Management of Regional Property Under Permendagri 19/2016 at West Sulawesi Civil Service & Fire Department

Edy Syam

Hasanuddin University, Makassar, Indonesia

syame23a@student.unhas.ac.id

Abstract. The administration of regional property (BMD) under the Pamong Praja Police Unit (Satpol PP) is crucial for maintaining accountability and efficiency in the management of regional assets. This study is to examine the management process of BMD Satpol PP in accordance with the Regulation of the Minister of Home Affairs Number 19 of 2016 about the Management of Regional Property. This study employs a qualitative methodology utilizing interview data gathering techniques, observations, and document analysis. Despite the administration of BMD Satpol PP adhering to relevant standards, various challenges persist, including insufficient human resources and inadequate budget for asset management. This report offers recommendations to enhance personnel capability, optimize information technology utilization, and augment budget allocation for more effective and efficient BMD management.

Keywords: *Asset Management, Public Sector Governance, Regional Property Administration (BMD)*

1 INTRODUCTION

Regional property is a significant asset possessed by local governments and requires effective management to maximize benefits for governmental administration and public services[1]. Effective management of regional property will guarantee responsibility and transparency in the utilization of regional assets, while also averting misuse or loss of these assets. The Pamong Praja Police Unit (Satpol PP), as a regional authority responsible for enforcing Regional Regulations (Perda) and maintaining public order, possesses regional assets comprising facilities and infrastructure utilized in the execution of its tasks and activities. Consequently, the administration of regional property controlled by Satpol PP must be executed appropriately in compliance with relevant statutes and regulations.

The government has promulgated Regulation of the Minister of Home Affairs (Permendagri) Number 19 of 2016 regarding the Management of Regional Property. This Permendagri serves as a directive for local governments to manage regional

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assets effectively, efficiently, transparently, and with accountability. This Permendagri governs multiple facets of regional property management, including planning, procurement, receiving, storage, administration, utilization, security, maintenance, assessment, disposal, transfer, guidance, oversight, and control. Regional Property Management is an important element in the administration of government, especially in providing services to the community [2]. The Regional Government must manage Regional Property so that it can be useful for the government and the community. Regional Property Management is a process in managing wealth that has existed before or obtained from the burden of the APBD or legal acquisition that can be used in government and community activities.

The Minister of Home Affairs Regulation Number 19 of 2016 stipulates that the Head of the Regional Apparatus Work Unit (SKPD), as the User of Goods, is empowered and accountable for the recording and inventorying of Regional Property under their jurisdiction. The documentation of regional assets in the SKPD is crucial, as these records serve as an audit subject for the Financial Audit Agency (BPK) in validating the presentation of SKPD financial statements to the Regional Government. The outcomes of Regional Property administration can subsequently be utilized for (a) the annual preparation of the local government's balance sheet, (b) the annual planning of procurement and maintenance requirements for Regional Property to inform budget plan preparation, and (c) the safeguarding of Regional Property administration. Through systematic administration, precise and correct figures will be generated, influencing the availability of sufficient data sources for needs assessment and budgeting, ultimately yielding Regional Property reports with reliable balance sheet figures [3].

Doli D Siregar characterizes asset management as the systematic process of managing wealth, encompassing the planning of needs, procurement, inventory management, legal auditing, evaluation, operation, maintenance, renewal or disposal, and transfer of assets in an effective and efficient manner [4]. Siregar categorizes the asset management cycle into five phases: a. Asset inventory b. Legal audit c. Asset value d. Asset optimization e. Asset supervision and control. Asset inventory comprises two components: physical inventory and juridical/legal inventory. Understanding the quantity, quality, and ownership status of the item is essential [5]. Legal Audit: This entails a comprehensive assessment of asset management, including an inventory of asset ownership status, evaluation of systems and procedures for asset control or transfer, and the identification and resolution of legal issues. Siregar underscored the significance of asset appraisal to ascertain the worth of wealth and information for pricing assets intended for sale. Asset Optimization encompasses physical, economic/financial, and legal dimensions. Asset optimization seeks to enhance the physical potential, location, value, quantity, legal standing, and economic viability of the asset. Asset Supervision and Control underscores the significance of Standard Operating Procedures (SOPs) in mitigating irregularities and preventing misuse.

