

The Asset Security System for Regional Property Management

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ABSTRACT

Digitalization of regional asset management is increasingly important for strengthening administrative order, transparency, and accountability in local government. The Regional Management Information System for Regional Property (SIMDA BMD) is utilized to support the recording, inventory, updating, and reporting of regional assets. This study aims to evaluate the implementation of SIMDA BMD in supporting regional asset management at the Regional Research and Development Agency of South Sumatra Province. A qualitative descriptive approach was employed using the Context, Input, Process, and Product (CIPP) evaluation model. Data were collected through in-depth interviews, observation, and documentation involving five informants consisting of officials and staff responsible for regional asset management. The findings indicate that, from the context dimension, SIMDA BMD is consistent with institutional needs for more orderly and accountable asset administration. From the input dimension, the available system features, infrastructure, and human resources are generally adequate, although limitations remain, particularly the absence of a GPS feature for recording land-asset locations and the need to strengthen user competencies. From the process dimension, SIMDA BMD is routinely used for asset recording, classification, updating, inventory, and reporting. Nevertheless, data-entry errors, network disruptions, application errors, and the desktop-based system continue to constrain implementation. From the product dimension, SIMDA BMD contributes to improving administrative order, data accessibility, transparency, accountability, and asset monitoring. The study concludes that SIMDA BMD has supported the digitalization of regional asset management, but its contribution has not yet reached an optimal level. Continuous system development, data validation, infrastructure improvement, and human-resource capacity building are therefore required.

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Introduction

The management of regional property is an important component of local government administration because regional assets constitute public resources that support the implementation of governmental functions and public services. Effective asset management requires accurate recording, systematic inventory, appropriate reporting, and adequate administrative control. In the context of decentralization, local governments are expected not only to manage assets efficiently but also to ensure that asset information is transparent, accountable, and accessible to authorized users. Weak asset administration can create difficulties in monitoring ownership, location, condition, utilization, and changes in asset value.

The development of information technology has encouraged governments to shift from conventional administrative practices toward digital-based management. Digital transformation in the public sector, however, is broader than merely replacing manual procedures with computer applications. It involves changes in organizational processes, information management, human-resource capabilities, and institutional practices (Mergel et al., 2019). Digital government transformation can create greater administrative efficiency and transparency, but its implementation depends on technological infrastructure, organizational readiness, digital competencies, leadership, and the capacity of public organizations to adapt to new systems. Recent studies similarly indicate that digital transformation in local government is influenced by the interaction between technological capacity, human resources, organizational culture, leadership, regulatory conditions, and infrastructure.

Within regional asset management, information systems can support the integration of asset data and facilitate administrative processes. The Regional Management Information System for Regional Property (SIMDA BMD) was developed to support local governments in managing Regional Property Assets (Barang Milik Daerah/BMD). The system supports several activities, including asset recording, inventory, classification, updating, reporting, and administration. At the Regional Research and Development Agency of South Sumatra Province (Balitbangda), SIMDA BMD is used as the principal application for managing administrative data on regional assets. The system stores asset information according to the classification of the Inventory Card (Kartu Inventaris Barang/KIB), including land, equipment and machinery, buildings, roads and networks, other fixed assets, and construction in progress.

The use of SIMDA BMD is particularly relevant because Balitbangda manages assets with considerable value and diverse characteristics. Data documented in the research show, among others, land valued at approximately Rp49.71 billion, roads, irrigation and networks of approximately Rp8.04 billion, equipment and machinery of approximately Rp14.50 billion, buildings and structures of approximately Rp33.94 billion, and intangible assets of approximately Rp2.60 billion as part of the reported asset composition. The scale and diversity of these assets require an information system capable of maintaining accurate and traceable administrative records.

Nevertheless, the implementation of digital asset management does not automatically eliminate administrative and technological problems. The research location still faces several limitations. SIMDA BMD is described as a desktop-based system and is not yet fully web-based. Consequently, synchronization of asset data with the Regional Financial and Asset Management Agency (BPKAD) depends on network connectivity. When the system is used offline, data can still be entered and stored, but synchronization takes place only after network connectivity is restored. In addition, the system does not yet provide a GPS location feature for land assets, meaning that location information remains recorded as addresses or textual descriptions rather than coordinates or map-based information.

