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The New Approaches to Distribution and Realization of Landed Property

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Abstract: The research study deals with theoretical aspects of forming and realization of landed property in a region. At the same time special attention is paid to the problems of specific character of property relations and to the approaches of theirs realization, the category “regional ownership” is marked out and the new approaches of its control in a market economy are also described. The effective control of land resources of a subject of federation is provided in the first place with normative legal regulation in the mentioned scope. For the purpose of legal regulation in the land property relations, decrees, decisions, a result report, directions of executive authority are approved annually by bodies of state power of federal subjects. The increase of effectiveness of property management in a region is based on the regional policy which is generally considered as an implement of state regulation of economics which defines the principled policy of authorities in this scope.

Key words: Land relations, privatization, rent, cadastral assessment on, regional ownership, transformation, public support

INTRODUCTION

The administration in the scope of land relations covers a wide range of questions including approval the decisions of formation, reorganization and liquidation the public sector’s organizations on disposition of land resources, redistribution of property according to the public domain’s level, etc. The effective control of land resources of a subject of federation is provided in the first place with normative legal regulation in the mentioned scope. For the purpose of legal regulation in the property and land relations, decrees, decisions, a result report, directions of executive authority are approved annually by bodies of state power of federal subjects. The increase of effectiveness of property management in a region is based on the regional policy which is generally considered as an implement of state regulation of economics which defines the principled policy of authorities in this scope.

The administration of property in the modern economic system becomes more topical as the status of enterprises and organizations in the competitive environment depends on efficient use, disposal and control of this property.

At the same time, the main tendency consists in the development the principles and a mechanism of regional property’s administration and in the forming a predicted situation in the Republic of Mari El on 2013-2020.

The solution of certain areas is directed towards problem solving such as: classification «landed property», «region property», «privatization» according to the article’s context; detection of peculiarities of administration regional property of land tenure under conditions of new economic development; identification of place and role of landed property in region development; analysis of forming and property’s development as a control object; assess the results of influence of administration of property about land tenure on the level of regional development; detection of principles of landed property’s administration according to the context of regional policy, etc.

MATERIALS AND METHODS

According, to Federal Law «On Agricultural Land Transactions» within jurisdiction of Republic of Mari El was passed Law of the Republic of Mari El No. 48-Z, dated 4 Dec. 2003, «On Regulations of Relations in the

scope of Agricultural Land Transactions in the Republic of Mari El» which governs relations, connected with agricultural land transactions and a share in common ownership on ground areas of ground of agricultural purpose in the Republic of Mari El.

The Ministry of State Property of the Republic of Mari El carries out purposeful work in order to include farming land in business and to improve land laws. Accordingly to proposals of municipal units, agricultural communities in the Government of the Republic of Mari El the bill was passed and approved Law of the Republic of Mari El No. 22-Z, dated 29 Apr., 2008 «Concerning the Introduction of Amendments to Certain Legislative Acts in the matter of Land Relations», according to which Laws of the Republic of Mari El No. 48-Z, dated 4 Dec., 2003, «On Regulations of Relations in the scope of Agricultural Land Transactions in the Republic of Mari El », No. 32-Z, dated 1 Apr., 2003, «On Administrative Order of Ground Areas owned by the Federal Government and Regulations of Land Relations in the Republic of Mari El No. 18-Z, dated 21 June., 2004, «On Limits of Ground Areas on the Territory of the Republic of Mari El» were revised.

At session of the State Assembly of the Republic of Mari El, dated Apr. 9, 2009, the Government of Republic of Mari El tabled and approved the Law of Republic of Mari El No. 22 -Z, dated 28 Apr., 2009, «Concerning the Introduction of Amendments to Certain Legislative Acts in the matter of Land Relations» which forms legal bases for assignment to owners of agricultural holdings on the right of common property and which was prepared by authorized body of the problems of turnover of farming lands due to proposals which were expressed on order of committee of agro-industrial complex's development on the State Assembly of the Republic of Mari El, dated October 10, 2007.

