provides legal counseling, the community will understand the law better because they know the consequences of a legal act they have committed, so the level of legal awareness of the community after being given legal counseling increases. However, this is inseparable from the obstacles in the field when the Notary provides legal counseling to the community who appear before him, both those who appear before him and those who do not. Regarding the obstacles faced by each Notary, they are different, from the results of interviews with notaries in Banda Aceh, the following things were obtained:

1. When the public comes to a notary, and after legal counseling, the public considers that the procedure for doing a deed that follows the rules is complicated and takes a long time, so many people do not accept the counseling given by the Notary. This is an obstacle in carrying out legal counseling because it can cause a lack of legal awareness in a social environment and, in the future, can lead to legal disputes.
2. There are no obstacles in carrying out legal counseling for several notaries, such as Notary Nida, who said that during the implementation of legal counseling, there were no obstacles because, according to him, as a notary, it is mandatory to explain and provide an understanding of the applicable legal rules, so that the public is not harmed due to a lack of understanding of the applicable legal rules.
3. A deed made by a notary is a deed whose contents are made based on the parties' wishes. When the parties have made the concept of the deed and then brought it to the Notary, the Notary provides a legal understanding or legal counseling related to the contents of the deed that the Notary feels are lacking. Like a debt agreement, the concept submitted to the Notary does not state the terms of the payment period, debt payment system, or payment due date, so the Notary explains the importance of this to be stated in the debt agreement. The counseling is a choice for the parties, whether to follow the notary's advice or not. The obstacle lies in the parties who do not want to

follow the Notary's advice, which is not based on law but still on oral trust, and this is difficult to prove unless the related party acknowledges the existence of the oral agreement.

4. Obstacles occur when legal counseling is given repeatedly with the same party, or the parties are always reminded regarding fulfilling the requirements for doing a deed. Legal counseling is also carried out for parties who do not want to make a deed at a notary. As his duty and authority, the Notary must provide counseling or consultation with the parties who meet him, both directly and indirectly. Indirect counseling, such as questions from relatives via telephone or other social media.
5. Obstacles in carrying out legal counseling on the deeds he made: until now, there have been none, and usually, legal counseling is carried out by reading the contents of the deed and explaining the contents of the deed in front of the parties. In addition, legal counseling is delivered when questions arise from the parties interested in the deed.

These things are likely to be obstacles for Banda Aceh notaries in their efforts to protect the parties because, basically, agreements are made based on agreement, and as long as the contents do not violate applicable laws and regulations, then suggestions or input from the Notary are not followed and do not cause problems with the deed. However, this has the potential to become another problem because it does not include important clauses that should be in the agreement. Usually, the problem arises not because of the deed made by the Notary but because of a breach of contract with the parties.

The effectiveness of notary legal counseling on public legal awareness can be reviewed based on the Notary's knowledge in analyzing the client's wishes, community factors, and legal counseling techniques. Notaries must always improve their knowledge regarding the development of laws and regulations and other social developments. This is important to increase the sharpness of the Notary's analysis. Every client who comes has different problems and legal wishes. If the Notary makes a mistake in analyzing and making decisions in making an authentic deed, he can be held accountable for the injured party. So, counseling for notaries is also an important form of caution. It is not uncommon for clients to have bad intentions by providing information that is not by the facts so that it can harm other parties.

Conclusion

The obligation of a notary to provide legal counseling has been regulated in Article 15 paragraph (2) letter e of Law Number 2 of 2014 concerning Amendments to Law Number 30 of 2004 concerning the Position of Notary, is an obligation that must be fulfilled by a notary in order to provide legal certainty to the Notary and to the parties who make deeds before him. The legal counseling provided is in the form of advice or input to the parties who come to his office, and there is no obligation for the parties to follow the advice or input from the Notary.

Penyuluhan hukum mengenai pembacaan isi akta memiliki akibat hukum yang signifikan jika not implemented properly. The correct procedure for reading the deed is very important to ensure that the rights of the interested parties

are protected and the legal force of the deed is maintained. If the deed is not read in front of the parties or the reading does not meet the requirements, the deed may be degraded, lose its evidentiary power as an authentic deed, or even be canceled by the Court. This can also cause losses for parties who rely on the deed as evidence in civil legal disputes. Not implemented properly. The correct procedure for reading the deed is very important to ensure that the rights of the interested parties are protected and the legal force of the deed is maintained. If the deed is not read in front of the parties or the reading does not meet the requirements, the deed may be degraded, lose its evidentiary power as an authentic deed, or even be canceled by the Court. This can also cause losses for parties who rely on the deed as evidence in civil legal disputes.

The obstacles faced by Banda Aceh notaries when conducting legal counseling are people who do not want to follow the advice or input from the Notary because the parties feel they have trust in the other party and consider it unnecessary to include or explain it in the contents of the agreement. Another obstacle is conducting repeated legal counseling with the parties. This is fundamental to the parties when a dispute occurs because one party does not carry out the contents of the agreement involving the Notary as the party who does not conduct legal counseling.

Suggestion

Notaries need to strengthen education on the importance of receiving advice, even though it is not mandatory. This helps the person to understand the role of the Notary in the legality of the deed. Notaries must provide input according to regulations to prevent legal problems, as well as improve communication skills so that advice can be accepted and legal risks can be well understood. Strict supervision is needed to implement notary duties, especially in reading deeds and providing legal advice, to ensure compliance with the provisions and prevent violations. In addition, notaries need clear guidance on the criteria for authentic deeds and their valid requirements so that the deeds made are in accordance with legal standards and avoid problems in the future. Notaries need to build trust with the person appearing by explaining the importance of legal counseling and the consequences of not following advice. This helps the public understand the role of the Notary. Notaries are also advised to include in the deed that counseling has been provided and that the person appearing has had the opportunity to ask questions to avoid claims later on regarding the lack of explanation.

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