

**FORMATION OF SOCIAL DEVELOPMENT POLICY OF MUNICIPAL PROPERTY OF THE
TERRITORIAL COMMUNITIES**

Problem statement. The important function of local government is realization of an effective regional policy of development of a territorial community on the basis of an effective utilization of the municipal property. The corresponding legislative and financial base, stable local economy and free ownership, using and management of the municipal property are necessary for its realisation. Improvement of living standards should become a general strategic target of modern social policy of Ukraine. Activities of all the government system should be directed on its realisation. Organisation of living of the territorial communities is closely related to a problem of work of bodies of all levels of management, and first of all local governments. Therefore, formation of a modern policy of development of the municipal property at the local level should be supported with specific managerial solutions in the regions.

The analysis of latest research works and publications. Theoretical and practical aspects of development of the municipal property of territorial communities and social sphere has been investigated by such scientists as V. Alekseev, R. Homenets, V. Shapoval, A. Kravchuk, S. Sahanenko, S. Nedashkivsky. Problems of management of the municipal property was covered in numerous publications by I. Borysenko, V. Vakulenko, V. Girnyak, R. Gryniuk, A. Dzera. Studying the socioeconomic problematics of property in municipal sphere of territorial communities, we have studied the theoretico-methodological works of both domestic and world economic science. We have found out basic essence of social function of the state in a context of improvement of social standards and quality indicators of communities' living, as well as we have found other important categories and concepts of a social order. However, despite sufficient amount of works in the specified trend of scientific research, yet today there are no complex scientific approaches to stable development of municipal sphere of a territorial community as a socioeconomic system.

Problem statement. An objective of this research is search of arguments in favour of necessity of formation of a modern regional policy of development of the municipal property as bases of regional model of social and economic development of territorial communities.

Statement of the basic material of research. Territorial communities have the municipal property. Local governments in turn carry out the functions of management connected with satisfaction of public requirements of the population of the corresponding territorial community. This activity is carried out with municipal services use, that is a complex of the enterprises, establishments, the organisations which carry out economic activities in the territory of a local community [1].

The basic subjects of municipal services are the municipal establishment, that is the noncommercial organisation created by local government for realisation of administrative, sociocultural or other noncommercial functions and financed by it in full or in part, as well as the municipal unitary enterprise [2]. Activity of local governments is based on the following economic principles:

- formation of the market of consumers of services of housing and communal services, their economic independence on the basis of private economic interests;
- creation of the mechanisms providing mutual responsibility of subjects of contractual relations in sphere of manufacture and consumption of services of housing and communal services;
- at-a-fee services;
- social protection of lower-income strata by granting of indemnifications on payment of habitation and utilities [3].

Economic and local government economic activities concern:

- definition of principles of competence differentiation, authority matters and powers of local governments;
- the characteristic of structure and municipal services functions;
- revealing of resources [4].

The municipal services have features of a private enterprise as the enterprises, establishments, the organisations act in the market as equal right independent bodies. But unlike a usual private enterprise its purpose is not profit reception, and the decision of local questions (satisfaction of public requirements). Thus, all inhabitants use results of this managing, and they are customers of the services given by means of municipal services, which shows its public character. In this view the municipal services are connected with local governments through performance of own powers by the latter [5].

For effective work of the enterprises of municipal sphere it is expedient to interest them in manufacture of the goods and services which are directed on satisfaction of public requirements of the population. Local governments can make it by means of the municipal order. At the heart of the municipal order there are social norms - indicators of necessary fiscal capacity of the population with the major housing and utility, sociocultural and other services in physical and motenary terms to the extent of its performance.

Programs and projects of development of local government in an order established by the regulations, should join in the summary project of the municipal order which in turn should be affirmed by local government representative bodies simultaneously with the local budget as it is a substantiation of its expenditure side [6].

One of requirements which concern the municipal order is its placing only on a competitive basis. When the municipal order is transferred to local natural monopoly, the contract should be signed on the basis of independent audit of the prices, tariffs and ranges of services provided (technological audit).

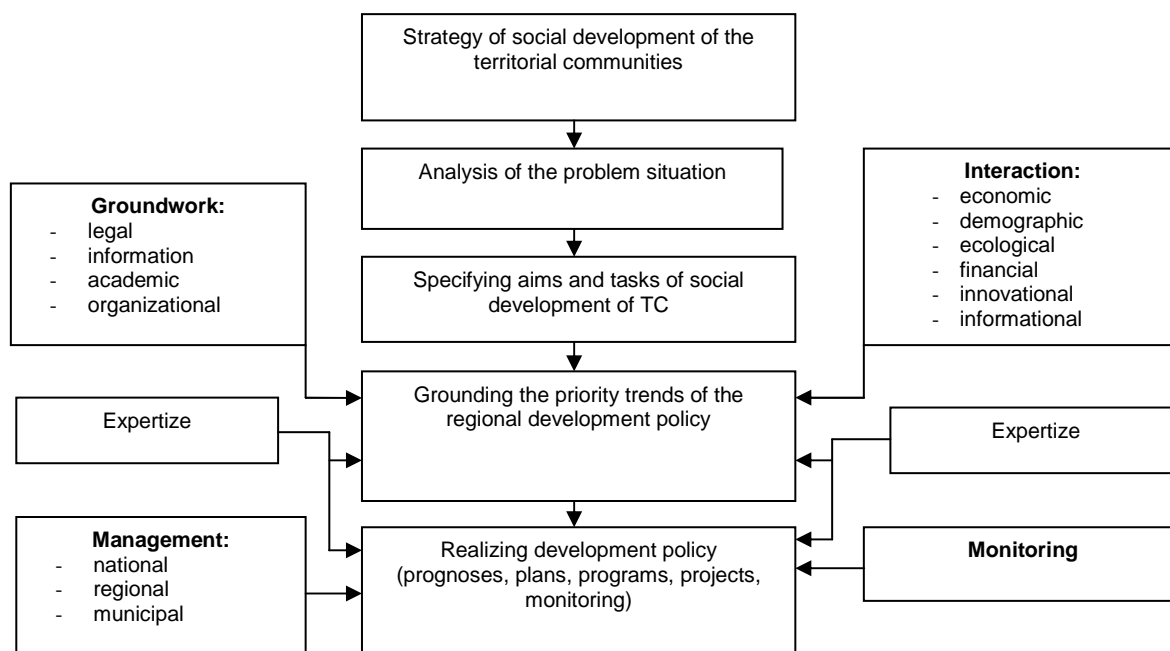
In Ukraine most of objects of the municipal property concerns sociocultural sphere of housing and utility services. In modern economic conditions and owing to influence of subjective factors, the enterprises of housing and utility services are unprofitable to a greater extent, that demands attraction of a private sector to functioning of this sphere.

