Original Article

Analysis of Regional Fixed Asset Management in Supporting Regional Original Income (PAD) in Central Lombok Regency 2013-2022

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Abstract. This study aims to analyze the management of regional fixed assets in supporting Regional Original Income (PAD) in Central Lombok Regency during the period 2013–2022. The main focus of this study is to measure the contribution, effectiveness, and efficiency of fixed asset utilization and examine how fixed asset management is implemented. The method used is quantitative descriptive with contribution analysis techniques, effectiveness ratios, and efficiency ratios to Regional Original Income based on budget realization report data and fixed asset balance sheets. The results of the study indicate that the contribution of revenue from fixed asset utilization to PAD in 2013-2022 has an average result of very low, still relatively low and fluctuating. The level of effectiveness of fixed asset utilization revenue in 2013-2022 with an average result of less effective and the efficiency of fixed asset utilization revenue in 2013-2022 has an average result of quite efficient. The level of effectiveness and efficiency of asset utilization is also not optimal, due to the low quality of management, minimal maintenance, and lack of accuracy in asset inventory. Some of the problems found include assets that do not have clear legality, recording that is not in accordance with the classification, and utilization that is not yet optimal. Therefore, a more structured, transparent, and accountable fixed asset management strategy is needed to increase its contribution to PAD and support regional fiscal independence.

Keywords: Regional Fixed Assets, Regional Original Income, Contribution, Effectiveness, Efficiency, Asset Management.

1. Introduction

Regional development is a planned process that integrates various sectors to improve the quality of life of the community in a sustainable manner [1]. In this context, regional economic development occupies a strategic position because it is the main pillar in achieving the goals of effective, competitive, and independent autonomy [2]. To support this development, regions need adequate sources of financing, one of which comes from PAD. PAD is an important indicator of regional fiscal independence because it comes from local sources such as regional taxes, levies, results of management of separated regional assets, and other legitimate income [3]. However, most regions in Indonesia still face challenges in increasing PAD significantly. The disparity in fiscal capacity between regions causes a high dependence on fund transfers from the central government [4]. Central Lombok Regency, as one of the regions in West Nusa Tenggara Province (NTB), has quite large economic potential, especially from the tourism and infrastructure sectors. However, the realization of PAD in this region still shows significant

fluctuations from year to year, reflecting the less than optimal management of revenue sources, including the utilization of regional fixed assets [5].

Regional fixed assets are part of Regional Property (BMD) which have strategic value in supporting the implementation of government and public services. According to Government Regulation Number 28 of 2020 concerning Management of Regional Property, fixed assets include land, equipment and machinery, buildings and structures, roads, irrigation, networks, other fixed assets, and construction in progress. Effective management of fixed assets can contribute to PAD, either through utilization schemes such as rent, utilization cooperation, build-operate-transfer, or sale of assets that are no longer used [6]. Data on the balance sheet of fixed assets of Central Lombok Regency shows an increase in asset value from 2013 to 2022. However, this increase has not been fully reflected in the increase in asset contributions to PAD. This shows that asset management is still focused on the administrative recording aspect, while its utilization has not been optimal [7]. The findings of the Audit Board of Indonesia (BPK) even show that there are still unrecorded assets with a value of IDR 0.00, as well as disputes over land asset ownership, which are indicators of the weak asset inventory and maintenance system [8].

Asset optimization is very important to support regional economic development, one of which is through the utilization of fixed assets owned by the region [9]. If the government can manage the regional fixed assets owned effectively and efficiently, then these assets can contribute to supporting the increase in PAD. Central Lombok Regency has fixed assets that have increased in value from year to year, but this increase in value has not been fully accompanied by an increase in contribution to PAD. The form of utilization that can be done can be in the form of rent, loan, utilization cooperation, build transfer/use transfer/build on the condition that it does not change the ownership status.

Based on the budget realization report of Central Lombok Regency, it shows that the revenue from the utilization of fixed assets still fluctuates every year. The following is data on the value of revenue from the utilization of regional fixed assets for the past 10 years.

Figure 1. Realization of Revenue from Utilization of Fixed Assets in the Regency Central Lombok 2013-2022
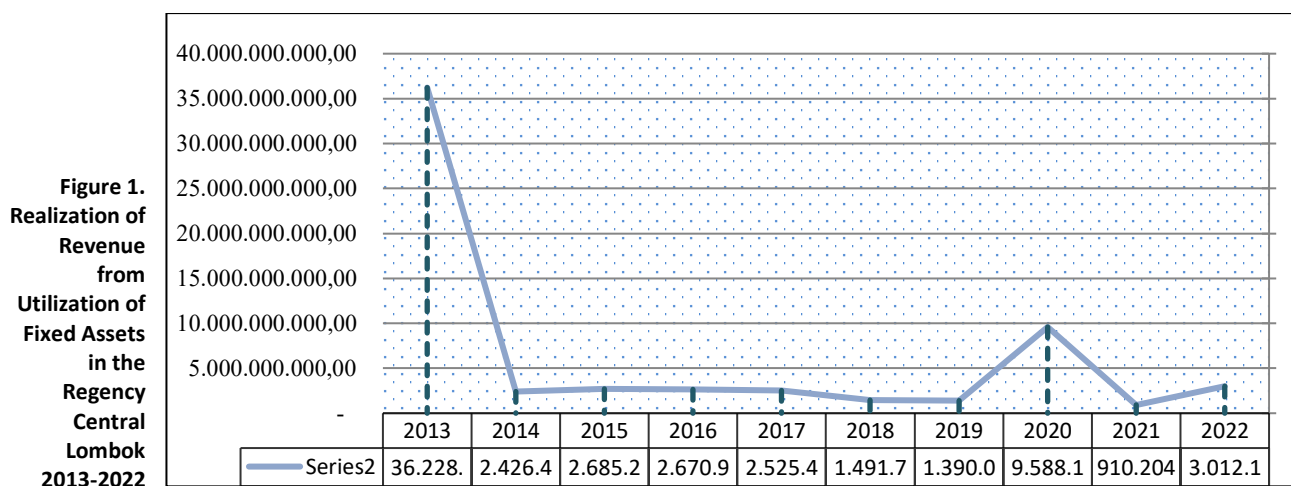
Figure 1 illustrates the fluctuation of income obtained by Central Lombok Regency from the utilization of fixed assets, especially through business service fees and proceeds from asset sales, during the period 2013–2022. In 2013, income reached a very high figure, namely IDR 36,228.13 million, most of which came from the sale of fixed assets in the form of roads, irrigation, and networks. However, in the following year, namely 2014, income decreased drastically to IDR 2,426.46 million. A significant increase occurred again in 2020, when income from the utilization of fixed assets reached IDR 9,588.15

