

At this stage of the entire system observable indicators for statistical reporting enterprise are data to calculate indicators such as the volume of emissions per unit of production in real terms, the volume of emissions per unit of production value terms of products, the volume of output to the amount of the environmental tax.

Monitoring environmental effectiveness of a particular business entity to determine ways to improve the environmental safety of business and consistent with the principles of "green economy."

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SPECIFICS OF FUNCTIONING OF CONDOMINIUMS IN BELARUS AND ABROAD: COMPARATIVE CHARACTERIZATION

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Key words: condominium, efficiency, efficiency assessment, solvency.

Abstract. This article describes the major differences in the development of condominiums in the Republic of Belarus and abroad. Based on the identified differences it suggests ways of improving management of condominiums in Belarus.

Provision of housing and communal services is the international issue that unites the majority of civilized countries. At the same time in each country quite similar concepts are used.

To obtain high-quality housing and public utility services homeowners abroad unite in a non-profit consumer organization. This organization unites the owners of real property or the shareholders. The organization creates for the purpose of control the real estate sector, ensures the exploitation of the complex, possession, use and disposition of property [5].

Association of homeowners has become a generalizing term of the various legal forms of housing co-operatives. For example, the territorial community of residents (Planning Unit Developments - PUD), condominiums (Condominium Association),

housing co-operatives (Housing Cooperatives) in the United States and Canada; syndicates in France; incorporated societies of apartments in Finland; associations of condominiums in Ukraine; Homeowners Association and housing cooperatives in Russia.

Thus, from a perspective of slant to provision of housing and communal services of Belarus does not build its own unique model. Our country receives international experience, which is verified by decades. But it should be noted that our country has some history of their condominiums.

In 1998, our country was one of the first in the Commonwealth of Independent States to adopt a law of apartment houses. This law allowed citizens to create a Condominium and take housing service into their own hands. This had to lead to improving the quality of housing and public utility services.

The new edition of Housing Code of the Republic of Belarus became operative in March 2, 2013. In accordance with the Housing Code of the Republic of Belarus, a condominium (hereinafter referred to as the «Condominium») defined as an organization created by the owners of residential and (or) non-residential premises for the conservation and maintenance of the common property, possession and use them for other purposes, provided by the Housing Code and the Charter of the Condominium [1].

Association of owners is a non-profit organization. Therefore, profit making is not the main purpose of the condominium [2].

There were 832 condominiums in Belarus in early 2011. The number of active condominiums for 2011-2015 has increased by 2.4 times.

There are 2,000 condominiums in Belarus today. It means that only about 12% of multi-family housing condominiums are served. There is more than 90% of housing of apartment buildings in the form of private property [3].

The program of development of housing and communal services of the Republic of Belarus until 2015 notes that self-management of common property of the joint housing in the existing housing stock has not received sufficient development and support of the population. However, all prerequisites have been created in legal relations [2].

The first condominium's law passed in the United States was in the Commonwealth of Puerto Rico in 1958. The first condominium in the Continental United States was built in Salt Lake City, Utah in 1960 [4].

A condominium (or «condo») is a form of housing ownership and other real property where the part of real estate is individually owned. Access to land for public facilities, such as hallways, heating system, elevators, and exterior areas are executed under legal rights associated with the individual property. These rights are controlled by the owners association. This association is jointly entitled to the entire piece of property [2].

The housing cooperative or «cooperative» is a legal entity. As a rule, the corporation, which owns real estate consisting of one or more residential buildings is one type of housing tenure. Housing cooperatives are the forms of homeownership,

which have many characteristics that differ from other residential arrangements such as single-family home ownership, condominiums and renting [3].

The housing management is considered as a separate type of business activity in most foreign countries (such as France, Netherlands, USA, Canada, Poland, Slovakia, Czech Republic, Mexico, Singapore, Malaysia and others). For this activity the managing organization receives a fee from the owners of the premises, and the responsibility to them for building maintenance carries the union (association, company) of homeowners.

The condominium's leading bodies make all major managerial decisions. First of all there are questions about the order of finance and contracting for goods and services. The manager prepares and justifies the recommendation for the Board of the condominium.

The market of housing and communal services generates requirements for management companies. Non-conforming managers of condominiums become noncompetitive. Liability Insurance for managers in the event of property owner's damage as a result of wrong actions of managers is developed in most countries of Europe and America.

In addition, the competitiveness of the managing company increase by the presence of the certificates confirming its professionalism, experience, financial stability, and constant follow the standards in the sphere of housing and communal services [5].

Training of specialists for housing management is important. In the West many of the Polytechnic Universities and special colleges provide basic education that enables graduates to start manager's work. Unfortunately, there are only special retraining courses in Belarus now [4].

Thus, appropriate to consider the implementation of the following measures in Belarus in view of foreign experience:

- to increase the role of the Board and the manager of condominium in Belarus;
- to introduce the insurance of management company (manager) and his civil liability in the event of property owners damage as a result of wrong actions of manager;
- to organize the learning process and turn-out of specialists with higher or vocational secondary education, who ready to perform the functions of manager of the condominium;
- to approve a mandatory training manager at specified intervals (it can be an educational courses, basic and raising qualifications).

The introduction of these measures to domestic legislation following the example of Western European countries will radically change the quality of housing and communal services.

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DIRECTIONS AND PROBLEMS OF EVALUATING COMMERCIAL EFFECTIVENESS OF BUSINESS

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Key words: commercial efficiency, stability, methods for evaluating the commercial effectiveness, logistics efficiency, marketing effectiveness.

Abstract. The article sets out the basic approaches to the definition of commercial efficiency, the author formulated his own definition, studied the existing methods of evaluation of the commercial effectiveness, the author developed a method for assessment - based on general indicators of efficiency, indicators of marketing and logistics, held its approbation, conclusions are made.

Issues of the theory and methodology for assessing the effectiveness of the commercial operation of the business have been and are currently the subject of investigation by both foreign and national scientists. However, they still carry the concept of commercial efficiency mainly to trading or buying and selling process. Therefore, the aim of this work is to review current approaches to the definition of commercial effectiveness and its assessment in relation to manufacturing organizations.

Efficiency problem occupies a central place among the totality of the problems facing the individual, organization or society as a whole. Especially urgent this problem is at the present stage of economic development due to increased competition, globalization, informatization, intellectualization of business, increasing business risks.