Abstract

Land asset management in Gorontalo Regency faces various problems, including weak inventories, late reporting by Regional Apparatus Organizations (OPD), and the persistence of uncertified assets and overlapping ownership documents. These conditions indicate that land asset management is not yet optimal. This study aims to describe and analyze land asset management in the Gorontalo Regency Government, focusing on planning, implementation, and supervision. The method used was a qualitative approach with a descriptive approach. Data were obtained through observation, in-depth interviews with the Regional Personnel Agency (BKAD) and Commission II of the Regional People's Representative Council (DPRD), and documentation. Analysis was conducted interactively through data reduction, data presentation, and conclusion drawing. The results indicate that planning is not optimal due to weak coordination and data integration. Implementation is still hampered by recording, assessment, and certification due to limited human resources. Supervision has been carried out through document review, but is hampered by late reporting and a lack of transparency. The conclusions of this study confirm that land asset management in Gorontalo Regency is not yet effective and efficient, necessitating strengthening coordination, inventory systems, human resource quality, and transparent supervision.

Keywords: *Asset Management, Land Assets, Planning, Implementation, Supervision*

Abstrak

Pengelolaan aset tanah di Kabupaten Gorontalo menghadapi berbagai persoalan, di antaranya lemahnya inventarisasi, keterlambatan laporan Organisasi Perangkat Daerah (OPD), serta masih adanya aset yang belum bersertifikat dan tumpang tindih dokumen kepemilikan. Kondisi ini menunjukkan bahwa pengelolaan aset tanah belum berjalan optimal. Penelitian ini bertujuan untuk mendeskripsikan dan menganalisis pengelolaan aset tanah di Pemerintah Kabupaten Gorontalo dengan fokus pada aspek perencanaan, pelaksanaan, dan pengawasan. Metode yang digunakan adalah pendekatan kualitatif dengan jenis penelitian deskriptif. Data diperoleh melalui observasi, wawancara mendalam dengan BKAD dan DPRD Komisi II, serta dokumentasi. Analisis dilakukan secara interaktif melalui reduksi data, penyajian data, dan penarikan kesimpulan. Hasil penelitian menunjukkan bahwa perencanaan belum maksimal karena lemahnya koordinasi dan integrasi data. Pelaksanaan masih terkendala pencatatan, penilaian, dan sertifikasi akibat keterbatasan SDM. Pengawasan telah berjalan melalui pemeriksaan dokumen, tetapi terkendala keterlambatan laporan dan minimnya transparansi. Simpulan penelitian ini menegaskan bahwa pengelolaan aset tanah di Kabupaten Gorontalo belum efektif dan efisien, sehingga perlu diperkuat koordinasi, sistem inventarisasi, kualitas SDM, serta pengawasan yang transparan.

Kata Kunci: Pengelolaan Aset, Aset Tanah, Perencanaan, Pelaksanaan, Pengawasan