



## The Evaluation Study of the Determination of the Sub-District IMB Retribution Revenue in Bandung District

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### Abstract

*The aim of this study is for knowing the realization of IMB levy achieved by all districts in Bandung regency and their potency. This study implemented qualitative and quantitative approach with triangulation technic. After analyzing the data, there are some findings. First, there are only five districts that can achieve the target of 100%. They are Pasir jambu, Cicalengka, Soreang, Kutawaringin and Cimencyan. Next, the average realization of IMB levy in Bandung regency is Rp Rp. 820.034.365,00 or 72,53% of total target. It is still far from the target due to some factors. They are limited human resources, low monitoring, low society's participation in having IMB and low motivation from implementers for carrying out the policy. Further, based on high, moderat, and low approach, the potency of receiving IMB levy is good enough. If the assumption of IMB levy is 5%, the estimation of levy target is 47.849.901.114 with high approach, Rp 41.969.646.924 with high moderate and, Rp 36.099.392.733. with low approach.*

**Keywords:** levy target, levy, IMB

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## INTRODUCTION

The implementation of regional autonomy carries enormous consequences in regional management paradigm. One of its component is fiscal decentralization by which it states that the region has high financial management authority (Setiaji and Adi, 2007). In the autonomy era, the area is required to further enhance the independence of the (financial) to finance various regional expenditure. According to Section IV, Article 7, paragraph 1 of Law No. 32/2004, Regional Authority covers authority in all areas of government except for authority in the field of foreign policy, defense and security, justice, monetary and fiscal, religion, and authority of other fields. Whereas the Article 2 states the Authority in other areas include policies on national planning and national development control and control of macro national development, financial balance, the system of state administration and economic institutions, the acceptance and empowerment of human resources, the efficient use of natural resources and strategic high technology, conservation and national standardization.

The paradigm of financial management at both the provincial and district / town experienced a very significant change in line with the implementation of regional autonomy since the beginning of 2001. This is reinforced by Law No. 32 of 2004 Regarding Regional Government and Law No. 33 of 2004 On Financial Balance Between Central and Local Government. The enactment of both laws provides greater opportunities to region to further optimize its potential, both related to human resources, funds and other resources that the regional wealth. The essence of decentralization is the greater role in the administration and areas management including financial management.

Mardiasmo (2002) argues that regional autonomy is no longer simply to execute the instructions of the center government, but actually has the discretion to increase creativity in developing the potential for autonomy could be said to be chained. The local government is expected to become more independent, to reduce dependence on the central government, not only related to financing, but also associated with the (ability) of area management. Related to this, the local government is expected to be closer in various public service activities in order to improve the level of public confidence. Along with the increasing levels of confidence, the expected level of participation (support) public against local governments is also higher.

Dreams and national goals provide direction for the implementation of development in order to be effective, efficient, and in accordance with the objectives to implement regional autonomy and fiscal decentralization. The purpose of decentralization is to provide better public services and create public decision making process more democratic, then it is required to have a policy which is capable of realizing the dreams and objectives. One of the policies taken by the government is to implement regional autonomy and fiscal decentralization. Decentralization is basically made up of political decentralization, administrative decentralization, fiscal decentralization, economic or market decentralization (Finance Department, 2008: 1). The implementation of decentralization is realized through the provision of assistance in the form of transfers from the central government, coupled with arguments to maintain growth and economic stability and maintain the integrity of the Unitary Republic of Indonesia, which led to more centralized systems strengthening (Finance Department,

2009: 2). Centralized system run by the central government, so far, gives birth to the economic crisis and the confidence that struck and positive and negative impact on the efforts to improve the welfare of all the people of Indonesia and led to the dependence of local governments in drawing policies taken in the focused area because of always waiting for policies that set of central government and generally applicable in the area, including the assistance provided by the central government in the form of subsidies and transfers for funding development undertaken in the area. In accordance, it is required the granting of authority to local governments to manage its own family in order to realize the independence of the region (Mardiasmo, 2004: 3).

The change of mindset from centralization to decentralization in the meaning of delegation of authority within the meaning of the central government to autonomous regions, is needed at this time. If it had to take the decision to wait pointer and direction from the center in the form of proposals for strategic, in line with that led to legislation to manage the local administration and the empowerment of local finance to be more useful for regional development from planning, organizing, implementation and supervision of the collection and distribution are instruments to increase local revenue sources (Yustika, 2006: 9)

In revamping and giving alternative on the construction of a policy, there needs to giving flexibility to local governments to run the government and responsible for the implementation of regional development in accordance with applicable rules in governance in the region through Act No. 32 of 2004 on local authorities and Law No. 33 of 2004 on the financial balance of central and

local government (Finance Department, 2008: 2). Moreover, the sources reception area refers to the law on financial balance between the central and regional magnitude adjusted and harmonized with the division of authority between the central government and local governments. In this case the local authorities are given the right to obtain the certainty of availability of financial resources in the form of funding from the government according to government affairs which are submitted, namely the authority of collecting and utilizing taxes and levies, the right to earn a share of national resources that are in the area and other equalization funds as well as to manage the wealth of the area and get financing resources with the basic principle of money follow function (Yuwono, 2008: 46).

