

ABSTRACT

Land rights can be acquired in a variety of ways, including by purchasing and selling, exchanging, granting, or inheriting them. Government regulations will govern the buying and selling, exchanging, granting, and giving of property rights, as well as their supervision. The Land Deed Making Officer (PPAT) performs several main procedures during the buying and selling process, including checking certificates and land boundaries by plotting to retrieve coordinate points. In cases where the buyer does not clearly understand the actual boundaries of the land, the Land Deed Making Officer (PPAT) generally asks the relevant buyer if he or she already knows the location of the land and / or buildings, as well as the boundaries of the land and / or buildings that are the subject of the sale and purchase deed.

This research is a documentary research to obtain secondary data in the field of law, to complete the data direct interviews with Notaries / PPAT Langkat Regency, office employees Langkat Regency, and 3 (three) land buyers with land status whose boundaries are not yet clear to support data and research results. The data was analyzed qualitatively before being logically and systematically interpreted using inductive and deductive methods.

The study's findings show that there are two methods for registering land for the first time: systematic registration and sporadic registration. The sale and purchase of land in accordance with statutory regulations is another source of engagement; it is stated that the source of engagement is an agreement that is born from an agreement and complies with legal requirements based on Article 1320 of the Civil Code. It means that the seller and the buyer have agreed to bind themselves, to have the ability to make an engagement, to have a certain thing, to have a legal cause. Legal protection for buyers and sellers of land is more prone to repressive legal protection, which is the last line of defense in the form of fines, imprisonment, and additional penalties if a dispute arises.

Keywordsd : Legal protection is a term used to describe a type of legal protection. Procedure for registering land. Execution of land sales and purchases.