Previous studies have examined regional asset management from various perspectives. Research on regional asset management has highlighted the importance of human-resource competence, leadership commitment, regulatory compliance, and administrative procedures. Other studies specifically examining SIMDA BMD have found that the system can support asset inventory and reporting, while also identifying limitations related to online updating, system functionality, and human-resource capacity. A study in Palembang, for example, assessed SIMDA-BMD using the DeLone and McLean model and emphasized system quality, information quality, service quality, system use, user satisfaction, and net benefits as dimensions of information-system success. More recent research has also reported that SIMDA-BMD can improve inventory accuracy and accelerate reporting, although technical and organizational constraints remain.

Studies of digital transformation in government further indicate that technology alone is insufficient to produce sustainable transformation. Public-sector digital transformation requires organizational and cultural adjustment as well as technological change (Mergel et al., 2019). Research in developing-country public organizations has also demonstrated that digital transformation can encounter difficulties arising from organizational readiness, implementation capability, legacy systems, and limited technical capacity. Similarly, research on local government digital transformation emphasizes digital literacy, organizational capacity, leadership, infrastructure, regulatory support, and change readiness as important factors affecting implementation.

Although previous research has examined regional asset management and SIMDA BMD, there remains a need to understand how an asset-management information system operates across the context, resources, implementation process, and resulting benefits within a local government organization. This study therefore employs the CIPP evaluation model developed by Stufflebeam. The CIPP model evaluates a program through four dimensions: context, input, process, and product. Its orientation is not merely to determine whether a program succeeds or fails but to generate information that can be used for program improvement (Stufflebeam & Zhang, 2017). The model has also been applied in empirical program evaluations because it provides a comprehensive framework for assessing needs, resources, implementation, and outcomes.

Based on this background, this study aims to evaluate the implementation of SIMDA BMD in supporting the digital management and administrative safeguarding of regional property at the Regional Research and Development Agency of South Sumatra Province. The study specifically examines the contextual need for SIMDA BMD, the adequacy of system and human resources, the implementation process, and the resulting contribution to regional asset administration and accountability.

Method

This study employed a qualitative descriptive approach with an evaluative orientation using the Context, Input, Process, and Product (CIPP) model. The qualitative descriptive approach was selected to obtain an in-depth description of the implementation and use of SIMDA BMD based on the experiences, practices, and perspectives of the actors involved in regional asset management, while the CIPP model was used as the analytical framework to evaluate the system across four dimensions: context, input, process, and product.

The research was conducted at the Regional Research and Development Agency of South Sumatra Province in Palembang as the research setting because the institution is responsible for managing regional property and utilizes SIMDA BMD in supporting regional asset administration and management. The research was conducted in the context of routine regional asset management activities to obtain information on the actual implementation, utilization, and supporting conditions of SIMDA BMD.

The research informants were five individuals directly involved in regional asset management, consisting of the Head of the General and Personnel Subdivision, one Regional Property Administrator, one Asset Officer, and two Assistant Regional Property Administrators. Informants were selected purposively based on their direct involvement, knowledge, and experience in the administration and management of regional property and their interaction with SIMDA BMD. The inclusion of informants from different asset-management roles was intended to obtain diverse perspectives regarding the implementation, utilization, technical conditions, and administrative outcomes of the system.

Primary data were obtained through in-depth interviews and direct observation, while secondary data were obtained through documentation, including inventory records, asset reports, accounting records, asset mutation reports, and relevant regulations. In-depth interviews were conducted to explore informants' experiences, perceptions, and practices regarding the implementation and utilization of SIMDA BMD. Direct observation was conducted to examine how the system was used in routine asset-management activities and to identify technical and administrative conditions that could not be fully captured through interviews. Document analysis was conducted to verify and complement information obtained from interviews and observations, particularly concerning asset records, reporting, inventory, and administrative procedures.