Source of revenue as own-source revenue (PAD) is realized in the area with the authority to collect taxes and levies as stipulated in Law No. 34 of 2000 with the implementation regulations in the form of Government Regulation No. 65 of 2001 on local taxes and Government Regulation No. 66 Year 2001 on levies. According to the current law, the area is given the authority to levy 11 kinds of taxes and 28 types of levies. Judging from the contribution of local taxes and levies, currently, the inequality is relatively large on the distribution of powers of taxation between the center and regions as reflected in the amount of tax revenue that does not have a major impact for the increase in revenue (PAD), for the financing needs in most areas in fact only have PAD less than 10% and it is very varied in each area that is between 10% -50% due to the tax authority (taxing power) area is very limited and will eventually lead to lower fiscal capacity (Yuwono, 2008: 47).

The main characteristic of a region is located in the area of financial capability. It means that the autonomous region should have the authority and ability to dig their own financial resources to carry out the functions of government. Financial factor is a very important thing because, virtually, there is almost none of government activities that do not cost a cent. The local government is not only expected to be able to explore the sources of finance but also be able to manage and use *value for money* in relation to the implementation of local government, so that the dependence on central government aid should be reduced to a minimum. By reducing the dependence on the central government, the own-source revenue (PAD) can be the greatest financial resources. This activity should be supported by policies of financial balance of central and local government as a prerequisite in the system of government (Koswara, 2000: 50).

Fiscal capacity is measured by looking at two important aspects that are reviewed by Degree of Fiscal Decentralization (DDF) to see the comparison between the amount of own-source revenue (PAD) with the magnitude of the reception area as a whole and in addition, they can also be reviewed by Index ability routine (IKR) by viewing the comparison of the percentage of the value of the regional own-source revenue by standardized routine expenditure area with the respective criteria, but in fact, the majority of regions are still in the range of 10% to 50% (Kuncoro, 1995: 9). Local autonomy and decentralization require the readiness of all parties in the executive, legislative and community in the area. One important aspect of local autonomy and decentralization which should be regulated carefully is the issue of financial management to explore the sources of potential areas that have not been optimized by the region in containers fiscal

decentralization of regional autonomy under decentralization comprehensive, realistic and responsible. Thus, the financial management of particular area that is able to control the financial policy of regional economic, efficient, effective, transparent and accountable is needed. (Kaho, 1991: 123)

The indicators of the poor ability of the area to finance the development can be seen from Routine Capabilities Index (IKR) obtained from the ratio change in own-source revenue (PAD) against routine expenditure area.

Bandung regency are apparently assumed to have issues regarding the low capacity of the region in obtaining funding in order to finance the construction in the area, so it takes effort to explore the potential of the income area. The structural conditions of Budget (APBD) which shows that the growth of local revenue is not comparable with the growth of overall area expenditure in both direct and indirect expenditure, including the routine expenditure of the areas that strengthen Index Capability Routine (IKR) area as an indicator that confirms the condition of financial capability an area. After the autonomy has been running for ten years, the non-optimality of the local areas in finding their revenue sources is still visible. One of the obstacles to increase local revenue is the lack of data and the master plan for development of the potential revenue (own-source revenue or PAD). The potential of own-source revenues during the Bandung District is not recorded properly. As a result, the budget revenues and expenditures from year to year can never be increased significantly. The budget increase is almost always due to the overflow of the substantial amount of the budget or previous year balance. One right way to conduct data collection and details of income and future

development potential of the region is to devise a Master Plan revenue (PAD).

The availability of potential data of PAD and PAD development master plan are also a manifestation of budget transparency so that the public can access them widely and can oversee and advocate the use of the public budget. In general, levies according to law No. 28 of 2009 on Local Taxes and Levies are local taxes as payment for services or certain special permits provided and / or granted by the regional government for the benefit of private persons or entities. In Act No. 25 of 1999 stated that the source of revenue in the implementation of decentralization, are classified into four (4) sources, namely: (i) the PAD (Regional Income); (ii) Balance Fund; (iii) Regional Loan; and (iv) Other Revenue legitimate. Especially, with regard to PAD, it can be said that the role / contribution to the overall budget (Budget Revenue and Expenditure) is still relatively small. Later in Act No. 33 of 2004 as a refinement of Law No. 25 of 1999 explained that the reception area is composed of two sources, namely: (1) Regional Revenue, and (2) Acceptance of the Regional Funding. Local revenues consist of: (1) revenue, (2) Balance Fund, and (3) Other legal area income. Meanwhile the area's lending is categorized as a part of the Regional Funding Acceptance.

