



Effect of Asset Inventory, Legal Asset Audit and Control Monitoring on Asset Optimization

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Abstract: This Literature Review aims for this article to map the effect of asset inventory, legal audit and control oversight on asset optimization. As independent variables, namely asset inventory, legal audit and control oversight while the dependent variable is asset optimization in a study of state financial management literature. The purpose of writing this article is as a literature review in order to build hypotheses about the influence between variables for use in further research. Based on the results of this literature review article, it is known that asset inventory has an effect on asset optimization, legal audits have an effect on asset optimization, control oversight has an effect on asset optimization.

Keyword: Asset optimization, Asset inventory, Legal audits and Supervision Control

INTRODUCTION

Reform of state financial management in Indonesia was initiated by the birth of a package of laws and regulations in the field of state finance. The birth of this regulation is a new chapter for state financial governance with the main focus on directing more attention to participatory aspects, transparency and accountability aspects. This condition forces many parties to try to implement a governance system for government organizations with a new and more modern spirit. The governance of the organization has elements of separation of powers such as the executive being closely supervised by the legislature, the judiciary which is separated from the executive, the central bank which is formed independently and the state auditor institution,

Based on the 1945 Constitution Article 23E, Law Number 15 of 2004 concerning Examination of State Financial Management and Responsibility, and Law Number 15 of 2006 concerning the Supreme Audit Board, the duties and authorities of the BPK are to examine the management and responsibility of state finances carried out by the central government, regional governments, other state institutions, Bank Indonesia, State-Owned Enterprises (BUMN), Public Service Agencies (BLU), Regional-Owned Enterprises (BUMD), and other institutions or bodies that manage state finances.

Law Number 1 of 2004 concerning the State Treasury in Article 56 has regulated the process of preparing financial reports, which include: Budget Realization Reports (LRA), Cash Flow Reports (LAK) and Notes to Financial Statements (CaLK). Furthermore, in Government Regulation Number 71 of 2010 concerning accrual-based Government Accounting Standards in Paragraph 26 it stipulates that the main financial reports consist of: Budget Realization Report (LRA), Report on Changes in Budget Balance Over (Report on Changes in SAL), Balance Sheet, Operational Report (LO), Statement of Cash Flows (LAK), Report of Changes in Equity (LPE) and Notes to Financial Statements (CaLK). The financial statements are then submitted to BPK for examination based on statutory provisions. Based on these rules, all state apparatus,

In carrying out the duties and functions of government, a local government requires a lot of funds. Every use of these funds must be recorded, reported in financial reports and accountable to the public. This accountability will be examined every year by the BPK which will later in the audit submit an opinion on the fairness of the government's Financial Statements. Opinion is a professional statement by the examiner regarding the fairness of the financial information presented in the financial statements. The criteria for assessing opinions by BPK are:

- a. compliance with government accounting standards
- b. adequacy of disclosure (adequate disclosures)
- c. compliance with laws and regulations and
- d. the effectiveness of the internal control system.

Opinions are generated from financial audits, namely examinations of the financial statements of the central government and regional governments. The purpose of examining financial reports is to provide an opinion/opinion on the fairness of the financial information presented in the financial statements. The results of audits conducted by the BPK are compiled and presented in an audit results report (LHP) immediately after the audit is completed. Based on Law Number 15 of 2004, there are 4 (four) types of opinions given by the BPK on the Audit of Government Financial Statements, namely:

- a. Unqualified Opinion (WTP) or unqualified opinion which states that the audited entity's financial statements, present fairly in all material respects, the financial position, results of operations and cash flows of a particular entity with generally accepted accounting principles in Indonesia
- b. Qualified Opinion (WDP) or qualified opinion stating that the audited entity's financial statements present fairly in all material respects, the financial position, results of operations and cash flows of the entity in accordance with generally accepted accounting principles in Indonesia, except for the impact matters relating to the excluded.
- c. An adverse opinion (TW) is given if the internal control system is inadequate and there are material misstatements in many financial statement items, where in general the financial statements are not presented fairly in accordance with generally accepted accounting principles in Indonesia.
- d. The last opinion is a statement refusing to give an opinion (disclaimer of opinion) or Not Giving Opinion (TMP) which states that the auditor does not express an opinion on the report if the scope of the audit carried out is insufficient to form an opinion. The main basis for the four types of opinion that can be given by BPK is the fairness of the presentation of Financial Report items in accordance with Government Accounting Standards (SAP).

