

Повсеместный характер производства, переработки и реализации молочной продукции и приоритеты локальных рынков.

В целях освоения новых рынков, предприятиями совершенствуется работа по выпуску качественной и конкурентоспособной, по сравнению с зарубежными аналогами продукции. Всеми без исключения мясо- и молокоперерабатывающими предприятиями Гродненской области внедрены Системы менеджмента качества, а также система анализа рисков и критических контрольных точек НАССР. Согласно Государственной программе «Развитие аграрного бизнеса Беларуси на 2016-2020 годы» к 2020 г. будет обеспечена оптимизация объемов производства молочной продукции. Объем производства молока в 2020 г. достигнет не менее 9218 тыс. т, планируется довести продуктивность дойного стада не ниже 6 400 кг молока в год при численности дойного стада не менее 1 400 тыс. голов. В настоящее время переработка молока сосредоточена в 45% молокоперерабатывающих организациях с общим объемом переработки молока 6,5 млн. т в год. Рассматривая будущее молочной отрасли Беларуси, следует понимать, что единственно правильным направлением ее развития может быть только экспортная ориентация, и для этого есть объективные предпосылки. Достаточно мощный технический потенциал молочной отрасли делают отечественный рынок привлекательным в перспективе.

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ASSESSMENT OF THE REAL ESTATE MARKET ON THE EXAMPLE OF THE MUNICIPALITY MALDYTY

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Management of real estate at the local level is assigned to the municipal self-government in the sense of subject matter. As regards individual properties, it is noted that the sole competence of the owner of the immovable property is vested in the owner of the immovable property, but the local authority, as a result of the so called planning authority, has certain powers regarding the possibility of limiting the ownership rights [Bieniek, Rudnicki 2007]. The basic objective of the research was to assess the changes taking

place on the local real estate market and to analyze factors influencing the level of market value. The influence of the main factors influencing the market development was defined and analysed.

The Małdyty commune is an area located in Warmia and Mazury. This area has rural rights. It is located in the Elbląg subregion and is located in the northern part of Ostróda County. Neighbours of the examined district are: Zalewo, Pasłek, Rychliki, Moraż and Miłomłyn. Małdyty commune occupies 10.7% of the entire county, more precisely 188.86 km². The presented community consists of 46 locality organised in 21 villages. The largest localities in this territory are Małdyty, Zajezerze, Jarnońtowo, Sambród, Wielki Dwór. The municipality was inhabited by 6561 people in 2014, which indicates a low population rate of 34.7 people per km². Table 1 presents information on the inhabitants of the Małdyty Commune in 2011-2015 (Strategia.....2016, s. 5).

Table 1 – Population of Małdyty Municipality 2011-2015

Specification	Years				
	2011	2012	2013	2014	2015
Number of people living in the municipality	6518	6514	6431	6409	6370
Population per 1 km ²	35	34	34	34	34
Natural growth per thousand inhabitants	2,6	-2,3	-1,7	-0,8	0,8

Source: Own study based on data from the Central Statistical Office (GUS)

The number of people living in the commune decreased from year to year. The difference between 2011 and 2015 is 148 people. As a result, the population per 1 km² in Małdyty municipality decreased. In 2011, it was noted that the number of inhabitants per 1 km² was 35, while in subsequent years the symptoms showed decreased to 34 people and remained stable. The phenomenon was formed by the birth rate and the number of marriages concluded. Data on municipal land owned by the municipality of Małdyty are presented in Table 2.

Table 2 – Area of municipal land in ha according to legal usufruct forms existing in the municipality of Małdyty in the years 2011-2015

Specification	Years									
	2011		2012		2013		2014		2015	
	ha	%	ha	%	ha	%	ha	%	ha	%
Area	280	100	278	100	286	100	284	100	284	100
Land forming part of a communal real estate resource	243	86	242	87	250	88	252	89	252	89
Land transferred for perpetual usufruct	21	8	20	7	20	7	18	6	18	6
Land in perpetual usufruct of natural persons	17	6	16	6	16	5	14	5	14	5

Source: Own study based on data from the Central Statistical Office (GUS)

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THE PUBLIC INVESTMENTS IN INFRASTRUCTURE

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Public investments in infrastructure is a major element in local socio-economic development. Helps to create new companies and quality life in local field. In Poland, local infrastructure has developed dynamically in recent years with the use of European funds. Sound investments are credited with a significant positive influence on the quality of life in local communities, as well as an increase in consumer demand (Kryk 2012, p.150). Most infrastructural investments are local, which is mostly due to statutory com-