Level of privatisation of municipal property in Ukraine is so that local bodies grant through local budgets the services which as a matter of fact are private, and not public: construction, maintenance of municipal habitation, granting of utilities, rent of social objects. But in the real estate and granting of utilities sphere the essential progress of market relations is not observed [7].

Besides, the aggravation of a social situation in regions of Ukraine is connected with steep downfall of social security of the population, an insufficient explanation of carried out reforms. To normalise the socioeconomic situation in terms of the regions is possible by means of a scientific substantiation of social policy which should be performed at all territorial levels: national, regional and municipal.

The social regional policy combines a number of the developed actions realised by all power structures on perfection of social development and formation of the economic precondition of territorial communities and sphere of living. These are measures of socioeconomic, legal and organizational character, directed on development and levelling of a social phenomena negative pattern. Principles of such policy in regional aspect and their algorithmization are resulted in drawing 1.

At present, strategic target of a regional policy of communities development is formation of conditions for development of the municipal property as level and quality of life of territorial formations as well as of an individual depend on its effective utilisation.



Drawing 1. Algorithmization of principles of regional development policy of the municipal property of territorial communities (made by the author based on [8])

Enabling of conditions for social development of regions should be accompanied by stimulation of formation of civilised public relations, decrease in social intensity and neutralisation of conflict situations.

In modern conditions of development of a civil society the priority issues on the agenda should be tactical goals. Such purposes should define a system of complex problems of a regional policy in social and economic sense. The following should be of top priority:

1. All regional processes, including structural, economy reorganisation should be subordinated to social priorities of development of a territorial community.
2. To provide conditions for improvement of living standards of the region's population .
3. To create regional socioinfrastructural complexes which will provide the population for educational,

cultural, housing and utility services and public health based on the effective use of municipal property of the territorial communities.

4. To provide public safety and legal protection.

5. To develop the block of programs on improvement of social development of regions, to generate social monitoring which is aimed at monitoring the processes of development of the municipal property in the region.

Development of the municipal property in Ukraine should occur on the basis of the functional approach, i.e. criteria of formation of the municipal property as source of economic self-sufficiency of territorial communities should correspond to powers of local governments and interests of the population of corresponding territory (region) and to provide effective functioning of local economy.

Conclusions and further research. The saved up experience and the carried out research convincingly testifies that progressive transformations and active regional social policy should be characterised by high level of target socioeconomic orientation. Their principles and methods should be coordinated with the general course of realisation of national and strategically important reforms regarding development of a civil society. The primary goals on realisation of the concept of a policy of development of the municipal property of territorial communities should be: definition of a priority of scientific activity with the solving of social problems of development, formation of system of institutes of social policy, attraction of national, non-government and regional investments, increase of level of practical use of scientific workings out concerning the solution of social problems; studying and introduction of the international experience adapted for the Ukrainian conditions. The success in the solution of problems of development of the municipal property can be reached under condition of conformity of objects in view and problems to interests of territorial communities, as well as to public consensus concerning base principles of strategy of development and mechanisms of its realisation at regional level.

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Fedoryshyn V.S. FORMATION OF SOCIAL DEVELOPMENT POLICY OF MUNICIPAL PROPERTY OF THE TERRITORIAL COMMUNITIES

Purpose. An objective of this research is working out of approaches to formation of a modern regional policy of development of the municipal property as bases of regional model of socioeconomic development of territorial communities.

Methodology of research The methodological basis at article writing is made by a dialectic general scientific method of knowledge in which the object of research is considered as dynamic system. The principle of the system analysis providing consideration of elements of a municipal complex in interrelation and interdependence is applied to finding-out of laws of realization of an effective regional policy of social development of territorial communities. Research of problems of development of the municipal property of territorial communities and working out of principles of their effective realization is carried out by means of methods of the abstract and logic analysis.

Findings. The article covers the essence and the maintenance of a regional policy of social development of territorial communities on the basis of an effective utilization of the municipal property. We have revealed an active regional social policy which should be characterized by high level of target

socioeconomic orientation, their principles and methods should be coordinated with the general course of realization of nationally and strategically important reforms regarding development of a civil society.

Originality.. Novelty of the given research is characterized by working out of principles of an effective utilization of the municipal property for the purpose of the coordination of financial and socioeconomic indicators of territory development.

Practical value. An approach to algorithmization of realization of an effective policy of development of the municipal property of territorial communities has been accomplished based on the research. We have grounded and defined purposes of tactical character in realization of a regional policy in socioeconomic aspect has been carried out.

Key words: State social policy, regional policy, civil society, territorial community, economic self-sufficiency, development strategy, social security, living standards.