The WTP opinion is the dream of all institutions, both central and regional, because with the WTP opinion, the institution concerned can express its accountability as an entity to its stakeholders (public/community). The preparation and presentation of financial reports as a form of accountability for the APBN/APBD in the framework of accountability and

transparency in the management of state finances is the responsibility of each reporting entity. Meanwhile, the BPK is responsible for conducting audits on the management and accountability of state finances and providing opinions in the form of opinions on the audited entity's financial statements based on the State Financial Audit Standards (SPKN).

A good financial report does not only lead to the achievement of a WTP opinion, the submitted Financial Report can be a tool for stakeholders to make the right decision. One of the forms of decision making as well as the implementation of the principles of good governance which is the demand of the community is the establishment of an adequate, accountable, informative and transparent regional wealth management system. Regional assets are an important component in regional financial management. The management of regional assets/goods requires special attention because assets are a form of supporting the regional economy in terms of providing infrastructure so that they can provide returns to local governments in the form of local revenue (PAD). Since the implementation of the obligation to prepare a balance sheet as part of the government's financial statements, the recognition/assessment and presentation and disclosure of regional assets/property has become the main focus. This is because regional assets/goods have very material values and management is very complex. Thus, efforts to increase the accountability and transparency of regional financial management cannot be carried out without improving the management of regional assets/goods.

The main factor causing the weak security of regional assets/owned goods is the weak asset control system. This is because there is no support for an integrated regional asset/property database system between accounting data managed by the finance section and asset data managed by the assets section. From an administrative perspective, there are many problems related to the recording of assets by the local government which does not have sufficient supporting documents for the legal assets. Inadequate control systems for asset management indirectly lead to inaccurate asset information. The impact of problems that are often found is that the recording of assets and reporting of assets does not match the type, amount and physical status of assets or even there is no information on the type, the amount and status of assets in the asset report prepared by the local government. Inaccurate information that occurs in reports on regional assets/property will open up opportunities for certain parties to try to control or take over these assets.

Fixed assets/regional property is one of the supports in the administration of the wheels of government needed for the implementation of services to the public/stakeholders. However, even though assets play an important role in the implementation of government services, assets have not been managed in a transparent and accountable manner. Administration and reporting of regional assets/property is very important for fairness in financial reports. Errors in the valuation of regional assets/property can result in errors or irregularities in the presentation of the value invested significantly.

Government Accounting Standard Number 7 paragraph 5 states "fixed assets are defined as tangible assets that have a useful life of more than 12 months to be used in government activities or utilized by the general public". In paragraph 16 of PSAP Number 7 it states that "to be recognized as a fixed asset, an asset must be tangible and meet the criteria: (a) Has a useful life of more than 12 (twelve) months. (b) The cost of the asset can be measured reliably. (c) Not intended for sale in the ordinary course of the entity's operations, and (d) Acquired or constructed with the intention of being used".

Problems that are often experienced related to the management of regional assets/property include that a complete inventory has not been carried out (assets have not been recorded), there are regional assets/goods in the list of assets whose physical and whereabouts are unknown, there are assets that have not been assessed, reporting of assets/goods owned by the region has not presented complete information. These problems

have resulted in the presentation of the value of assets on the balance sheet in the financial statements that cannot be trusted as fairness. Problems in asset administration can be identified from the implementation of controlling regional assets/owned goods through inventory, appraisal, certification and reporting activities as well as safeguarding regional assets/owned goods that are under the control of the regional government. In managing assets, the activities of controlling and securing assets must be carried out effectively, efficiently and accountably both from an administrative side, the physical assets themselves and from a legal perspective. If the local government has carried out the activities of controlling regional property efficiently, effectively and accountably, this will affect the fairness of the value of fixed assets.

The regional government financial reports presented show that government accountability for the management of the resources entrusted by the people must meet the desired quality, namely:

- a. Financial reports must have relevant information, including: having feedback, having predictive benefits, being timely and complete
- b. Financial reports must have reliable information, including: honest, verifiable and neutral presentation
- c. Financial reports must have comparable information
- d. Financial reports must have information that can be understood.

According to Siregar (2004: 518) regional property management activities consist of five stages, namely:

- a. Asset inventory;
- b. legal audits;
- c. Asset valuation;
- d. Control and supervision.

Regarding the accountability of regional financial management, the results of the examination by the Supreme Audit Agency (BPK) of the Republic of Indonesia on the DKI Jakarta Regional Government Financial Statements (LKPD) found that in the last three years it has received a favorable opinion, namely "Unqualified".

