

## THE IMPROVEMENT OF THE STATE ADMINISTRATION OF NATIONAL PROPERTY: REGIONAL PROBLEMS OF THE STRATEGIC DEVELOPMENT OF LAND-AND-PROPERTY COMPLEX

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**Key words:** state management, land and property complex, analysis, region.

The model of the strategic administration of the land-and-property complex of the region is offered. It is based on the integral estimations of the satisfaction by results of the regional reproduction process by its participants.

**The authors point of view and problem.** It is obviously that society requests to the social and economic system are connected not only with physical survival. Also people need to realize their social and spiritual needs what is necessary of personal development. It is necessary but not sufficient.

The chain "society-economy-nature" should be in balance development. The disharmony in relations of the elements of the environment perform in dissatisfaction of the people needs.

Land-and-property complex (LPC) of the country doesn't give a satisfying fitback for the majority of the people how it could be. It happened because of the ineffective and unfair of public goods distribution especially that part what was received by national wealthy usage.

We believe that methodological basis for coming over these systematic contradictions creates an approach what was offered by scientists under auspices of the academician D.S. Lvov in a frame of the national property concept<sup>1</sup>.

Special economic technologies of analysis should be completed with additional rates based on sociological and social-and-psychological research.

Including all these characteristics demand of usage social-and-psychological and information technologies during the analysis of conditions and forecasting of main tendencies of development, prevention of the cresses, and degradation of the land-and-property complex or breakdown the balance of interests of the participants of its usage: citizens, state, regions, municipal establishments, big, average and small businesses and etc.

**Main positions.** The view of a problem of the strategic development of the region from

the position of the modern legislation we completed with the social-and - psychological analysis what was made for estimation of the influence of special factors on the highest levels of organization and functioning of the land-and-property complex.

The reason why it is necessary to develop the methodology of economic researches with approaches of the adjacent social subjects is that such component of the development of land-and-property complex of the region as legal, organizational, political and technological have a human factor, in other words, psychological determinant. It allowed forming the following methodological issues what is a basis for development of the complex models of strategic regulation of the land-and-property complex (LPC) of the region.

First of all the element of the land-and-property complex of the region can be divided into two categories: elements of the consumption sphere and elements of the production circle.

The second thing is that basic principle of the development of the system is a condition of the balance between intention to the individual expansion and its elements and the necessity to keep internal stability.

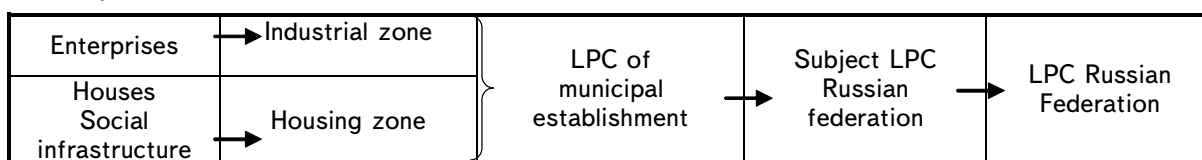
This lead to systematic contradiction appeared between individual interests, what is performed on a micro-level for example in an intention to increase the assets cost and collective interest of society to make all this assts or results of its usage more available. For coming over this contradiction we offered a new complex system of criterion for estimation of the competitiveness LPC of the region and its components what is based on the perception by consumer the ability of the LPC to satisfy his needs in the best way.

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This approach allow to form a system and methodic of the account of understandable and easy-interpreted criteria of success of management LPC from the position of the citizens and position of household subjects.

Land-and-property complex we consider not only as an integrity of the property elements<sup>2</sup>.

This type of social-and-economic systems what has in basis a material foundation are consist of the land and property objects located on it<sup>3</sup>. The principle what allows to unify all these elements in a system - social and economic function what is executed by LPC. Example, the enterprise, the housing complex and etc. Unifying all these elements we get theirs hierarchy of administration:



In a basis of offered model of the strategic administration of LPC of the region lay the integral estimations of the satisfaction of the results of the regional reproductive process from its participants. All these rates are basis for making concrete economic decisions.

