

Motivation and role of investors in urban management

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Abstract

Subscription deals with urban management and its development. Analyze theme from view of urban planning documentation as well as the process of regional development as well as from economy view, production factors and investing. Investigate individual subjects and their account for investment. Decompose typological range of civic construction and their characteristic investors with designation actual examples from Slovakia. In conclusion are specified trends in inserting these construction and responsibilities of subjects of regional development consequential from their arrangements to invest.

Key words: urban development, investment, developer, motivation, construction.

Introduction

This task has ambition to orient oneself in process of urban development and its actors. First capitol deals with self-government, who defines plan of urban development. This plan has to respect higher interest of State who this plan authorizes. Comments of community are also respected, but these could or could not be considered. Speak about main organs of urban planning. Second capitol is dealing with very urban plan witch has certain hierarchy - concept of state development, plan of region, township and zone.

In last capitol we speak about urban development and actors who are coming to this process: builders, investors and developers. Devote with projects in development and factors that are influencing investment.

1 Self - government

1.1 Urban planning – process

Under idea of urban planning is needed to imagine various activities and documents with various strictness of working out, margin of community feed and level of obligation. Most known documents of urban planning in Slovakia are town planning schemes; witches are defining detailed rules for urban development. This huge instrument has self-governments available; these are responsible for planning schemes of theirs region, township and zones.

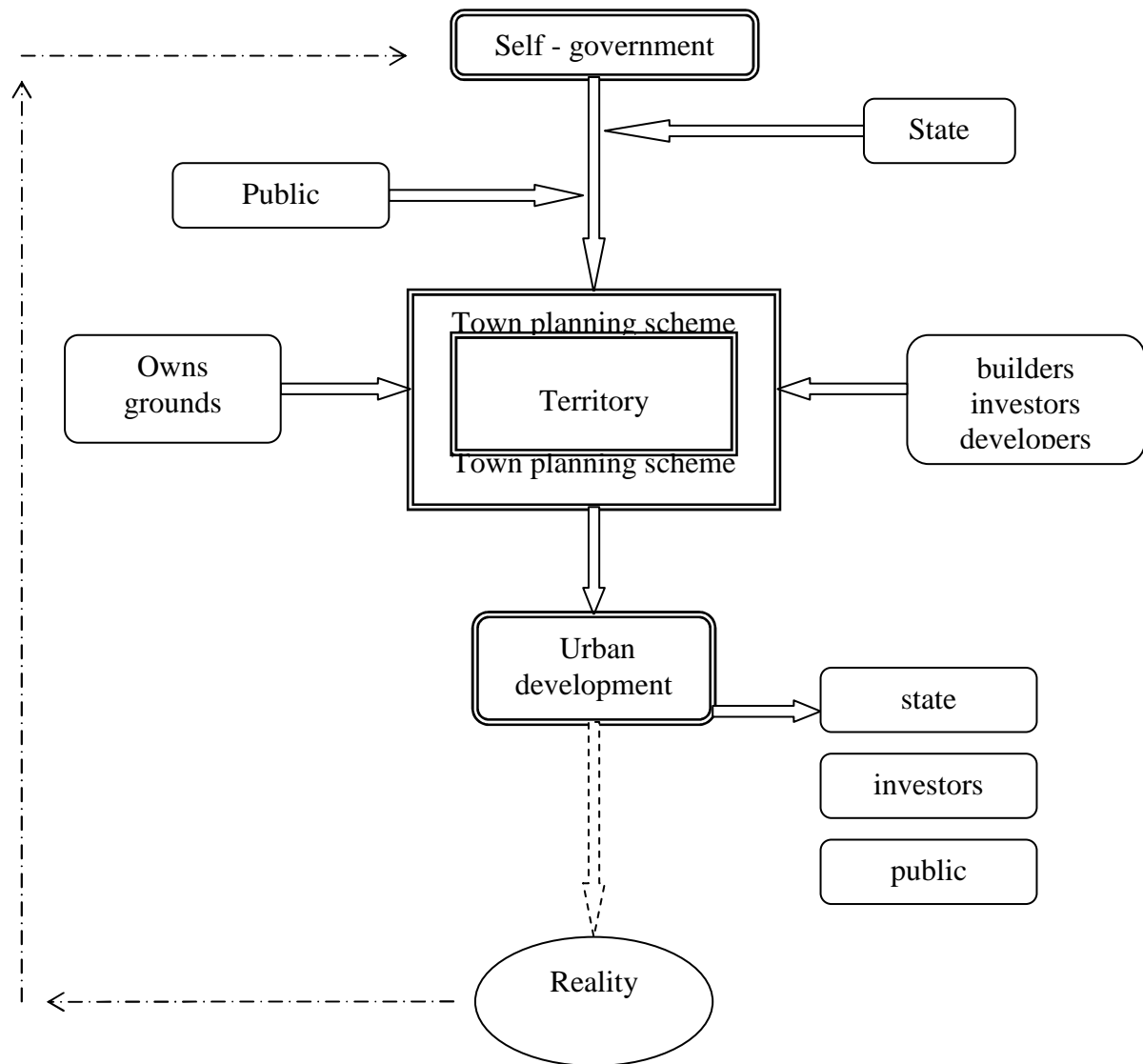
With urban planning we are mainly:

- Solving disposal of area,

- Defining principles of area using,
- Coordinating various activities so, that they are in accordance with principles of sustainable development.

Basic instruments of urban planning are:

- Urban-planning details,
- Urban-planning documentation,
- Urban adjustments (only on its basis is possible to locate building, change the usage of area and save important interests in area)



Source: self made

1.2 Organs of urban planning

In Slovakia Ministry of environment is the main organ of urban planning for ecological aspects. Planning is basic and important instrument of urban development and maintenance of environment.

Townships are providing planning schemes of townships and zones. Its confirmation has local agency in hands.

Authorities of regional mapping are also regional authorities, autonomous regions and Ministry of Defense.

Surveyor's office is village. The highest executive body of community is mayor, who determine in name of commune in regional, also in constructional procedure - spends regional resolution and building permission. The highest executive body of community is mayor, who determine in name of commune in regional, also in constructional procedure - spends regional resolution and building permission. The highest executive body of community is mayor, who determine in name of commune in regional, also in constructional procedure - spends regional resolution and building permission. Resistor body towards mayors' decisions is regional authority.

2 Town planning scheme

2.1. Town planning documentation in Slovakia

Town planning documentation is the main responsible from tools of regional scheduling. Under herewith notion we understand number of types schedule, that are hierarchical primed in following advice: Concept of regional development of Slovakia, general city plan of region, town planning scheme of commune and regional planes of zone.

Each subject is able to have different conception of territory development. In order to harmonically territory development and in order to ensure safekeeping all important interests (private also public), oblige a tool, which is enough special, strong, transparent also democratic, susceptible finding optimal solution of regional development. This primer tool of development and keeping up environment is town planning documentation. Additional meaningful regulation tools need to be in its harmony.

Town planning documentation is obligatory under layer by inserting constructions and slacking some activities of surveyor's office (by editing regional statutes and constructional flowing). Key allowance is regional resolution, in which herself watches all important interests, not only safekeeping one ingredient of countryside (air, waters, nature, conservation of and land ...), alternatively aliens' interests (e.g. health protection). Resolution at situate construction must be in harmony with town planning documentation, which is the most complex tool:

- warships' of vital surroundings, cultural monument and tradition,
- adjusting various activities (not only investments), enterprising and other activities in territory, actually also their restriction, reduction according as visitation,
- economical, because she possible bar, rectify, canalize purpose exploitation land, in the extreme also deprive at public interests, and for all that its exercitation it shall also has meaningful economic implication,
- Democracy, because in sizeable measure makes possible to determine at self territory thereby, which also will tolerate implication statute.

Town planning documentation in Slovakia creates:

- concept of regional development Slovakia (KURS)
- general city plan of region
- town planning scheme of commune

- regional project of zone

3 Regional development

Under notion of regional development we understand systematic decline of territory, that means calculated change of style territory and construction exploitation and/otherwise intensity of its exploitation in order to increase utility or receipt. On the present, when there are ultra changes in social conditions, territory vibrations are operating relatively slowly. No every investment activity in territory however brought effective territory valorization. This valorization of investment activities are presenting consequential demand after utilization of territory, which is from investment to regional development bidden. For all that, it is necessary to effectively analyze existing but also coming possibilities and conditions of market in locality of investment reflection and its usage.

3.1 Subjects regional development

According to style of involvement and administration with completed construction we can these partaker divide in 3 active parties namely builders, investors and developers.

Builders

Are that straight investors, which are developing constructional otherwise non-constructional investment activity financing. This investment, at the same time, negotiates and will be generally their user.

Investors

Are juridical alternatively physical persons, which carry business in areas of investment. Investors will finish construction straight exploit, otherwise her in the long term occupy.

Developers

Are that entrepreneurs, for those is realization of constructional investment article of their own business activities. After the construction is completed, they have in mind to render otherwise rent it. Developer in a matter of fact finished construction does not use neither her undo.

According to measure of exercitation for investment to regional development we distinguish commercial, public and not-profit subjects.