However, in its implementation there are still weaknesses revealed by BPK related to asset management problems in the Provincial Government of DKI Jakarta. Weak management of Regional Property (BMD) is a factor that causes many weaknesses in asset management in local governments. In fact, in certain cases, there are regions that even experience a decrease in opinion from Unqualified (WTP) to Unqualified (WDP) or Not Giving Opinion (TMP) due to the inability to realize good governance of local government assets/goods (Ferdianus, 2013). Asset management affects the quality of local government financial reports and can be used as material to strengthen BPK's arguments and also make local governments pay more attention to regional asset management (Halim, 2013).

Based on information from Jakarta.bpk.go.id in 2021 with the title of the article Chaos! 16 assets of the DKI Provincial Government are at risk of being controlled by the private sector, as well as based on the results of an audit by the BPK RI on the DKI Jakarta Provincial Government Financial Report from the cnnindonesia.com page in the article BPK Records for DKI Winning the Fifth Consecutive WTP Opinion.

Based on the background, the problems that will be discussed can be formulated in order to build hypotheses for further research, namely:

1. is Asset inventory effect on Asset optimization?
2. is Legal audit effect on Asset optimization?
3. is Control oversight effect on Asset optimization?

THEORITICAL REVIEW

Asset optimization

According to Siregar (2004: 519) "Optimization of assets is a work process in asset management that aims to optimize the physical potential, location, value, amount/volume, legal and economic assets owned by these assets. In this stage, assets controlled by the local government are identified and grouped into assets that have potential and do not have potential. Assets that have potential can be grouped based on leading sectors which are the basis of the national economic development strategy, both in the short, medium and long term. The criteria for determining the leading sectors must be measurable and transparent. Assets that cannot be optimized, the cause must be sought, whether the factor is legal problems, physical problems, low economic value or other factors.

Siregar (2004) further said that the study of optimizing local government assets can be carried out by:

1. Identification of existing Local Government assets,
2. Development of regional government asset database,
4. Studies to determine the highest and best use of assets for Regional Government and provide results and activity reports both in the form of the latest data and in the form of recommendations,
5. Development of strategies for optimizing local government assets.

Regional goods/Regional Government assets that have not been utilized need to be utilized optimally so that they will not burden the Regional Expenditure Budget, especially costs in terms of maintenance and the possibility of expropriation from irresponsible third parties. Optimum utilization of regional goods/assets will create a source of Local Own Revenue. Based on Government Regulation no. 27 of 2014, the forms of utilization of state/regional property are:

1. Rent, lease is the use of State/regional property by another party for a certain period of time and receives cash in return.
2. Borrowing is the handover of the use of goods between the Central Government and Regional Governments or between Regional Governments within a certain period of time without receiving compensation and after that period ends it is returned to the Regional Government.
3. Utilization cooperation is the utilization of state/regional property by other parties within a certain period of time in order to increase non-tax state revenue/regional income and other sources of financing.
4. Build-for-transfer is the use of state/regional property in the form of land by another party by constructing a building and/or facilities and their facilities, then utilized by the other party within a certain agreed period of time, to then hand back the land along with the building and/or the following facilities after the expiration of the period.
Build Handover, namely the utilization of State/regional property in the form of land by another party by constructing a building and/or facilities and their facilities, and after the completion of the construction it is handed over to be utilized by the other party within a certain agreed period of time.
5. Infrastructure provision cooperation, is cooperation between the government and business entities for infrastructure provision activities in accordance with statutory provisions.

According to Bertovic and Rutlegde (2002: 6) there are three main principles of Asset Management that can be used as a guide by the government, namely as follows:

1. in relation to sustainable decentralization, local government must provide an increasing number of services with limited financial resources;
2. that assets in the form of land and buildings from the local regional government are often valued by comparison when spending the annual budget, so that much wealth that should

be able to generate income (return), cannot generate income. Even though income from managing property assets is very likely to be used as sustainable income and continues to increase;

3. Regional Governments generally have greater freedom to choose ways in terms of handling assets that the region controls/owns.

Asset inventory

Based on the Decree of the Minister of Home Affairs Number 152 of 2004 concerning Guidelines for Regional Goods Management, inventory is an activity or action to carry out calculations, management, administration, regulation, data recording and reporting of goods in use. Inventory activities are compiled in an Inventory Book that shows all material regional wealth, both movable and immovable. The inventory book contains data which includes number, specification of goods, materials, origin/method of acquisition of goods, size of goods/construction, unit, condition of goods, quantity of goods and price, description.

(Siregar, 2004) explains that asset inventory consists of two aspects, namely physical inventory and legal/juridical inventory. Physical investigation includes the physical condition of the asset, such as the shape of the asset, the area of the asset, the location and address of the asset, the type of asset, the amount of the asset and others related to the physical condition. While the legalization/juridical inventory includes all matters relating to assets related to legality issues, ownership status up to the end of asset control. The processes that need to be carried out in asset inventory include data collection, codification/labelling, grouping and bookkeeping/administration of assets in accordance with the objectives of asset management. An inventory of state/regional property is carried out by the user of the goods at least once every five years and the results are reported to the property manager no later than three months after completion of the inventory. This is in accordance with Government Regulation Number 6 of 2006 concerning Management of State/Regional Property (Article 1 and Article 69).