Data collection involved interviews, observation, and document analysis to obtain complementary information regarding system implementation, user practices, technical conditions, and asset administration. The three data collection techniques were applied in a complementary manner to strengthen the credibility of the findings through comparison and cross-checking of information obtained from different sources.

Data analysis consisted of data reduction, data display, and conclusion drawing. During data reduction, interview transcripts, observation notes, and relevant documents were selected, coded, and organized according to information relevant to the four CIPP dimensions. In the context dimension, the analysis focused on the needs, problems, and conditions underlying the use of SIMDA BMD. The input dimension examined the availability of human resources, infrastructure, technical support, and other resources required for implementation. The process dimension analyzed the implementation and utilization of the system, including administrative practices, procedures, and technical implementation. The product dimension examined the outputs and results of SIMDA BMD implementation, particularly its contribution to asset administration, inventory, reporting, and management.

The categorized findings were subsequently displayed descriptively to identify patterns, relationships, and differences across the four CIPP dimensions. Conclusions were then drawn by interpreting the findings in relation to the research objective and by comparing information obtained from interviews, observations, and documentary evidence. This analytical process enabled the study to evaluate the implementation of SIMDA BMD comprehensively while maintaining the qualitative nature of the research.

Results and Discussion

1. Context: Institutional Needs for Digital Regional Asset Management

The context evaluation examines whether the implementation of SIMDA BMD corresponds to the needs and objectives of regional asset management at Balitbangda. In the CIPP framework, context evaluation identifies organizational needs, problems, and objectives that provide the basis for program implementation. In this study, the context dimension focuses on the need for asset security and the objectives of SIMDA BMD

implementation.

The findings indicate that SIMDA BMD emerged from the institutional need to organize the administration of regional assets. Before and during the implementation of the system, asset management required systematic recording, classification, storage, monitoring, and reporting. SIMDA BMD addresses these requirements by storing asset information digitally and organizing it according to KIB classifications. The system therefore functions not only as a recording instrument but also as an administrative mechanism that supports asset monitoring.

The need for digital asset administration is also supported by the availability of technical infrastructure and institutional regulations. At Balitbangda, computers and laptops are used to operate the system, while internet connectivity is required for system access and data synchronization. The research also found that asset management is implemented with reference to applicable regulations. An informant explained that legal rules and technical infrastructure constitute important prerequisites for maintaining asset security through SIMDA BMD.

The organizational context is also reflected in the diversity of assets managed by Balitbangda. The institution possesses various information-technology assets, including 15 personal computers, 67 laptops, four notebooks, 10 CPUs, 68 printers, and two external or portable hard disks. These assets demonstrate the importance of systematic asset recording and monitoring because the increasing number and variety of assets increase the need for accurate administrative control.

The objective of SIMDA BMD implementation extends beyond simply replacing manual recording. The system is intended to improve the orderliness of asset administration, facilitate checking and monitoring, accelerate reporting, and strengthen transparency and accountability. An informant stated that the principal objective of SIMDA BMD was to improve the accountability and transparency of local government asset reports. The system allows asset reports to be organized systematically and supports the administration of assets within regional government organizations.

This finding is consistent with the broader literature on digital government, which emphasizes that information systems can create organizational value when they are connected to institutional processes rather than implemented merely as technological tools. Mergel et al. (2019) argue that digital transformation in public organizations involves changes in processes, organizational culture, and relationships with stakeholders. In the context of Balitbangda, SIMDA BMD has begun to shift asset administration toward a more structured digital process.

However, the context evaluation also reveals an important gap between institutional needs and existing technological capacity. Although SIMDA BMD supports digital administration, its desktop-based architecture and dependence on network connectivity limit real-time synchronization. The system can continue operating offline, but data cannot immediately synchronize with BPKAD until connectivity is restored. Thus, the contextual need for digital asset management has been addressed, but the existing system architecture has not fully satisfied the need for integrated and real-time information.

2. Input: System Capacity and Human Resources

The input dimension assesses whether the resources required for implementation are sufficiently available. In this study, input evaluation focuses on system quality and human resources. The findings show that both components generally support SIMDA BMD implementation, although several limitations remain.