The levies of Regency / City, by Act No. 28 of 2009, are classified into 3 groups of levies, namely (1) Public service levies, (2) Business service levies, and (3) Specific Licensing levies. The types of levies that belong to the general service levies include: Health Care Levy, Levy Waste Services / Hygiene, Levy Replacement Cost of ID card Printing and Certificates Levies, Levy of Funeral Service and Ashing corpse, Service Fees for Parking at the Public bank Road, Service of Fees Market, Levy of Testing Motor

Vehicles, Levy of the Inspection extinguisher, Levy of the Replacement Cost of Printing Maps, Levy of provision and / or suctioning latrines, Levy of Liquid Waste Processing, Service Fees of Calibration / Recalibration, Education Service Fees and Levies of the Control of Telecommunication Tower. On the one hand, other types of levies which are included within the category of charges for services are: Retribution of Local Resources, Levy of Wholesale Markets and / or Shops, Levy of auction place, Levy of Terminal, Levy of Special Place Parking, Levy of Accommodation / Bed & Breakfast / Villa, Levy of Slaughterhouse of animals, Levy of Port Service, Levy of Recreation and Sports, Levy of Water Crossings, and Levy of Enterprises Production Sales Regions.

The types of levy included in certain licensing levies are: Building Permits, Licenses Point of Sale of Alcoholic Beverages, Disturbance Permits, Licenses Route and Fisheries Business Permits. Determination of Target Acceptance Levy Building Permit (IMB) based on the Bandung Regulation Number 16 of 2009 on the Building and Bandung District Regulation No. 13 Year 2012 on certain licensing levies. Based on the above both the regulation explains that the building permit in the administration building structure includes; a) Building; b) Change the Function of Buildings; and c) Change Building.

Each activity of building, changing the function of the building for certain purposes, and changing the shape of the building in the district of Bandung are required to have a building permission. The request of permission to establish and / or modify the functionality and / or converting the building is submitted in writing to the Regent in accordance with the procedures and requirements set by the Regent. Meanwhile,

the activities that do not require Building Permits are: a) The facility for Indonesia army (TNI) / Police And secret Government documents; b) Emergency building For The temporal Purposes or Not More Than 100 (one hundred) days; and c) Road And Building for the sewage Funded And Executed by the Government with the Exception on the commercial business.

Government can regulate and increase the levy by a variety of efforts. Shackelford et al (2010) stated that in the policy of environment, the traditional approach to do is to perform commands through regulation. Taylor (2013) suggested that the public is willing to pay a levy when needed and against - the vulnerable in society. Nevertheless, there are still obstacles if it is to intensify the levy, namely incomes. If the people's income increases, the possibility of intensification levies could be easier. This is similar delivered Daughter (2013) where there is a positive correlation between the per capita income to tax, where tax similar to a levy. Based on the background of the problems outlined above, there are various problems that can be identified as not achieving the target of retribution which permit the District to the fullest achievement in Bandung regency and yet unexplored and untapped potential of IMB held by sub-districts for achieving the target of IMB retribution in Bandung. Therefore, the focus of research is on the evaluation of targeting the IMB District retribution so that later can increase the Regional Revenue (PAD) of Bandung regency. Based on the background described above, then the problem can be defined as how is the mechanism of achieving the maximum target of retribution done by the Bandung Regency and how are the procedures for digging and utilizing the potential of IMB owned by sub-districts for achieving the retribution target of sub-district IMB in Bandung district.

## RESEARCH METHODS

To obtain accurate data and achieve the objectives of the research, this study needs to be supported by the use of appropriate research methods. The methodology is derived from the word "*metos*" and "*logos*" with the meaning of how to set or elaborate, so methodology means a description of the ways to arrange something with the best. While "research" is an activity to locate, record, formulate and analyze to draw up a report. In line with the research term, David H. Hendry (2004: 1) states that: research is a systematic thinking on various types of problems whose solutions require the collection and interpretation of facts.

This study uses descriptive analysis and quantitative analysis. According to Lexy J. Moleong quoted Bagdav and Taylor (2003: 3) that of Qualitative Methods is a research procedure that produces descriptive data in the form of words written or spoken of people and behavior which are observed (Lexy J. Moleong, 2003: 3). Whereas by Natsir (1999: 63), it is stated that the purpose of this descriptive study is to create a description, picture or painting in a systematic, actual and factual about the factors, the properties and the relationship between the phenomenon investigated. Thus, in the process of discussion and analysis of data, this study will rely steps through the troubleshooting process owned by describing or trying to describe the actual state of the subject / object to be examined (a, institutions, work systems and others) with the last condition is based on facts that looks like what it is. From some of the statements that have been expressed, it can be explained that the descriptive research method is a method or way in research that emphasizes the depiction of the real situation or the actual circumstances that exist in the field by including the authentic evidence that