In an orderly administration of the management of regional goods, especially the implementation of inventory based on the Decree of the Minister of Home Affairs Number 152 of 2004 concerning Guidelines for the Management of Regional Goods, it can be divided into two activities, namely: recording activities and reporting activities. In the intended recording, the following books and cards are used: 1. Master Inventory Book (BII). 2. Inventory Book (BI). 3. Goods Inventory Card (KIB). 4. Room Inventory Card (KIR). In the implementation of reporting used a list, namely. 1. Recapitulation List (amount of census results, list of goods mutations); 2. List of Movement of Goods. Inventory Main Book (BII) is a combination/compilation of Inventory Books. Inventory Book is a collection of technical and administrative data records obtained from records of goods inventory cards as a result of a census in each unit/work unit which is carried out simultaneously at a certain time. In order to obtain data on goods and to prepare an inventory book that is correct, accountable and accurate (up to date), a regional goods census is carried out every 5 (five) years. Goods Inventory Book is a card for recording inventory items individually or as a group/collectively equipped with data on origin, volume, capacity, brand, type, value/price and other data regarding these goods, which are required for inventory or other purposes and are used as long as the goods are it has not been written off. Goods Inventory Card consists of. 1. Land Inventory Card. 2. Building Inventory Card. 3. Vehicle Inventory Card. 4. Other inventory cards. The inventory recapitulation list is prepared by the Regional Head who controls the goods using materials originating from the inventory recapitulation compiled by the unit goods manager. The list of goods mutations contains data on goods that have decreased and or increased within a certain period of time (1 semester and 1 year).

Asset inventory has been extensively researched by previous researchers including (Siti Rahimah Nurdiana, Lilik Handajani & Alamsyah, 2016), (Jamaludin, 2017) and (Alfia Suharni, Susi Ardiani & Rosy Armaini, 2022).

Legal audits

Legal asset audit is an activity with auditing performance on issues related to legality such as problems regarding certainty of ownership of assets, use of assets and how to use assets, problems with transferring or transferring assets to other issues related to law through how to find a way out of these problems. Asset legal audit activities can reduce the level of risk in legal issues, can optimize the utilization and use of assets to resolve legal issues. (Sugiama, 2013)

In Permendagri Number 19 of 2016 it is defined that a legal audit of assets is an act of securing BMD or an act of controlling and controlling BMD physically, administratively and legally. Physical and administrative security, so that regional goods can be used optimally and avoid takeover from other parties. Physical security for immovable property, namely land and buildings, is carried out by means of fencing, installing ownership signs and guarding by security officers. While administrative security is proven by the completion of proof of ownership such as IMB, Minutes of Handover (BAST), Letter of Agreement, Deed of Sale and Purchase and other supporting documents. According to (Siregar, 2004) a legal audit is a part of asset management in the form of an inventory of asset status, systems and procedures for controlling or transferring assets, identifying and seeking solutions to legal issues, and issues related to ownership or transfer of assets. Legal audit issues that often occur include weak asset ownership status, assets controlled by other parties, transfer of assets that are properly recorded.

In line with the meaning of a legal audit, PP Number 27 of 2014 regulates the security of BMN/D which must be carried out by Property Managers, Property Users and/or Proxy of Property Users. BMN/D security includes administrative, physical and legal security. According to the PP, administrative security for buildings must be accompanied by proof of ownership on behalf of the Government of the Republic of Indonesia/Regional Government concerned, while BMN/D (other than land and/or buildings) must be accompanied by proof of ownership on behalf of the Property User. BMN/D physical security in the form of installing ownership signs in the form of signboards and building guardrails, installing Closed-Circuit Television (CCTV) and installing employee vehicle stickers that are valid for 1 year. BMN/D legal safeguards for land must be certified on behalf of the Government of the Republic of Indonesia/Regional Government concerned. Legal audit is a solution to resolve disputes internally/early as an effort, in order to avoid the wasting costs and protracted litigation. (Sudarna, 2020). With the implementation of a good legal audit of assets, it will minimize legal problems that arise from asset ownership disputes. Assets that are not certified require a legal audit. (Directorate of Research and Development BPK RI, 2018). Assets that are not certified require a legal audit. (Directorate of Research and Development BPK RI, 2018). Assets that are not certified require a legal audit. (Directorate of Research and Development BPK RI, 2018).

