

THE CONTENT OF LAND PROPERTY COMPLEX MANAGEMENT SYSTEM

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Key words: land property complex, management system, management foundation, management methods, management functions, economical management mechanism, land resources, land property relations, real estate, state registration, real estate cadastre.

The general problems are considered and land property complex management is among them. The structure, purposes, tasks and classification of principles management methods in the system of land-property relations between agents of management and control objects are presented.

In modern science there is no unified definition of system. In economics the notion “system” is related with such categories as “plan”, “method”, “order”, or the aggregate of its elements (and their parts), forming certain integrity, it is targeted at achieving the certain aim and is interacting with external environment. We can talk about simple, complex, very complex, determinated and probabilistic systems, as well as open and close systems.

The author states that the system of managing the objects of land property complex corresponds to the features of open, complex and probability economic system. It is considered open because its functioning is impossible without interaction with external environment: entering the environment there are material, la-

bour and economic flows, informative flows (legal acts of Russian Federation and the subjects of Russian Federation); on the exit - increasing the flow of financial means in the budget, increasing the efficiency of land use, developing the social defence of the population.

The system of managing the land property complex (LPC) is complex as it has such number of features as heterogeneity, hierarchical structure, aggregating, multifunctionality, flexibility, safety, durability, vulnerability, vitality.

The system of LPC management is probable, as it is impossible to predict how it will behave and what will be the result of its functioning in changing conditions, for example in the legislation about the land-property relations or in the organizational structure of LPC management.

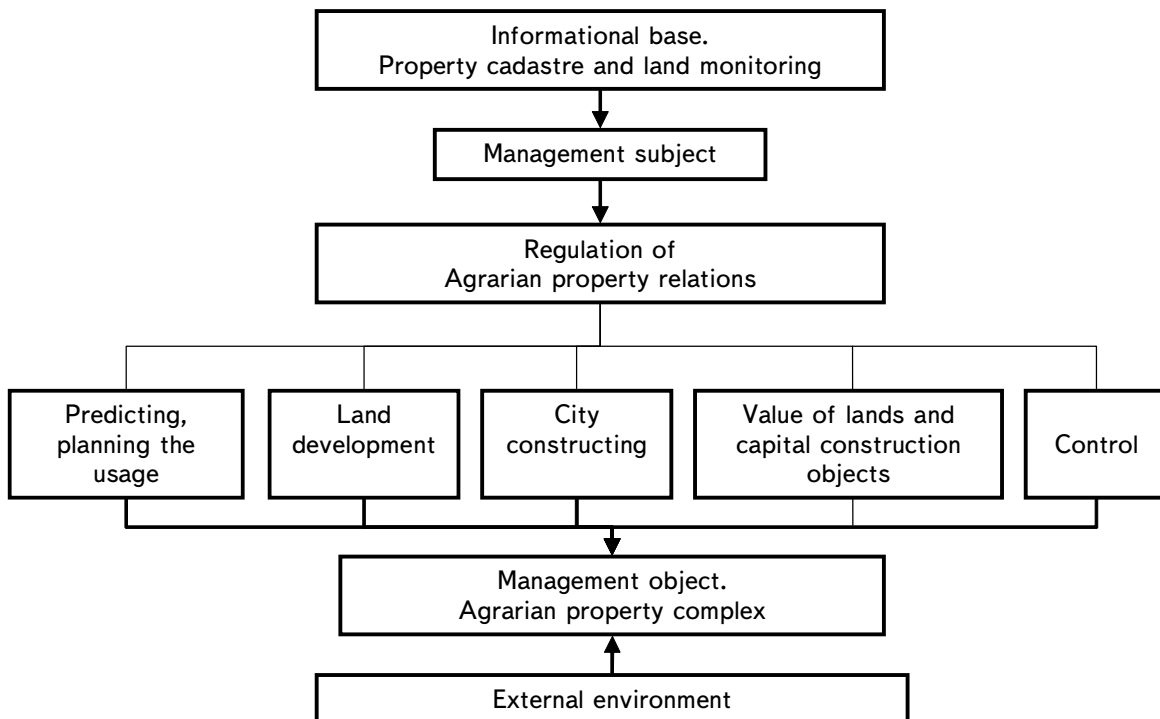


Fig. 1. Principal structure of agrarian property complex management

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The notion “system” is connected with the notions “Organization” and management» that are indissoluble. Organization influences the content of the system elements, their characteristics and links, and management influences the processes carried out by the elements of the system. This is their principal difference.

As applied to land resources the notion “management” is understood as the organizational activity of the state bodies, targeted at creating the conditions for the rational use of the land by all the subjects having the right for land lots in various spheres of social and economic life of the society.

The following structure of LPC management processes is developed by the author on the base of the generalization of the publications of the economists (Figure 1).

