



МЕХАНІЗМ ЗАЛУЧЕННЯ ІНВЕСТИЦІЙ У РЕФОРМУВАННЯ ЖИТЛОВО-КОМУНАЛЬНОГО ГОСПОДАРСТВА

В. С. Чангли

*Донбаська національна академія будівництва і архітектури,
2, вул. Державіна, м. Макіївка, Донецька область, Україна, 86123.*

E-mail: manage_nasa@mail.ru

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Анотація. У статті розглянуто основні складові механізму залучення інвестицій у реформування житлово-комунального господарства: забезпечення 100 % оплати послуг споживачами у сукупності з посиленням соціального захисту малозабезпечених груп населення; проведення інвентаризації активів підприємств ЖКГ; стимулювання розвитку малого бізнесу у галузі ЖКГ шляхом забезпечення доступності кредитних ресурсів для інвестиційних проектів у галузі; розробка комплексу заходів по зниженню рівня ризиків та їх вплив на ефективність роботи ЖКГ; проведення реструктуризації дебіторської та кредиторської заборгованості підприємств галузі; встановлення тарифів, які повністю відшкоднують витрати підприємств ЖКГ; забезпечення демонополізації у секторі надавання послуг з управління та експлуатації житлового фонду.

Ключові слова: житлово-комунальне господарство, інвестиційні ресурси, механізм залучення інвестицій.

МЕХАНИЗМ ПРИВЛЕЧЕНИЯ ИНВЕСТИЦИЙ В РЕФОРМИРОВАНИЕ ЖИЛИЩНО-КОМУНАЛЬНОГО ХОЗЯЙСТВА

В. С. Чангли

*Донбасская национальная академия строительства и архитектуры,
2, ул. Державина, г. Макеевка, Донецкая область, Украина, 86123.*

E-mail: manage_nasa@mail.ru

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Аннотация. В статье рассмотрены основные составляющие механизма привлечения инвестиций в реформирование жилищно-коммунального хозяйства: обеспечение 100 % оплаты услуг потребителями в совокупности с усилением социальной защиты малообеспеченных групп населения; проведение инвентаризации активов предприятий ЖКХ; стимулирование развития малого бизнеса в отрасли ЖКХ путем обеспечения доступности кредитных ресурсов для инвестиционных проектов отрасли; разработка комплекса мер по снижению уровня рисков и их влияние на эффективность работы ЖКХ; проведение реструктуризации дебиторской и кредиторской задолженности предприятий сферы ЖКХ; установление тарифов, которые полностью возместят затраты предприятий ЖКХ; обеспечение демонополизации в секторе предоставления услуг по управлению и эксплуатации жилищного фонда.

Ключевые слова: жилищно-коммунальное хозяйство, инвестиционные ресурсы, механизм привлечения инвестиций.

ATTRACTION OF INVESTMENT MECHANISM INTO RESTRUCTURING OF HOUSING AND COMMUNAL FACILITIES

Viktoriya Changli

*Donbas National Academy of Civil Engineering and Architecture,
2, Derzhavina Str., Makiyivka, Donetsk Region, Ukraine, 86123.*

E-mail: manage_nasa@mail.ru

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Abstract. The paper has considered the fundamental components of the attraction of investments mechanism into restructuring of housing and communal facilities: provision of 100 per cent of payment services by a consumer in the aggregate with strengthening of social protection of the poverty-stricken population groups; making inventories of assets of housing and communal enterprises; small business development promotion in the housing and communal facilities by provision of availability of credit resources for the branch investment projects; working out of complex of measures on decrease of risks level and their influence to the facility effectiveness of housing and communal facilities; conducting of restructuring of debit and credit indebtedness of the housing and communal facilities enterprises; establishment of rates completely offsetting the costs of the housing and communal facilities enterprises; monopolization supply in the services provision sector on management and operation of amount of housing.

Keywords: housing and communal facilities, investment resources, attraction of investments mechanism.

Introduction

At the present-day conditions of management, one of the important problems of social and economic development of the country is the reform of housing and communal facilities. The critical situation of the housing and communal facilities field has disastrous consequences for the national economy. Quality of services of housing and communal facilities is entered to the quality of life assessment of population of the country, that is why the housing and communal facilities field is rather important for the standard existence of the society.

The range of the housing and communal facilities field and its social significance have become the permanent theme for discussion of all levels of powers and authorities. One of the principal methods of problem solution of the housing and communal facilities restructuring is attraction of investment resources. By determining of the Minister of Regional Development, Construction and Housing and Communal Facilities of Ukraine G. Temnyk, the main task of the Ministry headed by him is working out of the steps and changes permitting to get investment for development of housing and communal facilities.

The field of housing and communal facilities can be an attractive market for foreign and national investors. To do so, the state should provide favour-

able conditions, that is the mechanism of attraction of investment resources to the field. In connection with it, the development of methodological principle of investment attraction estimation of housing and communal facilities enterprises has great scientific and practical meaning, precisely this is stipulated the urgency of the paper subject.