From the system-quality perspective, SIMDA BMD provides features that correspond to different categories of regional assets. The system contains data-entry functions for KIB

A through KIB F, covering land, equipment and machinery, buildings and structures, roads/irrigation/networks, other fixed assets, and construction in progress. The classification structure makes asset data easier to organize and supports the preparation of inventory and reporting documents.

Users generally consider the available features sufficiently useful for asset administration. The functions are adapted to the type of asset being managed, meaning that users select the appropriate module according to the asset being recorded. This structure contributes to more systematic administration because asset information is entered according to established classifications.

Nevertheless, the study identified a significant limitation in the absence of a GPS feature for land assets. Land locations are recorded as addresses or textual location descriptions. As a consequence, users cannot directly identify the exact geographical position of land assets through coordinates or a map within the application. From an asset-management perspective, this limitation is important because location is a critical attribute for identifying and monitoring land assets.

The absence of GPS functionality also demonstrates that digitalization does not necessarily mean that all asset information has achieved the same level of digital maturity. While the system has digitized administrative records, certain spatial dimensions of asset information remain represented in conventional textual form. This condition indicates that further development of the system could increase the usefulness of digital asset management, particularly for assets whose physical location is a critical component of administrative control.

The second input component is human resources. The study found that asset management responsibilities are distributed among several officials and staff, including the Head of the General and Personnel Subdivision, the Regional Property Administrator, the Asset Officer, and Assistant Regional Property Administrators. Such division of responsibilities creates role specialization and allows asset data entry, recording, administration, and reporting to be performed according to assigned duties.

Human resources are also supported through training and technical assistance. The research found that training is conducted because SIMDA BMD contains numerous features that users need to understand. The latest training related to regional property management was reported to have been conducted in December, while training generally lasts according to the complexity and needs of the application.

However, the findings also demonstrate that training does not completely eliminate user-related constraints. Users must understand the classification of KIB and carefully select the appropriate asset category during data entry. Errors in classification can lead to inaccurate data and require subsequent correction. The findings therefore support the argument that digital transformation requires not only technological resources but also sustained digital capabilities among public officials.

This finding corresponds with research on public-sector digital transformation, which identifies digital literacy, technical competence, organizational readiness, and human-resource capacity as important determinants of successful implementation. Thus, the input dimension of SIMDA BMD can be assessed as **adequate but not optimal**. The organization possesses the basic technological and human resources required for implementation, but additional system functionality and continuous competency development remain necessary.

3. Process: Implementation, Data Quality, and Technical Constraints

The process dimension assesses how SIMDA BMD is used in daily asset-management activities and how implementation problems are handled. The findings indicate that the

system is routinely used for asset recording, classification, data updating, inventory, checking, and reporting.

The routine use of SIMDA BMD is evident from the way users employ the system when new assets are recorded, existing asset information is updated, assets are checked, and inventory reports are prepared. Data are organized according to KIB classifications, allowing users to retrieve information based on asset type. This contributes to a more structured administrative process.

However, the effectiveness of the process depends heavily on user accuracy. The large number of assets managed by the institution requires careful data entry. Errors in selecting KIB classifications can cause inconsistencies between the recorded data and the actual asset. Therefore, the system's ability to organize information does not remove the need for human verification.

Data quality is another important component of the process. The study found that asset information entered into SIMDA BMD includes the asset name, quantity, code, condition, value, location, and other supporting information. Before data are entered, the information is reviewed by the responsible official to ensure that it is appropriate and consistent with the actual asset. This verification mechanism serves as an internal control that reduces the possibility of inaccurate information entering the database.

The research nevertheless identified recurring errors in asset-value data. An informant explained that errors frequently occur in detailed asset prices, particularly when procurement values contain decimal figures. This indicates that data quality is influenced not only by the competence of users but also by the technical characteristics and limitations of the system itself.