Legal audits have been extensively researched by previous researchers including (Siti Rahimah Nurdiana, Lilik Handajani & Alamsyah, 2016), (Jamaludin, 2017) and (Alfia Suharni, Susi Ardiani & Rosy Armaini, 2022).

Control oversight

Supervision and control of management and transfer of assets is a problem that is often the subject of blasphemy to local governments today. Based on the Decree of the Minister of Home Affairs Number 11 of 2001 concerning Guidelines for Regional Goods Management,

supervision is all efforts or activities to find out and assess the actual reality regarding the implementation of tasks and or activities, whether they are in accordance with what is supposed to be or not.

Siregar (2004: 519) states that one of the effective means to improve the performance of aspects of supervision and control of local government assets is by developing SIMA (Asset Management Information System). Through SIMA, it is hoped that work transparency in asset management is highly guaranteed without the need for concerns about weak supervision and control. In this SIMA the four aspects of Asset Management (inventory, legal audit, assessment and optimization of asset management) are accommodated in the system by adding aspects of supervision and control. Each handling of an asset is clearly monitored starting from the scope of handling to who is responsible for handling the asset. It is hoped that this will minimize KKN (collusion, corruption and nepotism) within the local government.

In accordance with Article 91 PP 27 of 2014 states that "Supervision and Control of State/Regional Property is carried out by (a) goods users through monitoring and control and/or (b) Property Managers through monitoring and investigation and Article 92 which states that: (1) The user of the goods monitors and controls the use, utilization, transfer, administration, maintenance and security of state/regional property that is under his control. (2) Monitoring and control as referred to in paragraph (1) for offices/work units by the power of the user of the goods. (3) Users of goods and Proxy of Users of goods can ask the Government's internal control apparatus to carry out follow-up audits on the results of monitoring and controlling as referred to in paragraph (1) and paragraph (2).

Control oversight has been widely studied by previous researchers including (Siti Rahimah Nurdiana, Lilik Handajani & Alamsyah, 2016), and (Alfia Suharni, Susi Ardiani & Rosy Armaini, 2022).

Table 1: Relevant past research

No	Authors (year)	Previous research results	Similarities to this article	difference with this article
1	Siti Rahimah Nurdiana 1) Lilik Handajani 2) Alamsyah 3) (2016)	Asset inventory, legal audit, asset valuation and supervision and control affect the optimization of the utilization of fixed assets	Asset inventory, legal audit and supervision and control affect the optimization of the utilization of fixed assets	Asset valuation affects the optimization of the utilization of fixed assets
2	Jamaluddin*) (2017)	Asset inventory and asset valuation have a positive and significant effect, but a legal audit has a negative and insignificant effect on the optimization of fixed assets (land and buildings).	Asset inventory has a positive and significant effect, but a legal audit has a negative and insignificant effect on the optimization of fixed assets (land and buildings).	Asset valuation has a positive and significant effect on the optimization of fixed assets (land and buildings).
3	Alfia Suharni 1) Susie Ardiani 2) Rosy Armaini 3) (2022)	Asset inventory, legal audit and supervision and control have a positive and significant effect on optimizing the utilization of fixed assets	Asset inventory, legal audit and supervision and control have a positive and significant effect on optimizing the utilization of fixed assets	