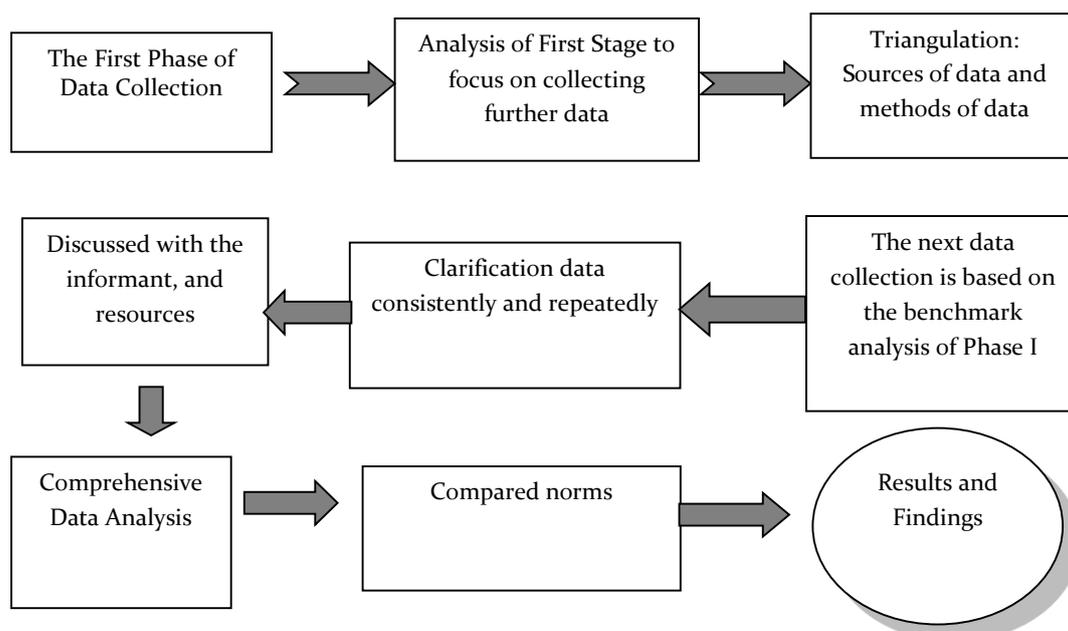
its validity is still visible with complete and reliable.

In this study the main assessment instrument is the researchers themselves. But in its development, there will be prepared some research instruments used to collect data on a wider data sources, and sharpen and complement data from interviews and observations. Principally, the focus of research is to reassert what became the central of this current study. In other words, the complexity of the problems that arise and occur in the setting in which the study is carried out would certainly complicate the researchers, because sometimes there are several issues which are almost equal to the final goal of the researcher.

The data required in these studies are quantitative and qualitative data with the basis on the evaluation of the target of retribution of sub-district IMB. Therefore, they are divided into; a) primary data obtained by field studies, carried out by way of seeing, observing, recording and interviewed directly political officials, local officials, community leaders and other target

groups; and b) secondary data, collected to complete the primary data, both available in the counties, districts and other agencies that have information related to the topic of this assessment. Secondary data were obtained with an assessment of documents, reports and other library materials. The data collection techniques selected in the field of research is the use of questionnaires, interviews, observation and study of literature. The analysis of the data can be explained to the following chart form.

The qualitative data will be analyzed through the content and depth analysis using the applied approach to transfer the phenomena happened to the object of study. It starts from the list of structures of open question, then fitted with a compilation of the results of in-depth interviews, and observations in the field. After that, the variable will be compiled through a structured file. Alternatively, the validation of the data is done by using triangulation techniques that check, recheck and cross-check the data obtained (Bogdan and Biklen, 1986: 192).



**Figure 1.** Chart Data Analysis Framework

Triangulation is an examination technique that utilizes something else beyond the data with purpose of checking and comparing the data. In addition, triangulation can be done by asking for input, suggestions, criticisms and comments from researchers or other observers to identify threats to validity, biases and assumptions of researchers and weaknesses of the logic in the ongoing review. Apart from that, the triangulation techniques used in this study is checking technique that utilizes the use of resources (observations, interviews, literature studies and archives). At last, triangulation by means comparing source and check to return an informant degree of confidence is gained through time and different tools in qualitative methods.

## RESULTS AND DISCUSSION

The Determination of Target Acceptance of Levy Building Permit (IMB) in Bandung regency is guided by the Bandung District Regulation Number 16 of 2009 on the building. Building permit in the administration building structure includes; a) Building; b) Change the Function of Buildings; and c) Change Building. Each activity of building in the district of Bandung requires to have a building permit. Every person who changes the building function for specific purposes rather than the general function declared in the Building Permit requires to have a permit for changing the function of the building. Each building owners who wants to change the shape of the

building is required to have permits for changes in shape of the building. To obtain a building permit. The purposes of building permits in Bandung Regency are; a) to Provide Legal Validity of Building Management In Any Event, b) to Control any Activity related to the Building Management Implementation, c) to Provide Platform for Rule of Law and Protection Law in Building Management Activity and d) to Protect Public Interests and the Environment.

The target and realization of revenues of IMB retribution in Bandung regency in each district of 2014 is shown in Table 1.

The table 1 shows the percentage of achievement realization of IMB retribution on each district from the defined levy targets. Therefore, the achievement realization of IMB retribution between 25% -50%, between 50% -75%, between 75% -100% and above 100%, is presented as follows.