The proposals which were expressed by deputies of Committee to the Ministry of State Property of Republic of Mari El were approved as a part of a budget of several areas of turnover of farming lands. In the budget of Republic of Mari El as for 2009 means on purchase of ground areas from the category of lands for farming to the property of the Republic of Mari El amounting to 1 million rubles and also on registration of ground areas to the property of Republic of Mari El from the republican budget amounting to 60 thousands rubles.

RESULTS

Having studied the real state of affairs in the scope of land relations, the government of Republic of Mari El made a proposal about giving more precise definition of maximum limit of ground area and revised Article 12 of

Law the Republic of Mari El No.18-Z dated 21 June, 2004 «On Limits of Ground Areas on the Territory of the Republic of Mari El», according to which total area of land for private farm management «one private farm can't exceed 3 ha». Maximum total area of agricultural holding which can be in personal property of one artificial person in amount of 10% is considered to be saved, that's why in accordance with Article 4 of Law the Republic of Mari El No. 48-Z, dated 4 Dec., 2003 «On Regulations of Relations in the scope of Agricultural Land Transactions in the Republic of Mari El» for this category it stayed the same (Smirnov and Stukova, 2015).

There are 816,199 ha of lands for farming in a republic's territory according to the statistics of January 1, 2014. It includes 704,415 ha, agricultural holdings, among them 449,556 ha ploughed fields, 110,649 ha idle fields, 5,128 ha perennial plantations, 42,605 ha hayfield, 97,477 ha grazing lands. The area under buildings and installations which are used for production, storage and primary processing of agricultural production numbers 7,754 ha, under the water 7,853 ha. According to the form of property, lands for farming are distributed:

- Incivilian ownership: 348 985 ha
- Inlegal entity's ownership: 325 ha
- In state and municipal ownership: 466.89 thousand ha, among them in federal ownership: 74.6 thousand ha in ownership of the Republic of Mari El-49, 1000 ha

On the basis of Article 8.1 of Law of the Republic of Mari El No. 48-Z, dated 4 Dec., 2003, «On Regulations of Relations in the scope of Agricultural Land Transactions in the Republic of Mari El» land parcels, consisting of lands for farms which are in property of the Republic of Mari El with a total area of 1,852,233 m² (185.2 ha) were sold to artificial persons.

On the initiative of the Ministry of State Property of the Republic of Mari El in Law of the Republic of Mari El No. 61-Z, dated 1 Dec., 2008, «On Republican Budget of the Republic of Mari El 2009 and Planning Period of 2010 and 2011» (as amended by the Law No. 1-Z, dated 13.03.2009, No. 15-Z, dated 27.03.2009). E4 inter-budget subsidies are provided for state-financed municipal units on land surveying of areas for farming which are formed on the account of unclaimed land shares. According to paragraph 2 of this decree the functions of the main budget owner of Republic of Mari El on land surveying of areas for farming which are formed on the account of unclaimed land shares are entrusted to the Ministry of State Property.

The Ministry of State Property of Republic of Mari El sent notification about the limits for year to municipal units in January and in April, 2014.

Nowadays municipal units have already formed and registered ground shares on account of unclaimed land shares of total area 2,245.6 ha. This work is actively carried out in Gornomariysky and Mari-Tureksky regions.

The Ministry of State Property of Republic of Mari El carries out monitoring of ground areas of the category of lands for farming which are in joint ownership on the republic's territory.

As for January 1, 2014, 73,780 Republic's citizens have the propriety right on land share. There are 334,254 ha of agricultural holdings and it is 47.7% of all agricultural holdings in the Republic of Mari El. 6,185 (10.1%) of all owners registered their rights in the Office of the Federal Registration Service.

As for January 1, 2014, forest earth, consisting of lands for farming, occupies 95,391 ha including 91,598 ha covered by forest.