million. This spike was due to the results of the release of land rights which had a very high transaction value.

Despite its great potential, Central Lombok Regency still faces various challenges in managing regional fixed assets. These challenges include low levels of asset utilization, limitations in the availability and accuracy of inventory data, and minimal budget for maintenance activities. Fluctuations in income from fixed assets over the past decade reflect the suboptimal management of assets as a source of increasing Regional Original Income (PAD).

Based on the results of the audit by the Regional Financial Management Agency (BPKD) of the Central Lombok Regency Regional Government Financial Report (LKPD), there are still various problems in the management of fixed assets. Among them are the findings of fixed assets in the form of land worth IDR 0.00 at 108 points out of a total of 200 location points, nine plots of land claimed by third parties, and recording of fixed assets that are not in accordance with the proper classification [10]. In addition, recording and maintenance of assets is also an obstacle due to budget limitations, which has an impact on the lack of maintenance of some assets. Assets that do not receive adequate maintenance have the potential to experience a decrease in value or even damage, which can ultimately increase the regional financial burden.

As stated by Paranata [11], regional assets should be managed efficiently so that they do not become a burden on the Regional Revenue and Expenditure Budget (APBD), especially in terms of maintenance costs. The problem of managing fixed assets indicates that the contribution of assets to PAD has not been maximized. This shows that the management of regional fixed assets is not only limited to administrative records, but must also include effective and efficient utilization. Regional governments need to formulate concrete strategies and efforts to increase the utilization of fixed assets owned. Optimizing fixed assets as a strategic resource is very important in supporting regional economic development [12]. Assets that are managed professionally not only provide added economic value, but also have a direct impact on increasing PAD and the quality of public services. Therefore, integrated, efficient, accountable, and economic value-creating fixed asset management must be a top priority in supporting regional fiscal independence [13].

Based on the description, this study aims to analyze the management of regional fixed assets in supporting Regional Original Income (PAD) in Central Lombok Regency during the period 2013–2022. This study will specifically examine the contribution of fixed assets to PAD, evaluate the level of effectiveness and efficiency of its management, and formulate a strategy for optimizing fixed assets as a potential and sustainable economic resource for the region.

2. Method

2.1 Type, Location, and Time of Research

The type of research used in this study is quantitative descriptive research, this study only describes the management of fixed assets consisting of the acceptance of asset utilization and optimization of fixed assets in supporting local revenue in an area as it is supported by data in the form of numbers. The location or area in this study is Central Lombok Regency. The research time was taken within a period of 10 years starting from the period 2013-2022.

2.2 Data Types and Sources

The type of data used in this study is secondary data. The secondary data includes information on revenue from the use of fixed assets, the value of fixed assets, and details

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of the Central Lombok Regency APBD over the last ten years, namely 2013 to 2022. The data sources come from financial balance reports, APBD realization reports, and fixed asset management reports obtained from the Central Lombok Regency BPKAD.

2.3 Data Collection Techniques and Tools

The data collection techniques used in this study consist of two methods, namely documentation and literature study. The documentation technique is carried out by collecting various official documents related to the management of fixed assets and Regional Revenue and Expenditure Budget (APBD) data from related agencies, especially the Regional Finance and Asset Management Agency (BPKAD) of Central Lombok Regency. Meanwhile, literature study is carried out through a review of literature relevant to the research theme. This study includes reading, recording, and processing data from various library sources such as books, scientific journals, laws and regulations, and other academic reports that can support the theoretical and conceptual basis in the analysis [14].

2.4 Data Collection Procedure

This study uses secondary data with data collection techniques using documentation and literature studies in data collection and collection, where the data obtained is in the form of existing documents through related agencies. Regional Revenue and Expenditure Budget data was obtained from the accounting department of Central Lombok Regency.

2.5 Data Analysis Procedure

The data analysis technique in this study uses a descriptive quantitative approach, which includes three main types of analysis. First, analysis of the contribution of revenue from the utilization of regional fixed assets to Regional Original Income. This analysis is carried out to determine how much contribution revenue from the utilization of fixed assets has made to PAD. The calculation is carried out by comparing the realization of revenue from the utilization of regional fixed assets with the realization of total PAD, then multiplied by one hundred percent. The greater the percentage produced, the better the contribution of fixed assets to PAD is considered. Second, analysis is carried out on the level of effectiveness of revenue from the utilization of regional fixed assets. Effectiveness is interpreted as the ability of the regional government to realize the previously set revenue target. This analysis is carried out by comparing the realization of revenue from the utilization of regional fixed assets with the predetermined target, then multiplied by one hundred percent. If the calculation results are close to or exceed one hundred percent, it can be concluded that the performance of the regional government in managing fixed assets is in the effective category. The higher the effectiveness ratio achieved, the more it shows that fixed asset management is carried out optimally in an effort to support increasing PAD.

