



Analysis of Administration of Regional Property Based on Minister of Home Affairs Regulation No. 47 of 2021 at the North Sulawesi Province Industry And Trade Service

Angelina Aurelia Takasenseran^{1*}, Jenny Morasa², Olivia Y. M. Sardjono³
Jurusan Akuntansi, Fakultas Ekonomi dan Bisnis, Universitas Sam Ratulangi

Corresponding Author: Angelina Aurelia Takasenseran

atakasenseran@gmail.com

ARTICLE INFO

Keywords: Administration of Regional Property, Minister of Home Affairs Regulation No. 47 of 2021, North Sulawesi Province Industry And Trade Service

Received : 03, July

Revised : 05, August

Accepted: 07, September

©2024 Takasenseran, Morasa, Sardjono: This is an open-access article distributed under the terms of the [Creative Commons Atribusi 4.0 Internasional](https://creativecommons.org/licenses/by/4.0/).



ABSTRACT

The purpose of this study is to find out the Administration of Regional Property Based on Administration No. 47 of 2021 at the North Sulawesi Provincial Departement of Industry and Trade. The data analysis method used is descriptive qualitative research, namely with a descriptive approach. The result of the study show that the implementation of the administration of Regional Property (BMD) at the North Sulawesi Provinsial Departement of Industry and Trade has shown efforts to comply with the Regulation of the Minister of Home Affairs Number 47 of 2021. In the aspect of bookkeeping and inventory, the Provincial Disperindag. North Sulawesi has implemented procedures in accordance with regulations, including the use of the e-BMD application to improve the accuracy and efficiency of data management.

INTRODUCTION

Regional Property (BMD) includes current assets and fixed assets. Current assets refer to assets that are anticipated to be realized, used, or controlled for sale within a period of twelve months from the date of reporting, which can include inventory. Fixed assets, on the other hand, are physical assets with a useful life exceeding twelve months, intended for use in government operations or public services. These include Land, Equipment and Machinery, Buildings and Structures, Roads, Irrigation Systems, Networks, Other Fixed Assets, and Construction in Process (Kapojos et al., 2023). The management of Regional Property is a crucial element in the financial administration of a region. Regional Property encompasses all items acquired through the Regional Revenue and Expenditure Budget (APBD) or obtained from other legitimate sources. The administration process for Regional Property involves activities such as bookkeeping, inventory management, and reporting. The primary objectives.

To ensure its implementation, the regional government is required to stipulate gubernatorial/regent/mayor regulations on the management of Regional Assets by referring to Permendagri No. 47 of 2021 and then lower it into technical standard operating procedures for the management of Regional Assets. Its implementation and supervision are carried out by the relevant technical Regional Work Units under the coordination of the goods manager. Periodic evaluations also need to be carried out in order to improve and enhance the quality of management of Regional Assets.

The Industry and Trade Service (Disperindag) of North Sulawesi Province is one of the Regional Work Units at the regional level which also has the task of managing Regional Assets owned by the service. As a Regional Work Unit that also implements Permendagri No. 47 of 2021, the Industry and Trade Service must also administer Regional Assets in accordance with applicable regulations. In order to improve the quality of the 2024 Regional Assets report as well as the capacity and quality of Assistant Asset Managers and Assistant Asset Managers within the North Sulawesi Provincial Government in the administration of Regional Assets, the North Sulawesi Provincial Government is holding Technical Guidance on the implementation of the Regional Assets System (e-BMD) as regulated in Permendagri No. 47 of 2021.

Despite the existence of regulations governing the administration of Regional Assets, practical challenges often arise. Common issues encountered include the lack of reliable data to support assets, non-compliance with reporting procedures, and assets being controlled by unauthorized parties, among others. According to the research conducted by Londa and Kapojos (2024), the administration of Regional Assets at the Manado City Health Office, based on Permendagri No. 47 of 2021 concerning Procedures for Bookkeeping, Inventory, and Reporting, has generally adhered to the prescribed guidelines. However, some minor challenges were observed, particularly in the codification of Regional Assets. Specifically, in the bookkeeping and inventory records, it was noted that some code and register columns were left blank or incomplete, contrary to the regulations. Interview findings suggest that these entries need to be filled in or updated according to the established system codes

Based on the above presentation, the author is interested in conducting research with the title "Analysis of Regional Property Administration Based on Permendagri No. 47 of 2021 at the North Sulawesi Provincial Department of Industry and Trade"

LITERATURE REVIEW

Accounting Concepts

Accounting involves the process of identifying, measuring, and reporting economic data to enable clear and informed decision-making by those who utilize that information (Swanson et al., 2022:54). It functions as an information system that quantifies business activities, transforms data into reports, and conveys the outcomes to decision-makers (Hansen & Mowen, 2022:8).