The districts whose achievement is in the range of 25% -50% show that the Bandung District Government needs to do Inventory Data buildings and houses hit IMB retribution, supervision and human resource development in IMB retribution collection and dissemination to the public of the levy in order to improve performance the IMB retribution of the sub-districts of the targets set. Also, in the districts where the percentage of the IMB attainment retribution between 50% -75% need supervision and improvement of human resource in order to collect fees IMB, so the IMB retribution realization achievement will rise to 100%.

**Table 1.** Target and Realization of IMB retribution Per Sub-district in 2014

No	Sub-district Names	IMB Retribution		%
		Target	Realization	
1	Ciwidey	27.989.843,00	8.060.000,00	28,80
2	Rancabali	21.801.240,00	12.574.000,00	57,68
3	Pasirjambu	14.940.000,00	18.319.190,00	122,62
4	Cimaung	14.439.919,24	12.604.000,00	87,29
5	Pangalengan	47.394.000,00	17.705.000,00	37,36
6	Kertasari	4.660.000,00	1.390.500,00	29,84
7	Pacet	13.284.600,00	7.047.680,00	53,05
8	Ibun	16.100.000,00	15.643.000,00	97,16
9	Paseh	25.030.429,72	9.351.000,00	37,36
10	Cikancung	12.448.086,76	10.589.463,00	85,07
11	Cicalengka	32.460.000,00	37.931.950,00	116,86
12	Nagreg	19.058.000,00	9.737.000,00	51,09
13	Rancaekek	92.007.552,00	42.385.000,00	46,07
14	Majalaya	31.680.000,00	26.126.085,00	82,47
15	Solokanjeruk	15.397.136,00	12.862.625,00	83,54
16	Ciparay	40.067.500,00	31.898.500,00	79,61
17	Baleendah	48.000.000,00	43.333.000,00	90,28
18	Arjasari	15.060.760,00	8.752.961,00	58,12
19	Banjaran	33.224.247,20	10.780.000,00	32,45
20	Cangkuang	13.932.000,00	9.800.000,00	70,34
21	Pameungpeuk	9.950.010,00	7.082.600,00	71,18
22	Katapang	26.447.904,80	19.012.750,00	71,89
23	Soreang	38.366.450,00	38.394.500,00	100,07
24	Kutawaringin	41.705.692,66	44.610.741,00	106,97
25	Margaasih	132.617.900,00	108.101.688,00	81,51
26	Margahayu	92.227.700,00	52.243.215,00	56,65
27	Dayeuhkolot	45.506.360,00	35.765.000,00	78,59
28	Bojongsoang	44.208.328,56	23.451.000,00	53,05
29	Cileunyi	97.261.400,00	84.565.997,00	86,95
30	Cilengkrang	26.061.406,00	22.517.170,00	86,40
31	Cimencyan	37.279.239,00	37.398.750,00	100,32
<b>Total</b>		<b>1.130.607.704,94</b>	<b>820.034.365,00</b>	<b>72,53</b>
<b>Bandung District</b>		<b>1.130.607.704,94</b>	<b>820.034.365,00</b>	<b>72,53</b>

Source: Report of Revenue Realization SKPD, 2014

Meanwhile, for the sub-districts whose average has reached 100% and even more than 100% is expected to be given supervision and guidance on a regular basis by the government so that the sub-districts are able to maintain the achievements IMB retribution and if necessary can also be upgraded again in the target of retribution IMB in these sub-districts.

There are several factors which influence the IMB retribution of sub-districts in Bandung. First, the factor of the Human Resources (SDM). SDM is an important factor in carrying out activities in the organization, particularly in implementing policies that have been charged to the organization. Because of the limitations and the inability to have good quality of human resources and superior in terms of technical and theoretical, it would be very difficult for the organization in applying the defined goals. From the *input* aspect, it can be realized that the organization have limited human resources to carry out the management of IMB retribution well. As a result, it needs coordination with other public institutions in order to achieve the retribution of IMB well, including coordinating with the sub-districts and villages / wards. It is said so because the limitations of human resources greatly affect the implementation of the policy, especially in the process of socialization, voting and supervision.

Second, supervision factor. Supervision is an attempt to prevent the possibility of deviation from the plans, instructions, suggestions and so forth that have been set, so that by having supervision, all what is planned can be realized. Therefore, there are standards in the process of monitoring, namely assessment and evaluation. In addition, the fact shows that the supervision process is not yet optimal, especially in monitoring the implementation of development undertaken by the

community who have no IMB. These facts happen many times in the field, so they require extra supervision so that the building activity will only be conducted by those who already own IMB. Hence, by having maximum control, it is expected that the public concern and desire to take care of IMB is getting bigger and higher.

The third factor in the evaluation of the levy is community participation. The community participation is the participation of the public against the government program, either in the mind, mental and funding. The involvement happened means that society is a subject and object in the implementation of government policy. Community participation is urgently needed, especially in the awareness of the management of IMB in implementing physical building. In line with this, in generating the community participation, the intense persuasion is needed so that people will have an understanding of the importance of the maintenance of the IMB and the IMB payments to the government.