Fundamental and applied aspects concerning the development and implementation of the national policy in restructuring of housing and communal facilities are studied by Ukrainian scientists actively enough. In particular, the problems of development and restructuring of municipal facilities are elucidated in the papers of G. Gubernoy, V. Dorofeyenko [3, 4], F. Yevdokimov, etc. The restructuring principles of national management of the housing and communal facilities development have been systematized by L. Bezzubko [1], O. Dragan. I. Osipenko [3]. The papers of the scientists S. Bogachov, T. Kachali [9], M. Melnikova are devoted to the problems of the modernization of restructuring process of housing and communal facilities with application of investment resources. The state analysis of housing and communal facilities and search for improvement of housing and communal facilities restructuring have been made by V. Logvinenko [3], G. Onishchuk, M. Pikulyak, Yu. Petrushevsky, S. Povazhny, etc.

Fundamental part

The housing and communal facilities state and permanently arising problems have pointed the necessity of the field restructuring. The housing and communal facilities recovery was started still at the end of 80s of XX century with acceptance of the Decree of CC of the CPSU and the Council of Ministers of the USSR «On measures by the subsequent improvement of housing and communal facilities and measures on conversion of housing and communal facilities to the economic accountability and self-financing» dated back to April, 8, 1987. But in practice, the Decree was not of great benefit.

During Ukrainian independence, there were also some legislative acts adopted and directed to restructuring of the housing and communal facilities field: the Law of Ukraine «On housing and communal services» [6], the Law of Ukraine «On consolidation of joint owners of a block of flats», The Law of Ukraine «On nationwide programme of restructuring and development of housing and communal facilities in 2004–2010» [5, 7], the Laws of Ukraine «On privatization of public amount of housing», The Decree of the President of Ukraine «On acceleration of the housing and communal facilities restructuring» and others.

In spite of some achievements in the field, the principal goal of the housing and communal facilities restructuring is increase of quality in provision of housing and communal facilities, attraction of private investment, management of activities of natural monopolies, resource economy promotion, the initiative development of tenants has not been accomplished yet.

During carrying out the reforms of housing and communal facilities, one of the priority problems having been assigned by the Organs of Power is formation of attractive investment climate in the field. The principal priorities of the national common programmes and business are minimization of gas application by means of alternative fuel usage, substantial increase of heat supply systems efficiency, introduction of priority pilot projects for separate municipal objects with foreign investment attraction.

The housing and communal facilities field has a high grade of potential investment attraction consisting from the following:

- guaranteed sales of services (works);
- forecasting financial receipts;

- low price of joining the market of housing and communal facilities in consequence of undeveloped state of competitive environment;
- application of cheap labour force;
- services demand.

But there are some objective barthers to enter investors to the market of housing and communal facilities. They are the absence of active legislation for provision of equal conditions for enterprises of all forms of property and personnel deficit which are able to make business on services provision of housing and communal facilities beneficial and stable for the short period of time.

The main components of attraction of investment mechanism in the housing and communal facilities field of Ukraine have to be (probably by the experience application of Russian Federation) [12]:

1. Security of 100 per cent of payment for services by consumers in the aggregate with strengthening of social protection of poverty-stricken groups of population.

Subsidy of business structures operating in housing and communal facilities means to devalue marketing principles of economic management in this sector. Such kind of decision will make the housing and communal field an attractive for a private investor who is ready to invest financial resources in modernization and reconstruction of housing and communal facilities enterprises and to obtain profits from realizations of investment decisions.

2. To make inventory of assets of housing and communal facilities enterprises.

Nowadays, the main reason by which property registration cannot be executed is the absence of financial resources.

3. Stimulation of the small business development in the housing and communal facilities field is by means of provision of availability of credit resources for investment projects in the field.

It can be reached due to the state backing of investment projects on making new material assets in the fields.

4. The development of complex of measures on the risks level decrease and their influence to the efficiency of the housing and communal facilities activity.

Housing and communal facilities are peculiar greater quantity of investment risks: technological, legislative, financial, informative, social, ecological and managerial. State bodies of powers have to work

out complex of measures concerning the risks level decrease and their influence to the efficiency of the housing and communal facilities activity.

5. To carry-out the restructuring of debit indebtedness of field enterprises.

By determination of the Head Expert of housing and communal facilities of Ukraine, «Ukraine Communal», during January and October of 2013, the population of the country paid 31.2 billion UAH for public utilities (102.6 per cent included sums for the period). Among the regions, the highest for the mean of the country level of payment for public utilities were in Trans Carpathian, Lvov, Ivano-Frankovsk and Kirovograd Oblasts (112.6–105.8 per cent), the lowest level was in Sevastopol and Lugansk Oblast (99.9 and 100.4 per cent, correspondingly).

Average calculations for public utilities to one owner of a special account were compared in October of 2013 with corresponding period of 2012. And they increased to 24.1 per cent taking into account electrical power (with calculation 150 kV per year) and composed 391.4 UAH.