In our model LPC and its elements interact in the following way.

$$S_{tj} = \frac{\Phi_{tj}}{H_{tj}} \cdot 100,$$

where  $S_{tj}$  - exponent of satisfaction of wants (order)

in  $j$ -character in  $t$ -period;  $H_{tj}$  - rate of consumption or consumer order in  $j$ - in character  $t$  - period;  $\Phi_{tj}$  - current situation in consumption in  $j$ -character in  $t$ -period.

The outlook in a frame of consumption brings principally new moment in the estimation of effectiveness LPC in a region. We proceeded from that in every concrete region with its climatic, social-and-historical and economic

peculiarities the processes of consumption of the same services and products are happened in a different way.

These peculiarities can be counted and measured with balance estimate:

$$S_{\kappa} = \sum S_j \cdot d_j,$$

where  $S_{\kappa}$  - complex rate of the comparable effectiveness of the LPC;  $d_j$  - balance mean of the  $j$  - good from position of the citizens.

Obviously, such approach needs to use the methods of the social research what gives a notion about the character and peculiarities of the regional consumption. By developing this approach we should point out at the need of

making the research deeper for some social groups.

Making a research we admitted that the consumer order is formatted on a basis of the notions about maximum available level of consumption in comparable regions what allowed to get an integral estimation for Ivanovo district in comparison with averages in central federal district and levels in Russian Federation.

This data is given in the Table 1.

The general analysis of the results of this estimation shows that:

Consumer effect from usage of the regional LPC in a sphere of intermediate consumption for last 10 years in Ivanovo region got down in 1,5 times when generally in Russia happened just a little fall.

Above mentioned criteria let to target regional administration at the development of two parts of LPC of the region: consumption sphere and production sphere what was considered before this separately. This provides the expansion of each elements.

Table 1

**Complex rates of comparable effectiveness of LPC consumption sphere of Russian Federation, Central Federal district and Ivanovo district in 1990-2005**

Name	Years			
	1990	1995	2000	2005
Russian Federation	85,57	83,49	82,0	82,52
Central Federal district	95,56	94,45	95,14	96,55
Ivanovo district	91,96	89,63	86,41	85,78

Table 2

**Complex rates of comparable effectiveness of LPC production sphere of Russian Federation, Central Federal district and Ivanovo district in 1990-2005**

Name	Years			
	1990	1995	2000	2005
Russian Federation	-	63,63	72,63	60,13
Central Federal district	-	96,3	93,3	98,0
Ivanovo district	-	58,94	44,85	38,0

Table 3

**Correlation in dates of Table 1 and Table 2 in 1990-2005.**

Name	Years			
	1990	1995	2000	2005
Russian Federation	-	1,41	1,13	1,37
Central Federal district	-	0,98	1,02	0,985
Ivanovo district	-	1,52	1,93	2,26

Bur expansion is just a one of the main conditions for the development of social systems. The other condition is a keeping the stability. It means balanced development for each element. Execution of this request is provided by the second condition of effective development of the LPC: balance of comparable elements of the consumption sphere and sphere of the production have to extreme to the one.

**Possibilities of the usage of the results.**

This approach can be used on the stage of estimation of the results of administration and also during the making administrative decisions on a regional level allow:

1) accept as a priority the balance between interests of the producer and from the other side, societies as collective services consumer.

2) guarantee to the region competitive conditions between Russian Federation subjects;

3) solve a problem of effective usage of the national dividend as on regional and also on inte-regional level.

<sup>1</sup> See.: administration of the social and economic development of Russia: concepts, targets, mechanisms /D.S. Lvov, A.G. Porshnev. M., 2002.

<sup>2</sup> The basis of the complex approach to the administration of the regional economy. N.I. Dorogova, Ivanovo, 1999.

<sup>3</sup> Mishurov S.S. Strategic administration of the land-and-property complex of Russian federation subject: Monography. M., 2004.