

## **Abstract**

Land certificates play a vital role in ensuring legal certainty of land ownership. However, in practice, these certificates are often damaged or lost, which can lead to new disputes, as reflected in Administrative Court (Pengadilan Tata Usaha Negara 0 PTUN) Decision No. 60/G/2023/PTUN.SMG. This study aims to compare the procedures for issuing replacement land certificates in Indonesia and the Philippines and assess their implications for legal certainty. The research employs a normative juridical method with a comparative legal approach and qualitative analysis of regulations, court decisions, and legal literature. The findings reveal two main points: First, the Administrative Court declared that the issuance of replacement certificates by the Land Office in Pekalongan Regency violated legal provisions, namely the Government Regulation No. 24 of 1997 and the BPN Regulation No. 3 of 1997, as well as general principles of good governance, including the principles of legal certainty, impartiality, and accuracy. Second, the procedure in Indonesia is administrative, carried out through the Land Office with internal verification and without involving the court. In contrast, the Philippines adopted a judicial system, requiring applicants to file a petition with the Regional Trial Court accompanied by a publication in a national newspaper for three consecutive weeks. In conclusion, Indonesia's system is faster and more efficient but lacks strong legal safeguards. Meanwhile, the Philippines implements a slower, court-based process ensuring document validity and provides stronger legal protection. The study recommends that Indonesia enhance internal oversight within the National Land Agency and improve transparency and accountability in the issuance of replacement land certificates.

**Keywords:** legal certainty; land registration; replacement certificate.