No	Authors (year)	Previous research results	Similarities to this article	difference with this article
4	Cris Kuntadi 1) Arum Indri Retnoningsih 2) Dian Asri Finland 3) (2022)	Asset inventory, legal audit and asset valuation affect asset optimization.	Asset inventory and legal audit affect the optimization of assets.	Asset valuation affects asset optimization.
5	Arif Wicaksana 1) Harmono 2) Sari Yuniarti 3)(2021)	Asset inventory, use of assets and security and maintenance of assets affect the optimization of assets through asset utilization.	Asset inventory has an effect on asset optimization through asset utilization	The use of assets and the security and maintenance of assets affect the optimization of assets through asset utilization
6	Periansya 1) Farah Azmi 2) Yuliana Sari 3)(2022)	Planning has a beneficial and substantial impact on asset optimization, asset identification has a negative impact on asset optimization, asset inventory has no effect on asset management optimization and asset control and supervision has a good and substantial impact on asset optimization.	Asset inventory has no effect on optimizing asset management and asset control and supervision has a good and substantial impact on asset optimization.	Planning has a beneficial and substantial impact on asset optimization and asset identification has a negative impact on asset optimization.
7	Arifin 1) MEPerseveranda 2) Simon Sia Niha 3) Henry Manafe 4) Rere Paulina Bibiana 5) Stanis Man 6)(2023)	Asset inventory and asset monitoring and control have a significant effect on optimizing the use of fixed assets, while legal audits and asset valuation have no significant effect on optimizing the use of fixed assets.	Asset inventory and asset monitoring and control have a significant effect on optimizing the use of fixed assets, while legal audits have no significant effect on optimizing the use of fixed assets.	Asset valuation has no significant effect on optimizing the utilization of fixed assets.
8	Mety Andriani Baitanu 1) Ni Luh Putu Wiagustini 2) (2020)	Asset inventory, asset valuation and asset control and supervision have a positive and significant influence on the optimization of fixed asset management	Asset inventory and asset control and supervision have a positive and significant impact on optimizing the management of fixed assets	Asset valuation has a positive and significant influence on optimizing the management of fixed assets
9	Wawan Devis Wahyu *) (2022)	Inventory, legal audit, assessment and supervision & control of assets which are elements of asset management do not significantly affect the optimal level of fixed assets in the form of land	Inventory, legal audit and supervision and control of assets which are elements in asset management do not significantly affect the optimal level of fixed assets in the form of land	Asset valuation which is an element in asset management does not significantly affect the optimal level of fixed assets in the form of land
10	Zainuddin 1) Eka Norma Sari 2) Widia Astuty 3)(2023)	Asset inventory, legal asset audit and asset valuation have a significant effect on asset optimization	Asset inventory and legal asset audit have a significant effect on asset optimization	Asset valuation has a significant effect on asset optimization

WRITING METHOD

The method of writing this scientific article is a qualitative method and literature review (Library Research). Examine the theory and the relationship or influence between variables from books and journals both online sourced from Mendeley, Scholar Google and other online media.

In qualitative research, literature review must be used consistently with methodological assumptions. This means that it must be used inductively so that it does not direct the questions posed by the researcher. One of the main reasons for conducting qualitative research is that it is exploratory in nature, (Ali & Limakrisna, 2013).

DISCUSSION

Based on relevant theoretical studies and previous research, the discussion of this literature review article in the concentration of State Financial Management is:

1. Effect of asset inventory on asset optimization.

Siti Rahimah, et al (2016) researched the factors that influence optimizing the utilization of fixed assets in the Mataram City Government, the results of the research conducted showed that asset inventory had a significant positive effect on optimizing the utilization of fixed assets. Therefore inventory activities are an important factor in asset management so as to optimize the utilization of fixed assets.

Jamaludin (2017) examined the effect of asset inventory, legal audit and asset appraisal on optimizing the utilization of fixed assets (land and buildings) belonging to the NTB Provincial Government. The results of the research conducted show that asset inventory has a positive and significant effect on optimizing land and building fixed assets.

Alfia Suharni, et al (2022) researched the Effects of Fixed Asset Management on Optimizing the Utilization of Fixed Assets in Regional Apparatus Organizations (OPD) of South Sumatra Province. The results of the research conducted show Asset inventory has a positive and significant effect on optimizing the use of fixed assets in OPD of South Sumatra Province.

Cris Kuntadi, et al (2022) in Literature Review: Effects of Asset Inventory, Legal Asset Audit and Asset Valuation on Asset Optimization. The results of the research conducted show that the implementation of asset inventory, legal audit and asset valuation that has been implemented by the government in managing asset management has been carried out well enough so as to increase asset optimization.

Arif Wicaksana, et al (2021) in research on the Effects of Asset Inventory, Asset Use, Security and Maintenance of Assets on Optimizing Land Fixed Assets through Asset Utilization in the Government of Malang Regency. The results of the study show that asset management in the form of asset inventory has an effect on asset optimization through asset utilization.

Periansya, et al (2022) in research on Regional Property Management and Asset Optimization in Province X. The results showed that asset inventory has no effect on optimizing asset management and asset control and supervision has a good and substantial impact on asset optimization.

Arifin, et al (2022) in research on the Effects of Asset Management on Optimizing Regional Asset Management with Monitoring and Control as Mediation Variables in the Regional Government of East Nusa Tenggara Province. The results of the research show that asset inventory has a significant effect on optimizing the utilization of fixed assets.

Mety Andriani Baitanu, et al (2020) in research on the Effects of Asset Management on optimizing the utilization of fixed assets in Karangasem Regency. The results of the research show that the asset inventory has a positive and significant effect on optimizing the management of fixed assets.

Wawan Devis Wahyu (2022) in research on the Influence of Asset Management on the Level of Optimization of Fixed Assets (Land) of the Jambi Provincial Government. The results of this research show that asset inventory which is an element in asset management does not significantly affect the level of optimality of fixed assets in the form of land.

