

ABSTRACT

Name : Edwin

NPM : 00000008817

Internship report at Charles Hermawan S.H Notary and PPAT Office about The Process Buying and Selling a House and The Procedure of Making Sale and Purchase Deed

(XII+67 Page)

Home is an inevitable primary human need. Everyone will definitely need a house as a place to live. Home can we have, by the way of buying and selling transaction home. Buying and selling home is based on the agreement between the two parties who will conduct the transaction home. The agreement is about the price of the house and the house itself. After the conclusion of the parties' agreement is made in a sale and purchase agreement that is binding on the parties. The nature of the sale and purchase transactions of houses is Light and Cash. Light means transactions in the presence of PPAT and Cash means the transaction must be paid by the buyer to the seller. Buying and selling home is a process that can be evidence of a transfer of land rights from the seller to the buyer. Sell-house in Indonesia must be proven by the Deed of Sale and Purchase before PPAT. According to PP No.24 of 1997 determines that the sale and purchase of land rights must be proven by a deed made by PPAT. In addition, the PPAT deed may also be a valid evidence in court if a time of dispute occurs. One of the requirements to be able to make a deed of sale and purchase in PPAT is the payment of the purchase price of the house by the buyer to the seller. After the Deed of Sale has been made and signed by the seller and the buyer then at that time also the Property Ownership of the house has moved to the buyer. But in the sale and purchase of houses there is also the right to land. Land over land can not move directly even though the buyer has paid the full price of the house and signed the sale and purchase deed because, the transfer of rights to land can only move when it has completed the process behind the name certificate. therefore, when the buyer comes to the PPAT office to make the deed of sale and all also submitted to the PPAT staff to assist the management of the reverse of the name of certificate. The process behind the old name approximately two weeks after the completion of the process behind the name of the transfer of rights to land then move from seller to buyer.

References : 22 (1987-2017)

Keyword: Sale and Purchase Agreement, Deed of Sale and Purchase, Land Right