Third, the analysis of the efficiency of revenue utilization of regional fixed assets is carried out to assess how much the local government spends in order to obtain revenue from the utilization of fixed assets. Efficiency is measured by comparing the cost of collection to the realization of revenue, then multiplied by one hundred percent. The smaller the value of the efficiency ratio obtained, the more efficient the management and utilization of the fixed assets. In this context, the collection costs referred to refer to the expenditure of goods and services directly related to the management and utilization of fixed assets in the period 2013 to 2022. The three analyses are based on the theory of regional financial management according to Nanda et al. [15] and refer to the assessment criteria as stated in the Decree of the Minister of Home Affairs Number 690.900.327. By

using this approach, the study is expected to be able to provide a comprehensive picture of the performance of regional fixed asset management and formulate asset optimization strategies as potential economic resources to support the fiscal independence of Central Lombok Regency.

3. Results and Discussion

3.1 Research Data Description

3.1.1 Development of Realization of Local Original Income (PAD) of Central Lombok Regency 2013-2022

Local Original Income (PAD) is a regional income that aims to provide annual contributions to increasing regional development and helping achieve regional autonomy goals. The following is the development of the realization of Local Original Income in Central Lombok Regency for 10 years, namely from 2013-2022.

Table 1. Realization of Local Original Income (PAD) in Central Lombok Regency 2013-2022

Fiscal year	Realization (Rp)	Development Total (Rp)	%
2013	123,011,389,543.78	-	-
2014	140,507,905,589.16	17,496,516,045.38	14.22%
2015	156,931,857,545.88	16,423,951,956.72	11.69%
2016	166,443,247,023.43	9,511,389,477.55	6.06%
2017	286,691,384,414.65	120,248,137,391.22	72.25%
2018	187,324,721,970.60	-99,366,662,444.05	-34.66%
2019	204,512,599,142.12	17,187,877,171.52	9.18%
2020	206,419,405,625.90	1,906,806,483.78	0.93%
2021	163,077,512,900.58	-43,341,892,725.32	-21.00%
2022	238,785,324,104.33	75,707,811,203.75	46.42%
Average			11.68%

Based on Table 1 is the total realization of Local Original Income of Central Lombok Regency in 2013-2022. It can be seen that the receipt of Local Original Income in 2014 was Rp. 140,507,905,589.16 with a development amount of 17,496,516,045.38 with a percentage of 14.22%. The highest realization of Local Original Income in 2017 which increased from the previous year, namely Rp. 286,691,384,414.65 while the development amount was 120,248,137,391.22 with a percentage of 72.25%. In 2018 the realization of local original income decreased by Rp. 187,324,721,970.60, the development amount was (99,366,662,444.05) with a percentage of (34.66%). The average percentage of the development of the realization of regional original income from 2013-2022 was 11.68%.

3.1.2 Receipt of Utilization of Fixed Assets of Central Lombok Regency

The following is a table detailing the target for utilization of regional fixed assets, the total target for utilization of regional fixed assets, details of the realization of utilization of regional fixed assets, and the total realization of utilization of regional fixed assets for 2013-2022.

a. Details of Regional Fixed Asset Utilization Revenue Targets

Details of the Target Revenue from Utilization of Fixed Assets for Central Lombok Regency for 2013-2022 can be seen in Table 2.

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Table 2. Details of the Target Revenue from Utilization of Fixed Assets in Central Lombok Regency for 2013-2022

Year	Asset Use Charge	Wholesale/Retail Market Fee	Terminal Fee	Lodging/Villa Fee	Recreation & Sports Fee	Calibration Fee	Asset Sales Revenue	Total Target Revenue
2013	Rp1,336,393,980	Rp590,973,600	Rp18,360,000	Rp530,000,000	-	-	Rp34,920,300,000	Rp37,396,027,580
2014	Rp1,381,689,560	Rp609,933,600	Rp18,360,000	Rp780,000,000	-	-	Rp37,493,600	Rp2,827,476,760
2015	Rp1,594,571,560	Rp710,385,200	Rp9,120,000	Rp780,000,000	-	-	Rp55,000,000	Rp3,149,076,760
2016	Rp 2,242,491,860	Rp709,802,400	Rp9,120,000	Rp30,000,000	-	-	Rp55,000,000	Rp3,046,414,260
2017	Rp 1,953,966,860	Rp712,562,400	-	-	Rp48,000,000	Rp8,274,000	Rp340,568,000	Rp3,063,371,260
2018	Rp 878,263,460	Rp713,130,000	-	-	Rp216,000,000	Rp8,654,000	Rp340,568,000	Rp2,156,615,460
2019	Rp 674,954,800	Rp853,830,000	-	-	Rp80,400,000	Rp8,654,000	Rp350,000,000	Rp1,967,838,800
2020	Rp1,140,352,500	Rp527,825,000	-	-	Rp68,250,000	-	Rp6,255,424,098	Rp7,991,851,598
2021	Rp1,331,615,984	Rp5,494,006,000	-	-	Rp68,250,000	-	Rp4,291,906,937	Rp11,185,778,921
2022	Rp1,595,325,000	Rp5,437,383,430	-	-	Rp147,600,000	-	Rp0	Rp7,180,308,430

Table 3. Details of Realization of Utilization of Fixed Assets in Central Lombok Regency 2013-2022 (Rp million)