Siregar's theory offers a thorough framework for BMD management inside Satpol PP, aligned with Permendagri 19/2016. By implementing these principles, it is anticipated that Satpol PP can enhance efficiency, transparency, and accountability in asset management. Satpol PP must perform a physical and legal inventory of its assets, including official vehicles, operating equipment, and structures. Evaluating

Satpol PP assets to determine their actual value and to inform maintenance or disposal decisions, guaranteeing optimal utilization of Satpol PP assets, such as the effective and efficient usage of operational vehicles.

Asset management as a decision-making and execution process concerning the acquisition, utilization, and disposal of assets [6]. The objective is to optimize service delivery and financial gains while mitigating risks and expenses. Assets encompass not merely physical resources, but also strategic resources that facilitate the attainment of organizational objectives. Within the framework of Satpol PP, this refers to the manner in which assets, such as operational vehicles or security apparatus, facilitate the enforcement of local legislation and the maintenance of public order. Rahayu categorizes the asset life cycle into four phases: a. Planning b. Acquisition c. Operation and upkeep d. Disposal. Asset Allocation Encompasses needs assessment, cost-benefit evaluation, and financial planning. For Satpol PP, this entails planning asset requirements based on workload analysis and strategic goals. Rahayu underscored the significance of the concepts of efficiency, effectiveness, transparency, and accountability in procurement. This aligns with the principles of BMD procurement as outlined in Permendagri 19/2016. Concentrate on enhancing asset efficacy and risk mitigation. This encompasses both preventive and corrective maintenance. For Satpol PP, this entails guaranteeing that vehicles and equipment are consistently operational. Rahayu emphasized the significance of cost-benefit analysis in decisions regarding disposal, encompassing sale, transfer, or disposal methods. This pertains to the procedure for the transfer and destruction of BMDs at Satpol PP. Effective Governance in Asset Management: Principles include openness, accountability, responsibility, independence, and equity must serve as the foundation of asset management.

The focus on assets as strategic resources, risk management, and sound governance is highly pertinent to the requirements of effective and accountable BMD management within Satpol PP. Satpol PP must assess asset requirements (e.g., vehicle quantity) according to workload analysis and geographical coverage. Adhere to transparent and responsible procurement protocols as stipulated in Permendagri 19/2016. Conduct a cost-benefit analysis prior to asset disposal, such as evaluating repair expenses against the cost of new acquisition [7]. Establish a comprehensive asset information system to enhance oversight and inform decision-making. Implement the principles of effective governance at each phase of BMD management.

Article 1 Point 28 of the Regulation of the Minister of Home Affairs Number 19 of 2016 defines Regional Property Management as an activity that includes needs assessment and budgeting, procurement, utilization, security and maintenance, evaluation, transfer, destruction, disposal, administration, guidance, supervision, and control. This legislation empowers local governments to regulate properties under their jurisdiction. This presentation will focus on the utilization and security of regional property management.

The term "use" refers to the acts performed by the Goods User to manage and supervise regional property in accordance with the duties and tasks of the Head of the relevant Regional Apparatus Work Unit (SKPD). This involves evaluating the usage status of regional property by the Governor, Regent, Mayor, and commodities consumers. Conversely, security involves control and regulatory measures in the physical, administrative, and legal management of regional assets. This aspect of security ensures the optimal use of regional assets and protects them against encroachment, expropriation, or claims by other entities [8].

Article 296 of the Minister of Home Affairs Regulation Number 19 of 2016 stipulates that the Goods Manager, Goods User, and/or Goods User's Proxy are responsible for the protection of regional assets within their authority. It includes physical, administrative, and legal security protocols. Therefore, evaluating usage conditions and protecting regional assets is essential in the administration of these resources. Local governments and stakeholders must thoroughly understand and implement legislation regarding the use and security of regional property. Failure to adhere to this policy, namely the Regulation of the Minister of Home Affairs Number 19 of 2016, may lead to various complications and hinder the improvement of public services.

