



## ANALYSIS OF FIXED ASSET DEVELOPMENT IN PEMATANGSIANTAR CITY

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<p><b>Info Article</b></p> <p>Received : 02 Juli 2025</p> <p>Revised : 01 Agustus 2025</p> <p>Accepted : 03 September 2025</p> <p>Publication : 30 September 2025</p> <p><b>Keywords:</b> Fixed Assets, Pematangsiantar City, Depreciation, Development</p> <p><b>Kata Kunci:</b> Aktiva Tetap, Kota Pematangsiantar, Penyusutan, Perkembangan</p> <p><b>Licensed Under a Creative Commons Attribution 4.0 International License</b></p> 	<p><b>Abstract:</b> <i>This study aims to analyze the management and condition of fixed assets in Pematangsiantar City, particularly in terms of acquisition, depreciation, and the causes of increases and decreases in the value of fixed assets during the 2023-2024 period. Fixed assets are important assets that have a useful life of more than 12 (twelve) months for use in government or utilized by the general public. The method used in this study is a descriptive study with a quantitative approach, using secondary data obtained from regional financial reports available on the official website of the Pematangsiantar City Regional Financial Management Agency. The results of the analysis show that the management of fixed assets in Pematangsiantar City still faces several obstacles, such as suboptimal recording, unscheduled maintenance, and the lack of an effective monitoring system. Therefore, it is necessary to improve the administration and supervision system of fixed assets so that regional assets can be utilized optimally and sustainably. This study is expected to provide a deeper understanding of the accounting treatment of fixed assets and become a reference for the government in improving fixed asset management to support better regional development.</i></p> <p><b>Abstrak:</b> Penelitian ini bertujuan untuk menganalisis pengelolaan dan kondisi aset tetap di Kota Pematangsiantar, khususnya terkait dengan akuisisi, penyusutan, serta penyebab kenaikan dan penurunan nilai aset tetap selama periode 2023-2024. Aset tetap merupakan aset penting yang memiliki masa manfaat lebih dari 12 (dua belas) bulan untuk digunakan oleh pemerintah atau dimanfaatkan oleh masyarakat umum. Metode yang digunakan dalam penelitian ini adalah studi deskriptif dengan pendekatan kuantitatif, menggunakan data sekunder yang diperoleh dari laporan keuangan daerah yang tersedia di situs web resmi Badan Pengelolaan Keuangan Daerah Kota Pematangsiantar. Hasil analisis menunjukkan bahwa pengelolaan aset tetap di Kota Pematangsiantar masih menghadapi beberapa kendala, seperti pencatatan yang kurang optimal, pemeliharaan yang tidak terjadwal, dan kurangnya sistem pemantauan yang efektif. Oleh karena itu, perlu dilakukan perbaikan sistem administrasi dan pengawasan aset tetap agar aset daerah dapat dimanfaatkan secara optimal dan berkelanjutan. Penelitian ini diharapkan dapat memberikan pemahaman yang lebih mendalam tentang perlakuan akuntansi aset tetap dan menjadi acuan bagi pemerintah dalam meningkatkan pengelolaan aset tetap guna mendukung pengembangan daerah yang lebih baik.</p>
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## INTRODUCTION

Fixed assets are tangible assets with a useful life of more than 12 (twelve) months, intended for use in government activities or by the general public (Mursyidi, 2009). Fixed assets often constitute a major portion of government assets. Effective and efficient fixed asset management is crucial to support smooth government activities and regional development. In Pematangsiantar City, fixed assets include various types of assets such as land, buildings, equipment and machinery, roads and/or irrigation, and other infrastructure of high economic and strategic value. Proper management of fixed assets not only serves as operational support but also as an indicator of transparent and accountable regional financial governance.

In Indonesia, fixed asset management is strictly regulated through Law Number 1 of 2004 concerning State Treasury and Government Regulation Number 27 of 2014 concerning Management of State/Regional Property, which emphasize the principles of accountability, efficiency, and transparency. Fixed asset development not only reflects local government investment in development but also serves as an indicator of long-term fiscal health, as increasing asset values can drive local economic growth through increased productivity and competitiveness (Ministry of Finance of the Republic of Indonesia, 2020). Without in-depth analysis, fixed assets are at risk of uncontrolled depreciation, ultimately burdening local budgets.