Zainuddin, et al (2023) in research on the Influence of Asset Inventory, Legal Audit and Assessment of Fixed Asset Optimization (Study at PT Pelindo 1 (Persero)). The results of the study show that asset inventory has a significant effect on asset optimization.

2. Effect of Legal audit on asset optimization.

Siti Rahimah, et al (2016) researched the factors that influence optimizing the utilization of fixed assets in the Mataram City Government, the results of the research conducted showed that legal audits of assets did not affect the optimization of the utilization of fixed assets, indicating that legal audit activities must continue to be perfected and improved by Mataram City Government.

Jamaludin (2017) examined the effect of asset inventory, legal audit and asset appraisal on optimizing the utilization of fixed assets (land and buildings) belonging to the NTB Provincial Government. The results of the research conducted show that legal audits have a negative and insignificant effect on the optimization of fixed assets (land and buildings).

Alfia Suharni, et al (2022) researched the Effects of Fixed Asset Management on Optimizing the Utilization of Fixed Assets in Regional Apparatus Organizations (OPD) of South Sumatra Province. The results of the research conducted show legal audit has a positive and significant effect on optimizing the utilization of fixed assets in the OPD of South Sumatra Province.

Cris Kuntadi, et al (2022) in Literature Review: Effects of Asset Inventory, Legal Asset Audit and Asset Valuation on Asset Optimization. The results of the research conducted show that the implementation of legal audits that have been implemented by the government in managing asset management has been carried out well enough to increase asset optimization.

Arifin, et al (2022) in research on the Effects of Asset Management on Optimizing Regional Asset Management with Monitoring and Control as Mediation Variables in the Regional Government of East Nusa Tenggara Province. The research results show that the legal audit has no significant effect on optimizing the utilization of fixed assets.

Wawan Devis Wahyu (2022) in research on the Influence of Asset Management on the Level of Optimization of Fixed Assets (Land) of the Jambi Provincial Government. The results of the research show that the legal audit of assets which is an element in asset management does not significantly affect the level of optimality of fixed assets in the form of land.

Zainuddin, et al (2023) in research on the Influence of Asset Inventory, Legal Audit and Assessment of Fixed Asset Optimization (Study at PT Pelindo 1 (Persero)). The results of the study show that the legal audit of assets has a significant effect on asset optimization.

3. Influence of Control Oversight on Asset Optimization.

Siti Rahimah, et al (2016) examined the factors that influence optimizing the utilization of fixed assets in the Mataram City Government, the results of the research conducted showed that monitoring and controlling assets had a significant positive effect on optimizing the utilization of fixed assets. Therefore monitoring and control activities are important factors in managing assets so as to optimize the utilization of fixed assets.

Alfia Suharni, et al (2022) researched the Effects of Fixed Asset Management on Optimizing the Utilization of Fixed Assets in Regional Apparatus Organizations (OPD) of South Sumatra Province. The results of the research conducted show supervision and control

have a positive and significant effect on optimizing the utilization of fixed assets in the OPD of South Sumatra Province.

Periansya, et al (2022) in research on Regional Property Management and Optimization of Province X Assets. The results showed that asset control and supervision had a good and substantial impact on asset optimization.

Arifin, et al (2022) in research on the Effects of Asset Management on Optimizing Regional Asset Management with Monitoring and Control as Mediation Variables in the Regional Government of East Nusa Tenggara Province. The results of the study show that asset monitoring and control have a significant effect on optimizing the utilization of fixed assets.

Mety Andriani Baitanu, et al (2020) in research on the Effects of Asset Management on optimizing the utilization of fixed assets in Karangasem Regency. The results of the research show that the control and supervision of assets has a positive and significant influence on optimizing the management of fixed assets.

Wawan Devis Wahyu (2022) in research on the Influence of Asset Management on the Level of Optimization of Fixed Assets (Land) of the Jambi Provincial Government. The results of the research show that the supervision and control of assets as an element in asset management does not significantly affect the level of optimality of fixed assets in the form of land.

Conceptual Framework

Based on the formulation of the problem, theoretical studies, relevant previous research and discussion of the influence between variables, the framework for thinking about this article is obtained as below.

