

ABSTRACT

Buy and sell land is a legal action which form the submission of land rights from the seller to the buyer while giving the price to the seller at that time. According to Government Regulation No. 24 of 1997 on Land Registration, Transition right can only be registered if it is evidenced by the deed made by the Land Deed Officer. But, the fact that the society is to buy and sell land under the hand with lot of reasons like the lack of knowledge, Community tradisions, and the others. Based on these conditions, the problems will be examined in this study are what is the resistance of registration of land rights to the lands that have not been certificated and how the legal consequences of buying and selling land is done under the hand at Genuk Urban Village Semarang District. The approach method used is empirical juridicial with the research specification of analytical descriptive. The source and type of data used are primary data by interview with the relevant parties and secondary data through library study. The primary and secondary data is analyzed qualitatively. Based on the results of this study that the buy and sell land under the hand remain valid but when the land must be registered, the land must be proved by a deed of sell and buy made by PPAT. The land is not yet certified use the first time land registration. At the time of the land registration progressing, the village C book is a strong evidence. When the society do not have the village C book, they can using Physical control of land parcels.

Keywords: Buy and sell land under the hand, Land registration, Land is not yet certified