Pematangsiantar City, as one of the strategic cities in North Sumatra Province, plays a vital role as a center of trade and services in the Tapanuli and Simalungun regions. Founded in 1915 as a *gemeente* (small town) during the Dutch colonial era, the city has undergone significant transformation after Indonesian independence, particularly after becoming an autonomous city in 2007 under Law Number 10 of 2007. Geographically, Pematangsiantar is located on the Trans-Sumatra highway, facilitating accessibility and supporting the growth of trade, agriculture, and small- and medium-sized industries. However, the development of fixed assets in the city still faces challenges, such as dependence on central transfer funds and minimal private investment, which has led to the accumulation of outdated assets without adequate maintenance (Central Statistics Agency of North Sumatra Province, 2022). Analysis of fixed asset development here is crucial to understanding how the city can optimize its physical resources to support its vision of becoming a sustainable trading city.

In the context of the national economy, the management of local government fixed assets has been a primary focus of public finance reform since the era of fiscal

decentralization in 2001. According to a World Bank report, regions in Indonesia, including North Sumatra, often experience inefficiencies in fixed asset management due to a lack of accurate inventory data and an integrated accounting system, resulting in state losses of up to trillions of rupiah annually (World Bank, 2019). In Pematangsiantar City, data from the 2021 Regional Government Financial Report (LKPD) shows that the value of fixed assets reached approximately IDR 500 billion, with an average annual growth of 5-7%, driven by infrastructure projects such as road construction and traditional markets. However, the depreciation ratio of fixed assets reached 20-25%, indicating the need for a revitalization strategy to prevent economic decline (Financial and Development Supervisory Agency, 2021).

Fixed asset development in regions like Pematangsiantar is also influenced by external factors, such as fluctuations in global commodity prices and the impact of the COVID-19 pandemic, which has led to delays in infrastructure development projects. A study by the Institute for Sustainable Development (2022) highlighted that mid-sized cities in North Sumatra, including Pematangsiantar, experienced stagnant fixed asset growth of 3% during the 2019-2021 period due to budget constraints. This is exacerbated by a lack of coordination between local and central governments in the allocation of Special Allocation Funds (DAK) for fixed assets, which often does not align with local needs such as the maintenance of government buildings and health facilities. Therefore, an in-depth analysis of fixed asset development can provide policy recommendations to improve efficiency, such as the implementation of a better Regional Asset Management Information System (SIMDA) (Ministry of Home Affairs, 2023).

Furthermore, from a government accounting perspective, fixed assets play a vital role in preparing regional financial statements, as periodic asset revaluation is required by the Government Accounting Standards (SAP) issued by the Indonesian Institute of Accountants. In Pematangsiantar, a 2022 field survey by HKBP Nommensen University showed that 40% of regional fixed assets were not digitally registered, potentially posing a risk of corruption and asset loss. Positive fixed asset developments, such as increased investment in the tourism sector through the development of city parks and arts centers, could be a catalyst for increasing Regional Original Income (PAD), which currently only accounts for 15% of total regional revenue (Pematangsiantar City Government, 2022). This analysis will explore historical trends from 2015 to 2023 to map potential opportunities and obstacles.

Finally, this background emphasizes the urgency of analyzing fixed asset development in Pematangsiantar City as part of efforts to achieve good governance. According to the Indonesian Government Accounting Journal (2021), regions with optimal fixed asset management tend to experience economic growth 2-3 times higher than those without. With a population of approximately 250,000 and an area of 58.3 km<sup>2</sup>, Pematangsiantar has great potential to become a model for sustainable cities in North Sumatra, provided its fixed assets are managed with data-driven analysis. This research is expected to contribute to the development of evidence-based local policies, in line with the 2021-2026 Regional Medium-Term Development Plan (RPJMD) (North Sumatra Provincial Government, 2021).

