



## Juridical Analysis of Land Registration at the Land Office Based on Oral Buying and Selling (Study of Sigli District Court Decision Number 27/Pdt.G/2014/Pn. Sgi)

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### ARTICLE INFO

*Keywords:* Land Registration, Oral Sale and Purchase, Land Certificate

*Received :* 3, July

*Revised :* 24, July

*Accepted:* 25, August

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### ABSTRACT

Through a literature review, secondary data from primary, secondary, and tertiary legal materials is used in this normative legal research with descriptive analysis. The study examines land registration regulations in Indonesian positive law, oral sale and purchase-based registration, and legal considerations in Sigli District Court Decision Number 27/Pdt.G/2014/PN.Sgi. Land registration is regulated under the Basic Agrarian Law, Government Regulation No. 24/1997, and PP No. 18/2021, emphasizing legal certainty, protection, and orderly administration. Oral sale and purchase cannot be directly registered as it fails to meet Article 37 of Government Regulation No. 24/1997 requiring an authentic deed by a PPAT. However, the court may recognize its validity if supported by evidence such as witness statements, payment receipts, and physical control of land, fulfilling Article 1320 of the Civil Code.

## INTRODUCTION

Because it serves as both a place to dwell and a means of meeting basic requirements, land is an agricultural resource that is vital to human existence. Due to the strong demand for land due to its limited supply, land ownership is typically transferred through purchases and sales with contracts that must adhere to legal criteria in order to be enforceable and give certainty. In addition, in some cases, the granting of power of attorney is also used to settle the interest of land transfer with provisions in accordance with Articles 1320 and 1792 of the Civil Code.

Land registration is governed by Law Number 5 of 1960 concerning Agrarian Principles in an endeavor to guarantee legal clarity and the defense of land rights. The land registration process must be evidenced by an authentic deed made by the Land Deed Making Officer (PPAT) in accordance with Article 37 of Government Regulation Number 24 of 1997. However, in practice, there are still many verbal transfers of land rights without an official deed, causing legal problems and disputes.

This oral land purchase and sale dispute case can be seen in the Sigli District Court Decision Number 27/Pdt.G/2014/PN. Sgi, where there is a forgery of deeds of sale and purchase and certificates of customary property that are fabricated. This case emphasizes how crucial land certificates are as evidence of legitimate possession and the primary means of guaranteeing legal certainty and property rights protection. Certificates are a vital value because they can minimize fraud such as document forgery and strengthen the legal position of landowners.

In the ruling, the judge stressed that although the sale and purchase were conducted verbally and did not meet the formal provisions as stipulated in Government Regulation No. 24 of 1997, if supported by valid evidence such as witness statements, payment receipts, and physical control of land objects, the agreement can still be considered valid according to Article 1320 of the Civil Code. This shows a substantive justice approach by placing material truth above formal legitimacy. As a result, it is crucial to look more closely at these legal factors when registering land that isn't supported by a legitimate deed.

### *Problem Formulation*

Given the background information mentioned above, the challenge in this study is stated as follows:

1. How is the regulation and validity of the oral sale and purchase of land according to Indonesia's positive law?
2. Can oral land buying and selling be the basis for land registration at the land office or to obtain a land certificate?
3. What is the legal consideration of the rights of land registration based on oral sales at the land office in the Sigli District Court decision Number 27/PDT. G/2014/PN. SGI?

### *Purpose of Writing*

The following are the study's goals, which are based on how the problem was stated:

1. To find out the regulation and validity of oral land buying and selling according to Indonesia's positive law.
2. To find out the registration of land at the land office or to get a land certificate can be based on the oral sale and purchase of land.
3. To find out the legal considerations of the rights of land registration based on oral buying and selling at the land office in the Sigli District Court decision Number 27/PDT. G/2014/PN. SGI.

## **THEORETICAL REVIEW**

### *Legal Certainty Theory*

It is used to answer the issue of land registrant rights. Since law loses its purpose as a set of rules for behavior without legal certainty, legal certainty is a crucial component of law. Legal certainty is defined normatively as a regulation that is formulated and implemented in a clear, rational manner to prevent ambiguity or contradictions in standards. For the law to serve as a guide for appropriate action, it must be clear and equitable.

The implementation of unambiguous, definite, consistent, and consequential legislation that is unaffected by arbitrary circumstances is known as normative legal certainty. Justice and certainty are aspects of the law that must be upheld for the nation's safety and order. Gustav Radbruch stressed that positive law must be followed and that fairness and legal certainty must be taken into account. According to Kelsen, the law is a set of standards that serve as a guide for social behavior, resulting in legal certainty through its application.

