

## INTISARI

**PERLINDUNGAN HUKUM BAGI PEMBELI UNIT APARTEMEN YANG  
BELUM MEMILIKI AKTA JUAL BELI  
(Studi Kasus Terhadap Tuan AW Selaku Pembeli Unit Apartemen Trivium  
Terrace)**

Soraya Sherlyn Evita<sup>1</sup> dan R.A.Antari Innaka<sup>2</sup>

Penelitian berjudul "Perlindungan Hukum bagi Pembeli Unit Apartemen Yang Belum Memiliki Akta Jual Beli (Studi Kasus Tuan AW selaku Pembeli Unit Apartemen Trivium Terrace)" bertujuan untuk mengidentifikasi dan menganalisis perlindungan hukum bagi pembeli unit apartemen yang belum memiliki Akta Jual Beli meskipun telah melakukan pembayaran secara lunas, dan untuk mengidentifikasi dan menganalisis upaya hukum yang dapat dilakukan oleh pembeli jika hak – haknya tidak terpenuhi.

Penelitian ini merupakan penelitian empiris yuridis, yang merupakan penelitian langsung kepada masyarakat untuk memperoleh data primer. Penelitian ini didukung dengan wawancara dengan satu orang sumber dan satu responden. Data yang diperoleh dianalisis dengan metode kualitatif.

Hasil penelitian menunjukkan bahwa permasalahan dapat terjadi karena kurangnya pemahaman konsumen mengenai prosedur jual beli apartemen, bahwa konsumen memiliki hak untuk membaca dan mempelajari Perjanjian Pengikatan Jual Beli (PPJB) sebelum menandatangani.

Untuk melindungi kepentingan para pihak, pembelian Perjanjian Pembelian dan penyerahan sertifikat. Saat ini tidak ada upaya hukum yang dilakukan oleh pembeli. Secara hukum, pembeli yang dirugikan dapat mengajukan musyawarah dan mediasi terlebih dahulu, dan jika tidak mencapai kesepakatan tersebut, pembeli dapat mengajukan gugatan ke Pengadilan Negeri.

Kata kunci : Perlindungan Hukum, Akta Jual Beli, Unit Apartemen

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<sup>1</sup> Mraen, Sendangadi, Sleman, Yogyakarta

<sup>2</sup> Magister Kenotariatan, Fakultas Hukum, Universitas Gadjah Mada

## ABSTRACT

### **LEGAL PROTECTION FOR APARTMENT UNITS BUYER THAT HAVE NOT HAD SALE AND PURCHASE AGREEMENT**

**(A Study Case on Mr. AW as a Trivium Terrace Apartment Unit Buyer)**

Soraya Sherlyn Evita<sup>3</sup> and R.A. Antari Innaka<sup>4</sup>

The research entitled "Legal Protection for Apartment Units Buyer That Have Not Had Sale and Purchase Agreement (A Study Case on Mr. AW as a Trivium Terrace Apartment Unit Buyer)" is aimed at identifying and examining the legal protection for buyers of apartment units that do not yet have a Sale and Purchase Agreement even if they have paid in full, and to identifying and analyze the legal efforts that can be taken by the buyer if the rights are not fulfilled.

This research is a juridical empirical research, that is focuses on field research, ie research conducted directly to the community to obtain primary data. This research was supported with interviews with one resource person and one respondent. The data obtained were analyzed using qualitative method.

The results of research indicated that problems might occur due to consumer's lack of understanding of the procedure of sale and purchase apartments that they have rights to read and study the Commitment of Sale and Purchase Agreement (PPJB). In order to protect the interests of the parties, efforts that can be made is by making a new commitment of sale and purchase agreement which contains the interests of the parties and contains a deadline related to the signing of the Sale and Purchase Agreement and certificate handover. There is currently no legal effort made by the buyer. Legally, an aggrieved buyer may file for a dispute settlement by electing to settle through deliberation and mediation first, and if not reaching the deal then the buyer may be bringing proceedings to the court through the District Court.

Key words: Legal Protection, Sale and Purchase Agreement, Apartment Units

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<sup>3</sup> Mraen, Sendangadi, Sleman, Yogyakarta

<sup>4</sup> Magister Kenotariatan, Fakultas Hukum, Universitas Gadjah Mada