

THE ALTERNATIVE DIRECTIONS OF ENSURING AVAILABILITY OF HOUSING IN THE REPUBLIC OF BELARUS

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In article the author considers the alternative directions of ensuring availability of housing in the Republic of Belarus. It is considered the statistics on sources of financing of housing and possible options of purchase (construction) of housing for the average population of Belarus.

Construction of housing, as a rule, has high multiplicative effect for national economy in general. Therefore, housing construction is one of the most important priorities of economic development providing, on the one hand, the accelerated GDP growth, on another – the solution of housing problem for the population of The Republic of Belarus.

In our opinion, it is rational to search for the new ways of ensuring construction (purchase) of housing by the population of Belarus. Thus, we suggest to take as a model not only own experience, but also experience of foreign countries in the field of housing provision.

Now in the Republic of Belarus it is possible to attract money at housing construction of natural persons in forms of share construction, housing co-operatives (generally for the living conditions needing improvement by means of soft loans) and with use of housing bonds [1]. The solution of a so-called housing problem is carried out also through direct acquisition of housing in the secondary market of real estate (the contract of purchase and sale).

We believe that in this situation it is necessary to carry out the analysis of already available sources of financial security of housing policy of Republic of Belarus, for the purpose of finding alternative ways of ensuring availability of housing in the country.

In figure the statistics on commissioning of housing in the Republic of Belarus ordered on financing sources is shown.

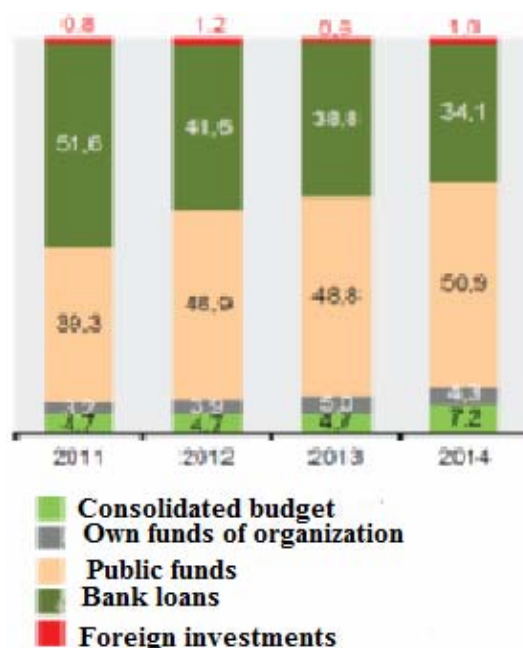


Fig. Commissioning of houses on financing sources
(as a percentage to the total amount of the entered housing)

Source: the statistical collection of the RB of January 1, 2015.

Apparently in figure 1, the greatest number of premises was put into operation at the expense of own means of the population. The credits (loans) of banks go on the second place on the level of input of housing that characterizes system of crediting in Belarus.

As practice shows, to buy housing today is not easy. Because of the instability of Belarusian ruble in relation to foreign currencies, the cost of square meter of a living space costs much. Square meter of housing in Belarus, costs 7, 5 million Belarusian rubles (state supported housing)[2]. According to statistics of the RB, in 2015 the average salary of the population made 6 million Belarusian rubles. But it is a statistics. However, the real salary of workers from different regions makes about 3–4,5 million Belarusian rubles. The figures show that it is simply impossible to buy own housing without attraction of the "external" help today.

Therefore, we suggest considering some possible options of the so-called "external" help which can appear "life jacket" for many citizens of Belarus in a question of purchase (construction) of housing.

To possible options of purchase (construction) of housing, according to the author, it is possible to carry the following: housing leasing, development, system of construction savings of JSC "ASB Belarus bank", and also option of construction of housing for workers at the expense of the enterprises (organizations).

Housing leasing appeared in Belarus not so long ago. However, it was available only to legal entities. The decree No.99 "About questions of regulation of leasing activity" came into power on September 1, 2014. One of the main innovations of the document was that not only legal entities as it was earlier, but also physical to act as lessees. Actually it was worked out that consumer leasing, including housing leasing, and recently the first leasing apartment was transferred to use to the natural person [3].

According to V. M. Shimov and I. V. Shanyukevich's opinion, a core of any leasing transaction is financial operation: the lessor gets (creates) property in property. According to some characteristics rent with repayment doesn't differ from purchase of housing with attraction of the bank credit as it is necessary to pay the main sum of debt (the market value of housing determined in the contract) and interests on credit (in this case - a rent). An important point of housing leasing is absence of any risk of loss of housing for the lessor. The agreement of leasing isn't displayed in credit history of the lessee and can't become a hindrance for the bank credit, for example, consumer loan.