The population indebtedness of public utilities payment was increased in October of 2013 comparing with September to 6.2 per cent and to the end of October of 2013 was 11 574.6 million UAH. The mean term of population indebtedness for all the services made up 3.8 months.

In October of 2013, there was a debt for 3 months and more for central heating and hot water supply in 27.7 per cent of the tenants of special account, the maintenance of buildings and structures and residential areas was 20.9 per cent, domestic waste disposal equaled to 20.7 per cent, centralized water supply and sewage and storm water disposal was 18.5 per cent, gas supply amounted to 17.1 per cent.

During January–October of 2013, people paid for electric power 9013.0 million UAH (128.4 per cent accounted sums for the period)ions. Among the regions, the highest average index was observed in Odessa Oblast, Sevastopol, and Kiev Oblast (191.0–176.7 per cent with regard to debt liquidation of previous periods), the lowest index was in Chernigov, Sumy and Zhytomir Oblasts (79.4–89.6 per cent).

The population indebtedness of electrical power equaled to 2 854.1 million UAH at the end of the October of 2013.

To the Decree of the Cabinet of Ministers of Ukraine No. 976 dated back to June, 27, 2003 «On

confirmation of Order of restructured indebtedness and introduction of current payment for the public utilities» in January–October of 2013 there were 60.9 thousand of contracts of restructured debt liquidation. The total sum of the contracts in part of the restructured debt liquidation composed 197.4 million UAH and the sum of deposited payments with regard to long-term contracts composed 142.7 million UAH. From the beginning of the Decree action of restructured debt liquidation (July 2003) and until nowadays there were 3 220.3 thousand contracts made to the sum of 2 967.1 million UAH. The sum of made payments composed 2 082.8 million UAH [10].

Solution of the problem of financial stabilization provision of the housing and communal facilities enterprises was possible by the making of inventory, restructuring of stale debt of enterprises and introducing of preventive measures concerning indebtedness accumulation.

6. To carry-out restructuring of credit indebtedness of the field enterprises.

According to the data of the Ministry of Regional Development, Construction and Housing and Communal Facilities of Ukraine in condition to January, 1, 2012, credit indebtedness of enterprises of housing and communal facilities in Ukraine composed 19 855.9 million UAH, in this connection, in January, 1, 2010 the indebtedness was equal to 16 240.7 million UAH, that is, it was increased to 22 per cent.

The problem of decrease of indebtedness needs to be solved by restructuring and adoption of the Law «On financial recovery of organization of housing and communal facilities» (application of Russian Federation experience).

7. To pass into practice of rates imposing completely compensating expenses of the housing and communal facilities enterprises.

To the critical situation of the housing and communal facilities enterprises is impacted not only debit and credit indebtedness but also losses which are the consequence of inefficient economic activities and imperfect system of financial resources planning, non-balanced tariff policy.

There are some unresolved problems in the rate regulation system:

- consumption elements are not concluded in necessary quantities into the rate structures which are necessary for uninterrupted operation of the

housing and communal facilities enterprises (repair fund, shock absorption);

- untimely reconsideration of prices/rates to public utilities for population and their confirmation by the local authorities at the level lower than expense to their provision. The lowest levels of compensation of services costs by population: water supply in Sevastopol (59.5 per cent), sewage and storm water disposal in Poltava (40.5 per cent), heating supply in Kiev (47.7 per cent), maintenance of buildings and structures and residential areas (weighted mean) in Simferopol (62.7 per cent) [11];
- rate regulation system does not stimulate investment attraction (there is no an investment component in the form of shock absorption or profit in the structure);
- the absence of a validity period of rates determination makes the process of planning of financial and investment resources impossible.

Rates determination to which the complete compensation of reasonable costs of the housing and communal facilities enterprises and transparent mechanism of rates formation are important compo-

nents of restructuring process of housing and communal facilities via attraction of investment resources enters.

Provision with demonopolization in a sector of management services provision and amount of housing operation.

Conclusion

Practical implementation of attraction of investment mechanism into the field of housing and communal facilities enables to increase of investment attraction of the field and save its social orientation through quality increase of public utilities and improve of the tariff policy.

The principal tasks on attraction of investment resources into field are formation of information base, the component of which will be information about attraction of economic entities on the market of public utilities and criteria development for justified choice of investment object. This will be the topic of the next elaborations of the author of the paper.

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Чангли Вікторія Сергіївна – старший викладач кафедри менеджменту організацій Донбаської національної академії будівництва і архітектури. Наукові інтереси: інвестиції в житлово-комунальне господарство.

Чангли Вікторія Сергеевна – старший преподаватель кафедры менеджмента организаций Донбасской национальной академии строительства и архитектуры. Научные интересы: инвестиции в жилищно-коммунальное хозяйство.

Changli Viktoriya – Senior Lecturer of the Department of Organization Management of the Donbas National Academy of Civil Engineering and Architecture. Research interests: investment in housing and communal facilities.