The effective management of regional property is essential for supervising the public assets of a locality. Regional Property Assets (BMD) comprise various products and assets owned by local governments, including buildings, vehicles, equipment, land, and other resources that support public services and regional development. The Minister of Home Affairs' Regulation provides guidelines for local governments for the utilization, management, and supervision of BMD assets. Local governments may face challenges stemming from the improper implementation of regulations, leading to the misappropriation and inadequate safeguarding of local resources. Neglected and poorly managed assets are vulnerable to expropriation by external parties, and even fixed assets/BMDs may become unrecognizable (Zhanbayev et al., 2023).

This research aims to examine the implementation of Permendagri No. 19 of 2016 in the administration of regional assets within the West Sulawesi Provincial Civil Service and Fire Department. Identify the challenges and issues encountered in the execution of Permendagri No. 19 of 2016 regarding the management of regional assets within the West Sulawesi Provincial Civil Service and Fire Department. Devise strategies to enhance the administration of regional assets within the West Sulawesi Provincial Civil Service Police Unit and Fire Department, in compliance with Permendagri No. 19 of 2016.

2 LITERATURE REVIEW

2.1 Basic Concept of Regional Property Management

Regional Property Management (BMD) is a series of activities that include planning needs and budgeting, procurement, use, utilization, security and maintenance, assessment, transfer, destruction, elimination, administration, coaching, supervision, and control. This definition is contained in the Regulation of the Minister of Home Affairs (Permendagri) Number 19 of 2016 concerning Guidelines for the Management of Regional Property, especially in Article 1 Point 28. This regulation is the basis for local governments in managing assets within their jurisdiction, including within the Pamong Praja Police Unit (Satpol PP) [9].

Effective BMD management is essential for the optimization of public assets. BMD includes various types of assets such as land, buildings, vehicles, equipment, and other assets that support government functions and public services. In the context of Satpol PP, these assets can be in the form of operational vehicles, security equipment, office buildings, and other assets that support the task of enforcing Regional Regulations (Perda) and the implementation of public order and public peace.

2.2 Planning and Budgeting

Permendagri No. 19 of 2016 emphasizes the importance of needs planning and budgeting in BMD management. Article 18 paragraph (1) states that BMD needs planning is prepared by taking into account the needs of the implementation of SKPD duties and functions as well as the availability of existing BMDs. In the context of Satpol PP, this means that the planning of operational vehicles, security equipment, or even office buildings must be based on an in-depth analysis of Satpol PP's specific tasks, such as routine patrols, riot handling, or Perda enforcement operations [4].

Proper planning helps avoid wasting resources and ensures that every asset held truly supports operational effectiveness [10]. For example, in planning vehicle needs, Satpol PP must consider the number of personnel, patrol frequency, regional geographical conditions, and potential social vulnerabilities. Good planning also takes into account projected future needs, so that current asset investments remain relevant in the long term [11].

2.3 Usage and Utilization

Articles 48 and 53 of Permendagri No. 19 of 2016 regulate the use of BMD. Use is defined as activities carried out by Goods Users in managing and administering BMD in accordance with the duties and functions of the SKPD concerned. In the context of Satpol PP, this means that every vehicle, equipment, or building must be used in accordance with specific tasks such as patrols, Perda enforcement operations, or administrative functions (Permendagri No. 19, 2016) [12].

Utilization, on the other hand, refers to the use of BMD by other parties for a certain period of time by receiving a reward in the form of cash, goods, or services. In the context of Satpol PP, utilization must be done carefully because of the sensitive nature of their duties. For example, Satpol PP operational vehicles may not be suitable for rental or lending, except in emergency situations or cooperation between well-regulated institutions [13].

2.4 Security and Maintenance

Article 296 of Permendagri No. 19 of 2016 emphasizes the importance of BMD security, which includes physical, administrative, and legal security. In the context of Satpol PP, physical security can involve providing a safe garage for vehicles, a good locking system for equipment, and adequate guarding for office buildings. Administrative security includes accurate recording, periodic inventory, and management of documents such as BPKB and vehicle STNK. Legal safeguards include the management of clear permits and ownership for each asset (Permendagri No. 19, 2016) [14].

