

ABSTRAK

STRATEGI PENYELESAIAN KONFLIK ASET TANAH MILIK DINAS BINA MARGA DAN BINA KONSTRUKSI PROVINSI LAMPUNG

(Studi pada Desa Sukosari Kecamatan Kalirejo Lampung Tengah)

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Konflik pengelolaan aset desa merupakan persoalan administratif dan sosial yang muncul akibat perbedaan kepentingan, ketidaktertiban dokumen masa lalu, serta perbedaan penafsiran terhadap kewenangan dan legalitas pengelolaan. Ketegangan yang terjadi selama konflik tersebut berjalan tidak hanya dipengaruhi oleh substansi permasalahan aset, tetapi juga oleh pola komunikasi antar pihak dalam proses penyelesaiannya. Penelitian ini bertujuan untuk menganalisis dinamika konflik pengelolaan aset desa dengan fokus pada empat indikator utama, yaitu identifikasi peran dan penyebab konflik, pengelolaan komunikasi antar peran, mediasi dan negosiasi berbasis kepentingan, serta kesepakatan bersama (win-win solution) yang ditinjau dari persepsi keadilan dan keberlanjutannya. Penelitian ini menggunakan metode kualitatif dengan pendekatan deskriptif. Data dikumpulkan melalui wawancara mendalam dengan aparat desa dan pihak terkait, observasi lapangan, serta analisis dokumen, kemudian dianalisis melalui tahapan reduksi data, penyajian data, dan penarikan kesimpulan dengan teknik triangulasi untuk menjaga keabsahan informasi. Hasil penelitian terkait konflik pengelolaan aset di Desa Sukosari Kecamatan Kalirejo Lampung Tengah menunjukkan bahwa konflik berawal dari adanya benturan kepentingan administratif dan sosial yang tidak segera dikomunikasikan secara terbuka sehingga memunculkan perbedaan persepsi antar pihak. Pola komunikasi formal dan informal berperan dalam mengendalikan eskalasi konflik, meskipun terdapat hambatan berupa keterbatasan dokumen dan perbedaan pemahaman regulasi. Proses mediasi dan negosiasi berbasis kepentingan menghasilkan kompromi administratif yang relatif dapat diterima bersama. Persepsi keadilan lebih ditentukan oleh keterbukaan proses dan kesempatan menyampaikan pendapat daripada terpenuhinya seluruh tuntutan masing-masing pihak. Kesimpulannya, penyelesaian konflik pengelolaan aset tidak hanya bergantung pada tercapainya kesepakatan, tetapi juga pada konsistensi implementasi dan komitmen bersama dalam menjaga stabilitas sosial serta mencegah konflik berulang di masa mendatang.

Kata Kunci: Konflik Pengelolaan Aset, Komunikasi Antar Peran, Mediasi dan Negosiasi, Persepsi Keadilan, Keberlanjutan Kesepakatan.

ABSTRACT

*Strategy For Resolving Land Asset Conflicts Owned By
The Department Of Highways And Construction Lampung Province
(A Study in Sukosari Village, Kalirejo District, Central Lampung)*

By

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The conflict over village asset management is an administrative and social issue that arises from differing interests, past document irregularities, and differing interpretations of authority and legality of management. The tension that occurs during the conflict is not only influenced by the substance of the asset problem, but also by the communication patterns between parties in the resolution process. This study aims to analyze the dynamics of the conflict over village asset management with a focus on four main indicators: identification of roles and causes of conflict, management of communication between roles, mediation and interest-based negotiation, and mutual agreement (win-win solution) reviewed from the perspective of fairness and sustainability. This study uses a qualitative method with a descriptive approach. Data were collected through in-depth interviews with village officials and related parties, field observations, and document analysis. Then, they were analyzed through data reduction, data presentation, and conclusion drawing using triangulation techniques to maintain the validity of the information. The results of the study related to the conflict over asset management in Sukosari Village, Kalirejo District, Central Lampung indicate that the conflict originated from clashing administrative and social interests that were not immediately communicated openly, resulting in differing perceptions between parties. Formal and informal communication patterns played a role in controlling the escalation of the conflict, despite obstacles such as limited documents and differences in understanding of regulations. The mediation and interest-based negotiation process resulted in a relatively mutually acceptable administrative compromise. Perceptions of fairness were determined more by the transparency of the process and the opportunity to express opinions than by the fulfillment of all demands of each party. In conclusion, resolving asset management conflicts depends not only on reaching an agreement but also on consistent implementation and a shared commitment to maintaining social stability and preventing future conflicts.

Keywords: *Asset Management Conflict, Inter-role Communication, Mediation and Negotiation, Perceived Fairness, Agreement Sustainability*