Public Sector Accounting

Public sector accounting serves as an essential tool for both government management and public information. For the government, accounting data plays a crucial role in the management control process, which includes strategic planning, program development, budgeting, performance evaluation, and performance reporting (Mardiasmo, 2018).

Definition of Regional Property

Regional Property (BMD) comprises both current and fixed assets. Current assets refer to those expected to be realized, utilized, or available for sale within a twelve-month period from the reporting date, such as inventory. Fixed assets are tangible items with a useful life exceeding twelve months, intended for use in government operations or public services. These assets include Land, Equipment and Machinery, Buildings and Structures, Roads, Irrigation Systems, Networks, Other Fixed Assets, and Construction in Progress (Kapojos et al., 2023:8)."

According to Sholeh and Rohmatsyah (2010), in simple terms, the management of Regional Property includes 3 (three) main functions, namely:

1. There is proper planning,
2. Efficient and effective implementation/utilization and
3. monitoring.

Minister of Home Affairs Regulation Number 47 of 2021

The Minister of Home Affairs Regulation Number 47 of 2021 outlines the Procedures for the Implementation of Bookkeeping, Inventory, and Reporting of Regional Property. This regulation serves as a guideline for Regional Governments in managing the entire cycle of Regional Property, including Bookkeeping, Inventory, and Reporting. The goal of this regulation is to ensure that the management of Regional Property is conducted in an orderly, efficient, effective, transparent, and accountable manner.

Administration of Regional Property

Regional Property Administration includes bookkeeping, inventory, and reporting of Regional Property. This administrative activity aims to "create administrative order, assist in the control and supervision of Regional Property, and provide accurate data and information related to Regional Property" (Syamsi, 2018:115). The following are the procedures for managing Regional Property, namely:

Bookkeeping is the activity of recording financial transactions chronologically and systematically starting from the initial process to the preparation of financial reports. This activity is carried out by recording the company's financial transaction data into a list (book) based on existing transaction evidence. Bookkeeping must be carried out in accordance with the rules that have been set (Jusup, 2011:247; Rudianto, 2012:15).

Inventory is an activity to collect data, record, and report the results of data collection of regional property. Inventory is an effort to collect data on goods that fall into the inventory category and record that data in the inventory list. This activity aims to obtain accurate data on the number, type, and value of inventory items owned (Mahmudi, 2018:205).

Reporting is the final activity of a process of managing data and information that has been collected and processed previously. In reporting, data and information are presented in the form of structured and systematic reports. Reporting is a means to convey information to parties in need as a consideration in making decisions (Sutabri, 2005:38).

Good Corporate Government

According to Kapojos et al. (2023:89), *Good Corporate Government* is a series of structured processes used to manage, direct, or lead an organization or corporate business with the aim of increasing company values and continuity.

Review of Previous Research

"The research conducted by Londa and Kapojos (2024), titled 'Analysis of Regional Property Administration Based on the Regulation of the Minister of Home Affairs Number 47 of 2021 concerning Bookkeeping, Inventory, and Reporting at the Manado City Health Office,' revealed several key findings. The study examined the administration of regional property in accordance with Permendagri No. 47 of 2021, which serves as the regulatory guideline for bookkeeping, inventory, and reporting procedures related to fixed assets at the Manado City Health Office. While these guidelines are generally followed, the research identified some issues in the bookkeeping and inventory processes, particularly in the coding and register columns, where some entries were found to be incomplete or left blank. Additionally, there were instances of incorrect coding, as each asset is assigned a specific code within the system.