Description	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Use of Regional Property Fees	466.71	426.78	506.80	1,245.61	1,871.78	729.89	464.65	237.61	552.53	1,706.31
Wholesale Market / Shop Fees	593.73	576.75	596.09	598.51	590.83	616.22	496.66	246.55	333.41	1,227.32
Terminal Fees	6.67	3.15	2.84	3.00	0.00	0.00	0.00	0.00	0.00	0.00
Lodging/Villa Fees	85.22	1,342.36	1,541.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreation and Sports Facilities Fees	0.00	0.00	0.00	0.00	61.59	65.25	90.31	24.26	24.26	78.48
Calibration Fees	0.00	0.00	0.00	0.00	1.23	7.90	8.45	0.00	0.00	0.00
Sale of Non-Separated Assets	35,075.81	77.42	37.49	73.82	0.00	72.46	330.00	9,079.73	0.00	0.00
Total Realized Revenue from Asset Utilization	36,228.13	2,426.46	2,685.20	1,920.95	2,525.43	1,491.72	1,390.06	9,588.15	910.20	3,012.11

Table 4. Calculation of Contribution to Utilization of Fixed Assets in Central Lombok Regency 2013-2022

Description	Realization of Revenue from Utilization of Regional Fixed Assets										Average
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Retribution for Use of Regional Assets	1.29%	17.59%	18.87%	64.84%	74.12%	48.93%	33.43%	2.48%	60.70%	56.65%	37.89%
Wholesale Market / Shop Levy	1.64%	23.77%	22.20%	31.16%	23.40%	41.31%	35.73%	2.57%	36.63%	40.75%	25.91%
Terminal Fees	0.02%	0.13%	0.11%	0.16%	-	-	-	-	-	-	0.10%
Lodging/Restaurant/Villa Retribution	0.24%	55.32%	57.43%	0.00%	-	-	-	-	-	-	28.25%
Recreation and Sports Areas Retribution	-	-	-	-	2.44%	4.37%	6.50%	0.25%	2.67%	2.61%	3.14%
Calibration/Re-calibrating Fee	-	-	-	-	0.05%	0.53%	0.61%	-	-	-	0.40%
Proceeds from Sale of Unseparated Assets	96.82%	3.19%	1.40%	3.84%	0.00%	4.86%	23.74%	94.70%	0.00%	0.00%	22.85%

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Table 2 is a breakdown of the target revenue from the utilization of fixed assets in Central Lombok Regency which comes from levies on the use of regional assets, levies on wholesale markets/shops, levies on terminals (existing until 2016), levies on lodging/restaurants/villas (existing until 2016), levies on recreation and sports venues (starting in 2017), levies on calibration/recalibration (starting in 2017), and proceeds from the sale of assets that are not separated within a ten-year period from 2013-2022.

b. Total Target Revenue from Utilization of Regional Fixed Assets

The target revenue from the utilization of fixed assets in Central Lombok Regency for 2013-2022 can be seen in Table 5.

Table 5. Total Target Revenue from Utilization of Fixed Assets in Central Lombok Regency

Year	Total Target Utilization of Regional Fixed Assets	Development	
		Total	%
2013	Rp 37,396,027,580.00	-	-
2014	Rp 2,827,476,760.00	(34,568,550,820.00)	(92.44%)
2015	Rp 3,149,076,760.00	321,600,000.00	11.37%
2016	Rp 3,046,414,260.00	(102,662,500.00)	(3.26%)
2017	Rp 3,063,371,260.00	16,957,000.00	0.56%
2018	Rp 2,156,615,460.00	(906,755,800.00)	(29.60%)
2019	Rp 1,967,838,800.00	(188,776,660.00)	(8.75%)
2020	Rp 7,991,851,598.00	6,024,012,798.00	306.12%
2021	Rp1 1,185,778,921.00	3,193,927,323.00	39.96%
2022	Rp 7,180,308,430.00	(4,005,470,491.00)	(35.81%)
	Average		20.91%

Based on Table 3 containing data on the total target revenue from the utilization of regional fixed assets of Central Lombok Regency during the period 2013 to 2022, it is known that the revenue comes from various objects, including levies on the use of regional assets, levies on wholesale markets/shops, terminal levies, levies on lodging/restaurants/villas, levies on recreation and sports venues, levies on calibration/recalibration, and proceeds from the sale of assets that are not separated. In 2013, the total target revenue from the utilization of regional fixed assets reached IDR37,396,027,580.00, which was the highest value during the ten-year period. However, in 2014 there was a significant decline with a total target revenue of IDR2,827,476,760.00. This decline shows a difference of IDR34,568,550,820.00 or equivalent to a percentage decline of 92.44%. Furthermore, in 2015 there was an increase in the total target revenue to Rp3,149,076,760.00, with a nominal increase of Rp321,600,000.00 or an increase of 11.37% compared to the previous year. The most significant increase occurred in 2020, where the growth percentage reached 306.12%, while the sharpest decline was recorded in 2014 with a decline of 92.44%.

c. Details of Realization of Utilization of Regional Fixed Assets

Details of the realization of the use of regional fixed assets from 2013 to 2022 are presented in Table 3. Table 3 is the realization of the utilization of regional fixed assets in Central Lombok Regency in 2013-2022 which consists of objects of Regional Asset Use Retribution, Wholesale Market/Shop Retribution, Terminal Retribution (existing until 2016), Lodging/Pesanggrahan/Villa Retribution, Recreation and Sports Place Retribution, Calibration/Recalibration Retribution (appearing starting in 2017-2019), Proceeds from Sales of Unseparated Assets

d. Total Realization of Utilization of Regional Fixed Assets

The total realization of revenue from the utilization of fixed assets in Central Lombok Regency for 2013-2022 is presented in Table 6.