Maintenance, as stipulated in Article 321, is an activity or action carried out so that all BMDs are always in good condition and ready to be used effectively and successfully. For Satpol PP, periodic maintenance of operational vehicles, maintenance of security equipment, and maintenance of office buildings are very important. Good maintenance not only extends the life of the asset but also ensures operational readiness at all times, which is critical given the nature of Satpol PP tasks that often require a quick response [10].

2.5 Assessment and Transfer

BMD assessment, regulated in Article 326, is a process of activities to provide a value opinion on an assessment object at a certain time. In the context of Satpol PP, periodic assessments of vehicles, equipment, and buildings are important to find out the current value of assets, which are useful for insurance, replacement planning, or potential transfers [15].

The transfer, regulated in Article 329, is the transfer of ownership of BMD. In the context of Satpol PP, the transfer must be carried out carefully considering the sensitive nature of the assets owned. For example, the sale of used vehicles operated by Satpol PP must ensure that the vehicle has been removed from all identities and functions of Satpol PP to avoid misuse (Garleanu & Pedersen, 2018).

2.6 Administration and Supervision

Administration, regulated in Article 391, is a series of activities that include bookkeeping, inventory, and BMD reporting. In the context of Satpol PP, good governance allows for real-time monitoring of assets, including the status of operational vehicles, equipment conditions, and building usage. Technologies such as IoT and data analytics can help with this process, allowing for predictive maintenance and optimization of asset usage.

Supervision and control, regulated in Article 511, is a process of activities aimed at ensuring that BMD is used, utilized, secured, and maintained in accordance with the provisions. In the context of Satpol PP, this can involve periodic internal audits, reporting systems, and asset performance evaluations. Effective supervision can prevent misuse of assets, such as the use of official vehicles for personal purposes or negligence in equipment maintenance [16].

3 RESEARCH METHOD

This study uses a qualitative approach with a case study method. The qualitative approach was chosen to be able to dig up in-depth and comprehensive information about the management of regional property in the West Sulawesi Provincial Pamong Praja Police Unit. Primary Data: Interviews with officials and staff related to the management of regional property at the West Sulawesi Province Satpol PP, Observation of the process of managing regional property at the West Sulawesi

Province Satpol PP. Secondary Data: Documents related to the management of regional property (reports, regulations, SOPs, etc.), other supporting data such as libraries, journals, and previous research reports. In-depth interviews with key informants, participatory observation of regional property management activities, and documentation studies of various related documents and browsing, namely data obtained by the process of searching or exploring the cyber or internet.

Data reduction, data display and conclusion drawing/verification. To ensure the validity of data, it can be done by triangulating data sources, triangulating data collection techniques, and member checking. This research method is designed to be able to collect comprehensive and in-depth data related to the management of regional property at the Satpol PP of West Sulawesi Province, as well as analyze its conformity with Permendagri No. 19 of 2016. The results of the study are expected to provide evaluations and recommendations to improve the management of regional property in accordance with applicable regulations.

4 RESULT AND DISCUSSION

The West Sulawesi Provincial Civil Police and Fire Department Unit as one of the regional apparatus that has duties in the field of enforcement of Regional Regulations (Perda) and public order, of course has regional property in the form of facilities and infrastructure used in carrying out its duties and functions. Therefore, the management of regional property owned by Satpol PP must be carried out properly in accordance with applicable provisions and regulations.

4.1 Human Resources (HR)

The number of ASN and TATT Employees of the West Sulawesi Provincial Civil Service Police Unit and Fire Department as of June 2024 is as follows:

Table 1. Status of Employees Based on the Number of ASN and TATT Employees

It	DESCRIPTION	SUM	KET
1	ASN	116	
2	TATT	208	

Source : Personnel of Satpol PP and Fire Fighters of West Sulawesi Province

Table 2. Status of Employees Based on Class

It	DESCRIPTION	GOAL	SUM	KET
1	ASN	IV/d	1	
2	ASN	IV/c	1	
3	ASN	IV//b	1	
4	ASN	IV/a	2	
5	ASN	III/d	11	
6	ASN	III/c	10	
7	ASN	III/b	30	
8	ASN	III/a	19	
9	ASN	II/d	39	