Compliance to implementer is the fourth factor in the evaluation of retribution. Compliance is the obedience of individuals to load and implement the assigned task. High levels of adherence of the implementer in implementing policies is needed. Due to such compliance, the implementer can implement policies in accordance with the applicable rules and procedures. Compliance to the implementer needs to be addressed in the application of sanctions to people who do not follow the rules in carrying out physical development. But the facts on the ground are there still many implementers who are disobedient to apply the sanctions that have been defined. The following table 2 will present the estimation of total building area and building prices to calculate royalties and percentage rates of IMB according to Bandung

District Regulation No. 19 of 2009 on the building. Meanwhile, the detail is as follows.

**Table 2.** Estimated Building, floor prices and % Rates IMB

No	Building Classification	Building Area	Price Per M <sup>2</sup> (Rp)			% IMB Rates
			High	Moderate	Low	
	Detached House					
	a. Simple Classification	21, 36, 45, 56, 72, 90	2.000.000	1.750.000	1.500.000	0,5%
	b. Complex Classification	100, 150, 200, 250	3.000.000	2.750.000	2.500.000	0,5%
	c. Special Classification	300, 400, 500, >500	4.000.000	3.500.000	3.000.000	0,5%
	Temporary House					
	a. Simple classification	500	5.000.000	4.500.000	4.000.000	0,5%
	b. Complex Classification	1000	5.000.000	4.500.000	4.000.000	0,5%
	c. Special classification	1500	5.000.000	4.500.000	4.000.000	0,5%
	Flats					
	a. Simple classification	150	3.000.000	2.500.000	2.000.000	0,5%
	b. Complex Classification	200	4.000.000	3.500.000	3.000.000	0,5%
	c. Special classification	250	5.000.000	4.500.000	4.000.000	0,5%
	Multipurpose building					
	a. Simple classification	150	3.000.000	2.500.000	2.000.000	0,5%
	b. Complex Classification	200	4.000.000	3.500.000	3.000.000	0,5%
	c. Special classification	250	5.000.000	4.500.000	4.000.000	0,5%
	Industrial building					
	a. Simple classification	1000	2.500.000	2.000.000	1.500.000	0,1%
	b. Complex Classification	2500	3.500.000	3.000.000	2.500.000	0,1%
	c. Special classification	5000	4.000.000	3.500.000	3.000.000	0,1%
	Trading building					
	a. Simple classification	150	2.500.000	2.000.000	1.500.000	0,9%
	b. Complex Classification	250	3.500.000	3.000.000	2.500.000	0,9%
	c. Special classification	300	4.000.000	3.500.000	3.000.000	0,9%
	Storage building					
	a. Simple classification	150	2.500.000	2.000.000	1.500.000	0,8%
	b. Complex Classification	250	3.500.000	3.000.000	2.500.000	0,8%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,8%
	Commerce building					
	a. Simple classification	150	2.500.000	2.000.000	1.500.000	0,7%
	b. Complex Classification	250	3.500.000	3.000.000	2.500.000	0,7%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,7%
	Office Building					
	a. Simple classification	150	2.500.000	2.000.000	1.500.000	0,6%

No	Building Classification	Building Area	Price Per M <sup>2</sup> (Rp)			% IMB Rates
			High	Moderate	Low	
	b. Complex Classification	250	3.500.000	3.000.000	2.500.000	0,6%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,6%
	Tourism and recreation building					
	a. Simple classification	150	2.500.000	2.000.000	1.500.000	0,5%
	b. Complex Classification	250	3.500.000	3.000.000	2.500.000	0,5%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,5%
	Transport building					
	a. Simple classification	150	2.500.000	2.000.000	1.500.000	0,4%
	b. Complex Classification	250	3.500.000	3.000.000	2.500.000	0,4%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,4%
	Education building					
	a. Simple classification	200	2.500.000	2.000.000	1.500.000	0,2%
	b. Complex Classification	300	3.500.000	3.000.000	2.500.000	0,2%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,2%
	Hospitality building					
	a. Simple classification	200	2.500.000	2.000.000	1.500.000	0,2%
	b. Complex Classification	300	3.500.000	3.000.000	2.500.000	0,2%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,2%
	Cultural building					
	a. Simple classification	200	2.500.000	2.000.000	1.500.000	0,2%
	b. Complex Classification	300	3.500.000	3.000.000	2.500.000	0,2%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,2%
	Sports building					
	a. Simple classification	200	2.500.000	2.000.000	1.500.000	0,2%
	b. Complex Classification	300	3.500.000	3.000.000	2.500.000	0,2%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,2%
	Religious building					
	a. Simple classification	200	2.500.000	2.000.000	1.500.000	0,2%
	b. Complex Classification	300	3.500.000	3.000.000	2.500.000	0,2%
	c. Special classification	400	4.000.000	3.500.000	3.000.000	0,2%

Referring to the estimated number of homes and buildings, and estimated price and size of building, it can be obtained that the IMB Retribution estimation of 31 Sub-districts in Bandung regency needs to be pursued by government officials at the district, sub-districts and village by using three approaches: the achievement of retribution with low estimation, moderate and high. If the local government decides to use the model of

a moderate, then each sub-district has an obligation that must be achieved in accordance with the calculation of the above targets, so as to when government uses a low approach or approaches the highest.