Legal certainty also means rules that do not cause doubt and form a system of norms that do not contradict. Uncertain and unjust laws are considered bad because legal certainty provides a guarantee of justice. According to Utrecht, legal certainty is defined as both the presence of broad guidelines that inform people of what behavior is permitted and what is not, as well as the provision of legal protection against the capriciousness of the state.

### *Legal Justice Theory*

According to John Rawls, inequality must be regulated to benefit the weakest class on two conditions: (1) to give them maximum benefits, and (2) to open positions to all people with equal opportunities. All primordial differences must be rejected. Rawls's principles of justice include: providing equal rights and opportunities for fundamental freedoms, as well as reorganizing socioeconomic disparities to provide mutual benefits for all parties. Aristotle viewed justice as feasibility, that is, the middle point between excess and deprivation. If the equality of size is violated, injustice arises. Jeremy Bentham emphasized utilitarianism, that is, laws should provide the greatest happiness for the vast majority of society. In this study, this theory is relevant to analyze the basis of the judge's consideration in Decision Number 227/Pdt.G/2020/PN Lbp which won the plaintiff even without an authentic deed, as a form of application of substantive justice.

### *Theory of Laws and Regulations*

According to Law No. 12 of 2011, the term "Legislation" can also be called legislation, *gesetzgebung*, or legislation. In literature, this term has two meanings: (1) legislation means legislation or lawmakers, (2) legislation means the entire state law, and (3) *gesetzgebung* means legislation.

### **METHODOLOGY**

This study employs a descriptive and analytical normative legal research methodology. Secondary data, which includes primary, secondary, and tertiary legal materials, is the type of data that is utilized.

Primary legal materials include related laws and regulations, such as Law Number 5 of 1960 concerning Basic Regulations on Agrarian Principles, Government Regulation Number 24 of 1997 concerning Land Registration, and other implementing regulations. Books, scientific articles, and other literature that are pertinent to the research issue are examples of secondary legal materials. Legal encyclopedias and dictionaries are examples of tertiary legal materials.

Library research is the method used to collect the data, which is by searching, reading, and analyzing relevant laws and regulations and literature.

Data analysis is carried out qualitatively by describing the data that has been obtained, then linked to relevant legal theories to answer research problems.

### **RESEARCH RESULTS AND DISCUSSION**

#### *Land Registration Arrangements at the Land Office in the Perspective of Indonesian Positive Law*

##### *Overview of Land Registration*

The word "cadastre," which meaning "Roman land tax unit" in Latin, is the Dutch word for land registration. Cadastre, which serves as a tool for continuously identifying and documenting land rights, is a record of the area, value, and ownership of land. This description is consistent with the goal of land registration under Indonesian positive law, which is to establish legal certainty and order in land administration. Based on Article 19 of the UUPA, the government is obliged to organize land registration throughout Indonesia. Measurement, rights registration, and certificate issue as evidence of rights are all included in this activity.

The land registration system in Indonesia is regulated in Government Regulation No. 24 of 1997 with the principles of simplicity, safety, affordability, up-to-date, and open. The registration of titles system, which registers rights, and the registration of deeds system, which is passive and does not verify the accuracy of the data, are the two forms of registration and their amendments. Land registration is carried out for the first time on customary land or state land, as well as maintenance of registration data to adjust to physical and juridical changes.

According to the UUPA, birth, transfer, deletion, and encumbrance of land rights must be registered in order to obtain legal force. Registration, data upkeep, certificate issuance, and land rights oversight fall within the purview of

the Land Office. Certificates are powerful proof that ensure legal clarity and rights protection, avoid conflicts, and give landowners a sense of confidence.

*Implementation Procedures in Land Registration at the Land Office*

From data gathering to data display, a sequence of land registration activities and maintenance are basically the government's obligation, while its implementation is carried out by the National Land Agency of the Republic of Indonesia (now the Ministry of Agrarian and Spatial Planning/National Land Agency of the Republic of Indonesia) as a government institution that has a task in the land sector where one of its duties is to register land rights and maintenance General Register of Land Registry.<sup>77</sup>

Government Regulation No. 24 of 1997 concerning Land Registration stipulates who is responsible for organizing and carrying out land registration activities. Article 5 of Government Regulation No. 24 of 1997 concerning Land Registration states that BPN organizes land registration, and Article 6 states:

- a. According to Article 5, the Head of the Land Office is in charge of carrying out land registration, with the exception of any tasks delegated to other Officials by this Government Regulation or the applicable law.
- b. In carrying out land registration, the Head of the Land Office may collaborate with PPAT and other officials designated to carry out specific tasks in compliance with this government regulation as well as the applicable laws and regulations.

