

Implementation Of Regional Property Management Regulations In The Management Of Regional Property Input Grants In The Health Office Of Southeast Minahasa Regency



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Abstract

This study aims to analyze the implementation of the Minister of Home Affairs Regulation (Permendagri) Number 7 of 2024 concerning the Management of Regional Government-Owned Assets (BMD) in managing incoming grants of regional assets at the Health Office of Southeast Minahasa Regency. The focus of this research includes the apparatus's understanding of the regulation, planning for grant management, the execution of incoming grant management, as well as the obstacles and impacts of policy implementation. This study employed a descriptive qualitative approach, with data collection techniques including in-depth interviews, observation, and documentation. The research informants were selected using purposive sampling, consisting of 5 personnel from the Regional Financial and Revenue Management Agency and the Health Office of Southeast Minahasa Regency. The results indicate that the implementation of Permendagri Number 7 of 2024 has not been optimal. The apparatus's understanding remains limited to a basic level, grant planning has not been integrated into the Regional Asset Needs Planning (RKBMD) document, and the execution of grants does not fully comply with procedures due to incomplete administrative documentation. Furthermore, the main obstacles include limited human resources, weak inter-agency coordination, and administrative disorder. This study recommends continuous socialization of the regulation, the provision of technical guidance, the integration of grants into planning documents, and enhanced coordination among relevant parties.

Abstrak

Penelitian ini bertujuan untuk menganalisis implementasi Peraturan Menteri Dalam Negeri Nomor 7 Tahun 2024 tentang Pengelolaan Barang Milik Daerah (BMD) dalam pengelolaan hibah masuk BMD pada Dinas Kesehatan Kabupaten Minahasa Tenggara. Fokus penelitian meliputi pemahaman aparatur terhadap regulasi, perencanaan pengelolaan hibah, pelaksanaan pengelolaan hibah masuk, serta kendala dan dampak implementasi kebijakan. Penelitian menggunakan pendekatan kualitatif deskriptif dengan teknik pengumpulan data melalui wawancara mendalam, observasi, dan dokumentasi. Informan penelitian ditentukan secara purposive sampling sebanyak 5 orang dari Badan Pengelolaan Keuangan dan Pendapatan Daerah serta Dinas Kesehatan Kabupaten Minahasa Tenggara. Hasil penelitian menunjukkan bahwa implementasi Permendagri Nomor 7 Tahun 2024 belum optimal. Pemahaman aparatur masih terbatas pada tingkat dasar, perencanaan hibah belum terintegrasi dalam dokumen Rencana Kebutuhan Barang Milik Daerah (RKBMD), pelaksanaan hibah belum sepenuhnya sesuai prosedur dengan ditemukannya ketidaklengkapan dokumen administrasi, serta kendala utama meliputi keterbatasan sumber daya manusia, lemahnya koordinasi antar instansi, dan ketidaktertiban administrasi. Penelitian ini merekomendasikan sosialisasi regulasi secara berkelanjutan, penyelenggaraan bimbingan teknis, pengintegrasian hibah dalam dokumen perencanaan, dan peningkatan koordinasi antar pihak terkait.

1. INTRODUCTION

1.1 Background

Regional financial management is a crucial part of regional governance because it directly relates to the effectiveness of public services, transparency, and budget accountability. One strategic component of regional finance is Regionally Owned Assets (BMD), non-financial assets with significant economic and social value that can be utilized to support development programs, including through the BMD grant mechanism.

In line with the need to improve BMD governance, the Ministry of Home Affairs issued Ministerial Regulation No. 7 of 2024 concerning Amendments to Ministerial Regulation No. 19 of 2016 concerning Guidelines for the Management of Regional Assets. This regulation introduces significant changes in the planning, transfer, administration, and reporting of BMD, including grants. This Ministerial Regulation emphasizes that every grant process must meet the principles of clarity of value, administrative compliance, recipient eligibility, accountability for the use of assets, and their impact on the regional financial position.

However, the Southeast Minahasa Regency Government, particularly the Health Office, still faces several issues in the implementation of the BMD grant. The grant administration process has not fully complied with the new standards, resulting in the potential asset value not being accurately recorded in financial reports or the e-BMD application. Data shows that 24 (twenty-four) sets of medical equipment (Kenko Anthropometry NSU 7 Plus) worth Rp7,900,000 per unit have not been recorded as assets since they were received in 2023 from the Directorate General of Public Health, Ministry of Health of the Republic of Indonesia. In addition, the lack of understanding among regional officials regarding the grant mechanism according to Minister of Home Affairs Regulation Number 7 of 2024, particularly regarding administrative requirements and recipient accountability, as well as ineffective post-grant supervision and monitoring, are serious

problems that have the potential to disrupt the quality of regional financial management and accountability for BMD utilization.

