

Abstract

The development of digital technology has presented the Metaverse phenomenon as a three-dimensional virtual space that is immersive, interactive, and collaborative, which allows for various legal activities, including the sale and purchase and lease of digital assets. The presence of virtual property, such as digital land, buildings, avatars, and NFT-based tokens, raises legal issues related to ownership status and protection for the parties. In Indonesian positive law, the regulation of virtual property has not yet obtained comprehensive legitimacy, because the Civil Code and the Electronic Information and Transaction Law (ITE Law) only provide a normative basis that is transactional in nature. This study aims to analyze the legal protection of virtual property owners in the context of the risk of default in lease transactions on the metaverse platform, as well as to examine the available dispute resolution mechanisms.

The method used is normative juridical research with a statute approach and conceptual approach, through an examination of the Civil Code, ITE Law and its amendments, as well as regulations related to crypto assets. The results show that legal protection for virtual property owners is still partial, mostly supported by electronic contracts through the Terms of Use provided by the platform, and has not touched the full aspect of digital property rights. Dispute resolution due to default can basically be pursued through negotiation, mediation, arbitration, or litigation. However, non-litigation mechanisms such as negotiation and mediation are more appropriate because they are faster, more flexible, and more efficient.

Keywords: Metaverse; Virtual Property; Lease; Wanprestasi; Civil Law.

