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CONCEPT OF PROPERTY MANAGEMENT

CONCEPTUL DE MANAGEMENT AL DREPTULUI DE PROPRIETATE

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Abstract: *We want to study this new concept "Management of ownership" based on ownership as a whole with all its attributes, attribute of focusing on provision as property management until now has examined only attribute of usage. This paper proposes a study in order to create a unified and efficient system of recording efficient and management of ownership. The methods of analysis of this concept relates to systems and recording management real estate property and concluded that in the future, management of the various institutions will be linked.*

Key words: *property management, law, real estate property, real estate advertising*

INTRODUCTION

The word management is rooted in and derives from the Latin manus, meaning hand. The term management has been taken to mean the handling, maneuvering, guidance, etc. From Latin manus formed mannegio Italian word which means manual processing or processing in more modern terms. The Italian word passed into French as Manega, where it was imported into Romanian, defining where they are bred, fed and especially trained animals. French Language was also the bridge to English, where the term entered in the form to manage, a term which means to manage, organize, lead.

Romanian legal doctrine stating that completes the definition of ownership is a real right giving the holder the attributes of possession, use and the disposal on which may have its own interest in compliance with legal rules in force. From these definitions, we can note that the ownership have three main features: possession, use and the disposal. If we refer on a simple present to management of ownership, you'll see that most authors deal with this right by referring to only one of its attributes, namely one to use. Example: managing an association of owners or managing a farm.

In addition to possession and use, equally important is the attribute of provision in the law. Attribute available in the law, will be seen in terms of a comprehensive legislation which in the past 300 years has evolved dealing with this prerogative differently, with particular emphasis that under communism was attempted the murder of ownership, more specific disposal of the power, leaving the man no more than ownership and use.

Although at first glance the association between these two terms "management" and "property rights" may seem abstract, I think that is a very good association because, as we showed in studies to date have been limited either managerial approach in terms of the first two powers (possession and use) or property lawyers have looked only in terms of legal doctrine, not daring to approach it in terms of management.

MATERIALS AND METHODS

1) Application of management principles in the field of property law;
2) Scientific concepts and solutions to achieve an effective system of property management;
3) Study on the institutions and organizations involved in bookkeeping, management and preservation of property rights;
4) Techniques and management systems of evidence and ownership;
5) Development of features through the development of evidence systems interlinked;
6) Proposals for optimization of management activities in the field of property law.

RESULTS AND DISCUSSIONS

No self-administration is the most important of real estate, but managing the overall ownership, record keeping and management, with all three of his powers. For example: if the local council administrative territorial unit "in its capacity as administrator of the property" would have it, can not do if this property does not meet the specific legislation and are not entered in the registers of real estate advertising , although in good administrative records can be highlighted. The situation described above may meet as well for individuals who, although property owners manage and use them will not dispose of them without procedures required by current law on property restitution and advertising.

Managing property rights to be addressed based on the principles of management but with direct reference to both specific legislation and the current market requirements, although the market where the supply and demand have been proved to be very changing in recent decades.

The property right is managed both by the owners thereof, natural or legal persons and institutions, organizations or other people responsible in the management of specific property.

We meet specific management procedures to public legal persons namely the state and local administrative units, which in addition to their property to private ownership and property given to them in public ownership.

CONCLUSSIONS

Although at first glance the association between these two terms "management" and "property rights" may seem abstract, I think that is a very good association because, as we showed in the studies to date have been limited either managerial approach in terms of the first two powers (possession and use) or property legal practitioners have looked only in terms of legal doctrine, not daring to approach it in terms of management.

Due to historical conditions in which the formation took place, and the evolution of Romanian national state, in our country existed these four systems of registration of real estate:

a) advertising system and inscription transcriptions of records, covered by the Civil Code and the Code of Civil Procedure (known as personal advertising system), applicable to most cities of the old kingdom, Muntenia, Moldova, Oltenia and Dobrogea. This system is also known as "personal advertising system", given that you record broadcasts on behalf of real estate and not property owners;

b) The land books, covered, in the second half of the nineteenth century, by Austrian and Hungarian legislation and subsequent Decree. 115/1938 for the unification of the provisions relating to land books (also called real advertising system) applicable in the Romanian provinces annexed by the former Austro-Hungarian Empire (Transylvania, Banat, Crisana, Satu Mare, Maramures and Bucovina South). This system is characterized by the fact that the record is held on the property and not the persons;

c) The real estate advertising books, called ad interim land system, covered by Decree no. 242/1947 for the conversion of temporary land books of Old Kingdom in the land books by advertising applied to a small number of localities of the former county of Ilfov and Bucharest in neighboring localities where measurements were carried out and documents were prepared land registry;

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