Commercial subjects shadows investment to regional development their own profit or other use. Their decision is results of clean economic calculation of individual view - shadows expected profit and time, behind which shall be this profit reached. In marketer economy are more subjects of regional development private and have commercial orientation.

Public subjects at its decision making shall slide common utility in the first place - increase the total welfare of existing community. Is a result of political trial, alternatively administrative procedure managing itself statute.

Non-profit subjects, the third sector, pursue its decision making specific purposes these organizations and their measure.

Besides this listed partaker of regional development enter here also other parties: owns grounds, financial institutions (banks, savers and resources), real estate offices, land stockbrokers, building businesses, project engineer constructions, users and so on.

Either public subjects (towns and states - their bodies) in this position they shall keep public favors.

Effective regional development is always results of all subject activities.

3.2 Regional development projects

Subjects of regional development are always determining about concrete project, that means authorized investment to regional development in concrete conditions, expressly delimitation seating (ground) and forward relatively correctly delimitation time of realization.

Regional development demands comparatively prolegomena's set up and big extent of capital. In order to afford straight accessory parties implement responsible arrangements, they need briefing, which involve above:

- market,
- territory,
- financial and economic areas,
- Legal relationship.

Information among of all listed areas is each other underlined and consequential project is with them affected. This fact increase demand on complex project set up.

Investors and builders by satisfaction its request has basically these possibilities:

- purchase completed object, building,
- revitalization their own object,
- (give) set own object,
- Rent appropriate space bar alternatively objects.

Capital cost to regional development wave in long term economic return, which raise risk implicit from unsteadiness development on the market. For all that must be expected profit from realization of commercial project in such a degree, so as its cost these risks undergo.

Factors of economic successful regional development

Long term disposition of implication to project investment in regional development are demanded consistent analyses of:

- source, that are to habit,
- surroundings, in which shall authorized investment put into the practice,
- implication, towards which investment will lead,
- risk, those project realization will they follow.

Economic fruitfulness of project are influencing especially:

- functions and standard utilization,
- version of expansion,
- intensity of utilization equivalent request and condition market,
- price of grounds,
- project economy,

- financing - optimization running funding, style financing,
- time capital cost, optimal temporal progress its realization.

According to us mounting process we can watch:

1. *Self-government*, which goal is to generate conditions for harmonious lifetime of inhabitants.
2. *Country*, which shadow especially economical prosperity of region, his axes and balance between individual region of the state
3. *Investors and developers*, those motivation as well as goal is profit from investment.
4. *Public*, which goal is acquirement qualitative surroundings.

Each of inscribed uses on achievement its goal different resources susceptible reset of its favour in various areas of development. First of all, there are law given conditions and odds exploitation, which presents taxations and dues, budget grants and resources. From investor view that are expend financial charges - financial capital. Public enter to of the process of creation town planning scheme by its civil initiative, which myself strive to reach their individual purposes.

Results of achievement its activities can individual ingredients evaluate by various styles.

For better slate of resources on achievement their goals and their ratings we compiled following chart:

	Equipment on achievement goal	attestation results - valuation
Self government	- General obligatory regulations - municipal taxes and dues - support through local resources of development	- public opinion - trading income - elections
	Equipment on achievement goal	attestation results - valuation
State	- laws - taxes - resources	- state budget, results on economic development region - GDP on inhabitant - population development in region
Investors a developers	- invested financial resources	- profit ratio - image of enterprise and others
Public	- civic initiatives	- public opinion

Conclusion

From the paper results, that to territory development enter a lot of component, which shadows its individual favour (self-government, country, public, owns grounds, investors, developers,

builders). However, in order to be able to develop at all implement, it is necessary join all purposes and motivations of several subjects entering to the process of territory development. Indeed these subjects do not have, and usually they do not have identical purposes. It is required for each of involvement subjects communicate and achieve a compromise together.

E.g.:

Owns grounds - investors

Goal of owner grounds is to render grounds for uppermost possible prizes and on the other hand features investor, which strive to buy back grounds behind lowest possible price - result: reasonable price, behind which are owns obliging render location and investor are obliging to purchase it.

Civic initiative - investor

We can give an example of industrial zone; where public strive to get the zone moreover from centre and investor, which strive to make the best of room near motoring infrastructure, accessibility. Finding is temper in town planning scheme.

Country - self-government - public

Suitable example is atomic energy. Country needs to solve their source of power and took decision for atomic generating station. Self-government of region may agree or doesn't need agree with building-up electric generating station on her territory. Civic initiative in this incident compiles tension on withdrawal from goal of the state. Finding from these situations is to temper within all the aggrieved components in town planning scheme.

We can to observe, that full process of regional development is fairly complicated in each phase its genesis. This process is cyclic. Always come out from real solvency and tries to upkeep permanent regional development.

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