This finding is consistent with previous research showing that errors in regional asset administration can originate from human inaccuracy during data entry. Dahlan et al. (2024), for example, found that regional property administration can experience input errors that affect the accuracy of asset records. Such findings demonstrate that digital asset management requires both reliable systems and robust data-quality procedures.

Another important issue concerns technical problems. The study identified internet disruptions, application errors, slow access, and the desktop-based architecture as recurring challenges. When the application experiences an error, users temporarily stop data entry and report the problem to the responsible administrator or asset-management unit. Once the system returns to normal, data entry continues.

The existence of a backup mechanism and coordination with BPKAD helps maintain operational continuity. The system can preserve previously entered data, allowing users to continue work after technical problems are resolved. The reconciliation process between Balitbangda and BPKAD also serves as an important control mechanism for ensuring that asset records correspond with financial reporting.

The process evaluation therefore demonstrates a dual condition. On the one hand, SIMDA BMD has become embedded in routine asset-management activities and has improved the structure of administrative work. On the other hand, process performance remains dependent on network availability, system reliability, user competence, and verification procedures.

This finding reinforces the argument that digital transformation should not be evaluated solely by whether an organization uses a digital application. The more important question is whether the technology produces reliable, integrated, and sustainable organizational processes. Recent research on public-sector digital transformation similarly emphasizes that legacy systems, technical capacity, infrastructure, and organizational readiness can become barriers to effective transformation.

4. Product: Administrative Order, Transparency, and Accountability

The product dimension assesses the results and benefits generated by SIMDA BMD. The study found that the system has produced tangible improvements in the administration and monitoring of regional assets.

The most visible result is improved asset-recording order. According to informants, asset information is now more structured, classified, and accessible. Information concerning land assets, for example, can include value, location, area, and certificate status. Because information is stored in the database, new asset officers can access previously recorded information without having to reconstruct the entire asset history.

The system also improves the accessibility of asset reports. The application provides inventory reports that can be selected according to different asset classifications. This makes it easier for users to retrieve information about specific categories of assets and prepare administrative reports.

From the perspective of accountability, SIMDA BMD provides a structured database that supports reporting and reconciliation. The stored data can be used to prepare asset reports and facilitate administrative verification. This is particularly important because regional asset management is closely connected to government financial reporting and external auditing.

The product findings therefore indicate that SIMDA BMD has generated benefits in three interconnected areas: administrative order, information accessibility, and accountability. The system reduces reliance on fragmented manual records and makes asset information easier to retrieve and monitor.

However, these benefits should not be interpreted as evidence that the transformation is complete. The research found that asset data still require periodic verification and adjustment to ensure that digital records correspond with actual conditions in the field. The absence of GPS functionality, network dependence, data-entry errors, and the need for continued user training demonstrate that digital asset management remains a process of continuous improvement.

The findings are consistent with recent research on SIMDA BMD. Studies have reported that SIMDA BMD can improve inventory accuracy, facilitate digital asset management, accelerate reporting, and reduce manual recording errors, while also identifying technical and organizational limitations. Research specifically examining regional asset information systems has likewise shown that information systems can support asset utilization and administrative management when supported by appropriate organizational capacity.

More recent evidence from local government also indicates that digital transformation can improve asset-data quality, administrative order, transparency, and accountability while remaining constrained by human-resource competence, organizational adaptation, and technological infrastructure. This similarity strengthens the interpretation that the Balitbangda case represents a broader implementation challenge: digital tools can improve administrative governance, but their effectiveness depends on the surrounding institutional ecosystem.

Table 1. CIPP Evaluation of SIMDA BMD Implementation

CIPP Dimension	Main Finding	Supporting Condition	Remaining Limitation
Context	SIMDA BMD corresponds to the need for more orderly regional asset administration	Institutional regulations, digital records, supporting infrastructure	Network dependence and non-real-time synchronization

Input	System features and human resources generally support implementation	KIB classification, computer facilities, trained asset officers	No GPS feature for land assets and continued competency needs
Process	System is routinely used for recording, updating, inventory, and reporting	Data review, verification, reconciliation, technical coordination	Input errors, network disruptions, application errors, desktop-based architecture
Product	Improves administrative order, accessibility, transparency, and accountability	Centralized digital asset records and structured reports	Periodic verification and system development remain necessary

The overall CIPP findings demonstrate that SIMDA BMD has moved asset administration from a predominantly manual approach toward a more structured digital process. However, the level of digitalization remains intermediate rather than fully integrated. The system has successfully digitized core administrative functions, but limitations in real-time synchronization, geospatial information, user capacity, and technical infrastructure prevent the system from achieving its full potential.