According to the Forestry Code of the Russian Federation, the Ministry of State Property of Republic of Mari El continues the work of scanning and choice of ground areas which generally is covered by forest on the republic's territory for forestation, transferring them from the category for farming to the category of forest fund. By the order of the Government of Republic of Mari El 211 land parcels with total area of 37,147.23 ha were transferred from the category of land for farming to forest fund. These land parcels were transferred to the administration of the Ministry of Forestry of Republic of Mari El. The work with ground areas which are covered by forests, continue. Cadastral works were carried out on the ground areas from the category of lands for farming with approximate area of 40,000 ha where are forests.

After the realization of transferring of ground areas to forestry fund lands and transferring of forested area to administration of the Ministry of Forestry of Republic of Mari El, upkeep of such forests is funded through federal budget.

The Ministry of State Property of Republic of Mari El carries out cooperation with the Ministry of Agriculture, Food and Nature Management of Republic of Mari El, municipal units, inter-departmental commission of municipal units of supply of registration of rights on ground areas from farming lands which are in common share.

There is a publication in a newspaper «Mari truth» about the availability of ground areas when there is renting of ground areas which are in property of Republic of Mari El.

Simultaneous lapse of right of a citizen who is a defendant in the process and peculiarities of legal procedure on such affairs are essential circumstances in the process of approving judicially of propriety right of municipal units on such ground areas. The circumstances which influence on outcome of the case are also peculiarities of legal regime of land share of dead persons, absence of proper registration of heirs the rights on land shares and their omission and legal gap in control of escheat (Kreneva *et al.*, 2015).

Recommendations which are approved by the Ministry of State Property of Republic of Mari El of efficient use of lands are applied in commercial agricultural organizations, the members of which made a decision of their reorganizations free, during preparing and distribution of certificates on property on land shares and on the right on property shares for persons who have the rights to get it in accordance with the legislation of Russian Federation.

At the same time intercompany commissions on land's privatization and reorganization of commercial agricultural organizations for delivery of certificates on propriety right on land shares and right of property share:

- Organize inventory of agricultural holdings and these companies
- Define objects of social sphere and civil engineering infrastructure which better to transfer on balance of local authorities
- Make a list of persons, who have the right to get land shares and property shares in accordance with current legislation
- Calculate (specify) size of land shares and property shares
- Prefer a set of documents of granting certificates of property right on ground areas and the right of property shares in accordance with the annex No. 10
- Draw up, register and give certificates of right on property shares, organize delivery of certificates of property right on ground areas which are prepared by district committees of land resources and land utilization
- Upon completion of works they unite all the materials of preparations and delivery of documents in an integral package and give it in escrow to body of local self-government

In case land shares and property shares were calculated before in accordance with the Decree of Government of Russian Federation No., 708, dated 4 September, 1992 «On Privatization and Reorganization of Organizations of Agricultural Complex» and were

approved in established order, their recurrent recalculation isn't hold and receiving of certificates is carried out according to applications of owners on the basis of previous calculations.

Supreme bodies of commercial agricultural organizations (general meetings, meetings of authorized persons, administration, etc.) approve the list of documents (materials) for issuance of certificates and give it to region's administration.

Region's administration (the head of local authorities) after receiving real references of documents (materials) which are mentioned in paragraph 2:

- Makes a decision in a month about transferring land in common property of members of commercial agricultural organization and about delivery to them certifications of property on land shares
- Sets terms of preparation, registration and delivery of certifications of property on land shares. The term of delivery these certifications to owners can't be >1 month since the day when a decision of theirs delivery was made
- Organizes the receiving of objects of social sphere and civil engineering infrastructure which are transferred to balance of administration under farms' reorganization

Regional committee of land resources and land management:

- Provides with inventory of agricultural holdings which are transferred to common property of members of commercial agricultural organization, according to the application of committee of privatization of land and farms' reorganization
- Specifies and marks out on planned cartographic material bounds of lands where limitations of use are made and which are limited by rights of other persons
- Registers and gives certifications on property on ground shares for persons, who have the right for theirs receiving and also realizes these certificates
- Carries out necessary works of land utilization of establishment of land's areas where objects of social sphere and civil engineering infrastructure are situated which are transferred to local authority and such ground areas which are transferred to artificial persons or individuals when the rights of ownership on building and construction are transferred in the process of farms' reorganization

The objects of social sphere and civil engineering of reorganized farms according to the decision of owners are

transferred to city property. Clubhouses, recreation centers, first-aid posts, libraries, nursery schools, schools, dwelling houses, sanatoriums (rest houses, etc.), sport grounds, fire departments, electrical power, water, gas supply systems, heating systems and other objects.

Transferring and receiving of objects of social sphere and civil engineering infrastructure are made in the order which is provided by legislation of the Russian Federation. The following persons have the right to get ground shares.

The workers of commercial agricultural organization, including redundant workers from this organization by redundancy of workers after January 1, 1992 and before the time of appearance the right of property in accordance with recommendations. Temporary, seasonal staff, also persons, who work with civil law documents and part-time workers whose principal place of business is another farm are not included in this list.

Pensioners, who are retired in commercial agricultural organization and who live on its territory including persons who get survivors pension, disability pension, etc. The «territory of commercial agricultural organization» means lands which are within which are defined in documents of allocation of land, issued before the approval of new projects about lands' reorganization in accordance with farms' reorganization. Also persons, who live on its territory are admitted pensioners who live in houses and housing premises which are in account at the time of appearance of the right on ground share, even if these houses are situated not in this territory.

Pensioners, who live on its territory which is transferred to commercial agricultural organization as a result of reorganization but who are retired in the farm to which the lands were related before.

Persons, who are related to social sphere in the rural area (workers of enterprises and organizations of public health services, culture, consumer services, communication, trade and public catering, educational institutions which are situated on the territory of commercial agricultural organization.

Temporarily absent workers of commercial agricultural organization: involuntary serviceman, farm's scholars, workers which are sent to professional development, persons, who have rights to return to previous place of employment (in a case if they return), women who are in maternity leave. Persons, who are indicated above, can personally dispose of the land share or send a warrant to trustee, who disposes with land in accordance with directions of a temporarily absent worker. If a worker has no opportunity to present himself or send a warrant his landed property is transferred to unclaimed

land shares with the right of getting it in a case of his return (during the time which is established by legislation of the Russian Federation).

Heirs of a person, who had the right to get land share in property but who died to the moment of delivery of certification (during the time of limitation period).

Persons which are mentioned in paragraph 7 of recommendations have the right to get primary delivery of land share only in one commercial agricultural organization.

The following persons have the right to get ownership shares: The workers of commercial agricultural organization including redundant workers from this organization by redundancy of workers after January 1, 1992 and before the time of appearance the right to get ownership share. Temporary, seasonal staff, also persons, who work with civil law documents and part-time workers, whose principal place of business is another organization are not included in this list. Pensioners of commercial agricultural organizations and also pensioners.

Workers of social sphere's objects which are situated on the territory of commercial agricultural organization and persons, who worked in farm before but who don't get in any of above-listed categories (persons who quitted their job or transferred, etc.) according to the solution of general meeting of all members of this organization or representatives of owners.

Heirs of a person, who had the right to get ownership share but who died to the moment of delivery of certification (during the time of limitation period).

Citizens have the right to get property shares in several commercial agricultural organizations in case if such decisions are accepted in each these organizations legally. The size of land is calculated:

- In hectares by means of division the total area of agricultural holdings which are given to common property of all members of commercial agricultural organization by the number of persons, who have the right to get land in property. The total area of agricultural holdings is estimated by the information of inventory and if there is no such information according to official act (certificate)
- In land shares by means of division of land shares of all agricultural holdings which are transferred to common property of members of this organization by the number of members who have the right to get land in property

The problems which are connected with right of getting land and estimating area of lands which are in

state property are solved by court. The size of property share which is put in the list of owners of each person may be estimated on the basis of:

- Length of service in this farm
- Annual wages or level of a worker's proficiency
- Other factors

The selection of factors is approved on general meeting of owners and must be common for all persons, who have the right to get land share.

Work contribution of each worker is assessed in year-rubles (annual wages or level of a worker's proficiency which is multiplied by his length of service in this farm). The size of property share is assessed by division the sum of unit fund by the total sum of year-rubles of farm and this result should be multiplied by sum of worker's year-rubles.

Objects of service and auxiliary department are referred to indivisible fund, according to the calculation of share fund of commercial agricultural organizations in order to save the share of each agricultural community which gives him the right to use necessary service on cooperative basis when independent organizations are created on their basis.

An annual wage is calculated for the last 5 years. At the same time annual payments (except the last year) for every worker are indexed by means of multiplying of the sum of an annual payment by correlation the average salary in a farm in the last year to average salary in this year. In the same way an average salary of pensioners which is in the pension affair is indexed.

The level of proficiency of workers of commercial agricultural organizations is defined as correlation of pay rate of each worker to pay rate of workers of essential trades which is taken as a unit.

The disputes which are connected with the right to get property share and the size of its share are solved in a court.

The time of appearance of property right on ground area is the date when local authorities proved the decision of transferring the land to common property of members of commercial agricultural organizations.

The time of appearance of property share is the date, when general meeting of commercial agricultural organization approved the list of persons, who have the right to get this share.

All owners of land shares with applications get the certificates according to the form which was approved by the Decree of the President, dated 27, October, 1993 «1767 «On the Regulation of Land Relations and the Progress of the Agrarian Reform in Russia»».

When there is reorganization of commercial agricultural organizations, a temporary document which certifies the property on ground area, may be represented by an extract from annex to document which in its turn certifies the right of common property on land (decision of local authorities, official act (certificate). This extract is given by regional committee of land resources and land utilization and it is liable to return after receiving the certificate.

Certificates are given to all owners of property share.

When there is reorganization of commercial agricultural organizations, committee of privatization of land may set a term, during which an owner of property share should choose one of the forms of its use.

In Federal Law No. 435-FZ, it is established that members of common property must make a decision about approval of project of land surveying or register their right of property on ground area, which is in common property. If they don't do it till the established date, governing body of local self-government or governing body of urban district must do following till July 1, 2013:

- Hold general meeting of members of common property and discuss problems of approving project of land surveying and approving the list of owners of ground areas and the size of shares in the right of common property
- Provide with preparation for project of land surveying
- Provide with execution of cadastral works of lot's formation which are approved by general meeting of land surveying

Having regard to it municipal units must provide for appropriate cash assets on carrying out above mentioned works.

Governing body of local self-government or governing body of urban district according to the location of ground area which is in common property, may register unclaimed lands.

State registration of the property's right of municipal unit is exercised without an application of state registration of right's appearance or transferring when there is registration of lapse of right on ground area in consequence of lapse of such right.

During 5 days till the date of state registration of property's right of subject of Russian Federation or municipal unit on ground area or land share on the basis of Article 30.2, paragraph 4 of the Federal Law No. 122-FZ, dated 21 July, 1997, «On State Registration of Rights on Realty and Transactions with it» the body which carries

out state registration of rights must send a notice to proper body of state authority of subject of Russian Federation or governing body of local self-government and also to a person, who filed the application of lapse of property right on such ground area or such land share (Stafievskaia *et al.*, 2015).

Governing body of local self-government during 6 months till the date of state registration of land share has the right to sell this land share to agricultural organization or farm which use ground area which is in common property at prize which is formed by multiplying 15% of cadastral cost of one square meter of such lot by area which is appropriate to this land share.

For realization of this regulation body of local self-government during one month till receiving of land share must publish in mass media of appropriate subject of the RF and put information on a web site (if there is one) about possibility to buy land share on easy terms. This information also should be put on information boards which are situated on the territory of this municipal unit.

On the basis of Article 11.1 of the Law of the Republic of Mari El No. 48-Z, dated 4 December, 2003, «On regulations of relations in the scope of agricultural land transactions in the Republic of Mari El» publication the information of agricultural land transactions on the territory of the Republic of Mari El is done in official journals of the Republic of Mari El: «Mari truth. In official weekly newspaper» and also in mass media which are defines as sources of official publication of municipal legal acts of governing body of local self-government of municipal units.

In case of receiving of application in body of local self-government about buying a land share from commercial agricultural organization or farm which use ground area which is in common property, consisting of land share for sale in accordance with civil legislation, a sale contract of share in the right of property on ground area is made with buyer.

If the condition of share for sale is correspond to terms of a sale contract, a buyer doesn't have any complaints and a seller doesn't give any complaints on payments, all commitments according to the sale contract are fully carried out, both parties to a contract sign act of acceptance-transfer of share in the right of property on ground area (share).

Body of local self-government tenders documents which are necessary for state registration of transfer of the right of property of ground area. The set of documents includes a sale contract of share in the right of property on ground area (share), act of acceptance-transfer of share in the right of property on

ground area, a document which confirms payment of buyer's purchase of land share, certificate of state registration of the right of share in the right of property on ground area.

A seller and a buyer in accordance with terms of a sale contract carry out state registration of transfer of the right on land share from a seller to a buyer. Charges of carrying out of registration transfer's right are distributed in accordance with terms of a sale contract of share the right of property on ground area.

A buyer gets the right of share in the right of property on ground area from the time of state registration of ownership right in institutional body which carries out state registration of the rights on ground area (land share).

Governing body of local self-government must demand allotment of ground area on account of its land share, if it didn't manage to sell ground area during a year till the time of receiving of land share.

Allotment of ground area on account of land share is carried out accordingly to requirements to formation of such ground areas which are explained in the Article 13-FZ.

The information about carried out work of ground areas which are formed on account of unclaimed land shares on the territory of republic and which are approved by judges of general jurisdiction decisions on such areas as for October 18, 2013.

DISCUSSION

Nowadays in Russian community great attention is paid to the appointment of ground areas to large families for the purpose of solutions of housing problems. However there is a diversity of issues of appointment and official registration of these lots.

In accordance with current legislation official registration of ground areas includes:

- Selection of development areas.
- Assignment of a letter of executive body to municipal unit for decision of document preparation about layout and land surveying
- Selection of an executor by haggles
- Execution of layout and land surveying
- Discussion and approval of a design of layout and a design of land surveying on public hearings in municipal unit
- Selection of a doer of execution of cadastral works by haggles

- Carrying out cadastral works with marking bounds by temporary boundary marks (stakes) in accordance with approved land surveying's design
- Receiving cadastral passports, registration of property rights, granting of ground areas

The deficit of lands in urban districts can be solved by unpaid transfer of lands from one municipal unit to another in accordance to give them to citizens for free. Transfer from one municipal unit to another doesn't mean the revision of boundaries of municipal unit.

There are also revealed problems of granting lots. These problems contain the construction of individual dwellings on granted lots. The most important one is mortgage lending of large families for house-building. The general order of lending which is used now for large families, makes mortgage credit inaccessible for most of them. The main reason is the low level of credit capacity. Granting mortgage credit in a such capacity which covers the expenses of house-holding becomes inaccessible and in turn causes a number of negative consequences: a lot becomes abandoned, the construction is not hold there problems, connected with laying of engineering services are appeared, discontent of neighboring developers is increasing, organization of public services and amenities is delayed on indeterminate time. The second but also important problem is supply of civil engineering infrastructure to granted lots. Ground areas for large families are former areas for farming which were included to settlements. These areas are situated on outskirts. The cost of its supply of low-pressure relief line, water supply system, sewage system, access road and finished grade of streets is from 300 up to 700 thousand roubles. The mass assignment of ground areas for large families is a serious problem for regional and local budget. It is a constraint both for shortening the time of ground areas' granting and for beginning of the building of individual dwellings. A family which takes such a lot has to invest all the savings in building and there is no confidence that government would provide a house with gas, water supply system, roads, first-aid post and nursery schools in proper time. In order to solve this problem one should devise the order and conditions of special-purpose financing from federal budget for the construction of objects of civil engineering and social infrastructure for ground areas' granting to large families. The information about large families' satisfaction of ground areas in Republic of Mari El are given in the Table 1.

