



Civil legal protection for land sale and purchase agreements in Serang city, Banten

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ARTICLE INFO

Keywords:

Agreements;
Civil Law;
Land Disputes;
Legal Protection;
Land Sale and Purchase.

Article history:

Received May 20, 2026;
Revised May 30, 2026;
Accepted Jun 09, 2026;
Online Jul 30, 2026.

ABSTRACT

This study discusses civil legal protection for land sale and purchase agreements in Serang City, which still face various problems, such as ownership disputes, document forgery, default, and non-compliance with land administration procedures. The purpose of this study is to analyze the forms of civil legal protection in the implementation of land sale and purchase agreements and to identify factors that influence the effectiveness of legal protection for the parties. This study uses a normative legal research method with a statutory and conceptual approach. Data were obtained through a literature review of laws and regulations, books, journals, and legal documents related to land sale and purchase. The results of the study indicate that civil legal protection for land sale and purchase agreements in Serang City is basically regulated in the Civil Code, the Basic Agrarian Law, and other land regulations. Legal protection is provided through the validity of the agreement, certainty of land rights, mandatory land registration, and dispute resolution through litigation and non-litigation channels. However, its implementation still faces obstacles in the form of low public understanding of legal procedures, lack of accuracy in document examination, and weak supervision of land administration. Therefore, it is necessary to increase legal socialization, optimize land services, and strengthen the role of land deed officials to provide certainty and more effective legal protection for the community in land sale and purchase transactions.

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1. Introduction

Gustav Radbruch's theory of legal certainty makes a significant contribution to the protection of land rights, emphasizing that the law must create certainty, justice, and benefit for the community. In the land context, legal certainty is realized through clear regulations regarding ownership, registration, transfer, and protection of land rights, thereby providing legal guarantees for the assets they own. Radbruch's thinking also encourages the state to establish an orderly and transparent land administration system to prevent disputes, overlapping certificates, and abuse of authority. With this legal certainty, community land rights can be

fairly protected while supporting social stability and economic development. Land disputes have significant implications for social stability and regional development because they can trigger conflicts between residents, between communities and companies, or between communities and the government, leading to a decreased sense of security and trust in legal institutions. Land conflicts also often hinder investment, infrastructure development, and the utilization of regional resources due to legal uncertainty over land ownership. Furthermore, land disputes can widen social disparities, trigger protests, and disrupt local economic activity. In the long term, these conditions can slow regional economic growth, disrupt spatial planning, and reduce the effectiveness of development programs implemented by local governments. Land plays a crucial role in Indonesian society, as it not only serves as a place to live but also holds significant economic, social, cultural, and legal value. In modern society, the demand for land continues to increase in line with population growth, development, and economic activity (Nadirah et al., 2023). This situation makes land a frequently traded object for various purposes, including: Both personal and business interests. In Serang City, the rapid development of urban areas has also increased land buying and selling activity (Wiwid & Saputri, 2023). The growth of residential areas, commercial centers, and public infrastructure has made land an asset with high strategic and economic value. The increase in land buying and selling transactions in the community is not always accompanied by adequate legal understanding (Aprilio & Silviana, 2023). In practice, many people still conduct land buying and selling transactions solely based on trust without considering applicable legal procedures. However, buying and selling land is a legal act with legal consequences and must comply with the requirements stipulated by laws and regulations. Public ignorance of legal provisions often gives rise to various problems, such as land ownership disputes, certificate forgery, overlapping land rights, breach of contract, and even civil lawsuits in court. These issues demonstrate that legal protection for land buying and selling agreements remains a critical issue that requires serious attention (Nomor & Issn, 2023).