## LITERATURE REVIEW

Fixed asset management in regional government accounting is the main foundation for operational sustainability and infrastructure development, where fixed assets are defined as regional property with an economic life of more than one year, such as land, buildings, equipment, and infrastructure, which are recorded based on the historical cost principle or fair value in accordance with Government Accounting Standards (SAP). According to Mursyidi (2009) in his book Indonesian Government Accounting, the recognition of fixed assets must meet the criteria of ownership, future economic benefits, and reliable measurement, with the depreciation process using the straight-line method to assess the efficiency of public resources. This regulation is supported by Law Number 23 of 2014 concerning Regional Government and Regulation of the Minister of Home Affairs Number 19 of 2016 concerning Guidelines for Management of Regional Property, which emphasizes integration with the Regional Government Accounting System (SAPD), including annual inventory and asset revaluation (Ministry of Finance of the Republic of Indonesia, 2020). A 2019 World Bank study highlighted that regulatory non-compliance often results in fixed assets costing the regional budget up to 10-15%. The Pematangsiantar City Development Planning, Research, and Development Agency (BPKD) (2023) implemented this framework through its Government Work Plan (RKPD) to target an 8% annual increase in fixed assets via the General Allocation Fund (DAU).

Fixed asset development analysis uses the asset and utilization ratio. Data analysis in Pematangsiantar shows fluctuations from 2018 to 2022 due to the pandemic: infrastructure increased by 12%, but equipment decreased by 5%. This is due to minimal maintenance (Sitorus & Siregar, 2023, Musytari journal). The Statistics Indonesia (BPS) of North Sumatra (2022) recorded asset growth in developing provinces of 6-9%, but

Pematangsiantar lagged behind due to 70% central transfers and a 15% decrease in DAK in 2020-2021 (Institute for Sustainable Development, 2022). Mursyidi (2009) emphasized that the accounting cycle prevents depreciation of >20%, supporting the finding of 30% inefficiency of North Sumatra assets, including Rp550 billion in Pematangsiantar in 2022 (BPKP, 2021; BPKD Pematangsiantar City, 2023). The Indonesian Ministry of Home Affairs (2023) recommends data analysis for the RPJMD with ROA, where revaluation increases ROA by 4-6% via SIMA, closing the regulation-implementation gap (Jurnal Akuntansi Pemerintahan Indonesia, 2021; Pematangsiantar City Government 2022; North Sumatra Provincial Government, 2021).

## **METHOD**

This study uses a descriptive quantitative approach to analyze fixed asset development in Pematangsiantar City. This approach was chosen because the numeric and time-bound nature of secondary data allows for an objective description of development patterns without experimental intervention (Mursyidi, 2018). This methodology aligns with similar studies in the region, such as those conducted by Sitorus and Siregar (2023), which used financial statement data for asset efficiency analysis.

## **Data Sources**

The research data is sourced from secondary data publicly accessible via the internet and official publications. The primary source includes the Pematangsiantar City Regional Government Financial Report (LKPD) from the official website of the Pematangsiantar City Development Planning, Research, and Development Agency (BPKD) (2023), which provides data on fixed asset values, depreciation, and annual asset composition. The book "*Akuntansi Pemerintahan Indonesia*" by Mursyidi (2009) was used as a theoretical reference for the definition and measurement of fixed assets in accordance with Government Accounting Standards (SAP). Additional sources include the North Sumatra Provincial Statistics Agency's (2022) publication on Regional Financial Statistics of North Sumatra for comparative provincial data, and the World Bank's (2019) report on public asset management in Indonesia for a national context. All sources were selected for their credibility and relevance to the topic, with priority given to post-fiscal decentralization data.

## **Data Collection Techniques**

Data collection was conducted using documentation techniques, namely downloading and extracting information from digital sources available online. This

process involved a systematic search of the Pematangsiantar City Regional Budget (BPKD) website (<https://bpkd.pematangsiantar.go.id/>) for the 2015-2024 Regional Work Report (LKPD). Mursyidi's (2009) book was consulted for concept validation, while BPS (2022) data was downloaded from the official BPS portal of North Sumatra Province.

