

Innovative Thinking on The Management of Logistics Property in Colleges and Universities

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Keywords: colleges and universities; logistics management; property management

Abstract: As an important part of the logistics service system of colleges and universities, the logistics property management of colleges and universities plays an irreplaceable role in the long-term healthy development of colleges and universities. Under the background of the development of college logistics socialization reform, college logistics property management faces new opportunities and challenges. It is of great practical significance to innovate the logistics management model and ideas of colleges and universities. This paper mainly analyzes the problems existing in the current logistics management of colleges and universities, and puts forward the innovative thinking of logistics property management in colleges from four aspects.

1. The main problems in the management of logistics property in colleges and universities

1.1 Property management concept needs to be strengthened

With the deepening of the reform of the education system in colleges and universities, there are still certain problems in the concept of property management in colleges and universities. First, faculty and staff have a bias in understanding property management. Faculty and staff in Institutions of higher learning generally receive the logistic services of the school free of charge. Ideologically, it is difficult to accept the idea of paying for services, which will result in excessive requirements for property management. Secondly, there is a faculty member who does not pay enough attention to the property, arbitrarily suspending, littering, and not paying relevant fees in a timely manner, which has affected the standard development of school property management. Thirdly, the mandatory nature of university property management is difficult to highlight. Due to the special interpersonal relationships between universities, it is difficult to effectively enforce property management.

1.2 The property management system reform is not strong enough

Usually, property management organizations of universities are derived from logistics departments and groups, and the management authority is restricted by the school. This often results in the "command" management, which is difficult to integrate with the modern property management of specialization, socialization and marketization, and the management system cannot be effectively straightened out. At the same time, coupled with more administrative intervention in schools, property cannot operate independently according to the enterprise model, and the level of property management and service is difficult to effectively improve.

1.3 The funds for college property management are not in place

At present, many colleges and universities are based on the actual social reform and logistics development to develop their own forms of cost accounting, using the "backward method" to calculate the total funds and specific cost standards of property management. Because of the long age of housing facilities in many colleges and universities and the aging problem of housing, on the one hand, the cost of renovation will increase invisibly, on the other hand, many residential public departments cannot be updated timely and effectively, which has brought great troubles to property management. In addition, the number of outsiders will increase, which to a large extent also increases

the investment funds of the school, the burden of school property management is becoming heavier and heavier.