Legally, a land buying and selling agreement constitutes a legal relationship between a seller and a buyer that creates rights and obligations for both parties. In the Civil Code (KUHPerdata), an agreement is defined as an act in which one or more persons bind themselves to one or more other persons (Habeahan et al., 2021). The provisions regarding the validity of an agreement are contained in Article 1320 of the Civil Code, which includes the agreement of the parties, the capacity of the parties, the existence of a specific object, and a lawful cause. If any of these conditions are not met, the agreement can be canceled or even null and void. In the context of land sales and purchases, the validity of the agreement is very important because it is directly related to the legal certainty of land ownership rights (Tcefortin et al., 2020). In addition to being regulated in the Civil Code, land sales and purchases in Indonesia are also regulated by Law Number 5 of 1960 concerning Basic Agrarian Regulations (UUPA). The UUPA emphasizes that land rights must provide legal certainty for rights holders through the land registration process. This provision was later strengthened by Government Regulation Number 24 of 1997 concerning Land Registration, which stipulates that every transfer of land rights through a sale and purchase must be evidenced by a deed drawn up by a Land Deed Official (PPAT). This deed serves as the basis for the certificate transfer process, providing legal protection for the buyer. Land registration is expected to create legal certainty and protect community land rights (Pratiwi et al., 2025).

Although regulations regarding land sales and purchases have been clearly established, practice still demonstrates numerous legal issues. In Serang City, land disputes frequently arise from underhand transactions without the involvement of a Land Deed Official (PPAT) or without a land registration process. Such transactions are usually based solely on receipts or simple statements, which are legally weak in terms of evidentiary value. As a result, when disputes arise later, buyers often have difficulty proving their ownership rights (Ngurah et al., 2020). This situation indicates that low public legal awareness is a key factor in land disputes. In addition to low public legal awareness, land administration factors also influence the effectiveness of legal protection for land sale and purchase agreements. Unsynchronized land

data, duplicate certificates, and weak oversight of land administration processes are still found. In some cases, the same land can be sold to more than one party, leading to protracted legal conflicts (I. Hukum et al., 2025). These problems not only harm the community economically but also create legal uncertainty that can hamper regional development. Civil legal protection for land sale and purchase agreements essentially aims to provide legal certainty, justice, and benefit to the parties. This legal protection can be preventive or repressive. Preventive protection is implemented through regulating land sale and purchase procedures, requiring the preparation of authentic deeds, and land registration to prevent disputes. Meanwhile, repressive protection is provided through dispute resolution mechanisms, both through the courts and alternative dispute resolution mechanisms outside the courts. In practice, resolving land disputes often requires a long time and high costs, requiring an effective and accessible legal protection system (A. Hukum et al., 2024). Philipus M. Hadjon's theory of legal protection states that legal protection is the protection of human dignity and the recognition of human rights held by legal subjects based on legal provisions. Legal protection aims to ensure legal certainty and prevent arbitrary actions. In the context of land sales and purchases, legal protection is essential to ensure the fair protection of the rights of both sellers and buyers (Journal et al., 2022). The seller has the right to receive payment as agreed, while the buyer has the right to secure ownership of the land purchased. In addition to the theory of legal protection, this study also utilizes the theory of legal certainty proposed by Gustav Radbruch (Mataram, 2023). According to Radbruch, the law must provide certainty to society to create order and justice in social life. Legal certainty in land sales and purchases is achieved through clear regulations regarding transaction procedures, document legality, and protection of land rights. If legal certainty is not guaranteed, society will experience losses and distrust in the applicable legal system. The phenomenon of land disputes in various regions, including Serang City, demonstrates that the issue of legal protection in land sales and purchases remains relevant for research (Rizky et al., 2020). Land disputes occur not only between individuals but also involve communities and companies and the government. These conflicts are often triggered by weak document legality, unclear land status, and suboptimal land administration services. In some cases, people who legally purchase land lose their rights due to claims from other parties with more legally binding documents. This situation demonstrates the importance of improving legal protection in land sales and purchases (Sengketa et al., 2024).

Research on civil legal protection for land sales and purchases is also important because land is an asset with high economic value. Every land transaction involves significant financial interests and therefore requires legal guarantees. When legal protection is inadequate, the risk of loss to the public increases (Pengadilan et al., 2022). Furthermore, protracted land disputes can hamper investment and regional development by creating instability in land use (Jual et al., 2023). In practice, the role of the government and law enforcement officials is crucial in providing legal protection for land sales and purchases. The government, through the National Land Agency (BPN), is responsible for providing transparent, accurate, and accountable land administration services. Meanwhile, Land Deed Officials (PPAT) play a role in ensuring that land sales and purchases are conducted in accordance with applicable laws. If all procedures are implemented properly, the potential for land disputes can be minimized. However, various obstacles remain in implementing legal protection for land sales and purchases. These obstacles include a lack of legal outreach to the public, high administrative costs, slow bureaucratic processes, and the existence of land mafia practices that exploit weaknesses in the land administration system (A. Hukum et al., 2025). The existence of land mafia poses a serious threat because it can falsifying documents, manipulating data, and exploiting public ignorance. Therefore, stricter oversight and reform of the land administration system are needed to ensure optimal legal protection (Azzahra et al., n.d.).

