

Perlindungan hukum terhadap pembeli satuan rumah susun secara Pre-Project Selling System pasca pengembang PT. Mitra Safir Sejahtera dalam keadaan pailit = Legal protection for buyers in the sale of condominium units by Pre-Project Selling System after the developer PT. Mitra Safir Sejahtera in bankrupt

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Abstrak

[ABSTRAK

PT. Mitra Safir Sejahtera dalam memasarkan rumah susun kemanggisian residence menggunakan pre project selling system. Pemasaran rumah susun dilakukan saat lokasi pembangunan masih berupa tanah kosong dengan menandatangani perjanjian pengikatan jual beli. Dalam penelitian ini, permasalahan muncul akibat dari pelaksanaan sistem tersebut dimana pengembang tidak menyelesaikan pembangunan rumah susun sebagaimana diperjanjikan dalam perjanjian pengikatan jual beli. Penelitian ini bertujuan untuk mengetahui perlindungan hukum bagi konsumen yang membeli rumah susun dari pengembang yang menggunakan sistem ini. Oleh karena itu, bentuk penelitian yang digunakan adalah yuridis normatif dengan tipe penelitian preskriptif, dan jenis data yang digunakan adalah data sekunder yang dianalisis secara kualitatif sehingga menghasilkan laporan yang bersifat preskriptif analitis. Hasil penelitian menunjukkan bahwa pengembang tidak memenuhi persyaratan administratif yang diwajibkan dalam pemasaran rumah susun, dan perjanjian pengikatan jual beli yang bertujuan untuk melindungi konsumen ternyata tidak dapat memberikan perlindungan hukum yang cukup bagi konsumen.

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ABSTRACT

PT. Mitra Sejahtera Safir has been marketed kemanggisian residence with pre project selling system. Marketing flats performed when the construction site is still a vacant with signing the Preliminary Sale of Property Agreement. In this research, problems arise as result of the system in which developers do not finish construction. This study aims to determine the legal protection for consumers who buy flats from developers who use this system. Therefore, the shape of the research is normative juridical prescriptive research type, and the type of data used are secondary data were analyzed qualitatively to produce analytical reports prescriptive. The results showed that the developer does not fulfill the administrative requirements in marketing flats, and Preliminary Sale of Property Agreement that aims to protect the consumer was not able to provide adequate legal protection for consumers.;PT. Mitra Sejahtera Safir has been marketed kemanggisian residence with pre project selling system. Marketing flats performed when the construction site is still a vacant with signing the Preliminary Sale of Property Agreement. In this research, problems

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