

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-

petences of the municipal authorities. Value-wise, global investments prevail.

Primary municipal investments are those in the road infrastructure, water and sewage networks, housing infrastructure, waste management, as well as heating and renewable energy supply. Structural investment requires significant funding and compliance with rigorous legal requirements, mainly concerning public financing, environmental protection, and land management¹.

Infrastructural and commercial investments differ mainly in their goals, and consequently in the methods used for viability evaluation. Infrastructural investments are typically very capital-intensive and pose a high technological risk. The viability of local infrastructural investments, expressed mainly in their economic and social aspects, is difficult to evaluate (KASIEWICZ, ROGOWSKI 2009, p.109). Evaluation is done both *ex ante* and *ex post*. *Ex ante* evaluation of infrastructural investments focuses mainly on the planning stage, concerning project preparation and selection of options that best fulfil the local development strategy, as well as meeting investment goals. *Ex post* evaluation is based on effect verification vis-à-vis the investment plan. The final evaluation consists in a comparison of the effects and the plan.

The subject of this paper is the evaluation of infrastructure investments. According to the research hypothesis, there is a stochastic relationship between structural investment expenses and their socio-economic effects, as expressed by selected socio-economic ratios. The basic research methods used in the study are:

- Ratio analysis based on 10 socio-economic ratios, describing their effects related directly or indirectly to the infrastructure investment expenditure,

- Ward's minimum variance method applied in hierarchical cluster analysis, describing similarities between municipalities and communes in regard to the ratios analysed.

- Pearson correlation coefficient, which measures correlations between the socio-economic ratios.

The subject of the research are infrastructure investments completed in municipalities and communes of the poviát of Olsztyn. The poviát's area is

¹ The most important laws and regulations include: the Local Self-Government Act of 8 March 1990 (Dz.U. of 1990 No. 16, item 95), the Public Finance Act of 27 August 2009 (Dz.U. of 2009 No. 157, item 1240), the Spatial Planning and Development Act of 27 March 2003 (Dz.U. of 2003 No. 80, item 717).

2840.3 km², which constitutes 11.7% of the Warmińsko-Mazurskie province. It is the largest powiat in the province, and third largest in the country. The powiat is divided into 12 municipalities, including:

– 5 urban-rural municipalities: Barczewo, Biskupiec, Dobre Miasto, Jeziorany, Olsztynek,

– 7 communes: Dywity, Gietrzwałd, Jonkowo, Kolno, Purda, Stawiguda, Świątki. The time scope of the study: years 2005-2016.

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