### **Teknik Analisis Data**

Data analysis used a quantitative descriptive approach with Microsoft Excel and SPSS version 25 for processing. First, basic financial ratios were calculated, such as the fixed asset ratio to total assets ( $\text{Fixed asset ratio} = \frac{\text{fixed assets}}{\text{total assets}}$ ) and the depreciation rate ( $\frac{\text{annual depreciation}}{\text{initial asset value}}$ ), according to Mursyidi's (2009) methodology for evaluating government asset efficiency. Second, time-series analysis was applied to identify growth trends (e.g.,  $\frac{\text{compound annual growth}}{\text{CAGR}}$ ) and fluctuations, using a simple linear regression model ( $Y = a + bX$ , where  $Y = \text{fixed asset value}$ ,  $X = \text{year}$ ) to predict influencing factors such as the impact of the pandemic (Sitorus & Siregar, 2023). Data were visualized through line graphs and bar charts for annual trends, as well as statistical tests such as the Pearson correlation coefficient for the relationship between fund allocations (DAU/DAK) and asset development, based on BPS data (2022). The validity of the analysis was maintained through source triangulation, ensuring that the results can be generalized to the context of mid-level regions in North Sumatra (World Bank, 2019). Limitations such as incomplete historical data were addressed through interpolated estimates where necessary.

## **RESULTS AND DISCUSSION**

### **Results**

The data used in this study is secondary data obtained from an official document from the Pematangsiantar City Government, the First Semester Realization Report of Pematangsiantar City for 2023-2024. This document aims to obtain information regarding the recording, procurement, and maintenance of fixed assets. This ensures that the data obtained is comprehensive and valid for analyzing fixed asset development in the city.

The primary variable in this study is the value of fixed assets owned by the Pematangsiantar City Government. Fixed assets are defined as tangible assets used in local government operations and have a useful life of more than one year. To facilitate analysis, fixed assets are classified into several main categories as follows:

**Land** **Semester 2024** **Tahun 2023**  
**Rp2.410.289.445.626,75** **Rp2.407.593.421.035,75**

The value of the Pematangsiantar City Government's Land Fixed Assets for the 2024 semester was recorded at Rp2,410,289,445,626.75. The land as of June 30, 2024, consisted of 2,851 plots of land with an area of 4,484,761.78m<sup>2</sup>. Consisting of 2,529 sections of land for roads with an area of 3,483,021.16m<sup>2</sup>, 224 plots of land for buildings with an area of 948,889m<sup>2</sup> and 98 plots of land under irrigation with an area of 52,851.62m<sup>2</sup> with the following explanation:

- a) 202 plots of land for buildings have been certified.
- b) 22 plots of land for buildings have not been certified.
- c) Of the 2,529 plots of land for roads, 205 roads have been certified.
- d) Of the 2,529 plots of land for roads, 2,324 roads have not been certified.

In 2022, the Pematangsiantar City Government conducted an inventory of 1,445 fixed road assets. The inventory revealed that 258 road sections were missing and will be corrected for deficiencies. Meanwhile, 1,381 road sections were corrected/inventorized, from Rp0.00 previously recorded to Rp953,323,097,400.00 based on the Taxable Object Sales Value (NJOP). The certified land has a detailed description of the plots and areas as follows:

**Details of Certified Land and Building Fixed Assets**

No.	Location	Field	Certificate	Wide
1	Siantar Marihat District	21 Bidang	21	51.351 M <sup>2</sup>
2	Siantar Marimbun District	17 Bidang	21	27.549,00 M <sup>2</sup>
3	South Siantar District	20 Bidang	20	207.293 M <sup>2</sup>
4	West Siantar District	40 Bidang	40	135.783 M <sup>2</sup>
5	North Siantar District	23 Bidang	23	77.575 M <sup>2</sup>
6	East Siantar District	26 Bidang	27	94.698 M <sup>2</sup>
7	Siantar Martoba District	25 Bidang	33	100.565 M <sup>2</sup>
8	Siantar Sitalasari District	30 Bidang	30	138.066 M <sup>2</sup>
	<b>Total Amount</b>	<b>202 Field</b>	<b>215</b>	<b>832.820 M<sup>2</sup></b>

