Features of townland management

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Abstract. The town is a complex social and economic system that has significant land, social and other resources. An integrated approach should be used to solve townland management problems. Improvement of the efficiency of land management should be based on the comprehensive analysis of the land management system from the planning process to the control over the use of land plots taking into account financial and investment opportunities of land management facilities. Successful development of urban and rural settlements depends on the effectiveness of land management. These issues determine the significance of the present article. The article describes problems and features of townland management in Russia. Directions of the public land policy were determined.

1. Introduction

The modern town is a complex social and economic system which consists of diverse objects and independent structures. Land management issues are studied by many scientists, research, design, survey and industrial organizations. Significant contribution to the theory and methodology of land management, including land use management is made by A.A. Varlamov, S.N. Volkov, S.A. Galchenko, N.V. Komov, N.I. Kresnikova, P.F. Loiko, V.N. Khlystun, S.A. Lipsky et al. [1–9]. In cities, various elements of production and non-production spheres interact; a large number of people live and work. All of them use urban resources, including land, buildings, structures and other real estate objects. The regulatory process is a complex task aimed at meeting needs of the urban system in resources while preserving and reproducing the natural and economic potential of its territory.

The Land Code of the Russian Federation (Chapter 15) determined the legal status of settlement lands: they are used for building and developing urban and rural settlements and divided by boundaries from other categories of land. The boundary of an urban settlement is its external border which separates its land from other categories of land. The border is established on the basis of an urban plan and land management documents.

The land of settlements may include land plots assigned to the following territorial zones in accordance with town planning regulations:
- residential, social, business, industrial;
- engineering and transport infrastructures, recreational and agricultural,
- for special purpose, of military facilities, other territorial zones.

The rules of land use and development establish town planning regulations for each territorial zone taking into account peculiarities of its location and development, as well as possible territorial combination of different types of land use. Reconstruction and expansion of existing real estate objects, construction of new real estate objects associated with land can be carried out in accordance with established urban planning regulations.
2. Methods

The land management system of settlements can be improved through studies of the research object, adoption of legal acts on land management, research on theoretical foundations of the land management system formation, organizational and functional structures as a set of interrelated elements that are in stable relationships.

The town is a complex social and economic system that has significant land, social and other resources. An integrated approach should be used to solve townland management problems. Improvement of the efficiency of land management should be based on the comprehensive analysis of the land management system from the planning process to the control over the use of land plots taking into account financial and investment opportunities of land management facilities.

At the same time, the shift of priorities towards the economic efficiency without taking into account social and environmental aspects of land management, quantitative and qualitative characteristics of land plots is unacceptable. Land resources of urban districts as an object of management have their own characteristics. Land resources are a powerful economic basis for developing towns. Compared with a number of foreign countries, the share of land taxes is small. Therefore, it is necessary to increase the land market turnover, the financial potential of land.

The subject of townland management is land management measures applied in various areas of the land management system (social, residential, industrial, etc.) and taking into account the following features:
- spatial limitations of the territory;
- territorial combination of production facilities and the habitat of the population which raises requirements for the land, safety, engineering structures and communications;
- high density of artificial real estate;
- a variety of buildings (large unique buildings and large industrial facilities, garages and transformer substations);
- negative changes in the state of land caused by man-made loads and pollution;
- cultural, historical and architectural objects of the land management system which imposes restrictions on their use.

The object of management is a land plot. In built-up areas, the object of management is land plots with different legal status as well as general use land plots. Settlement land plots provide satisfy needs of residents. Therefore, land management is characterized by a large number of management areas [1].

One of the main functions of local self-government is to solve issues of ownership, management and disposal of municipal property independently. However, the main problem is determination of the scope of authority, separate powers between the Russian Federation and municipal authorities.

The powers of local governments include withdrawal, including redemption of land plots for municipal needs, adoption of land management regulations and development of urban and rural areas taking into account legislative requirements of the Russian Federation, development and implementation of local programs for land management and protection, etc.

The objectives of subjects of management are different. Therefore, when developing a common land management system for settlements, it is necessary to work out a system of management goals.

3. Research results, problems and features of land use management

The following problems were revealed:
1. Reduction of the number of towns and villages, migration of young people to large cities.
2. “Optimization” of social facilities (hospitals, educational institutions, cultural facilities, post offices, shops).
3. Termination of production activities of ruined (or already ruined) enterprises (agricultural enterprises, timber industry enterprises, sanatoriums, clinics using local sources of mineral water, mud, etc., textile industry enterprises, shops, public catering enterprises, etc.
4. Special economic zones, technology parks and other areas with a special mode of financing. Towns located outside special zones and technoparks lose their attractiveness.
5. Lack of convenient logistics, undeveloped transport infrastructure.
6. Depopulation of villages. Villages existed owning to towns where there were hospitals, schools, and shops [1].

Successful development of urban and rural settlements depends on land use management mechanisms. The existing structure of land management is regulated by legislative and executive documents that do not solve arising problems. Difficulties arise due to the fact that many organizations and departments that take uncoordinated decisions are involved in the management process. The adopted laws allowed it to solve a number of issues, but there are unresolved problems.

The number of natural properties of the land are as follows: soil (density, permeability); groundwater (depth, chemical and bacteriological composition); surface waters; relief and dissection of the territory; vegetation; soil (pollution, salinization, quality).

Implementation of one or another method of land development is attractive to the consumer and creates demand in the real estate market. The wider the range of possible directions for using the land plot, the higher its value. Accordingly, there are requirements for the size and shape of the land plot. The most common defects of land plots are their small size, elongation, blunt or acute angles, non-linear boundaries, irregular configuration, etc. Since the territory is a limited resource, formation of territorial objects should be subject to the maximum efficient use. lands. The boundaries of the object cannot be changed. Therefore, the presence of defects impedes the turnover and development of this object.

The property has other properties. These are architectural and planning characteristics of the structure, constructive solutions which are largely determined by territorial characteristics of the land plot, including its location. In addition, the need for economic activities related to the purpose of the building may require land plots adjacent to the building. The territorial characteristics of the property object are a factor in its development, including a change in the way of development and replacement of all buildings located on the land.

A building and a specific land plot form a single land and property system which should be considered as a single object.

Based on these features, the most important areas of state land policy in small towns are as follows:
- development of land use efficiency criteria;
- development of the strategy of transformation of legal relations taking into account the specifics of various land categories, features of urban land management and development of the municipal economy;
- identification of an optimal balance of various forms of land granting taking into account investment tasks of municipalities, development of the real estate market and mortgage lending, satisfaction of state and municipal needs, and solution of social problems;
- expansion of stock market instruments when implementing land management measures as a means of increasing the efficiency of state regulation of financial flows;
- rational combination of strategic and tactical interests, i.e. careful townland management and raising local funds;
- simplification and reduction of real estate title registration fees;
- ensuring the reliability and efficiency of state land control over municipal lands;
- regulation of tourism and rental relations and other forms of land management;
- rational calculation of land tax rates of market and cadastral prices of land;
- formation and accounting of real estate objects;
- monitoring of the real estate market and its information support;
- informational support of the requests of the government authorities.

A large number of land plots, phenomena and processes makes the land management system important.

4. Conclusion

Townland management is fundamentally different from the management of territories of other administrative and territorial entities. This is due to a large number of people, industries, facilities, historical and cultural monuments which dramatically increases the importance of social, environmental
and transport conditions. Therefore, the importance of logistical plan development for cities and towns is crucial, since any changes in the land management system affect these plans. These plans are developed due to the growth of cities, creation of new cities in accordance with the scheme of settlement, improvement of the existing land management system.

When granting land plots, both land management and cadastral activities are carried out; architectural and planning documents are developed.

Development of urban planning and other project documentation, construction and reconstruction of urban and rural settlements, individual buildings and structures are carried out in compliance with the requirements of environmental protection, environmental safety and sanitary rules taking into account the state of land management in rural settlements and environmental safety requirements established by territorial integrated schemes of nature protection and nature management as well as taking into account harmful effects of economic and other activities on the environment and human health.

When carrying out planning activities climatic, medical, sanitary and other favorable conditions of the territories and settlements are taken into account in order to ensure the right of citizens to rest. In the places of permanent residence, land plots for recreational facilities are granted in accordance with urban planning documents, state urban planning regulations and rules.

The documents on urban planning determine the composition and structure of social, cultural and community services taking into account complexity of the development and interests of various socio-demographic and professional groups of the population. In addition, the system of social, cultural and everyday services in urban and rural settlements is created in accordance with the planning structure of settlements, their inter-settlement value taking into account business development and competitiveness the service sector [1, 4].

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