*Land Registration Arrangements at the Land Office in the Perspective of Indonesian Positive Law*

In order to give everyone involved legal certainty, land registration is a crucial component. In addition to proving title rights, land registration is the initial stage in settling land disputes. It is envisaged that a more equitable and effective land management system may be established through open and accountable registration. Through a number of initiatives, the Indonesian government works to enhance the land registration system annually. However, the challenges faced are still considerable and require collaboration between governments, non-governmental organizations, and civil society to come up with comprehensive solutions.

The main regulation for land registration in Indonesia is Article 19 Paragraph (1) of Law No. 5 of 1960 concerning the Basic Agrarian Law. Based on Article 19 paragraph (1), the government issued an implementing regulation, namely Government Regulation Number 10 of 1961 concerning Land Registration to ensure legal certainty by the government. Over time, the Government Regulation is considered no longer useful for national progress in the field of land, so improvements are needed. The Government of the Republic of Indonesia then issued Government Regulation No. 24 of 1997 concerning Land Registration in improving the Government Regulation.

### ***Land Registration at the Land Office Based on Oral Buying and Selling***

#### ***The Concept of a Verbal Sale and Purchase Agreement***

The position of the item has not been passed to the buyer, thus buying and selling is seen as taking place with an agreement between the seller and the buyer because the sale and purchase agreement is an obligation. The term "obligation" refers to a new sale and purchase agreement that establishes reciprocal rights and obligations between the buyer and seller. Specifically, the buyer is required to pay the agreed-upon price in exchange for the seller's right to demand the surrender of ownership rights to the goods he has purchased, and the seller is required to transfer ownership of the goods he sells.

According to article 1457 of the Civil Code (Civil Code), in a buying and selling transaction, one party commits to giving up an object and the other party to paying the agreed-upon amount.

A sale and buy agreement is a contract in which one party commits to giving up an item and the other side agrees to pay the agreed-upon sum. Agreements are often made between the buyer and the seller for an object in order to be considered valid for the agreement, so the parties must meet the legal requirements of the agreement, whether it is legal terms of general or special nature.

The general legal conditions are specified in Article 1320 of the Civil Code, namely:

- a. The agreement of those who bind him;
- b. Ability or legal ability to make an engagement;
- c. A certain thing; and
- d. A halal cause.

### ***Land Registration at the Land Office Based on Oral Buying and Selling***

Land registration is the activity of registering land that is still customary-owned land into land that has inherent rights to the land. Government Regulation No. 24 of 1997 defines registration as a set of ongoing, consistent, and routine operations conducted by the government, such as the gathering, processing, bookkeeping, and display and upkeep of legal data in the form of maps. a list of land plots and apartments, together with a certificate of evidence of rights for those that already have them, as well as the property rights of apartments and other rights that impose restrictions on them.

The following goals are explained by the purpose of land registration as stated in Article 3 of Government Regulation No. 24 of 1997 Governing Land Registration:

- a. To give the owner of a piece of land, apartments, and other registered rights legal certainty and protection so they may readily establish their ownership of the rights in question.
- b. To give interested parties—including the government—information so they can quickly get the information required to pursue legal action pertaining to registered apartments and land plots.
- c. To ensure that land administration is carried out in an orderly manner.

### *Legal Force of Sale and Purchase Agreement Made Verbally*

The goal of land registration is to provide land rights holders with legal certainty so they may provide information to other parties, such as the government, who wishes to create legal relationships with registered land rights. Legal certainty in land registration can be described as successful if the following indicators are met:

a. Have a registered entitlement status

A portion of the goal of the land registration process is to guarantee the status of the land rights from the land it registers, namely the rights granted as property rights, building use rights, usage rights, or business use rights.

b. Have a subject right

The land registration product will provide information about who owns the land rights, namely whether it is an individual, legal entity or foreign citizen.

c. Owning rights objects

Information on the land's physical characteristics, such as its acreage, boundaries, and location, will be included in the land registration product.

Regarding the execution of the verbal land sale and purchase agreement's violation, in the case of default, it is necessary to know in advance whether the agreement made by the parties is valid or invalid because it is binding or non-binding on the parties which makes it dependent on the validity or invalidity of the agreement made by the parties. According to the Civil Code's Article 1338, paragraph (1), all legally established agreements are enforceable against their parties.