Based on this description, this research is crucial to analyze the civil legal protection of land sale and purchase agreements in Serang City and the factors influencing the effectiveness of such legal protection. This research is expected to contribute academically to the development of civil

and agrarian law, while also providing input for the government, law enforcement officials, and the public in creating a better legal protection system for land sale and purchase transactions (Ainayah & Lasmadi, 2022). With effective legal protection, the public will gain certainty and a sense of security in land sale and purchase transactions. This legal certainty is not only crucial for protecting individual rights but also plays a role in supporting social stability and regional economic development. Therefore, strengthening the land legal system and increasing public legal awareness are crucial steps in realizing orderly land administration and reducing the potential for future land disputes (Efendi, 2026).

2. Method

The rationale for selecting the Civil Code, the Basic Agrarian Law (UUPA), and Government Regulation No. 24 of 1997 as the primary sources of research lies in the three regulations' position as the primary legal basis for regulating rights, ownership, transfer, and legal protection of land in Indonesia. The Civil Code provides the basis for agreements and legal relationships in sales and purchase transactions, while the UUPA serves as the national legal umbrella that regulates agrarian principles and land rights comprehensively. Meanwhile, Government Regulation No. 24 of 1997 plays a crucial role in regulating land registration mechanisms to ensure legal certainty and protection for rights holders. These three legal sources complement each other in analyzing the legal aspects of disputes and legal protection in land sales and purchase practices in Indonesia. This study uses a normative legal research method with a statutory approach and a conceptual approach. The statutory approach is carried out by examining various legal regulations related to civil legal protection for land sale and purchase agreements, such as the Civil Code, Law Number 5 of 1960 concerning Basic Agrarian Principles, and Government Regulation Number 24 of 1997 concerning Land Registration. Meanwhile, the conceptual approach is used to understand the concepts of legal protection, legal certainty, and agreements from a civil law perspective. This research is descriptive and analytical, namely systematically describing the implementation of legal protection for land sales and purchases in Serang City and analyzing various factors that influence the effectiveness of such legal protection. The data sources used in this study consist of primary legal materials, secondary legal materials, and tertiary legal materials. Primary legal materials include laws and regulations, court decisions, and official documents related to land law. Secondary legal materials are obtained from books, scientific journals, previous research results, and literature relevant to civil legal protection and land sale and purchase agreements. Tertiary legal materials include legal dictionaries, encyclopedias, and other supporting sources. Data collection techniques were conducted through literature review, which involved inventorying, reading, and reviewing various relevant legal sources. The data obtained were then analyzed qualitatively using legal interpretation methods to draw conclusions regarding the form of civil legal protection for land sale and purchase agreements in Serang City (Suganda & Tarumanagara, 2025).

3. Analysis and Results

Legal education makes a significant contribution to improving public compliance in land transactions by enhancing public understanding of rights, obligations, procedures, and legal risks in the buying and selling process and land ownership. Through legal education, the public becomes more aware of the importance of using official documents, land registration, the involvement of notaries or Land Deed Officials (PPAT), and compliance with the provisions stipulated in the Basic Agrarian Law (UUPA) and other land regulations. Legal education can also prevent fraud, disputes, and illegal transactions because the public has a better understanding of available legal protection mechanisms. This increased awareness and legal literacy fosters a more orderly, transparent, and accountable legal culture in all land transactions, thereby maintaining legal certainty and social stability. Mediation plays a crucial role in resolving land sale and purchase disputes because it prioritizes deliberation, mutual agreement, and good relations between the parties, eliminating the need for lengthy and