Table 1: The information about large families' satisfaction of ground areas in Republic of Mari El

| The name of MU | The amount of large families | The amount of received applications | The number of families who got land | Satisfaction (%) |
|--------------------------------|------------------------------|-------------------------------------|-------------------------------------|------------------|
| Volzhsky | 364 | 91 | 88 | 96.7 |
| Gomomariysky | 287 | 30 | 30 | 100.0 |
| Zvenigovsky | 512 | 134 | 134 | 100.0 |
| Kilemarsky | 180 | 27 | 27 | 100.0 |
| Kuzhenersky | 198 | 47 | 47 | 100.0 |
| Mari-Tureksky | 248 | 52 | 52 | 100.0 |
| Medvedevsky | 489 | 253 | 253 | 100.0 |
| Morkinsky | 426 | 140 | 140 | 100.0 |
| Novotoryalsky | 154 | 24 | 24 | 100.0 |
| Orshansky | 160 | 57 | 57 | 100.0 |
| Paranginsky | 188 | 0 | 0 | 0.0 |
| Sernursky | 194 | 39 | 39 | 100.0 |
| Sovetsky | 278 | 92 | 92 | 100.0 |
| Yurinsky | 89 | 9 | 9 | 100.0 |
| Volzhsk | 228 | 206 | 206 | 100.0 |
| Kozmodemyansk | 168 | 70 | 70 | 100.0 |
| Total of support of l.f. | 4163 | 1271 | 1268 | 99.8 |
| The Ministry of state property | 794 | 1301 | 1138 | 87.5 |
| Total in republic | 4957 | 2572 | 2406 | 93.5 |

There is an opportunity of using alternative forms of support of large families on federal level. It can be granting of living space according to the contracts of social employment or an application of preferential mortgage lending. Government which is a guarantor of federal budget, should undertake for risks, connected with arrears and unrecoverable credits of credit institutions. The period of state guarantee should coincide with the period of individual dwelling's construction which is fixed in credit contract. The state guarantee ends and a dwelling house and ground area becomes an object of mortgage after state registration of property rights on individual dwelling house and purchase of ground area. Thus bank's risks are made up by state guarantee on the first and the most risky stage of construction. One suggests eliminating the first payment of a borrower and minimizing the loan interest rate. In this case federal budgets can undertake for backing this rate on the whole period of credit contract. That is credit becomes available and free for large families.

CONCLUSION

Regional property is the most major means of economic relations' regulation in a region. This regulation is based on administration of enterprises both of subfederal and municipal property. At the same time, design of plans and development's programs and forming of a system of government orders are rational.

Rational administration of republican state property, efficient managerial problem solving of its effective use is possible only in the presence of complete and authentic accounting system which includes urgent information about an object of state-owned property. With enactment the Land Code of the Russian Federation in 2001 the following authorities were entrusted to the Ministry of State Property of the Republic of Mari El: the authorities of administration and disposal of ground areas of property of Republic of Mari El, the authorities of delimitation of state ownership on land, also another authorities in the scope of land relations, the realization of which nowadays is one of the most important areas of ministry's activity.

The administration of state-owned property of Republic of Mari El is an integral part of body of state authority's activity of Republic of Mari El of economical and social problem solving, strengthening of financial system, formation of efficient competitive economics which provides with rise in the standard and quality of living for inhabitants of the republic.

One of the alternative forms of support may be payment of market value of a ground area. At the same time, a payment must have targeting or purposive character. It is necessary to make Federal accounting system for registration of payments. And this Federal accounting system should include regional system of ground areas' assignment. This must be done to stop the speculation of selling of ground areas. Large families themselves must do their own choice.

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