Table 6. Total Realization of Revenue from Utilization of Fixed Assets in Central Lombok Regency (Rp million)

Year	Total Realized Revenue (Rp million)	Change (Rp million)	Growth (%)
2013	36,228.13	-	-
2014	2,426.46	(33,801.67)	-93.30%
2015	2,685.20	258.74	10.66%
2016	1,920.95	(764.25)	-28.46%
2017	2,525.43	604.48	31.47%
2018	1,491.72	(1,033.71)	-40.93%
2019	1,390.06	(101.66)	-6.81%
2020	9,588.15	8,198.09	589.76%
2021	910.20	(8,677.95)	-90.51%
2022	3,012.11	2,101.91	230.93%
Avg.	-	-	66.98%

Based on Table 6 which presents the total realization of revenue from the utilization of fixed assets in Central Lombok Regency from 2013 to 2022, the highest realization occurred in 2013, with an amount of IDR 36,228,126,200.00. In 2014, there was a significant decline, where revenue only reached IDR 2,426,457,300.00. A significant increase occurred in 2020, with revenue realization of IDR 9,588,150,315.00, an increase of IDR 8,198,086,815.00 from the previous year, which recorded a percentage increase of 589.76%. On the other hand, the lowest revenue realization occurred in 2021, which was IDR 910,204,500.00, with a decrease of IDR 8,677,945,815.00 or -90.51% compared to the previous year. The highest realization development occurred in 2020 with a percentage increase of 589.76%, while the lowest decline was recorded in 2014 with a percentage decrease of -93.30%. The average percentage development of the realization of revenue from the use of regional fixed assets during this ten-year period reached 66.98%.

3.2 Data Analysis Results and Discussion

3.2.1 Revenue from Utilization of Fixed Assets of Central Lombok Regency 2013-2022

Recapitulation of the movement in the percentage of contribution of revenue per sector of regional fixed asset utilization to the total revenue of regional fixed asset utilization in Central Lombok Regency for 2013-2022. Based on Table 4, the calculation results of the contribution of each source of revenue from the utilization of regional fixed assets to the total revenue from the utilization of regional fixed assets that have been listed can be seen. Based on the analysis results, it is known that most sources of revenue from the utilization of regional fixed assets in Central Lombok Regency are in the very low category. This is partly influenced by the low revenue through the utilization of regional fixed assets in Central Lombok Regency [16]. From 2013 to 2022, the highest average contribution was the levy on the use of regional assets with an average contribution of 37.89%, followed by the levy on lodging/restaurants/villas with an average contribution of 28.25%, the levy on wholesale markets/shops with an average contribution of 25.91%, and proceeds from the sale of assets that are not separated with an average contribution of 22.85%. The average contribution from 2013 to 2023 shows that the types of utilization of regional fixed assets can contribute optimally.

The types of fixed asset utilization that have the lowest average are terminal retribution with an average contribution of 0.10% and calibration/recalibration retribution with an average contribution of 0.40% which has an average contribution below 1%. This shows that the amount of contribution given by each source of income from the utilization of regional fixed assets is highly dependent on the amount of realization of each type of utilization of regional fixed assets generated which also affects the total income from asset utilization as a whole. Thus it can be said that if the realization

of each type of utilization of regional fixed assets increases, the total income from the utilization of regional fixed assets will also increase.

3.2.2 Analysis of the Contribution of Utilization of Regional Fixed Assets to Regional Original Income (PAD)

Analysis of the contribution of regional fixed asset utilization is an analysis used to determine how much contribution can be contributed from the utilization of regional fixed assets in increasing Regional Original Income. To determine the amount of contribution from the utilization of regional fixed assets in Central Lombok Regency, it can be calculated by comparing the realization of revenue from the utilization of regional fixed assets with the realization of Regional Original Income [17]. The results of the calculation of the contribution of regional fixed asset utilization to Regional Original Income can be seen in Table 7.

Table 7. Contribution to Utilization of Regional Fixed Assets in Central Lombok Regency 2013-2022

Year	Realization of Fixed Asset Utilization	Realization of PAD	%	Criteria
2013	Rp 36.23 billion	Rp 123.01 billion	29.45%	Medium
2014	Rp 2.43 billion	Rp 140.51 billion	1.73%	Very Low
2015	Rp 2.69 billion	Rp 156.93 billion	1.71%	Very Low
2016	Rp 1.92 billion	Rp 166.44 billion	1.15%	Very Low
2017	Rp 2.53 billion	Rp 286.69 billion	0.88%	Very Low
2018	Rp 1.49 billion	Rp 187.32 billion	0.80%	Very Low
2019	Rp 1.39 billion	Rp 204.51 billion	0.68%	Very Low
2020	Rp 9.59 billion	Rp 206.42 billion	4.64%	Very Low
2021	Rp 0.91 billion	Rp 163.08 billion	0.56%	Very Low
2022	Rp 3.01 billion	Rp 238.79 billion	1.26%	Very Low
	Average		4.29%	Very Low

Based on Table 7, it is known that the contribution of regional fixed asset utilization to regional original income in Central Lombok Regency from 2013-2022 has fluctuated. In the period from 2013 to 2022, the level of contribution of regional fixed asset utilization to Regional Original Income (PAD) never reached the good category, the highest was only moderate and the rest were in the very poor criteria. The highest contribution occurred in 2013 with a percentage of 29.45% and entered the moderate criteria, while the lowest contribution occurred in 2021 with a percentage of 0.56%. In terms of percentage, the average contribution of revenue from regional fixed asset utilization to the regional original income of Central Lombok Regency in 2013-2022 was 4.29%, so based on the criteria or indicators, the contribution of revenue from regional fixed asset utilization to the regional original income of Central Lombok Regency can be categorized as Very Poor.

