

**THE INFLUENCE OF THE FOREIGN ECONOMIC SPHERE  
ON THE PROBLEM OF MANAGEMENT OF THE DWELLING FUND  
OF THE REPUBLIC OF BELARUS**

**ВЛИЯНИЕ ВНЕШНЕЙ СРЕДЫ НА ПРОБЛЕМУ УПРАВЛЕНИЯ  
ЖИЛИЩНЫМ ФОНДОМ РЕСПУБЛИКИ БЕЛАРУСЬ**

The urgent problem of the given article is in great significance of rising the quality of town's dwelling fund and in the great volumes of using material, labour and financial resources this is due to the fact of outboard, scraped building up of the town. The main aim of the work is to penetrate deeply into the problems of perfection the of town's dwelling fund quality and to show the great influence of the foreign economic sphere on the problem of the dwelling fund of the Republic of Belarus.

It's well seen that foreign economic sphere has the greatest influence on management of the dwelling fund of the Republic of Belarus. It's important to unite and evaluate the following factors. The main economic factors are:

- stable growth of gross domestic product;
- constant decrease the inflation level;
- stable growth of wages (incomes growing of the citizens).

We can come to the conclusion that the development of economics in our country is positive, besides the Republic of Belarus is attractive for investment of capital. The main demographic factors are:

- decrease of population in republic;
- the alignment on families with 1 or 2 children;
- the migration of population from rural areas to urban;
- the tendency to the senility of population;
- decrease of the quantity of working people in the country.

Demographic factors influence the structure of the dwelling fund especially choosing the constructive schemes of constructing and reconstructing. The preference should be given to construction of buildings with «flexible» planning and strategy of modernization of existing housing. The main social and political factors are:

- considerable role of the government in management of dwelling fund;
- prevalence of the government sector among enterprises serving exploitation of the dwelling fund;
- governmental control of rates on energy carrier, on servicing salaries and tariffs;
- governmental support to social unguarded people especially in crediting on preferential terms for constructing proper habitation.

The main foreign-economic factors are:

- increasing part of imported energy carrier;
- growth of prices on energy carrier;
- senility, moral and physical deterioration of existing dwelling fund;

- moral and physical deterioration engineering services, rendering energy carrier residential construction.

All these factors define the adjusting system tendency of the dwelling fund management. *Economic factors.* Positive moving forces and trends allow increasing level of qualifying standards to dwelling. But it's important to fulfil requirements of energy carrier decreasing. *Demographic factors.* Have a negative tendency, which must be taken into account:

- direction to reconstruction of existing dwelling;
- construction with «flexible» planning;
- rejection of mass construction.

Political and social factors provide legal stability and make investments in constructing attractive. I think that it's necessary to suggest the algorithm permission of the problem, based on methodological instruments of logistics.

*Я.С. Коршунов*  
*Академия управления*  
*при Президенте Республики Беларусь (Минск)*

## LES PARTICULARITÉS DU RÉGLAGE DU COMMERCE INTERNATIONAL PAR LES SERVICES DANS LES CONDITIONS MODERNES

## ОСОБЕННОСТИ РЕГУЛИРОВАНИЯ МЕЖДУНАРОДНОЙ ТОРГОВЛИ УСЛУГАМИ В СОВРЕМЕННЫХ УСЛОВИЯХ

En prenant en considération l'orientation d'exportation de l'économie de la République de Biélorus au total et les échelles grandissant de l'échange mondial des services en particulier, il y a une nécessité de la création et l'adoption des mécanismes internationaux du réglage déjà élaborés. La plus importante l'option c'est le travail pour l'exécution des conditions de l'Accord général sur le commerce des services. En raison du passage qui va apparaître éventuellement en 2008 de la terminologie national au le système international de la comptabilité financière, adoptée par les pays-membres de l'organisation Universelle commerciale, et, par conséquence, par la Fédération de Russie, il faut réexaminer certains aspects de la notion «des service» et «de commerce des services». A l'Accord général sur le commerce des services est défini comme l'octroi du service:

1. Du territoire d'un Membre au territoire de n'importe quel autre Membre.
2. Sur le territoire d'un Membre au consommateur des services de n'importe quel autre Membre.
3. Par le fournisseur des services d'un Membre pour intermédiaire de la présence commerciale du Membre sur le territoire de n'importe quel autre Membre.
4. Par le fournisseur des services d'un Membre au moyen de la présence des simple particuliers du Membre sur le territoire de n'importe quel autre Membre.