The estimation results of IMB Retribution of the detached house in Bandung District 2014 for high approach is Rp 540,688,191,750, amounting to Rp 484,433,726,224 on the moderate approach and the

low approach is Rp 428,179,260,695. See appendix of the IMB Estimated Retribution Target of Detached House Table per sub-district in 2014. Meanwhile, the result of IMB retribution of temporary house in Bandung district in 2014 achieves Rp 180,042,096,000 for the high approach, Rp155,805,660,000 for moderate approach and Rp 131,569,224,000 for the low approach. In detail, the estimation per sub-district can be seen in the Appendix Table of the Estimated Target of IMB retribution for temporary houses per sub-district in 2014.

The IMB estimated Retribution Target for the Flats reaches Rp 36,354,654,000 for the high approach, Rp 31,204,411,350 for moderate approach and Rp 26,054,168,700 for the low approach. Again, the IMB estimated Retribution Target for the multipurpose building is Rp 12,983,805,000 for the high approach, Rp 11,144,432,625 based on the moderate approach and Rp 9,305,060,250 for the low approach.

The result of the IMB estimated Retribution Target for the industrial building reaches Rp 142,821,855,000 for the high approach, amounting to Rp 120,749,386,500 for the moderate approach and Rp 98,676,918,000 for the low approach.

The IMB estimated Retribution Target for the trading building is Rp 35,800,245,527 for the high approach, Rp 29,365,471,769 for the moderate approach and Rp 22,930,698,011 for the low approach. The IMB estimated Retribution Target for the storage building is Rp 657,000,000 for the high approach, amounting to Rp 538,800,000 based on the moderate approach and Rp 420,600,000 for the low approach. The IMB estimated Retribution Target for the Hospitality building is Rp 202,125,000 for the high approach, amounting to Rp 173,250,000 based on the moderate approach and Rp 144,375,000 for the low approach.

The IMB estimated Retribution Target for Office Building achieves Rp 2,188,200,000 for the high approach, amounting to Rp 1,819,200,000 for the moderate approach and Rp 1,450,200,000 for the low approach. Meanwhile, the IMB estimated Retribution Target for Tourism and Recreation Building is Rp 56,250,000 for the high approach, amounting to Rp 45,000,000 based on the moderate approach and Rp 33,750,000 for the low approach. Moreover, the IMB estimated Retribution Target for the Transport Building is Rp 62,000,000 for the high approach, Rp 49,600,000 for the moderate approach and Rp 37,200,000 for the low approach.

The IMB estimated Retribution Target for the Education Building achieves Rp 1,763,300,000 for the high approach, amounting to Rp 1,451,800,000 for the moderate approach and Rp 1,140,300,000 for the low approach. In addition, The IMB estimated Retribution Target for the Health Care Building is Rp 177,600,000 for the high approach, amounting to Rp 146,400,000 based on the moderate approach and Rp 115,200,000 for the low approach. Accordingly, the IMB estimated Retribution Target for the cultural building is Rp 31,000,000 for the high approach, amounting to Rp 24,800,000 based on the moderate approach and Rp 18,600,000 million for the low approach.

The IMB estimated Retribution Target for the Sports Building is Rp 64,000,000 for the high approach, Rp 51,200,000 for the moderate approach and Rp 38,400,000 for the low approach. The IMB estimated Retribution Target for the Religious Building is Rp 2,234,700,000 according to the high approach, amounting to Rp 1,840,200,000 for the moderate approach, and Rp 1,445,700,000 for the low approach. After calculating the IMB estimated Retribution Target of each classification of the building, the

recapitulation of the sub-district IMB Retribution revenue targets is presented in the following Table 3.