The high contribution in 2013 was due to the high source of revenue from the utilization of regional fixed assets from the proceeds of the sale of assets that were not separated with the realization reaching Rp. 35,075.80 million. The sale of assets in large amounts is part of the regional government's strategy in optimizing less productive assets to increase regional original income. In the following years, the contribution experienced a significant decline, especially in 2014 which only reached 1.73% or a decline of 27.72% from the previous year, due to the low realization of proceeds from the sale of assets that were not separated compared to the previous year and the low realization of revenue from the utilization of regional fixed assets.

In 2015 to 2019, it continued to decline. The low contribution from the receipt of regional fixed asset utilization was due to the high realization of regional original income compared to the realization of regional fixed asset utilization. In 2020, the contribution of regional fixed asset utilization to regional original income increased by 4.64%, falling

into the very low category due to an increase in receipts from regional wealth use levies of IDR 9,079.73 million and proceeds from the sale of assets that were not separated and government policies in optimizing the use of regional assets to increase income, especially in 2020 due to the impact of the COVID-19 pandemic which caused economic instability. On the other hand, in 2021 there was a drastic decline due to the impact of the pandemic which was still being felt, thus hampering the economic sector and causing low income from the utilization of regional fixed assets. Where in 2021 the contribution rate only reached 0.56% because the realization of revenue from the use of regional fixed assets was very low, and there were several revenue objects such as terminal levies and lodging/restaurant/villa levies that had been eliminated, the contribution from regional fixed assets became unstable because there was no sustainable source of income.

The results of this study are supported by research conducted by Lochhaas et al. [18]. The results of the study showed that there was a contribution from the utilization of Regional Property Rental (BMD) to Regional Original Income (PAD) in 2017 of 0.42%; in 2018 it was 1.12%; and in 2019 it was 0.79% which was included in the very low criteria even though it had increased. This study is also in line with the research of Mahtta et al. [19] where the results of their study found that the contribution of the utilization of regional property rental to regional original income had very low criteria, namely far below 50% from 2018-2022 with an average value of 0.33%. However, the results of this study contradict the research conducted by Usman et al. [20] where the research confirms that optimal asset management contributes significantly to local revenue and can be a major source of income for the region if managed properly. This contradicts the results of the author's research which shows that the contribution of regional fixed assets is still very low even though there are various potentials that can be utilized.

3.2.3 Analysis of the Effectiveness Ratio of Receipt of Utilization of Regional Fixed Assets to Regional Original Income

Analysis of the effectiveness of regional fixed asset utilization is used to determine the level of effectiveness of regional fixed asset utilization on Regional Original Income in Central Lombok Regency. Comparing the realization of regional fixed asset utilization revenue with the set target. The results of the calculation of the level of effectiveness can be seen in Table 8.

Table 8 Level of Effectiveness of Receipt of Utilization of Regional Fixed Assets in Central Lombok Regency 2013-2022

Year	Fixed Asset Utilization Budget	Fixed Asset Utilization Realization	%	Criteria
2013	Rp 37.40 billion	Rp 36.23 billion	96.88%	Effective
2014	Rp 2.83 billion	Rp 2.43 billion	85.82%	Moderately Effective
2015	Rp 3.15 billion	Rp 2.69 billion	85.27%	Moderately Effective
2016	Rp 3.05 billion	Rp 1.92 billion	63.06%	Ineffective
2017	Rp 3.06 billion	Rp 2.53 billion	82.44%	Moderately Effective
2018	Rp 2.16 billion	Rp 1.49 billion	69.17%	Ineffective
2019	Rp 1.97 billion	Rp 1.39 billion	70.64%	Ineffective
2020	Rp 7.99 billion	Rp 9.59 billion	119.97%	Highly Effective
2021	Rp 11.19 billion	Rp 0.91 billion	8.14%	Ineffective
2022	Rp 7.18 billion	Rp 3.01 billion	41.95%	Ineffective
Average			72.33%	Ineffective

Based on Table 8, data on targets and realization of revenue from the utilization of regional fixed assets from 2013-2022 were obtained, where each year the realization of revenue from the utilization of regional fixed assets never reached the target except in 2020. The data shows that the average level of effectiveness of the utilization of regional fixed assets in Central Lombok Regency from 2013 to 2022 had an average percentage of

72.33%, so based on the effectiveness criteria, it can be said that the level of effectiveness of the utilization of regional fixed assets in Central Lombok Regency is included in the Less Effective category. The highest effectiveness occurred in 2020, the realization of revenue from the utilization of regional fixed assets amounted to IDR9,588. 15 million, where the target set was IDR7,991.85 million with the level of effectiveness of regional fixed asset utilization reaching 119.97%, entering the very effective criteria. because it shows a ratio value above 100%. This very high increase occurred due to an increase in the realization of revenue from the utilization of regional fixed assets sourced from the proceeds of the sale of assets that were not separated and adjustments to asset rental rates to increase revenue.

The lowest effectiveness occurred in 2021 with a percentage of 8.14% which was categorized as ineffective. This was due to the low realization of the utilization of regional fixed assets with a total realization of only IDR 910,204,500,000, very far from the target of regional fixed asset utilization. In that year there was no receipt of asset utilization from the proceeds of the sale of assets that were not separated and the impact of the pandemic affected economic activities in sectors related to the utilization of regional fixed assets such as the tourism sector and the local economy so that many fixed assets could not be utilized optimally. In addition, many assets previously used by the private sector experienced operational limitations, reducing the revenue that could be received by the local government.

