

SUMMARY

Subject matter of the dissertation: Mechanisms of the rational use of municipal property (on an example of the local administration of the urban district Nalchik).

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Topicality of the research: municipal property is kind of tool with which local authorities should plan the further development of the municipality in order to improve the quality of life of the population. The lack of focus on the part of local authorities to make effective use of municipal property leads to negative consequences, such as reduced municipal budget accordingly reduced the quality of public services to the population. To solve this kind of problem is necessary to optimize the structure of the municipal property in accordance with the law.

Objective: work out a mechanism of the rational use of municipal property.

Tasks: to consider the concept of municipal property as an object of management; to describe the mechanisms of the use of municipal property; to explore the experience of foreign countries in the rational use of municipal property; to characterize the objects of the municipal property of the specific municipality; to analyze the effectiveness of the use of municipal property in a specific municipality; to develop a mechanism of the effective use of municipal property.

Theoretical and practical significance of the research: theoretical significance is in the findings based on conducted research and existing achievements of scientists in this field. The practical significance is to use the results in the regional and municipal governments.

Results of the research: the economy of the municipality, its investment attractiveness depends on the effectiveness of using the municipal property. Decisions specific issues related to the management of municipal property can achieve more global goal, namely to improve all areas of the municipality ranging from infrastructure to the local budget. And it affects the economic and political stability of the municipality.

Recommendation: to improve the system of use and management of municipal property in accordance with current market conditions it is necessary to create a portfolio of municipal property and to launch the multi-criteria analysis of municipal property, which involves classifying municipal property according to various criteria, such as profitability, degree of influence on life support. This will extract the maximum benefit from each type of municipal property in the course of its management, as well as to find a reasonable balance between the administrative, social and economic objectives of the use of municipal property.