expensive litigation. Through mediation, the disputing parties can be assisted by a mediator in finding a fair solution regarding ownership rights, payment, document validity, and the implementation of the land sale and purchase agreement. In addition to providing legal certainty peacefully, mediation can also reduce the potential for social conflict, expedite case resolution, and encourage mutually beneficial solutions, thereby maintaining social stability and economic activity. Civil legal protection for land sale and purchase agreements in Serang City is a crucial element in creating legal certainty for those engaging in land transactions. In practice, land sales are viewed not only as purely economic relationships but also as legal relationships that give rise to rights and obligations for both parties. Therefore, every land sale and purchase transaction must be conducted in accordance with applicable legal provisions to provide maximum legal protection to both sellers and buyers. Legally, legal protection for land sale and purchase agreements is regulated by the Civil Code (KUHPerdata), specifically regarding the requirements for a valid agreement as stipulated in Article 1320 of the KUHPerdata. This provision emphasizes that an agreement is considered valid if it meets the elements of agreement, the capacity of the parties, a specific object, and a lawful cause. In the context of land sales and purchases, the agreement between the seller and buyer forms the basis for the legal relationship that binds both parties. If one party fails to fulfill its obligations as agreed, this can be categorized as a breach of contract, resulting in the other party having the right to claim compensation or the cancellation of the agreement. In addition to the Civil Code, legal protection for land sales and purchases is also regulated by Law Number 5 of 1960 concerning Basic Agrarian Regulations (UUPA). This provision emphasizes that all land rights must be registered to provide legal certainty to rights holders. Land registration is a crucial instrument in protecting community rights because land certificates issued by the state have strong evidentiary force. With a land certificate, land ownership becomes clearer, thus minimizing the potential for future disputes. Research shows that various legal issues still arise in the implementation of land sales and purchases in Serang City. One common problem is that land transactions are conducted underhand without the involvement of a Land Deed Official (PPAT). Such transactions typically use only receipts or simple statements that lack full legal force. As a result, when disputes arise, buyers often have difficulty proving their ownership rights. This situation indicates a low level of public legal awareness regarding the importance of legality in land sales and purchases (Consequences et al., 2023).

In addition to underhand transactions, other problems encountered include duplicate certificates and overlapping land ownership. This is usually caused by weak land administration and suboptimal oversight of the land document issuance process. In some cases, a single plot of land can be owned by more than one party, each with different documents. This situation gives rise to prolonged legal conflicts and is detrimental to the community, both economically and socially (Hd & Hd, 2025). Preventive legal protection for land sales and purchases is essentially implemented through the obligation to create an authentic deed by a Land Deed Official (PPAT) and the land registration process at the land office. The sale and purchase deed prepared by a PPAT has perfect evidentiary force because it is prepared by an authorized official in accordance with legal provisions. After the deed is prepared, the process continues with registration of the transfer of rights. Land ownership rights require a certificate to be obtained in the name of the new owner. This measure aims to provide legal certainty regarding land ownership and prevent future disputes (Terkait, 2021).

However, the implementation of preventive legal protection still faces various obstacles. Research shows that many people are reluctant to undergo the land certificate transfer process because they consider the administrative procedures too complicated and expensive. As a result, land that has been sold remains registered in the name of the previous owner, potentially giving rise to future legal issues. Furthermore, low public understanding of the importance of land registration also hinders legal certainty. Repressive legal protection, on the other hand, is provided through dispute resolution mechanisms when conflicts arise during land sales. Dispute resolution can be achieved through litigation in court or through alternative dispute resolution methods such as mediation and deliberation. In practice, resolving disputes through

the courts is often time-consuming and expensive. Therefore, mediation is a more effective alternative for resolving land conflicts because it prioritizes deliberation and agreement between the parties (Auliya et al., 2025).

The legal protection theory proposed by Philipus M. Hadjon asserts that legal protection aims to safeguard the rights of the public from detrimental actions. In the context of land sales and purchases, legal protection is realized through the existence of clear regulations regarding transaction procedures, document legality, and dispute resolution mechanisms. This legal protection guarantees the public that their land rights will be recognized and protected by the state. In addition to the legal protection theory, Gustav Radbruch's legal certainty theory is also relevant to this research. Legal certainty is a crucial element in every land transaction because it concerns ownership rights, which have high economic value. Legal certainty can only be achieved if the entire land sale and purchase process is conducted in accordance with applicable legal provisions. This way, the public will feel secure in conducting transactions and avoid potential disputes (Soraya, 2023).