Another study by Hengkeng, Kalangi, and Pusung (2023), titled 'Evaluation of the Regional Property Management Process at the Social Service and Community Empowerment of Manado City,' also highlighted challenges in compliance with regulations related to Regional Property Management. The findings indicated inconsistencies, particularly in the maintenance and deletion processes. Some items were not properly recorded in the Maintenance Card, and there were difficulties in the deletion process due to missing items. Research by Anisya, Ishak and Gunawan (2021) with the title Analysis of the Implementation of Asset Inventory Based on Government Regulation Number 28 of 2020 in Improving Regional Asset Management (Cimahi City Government). The results of the study prove that the administration of regional assets in Cimahi has used Government Regulation number 28 of 2020, but the socialization process is still uneven. The obstacle faced by the Cimahi City Government in the administration of regional assets in the context of improving regional asset management is the difficulty of obtaining data from each regional work unit.

METHODOLOGY

Data Types and Sources

This study employs a qualitative research methodology, specifically qualitative descriptive research. In this approach, various forms of data, documents, and interview findings are presented and explained qualitatively through descriptions and narratives, as suggested by Sugiyono (2022:3). The focus of this research is to qualitatively explore the administration of Regional Property based on Permendagri Number 47 of 2021 at the North Sulawesi Provincial Department of Industry and Trade.

Place and Time of Research

The study is centered on the North Sulawesi Provincial Department of Industry and Trade. To gather accurate data on the administration of Regional Property as per Permendagri Number 47 of 2021, the researcher collected data directly from this department, located in Tingkulu, Wanea District, Manado City, North Sulawesi Province. The research period extends from May 2024 until the study is completed.

Types, Sources and Methods of Data Collection

The research utilizes qualitative data, specifically focusing on the administration (Bookkeeping, Inventory, and Reporting) of Regional Property according to Permendagri Number 47 of 2021. The primary data was gathered through in-depth interviews related to the administration of Regional Property based on Permendagri Number 47 of 2021. Additionally, secondary data was obtained directly from the research object, including guidelines for implementing Regional Property administration, referencing Permendagri Number 47 of 2021, along with the corresponding implementation reports.

Data collection methods in this study include literature review, documentation, and interviews. The analysis method applied is descriptive analysis, aiming to create a systematic, factual, and accurate representation of the facts by comparing the administration of Regional Property at the North Sulawesi Provincial Department of Industry and Trade with the guidelines provided in Permendagri Number 47 of 2021 on Procedures for the Implementation of Bookkeeping, Inventory, and Reporting of Regional Property, as examined theoretically.

In accordance with the type of data and data sources used, to obtain data in this study can be done with the data analysis techniques used, namely:

1. The first stage, collecting the data needed in this research. Data was taken from the Provincial Department of Industry and Trade. North Sulawesi by conducting interviews and collecting the data needed for this study. The data changes archives and bookkeeping, inventory and reporting related to the administration of Regional Property that has been carried out by the Provincial Department of Industry and Trade. North Sulawesi.
2. The second stage, analyzing the administration (bookkeeping, inventory and reporting) of Regional Property at the Provincial Department of Industry and Trade. North Sulawesi is in accordance with Permendagri Number 47 of 2021.
3. The final stage of a research is to get conclusions from the data and information presented, which is interpreted as drawing conclusions from data analysis in the form of processing data obtained from sources and documents.

RESEARCH RESULT

E-BMD Application System

The North Sulawesi Provincial Department of Industry and Trade in carrying out regional property administration activities includes bookkeeping, inventory, and reporting. The bookkeeping process is carried out computerized by recording every change related to regional property, both additions and subtractions, in the Goods Inventory Card (KIB) in accordance with the grouping of goods.

To ensure the implementation of efficient and integrated administration of regional property, the North Sulawesi Provincial Department of Industry and Trade implements an application-based system called E-BMD (Electronic Regional Property). This application is a regional property management information system developed by the Ministry of Home Affairs to be used nationally by all local governments in Indonesia.



Gambar.1 Aplikasi e-BMD

Source : Provincial Department of Industry and Trade. North Sulawesi

Through the e-BMD application, all data related to regional property can be managed centrally and integrated in one national database. The bookkeeping process is carried out by entering complete information about each regional property into the application, such as the item code, item name, specifications, year of acquisition, acquisition value, condition of the goods, and the location of the goods placement. This application also facilitates the grouping of goods in accordance with the provisions of Permendagri Number 47 of 2021, as well as automatically assessing goods based on predetermined methods.