10	ASN	II/c	1	
11	ASN	II/b	1	

Source : Personnel of Satpol PP and Fire Fighters of West Sulawesi Province

From table 1 and table 2, it can be seen that the number of Porsenils of the West Sulawesi Provincial Civil Service Police Unit and the Fire Department is 324 consisting of 116 ASN and 208 TATT (Non-Permanent Administrative Personnel). The ASN employees of the West Sulawesi Provincial Civil Service Police Unit and the Fire Department who have the most porseniles are Gol II/d as many as 39 people, followed by Gol III/b as many as 30 people. The number of Porsenil of the West Sulawesi Provincial Pamong Praja Police Unit and Fire Department has met the needs of employees in the West Sulawesi Provincial Pamong Praja Police Unit and Fire Department.

4.2 Supporting Facilities

Buildings and Buildings. In carrying out its main duties and functions, the West Sulawesi Provincial Civil Service Police and Fire Department Unit is supported by office building facilities and a Permanent Post Building on Jalan H. Abdul Malik Pattana Endeng (Wahyuni, 2014).

Table 3. Buildings and Buildings

It	Description	Item Code	Condition	Price	Ket
1	Office Building	1.3.3.01.001.001.001	Good	4.319.793.840,00	
2	Jaga Post Building	1.3.3.01.001.013.001	Good	24.977.000,00	
3	Jaga Post Building	1.3.3.01.001.013.001	Good	24.977.000,00	
4	Jaga Post Building	1.3.3.01.001.013.001	Good	9.978.000,00	
5	Jaga Post Building	1.3.3.01.001.013.001	Good	9.978.000,00	

Source: Kib C Satpol PP and West Sulawesi Provincial Fire Fighters

4.3 Equipment and Machinery

The official vehicles owned by the West Sulawesi Provincial Civil Service Police and Fire Department Unit amount to 19 units, consisting of 8 four-wheeled vehicles and 11 units of two-wheeled motor vehicles, with the following details:

Table 4. 4-Wheel and 2-Wheel Service Vehicles of Satpol PP and Fire Fighters

It	Item Name	Year	Many	Condition
1	Hilux Double Cabin	2013	1	Good
2	Toyota Avanza	2013	1	Good
3	Toyota New Venturer	2021	1	Good
4	Hilux Pick Up	2009	1	Good
5	Toyota Innova	2010	1	Good

6	Toyota Innova	2011	1	Good
7	Toyota Innova	2006	1	Good
8	Nissan Terrano Spirit	2006	1	Heavy Damage
9	Suzuki Shogun 125	2005	3	Heavy Damage
10	Yamaha Scorpio	2005	1	Good
11	Yamaha Scorpio	2006	1	Heavy Damage
12	Honda Verza Cw	2014	2	Good
13	Honda Vario CBS	2014	4	Good

Source: Kib B Satpol PP and West Sulawesi Provincial Fire Fighters

Office equipment owned by the West Sulawesi Provincial Civil Police and Fire Department for the purposes of duties and functions with the following details:

Table 5. Equipment of the Satpol PP and Fire Department of West Sulawesi Province

It	Item Name	Many	Condition	Ket
1	Filing Cabinet	11	Good	
2	Workbench	37	Good	
3	Soft Gun	9	Good	
4	Notebook	2	Good	
5	Laptop	17	Good	
6	Wooden Cabinet	6	Good	
7	Glass Buffet	5	Good	
8	Hand Metal Detector	10	Good	
9	Vertical Blinnd	30	Good	
10	PHH Equipment	80	Good	
11	Printer	8	Good	
12	Network Equipment	3	Good	
13	Meeting Desk	4	Good	
14	Guest Table	2	Good	
15	Office Work Chair	7	Good	
16	Refrigerator	6	Good	
17	Sofa	1	Good	
18	Meeting Chair	24	Good	
19	Front Desk	1	Good	
20	Iron/Metal Seat	2	Good	
21	Air conditioning	16	Good	
22	TELEVISION	7	Good	
23	Camera Video	1	Good	
24	Electronic Camera	3	Good	
25	Projector	1	Good	
26	Musical instrument	1	Good	
27	Telephone Mobile	7	Good	
28	Safety box	1	Good	
29	Handy Talky	20	Good	
30	Pc	1	Good	
31	Scanner	3	Good	
32	Iron Bed	1	Good	
33	Water Tank	2	Good	

Source: Kib B Satpol PP and West Sulawesi Provincial Fire Fighters

4.4 Procurement

Procurement of regional assets/goods is a series of activities to obtain assets/goods and services carried out by internal parties and external parties as suppliers of the assets concerned. Procurement decisions can be made within an integrated planning framework that takes into account the needs, corporate objectives, finances and budget constraints as well as overall resource allocation objectives [17].

