
Juridical Review of Default in The Sale and Purchase Agreement Letter Land

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ABSTRACT

This research was conducted on the court decision Number: 12 / Pdt.G / 2023 / PN Clp) regarding the dispute over the sale and purchase agreement of land rights with the aim of analyzing the validity of the sale and purchase agreement and analyzing the default committed by the seller (Defendant). This research uses a normative juridical approach method with prescriptive research specifications. The types and sources of legal materials contained in this research come from secondary data which includes primary, secondary, and tertiary legal materials using the literature study data collection method. Based on the results of the research conducted, it is found that the sale and purchase agreement of land rights between the debtor and the creditor that was not carried out in front of a Land Deed Official (PPAT) in this case is valid based on the results of the review according to Customary Law, the Civil Code and Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles (UUPA) which includes Government Regulation Number 24 of 1997 concerning Land Registration. However, because the sale and purchase was not carried out before a PPAT, the sale and purchase agreement basically only applies to the parties, so that the transfer of rights can be requested to be proven in court. The Panel of Judges in considering and deciding that the debtor made a default was considered appropriate and appropriate, because the wrong elements were found which included negligence of the debtor's actions and the debtor's actions included a form of non-achievement at all because the Seller did not carry out his obligation to take care of the process of baliknama at the Notary / PPAT office as well as to make a deed of sale and purchase.

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I. INTRODUCTION

The Introduction section is written clearly and contains adequate background problems, the problems studied, the purpose of writing, as well as the state of the art from previous research and publications, as proof that the submitted articles have originality and have new contributions to important scientific contributions to be published. The Introduction also contains an explanation of the gap analysis and or the urgency of the study compared to previous studies. For this reason, there is a need for a statement of novelty from the scientific studies carried out. The novelty statement is reinforced by a literature review from previous studies. State of art sources

are recommended from primary sources, namely reference sources for relevant journals and recent publications, both international journals and national journals.

II. RESEARCH PROBLEMS

Write a clear problem statement, what is the focus of your article? At least 2 problem formulations.

III. RESEARCH METHODS

Articles sourced from research results; research methods are written as a separate chapter after the Introduction chapter. The research method includes types of research, approach methods, sources of legal materials and data sources, techniques of collecting legal materials, techniques of data collection, as well as methods of analyzing legal materials and data analysis. For articles on conceptual ideas, it is sufficient to only discuss the study approach method which is placed at the end of the Introduction chapter.

IV. RESULT AND DISCUSSION

1. First Research Problem Discussion

The writing of the Results and Discussion section contains the results of research findings which is followed by a scientific discussion. The description of the discussion in the Results and Discussion chapter is descriptive, analytical, and critical. The description of the discussion must be adjusted to the sequence of legal issues that are the main elements of the study. Theories included in the theoretical framework should be cited in this chapter. The state of the art listed in the Introduction Section is also reviewed and elaborated in the Results and Discussion Section. The analysis in the Results and Discussion section can be supported by a table that is presented horizontally.

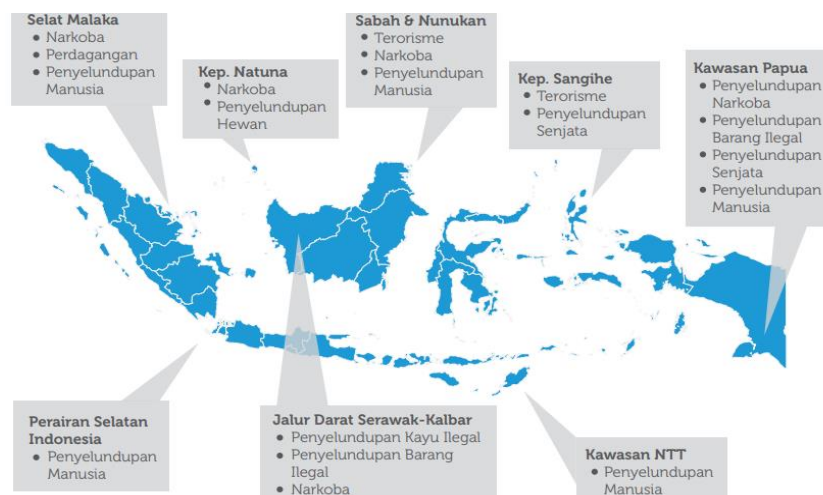
Table presentation is completed with "Table Title" and "Table Source." Each Table is followed by the author's review and comments as part of the analysis of the Tables presented. In addition to the table, the provisions of the Act or other regulations presented are accompanied by studies and opinions of the authors in strengthening and sharpening the analysis of articles submitted for publication.

Table 1. Number of Crimes in District X in 2018-2019

No	Types of Crime	2018	2019
1	Narcotics	12	18
2	Corruption	6	2
3	Human Trafficking	35	39
Total		43	59

Source: Reskrim Polres X

Figure 1. Border Areas and Types of Crime



Source: Kementerian PPN/Bappenas

2. Second Research Problem Discussion

The citations are written using footnotes using the Turabian sixth Edition writing style. Avoid literature sourced from unofficial websites. Consider the following example:

Writing quotes from book sources:

- 1) The author is only one person¹
- 2) Two Writers²
- 3) More than three authors³

Writing citations from journal⁴ sources; Writing quotes from internet sources. If there are several quotes from the same source, only the first quote is written in full.⁵ Then it is written using *Ibid.*, *Op.Cit.*, or *Loc.cit.* Quotations sourced from laws or public documents do not need to be written in footnotes.

V. CONCLUSION

The conclusion section basically contains the essence of the study and at the same time, it is also an answer to the problems studied in the article. In connection with this, the writing of conclusions must be adjusted to the order of the problems studied and relevant to the research objectives. In the Conclusion section, there should be no new discussion or comments from the author. In the conclusion, the author's recommendations, if any, can be included.

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- Diana Kusumasari, Penyalahgunaan Narkotika dan Prekursor Narkotika, dikutip dari laman: <https://www.hukumonline.com/klinik/detail/ulasan/lt4dc0cc5c25228/penyalahgunaan-narkotika-dan-prekursor-narkotika/> ; diakses pada 20 Januari 2020

¹ Agus Raharjo, *Cybercrime: Pemahaman dan upaya pencegahan kejahatan berteknologi*, (Bandung: Citra Aditya Bakti, 2002), 10.

² Adi Sulistiyono, Muhammad Rustamaji, *Hukum Ekonomi Sebagai Panglima*, (Sidoarjo: Masmedia Buana Pustaka, 2009), 19.

³ Kimberle Crenshaw and others, eds., *Critical Race Theory: The Key Writings that Formed the Movement* (New York: New Press, 1995), 50.

⁴ Yusuf Saefudin, Agus Raharjo, Budiyono, "Urgency of Integrated Assessment on Drugs Crime (a Study in Purbalingga Regency)", *Jurnal Dinamika Hukum 17, No. 1 (2017): 40-52*

⁵ Diana Kusumasari, Penyalahgunaan Narkotika dan Prekursor Narkotika, dikutip dari laman: <https://www.hukumonline.com/klinik/detail/ulasan/lt4dc0cc5c25228/penyalahgunaan-narkotika-dan-prekursor-narkotika/> ; diakses pada 20 Januari 2020