**Details of Fixed Assets Land Under Roads and Certified Parks**

No.	Location	Section	Wide
1	Siantar Marihat District	45 Section	60.461,00 M <sup>2</sup>
2	Siantar Marimbun District	81 Section	70.027,00 M <sup>2</sup>
3	South Siantar District	32 Section	90.588,00 M <sup>2</sup>
4	West Siantar District	1 Section	361,00 M <sup>2</sup>
5	North Siantar District	- Section	- M <sup>2</sup>
6	East Siantar District	- Section	- M <sup>2</sup>
7	Siantar Martoba District	- Section	- M <sup>2</sup>
8	Siantar Sitalasari District	46 Section	58.005,00 M <sup>2</sup>
	<b>Total Amount</b>	<b>205 Section</b>	<b>279.487,00 M<sup>2</sup></b>

**Equipment and Machinery**                      **Semester 2024**                      **Tahun 2023**  
**Rp462.190.457.073,22**    **Rp458.522.182.397,22**

The value of fixed assets of equipment and machinery of the Pematangsiantar City

Government for the 2024 semester is IDR 462,190,457,073.22.

**Fixed Assets Equipment and Machinery Semester 2024 and 2023**

No.	Equipment and Machinery	Semester 2024 (Rp)	Saldo 31/12/2023 (Rp)
1	Large Tools	20.450.380.188,00	20.481.380.188,00
2	Means of Transportation	74.792,150.402,00	74.401.920.402,00
3	Workshop Tools & Measuring Tools	2.334.320.499,91	2.400.185.149,91
4	Agricultural Tools	3.084,816.180,00	2.081.516.180,00
5	Office and Household Equipment	87.104.651.874,55	86.932.564.538,55
6	Studio Equipment and Communication Equipment	12.284.977.871,00	12.215.682.871,00
7	Medical Equipment	142.441.030.698,00	143.079.225.152,00
8	Laboratory Equipment	38.678.996.580,76	38.800.323.710,76
9	Weaponry/Security Tools	521.209.259,00	521.209.259,00
10	Computer	64.873.238.173,00	65.153.172.953,00
11	Exploration Tools	0,00	0,00
12	Drilling Tools	0,00	0,00
13	Production, Processing and Refining Equipment	7.500.000,00	7.500.000,00
14	Exploration Tools	0,00	0,00
15	Work Safety Equipment	809.708.248,00	813.203.248,00
16	Props	31.482.000,00	31.482.000,00
17	Process/Production Equipment	2.757.570.200,00	2.757.570.200,00
18	Signs - Signs	8.480.126.475,00	8.480.126.475,00
19	Sports Equipment	361.270.070,00	365.120.070,00
	<b>Total amount</b>	<b>462.190.457.073,22</b>	<b>458.522.182.397,22</b>

**Buildings and Structures**                      **Semester 2024**                      **Tahun 2023**  
**Rp582.726.145.120,60**    **Rp582.046.346.520,00**

The value of fixed assets of Pematangsiantar City Government buildings and structures for the 2024 semester is IDR 582,726,145,120.60.

**Fixed Assets of Buildings and Structures in 2024 and 2023**

c	Description	Semester 2024 (Rp)	Saldo 31/12/2023 (Rp)
1	Building Construction	554.619.920.571,40	553.540.597.971,40
2	Monument Building	3.616.652.392,00	3.616.652.392,00
3	Tower Building	1.596.837,000,00	1.596.837.000,00
4	Control Point Monument	23.292.259.157,20	23.292.259,157,20
	<b>Amount Total</b>	<b>582.726.145.120,60</b>	<b>582.046.346.520,60</b>

**Roads, Irrigation and Networks**                      **Semester 2024**                      **Tahun 2023**  
**Rp1.769.021.536.876,41**    **Rp1.768.622.043.876,41**

The value of Fixed Assets of Roads, Irrigation, and Networks of Pematangsiantar City Government for the 2024 semester is Rp1,768,622,043,876.41. This amount is the