The regulation in the sphere of land-property relations is closely connected with the accumulation of information about the management object and the processes inside. For modern conditions the level of the informative support of management, accounting and describing the LPC objects is not enough.

The systems, where the management processes exist, are called management systems. From the

existing definition of the notion “management system”, as applied to LPC, the following is true: management system - the function of organizational systems (biological, technical, social and etc.), providing the safety of a certain structure, regime activity, implementing the programs and aims.

The bonds of LPC management systems is something that combines the objects and subsystems in one integral unity. The author thinks that the bonds of any system should be divided into internal (between the subsystems) and external (with other systems and the system object).

LPC management has two directions: direct and indirect. Direct management is connected with creating the certain forms and conditions for the land use (special characteristics of land lots, the placement of engineering constructions, settlements, productional and recreational centres) and have a discreet character. Indirect LPC management establishes the links in the use of land by creating the normative-legal base. Indirect management is accomplished constantly.

S.A. Lipski thinks that the main functions of land-use management is analysis, planning, regulation, control, accounting and research¹. A.A. Varlamov management functions into general (planning, organization, coordination, regulation, ac-

Table 1

Management in agrarian property relations hierarchy

№	Subjects of controlling and management	Objects of management	Main aims and tasks	Main methods and way of management
1	Federal bodies	Objects of Federal property	1. Political and social stability. 2. Providing stable development	Administrative and legal management State programming State order
2	Regional bodies	Objects of regional property	1. Effective functioning of population providing systems. 2. Providing budget profits. 3. Social defense of population .	Legal decisions and initiatives. Regional development programmes. State order
3	Local bodies	Objects of municipal property	Complex development of towns and regions areas	Administrative and economical measures (indirect management of business activity)
4	Industrial ministries and departments	Department enterprises	Effective activity of department enterprises	Programmes of industry development. Industry norms
5	Undertakings	Resources	Maximizing of clear profit	Business planning. Operation management. Marketing. Current market monitoring
6	Population	Personal property	Maximizing of profit. Satisfaction of material and spiritual needs	Labour activity. Voting. Representation in public organizations

counting and control); special functions, providing organizational interaction in special sides of enterprise activity; additional functions on the support of the processes of social and special management². To the main functions of state management A.I. Polyanskiy and M.M. Soloviev Соловьев refer three functions: analysis, regulation, control³.

Economic and organizational mechanism of management represents the aggregate of mana-

gerial methods. The notion “management mechanism” does not have a unified explanation in national economic literature. The author’s term “management mechanism” is treated as the aggregate of the methods of interaction of the management subject with the object and external environment. The methods of interaction, called management methods, are the main criteria due to which in management mechanism orga-

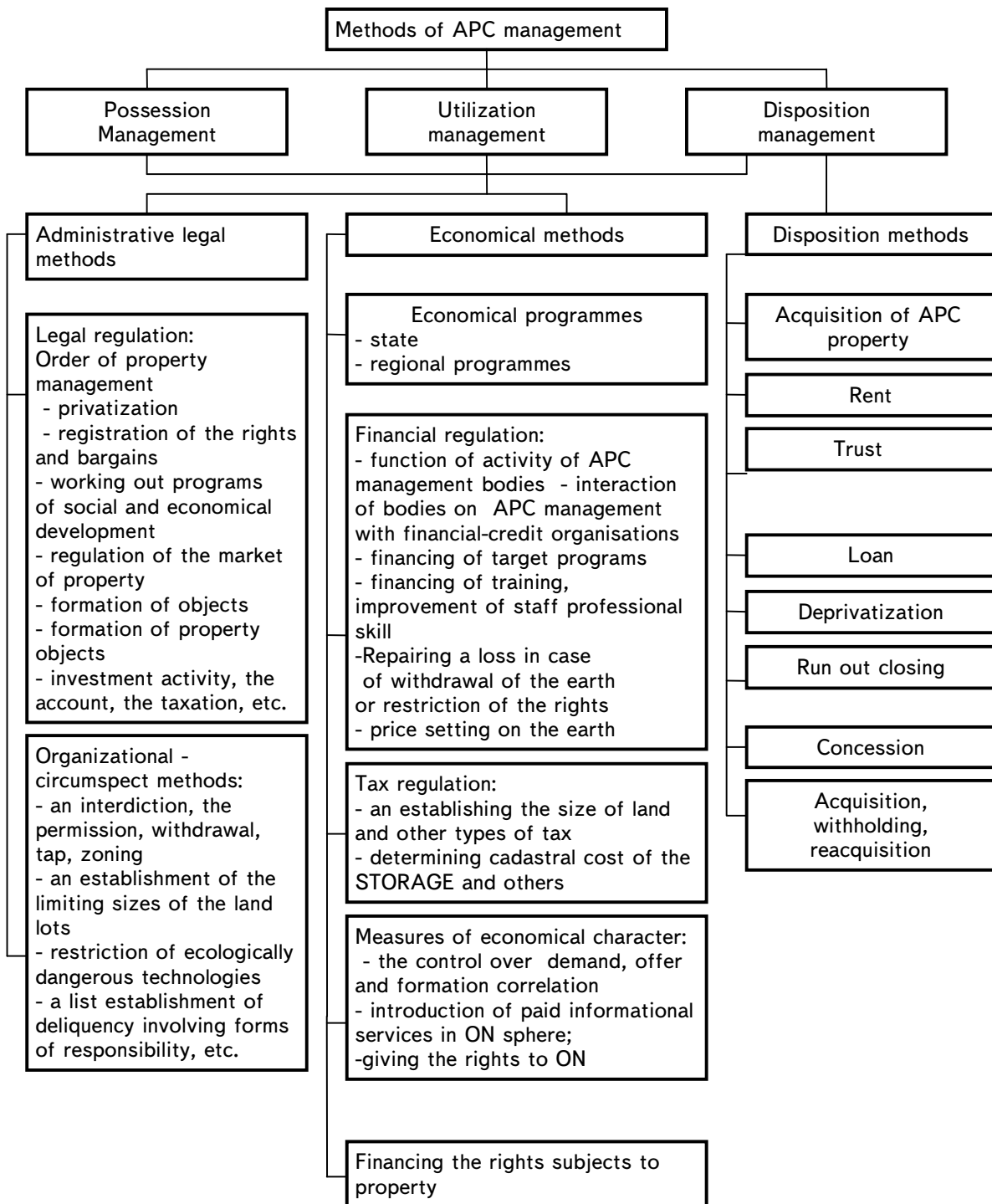


Fig. 2. Methods classification of APC objects management

nizational, economical, social and psychological elements are distinguished.

We understand economic mechanism as the system of economic levers of management and stimulus that induce people to act. Organizational mechanism is represented by organizational forms, structures and management methods, social and psychological mechanism is the system of social and psychological motivation and methods of up-bringing. It is necessary to point out that in such approach the principal of the unity of criteria is broken. The main reason of the wrong understanding of the elements of management mechanism and developing their content is in identifying the organizational and managerial activity, organizational and managerial decisions.

We accept the classification suggested by A.A. Varlamov who sees the mechanism of managing the land and property complex in the regions as a complex of three subsystems: subsystems of legal, organizational and economic support (accounting, registration of rights, evaluation); subsystems of mass regulation (taxation, zonation); subsystems of individual regulation⁴. Thus, the methods of managing the LPC objects should be based on organizational, legal and economic methods.

With the help of material represented in Table 1 we represent the main aims, problems and management methods in the hierarchy of LPC objects, and Figure 2. - the classification and the content of the methods of managing the LPC objects are represented.

Real estate is the important sector of government management. The profitable part of budget and many other things depend on the effective management of real estate.

The component of the system of management of LPC real estate is government account and state registration of rights for the real estate objects.

Though the functions realized by these systems are different, their expediency is reflected only in joint functioning, as there is no sense for the state to registering the real state objects without registering their ownership, as well as regis-

tering the rights for the real estate object without its individualization and future government account.

Government account and state registration - these are two interrelated objects. For registering the real estate object it is necessary to describe it in details and determine the characteristics of the object: technical, economical and legal. As a consequence, there should be a well organized system of management and registration.

At present in the conditions of the deficit of financial means necessary for improving the condition of LPC and for the development of production sphere in Russia the target is set to form the investment resource at the cost of selling and leasing real estate objects, land tax and property tax. In world practice the principal of self-financing of city development is used. In these conditions LPC is one of the important components of managing the LPC of the regions of Russia. Being the information system, LPC makes it possible to systemize the information about land resources, the objects of capital construction, their quantity, quality, content, location and character of modern and perspective their future use⁵. Cadastre information makes it possible to identify the real estate object, define its taxation base and show the special location in relation to other geographical objects, as well as make managerial decisions on LPC management and real estate market development.

¹ *Lipski S.A.* State management in the sphere of land tenure in the conditions of market development // Real estate and investments. Legal regulation. 2002. № 2-3 (11-12). P. 38-42.

² *Varlamov, A.A.* Land cadastre: Land resources management. M., 2004. - 527 p..

³ *Polyanskiy A.I., Soloviev M.M.* The systematization of the mechanisms of state regulation in the real estate market // Real estate and investments: Legal regulation. 2001. № 4 (9). P. 44-48.

⁴ *Varlamov A.A.* Organizational and economic mechanism of managing land resources // Cadastre and land law. M., 2002. P. 55.

⁵ *Khametov T.I.* Economic-organizational mechanism of forming information resources of State Real estate cadastre // Vestnik of Samara State University of Economics, Samara, 2007. № 5 (31).