

SKRIPSI

**PERTANGGUNGJAWABAN NOTARIS TERHADAP AKTA
PERJANJIAN PENGIKATAN JUAL BELI YANG DIBUATNYA
(STUDI KASUS: 60/PDT.G/2024/PN.TPG)**

Diajukan untuk Memenuhi Persyaratan dalam Memperoleh

Gelar Sarjana Hukum di Universitas Andalas

UNIVERSITAS ANDALAS

OLEH:

ALFITRI RESTY HIDAYANTI

2110113136

PROGRAM KEKHUSUSAN: HUKUM PERDATA (PK I)




Pembimbing:

Prof. Dr. Busyra Azheri, S.H., M.Hum.

Daswirman N, S.H., M.H.

**FAKULTAS HUKUM
UNIVERSITAS ANDALAS**

2025

	No. Alumni Universitas	Alfitri Resty Hidayanti	No. Alumni Fakultas
	a. Tempat/Tanggal Lahir: Manado/7 Juni 2003 b. Nama Orang Tua : Alfianto & Hadija c. Fakultas : Hukum d. PK : Hukum Perdata e. No. BP : 2110113136	f. Tanggal Lulus : 5 November 2025 g. Predikat Lulus : Dengan Pujian h. Lama Studi : 4 Tahun 2 Bulan i. IPK : 3,67 j. Alamat : Tanjungpinang	

PERTANGGUNGJAWABAN NOTARIS TERHADAP AKTA PERJANJIAN PENGIKATAN JUAL BELI YANG DIBUATNYA (STUDI KASUS: 60/PDT.G/2024/PN.TPG)

(Alfitri Resty Hidayanti, 2110113136, Fakultas Hukum, Universitas Andalas, Hukum Perdata, 74 halaman, 2025)

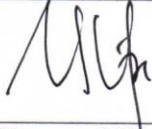

ABSTRAK

Notaris sebagai pejabat umum mempunyai wewenang terhadap pembuatan akta dalam berbagai perbuatan hukum, termasuk dalam perjanjian jual beli. Pasal 16 ayat (1) huruf a Undang-Undang Nomor 2 Tahun 2014 tentang Jabatan Notaris menegaskan bahwa “Notaris wajib bertindak amanah, jujur, saksama, mandiri, tidak berpihak, dan menjaga kepentingan pihak yang terkait dalam perbuatan hukum”, tetapi faktanya masih ada Notaris yang bersikap tidak sesuai dengan Undang-Undang Jabatan Notaris dan Kode Etik Notaris sebagaimana terlihat dalam Putusan Pengadilan Negeri Tanjungpinang Nomor 60/PDT.G/2024/PN.TPG yang menimbulkan kerugian bagi salah satu pihak. Sehingga dari pelanggaran yang menimbulkan kerugian akibat tindakan Notaris ini perlu dipertanggungjawabkan secara perdata atau administratif. Sebagaimana di dalam Putusan Pengadilan Negeri Tanjungpinang Nomor 60/PDT.G/2024/PN.TPG, gugatan wanprestasi ini diajukan kepada Tergugat selaku debitur dan Turut Tergugat selaku Notaris karena menimbulkan kerugian bagi Penggugat selaku pemilik hak atas tanah. Adapun rumusan masalah dari penelitian ini adalah bagaimana tanggung jawab Notaris dalam perkara nomor 60/PDT.G/2024/PN.TPG dan bagaimana pertimbangan hukum hakim dalam putusan perkara nomor 60/PDT.G/2024/PN.TPG. Penelitian ini bersifat deskriptif analisis menggunakan metode pendekatan yuridis normatif dan teknik pengumpulan data menggunakan studi dokumen. Pertimbangan hukum hakim menyatakan bahwa terbukti Tergugat melakukan wanprestasi dan dalam putusan Majelis Hakim membebankan biaya perkara kepada Tergugat maupun Turut Tergugat. Berdasarkan hasil penelitian, diperoleh hasil bahwa pada prinsipnya pertanggungjawaban Notaris bersifat individual sesuai dengan ketentuan UUJN dan terbatas pada aspek formil akta bukan substansi perjanjian.