Bookkeeping, Inventory and Reporting of Regional Property, North Sulawesi Province Industry and Trade Service

Regional Property Administration is a series of activities that include bookkeeping, inventory, and reporting of Regional Property in accordance with the provisions of laws and regulations. In the context of local government, effective and efficient administration of Regional Property is one of the important indicators in realizing good governance. The implementation of Regional Property Administration in accordance with the principles of *Good Corporate Governance* not only supports transparency and accountability in the management of public assets, but also increases public trust in local governments.

The North Sulawesi Provincial Department of Industry and Trade, as one of the Regional Apparatus Work Units (SKPD), has the responsibility to carry out BMD administration in accordance with the Regulation of the Minister of Home Affairs Number 47 of 2021 concerning the Management of Regional Property. Based on the results of the interview, observations related to the bookkeeping data of Regional Property at the North Sulawesi Provincial Department of Industry and Trade show that its implementation is in accordance with Permendagri 47 of 2021. The bookkeeping process includes recording and classifying Regional Property in an orderly and orderly manner. Based on the data presented, it can be seen that the bookkeeping is carried out in detail, covering various types of assets such as land, equipment and machinery, buildings and buildings, and other assets. The use of the e-BMD application in the bookkeeping process has helped improve accuracy and efficiency in the management of Regional Property data. However, it should be noted that consistency in updating data on the e-BMD application is very important to ensure the accuracy of Regional Property information.

Regional Property Administration in this case related to Inventory based on research results shows that the Sulawesi Provincial Department of Industry and Trade has conducted a comprehensive inventory of Regional Property, especially for the Equipment and Machinery (KIB B) category. This inventory includes detailed information such as item codes, item names, specifications, year of acquisition, and condition of goods. This practice is in accordance with the provisions of Permendagri 47 of 2021 which emphasizes the importance of periodic inventory to ensure the latest data on Regional Property. The use of the e-BMD application in the inventory process has made it easier to record and report inventory results.

In the aspect of reporting Regional Property, the results of the study indicate that there is an effort by the Sulawesi Provincial Department of Industry and Trade to conduct monthly reconciliation related to Regional Property. However, there are obstacles in the implementation of routine reporting as stipulated in Permendagri 47 of 2021. Irregularities in reporting can lead to inaccurate Regional Property data and potentially hinder decision-making related to asset management. Although the e-BMD application has been implemented, there are still challenges in ensuring consistency and timeliness of reporting.

In general, the bookkeeping and inventory procedures carried out by the Sulawesi Provincial Department of Industry and Trade are in line with the provisions of Permendagri 47 of 2021. However, in the reporting aspect, there is still a gap between the practices carried out and the provisions regulated in the regulation, especially in terms of reporting routines. The implementation of the e-BMD application is a positive step in modernizing the management of Regional Property, in accordance with the mandate of Permendagri 47 of 2021 which encourages the use of information systems in the management of Regional Property. However, the effectiveness of using this application still needs to be improved, especially in supporting more routine and accurate reporting. The irregularity in reporting Regional Property indicates that there are challenges in

the full implementation of Permendagri 47 of 2021. This may be due to various factors such as limited human resources, lack of understanding of the importance of routine reporting, or technical obstacles in the use of e-BMD applications.

For this reason, it is necessary to increase capacity, in this case carry out periodic training for staff involved in the management of Regional Property to increase understanding of Permendagri 47 of 2021 and the use of the e-BMD application. The development and improvement of the e-BMD application needs to be carried out to facilitate the routine reporting process, including automatic reminders and reporting features. Jupa needs to improve a stricter monitoring and evaluation system to ensure compliance with the Regional Property reporting schedule.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the research and discussion above, it can be concluded that: The implementation of the administration of Regional Property (BMD) at the North Sulawesi Provincial Department of Industry and Trade has shown efforts to comply with the Regulation of the Minister of Home Affairs Number 47 of 2021. In the aspects of bookkeeping and inventory, the Provincial Disperindag. North Sulawesi has implemented procedures in accordance with regulations, including the use of the e-BMD application to improve the accuracy and efficiency of data management. However, in the reporting aspect, there are challenges in the consistency and routine of its implementation. Despite efforts to conduct monthly reconciliation, there are still obstacles in fulfilling routine reporting obligations as stipulated in the Regulation of the Minister of Home Affairs Number 47 of 2021 Procedures for the Implementation of Bookkeeping, Inventory, and Reporting of Regional Property.