The research results also indicate the crucial role of the government in providing legal protection for land sales and purchases. The government, through the National Land Agency (BPN), is responsible for improving the quality of land administration services, improving the land data system, and preventing land mafia practices. The existence of land mafia poses a serious threat because it can falsify documents and exploit weaknesses in the administrative system for personal gain. Therefore, strict supervision and firm law enforcement are essential to creating a fair and transparent land system. In addition to the government, Land Deed Officials (PPAT) also play a strategic role in providing legal protection to the public. PPATs must ensure that every land sale and purchase transaction is carried out according to procedure and based on valid documents. PPATs' thoroughness in verifying the validity of certificates, the identities of the parties, and the land status is crucial to preventing future disputes. By carrying out their duties professionally and responsibly, PPATs can play a role in creating legal certainty in the land sector (Pihak & Berdasarkan, 2020).

Based on the discussion, it is understood that civil legal protection for land sale and purchase agreements in Serang City essentially has a strong legal basis. However, its implementation still faces various obstacles, both from societal factors and land administration. Low public legal awareness, weak administrative oversight, and the persistence of underhand transactions are the main factors affecting the effectiveness of legal protection for land sales and purchases. Therefore, more optimal efforts are needed to improve legal protection for land sales and purchases. The government needs to increase legal outreach to the public regarding the importance of legality and land registration. Furthermore, the land administration system also needs to be improved to be more transparent, expeditious, and accurate. With collaboration between the government, law enforcement officials, Land Deed Officials (PPAT), and the community, it is hoped that legal certainty and more effective protection for the parties in land sale and purchase agreements will be created (Nadeak et al., 2024).

4. Conclusion

Land service reform has significant implications for the protection of community rights because it can increase transparency, accountability, and legal certainty in land management and administration. Through service system updates, such as digitizing land registration, accelerating certification, and simplifying administrative procedures, the public gains easier, faster, and more efficient access to services, thereby minimizing the risk of disputes, document forgery, and land mafia practices. This reform also strengthens the protection of community ownership rights by ensuring that land data is recorded accurately and has clear legal force. Furthermore, improving the quality of land services helps boost public trust in government institutions and supports the creation of social justice and sustainable economic development. A weak land administration system can have various negative implications for regional investment, primarily due to the lack of legal certainty regarding land ownership and use. This

situation can trigger overlapping certificates, land disputes, land mafia practices, and conflicts between communities, the government, and businesses. Consequently, investors are hesitant to invest due to concerns about legal risks and potential future losses. In addition to hampering infrastructure and industrial development, weak land administration can also slow regional economic growth, reduce regional competitiveness, and erode public trust in land institutions and local governments. There are still ample opportunities for further research on legal protection in land sales and purchases in Indonesia, particularly regarding the effectiveness of the electronic land registration system, the role of notaries and Land Deed Officials (PPAT) in preventing disputes, and optimizing dispute resolution through mediation and alternative dispute resolution. Research could also focus on legal protection for buyers in good faith, the impact of land administration digitization on public service transparency, and analysis of the implementation of government policies to eradicate land mafia. In addition, comparative studies between customary law, civil law, and national land regulations also provide an important opportunity to find a more effective and equitable model of legal protection for the community. Civil legal protection for land sale and purchase agreements in Serang City is essentially well-established through the Civil Code, the Basic Agrarian Law, and regulations regarding land registration. This legal protection is realized through the validity of the agreement, the creation of authentic deeds by Land Deed Officials (PPAT), and the registration of land transfers to provide legal certainty to the parties. In addition, dispute resolution mechanisms through both litigation and non-litigation channels also serve as a form of repressive legal protection against conflicts arising in land sale and purchase transactions. However, the implementation of legal protection for land sale and purchase still faces various obstacles, such as low public legal awareness, underhand sales practices, weak land administration, and the potential for document misuse and land ownership disputes. Therefore, it is necessary to increase legal outreach to the public, strengthen the land administration system, and optimize supervision by the government and relevant authorities to create legal certainty and more effective protection in the implementation of land sale and purchase agreements in Serang City.

Acknowledgments

The author would like to thank his family and all those who provided encouragement and prayers for the successful completion of this research. He hopes this research will benefit the development of legal science, particularly in the fields of civil law and land law, and serve as a reference for further research.

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