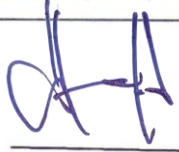
Kata kunci: Notaris, Pertanggungjawaban, Akta.

Skripsi ini telah dipertahankan di depan Tim Penguji dan dinyatakan lulus pada 5 November 2025

Penguji,


Tanda Tangan	1. 	2. 
Nama Terang	Ulfanora, S.H., M.H.	Andalusia, S.H., M.H.

Mengetahui,
Ketua Departemen Hukum Perdata: **Dr. Devianty Fitri, S.H., M.Hum.**


Tanda Tangan

Alumnus telah mendaftar ke Fakultas/Universitas dan mendapat nomor alumnus:

	Petugas Fakultas/Universitas	
No. Alumni Fakultas	Nama:	Tanda Tangan:
No. Alumni Universitas	Nama:	Tanda Tangan:

	No. University Alumni	Alfitri Resty Hidayanti	No. Faculty Alumni
	a. Place/Date of Birth : Manado/June 7 th , 2003 b. Parents' Name : Alfianto & Hadija c. Faculty : Law d. CP : Civil Law e. No. BP : 2110113136	f. Graduation Date : November 5 th , 2025 g. Pass Predicate : With Honors h. Study Durations : 4 Years 2 Months i. GPA : 3,67 j. Address : Tanjungpinang	

**NOTARY'S RESPONSIBILITY FOR THE SALES AND PURCHASE AGREEMENT DEED HE MADE
(CASE STUDY: 60/PDT.G/2024/PN.TPG)**

(Alfitri Resty Hidayanti, 2110113136, Faculty of Law, Andalas University, Civil Law, 74 pages, 2025)



ABSTRACT

Notaries as public officials have the authority to make deeds in various legal acts, including in sales and purchase agreements. Article 16 paragraph (1) letter a of Law Number 2 of 2014 concerning the Position of Notaries states that "Notaries are obliged to act in a trustworthy, honest, thorough, independent, impartial manner, and protect the interests of the parties involved in legal acts", but in fact there are still Notaries who act inconsistently with the Notary Position Law and the Notary Code of Ethics as seen in the Decision of the Tanjungpinang District Court Number 60/PDT.G/2024/PN.TPG which causes losses to one of the parties. Therefore, the violations that cause losses due to the actions of this Notary need to be accounted for civilly or administratively. As in the Decision of the Tanjungpinang District Court Number 60/PDT.G/2024/PN.TPG, this default lawsuit was filed against the Defendant as the debtor and the Co-Defendant as the Notary because it caused losses to the Plaintiff as the owner of land rights. The formulation of the problem of this study is how the Notary's responsibility in case number 60/PDT.G/2024/PN.TPG and how the judge's legal considerations in the decision of case number 60/PDT.G/2024/PN.TPG. This research is descriptive analysis using a normative juridical approach method and data collection techniques using document studies. The judge's legal considerations stated that the Defendant was proven to have committed a default and in the decision of the Panel of Judges charged the court costs to the Defendant and the Co-Defendant. Based on the research results, it was found that in principle the Notary's responsibility is individual in accordance with the provisions of the UUJN and is limited to the formal aspects of the deed, not the substance of the agreement.

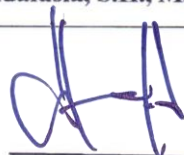
Keywords: Notary, Accountability, Deed.

This thesis has been defended in front of the Examining Team and was declared passed on November, 5th, 2025

Examiner,

Signature	1. 	2. 
Bright Name	Ulfanora, S.H., M.H.	Andalusia, S.H., M.H.

Acquainted,
Head of the Department of Civil Law: **Dr. Devianty Fitri, S.H., M.Hum.**


Signature

Alumni have registered with the Faculty/University and received an alumni number:

	Faculty/University Officer	
No. Faculty Alumni	Name:	Signature:
No. University Alumni	Name:	Signature: