

ANDROID-BASED INFORMATION SYSTEM FOR MONITORING NOTARIAL DEED DOCUMENTATION

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ABSTRACT

Manual monitoring of notarial deed documentation in notary offices leads to slow file retrieval, a risk of data loss, and human error. This study aims to design an Android-based information system prototype for monitoring notarial deed documentation at the Notary/Land Deed Official (PPAT) Office of Rudi Tua Panjaitan, S.H., Sp.N., M.Kn. in Medan. The study applies a Research and Development (R&D) framework: requirements were gathered through observation, semi-structured interviews, and a literature study, and the software development sequence follows the Waterfall method. The system is modeled using UML (use case, activity, and class diagrams), with Java for the Android application and MySQL for data storage. The result is a design-level prototype that connects file submission, verification, rejection or revision, approval, deed registration, archiving, and retrieval in a single monitoring workflow, with separate access for employees, the notary, and the administrator. The prototype has not yet been tested or deployed in an operational environment; therefore, improvements in efficiency, security, and user acceptance are objectives that require empirical validation in future work.

Keywords: *Android; deed documentation; information system; monitoring; notary; Waterfall*

INTRODUCTION

Advancements in information and communication technology have significantly impacted various sectors, including the management of legal documents. The digitalization and technological integration of notarial practices are currently a focus of attention, as they are considered capable of enhancing efficiency, transparency, and service accessibility (Angraeni & Mahmudah, 2023). Legal studies indicate, however, that implementing the "cyber notary" concept still faces regulatory challenges and issues regarding document validity; consequently, the management of notarial documents must ensure the preservation of their authenticity and legal force (Akbar et al., 2023).

One legal document that plays a vital role in society is the notarial deed. A notarial deed serves as valid evidence of a legal event and possesses strong legal standing. Nevertheless, the management and monitoring of notarial deed documentation face obstacles that can compromise document continuity and integrity. Similar issues—such as manual record-keeping, disorganized archives, and slow file retrieval—have been observed in numerous notary and Land Deed Official (PPAT) offices across various regions (Setiawati et al., 2024).

Meanwhile, mobile-based technology is evolving rapidly. A prime example is the smartphone, which offers a wide array of applications for diverse functions—ranging from multimedia and data transfer to gaming (Akib & Muin, 2024). Android is a Linux-based operating system designed for touchscreen devices such as smartphones and tablets. Its popularity stems largely from its open-source nature, which creates significant opportunities for developer innovation. Android applications are widely used for administrative and monitoring services, such as correspondence management (Alsepiansih & Esabella, 2023), the submission and tracking of academic processes, and mobile-based activity monitoring systems (Trisno, 2025). These applications are typically developed using the waterfall method and evaluated through black-box and usability testing (Limantara et al., 2023).

The Notary/Land Deed Official (PPAT) office of Rudi Tua Panjaitan, SH, Sp.N, M.Kn, located at Jalan

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A.R. Hakim No. 153B, Medan, provides services for the drafting of various deeds and agreements. These services encompass the establishment of Limited Liability Companies (PT), foundations, cooperatives, and limited partnerships (CV), as well as powers of attorney to sell, lease agreements, sale and purchase agreements, certificates of inheritance rights, transfer and assignment of rights, wills, debt acknowledgments, credit agreements, granting of security rights (mortgages/fiduciary guarantees), cooperation agreements, and employment contracts. These documents are compiled and documented to serve as the basis for the office's monthly reports to the Ministry of Law and Human Rights. Currently, the monitoring of deed documentation is performed manually. Staff members examine the files and validate them with the notary to verify completeness or identify any deficiencies. Once a file is confirmed correct, the process proceeds to the creation of the deed minute, which is assigned a number in the register book, stored, and issued as a copy. The minutes are subsequently bound on a monthly basis, with the deed count summarized for monthly or annual reports; they are stored in a safe and transferred to an archive warehouse after five years. Manual recording and monitoring of this nature can lead to inefficiencies, the risk of data loss, and human error. Furthermore, when staff or notaries require quick access to deed documentation, they must retrieve file bundles from a safe—a process taking over an hour. If the deeds are stored in an off-site archive, the retrieval time can extend to a full day.

Extensive research has been conducted on information systems for managing deeds and archives in notary offices. A study at the Notary/Land Deed Official (PPAT) office of Merliansyah, S.H., M.Kn concluded that a web-based documentation information system assists staff in tracking previously created deeds, accelerates searches, and ensures proper data documentation; however, it remains limited to the web platform and the scope of the data entry process (Aktori et al., 2020). Other studies have developed web-based archiving systems using the Rapid Application Development method (Athorik et al., 2024), archiving systems utilizing Optical Character Recognition (Ente et al., 2023), deed creation systems (Hasanah et al., 2023), and web-based deed information systems for PPAT offices (Jamaluddin et al., 2025). Recent research has also developed web applications for notary service data management, incorporating features such as online application submission, digital document archiving, status tracking, and encryption-based security (Muhtar & Noprisson, 2025). On the Android platform, applications for file registration and monitoring (Sumarsono, 2023) as well as file archiving (Sari, 2023) already exist. The development of notary service monitoring applications (Adillia, 2025) and deed archiving systems (Nugraha, 2023) have also been implemented, including in the city of Medan (Susena et al., 2023).

Based on the author's review, most of these studies focus on archiving or client services, and many are web-based. Few cover the entire workflow of deed documentation monitoring—ranging from file verification, minute preparation, and register numbering to online storage. Therefore, there is a need for an Android-based information system that facilitates comprehensive monitoring of deed documentation, thereby enhancing the efficiency, security, and accessibility of document management. This system is expected to minimize the risk of errors and enable staff and notaries to quickly access necessary information.

This study aims to design an Android-based information system prototype for monitoring notarial deed documentation at the Notary/PPAT Office of Rudi Tua Panjaitan, S.H., Sp.N., M.Kn. Its contribution is a workflow-oriented design connecting file submission, verification, revision or rejection, approval, deed registration, archiving, and retrieval, with access separated by role.

LITERATURE REVIEW

Research on information systems for notarial document management has grown steadily, particularly in Indonesia, where notarial deeds serve as authentic evidence of legal acts and must be archived and reported systematically. The studies reviewed below address documentation, monitoring, and archive management in notary offices, and they differ in methodology, scope, and platform.

Aktori et al. (2020) developed a web-based documentation information system for the Notary/PPAT Merliansyah, S.H., M.Kn. office using an iterative methodology. Their system helped staff retrieve deed

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details, speed up the search for specific deeds, and keep deed data neatly documented. However, the system was delivered only as a website, and it did not cover the documentation process end to end. Maulani and Buana (2018) took a different angle, building a registration and monitoring system for services at the Notary and PPAT Yulia Khalisa office. Using a quantitative approach, they focused on collecting the requirement data for services such as company establishment deeds, CV deeds, cooperation agreements, and sale and purchase deeds. Their system therefore concentrates on service registration and verification rather than on the storage and retrieval of completed deeds.

Welda et al. (2020) addressed the archive itself by designing a system for the Notary/PPAT I Gusti Rai Daniel Ari Putra, S.H., M.Kn. office. It digitized the notary protocol and provided a catalog aligned with the physical storage of deeds. Applying the Best First Search method, they made data searching easier and more efficient, since a deed that once required a manual search could be located directly through the application. Their contribution is mainly in search efficiency, and it is less concerned with tracking the status of documents as they move through the office. Lutfi and Aliyah (2022) developed an archive management system aligned with ISO 15489 for the Yudha Kusuma Putra, S.H., M.Kn. office, using the Waterfall method. The system supported archive monitoring and management and offered an interactive interface that made data easier to read. Similarly, Suryatini et al. (2022) built a web-based management and supervision system for deed documents using the Waterfall method. It stored deed documents effectively, supported supervision and management, and its interface simplified data searching.

Comparing these studies reveals several patterns. First, most of them improve search and archive management, the core problems in manual notarial workflows. Second, the Waterfall method is common among the more recent works (Lutfi & Aliyah, 2022; Suryatini et al., 2022), which supports its suitability for projects with clearly defined requirements, such as an office with an established documentation procedure. Third, the studies differ in focus: Maulani and Buana (2018) emphasize service registration, Welda et al. (2020) emphasize digital cataloging and search, and the remaining works emphasize general documentation or archive management.

Several limitations also recur. Where the platform is stated, it is a web application (Aktori et al., 2020; Suryatini et al., 2022), and none of the studies summarized here reports a mobile-native implementation, which limits access for notaries and staff who need information outside the office. Several works address only one stage of the document lifecycle, such as registration, storage, or search, rather than the whole flow from file completeness checking, through processing and approval or rejection, to archiving. In addition, the reviewed studies do not describe role-based access that separates the needs of staff, notaries, and administrators.

These gaps define the position of the present research. The proposed system is an Android-based monitoring information system for the Notary/PPAT Rudi Tua Panjaitan, S.H., Sp.N, M.Kn. office. It covers file submission, processing status, rejected files, and the archive of completed deeds, and it provides search functions and separate accounts for employees, the notary, and the administrator. Like the most recent studies, it is built with the Waterfall method. By offering mobile access and monitoring across the full documentation process, it addresses the platform and scope limitations of earlier work, so that deed information can be found quickly, anywhere and at any time.

METHOD

A research method is a technique or tool employed by a researcher to seek answers to the problem under investigation. Over time, various research methods have emerged; one such method is Research and Development (R&D), which aims to develop and validate products. The Research and Development (R&D) model comprises six steps: research and information gathering, planning, development of the initial product form, preliminary field testing, main product revision, and main field testing (Sidik, 2019).

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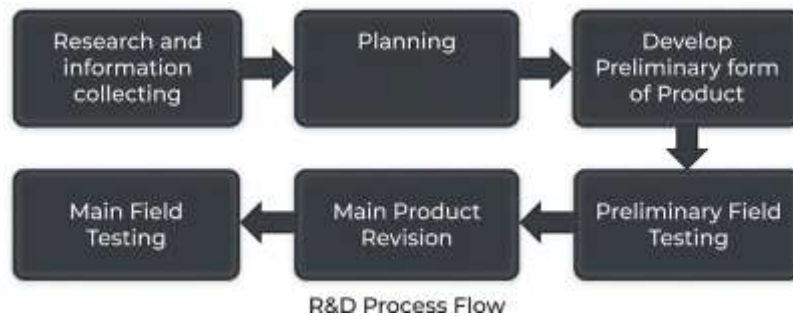


Figure 1 Model RnD enam Langkah (Sidik, 2019)

This study uses a Research and Development (R&D) framework to organize the research stages. Observation, semi-structured interviews, and literature review are used for requirements gathering; Waterfall is the software-development approach within the product-development stage. The available manuscript documents a prototype and its interface/model designs. It does not provide verifiable records of completed field testing, deployment, or measured performance; therefore, these outcomes are not claimed in this article.

1. (Research and information collecting)

In this stage, the researcher seeks necessary information regarding the analysis and the prepared framework. The researcher must already understand the existing problems and the requirements of the service to be developed. The process begins by addressing an issue at a Notary Office regarding the manual handling of notary document files; this inefficiency in locating deed data necessitates a system that facilitates data retrieval and allows employees to access information from any location.

a. Observation

Observation involves examining the research subject and validating data previously obtained from it; the observation took place at a notary office located at Jalan A.R. Hakim No. 153-B.

b. Interviews

Interviews were conducted with the secretary and several employees at the notary office to gather valid information regarding the issues at hand.

c. Literature study

Data collection aimed at supporting the scientific writing and providing written guidance for the research, drawing from scholarly papers, books, and e-books relevant to the study.

2. (Planning)

This step involves formulating a research plan that covers essential aspects of the study's execution, such as objectives, benefits, and the target user base for the system. Consequently, this research aims to create a notary deed documentation information system that enables employees to monitor deed documentation stored on a monthly basis.

3. (Develop preliminary form of product)

The initial product is designed using Java for the Android application and MySQL for data storage, as stated in the project materials. UML models guide the workflow and interface design. The Waterfall activities are requirements analysis, system design, implementation, testing, and maintenance; however, evidence in the current manuscript supports design/prototype development only, so completed testing and deployment are not asserted.

Preliminary testing is a planned validation stage. The manuscript supplied for revision does not include test dates, tester identities, test cases, execution results, or defect records. These details must be added from the actual test log before the study can claim that preliminary field testing was completed.

5. (Main product revision)

Product revision should be documented against actual findings from preliminary testing. Because no test log or revision history is included in the supplied manuscript, specific defects and corrective actions cannot be reported here without additional evidence.

6. (Main field testing)

Main field testing is treated as a planned evaluation stage, not as a completed activity in this manuscript. To report it as completed, the authors should provide the number and roles of participants, test scenarios, results, user-acceptance scores, and the revisions made after testing.

Operationalization of the research method. The R&D framework organizes the overall study, while qualitative techniques are used only to identify and analyze requirements, and Waterfall describes the software-development sequence. The available source identifies the secretary and several employees as interviewees and identifies the notary office at Jalan A.R. Hakim No. 153-B as the observation site. It does not state the exact number of interviewees, interview dates, interview duration, or a formal coding procedure; these details should be supplied from field notes before resubmission. Requirements should be derived by grouping observations and interview notes into workflow, user-role, document-status, retrieval, and security requirements, then checking them against the existing office process.

The documented development output covers requirements analysis, workflow/data modeling, and prototype interface design. The manuscript does not provide evidence that all Waterfall stages—particularly implementation deployment, verification, and maintenance—were completed in an operational environment. Accordingly, the present article treats the output as a design-level prototype and does not claim completed field validation.

RESULTS

The research output documented in this study is a design-level Android prototype for monitoring notarial deed documentation. The figures below present the proposed workflow, the existing process, the use-case model, activity diagrams, the class/data model, and interface designs. These artifacts demonstrate the intended system structure, not empirical evidence of operational performance. No numerical testing results are reported because the submitted source manuscript contains no completed test records.

SYSTEM DESIGN AND PROTOTYPE OUTPUT

The prototype is intended to address fragmented monitoring by representing the deed-document lifecycle in one workflow. Employees submit documents and revise files when requested; the notary verifies completeness and records approval or rejection; the administrator manages user accounts and system-level records. These roles are distinct in the proposed access model. Actual permissions must be enforced and verified in the implemented application.

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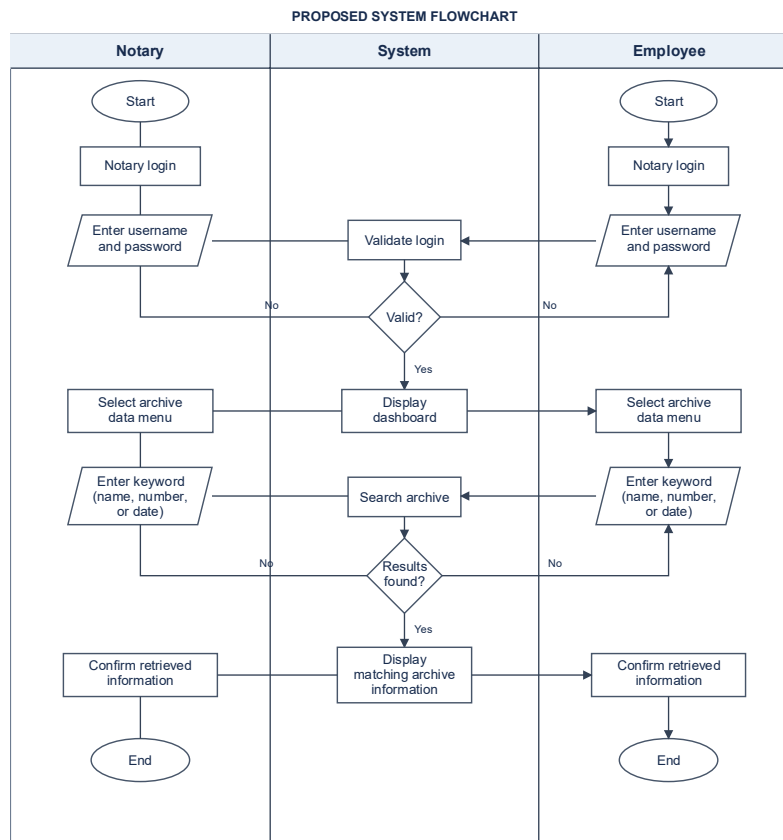


Figure 2. Proposed System for the Notary Office of Rudi Tua Panjaitan, SH, SpN, M.Kn.

To identify and understand the issues within the system, it is necessary to analyze the current operations and workflows. The following flowmap illustrates the workflow of the existing file retrieval process at the Notary Office of Rudi Tua Panjaitan, SH, Sp.N, M.Kn in Medan:

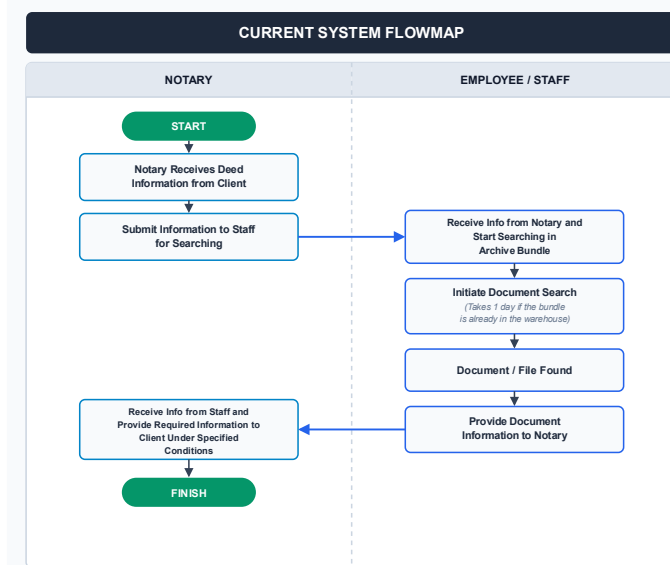


Figure 3. Existing System at the Notary Office of Rudi Tua Panjaitan, S.H., Sp.N., M.Kn.

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3.1. Workflow and System Modeling

a. Use Case Diagram

This phase encompasses aspects such as object-oriented design, database design—involving the specification of data types for the database—and interface design, which entails creating the system's visual layout. The techniques employed in developing the system include use case diagrams, activity diagrams, and class diagrams. Details regarding these modeling techniques are provided in the subsequent subsection.

The use-case model represents three distinct actors: employee, notary, and administrator. Employees submit deed-related files, check status, and revise rejected or incomplete submissions. The notary reviews submissions and records verification outcomes. The administrator manages user accounts and system configuration; this role should not automatically inherit notarial approval authority. The actual database role field and server-side authorization rules must mirror these distinctions.

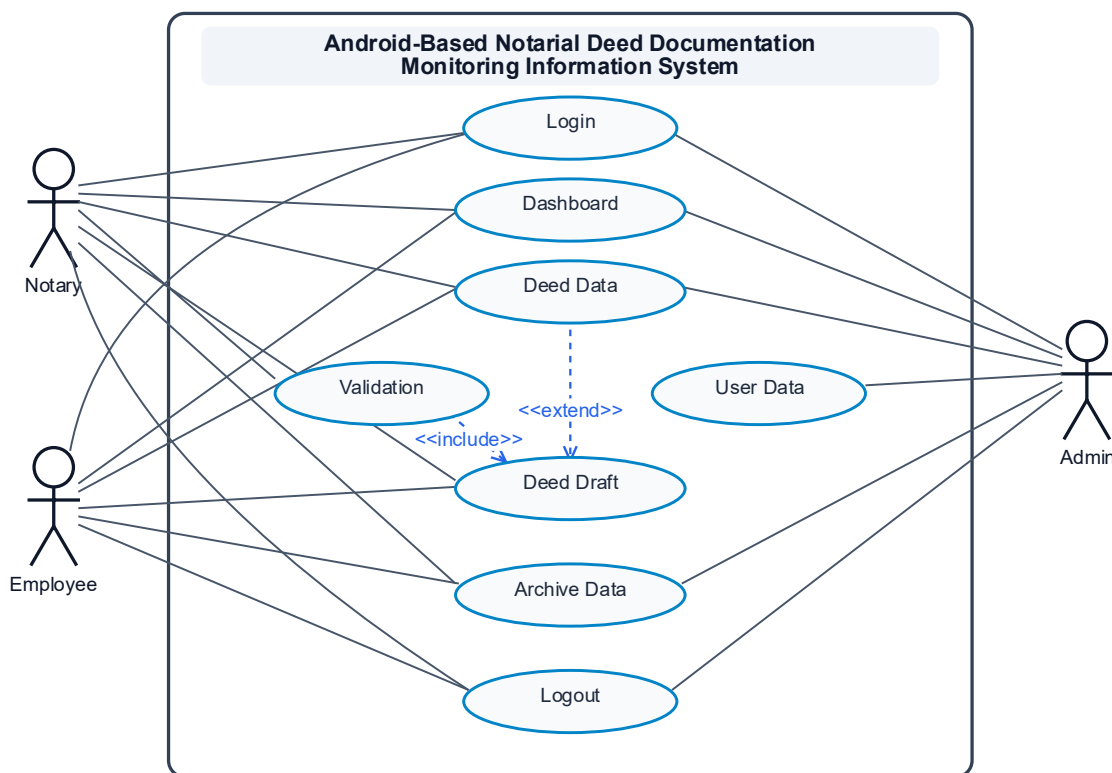


Figure 4 Use Case Diagram for the Notary Office of Rudi Tua Panjaitan, SH, Sp.N., M.Kn.

b. Activity Diagram

There are several activity diagrams for the system to be developed. Each process within the system represents an activity, allowing these processes to be visualized. The activity diagrams for the system to be developed are as follows:

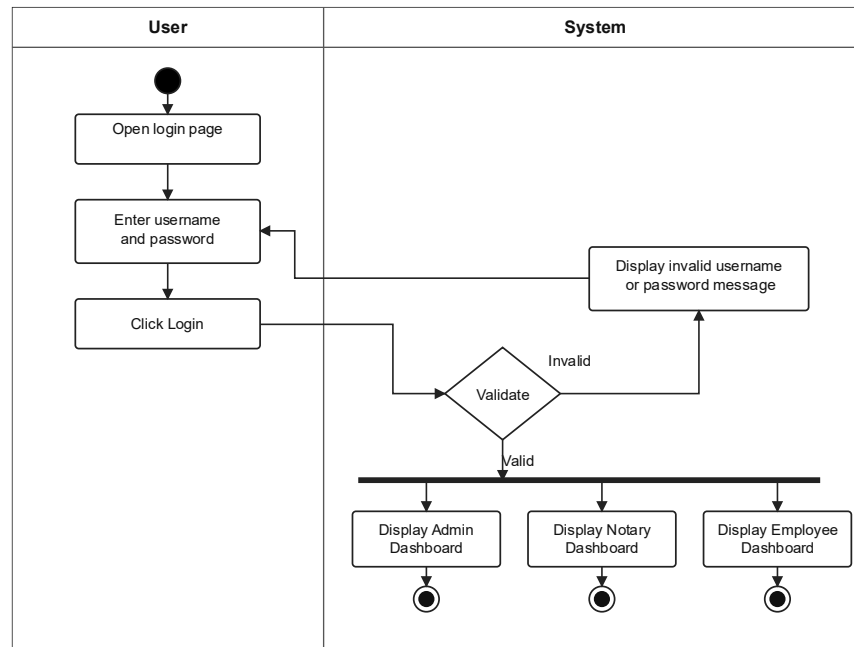


Figure 5. Login Activity Diagram

Figure 5 shows the login activity used to enter the prototype.

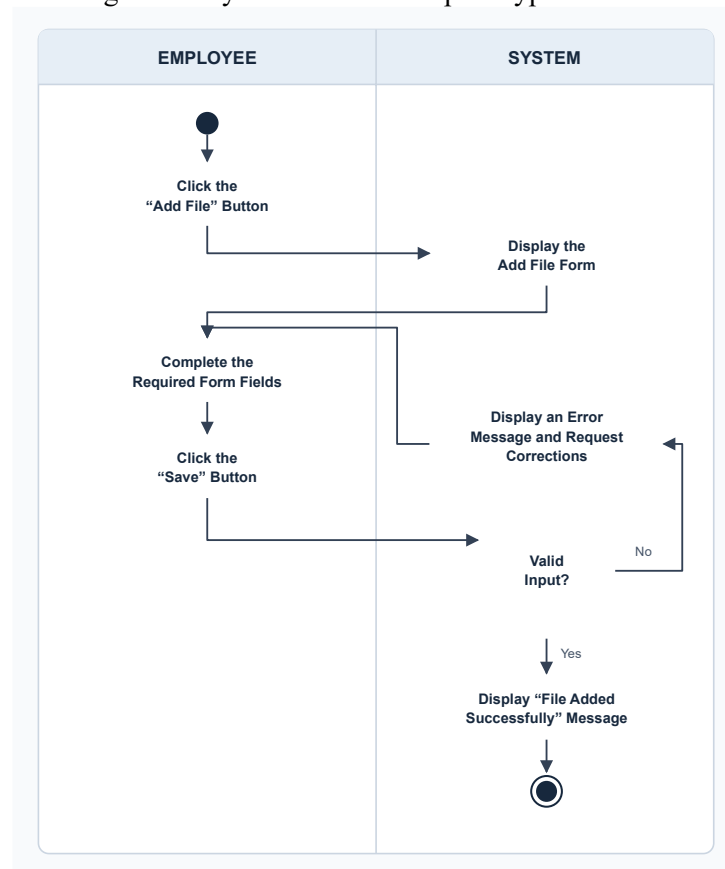


Figure 6. Activity Diagram Employee Add File

Figure 6 shows the employee add-file activity. The intended workflow includes submission and revision after rejection.

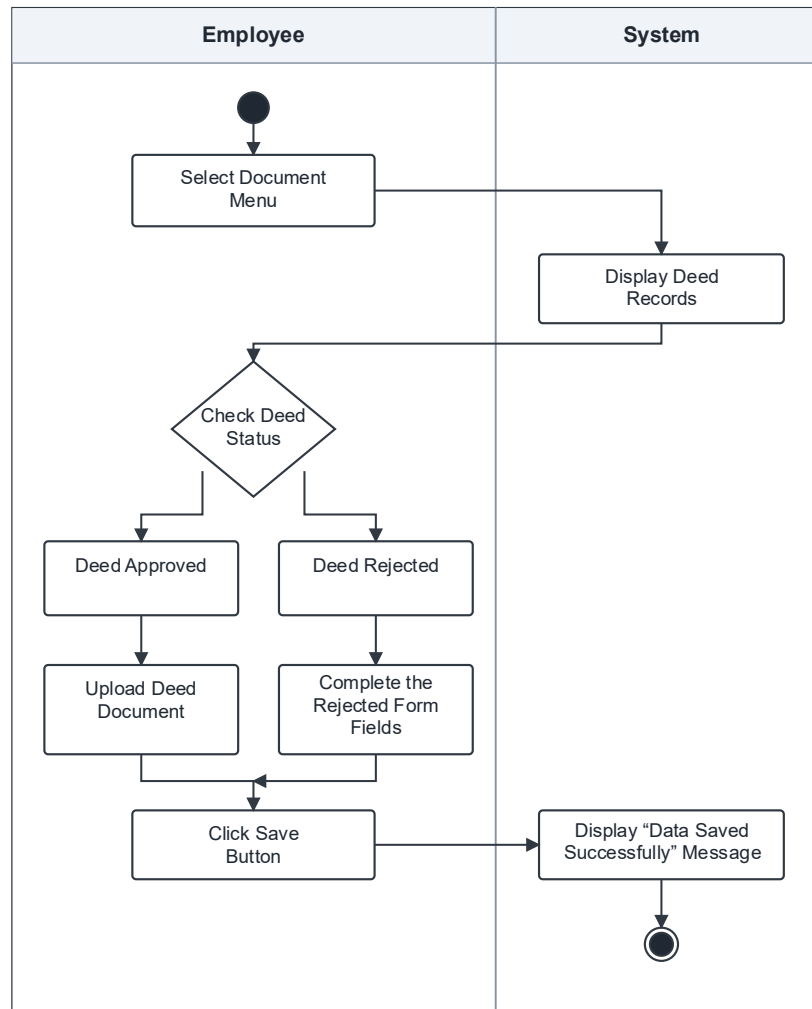
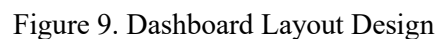
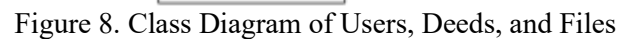


Figure 7. Employee File Upload Activity Diagram

3.2. Prototype Interface and Data Model

The class diagram represents the main entities—users, deeds, and files—and their relationships. For a secure implementation, the user entity should store a role identifier and document records should retain ownership, status, and timestamps for traceability.



PENGALAMAN KERJA

Nama Perusahaan	
Jenis Pekerjaan	
Tahun Kerja	

Tempat Kerja

+

Tempat Pendidikan

+

Tempat Pendidikan

+

Tempat Pendidikan

+

Endowment Pendidikan

Figure 10. File Submission Display Design

Comparative contribution and novelty. The contribution is not Android as a platform by itself. It is the proposed lifecycle-oriented workflow that links submission, notarial verification, rejection/revision, approval, numbering/recording, archiving, and retrieval in one monitoring flow, with role-specific views for employees, the notary, and the administrator. The distinction is a design-level contribution and requires empirical validation before it can be claimed as a demonstrated improvement.

Table 1 summarizes the comparison based only on the scope described in the literature review. “Not reported” means that the reviewed manuscript summary does not establish whether the feature exists; it should not be interpreted as proof that a prior system lacks the feature.

Study	Main scope described	Platform	Difference / limitation stated in this paper
Aktori et al. (2020)	Web-based deed documentation and search	Web	End-to-end lifecycle monitoring is not described in the reviewed summary
Maulani and Buana (2018)	Service registration and verification	Not specified in the reviewed summary	Focus is service registration rather than completed-deed archiving
Welda et al. (2020)	Digital archive catalog and search	Not specified in the reviewed summary	Emphasis on archive search rather than status transitions
Lutfi and Aliyah (2022); Suryatini et al. (2022)	Archive/document management	Web-based	Full submission-to-approval-to-retrieval workflow is not established in the reviewed summary
This study	Submission, verification, rejection/revision, approval, recording, archive, and retrieval are represented in one proposed flow	Android prototype	Role-specific workflow monitoring; empirical superiority has not yet been established

DISCUSSION

The prototype interface views illustrate the notary dashboard and document-submission page. These screenshots are interface evidence only and should not be interpreted as proof of production deployment or successful field testing.



Figure 11. Notary Dashboard View

Figure 12 presents the file-submission view used to illustrate the intended document-monitoring workflow.



Figure 12. File Submission View

DISCUSSION

SECURITY AND EVALUATION

The system is currently presented as a design-level prototype. Its workflow-oriented contribution is the proposed integration of file submission, verification, revision or rejection, approval, and archiving with distinct employee, notary, and administrator roles. This is a design contribution, not evidence that the system has improved efficiency in practice.

SECURITY REQUIREMENTS

Security controls must be implemented and verified before the system is used for sensitive notarial records. At minimum, the implementation should enforce server-side role-based access control for employee, notary, and administrator roles; secure password handling and session management; HTTPS/TLS in transit; access-controlled file storage; file-type and size validation; and logging of document views, uploads, status

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changes, downloads, and administrative actions. Backup and recovery should be tested in a controlled environment. These are security requirements, not confirmed features of the current prototype. The manuscript contains no execution logs or test evidence proving that these controls have been implemented or passed.

Evaluation limitation. The supplied source does not contain a black-box test matrix, tester count, UAT/usability questionnaire, or before-and-after retrieval-time observations. These values must not be invented. Before resubmission, the authors should add actual test evidence, including test ID, role, scenario, expected result, observed result, pass/fail status, and notes; report the number of UAT participants and scoring method; and compare manual and prototype retrieval times using equivalent tasks. If these activities have not been conducted, the paper must state that evaluation remains future work and must not claim proven efficiency or completed field testing.

Evaluation protocol required for empirical validation. The following test matrix defines observable scenarios for a future or documented test session. It is not a report of completed tests. The “actual result” and “status” fields must be completed from execution records before the manuscript can claim that the system passed testing.

Test area	Scenario	Expected result	Actual result	Status
Authentication	Submit valid credentials	User is authenticated and routed to the appropriate role view	To be recorded from actual test	Pending
Authentication	Submit an incorrect password	Access is denied and no protected page is displayed	To be recorded from actual test	Pending
Authorization	Employee attempts to access notary/admin-only action	Request is denied by server-side authorization	To be recorded from actual test	Pending
Document submission	Employee uploads an allowed file with required metadata	Record and file are stored and linked to the submitting user	To be recorded from actual test	Pending
Document validation	Notary approves a complete submission	Status changes to approved and the change is traceable	To be recorded from actual test	Pending
Document revision	Notary rejects a submission with a reason	Status and reason are shown to employee for correction	To be recorded from actual test	Pending
Retrieval	Authorized user searches by a known deed identifier	Correct record is returned to an authorized user	To be recorded from actual test	Pending
Unauthorized file access	User requests a file belonging to an unauthorized role or record	File content is not disclosed	To be recorded from actual test	Pending
Audit trail	User changes a	Actor, action,	To be recorded	Pending

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	document status	timestamp, and target record are logged if implemented	from actual test	
Backup/recovery	Restore a backup in a controlled test environment	Records and files are recovered and checked for completeness	To be recorded from actual test	Pending

Efficiency and usability measurement plan. To test the efficiency claim, the same retrieval tasks should be timed under the existing manual process and the prototype workflow, using comparable document types and recording task completion, elapsed time, and retrieval errors. Report the number of participants and tasks, median or mean time, dispersion, successful retrieval rate, and error rate. Usability/user acceptance should use a stated questionnaire, response scale, participant count, and scoring method. No before–after observations or questionnaire results are included in the supplied source, so quantitative values are intentionally not reported here.

CONCLUSION

This study presents a design-level Android prototype concept for monitoring notarial deed documentation. Its proposed workflow connects file submission, notarial verification, rejection and revision, approval, recording, archiving, and retrieval, with separate responsibilities for employees, the notary, and the administrator. The available evidence establishes the proposed workflow and interface design, but does not establish operational deployment, successful black-box testing, user acceptance, measured retrieval-time improvement, or verified security performance. Therefore, efficiency and security benefits should be treated as objectives rather than proven outcomes. Future work must complete functional and authorization tests, usability/user-acceptance evaluation, before-and-after retrieval measurements, and controlled backup/recovery checks, then report the resulting data.

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