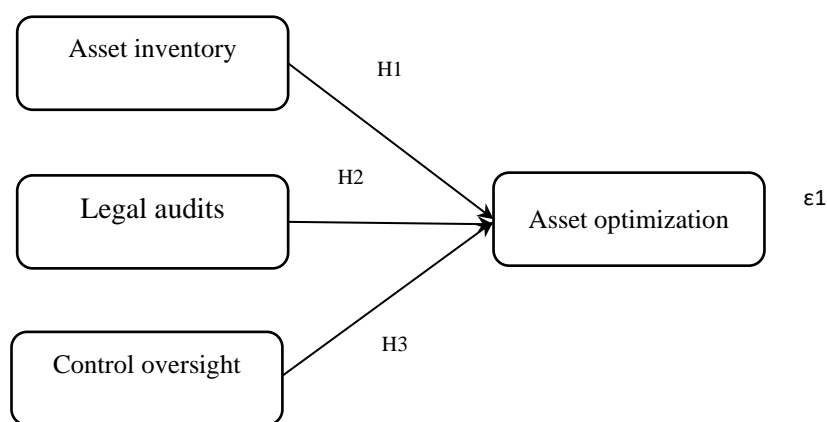


Figure 1: Conceptual Framework

Based on the conceptual framework picture above, then: Asset inventory, Legal audit, and Control oversight affects asset optimization.

Apart from these three exogenous variables that influence asset optimization, there are many other variables that influence them, including:

a) Asset Valuation:

Siti Rahimah, et al (2016) researched the factors that influence optimizing the utilization of fixed assets in the Mataram City Government, the results of the research conducted showed that asset valuation does not affect the optimization of fixed asset utilization, which indicates that legal audit and asset valuation activities must continue to be perfected and enhanced by the Municipal Government of Mataram.

Jamaludin (2017) examined the effect of asset inventory, legal audit and asset appraisal on optimizing the utilization of fixed assets (land and buildings) belonging to the

NTB Provincial Government. The results of the research conducted show that asset valuation has a positive and significant effect on optimizing land and building fixed assets.

Cris Kuntadi, et al (2022) in Literature Review: Effects of Asset Inventory, Legal Asset Audit and Asset Valuation on Asset Optimization. The results of the research conducted show that the implementation of asset valuation that has been implemented by the government in managing asset management has been carried out well enough so that it can improve asset optimization.

Arifin, et al (2022) in research on the Effects of Asset Management on Optimizing Regional Asset Management with Monitoring and Control as Mediation Variables in the Regional Government of East Nusa Tenggara Province. The results of the study show that asset valuation has no significant effect on optimizing the utilization of fixed assets.

Mety Andriani Baitanu, et al (2020) in research on the Effects of Asset Management on optimizing the utilization of fixed assets in Karangasem Regency. The results of the study show that asset valuation has a positive and significant effect on optimizing the management of fixed assets.

Wawan Devis Wahyu (2022) in research on the Influence of Asset Management on the Level of Optimization of Fixed Assets (Land) of the Jambi Provincial Government. The results of the research show that the valuation of assets as an element in asset management does not significantly affect the level of optimality of fixed assets in the form of land.

Zainuddin, et al (2023) in research on the Influence of Asset Inventory, Legal Audit and Assessment of Fixed Asset Optimization (Study at PT Pelindo 1 (Persero)). The results of the study show that asset valuation has a significant effect on asset optimization.

b) Asset Use:

Arif Wicaksana, et al (2021) in research on the Effects of Asset Inventory, Asset Use, Security and Maintenance of Assets on Optimizing Land Fixed Assets through Asset Utilization in the Government of Malang Regency. The results of the study show that asset management in the form of asset use has an effect on asset optimization through asset utilization.

c) Security and maintenance

Arif Wicaksana, et al (2021) in research on the Effects of Asset Inventory, Asset Use, Security and Maintenance of Assets on Optimizing Land Fixed Assets through Asset Utilization in the Government of Malang Regency. The results of the study show that asset management in the form of securing and maintaining assets influences asset optimization through asset utilization.

d) Asset Identification

Periansya, et al (2022) in research on Regional Property Management and Optimization of Province X Assets. The results show that asset identification has a negative impact on asset optimization.

e) Asset Planning

Periansya, et al (2022) in research on Regional Property Management and Optimization of Province X Assets. The results show that asset planning has a beneficial and substantial impact on asset optimization.

CONCLUSIONS AND SUGGESTION

Conclusion

Based on the theory, relevant articles and discussion, hypotheses can be formulated for further research:

1. Asset inventory effect on Asset optimization.
2. Legal audits affect Asset optimization.
3. Supervision and control effect on Asset optimization.

Suggestion

Based on the conclusions above, the suggestion in this article is that there are many other factors that influence asset optimization, apart from asset inventory, legal audits, and control oversight at all types and levels of organizations or companies, therefore further studies are needed. to look for other factors that can affect asset optimization besides the variables examined in this article. These other factors include valuation of assets, use of assets, safeguarding and maintenance, identification of assets and planning of assets.

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