The suggestions that can be given are as follows: To overcome the problem of irregularities in reporting, it is recommended that the North Sulawesi Provincial Department of Industry and Trade implement a stricter monitoring and evaluation system. This can be done by appointing a special officer who is responsible for monitoring the reporting schedule and ensuring compliance with the deadlines set out in the Regulation of the Minister of Home Affairs Number 47 of 2021 Procedures for the Implementation of Bookkeeping, Inventory, and Reporting of Regional Property. In addition, it is necessary to increase the capacity of staff through periodic training on the use of the e-BMD application and an understanding of the importance of routine reporting in the management of Regional Property.

ADVANCED RESEARCH

There is a need to increase staff capacity through regular training on the use of the e-BMD application and an understanding of the importance of routine reporting in the management of Regional Property.

REFERENCES

- Anisya, S. N., Ishak, J. F., & Gunawan, A. (2021). Analysis of the Implementation of Asset Inventory Based on Government Regulation Number 28 of 2020 in Improving Regional Asset Management (Cimahi City Government). *Indonesian Accounting Research Journal*, 1(3), 415-421.
- Dahlam, F., A. Runtu, T. Mawikere, L., M. (2024). Evaluation of Regional Property Administration (BMD) based on Permendagri Number 47 of 2021 at the North Sulawesi Provincial Regional Development Planning Agency. *Journal of LPPM Unsrat*. Vol. 8. No. 1
- Hansen, Don R., & Mowen, Maryanne M. (2022). *Management Accounting*. Boston : Cengage Learning
- Hengkeng, H. K., Kalangi, L., & Pusung, R. J. (2023). Evaluation of the Regional Property Management Process at the Social Service and Community Empowerment of Manado City: Indonesia. *LPPM Journal of EcoSosBudKum (Economic, Social, Cultural, and Legal)*, 6(2), 1101-1114.
- Jusup, Al. Haryono. (2011). *Accounting Fundamentals*. Yogyakarta: Publication Section of the YKPN College of Economics. Rudianto. (2012). *Introduction to Accounting: Concepts and Techniques for the Preparation of Financial Statements*. Jakarta: Erlangga.
- Kapojos, P., M. Saerang, D., P., E. Kumenanung, A., G. Saerang, I., S. Walewangko, E. (2021). *Regional Property Management Theory and Concept*. Unsrat, Manado.
- Londa, J. J., & Kapojos, P. (2024). Analisis Penatausahaan Barang Milik Daerah Berdasarkan Peraturan Menteri Dalam Negeri Nomor 47 Tahun 2021 Tentang Pembukuan, Inventarisasi dan Pelaporan pada Dinas Kesehatan Kota Manado: Analysis of Regional Property Administration Based on Minister of Home Affairs Regulation Number 47 of 2021 Concerning Bookkeeping, Inventory and Reporting at the Manado City Health Office. *LPPM Journal of EcoSosBudKum (Economic, Social, Cultural, and Legal)*, 8(1), 1-8
- Mahmudi,. 2018. *Public Sector Accounting*. Revised Edition, Yogyakarta: UII Press
- Mardiasmo, 2018. *Public Sector Accounting*. Latest Edition, Yogyakarta: ANDI.
- Permendagri Number 47 of 2021 concerning Procedures for the Implementation of Bookkeeping, Inventory, and Reporting of Regional Property
- Sondakh, V. L., Wokas, H. R., & Latjandu, L. D. (2023). Evaluation of the implementation of bookkeeping, inventory, and reporting of regional property at the Regional Finance and Assets Agency of South Minahasa Regency. *Journal of EMBA: Journal of Research in Economics, Management, Business and Accounting*, 11(1), 1126-1136.
- Sugiyono. 2022. *Quantitative Research Methods*. Bandung: Alfabeta.
- Sutabri, Tata. (2005). *Management Information Systems*. Yogyakarta: Andi Keeps Pace.
- Swanson, Zane., dkk. 2022. *Introduction to Accounting : An Integrated Approach*. New York : McGraw Hill
- Syamsi, I. (2018). *Public Financial Management*. Jakarta: Bumi Aksara.