### Percentage Growth of Fixed Assets in Semester 2024 and 2023

N O	Description	Balance 31/12/2023	Semester 2024	Difference	Percentage (%)
1	Land	2.407.593.421.035,75	2.410.289.445.626,75	2.696.024.591,00	0.11%
2	Equipment and Machinery	458.522.182.397,22	462.190.457.073,22	3.668.274.676,00	0.80%
3	Buildings and Structures	582.046.346.520,00	582.726.145.120,60	679.798.600,00	0.12%
4	Roads Irrigation & Networks	1.768.622.043.876,41	1.769.021.536.876,41	399.493.000,00	0.02%
5	Other Fixed Assets	53.339.278.354,00	53.339.278.354,00	0.00	0.00%
6	Construction in Progress	14.749.691.082,41	14.749.691.082,41	0.00	0.00%
7	Accumulated depreciation	(1.527.962.821.832,15)	(1.651.922.084.391,54)	123.959.262.559,39	8.11%
	Total	3.640.394.469.741,85	3.756.910.141.434,24	116.515.671.692,39	-3.10%

The decrease in total fixed assets of the Pematangsiantar City Government in the first half of 2024 amounted to Rp116,515,671,692.39 billion, or -3.10% compared to 2023, indicating a dynamic in local government asset management. The calculation results show that most fixed asset categories experienced an increase in value, such as Land (0.11%), Equipment and Machinery (0.80%), and Buildings and Structures (0.12%). However, this increase was unable to offset the significant impact of the increase in accumulated depreciation, which reached Rp123,959,262,559.39 billion (8.11%).

In government accounting, depreciation is a value adjustment related to the decline in capacity and utility of an asset. This means that each year or reporting period, a portion of the fixed asset's value is allocated as depreciation expense, resulting in a decrease in the asset's book value. This process occurs even though the asset is still in use and has not necessarily experienced physical damage. Therefore, depreciation is accounting in nature and not a real reduction in the physical asset. Furthermore, the absence of changes in the value of the Other Fixed Assets and Construction in Progress categories indicates that the local government did not undertake any major procurement or new development projects in the current semester. This implies that the addition of new assets is relatively small compared to the depreciation expense, which increases with the aging of the assets. Regional fixed asset management must maintain a balance between new asset procurement and depreciation maintenance and control. If new asset procurement is less than the depreciation value, the regional net asset value will decrease.

Conceptually, the decline in total fixed assets can also be explained through public sector accounting theory. Regional government financial reports, as stipulated in Government Regulation Number 71 of 2010 concerning Government Accounting Standards (SAP), require the recognition of depreciation as a reduction in the value of fixed assets. Over time, fixed assets owned by regional governments will continue to experience a decline in book value, even though they are still physically usable to provide public services.

Another possible contributing factor is regional spending efficiency policies. If local governments focus more on maintaining existing assets than adding new ones, the value of fixed assets tends to stagnate or even decline. This is evident in the lack of additional value in the Construction in Progress category, which typically indicates the presence of new projects that will add fixed assets after completion.

Thus, the decline in the total value of the Pematangsiantar City Government's fixed assets in the 2024 semester was not due to asset reductions or disposals, but rather was predominantly influenced by the significant increase in accumulated depreciation, while the addition of new assets was relatively small. This indicates that depreciation is the primary factor causing the value of fixed assets in the local government's financial statements to decline, even though the assets are still in use.

## **CONCLUSION**

Based on the analysis of the development of fixed assets of the Pematangsiantar City Government in the first semester of 2024, it can be concluded that in general there was a decrease in the total value of fixed assets of -3.10% compared to 2023. This phenomenon reflects that although there were additional assets in several categories, their value was not able to offset the impact of depreciation that continued to increase over time. Furthermore, the absence of changes in the Construction in Progress or Other Fixed Assets categories indicates limited procurement or construction of new assets during the reporting period. Thus, the decrease in fixed assets was not caused by the physical disposal or reduction of assets, but rather an accounting consequence of the implementation of Government Accounting Standards (SAP), which recognizes depreciation as a reduction in asset value. This emphasizes the importance of a balanced regional asset management strategy between maintenance, depreciation control, and the addition of new assets to ensure the value of local government fixed assets is maintained and supports improved public services.

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