5. From Digitalization toward Better Asset Governance

The findings can be interpreted as a gradual process of digital transformation rather than a completed transformation. SIMDA BMD has clearly changed the way asset information is recorded, stored, classified, and reported. These changes represent important improvements in administrative digitalization. Nevertheless, digital transformation requires broader organizational changes involving technology, people, processes, and institutional practices.

The CIPP evaluation demonstrates that the four dimensions are interdependent. The context dimension shows that the organization has a clear need for digital asset management. The input dimension indicates that technological and human resources are available, but some limitations remain. The process dimension reveals that implementation is embedded in routine administrative activities, although technical and human errors continue to occur. Finally, the product dimension demonstrates that the system produces tangible benefits for asset administration and accountability.

The relationship between these dimensions suggests that improvements in one dimension alone may not be sufficient. For example, adding new system features without improving user competence may not significantly improve data quality. Similarly, increasing human-resource capacity without improving network infrastructure may not resolve synchronization problems. Therefore, the improvement of SIMDA BMD should be approached as an integrated organizational intervention.

This interpretation is consistent with the CIPP philosophy that evaluation should provide information for improvement rather than merely determine success or failure. In the Balitbangda case, the findings suggest several improvement priorities: strengthening system functionality, improving network infrastructure, developing spatial asset features, strengthening user competencies, and institutionalizing periodic data validation.

The most important implication is that the quality of digital asset governance depends on the quality of the data maintained by the system. A digital database cannot guarantee accountability if its content is incomplete, outdated, or inaccurate. Therefore, data

validation and reconciliation should remain continuous activities rather than occasional administrative requirements.

The findings also indicate that organizational learning is essential. The existence of training and division of responsibilities provides an important foundation, but the continued development of user competence is required because system features and asset-management requirements can change. Research on local-government digital transformation similarly emphasizes that digital literacy and organizational capability are central to successful implementation.

Finally, the study demonstrates that digital asset management can contribute to good governance when technology is integrated with accountability mechanisms. SIMDA BMD facilitates more systematic recording, reporting, monitoring, and reconciliation. These functions strengthen administrative transparency and provide a more reliable information base for decision-making. Nevertheless, achieving mature digital governance requires moving beyond basic digitization toward integrated, interoperable, real-time, and user-oriented asset management.

Conclusion

The implementation of SIMDA BMD at the Regional Research and Development Agency of South Sumatra Province has contributed positively to the digitalization of regional asset management. Based on the CIPP evaluation, the context dimension indicates that the system is aligned with institutional needs for more orderly, transparent, and accountable asset administration. The input dimension shows that system features, infrastructure, and human resources generally support implementation, although the absence of GPS functionality for land assets and the need for continued user training remain limitations. The process dimension demonstrates that SIMDA BMD is routinely used for asset recording, classification, updating, inventory, and reporting, supported by verification and reconciliation procedures. However, network disruptions, application errors, data-entry errors, and the desktop-based architecture continue to constrain implementation. The product dimension indicates that SIMDA BMD improves administrative order, accessibility of asset information, transparency, accountability, and asset monitoring.

Overall, SIMDA BMD can be assessed as having supported the transition toward more systematic digital asset management, but the transformation has not yet reached an optimal level. The principal challenge is no longer merely whether the system is used, but whether the system can provide integrated, accurate, timely, and continuously updated asset information. Therefore, improvement should focus on system development, including spatial/GPS functionality, stronger network infrastructure, routine data validation, and continuous training for asset-management personnel. These improvements are necessary to transform SIMDA BMD from an administrative recording system into a more integrated instrument for regional asset governance.

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