

LAND AND LAND MANAGEMENT

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ABSTRACT	KEYWORDS
New land management systems have been created. Technologies have been developed to enable interactive access to land data, and many land management agencies now operate in commercial settings where the focus is on maintaining systems rather than creating them.	land resources, land management, land tenure, land rights, monitoring, efficiency, digital file, land information systems, automated.

Introduction

Objects and methods of research.

European countries have created new land management systems and, like their counterparts elsewhere, are facing new challenges, especially in relation to sustainability. Technologies have been developed to enable interactive access to land data, and many land management agencies now operate in commercial settings where the focus is on maintaining systems rather than creating them.

This has led many European countries to a single system of land cadastre and land registration, which is either managed by a single government department, whose activities are regulated by law, or created in virtual reality. There is also a tendency for the land cadastral and registration system to operate partly or entirely on a self-sustaining basis, allowing it to generate income to improve its products and services, develop its activities and provide better responsiveness to customer needs. There is also increasing use of the Internet to provide land and real estate information to the public, which contributes to the development of the real estate and credit markets [1-5].

Despite the progress that has been made, it is important to look further for ways and means to improve land administration systems, taking into account the national and international interests of the public and private sectors, and the citizens they serve. One way forward is through international cooperation between the various European land management organizations. This has already made it possible to make comparisons between different countries and determine which system is most suitable for local conditions. [6-7]

Research results

It should be understood that land is at the core of sustainable development. Land management leadership is a means to an end, namely good governance at the highest level. A good practical solution would recognize that:

- good governance at the highest level, private ownership of land and security of property are interconnected and together form the basis for sustainable social and economic development;
- rights to land extend down below the surface of the earth, up into the sky and apply to all property firmly connected with the land;
- land ownership, value and use of land are interrelated.

Land cadastre and registries provide the basis for sustainable development by providing key information about land and its properties, giving it legal validity and making it accessible. A good practical solution would recognize that:

- the function of registering land title must provide a reliable and reliable basis for the acquisition, possession and disposal of rights to land;
- the system must be impartial and those who serve it must not have any conflicts of interest;
- the function of the cadastre is to collect and make available graphical and textual information in support of title registration, real estate valuation and land management;
- mandatory registration of land title must be maintained;
- a multi-purpose land cadastre and land registration system creates new opportunities to increase the value of land-related data and their use within the country and in international markets;
- land registration and cadastre authorities must provide free access to their records and make information about land widely available;
- although land records, cadastre and registers of mortgages and encumbrances can be managed by different organizations, an integrated system is desirable, either in one organization or using links through electronic means. [8-12]

Land management must be carried out within the framework of a national land policy, which determines how land should be used to meet social and economic objectives. A good practical solution would recognize that:

- land management includes recording and disseminating information about land ownership, its value and use;
- ownership refers to the possession of rights to land; value usually refers to market value; use refers to the rights to use and profit from land; Land administration systems must be driven by the needs of data users.

The information stored in the system must be sufficient to satisfy the needs of users and must be kept up to date. Irrelevant data should be excluded;

- There is no one solution for land management that is suitable for all countries. However, it is important to understand international trends and be prepared for greater international cooperation in emerging global land markets.

Land management is the application of land information to land resources. It is a complex of processes that affect many disciplines and professions [13-18]. A good practical solution would recognize that:

- land management is the process of bringing the physical resources of the earth into such a state as to obtain a good result;
- land management is part of the infrastructure that supports good land management. It should be seen as a means to an end, not an end in itself;
- decisions on land management can be controlled by different departments, which leads to different land policies. Mechanisms must be developed to ensure consistency in its implementation. [3]

Land reform is a term that has been interpreted in different ways depending on the context in which it is applied. In land administration terms, it means restoring rights to land, creating new rights, or redistributing existing rights. A good practical solution would recognize that:

- land reforms can occur in urban areas and in rural areas. Land reform is not exclusively an agricultural activity;
- land reforms in urban and rural areas are interdependent and will influence each other. Managers must understand the connections between urban and rural areas;
- understanding the wider aspects of land administration and land reform is essential to good land management, but is not its essence.

The benefits that result from an effective land management system are many. It is important that policymakers and the general public are aware of these benefits, as creating effective and reliable land management systems requires long-term investment and ongoing support.

A good practical solution would be:

- guarantee property rights and their protection, support the taxation of land and real estate, provide credit guarantee, develop and monitor land markets, protect land resources and support environmental monitoring, facilitate land management of public lands, reduce the number of land disputes, promote land reform in rural areas, improve urban planning and infrastructure development and provide statistical data;
- ensure that all citizens are aware of these benefits.

Land management is more than a technical process and must operate within a social and political environment. A good practical solution will take into account institutional issues and recognize that:

- clients served in the field of land management include most public sectors of the economy, many specialists and all individuals who are land owners. Different customers may need different types of products or services;
- it is preferable that land administration functions such as registration and transfer of land rights be carried out by institutions that are separate from the courts, leaving the judicial system to resolve remaining controversial issues;
- land administration systems can become financially self-sufficient, covering many of the costs of their operations through registration fees, sales of land-related data, and provision of services;
- resources available to the private sector can be used to complement the work of the public sector through public-private cooperation;
- a market approach should be taken to the provision of land-related information goods and services;
- Governments are the main participants in the land market, not only regulating it and providing infrastructure for it, but also being the owners of a significant amount of land. In this capacity, they should not enjoy advantages over other participants in the land market. [19-21]

Discussion and Conclusion

Information technology has led to the development of the electronic society and the demand for electronic access to land-related data. The use of such technologies can improve government service delivery and lead to more efficient government management, greater opportunities for citizens to participate in governance, greater transparency, less corruption, less labor-intensive transactions,

higher government revenues, and lower operating costs. A good practical solution would recognize that:

- The role of registrars, notaries, lawyers and intermediaries who are involved in the land transfer process may change and land transfer procedures may need to change to take advantage of new technologies.
- there are risks from the use of new technologies that are currently not sufficiently mature, and therefore authorities should prepare to roll out e-services in a phased manner;
- electronic systems for transferring land rights should be client-oriented. [5]

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