

INTISARI

Penelitian ini bertujuan untuk menganalisis pelaksanaan manajemen aset tanah dan bangunan gedung kantor milik Pemerintah Kota Tegal. Alat analisis yang digunakan untuk menjawab pertanyaan penelitian adalah *Importance Performance Analysis, Strengths, Problems, Opportunities and Threats (SPOT) Analysis* dan Inventarisasi. Instrumen yang digunakan dalam penelitian ini adalah kuesioner dengan jumlah responden 82 orang, wawancara kepada 4 narasumber.

Hasil analisis metode IPA menunjukkan bahwa faktor penting manajemen aset yang harus diperbaiki Pemkot Tegal (Kuadran I) adalah pelaksanaan analisis studi kelayakan, sertifikasi aset tanah, pemanfaatan sistem informasi BMD dan pembinaan, diklat kepada pengguna dan pengurus barang. Hasil analisis SPOT menunjukkan bahwa Pemkot Tegal harus memperbaiki pelaksanaan manajemen aset daerah antara lain melalui peningkatan kualitas dan kuantitas sumber daya manusia, inventarisasi legal dan fisik aset, melengkapi dokumen legal dan data fisik aset, menerbitkan peraturan daerah tentang aset daerah serta mendorong kerjasama dengan pihak swasta dalam pemanfaatan aset. Hasil identifikasi aset, aset tanah yang berstatus *clear and free* sebanyak 646 bidang, sebanyak 48 bidang berstatus *non clear and free*. Untuk bangunan gedung kantor yang berstatus *clear and free* sebanyak 3 unit dan berstatus *non clear and free* sebanyak 45 unit

Kata kunci: Aset daerah, Metode IPA, SPOT Analisis, *clear and free*

ABSTRACT

This study aims to analyze the implementation of lands asset management and office buildings owned by Tegal City Government. The analytical tools used to answer research questions are Importance Performance Analysis, Strengths, Problems, Opportunities and Threats (SPOT) Analysis and Assets Stocktaking. The instrument used in this study is a questionnaire with 82 respondents, interviewing 4 informants.

The results of the analysis of the IPA method show that the important factor of asset management that must be improved by City Government of Tegal (Quadrant I) is the implementation of the analysis of the feasibility study, certification of land assets, utilization of BMD information system and guidance, training of users and administrators. The results of the SPOT analysis show that Tegal City Government must improve the implementation of regional asset management, among others through improving the quality and quantity of human resources, legal and physical inventory of assets, completing legal documents and physical data of assets, issuing regional regulations on regional assets and encouraging cooperation with private parties in asset utilization. As a result of asset identification, land assets with clear and free status are 646 fields, 48 of which are non-clear and free. For office buildings with a clear and free status of 3 units and a non clear and free status of 45 units.

Keywords: Local Government Assets, IPA Analysis, SPOT Analysis, clear and free