1.2 Problem Formulation

Based on this background, the formulation of the research problem is: (1) How is the understanding of the latest regulations regarding BMD management, BMD grant management planning, and implementation of BMD incoming grant management at the Southeast Minahasa District Health Office? (2) What are the constraints and impact factors faced by the Southeast Minahasa District Government in implementing Home Affairs Ministerial Regulation Number 7 of 2024 regarding BMD incoming grant management?

1.3 Research Objectives

This study aims to: (1) Analyze the understanding of the latest regulations, BMD grant management planning, and implementation of BMD incoming grant management at the Southeast Minahasa District Health Office; (2) Identify the constraints and impact factors faced in implementing Home Affairs Ministerial Regulation Number 7 of 2024.

2. LITERATURE REVIEW

2.1 Public Administration and Policy Implementation

According to Dwight Waldo (1984), public administration is not only concerned with efficiency but also with democratic values and the public interest. Nicholas Henry (2013) adds that public administration encompasses policy implementation activities and the relationship between government and society. In the context of decentralization and regional autonomy, public administration is currently oriented toward more complex governance and accountability (Christensen & Lægred, 2020).

According to George C. Edward III (1980), policy implementation is influenced by four main variables: communication, resources, disposition,

and bureaucratic structure. Implementation success is also determined by the capacity of the implementer and the implementation context (Grindle, 1980), as well as compliance with standards and procedures (Van Meter & Van Horn, 1975).

2.2 Regional Property and Grants

Based on Home Affairs Ministerial Regulation Number 7 of 2024, BMD is all goods purchased or obtained at the expense of the Regional Budget (APBD) or derived from other legitimate sources. BMD management includes planning, procurement, use, utilization, transfer, security, administration, deletion, destruction, assessment, and supervision. A grant is a form of BMD transfer defined as the transfer of ownership of goods from a regional government to the central government, between regional governments, or from a regional government to another party without receiving compensation.

The procedures for BMD grants are regulated in detail in Articles 401-405 of Home Affairs Ministerial Regulation Number 7 of 2024, which include the formation of a research team, verification of administrative and physical data, preparation of research minutes, determination of the regent's decision, signing of the grant document, and handover of goods as outlined in the Handover Minutes (BAST).

2.3 Framework of Thought

This study uses Edward III's (1980) policy implementation model which emphasizes the importance of communication (socialization and understanding of policies), resources (human resource competencies, budget, infrastructure), disposition (attitudes and commitments of implementers), and bureaucratic structure (work mechanisms, SOPs, coordination) in determining the success of policy implementation.

3. RESEARCH METHODS

This study employed a qualitative approach with a descriptive approach. According to Sugiyono

(2021), qualitative research is used to examine the natural conditions of objects, with the researcher acting as a key instrument. This approach was chosen to deeply understand the processes, mechanisms, and dynamics of the implementation of Home Affairs Ministerial Regulation No. 7 of 2024 concerning the management of BMD grants at the Southeast Minahasa Regency Health Office.

The research was conducted at the Southeast Minahasa Regency Government, focusing on the Regional Financial and Revenue Management Agency (BPKPD) as the Regional Asset Management Administrative Officer and the Health Office as the Asset User/grant recipient. The research was conducted from December 2025 to February 2026.

The research informants were determined using purposive sampling, consisting of 5 people, including: (1) Head of BPKPD, (2) Head of BMD Management Division at BPKPD, (3) Acting Head of Public Health Division at the Health Service, (4) Head of BMD Security Sub-Division at BPKPD, and (5) Treasurer of Goods at the Health Service.

Data collection techniques used semi-structured interviews, observation, and documentation. Data analysis used the interactive model of Miles, Huberman, and Saldana (2014), which includes data reduction, data presentation, and conclusion drawing/verification. Data validity was ensured through source triangulation, technical triangulation, member checking, and referential adequacy.

