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THE PROBLEM OF UNUSED INDUSTRIAL BUILDINGS IN BELARUS

Today the urgent problem is the presence of a large number of unused industrial buildings. Properties that have turned from regular use into a state of stagnation are found in cities, suburbs, and different areas throughout the country, and they vary widely in size, shape, and former use. Vacant and abandoned properties when concentrated immensely have negative effects impacting neighboring objects, entire communities and even cities. These premises can cause increased crime, threaten to public health and welfare, lead to raised costs for municipal governments.

The most desired result is a quick return of the property to its previous use. However, tight credit, weak markets, population loss, or other factors may require other solutions such as demolition, conversion of owner-occupied housing to rental housing, or replacement (such as constructing a solar farm on a former industrial site). Strategies for reuse aim to stabilize and revitalize neighborhoods and may stimulate economic recovery and growth or, in the case of shrinking cities, manage decline in ways that improve quality of life for the remaining residents [1]. It should be noted that the state is interested in resuming activities or in changing the profile of the use of these premises, but there are some problems that will be noted later.

On the one hand, there is unused capital property, on the other hand there are entrepreneurs who could occupy these areas. A number of them have business plans regarding the use of these areas, many have resources for this. At the same time, there is a huge problem of non-payments in the country, as well as the lack of guarantees for timely profit in the future. Moreover, the state is more concerned about renting out production facilities rather than selling it to entrepreneurs. In turn, rents are kept at a high level, as a result of which not every entrepreneur is able to pay it. It should also be noted here that often the general condition of the premises of large plants is semi-emergency, which means it will require large investments to repair it. It is clear that the promoter might be afraid of investing seriously in someone else's business. There is also a risk of loss of rented property because of unfair competition. So, there were cases when the tenant was deceived and was forced to leave the territory of the premises due to the emergence of a new, more solvent tenant. As a result, he had to move his production to a new territory, having spent tens or even hundreds of thousands of dollars on it. That is why competent entrepreneurs are interested in acquiring realty for their production than leasing it. However, the cost of these premises, including the old ones, is quite high [2].

So what's about the solution of the problem? Firstly, the state should lower the cost of rent or provide premises for free, as this is fully in line with their interests. Secondly, the government is supposed to provide guarantees to tenants through appropriate insurance and conclusion of an agreement in which all essential terms will be spelled out. Stimulating potential tenants with various bonuses, discounts, benefits, etc. should also be under consideration of the country's authorities. These solutions can reduce the number of unused premises by attracting new entrepreneurs, including foreign investment.

References

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EXTREME TOURISM

In the modern world, extreme tourism is becoming more and more popular form of spending free time. People of different ages and professions, having different family and social status, significantly different level of culture and physical development join extreme tourism. Extreme tourism or shock tourism is a type of tourism involving travel to dangerous places (mountains, jungles, deserts, caves, etc.) or participation in dangerous events. Extreme tourism overlaps with extreme sport. The two share the main attraction, «adrenaline rush» caused by an element of risk, and differing mostly in the degree of engagement and professionalism. While traditional tourism requires significant investments in hotels, roads, etc., extreme tourism requires much less to jump-start a business. In addition to traditional travel-based tourism destinations, various exotic attractions are suggested, such ice diving in the White Sea, or travelling across the Chernobyl zone. Demand for extreme tourism is greatly increased. Some travelers plan their own extreme tourism trips, while others work with an adventure travel agency. As extreme activities and destinations can pose a number of risks to the traveler, many travel experts advise booking one's trip through an agency. Working with expe-