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WAYS TO EFFICIENTLY UTILIZE STATE PROPERTY TO INCREASE LOCAL BUDGET REVENUES

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Today, one of the most important directions of state financial policy is to ensure the socio-economic development of regions, strengthen the financial stability of local budgets and expand the financial capabilities of regional governments. Provision of local budgets with sufficient revenues is a necessary condition for financing social services in the regions, developing infrastructure, carrying out landscaping work and improving the welfare of the population. In this context, the issue of identifying alternative and effective sources of increasing local budget revenues, including the rational use of state property, is of special scientific and practical importance.

State-owned property is a complex of assets that occupies an important place in the country's economic system, which includes state-owned enterprises, real estate, land resources, shares and shares, buildings and structures, vehicles, and other tangible and intangible assets. Effective use of this property will not only preserve the economic value of state assets, but also provide an opportunity to generate additional revenues. In particular, the involvement in economic circulation of state-owned objects in the regions, which are not fully used or are empty, can be one of the most important areas of increasing local budget revenues.

The economic content of the effective use of state property is determined by increasing the profitability of existing assets, their effective management and involvement in economic activities. It is possible to form additional financial resources by leasing state-owned objects, selling them to the private sector,



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involving them in public-private partnership projects, using them for commercial purposes or attaching them to investment projects. Through such mechanisms, along with the increase in the cost efficiency of state assets, the revenue base of local budgets will also expand.

The insufficient efficiency of the use of state property in the territories can in some cases be due to the emptiness of existing facilities, their inappropriate use, shortcomings in the property accounting system, problems in assessing the real value of objects, or inefficiency of management mechanisms. Therefore, an important task is to inventory state property, assess its condition, form a unified electronic database and identify unused objects.

In modern conditions, the use of digital technologies in the management of state property is an important factor in increasing its efficiency. Maintaining information on state assets in electronic form, systematizing information on the location, area, legal status, state of use and economic value of objects will increase the quality of management decisions. Also, the electronic and open organization of the processes of leasing or selling state property will increase competition and increase income from property.

Effective use of state property can be realized through various areas of formation of local budget revenues. In particular, rental payments from the lease of state property, proceeds from the sale of state assets, dividends from state-owned enterprises and shares, and revenues from public-private partnership projects can expand regional financial resources. At the same time, the creation of new business entities and the expansion of economic activities as a result of the use of state property will also form additional tax revenues.

Cooperation between the public and private sectors is of particular importance in this process. Through the use of management experience, investment opportunities and modern technologies of the private sector, it is possible to



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increase the cost efficiency of state property. At the same time, the determination of obligations such as investment, creation of new jobs and infrastructure improvement in exchange for the transfer of the right to use state assets to private investors will have a positive impact on regional development.

The issue of effective use of state property is also directly related to ensuring the financial independence of local budgets. Diversification of sources of income reduces the dependence of regions only on tax revenues and creates additional financial opportunities. At the same time, the stability of revenues from state assets expands the opportunities for long-term financial planning in the regions. In this regard, the purpose of this study is to study the economic and organizational mechanisms of effective use of state property in increasing local budget revenues, identify existing problems and develop scientific and practical proposals aimed at expanding the financial capabilities of regions by increasing the profitability of state assets.

Effective use of state property is one of the most important and relatively stable sources of increasing local budget revenues. By making full use of the economic potential of existing state assets in the regions, it is possible to generate additional revenues, expand the financial capabilities of local budgets and increase the economic activity of the regions. Therefore, the improvement of the system of state property management should be aimed not only at preserving property, but also at obtaining a higher economic and fiscal result.

The role of state property in the formation of local budget revenues is determined primarily by the efficiency of the use of these assets. It is possible to form additional financial resources by leasing state-owned buildings and structures, involving unused objects in economic circulation, realizing state assets in the prescribed manner, increasing the efficiency of state-owned enterprises and



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increasing dividend revenues on state shares. Effective application of such mechanisms will make it possible to diversify the revenue base of local budgets. A prerequisite for increasing the efficiency of the use of state property is a complete inventory of existing state assets in the regions and an assessment of their real condition. By identifying objects that are not used, used inefficiently or whose legal status is not clearly defined, the opportunities for their involvement in economic activities will be expanded. In this regard, it is important to form a single and constantly updated electronic register of state property.

Deepening of digitalization processes in the management of state property is also an important direction. Through electronic databases, it is possible to ensure the openness and transparency of information on state assets, monitor the state of use of objects, and organize the processes of their lease or sale in electronic form. This will help to reduce corruption risks, prevent conflicts of interest and ensure that income from state property is formed on the basis of market principles.

Expanding cooperation with the private sector is also of great importance in the effective use of public property. Through public-private partnership mechanisms, public facilities that are not being used or generating sufficient income can be modernized and attracted to economic activities with the help of private investments. As a result, the economic value of state property increases, new production and service facilities are created, new jobs are created, and additional tax revenues are formed. In this regard, the fiscal efficiency of the use of public property is not limited only to income from direct rent or sales.

To increase local budget revenues, it is also necessary to improve the mechanisms for renting state property. Taking into account such factors as the location, area, type of use, market value and cost-effectiveness of the object in calculating rental payments will ensure a fair and appropriate formation of rental income in accordance with market conditions. On the other hand, the electronic and



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transparent organization of rental relations can increase the demand for state property and increase revenues to the budget.

It is also necessary to strengthen the criteria for cost-effectiveness in the management of state property. For each state asset, the income derived from it, storage costs, efficiency of use and future economic potential should be systematically analyzed. For objects that do not generate income or require significant costs, it is desirable to consider the issue of leasing them, attracting them to investment projects or applying other effective forms of management established by law.

Effective use of state property also serves to increase the investment attractiveness of the regions. Attraction of empty buildings and structures, production areas and other assets to entrepreneurial and investment projects will increase economic activity in the region. As a result of the emergence of new business entities, employment will increase, household incomes will increase, and tax revenues to the local budget will expand. This means that the efficiency of the use of state property will be manifested as an integrated economic mechanism that brings direct and indirect revenues to the local budget.

Based on the above, it is possible to identify a number of priority areas for the use of state property to increase local budget revenues. In particular, it is necessary to conduct a full inventory of state assets, improve the electronic register, identify unused objects, develop rental mechanisms based on market principles, expand public-private partnership projects, increase the financial efficiency of state-owned enterprises and increase dividend income from state shares.

In general, the effective use of state property is an important area of strengthening the revenue base of local budgets, increasing the financial independence of the territories and forming additional financial resources for economic development.



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The widespread application of modern digital technologies, market mechanisms, the principles of openness and transparency in the management of state assets will increase the economic value of existing property resources. At the same time, the policy of state property management should be aimed not only at fiscal interests, but also at the goals of attracting new investments, increasing employment and strengthening regional economic activity. This approach serves to sustainably increase local budget revenues and ensure the long-term financial stability of the regions.