4. RESULTS AND DISCUSSION

4.1 Understanding of Home Affairs Ministerial Regulation Number 7 of 2024

The research results show that the existence of Minister of Home Affairs Regulation Number 7 of 2024 is known by the majority of officials. The Head of BPKPD (MT) stated that "Minister of Home Affairs Regulation Number 7 of 2024 is an amendment to Minister of Home Affairs Regulation 19 of 2016 concerning Management of Regional Assets" with an emphasis on digitalization, utilization, and more optimal asset

security. The Head of BMD Management (ES) added that the main changes include the digitalization system through the e-BMD application, strengthening the planning of the preparation of RKBMD, and the completeness of BMD management documents.

However, the apparatus' understanding is still limited to general knowledge and has not yet delved deeply into the technical substance. The Acting Head of Public Health (AA) admitted that "so far, no one, I personally, have heard the socialization" regarding the Minister of Home Affairs Regulation. This aligns with Soerjanto Soekanto's (2007) opinion that legal knowledge is the initial stage of legal awareness, which is not necessarily followed by understanding and compliance with norms.

Based on Edward III's theory (1980), ineffective policy communication will lead to distortions in policy implementation. The lack of comprehensive and continuous socialization results in a gap in understanding between the BPKPD apparatus as the asset managers and the Health Office as the asset users/grant recipients. This suboptimal understanding results in inaccuracies in the implementation of grant procedures, particularly regarding the completeness of required administrative documents.

4.2 BMD Grant Management Planning

Planning is a crucial initial stage in managing BMD grants. Research shows that the planning process for incoming grants at the Health Office is carried out through a request submitted by the Regency to the Ministry of Health via a provided link. The parties involved in the planning stage are program managers in the Public Health Sector.

However, a key finding indicates that there are no internal regional guidelines specifically governing incoming BMD grants. AA and FW, informants from the Health Office, consistently stated that "there are no internal guidelines regarding incoming grants." Furthermore, received grants are often not included in planning documents such as the Regional Asset Needs Plan (RKBMD). This indicates that grant planning procedures have not been implemented consistently.

According to George R. Terry (2010), planning is the process of determining goals and establishing the steps necessary to achieve them. Henry Fayol (1949) emphasized that planning must be integrated and serve as the basis for other management functions. The lack of integration of incoming grants into the RKBMD document is a serious weakness because it has the potential to cause administrative problems later on, such as a mismatch between received goods and actual regional needs and difficulties in budgeting asset maintenance.

4.3 Implementation of BMD Incoming Grant Management

The management of incoming Regional Development Grants (BMD) is a critical stage in policy implementation. The research findings indicate a gap between the normative provisions of Home Affairs Ministerial Regulation No. 7 of 2024 and actual practice. Interviews with informants from the Regional Development Planning Agency (BPKPD) (MT, ES, HR) revealed that the implementation mechanism for incoming grants was deemed to be in accordance with applicable regulations, through the establishment of the Regional Grant Agreement and the Minutes of Grant Handover.

However, informants from the Health Office (AA and FW) stated otherwise. AA revealed that "the handover of the donated items to the recipients was not accompanied by documentation" and that the grant process was "not" in accordance with procedures. FW also emphasized that "the handover of the donated items was not accompanied by supporting documentation." This situation resulted in donated items that should have been recorded as regional assets being unrecorded, as shown in Table 1.1 of the study, which shows that 24 units of health equipment have not been recorded since 2023.

Complete documentation is an absolute requirement for BMD management. Based on Articles 401-405 of Home Affairs Ministerial Regulation No. 7 of 2024, mandatory documents include research reports, the regent's decision on grant implementation, a grant document signed by

both parties, and a handover report. Incomplete documentation not only violates regulatory requirements but also has the potential to lead to audit findings from the Supreme Audit Agency (BPK) and compromise the accuracy of local government financial reports.

4.4 Constraints in Implementation

The implementation of the Regional Development Agency (BMD) grant management policy is not without various obstacles. Based on research findings, the main obstacles include:

First, limited human resources. There has been a change in officials handling grants, both donors and recipients, accompanied by a lack of understanding of the new regulations. ES stated that "the change in officials handling grants, both donors and recipients," is a serious obstacle because each new official needs time to adapt to the applicable regulations and procedures.

Second, weak coordination between agencies. MT identified "lack of coordination between grant providers and recipients" as a major obstacle. AA also highlighted "lack of coordination between sending and receiving agencies," which was exacerbated by obstacles in the information system.

Third Administrative irregularities stemming from the demand for more accountable grant documents in Home Affairs Ministerial Regulation No. 7 of 2024, while incomplete documents from the donors hinder the registration of grants as official regional assets.