### *Legal considerations of the rights of land registration based on oral buying and selling at the land office in the Sigli District Court Decision Number 27/Pdt.G/2014/PN. Sgi*

*The position of the case Decision No. 27/Pdt.G/2014/PN. Sgi*

The researcher will describe the case position contained in the case of decision number 27/Pdt.G/2014/PN. Sgi that occurred at the Medan District Court. There are several descriptions related to cases in the verdict, including:

#### *Chronology of the Verdict*

The plaintiff, Zainur Aimi, through his attorney, filed a lawsuit on December 17, 2014 registered at the Sigli District Court Number 27/Pdt.G/2014/PN Sgl regarding the ownership of two plots of land in Gampong Lingkok Busu, Pidie Regency, which was purchased by her late husband, Drs. Faisal, from Marwan Arhas/Hasrah Hanum in 2009. Due to the Plaintiff's husband's illness and death in 2013, the second land was not included in the sale and purchase transaction, but the first land was.

In 2014, the Plaintiff sold the second land to Hj. Ramlah with the witness of Defendant III. During the measurement, it was known that the land had been measured in the name of Defendant I based on the 2010 sale and purchase deed. Because the plaintiff's and her husband's signatures did not match and the usual certificate was purportedly forged, the plaintiff believed the deed to be fraudulent.

The plaintiff requested the blocking of the certificate in the name of Defendant I and reported the crime to the Beureunuen Police, but no follow-up was taken. The civil lawsuit was filed alleging that Defendant I fabricated the deed, Defendant II was negligent as a PPAT, and Defendant III knew that the deed was invalid but still hid and asked for money. The Plaintiff is seeking material losses of IDR 90 million, immaterial losses of IDR 1 billion, cancellation of deeds and customary certificates, and the imposition of case costs on the Defendants.

*Legal Considerations of the Panel of Judges*

The plaintiff, Zainur Aimi, sued in case Number 27/Pdt.G/2014/PN. Sgi to obtain recognition of rights to two plots of land purchased by her late husband, Drs. Faisal, in 2009 in Gampong Lingkok-Busu, Pidie Regency. The first land with an area of 303 m<sup>2</sup> has a sale and purchase deed, while the second land with an area of 450 m<sup>2</sup> does not have time to make a deed. In 2014, the Plaintiff sold the second land to Hj. Ramlah for Rp10 million, witnessed by Defendant III who also asked for Rp800 thousand for the management of the deed. It was discovered during the measuring that the land had been registered in Defendant I's name using the 2010 sale and purchase transaction, which was purportedly fraudulent due to a mismatched signature and a customary certificate that raised questions about its legitimacy.

The Panel of Judges considered that Defendant I fabricated a deed to register the land illegally, Defendant II was negligent as a PPAT, and Defendant III issued a customary certificate without the Plaintiff's knowledge. The main problem is land ownership and the existence of illegal acts. Based on Article 163 HIR/283 RBg, the Plaintiff proved his evidence with the evidence of letters and witnesses, as well as a local examination on July 10, 2015.

According to the legal facts, (1) a photocopy of the 2009 sale and purchase deed, the 2014 sale and purchase receipt, and the testimony of two witnesses provide valid evidence; (2) local inspections are conducted to confirm the land's location and boundaries; (3) the elements of unlawful acts as defined by Article 1365 of the Civil Code are satisfied; and (4) The burden of proof is met with evidence and information showing that the Plaintiff and her husband are the legal owners of the land.

*Amar Verdict*

Based on legal considerations and legal facts presented in the trial, the panel of judges rendered a verdict:

- a) Granting the Plaintiff's lawsuit in part
- b) Declare 2 (two) plots of land that are the object of dispute

The Panel of Judges decided:

- a) Grant the Plaintiff's lawsuit in part.
- b) Declaring the Plaintiff's legal ownership of two plots of land in Gampong Lingkok-Busu, covering an area of ±303 m<sup>2</sup> and ±450 m<sup>2</sup>, along with their boundaries.

- c) Declaring the validity of the Deed of Sale and Purchase No. 594/40/V/2009 dated June 16, 2009.

Declaring the validity of the oral sale and purchase in 2009 between the late Drs. Faisal and Marwan Arhas/Hasrah Hanum on the second land.

Declaring that Defendants I, II, and III committed unlawful acts.

1. Declaring null and void the Deed of Sale and Purchase No. 594/112/XI/M/2010 dated January 31, 2010.
2. Declaring invalid the Certificate of Customary Property Rights No. XXX/XI//LK/2010 dated September 29, 2010.
3. Ordering the Co-Defendant to postpone the issuance of the certificate of ownership in the name of Defendant I until the judgment has permanent legal force.
4. Sentenced Defendants I, II, and III to pay case costs of Rp2,389,000.
5. Dismissing the plaintiff's case aside from the others.