Table 6. Procurement of Satpol PP and Fire Fighters in the Last 3 Years

It	Item Name	Year	Many	Price
1	PHH Equipment	2023	30 Sets	189.000.000
2	Hamdy Talky	2023	15 Units	9.165.000
Sum				**198.165.000**
1	-	2022	-	-
Sum				-
1	Toyota New Venturer	2021	**1 Unit**	**444.200.000**
2	Safety box	2021	1 unit	7.999.600
3	Curtain Procurement	2021	63.4 Meters	19.987.400
4	Air conditioning	2021	1 Unit	3.199.000
5	PC	2021	1 Unit	49.862.170
6	Laptop	2021	3 Units	21.867.720
7	Handy Talky	2021	5 Units	9.993.500
8	Printer	2021	6 Units	29.995.680
9	Ipad Pro	2021	1 Unit	19.999.650
Sum				**684.237.000**

From Table 6 concerning the procurement of Regional Property of the West Sulawesi Provincial Civil Service and Fire Department Police Unit in 2023 amounting to Rp. 198,165,000. In 2022, the Sulawesi Provincial Civil Service Police and Fire Department Unit did not carry out the procurement of Regional Property due to the problem of insufficient funds for the implementation of procurement activities. In 2021, the Sulawesi Provincial Civil Service Police and Fire Department Unit carried out a procurement of Rp. 684,237,000, one of which was the procurement of a four-wheeled service vehicle, Toyota New Venturer for the implementation of leadership duties.

4.5 Removal

Deletion is the act of removing Regional Property from the list of goods by issuing a decree from the authorized official to exempt Goods Managers and Goods Users from administrative and physical responsibility for goods in their control (Article 1 number 23 of Government Regulation number 27 of 2014). BMD elimination is a series of processes for an item that is not used, utilized, and/or transferred so that it must be destroyed and deleted.

Office equipment proposed by the West Sulawesi Provincial Civil Police and Fire Department to be abolished with the following details:

Table 7. List of Proposals for the Elimination of Heavily Damaged Conditions of Satpol PP and Fire Fighters in 2024

It	Item Name	Year	Sum	Condition	Price
1	Iron Filing Cabinet	2005	1	Heavy Damage	1.200.000
2	Iron Filing Cabinet	2006	1	Heavy Damage	1.200.000
3	Iron Filing Cabinet	2007	1	Heavy Damage	1.700.000
4	Iron Filing Cabinet	2009	2	Heavy Damage	3.400.000
5	Notebook	2011	1	Heavy Damage	8.685.740
6	Other Copiers	2012	1	Heavy Damage	23.074.919
7	Vault/metal	2012	2	Heavy Damage	3.566.124
8	Iron/metal seat	2012	1	Heavy Damage	16.152.442
9	Notebook	2012	1	Heavy Damage	11.013.029
10	Iron Bed	2013	2	Heavy Damage	2.440.000
11	Camera Video	2013	1	Heavy Damage	19.800.000
12	Echelon IV office desk	2013	1	Heavy Damage	2.550.000
13	Weapon & metal detector	2013	1	Heavy Damage	29.850.000
14	Standard electric typewriter	2014	1	Heavy Damage	3.750.000
15	PC Unit	2014	1	Heavy Damage	6.900.000
16	Meeting Chair	2016	7	Heavy Damage	3.567.333
17	Laptop	2016	1	Heavy Damage	8.184.157
18	Printer	2016	2	Heavy Damage	10.172.108
19	Meeting Chair	2019	4	Heavy Damage	2.447.630,76
20	Telephone Mobile	2020	1	Heavy Damage	6.763.900
21	Meeting Chair	2020	2	Heavy Damage	800.000
22	Refrigerator	2006	1	Heavy Damage	2.450.000
Sum					**159.141.161,76**

Source: Finance and Assets of Satpol PP and Fire Fighters

From Table 7 regarding the proposed abolition of the West Sulawesi Provincial Civil Police and Fire Department Unit in connection with Regional Property (BMD) that cannot be used, cannot be utilized, and cannot be transferred, caused by the Regional Property (BMD) is in a state of severe damage amounting to Rp. 159,141,161.76.