Fourth, lack of comprehensive regulatory socialization. Some informants admitted to never having attended official socialization regarding Home Affairs Ministerial Regulation No. 7 of 2024, so their understanding is limited to information obtained independently or through direct coordination with the Regional Development Planning Agency (BPKPD).

These obstacles are interrelated and cumulatively influence the success rate of policy implementation. According to Edward III (1980), obstacles to policy implementation generally lie in

communication, resources, disposition, and bureaucratic structure. The findings of this study confirm that these four variables are significant obstacles to the implementation of Home Affairs Ministerial Regulation No. 7 of 2024 in Southeast Minahasa Regency.

4.5 Impact and Evaluation

The implementation of Home Affairs Ministerial Regulation No. 7 of 2024 has had a positive impact on the management of incoming BMD grants, although it is not yet optimal. MT stated that "this Ministerial Regulation has improved the quality of management of incoming regional property grants in Southeast Minahasa Regency." ES added that the implementation of this Ministerial Regulation "has had a significant impact because it increases accountability, transparency, and compliance with existing regulations."

Visible improvements include more accurate BMD recording in the e-BMD application and more detailed record keeping than before. HR emphasized that the implementation of this Minister of Home Affairs Regulation "significantly impacts the quality of regional asset management, particularly for audits by the audit team," citing the implementation of the sale of official vehicles to DPRD leaders, which complied with regulations and received favorable results from the Supreme Audit Agency (BPK).

However, the evaluation revealed that grant implementation has not been entirely consistent. AA and FW assessed that the evaluation and follow-up mechanisms for grant implementation "have not been running as planned." Compliance with regulations still needs to be improved, particularly regarding the completeness of administrative documents and the speed of asset recording. Therefore, while the policy has provided tangible benefits, improvements in administration and evaluation follow-up are still needed to fully achieve the policy's objectives.

5. CONCLUSION AND SUGGESTIONS

5.1 Conclusion

Based on the results of research regarding the implementation of Regional Asset Management Regulations in the management of BMD incoming grants at the Southeast Minahasa District Health Office, the following conclusions can be drawn:

1. **Understanding of the Apparatus:** Civil servants' understanding of regulations remains at a basic level. They are generally aware of the regulations, but lack a deep understanding of their substance and policy changes, particularly regarding grant administration requirements. This results in inaccuracies in the implementation of incoming grant procedures.
2. **BMD Entry Grant Planning:** Grants received are often not included in planning documents such as the Regional Budget (RKBMD), and there are no internal regional guidelines governing incoming grants. Grant planning procedures have not been consistently implemented, potentially creating administrative problems later on.
3. **Implementation of BMD Entry Grants:** Grant implementation has not fully complied with applicable regulations. Incomplete grant documents (BAST, grant documents, and regent's decrees) have been found, resulting in delays in asset registration, as evidenced by the 24 units of medical equipment that have not been recorded since 2023.
4. **Implementation Constraints:** The main obstacles include limited human resources (change of officials, lack of understanding), weak coordination between agencies (grantors and recipients), administrative disorder (incomplete documents), and lack of comprehensive socialization of regulations.
5. **Impact and Evaluation:** Policy implementation has had positive impacts, such as increased accountability, transparency, and regulatory compliance, as well as more accurate asset recording.

However, evaluation and follow-up mechanisms have not yet functioned as expected.

Overall, the implementation of Home Affairs Ministerial Regulation Number 7 of 2024 in the management of BMD incoming grants at the Southeast Minahasa District Health Office has been running but has not been optimal due to weaknesses in the aspects of understanding, planning, implementation, and the monitoring and evaluation system.

5.2 Suggestions

Based on these conclusions, it is recommended to the Southeast Minahasa Regency Government and further researchers:

1. Carry out comprehensive and continuous dissemination of regulations to all regional apparatus, especially asset managers and grant recipients.
2. Organizing technical guidance (bimtek) related to BMD grant management which includes procedures for fulfilling administrative documents and recording in the e-BMD application.
3. Integrate incoming grants into the Regional Asset Needs Plan (RKBMD) document and establish grant planning through a clear mechanism.
4. Requires complete administrative documents (research minutes, regent's decision, grant script, BAST) before receiving a grant and speeds up the process of recording assets in the system.
5. Enforcing compliance with applicable procedures and improving coordination between grant recipients, asset managers, and grant providers through regular coordination forums.
6. Develop clear Standard Operating Procedures (SOPs) regarding the procedures for receiving, recording, and reporting incoming BMD grants, as well as

establishing appropriate follow-up mechanisms for evaluation results.

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