**Table 3.** Summary of the Sub-district's Estimated IMB Retribution Target in Bandung

No	Sub-districts Names	IMB Retribution			IMB Retribution Assumption Rates (5%)		
		High	Moderate	Low	High	Moderate	Low
1	Ciwidey	22.819.441.580	20.019.121.883	17.218.802.185	1.140.972.079	1.000.956.094	860.940.109
2	Rancabali	17.936.283.712	15.733.146.104	13.530.008.497	896.814.186	786.657.305	676.500.425
3	Pasirjambu	23.803.481.066	20.882.475.158	17.961.469.250	1.190.174.053	1.044.123.758	898.073.463
4	Cimaung	24.003.362.867	21.055.827.037	18.108.291.207	1.200.168.143	1.052.791.352	905.414.560
5	Pangalengan	41.509.059.020	36.422.850.986	31.336.642.953	2.075.452.951	1.821.142.549	1.566.832.148
6	Kertasari	20.128.773.822	17.658.008.299	15.187.242.776	1.006.438.691	882.900.415	759.362.139
7	Pacet	29.009.745.842	25.449.956.593	21.890.167.344	1.450.487.292	1.272.497.830	1.094.508.367
8	Ibun	23.023.369.602	20.197.262.914	17.371.156.227	1.151.168.480	1.009.863.146	868.557.811
9	Paseh	37.119.881.644	32.569.459.620	28.019.037.596	1.855.994.082	1.628.472.981	1.400.951.880
10	Cikancung	23.016.074.976	20.190.803.017	17.365.531.057	1.150.803.749	1.009.540.151	868.276.553
11	Cicalengka	34.218.402.713	30.019.690.846	25.820.978.979	1.710.920.136	1.500.984.542	1.291.048.949
12	Nagreg	12.799.930.068	11.226.925.047	9.653.920.026	639.996.503	561.346.252	482.696.001
13	Rancaekek	47.901.473.065	42.026.983.796	36.152.494.527	2.395.073.653	2.101.349.190	1.807.624.726
14	Majalaya	44.634.709.244	39.162.063.145	33.689.417.046	2.231.735.462	1.958.103.157	1.684.470.852
15	Solokanjeruk	22.735.368.068	19.944.097.360	17.152.826.651	1.136.768.403	997.204.868	857.641.333
16	Ciparay	43.611.980.333	38.265.027.331	32.918.074.328	2.180.599.017	1.913.251.367	1.645.903.716
17	Baleendah	64.613.025.334	56.699.487.005	48.785.948.676	3.230.651.267	2.834.974.350	2.439.297.434
18	Arjasari	26.563.594.422	23.301.276.012	20.038.957.601	1.328.179.721	1.165.063.801	1.001.947.880
19	Banjaran	32.506.350.689	28.515.634.305	24.524.917.920	1.625.317.534	1.425.781.715	1.226.245.896
20	Cangkuang	19.196.027.887	16.839.323.898	14.482.619.909	959.801.394	841.966.195	724.130.995
21	Pameungpeuk	19.810.030.955	17.376.855.008	14.943.679.060	990.501.548	868.842.750	747.183.953
22	Katapang	32.203.583.865	28.254.812.616	24.306.041.368	1.610.179.193	1.412.740.631	1.215.302.068
23	Soreang	30.446.495.223	26.710.257.011	22.974.018.799	1.522.324.761	1.335.512.851	1.148.700.940
24	Kutawaringin	35.079.978.536	30.778.676.663	26.477.374.790	1.753.998.927	1.538.933.833	1.323.868.740
25	Margaasih	36.994.966.800	32.458.847.361	27.922.727.922	1.849.748.340	1.622.942.368	1.396.136.396
26	Margahayu	33.924.413.247	29.763.863.494	25.603.313.742	1.696.220.662	1.488.193.175	1.280.165.687
27	Dayeuhkolot	34.646.559.800	30.398.804.513	26.151.049.225	1.732.327.990	1.519.940.226	1.307.552.461
28	Bojongsoang	32.004.330.531	28.079.745.643	24.155.160.755	1.600.216.527	1.403.987.282	1.207.758.038
29	Cileunyi	44.844.588.436	39.346.218.143	33.847.847.849	2.242.229.422	1.967.310.907	1.692.392.392
30	Cilengkrang	14.330.164.021	12.568.756.134	10.807.348.247	716.508.201	628.437.807	540.367.412
31	Cimendan	31.362.574.912	27.476.681.529	23.590.788.147	1.568.128.746	1.373.834.076	1.179.539.407
	<b>TOTAL</b>	<b>956.798.022.280</b>	<b>839.392.938.471</b>	<b>721.987.854.659</b>	<b>47.839.901.114</b>	<b>41.969.646.924</b>	<b>36.099.392.733</b>

Source: Data Processing, 2014

Estimated Target recapitulation of Sub-district IMB Retribution in Bandung , based the high approach, is Rp 956,798,022,280, the moderate approach is as much as Rp 839,392,938,471, and the low approach is Rp 721,987,854,659. If the assumption of IMB Retribution rates is by 5%, then the recapitulation of Estimated Target of Sub-district IMB Retribution in Bandung, according to the high approach is Rp 47,839,901,114, moderate approach is Rp 41,969,646,924 and low approach is Rp 36,099,392,733.

Seeing the results of the above estimation, there is still any potential to increase the IMB retribution in Bandung regency. Further, the approach which can possibly be taken is the approach of high, moderate or low, wherein each has different magnitudes and different consequences.

## CONCLUSION

Based the estimation results, it is concluded that the potential revenue of the Building Permits in Bandung regency is pretty good based on the high, moderate or low approach. Thus, appropriate strategies are needed to increase the acceptance of the Building Permits in Bandung regency. Therefore, the writer suggests several tips to achieve the estimated levy, namely; 1) In the following years, Bandung regency government is suggested to set the revenue targets of Building Permit Levy in the APBD using the number on potential calculation and leave the methods of incremental whose results are lower than they should be achieved, 2) Set up of the good quality of human resources and superior in technical and theoretical things to make the process of socialization, voting and supervision, as well as the management of IMB retribution run

well, and 3) supervise actively and regularly to prevent the possibility of deviation from the plans, instructions, suggestions and any other things that have been set. In addition, the extra supervision is also needed so that any buildings owned by the community is legal based on IMB. As a result, it is expected that the community awareness on registering their IMB will much more improve.

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