4.6 Planning and Budgeting Implementation

In an interview with the Head of Satpol PP and Acting Secretary, it was revealed that the BMD needs planning and budgeting process at the West Sulawesi Provincial Satpol PP had been carried out in accordance with Article 18 paragraph (1) of Permendagri No. 19 of 2016. The Head of Satpol PP explained, "We conducted an analysis of the needs of official vehicles and office equipment based on the scale of the priority needs of the West Sulawesi Provincial Civil Service Police Unit and Fire Department." The Acting Secretary added, "We also consider the need for office equipment with the number of employees of the Civil Service Police Unit and the Fire Department both in the field and on staff."

Documentation shows that Satpol PP has prepared a BMD Needs Plan (RKBMD) submitted to the Regional Finance and Asset Management Agency (BPKAD). This RKBMD includes a detailed list of office equipment and official vehicle needs, technical specifications, and justification of needs. In the 2023 RKBMD, for example, the need for 1 unit of patrol cars, 1 unit of dalmas cars, 1 unit of fire trucks with mountainous areas, with the justification of increasing social vulnerability and disaster-prone areas. This suggests that planning has taken into account the specific needs and social dynamics of the region (Liang et al., 2022).

This process is aligned with asset management principles that emphasize the importance of strategic planning in optimizing asset value. Taking into account various factors such as operating patterns, geography, and projected needs, the Satpol PP and the West Sulawesi Provincial Fire Department applied an approach similar to the practices of companies such as General Electric (GE) in analyzing their asset needs (Cappelli & Tavis, 2016).

4.7 Use and Utilization of Official Vehicles

The use of official vehicles in the Satpol PP and Fire Fighters of West Sulawesi Province is strictly regulated in accordance with Articles 48 and 53 of Permendagri No. 19 of 2016. The Acting Secretary stated, "Every official vehicle has a clear User Decree. Vehicles may only be used for official duties such as patrols, Perda enforcement operations, or approved administrative activities." This indicates that there is strict control over the use of assets, preventing misuse for personal gain.

The BAST (Handover Report) document examined by the researcher shows that each official vehicle is handed over clearly, both for the use of individuals (certain officials), departments, and general operations. This ensures that each vehicle is used for its intended purpose and that there is clear accountability.

Regarding utilization, Satpol PP and West Sulawesi Province Fire Fighters implement a very selective policy. "We are very careful in terms of the use of official vehicles by other parties," said the Head of Satpol PP and West Sulawesi Province

Fire and Rescue Department. "Only in emergency situations or official cooperation between agencies, such as with the Police or the TNI, do we consider joint utilization." This policy is in line with the principle of asset management which emphasizes the efficient and purposeful use of assets (Daiser et al., 2017).

This practice is similar to Duke Energy's approach to managing its power grid assets. Duke Energy uses smart grid technology to monitor and optimize the use of its assets in real-time, ensuring each component is used according to its function and capacity. Similarly, the control system for the use of official vehicles of Satpol PP and Fire Fighters of West Sulawesi Province ensures that each vehicle is used optimally for specific tasks, improving operational efficiency and public services (Pantius et al., 2018; The Edison Foundation, 2021).

4.8 Asset Security and Maintenance

The security of official vehicles at the Satpol PP and Fire Fighters of West Sulawesi Province includes physical, administrative, and legal aspects, in accordance with Article 296 of the Minister of Home Affairs Regulation No. 19 of 2016.

Administrative security is shown through the completeness and neatness of documents. The Finance and Assets Section staff said, "We have a digital and manual filing system. All documents, from BPKB, STNK, to maintenance logs, are well stored and easily accessible." Researchers see that all documents are neatly arranged and recorded in an electronic document management system, making it easier to access and reducing the risk of document loss.

