

Nowadays, ecotourism is a part of powerful global industry. For its rapid growth, it is recognized as the economic phenomenon of the century. As it is becoming more and more popular we must continue to develop it in our country taking into consideration both positive and negative aspects of it.

References

1. Amazing blue lakes in Belarus [Electronic resource] // Minsk Night-life. — Mode of access: <http://www.minsknightlife.net/blog/blue-lakes.htm>. — Date of access: 29.10.2018.

2. The chalk pits near Volkovysk [Electronic resource] // vetliva. — Mode of access: <https://vetliva.com/tourism/what-to-see/melovye-karery-pod-volkovyskom/>. — Date of access: 29.10.2018.

3. Опасная красота. Белорусские Мальдивы спрячут от туристов [Электронный ресурс] // Белорусские новости. — Режим доступа: https://naviny.by/rubrics/tourism/2015/04/16/ic_articles_126_188687. — Дата доступа: 29.10.2018.

4. Самые красивые места белорусской природы, которые должен увидеть каждый [Электронный ресурс] // Отдых и лечение в Беларуси. — Режим доступа: <https://trofei.by/articles/stati-o-turizme/samye-krasivye-mesta-beloruskoy-prirody-kotorye-dolzhen-videt-kazhdy>. — Дата доступа: 29.10.2018.

В.Д. Баява, А.Д. Лиморова
БГЭУ (Минск)

Научный руководитель — **Л.Д. Гайдук**

PROBLEMS OF UNDEVELOPED MANSION HOUSES IN BELARUS

It's common knowledge, that *mansion* is a very large and expensive house [1]. From the Cambridge dictionary a *mansion house* — a settlement, a complex of the inhabited, economic, park and other constructions and also, a farmstead park as a whole. Mansion houses appeared in the 15th century in Moscow and are connected with an estate system when the landowner built a house for his household members and for the whom he got in wars with Tatars, Lithuanians and the Lebanese.

A lot of mansion houses are also kept in Belarus. However, most of them are in a destroyed state. In comparison, world foreign countries attract thousands of tourists by means of ancient beautiful remarkable building.

The purpose of our research is to investigate this issue and to offer some solutions for the future.

There can be vivid examples of mansion houses such, as *Pavlinov's Mansion*, *Svyatopolk-Chetverinsky' Palace*, *Umyastovsky' Mansion*, etc.

We will designate the main directions of these historical objects utilization in tourism purposes. All of them, when they are used correctly, represent a valuable resource.

A stone two-storeyed palace of *Svyatopolk-Chetvertinsky* was built in 1908. In Zheludok in Grodno region the palace was known for the filming the main scenes of the first Belarusian horror film «Masakra». Several music video clips were also successfully created there. The territory of the mansion was fenced. The palace was locked in 2017 and since that time it is protected by a watchman. The entrance fee is 4 Belarusian rubles per person.

The date of construction of *Umyastovsky' mansion house* is early 1877. The house is a small copy of the Lazenkovsky palace located in Warsaw. During the Second World War the palace wasn't damaged. Later there was a farm, a post-office, a club and library. In 2006 the condition was critical, therefore all administrative agencies were transferred to other buildings, and the palace was forgotten.

In the small settlement of *Pavlinovo*, on the shore of the lake, there is a beautiful mansion in a neo-gothic style. It was built in 1906 by Jan Bokhvits. The rectangular house is rather small. The current building has a pale-yellow color, its decorative elements are white. Nowadays the empty windows and destroyed walls give to the palace a sad and faded outlook [2].

The most essential problems are:

- a lack of the laws regulating the security status of historical objects;
- difficulties with acquisition of the property rights to objects;
- an inconvenient geographical location;
- a remoteness from the large tourist centers;
- undevelopment of the mansion potential in mobile applications (cycle routes, Google Maps);
- a lack of information for foreign and local tourists;
- a lack of public and government financing.

Farmstead potentials have to be applied to a full use of possible certain measures which include the solution of all above-mentioned problems: a restoration process, a transformation of such mansions into objects of tourist infrastructure and preservation of Belarus cultural heritage. Without solution of the given problems the full use of farmstead capacity in our country is practically impossible.

References

1. Усадьба [Электронный ресурс] // Википедия. — Режим доступа: <https://ru.wikipedia.org/wiki/Усадьба>. — Дата доступа: 29.10.2018.
2. Вся культура в Беларуси [Электронный ресурс] // URBAN3P project. — Режим доступа: https://urban3p.ru/category/culture?country_id=3. — Дата доступа: 29.10.2018.