



ABSTRACT

In every transfer of land rights must be done in front of an Land Deed Official (LDO)/PPAT with one of the transfer's forms is proved by the existence of land sale and purchase deed which filled with clear and cash terms. As for the problems that often occurs in the certified land sale and purchase deed caused by the existence of deviation or error in the making of the sale and purchase deed or error in signing procedure of the sale and purchase deed. The purpose of this research is to determine the management of the transfer of land rights in land sale and purchase deed made in front of LDO and the form of responsibility of LDO in the making of land sale and purchase deed which is not in accordance with existing procedures. This research used Normative – Empirical Legal research type with legal system approach. The data used is secondary data obtained through literature study supported by limited interviews. The research results showed that the process of the transfer of land rights are divided into three steps namely before signing, during signing and after signing. In the process of the transfer of land right through sale and purchase deed LDO must pay attention to formal and material requirements and LDO must read the contents of sale and purchase deed in front of the related parties. As for the responsibility which can be done by the LDO on the deed they made is administrative responsibility, civil responsibility and criminal responsibility. Therefore it can be concluded that in obtaining the land rights one of the transfer's process is proved by the making of sale and purchase deed in front of LDO as valid evidence. The LDO in carrying out their duties and positions must always obey the legislation and LDO code of ethics so that in making the land sale and purchase deed it must be in accordance with the specified procedure.

Keywords: LDO Responsibility, Land Rights, Sale and Purchase Deed