*Analysis of legal considerations of rights from land registration based on oral buying and selling at the land office in the Sigli District Court Decision Number 27/Pdt.G/2014/PN. Sgi*

Establishing legal certainty with the goal of bringing order to people's lives is one of the legal tasks. One quality that is inextricably linked to the law, particularly codified legal norms, is legal certainty. Legal certainty is a way to make a standard clear enough to serve as a social guideline. In order to prevent misunderstandings, legal certainty serves as a source of clarity and firmness for the application of the law in society.

Land rights are the authority, responsibilities, and restrictions that come with owning land. Measurement, mapping, bookkeeping, rights registration, rights transfer, and the issue of a certificate of proof of rights are all governed by Article 19 of the UUPA, which governs land registration for legal certainty. Article 1 paragraph (1) of Government Regulation No. 24 of 1997 states that land registration is an activity of the government managing physical and legal information on apartment buildings and land parcels to demonstrate rights. The Indonesian land registration system employs a negative publication system with a positive tendency, meaning that although the certificate is a powerful piece of evidence, it is not final and can be revoked if it turns out to be untrue.

The certificate based on a forged deed was followed through on in accordance with the court's ruling, according to the head of the Medan City Land Office. Legal events (death) and legal acts (buying and selling, bartering, grants, etc.) can result in the transfer of land rights. The judge's ruling examines the legal values that permeate society while taking into account social, economic, political, and cultural factors.

Sigli District Court Decision No. 27/Pdt.G/2014/PN. Sgi handles land registration disputes due to oral buying and selling. The judge assessed that proof of ownership does not only depend on authentic deeds, but also witnesses and physical evidence according to the principle of free proof. Although oral buying and selling is not formally regulated in Government Regulation No. 24 of 1997, open practices witnessed by the public and accompanied by physical control can be the initial evidence of ownership.

The Medan District Court judge stated that oral buying and selling is legal according to Article 1320 of the Civil Code but does not become an administrative basis for land registration. In a trial, additional evidence such as receipts, witnesses, and land tenure may be considered. This distinguishes between the recognition of civil legal relations and administrative legitimacy; The recognition of the oral sale and purchase by the judge is not automatically the basis for registration at BPN.

## **CONCLUSIONS AND RECOMMENDATIONS**

### ***Conclusion***

The conclusions of this study are as follows:

1. Land registration in Indonesia is regulated through the UUPA, Government Regulation No. 24 of 1997, and Government Regulation No. 18 of 2021 to ensure legal certainty, legal protection, and administrative order. Certificates issued based on valid data are strong evidence, unless proven otherwise in court.
2. Oral buying and selling of land is legal according to the Civil Code but does not meet the formal provisions of Article 37 PP No. 24 of 1997 which requires a PPAT deed, so it cannot be registered immediately, risks disputes, and makes it difficult to issue certificates.
3. Sigli District Court Decision No. 27/Pdt.G/2014/PN. Sgi shows that judges can recognize oral sales if supported by valid evidence such as witnesses, receipts, and physical possession of the land, as well as cancel deeds and certificates of legal defects for the sake of substantive justice.

### ***Recommendation***

Based on the above conclusions, the suggestions in this study are as follows:

1. It is recommended to the government to continue to socialize the importance of official land registration and strengthen digital-based land services so that simple, safe, and up-to-date principles are truly realized, as well as reduce the practice of land ownership without certificates.
2. It is recommended that the public should be urged to avoid verbal land buying and selling transactions and be directed to always use authentic deeds through PPAT to ensure legal certainty and facilitate the process of registering land rights.
3. It is recommended that a reformulation of agrarian law policies be held that are more responsive to the practice of oral land buying and selling that still occurs in the community, while still paying attention to strong evidence and legal protection for the parties.

## **ADVANCED RESEARCH**

Further research that can be developed from the results of this study includes an in-depth analysis of the effectiveness of the digital-based land registration system in improving legal certainty, administrative efficiency, and accessibility for the community, along with an evaluation of data security risks. Furthermore, a socio-legal study that looks at the social, cultural, and economic elements that sustain the oral land buying and selling custom in different areas

is required, so that agrarian law reform can be designed to be more responsive and contextual. A comparative review of similar court decisions in different jurisdictions is also important to understand the pattern of judges' considerations in balancing procedural compliance with substantive justice. Furthermore, a policy simulation can be conducted to test the model of the integration of oral transactions into the national registration system by establishing certain evidentiary thresholds such as witness verification or proof of payment, as well as longitudinal studies are needed to assess the long-term impact of judicial recognition of oral transactions on land tenure stability and the potential for new disputes to arise.

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