This study is supported by research conducted by Braimah et al. [21] entitled Analysis of the Effectiveness of Asset Management and Regional Income of Buton Regency, their research found that the effectiveness of asset management in Buton Regency was only around 60-70%, which is included in the less effective criteria. This is due to the weak asset recording system, low utilization of regional assets, and minimal innovation in asset management. This study is also in line with the research of Chanani et al. [22] entitled Analysis of Equipment and Machinery Rental Retribution Management in Increasing PAD in Mataram City, showing that the level of effectiveness of asset management in Mataram City is quite fluctuating and often does not reach the set targets. The cause is the absence of a structured system in asset management and the lack of optimization of regional asset utilization. This study is not in line with the research conducted by Ahdi Topan Sofyan, Ryan Hidayat and Eko Suryaningsih which found that the rental of Regional Property (BMD) in 2017 to 2018 was categorized as effective because each year the amount of realization exceeded the target set for increasing Regional Original Income (PAD) in West Sumbawa Regency.

3.2.4 Analysis of the Efficiency Ratio of Receipt of Utilization of Fixed Assets in Central Lombok Regency

Related to the amount of regional fixed asset utilization collection costs, it is taken from maintenance expenditures from 2013 to 2022. The level of efficiency calculated from 2013-2022 can be seen in Table 9.

Table 9. Level of Efficiency of Revenue from Utilization of Fixed Assets in Central Lombok Regency 2013-2022

Year	Fixed Asset Utilization Budget	Fixed Asset Utilization Realization	%	Criteria
2013	Rp 37.40 billion	Rp 36.23 billion	96.88%	Effective
2014	Rp 2.83 billion	Rp 2.43 billion	85.82%	Moderately Effective
2015	Rp 3.15 billion	Rp 2.69 billion	85.27%	Moderately Effective
2016	Rp 3.05 billion	Rp 1.92 billion	63.06%	Ineffective
2017	Rp 3.06 billion	Rp 2.53 billion	82.44%	Moderately Effective
2018	Rp 2.16 billion	Rp 1.49 billion	69.17%	Ineffective
2019	Rp 1.97 billion	Rp 1.39 billion	70.64%	Ineffective

Year	Fixed Asset Utilization Budget	Fixed Asset Utilization Realization	%	Criteria
2020	Rp 7.99 billion	Rp 9.59 billion	119.97%	Highly Effective
2021	Rp 11.19 billion	Rp 0.91 billion	8.14%	Ineffective
2022	Rp 7.18 billion	Rp 3.01 billion	41.95%	Ineffective
	Average		72.33%	Ineffective

Based on Table 9, 2020 was the lowest efficiency level with a percentage of 2.51% and obtained a very efficient criterion, while the highest efficiency ratio level was in 2021 with a percentage of 509.41% and obtained an inefficient criterion. The average efficiency of regional fixed asset utilization in Central Lombok Regency during the period 2013 to 2022 was 87.29% with a Fairly Efficient criterion. The best efficiency level occurred in 2020 with a percentage of 2.51% which shows that the collection costs are very low compared to the realization of revenues included in the very efficient criteria. In 2020, the collection costs for regional fixed asset utilization were IDR 240.31 million with the realization of regional fixed asset utilization revenues of IDR 9,588.15 million.

This is influenced by the efficiency of operational collection costs for asset management. The smaller the value of this efficiency ratio, the better the government's performance in collecting revenue. On the other hand, the worst efficiency occurred in 2021 with a percentage of 509.41% which falls into the inefficient criteria. In 2021, the cost of collecting regional fixed asset utilization was set at IDR 46,415.03 million with the realization of regional fixed asset utilization revenue of IDR 910.20 million. The main cause of the spike in collection costs this year was the increase in the budget for regional asset maintenance which was not balanced by an increase in revenue from fixed asset utilization, resulting in an imbalance between revenue and operational costs, as well as a lack of monitoring and evaluation in the asset management process which led to budget waste, and less than optimal asset utilization because many assets were left abandoned or idle.

Based on the research results, it can be seen that this is because if the percentage achieved is greater, it can be interpreted that the organization or activity is running less efficiently, and vice versa if the percentage achieved is smaller, the organization or activity is more efficient. This research is in line with the research conducted by Langer et al. [23] entitled Regional Asset Optimization Strategy for Strengthening PAD in Maluku Province. This study emphasizes that regions that do not have an optimal asset management strategy will experience poor efficiency levels, with asset maintenance costs greater than the income earned. However, this study contradicts the research conducted by Setiawan et al. [24] entitled Analysis of Equipment and Machinery Rental Retribution Management in Increasing PAD in Mataram City, showing that the efficiency of asset management in Mataram City is quite consistent and is in the very efficient category, due to good management strategies and operational costs that remain under control.

3.2.5 Management of Regional Fixed Assets in Supporting Regional Original Income

Management of regional fixed assets is a key factor in increasing contributions to PAD. Regional fixed assets that are well managed can be a source of sustainable income, while assets that are not optimally utilized can actually become a burden on the regional budget.

a) Current Condition of Regional Fixed Asset Management

Currently, the local government has recorded assets, but has not optimally classified assets based on their productivity levels, data collection and classification of assets in Central Lombok Regency still need to be improved. Some unproductive assets

have not been optimally utilized to increase regional income. Many regional fixed assets are unproductive or have not been utilized properly. The results of the study show that the contribution of regional fixed assets to PAD is still very low, an average of only 4.29%. This shows that many regional assets have not generated optimal income because they are not utilized or do not have a clear utilization mechanism. The effectiveness of the utilization of regional fixed assets is related to the extent to which these assets can provide maximum contribution to PAD. In addition, optimization of asset utilization through rent or cooperation with the private sector is still underutilized. Regional assets that can generate PAD, such as government land and buildings, have not been optimally utilized [25].