For legal security, the Head of Satpol PP and Fire Fighters of West Sulawesi Province stated, "We ensure that all official vehicles have complete ownership documents and taxes are paid on time. If there is a claim for loss of the vehicle, we have an SOP for the process." This indicates compliance with the legal aspects of asset management, similar to the practice of companies like GE ensuring all of their assets have complete legal documentation (Adams et al., 2016).

Vehicle maintenance, in accordance with Article 321, is carried out periodically. "We have a maintenance schedule for each vehicle, based on the km traveled and the age of the vehicle," explained an official vehicle driver. The inspected maintenance logs show records of routine service, parts replacements, and daily inspections. This practice is in line with the predictive maintenance approach that companies such as Duke Energy have implemented, using usage data to optimize maintenance schedules (Gavrikova et al., 2020).

4.9 Assessment, Transfer, and Supervision

The assessment of official vehicles at the Satpol PP and West Sulawesi Provincial Fire and Rescue is carried out in accordance with Article 326. The Acting Secretary explained, "Every year, we conduct an assessment of all official vehicles to find out the value of the book and their physical condition. This is important for insurance and reimbursement planning." The assessment document shows a systematic method, using factors such as age, km traveled, and physical condition.

The transfer, regulated in Article 329, is carried out with caution. "Vehicles that are no longer suitable will be removed from assets and auctioned," said the Head of Satpol PP and West Sulawesi Province Fire Department. "Before the auction, all attributes of the Satpol PP and the West Sulawesi Provincial Fire Department were removed to prevent abuse." This procedure shows concern for the security and image of the institution, similar to the company's practice in managing used assets (Garleanu & Pedersen, 2018).

Supervision and control, in accordance with Article 511, is carried out through internal audits and reporting systems. The Head of the General Section said, "Every quarter, we conduct an internal audit. Vehicle users are also required to report the use and condition of the vehicle every month." This system ensures the use of official vehicles according to the provisions and the condition of the vehicle is maintained. This approach is similar to the practice of companies like GE that use data analytics for real-time asset monitoring (Sun & Medaglia, 2019).

Analysis of the management of Regional Property in the Satpol PP of West Sulawesi Province, especially official vehicles, shows high compliance with Permendagri No. 19 of 2016. Needs planning and budgeting are carried out by taking into account specific tasks and projected needs, optimizing the use of resources. The use and utilization of vehicles are strictly regulated, preventing abuse and ensuring use according to duty. Security and maintenance are carried out comprehensively, covering physical, administrative, and legal aspects, with maintenance schedules based on usage data. Assessment, transfer, and supervision are also carried out properly, maintaining the integrity of assets and institutions.

These practices are in line with asset management theory and best practices in the private sector, such as those implemented by General Electric and Duke Energy. The use of technology and data analytics in several aspects of management shows potential for further improvement. The recommendation for Satpol PP and West Sulawesi Province Fire Fighters is to continue to adopt and integrate technologies such as IoT and predictive analytics in their asset management. This will increase efficiency, reduce costs, and ensure better operational readiness.

5 CONCLUSION

Research findings indicate numerous conclusions about the administration of regional property within the West Sulawesi Provincial Pamong Praja Police Unit. Property management has been executed well; nonetheless, several elements do not meet the norms established by Permendagri No. 19 of 2016. While planning, procurement, and use typically adhere to laws, challenges remain in asset acquisition and maintenance due to constrained budgets and insufficient human resources. Moreover, property assessment remains unoptimized, resulting in inconsistencies between asset prices and their actual conditions, while the processes for asset disposal and transfer do not completely comply with the established regulations. Enhancements are necessary in the supervision and control of property management to ensure accountability and transparency.

Future research recommends augmenting the budget and allocating specific personnel for routine property upkeep and security. It is advisable to conduct regular evaluations by independent assessors to guarantee precise appraisals. The asset disposal and transfer procedures must be evaluated to comply with Permendagri No. 19 of 2016, and the oversight mechanism should be enhanced by incorporating community and external stakeholders. Moreover, it is essential to enhance the proficiency of property management staff through training and technical support. Ultimately, leveraging information technology in property management could improve efficiency and facilitate data availability.

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