ABSTRACT

Land registration be mandatory for the Government as well as holders of land rights. Terms of the implementation of land registration in order to ensure legal certainty, beginning with the evidence used as the basis for the proposed registration of land rights. Grant Sultan of land would certainly be an obstacle when the rights to the land is registered, in the absence of evidence to be used as fittings for registering land rights.

The results of this discussion are that the validity of the certificate of land titles issued by the Land Office without consideration of physical control over land, land rights derived from the conversion of old rights evidenced by the evidences of the existence of such rights in the form written evidence, witness testimony or statement in question and the level of truth by the Land Office is considered sufficient to register the rights, holders of rights and the rights of others burdens. Physical control of land in question for 20 (twenty) years or more in a row by the registrant and the introduction of its predecessor, can be used as a condition of registration of land. Remedies pursued by the party that occupies the land grant and the physical control of the sovereign in which the issuance of certificate of title to the land of others who are not physically occupy and control. Land grant included the sultan if registered letter granting of land rights by Grant Sultan, if evidence of the letter granting the land area is not just a copy, then the physical control of the land grant sultan is preferred.

Key words: land registration, legal certainty, physical control