Based on the research results, the effectiveness of regional fixed asset utilization during the 2013-2022 period was at an average of 72.33%, which is categorized as less effective. In terms of efficiency, regional fixed asset management faces challenges in maintaining a balance between maintenance costs and revenue generated. The average efficiency during the research period was 87.29%, which is categorized as quite efficient. The lack of transparency and accountability in asset management is also an obstacle. The regional asset recording and monitoring system still needs to be improved to avoid discrepancies in asset reports and misuse of regional assets. Based on Kim and Li [26], the principle of good governance in asset management is very important to increase efficiency and effectiveness in the use of regional assets .

b) Factors that Inhibit Management of Regional Fixed Assets

There are several main factors that hinder the management of regional fixed assets. One of them is the lack of clear regulations and asset utilization policies. Until now, there have been no regional regulations that specifically regulate strategies for optimizing regional fixed assets. Without strong regulations, it is difficult for regional governments to cooperate in asset utilization with third parties. In addition, the lack of resources in asset management is also an obstacle. Human resources handling regional asset management are still limited, both in number and in technical competence related to asset management. Another problem is the high cost of maintaining unproductive assets. Unutilized assets still require maintenance costs, which caused a spike in asset collection costs in 2021 to IDR 46.4 billion. Much development has been carried out, but activities have stalled, of course this makes the existence of assets that are not profitable for the region, but only increase expenditure costs. The utilization of regional assets in order to increase regional original income (PAD) has not been optimal.

The less than optimal utilization of regional assets in Central Lombok Regency is due to the lack of reporting on unutilized assets and the lack of recording or inventory of utilized assets, so that asset managers themselves sometimes do not know the existence of their assets and have difficulty in assessing regional assets that will be utilized. Where utilization is through land, building, equipment and machinery rentals that have not provided optimal contributions to PAD. Future asset management is more aimed at ensuring sustainable capacity development of local governments, so it is required to be able to develop or optimize the use of regional assets to increase/boost local original income, which will be used to finance activities to achieve optimal fulfillment of requirements for the service of the tasks and functions of its agencies to the community.

3.2.6 Strategies That Can Be Implemented to Improve Asset Management

a) Conduct Periodic Asset Inventory and Classification

Inventory (recording) and classification of regional fixed assets are very important initial steps in more efficient asset management. Fixed asset audits need to be conducted

annually to identify productive assets, unutilized assets, and assets that no longer have high economic value. In this way, local governments can take more appropriate policies in determining whether an asset will be used, leased, or even sold. The results of Georgiou et al. [27] study show that regions that routinely classify assets can increase the efficiency of asset management by up to 30% better than regions that do not. This shows that with clear mapping, fixed assets can be managed more effectively and produce a more optimal contribution to PAD.

b) Optimizing Asset Utilization Through Rental and Cooperation with the Private Sector

Unutilized regional assets must be transformed into more productive sources of income through rental schemes or cooperation with the private sector. In this way, assets that have been idle or abandoned can provide economic benefits without burdening the regional budget. One method that can be used is the BOT (Build-Operate-Transfer) scheme, where the private sector is given the right to build and operate assets for a certain period of time before finally being returned to the local government. For example, empty land can be used as a business area or place of business through this mechanism, thus providing benefits to both parties.

c) Increasing Transparency and Digitalization in Asset Management

One of the main obstacles in managing regional fixed assets is the lack of transparency and potential asset leakage. To overcome this problem, local governments can implement the Regional Asset Management Information System (SIMDA), which allows for more accurate asset recording and prevents misuse or loss of assets.

d) Drafting Regulations Governing the Utilization of Regional Assets

Clear and structured regulations are key factors in optimizing the utilization of regional fixed assets. Until now, there are still many regions that do not have regional regulations (Perda) that specifically regulate the strategy for utilizing fixed assets for economic interests. Without strong regulations, it is difficult for regional governments to cooperate with third parties legally and effectively. Therefore, the preparation of regulations that regulate the strategy for utilizing regional fixed assets needs to be carried out so that there is a strong legal basis for cooperation with the private sector and in the mechanism for leasing regional assets with good regulations, the government can ensure that regional fixed assets are managed optimally and provide a significant contribution to PAD.

4. Conclusion

Based on the research results, it can be concluded that the contribution of the utilization of regional fixed assets to the Regional Original Income (PAD) of Central Lombok Regency during the 2013-2022 period fluctuated and tended to be low. The average contribution was only 4.29%, which is categorized as very low. The highest contribution was recorded in 2013 at 29.45%, while the lowest contribution occurred in 2021 at only 0.56%. The effectiveness of the utilization of regional fixed assets in Central Lombok Regency also showed less than optimal results, with an average effectiveness of 72.33%, which is categorized as less effective. The year with the highest level of effectiveness was 2020 (119.97%), while the year with the lowest effectiveness was 2021 (8.14%). In addition, the efficiency of the utilization of regional fixed assets was recorded at an average of 87.29%, which is categorized as quite efficient. The highest efficiency occurred in 2020 with a percentage of 2.51%, while the worst efficiency occurred in 2021 with a percentage of 509.41%. The management of regional fixed assets in Central Lombok Regency has not been optimal in supporting PAD, which is caused by poor asset

recording, low utilization effectiveness, and high maintenance costs that are not comparable to the revenue generated.

To increase the contribution of assets to PAD, strategies are needed such as better asset inventory, optimization of utilization through cooperation with the private sector, and clearer and more structured regulations. As a suggestion, the Central Lombok Regency Government needs to optimize the leading sectors, especially the tourism sector, and develop a digital regional asset management information system (SIMDA BMD) to increase transparency and efficiency of asset management.

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6. Declaration

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