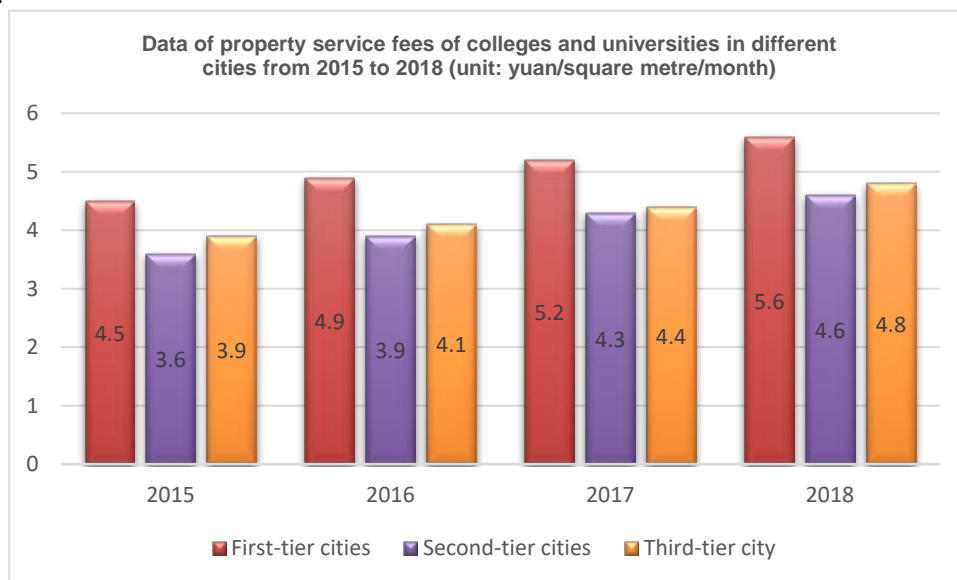


Figure 1. School property management ratio

2. Countermeasures for the Innovation of Logistics Property Management in Colleges and Universities

2.1 Innovation theory, establish a theoretical system, raise awareness

In the face of the rapid development of the information age, with the improvement of living standards, the consumption concept of the majority of teachers and students has undergone great changes and the expected value has increased. The relevant theory of the original management of property has been slightly lagging. According to the various property management regulations and regulations promulgated by the government, combined with the national conditions, school conditions, and advanced experience of relevant management of university property, we will pay attention to the development trends and trends of foreign countries. Specialized personnel conduct theoretical research, discussion and exchanges to form a forward-looking and operational theoretical system that meets the actual and developmental level of university property management. It is necessary to strengthen the collection, collation and feedback of information, also expand exchanges and contacts among university counterparts, as well as enhance consultation and mutual understanding through such forms and other channels as the College Special Committee on Physics and Technology. We also need to constantly enrich the theoretical content, then improve the theoretical level, as well as provide theoretical basis for the reform and innovation of property management in Colleges and universities, to provide guidance for leadership decision-making.

2.2 Combine the reality and implement the talent strategy

The success or failure of property management innovation and development ultimately depends on the introduction and cultivation of talents, and it is necessary to create a mechanism for talents to stand out.

And the environment, vigorously cultivates leading figures in the university property management industry. Mastering a variety of specialized skills, with modern management knowledge, a composite talent who loves this cause and is willing to work diligently should be the backbone of the innovation and development of university property management. The implementation of the talent strategy will enable the university property management industry to finally realize the transformation from “labor-intensive” to “scientific knowledge-intensive” and give play to the role of talents in the management of colleges and universities.

2.3 Establish a sound management system and vigorously develop knowledge culture

The management system should gradually inject and embody the colors of humanistic thoughts, humanity concepts, and talent strategies, which have proved practical through practice.

The system should insist that old, ambiguous, non-operational retreats must be reformed. By collecting industry icons, we will hold a variety of expressions such as cultural performances, poetry and calligraphy exhibitions, posters, cloth labels, and year-end awards to enrich the connotation of cultural construction. In short, the innovation of management system and cultural construction should be unified with form and content, and it will continue to be new and have a distinct sense of themes.

2.4 Create super-class management and provide the best service

Management and service innovation must intensify reforms in streamlining management systems and operational mechanisms, and overcome the flaws of local protection.

On the basis of actively cultivating the environment of the property market of the university, we will find the entry point and finally realize the service of management, the commercialization of the service, the marketization, the efficiency and the quality, create super-class management, and provide the best quality for the teachers and students. Service.

2.5 Efficient operation and operation to achieve leapfrog development

According to the principle of cost-benefit, try the management mode of combining the university property with social property. School logistics property management is currently the most

One of the big problems is that the cost is too high, the cost is insufficient, and the income is low. On the basis of clarifying the system and management authority, the school logistics property has the same competitive position as the property of social company with independent legal status. According to the principle of cost-benefit, some service items with excessive cost of self-service can be transferred to social property, or resources and assets can be re-integrated and reorganized. Combining the school property with social property, we strive to achieve the ideal situation of minimum cost and best service income. The school property needs to be expanded at low cost to create conditions for brand competition. At the same time, school property management units can make use of their own advantages, according to the special needs of teachers and students, develop other special, special, agency and other services, also carry out diversified business, then achieve "by-product industry", as well as expand and strengthen the property industry of colleges and universities, together with achieving leapfrog development.

2.6 Strengthen training to build a learning team

Training must not only know relevant management knowledge, but also learn modern science and technology. In the current era of informationization, only by constantly strengthening learning, can we be at the forefront of the times, adapt to the challenges of the times, then form knowledge property management. The school property management must examine the achievements with a rational eye, also deal with the current pressure with a positive attitude, as well as take the new breakthroughs in reform and new ideas in development as the guiding ideology, then change ideas and adjust ideas, innovate the university property management as well, learn the advanced management theory in the industry too, learn from the advanced experience of foreign university property management, together with strengthening practice and get out of the characteristic way of property management innovation in colleges and universities.

3. Conclusion

As an important part of the logistics service system of colleges and universities, logistics property management in colleges and universities plays an irreplaceable role in the long-term healthy development of colleges and universities. Under the background of the development of college logistics socialization reform, college logistics property management faces new opportunities and challenges. It is of great practical significance to innovate the logistics management model and ideas

of colleges and universities. Innovation Property management in colleges and universities is an inevitable requirement of the reform of the logistics society in colleges and universities, and the key to social progress. However, due to the differences in the specific conditions of each school and the different conditions, it is necessary to adhere to the principle of “adapted to the school system” in the specific property management, and formulate the school property on the basis of scientific argumentation and rational planning. The final plan of management actively promotes the socialization process of property management.

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