Another option in the field of purchase of housing is development, which is widely used in practice of the Russian Federation. Development – the type of business activity connected with creation, reconstruction or change of the existing real estate object or land plot in the sphere of construction of apartment houses, trade, office, industrial and warehouse for the purpose of receiving profit on increase in their cost [4]. If the builder (the construction organization) builds the building, the developer, being, as a rule, the private investor, can be also engaged in capital construction of object or, having prepared the land plot, to sell it to the builder.

However, the tendency now, namely use of development for the organization of construction of housing, comes to naught. In our opinion, it is connected with impossibility of implementation of schemes of development in Republic of Belarus because of the considerable cost of this service. Though, in the European countries the system of development builds about 50% of residential real estate, due to the high level of the income of the population.

The system of construction savings can become one more alternative in a question of a stroitelstv of housing. This program came into force in the territory of the RB in July, 2006 at the initiative of JSC "ASB Belarusbank". It includes plans of accumulation (3, 5, 7 years) and conditions of preferential crediting the interest rate on which is higher than a refinancing rate for one percent.

In our opinion, advantages of this system are obvious:

- The participant of system, having saved up means, can transfer the right to the credit to other person (parents – to children, nephews, grandsons etc.);
- Payment of interests on credit is made by uniform contributions that allows to plan expenses of the family budget on the long period of time;
- The loan is granted isn't dependent on needs in improvement of living conditions;
- A set of convenient ways of repayment of the credit (including in self-service terminals of bank, through systems the Internet and M – banking);
- Registration of the credit to the citizens receiving a salary (pension) in establishments of bank perhaps without providing the certificate of the income.

Construction of housing at the expense of means of the enterprises (organizations) and further sale to workers, according to the author, can quite be option of acquisition of own housing. According to the Russian researcher of A.B. Karimov, providing workers and their families with worthy housing remains to one of the most complex and acute issues for the state and all industries. The author shares the point of view of the scientist, and, as a result comes to a conclusion that living conditions of citizens can be improved at the expense of the enterprises (organizations).

From the solution of this problem, namely a problem of providing employees of the enterprises with housing, in many respects depends not only moral and physical health of workers, but also their motivation. According to researches of Karimov, increase of labor productivity of workers on condition of their satisfaction in a housing question is observed.

Research show that these alternatives: housing leasing, development, system of construction savings, construction of housing at the expense of the enterprises (organizations) – can be in the future the alternative directions of ensuring availability of housing in Republic of Belarus.

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ECONOMIC CONTENTS OF THE CONCEPT “VENTURE ACTIVITY”, ITS SUBJECTS, OBJECTS AND CLASSIFICATION

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Annotation. Venture activity is an effective instrument for the economical innovative development that allows minimizing risks and strengthening the competitive position of a commodity producer. Progress of venture activity depends on scientific achievements, free invention capital availability and the state of account in the industry. Thus, venture activity is the basis for the creation and existence of risky innovative projects.

Today Belarus is experiencing many economic problems. These problems are caused by the weakness of the established system of financing innovation. That is why non-traditional sources of investment attract more and more attention. The venture activity is one of these sources.

The English word "venture" means risk. A situation, when an organization has a very tempting and untested idea, but does not have money to do the next step, is very attractive for venture organizations.

Author considered the contents of such conceptions as "venture investment", "venture funds", "venture capital" for substantiation of essence of venture activity.

Most often venture investment activity is understood as new, high-tech organizations investment projects (computer, telecommunication, medical technologies are about 80% of all venture investment) [1, p. 7].

In order to have an idea about venture activity author considered different interpretations of this concept. According to Kondratieva T.N. it is an activity of venture which urges investors that rate of profit would outperform the market [2, p. 5]. Whereas O.F. Malashenkova determine the venture activity as an investment in high-tech companies or projects [1, p. 10]. On the basis of this analysis and literary sources specific characters of the study concept was chosen. The most of authors define the venture activity as financing and realization of venture projects activity which entail high risk.

The legal documents of the Republic of Belarus do not define a term "venture activity", but consider such concept as "venture organization". Under the Decree of the President of the Republic of Belarus №1 from 03/01/2007 determines venture organization as the profit-making organization being made for realization of investment activity in the creation and implementation of innovations and financing of innovative projects [3]. Also to 27/01/2013 became the Law of The Republic of Belarus №425-3 from 10/07/2012 "About public innovative policy and innovative activity in the Republic of Belarus", by which venture organization is the profit-making organization being the subject of innovative infrastructure and its object of activity is financing of innovative activity [4]. As venture activity cannot be implemented independently without direct participation its subjects, venture organization is an important component of venture activity.

In the economic literature there are also other concepts characterizing venture activity. For example, "venture investment", "venture funds", "venture capital". The consideration of such categories allows us to describe venture activity.

Functioning of venture activity is implemented by means of venture investment, which are directed to realization of projects not yet tested in the market. It can be noted that most of authors understand venture investment as the investment of funds in the long-term business.