

## **PROBLEMS OF FUNCTIONING AND DEVELOPMENT OF THE CONSTRUCTION BUSINESS IN THE CONDITIONS OF WAR**

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The war became a serious challenge for the economy of our country, in particular for the entire construction industry, having a negative impact on the scale of construction, the cost of construction works and the demand for construction products, etc. All this, in turn, could not but affect the financing problems of construction sector enterprises and their profitability. Therefore, for the development of the construction complex, a gradual solution of the main macroeconomic problems in the industry, which have deepened under martial law, is necessary.

The results of the study showed that the main factors caused by the war that negatively affect the activity of construction enterprises and the state of their financing are: a change in logistics routes and an increase in energy costs; rising prices for construction materials; shortage of certain types of building materials and construction products (in particular, steel, sand, glass, asbestos, gypsum, clinker bricks, etc.); a difficult situation with working capital and reserves that are quickly depleted; low market demand; forced stoppage of many construction sites for an indefinite period; high cost of gas; hundreds of thousands of tons of construction waste; part of the enterprises that produced materials and construction products was completely destroyed; electricity volume limits due to damage to the energy infrastructure; the need to import raw materials from abroad, which affects the cost of construction; the volumes of import/export of materials are limited due to logistics limitations [1, 2, etc.].

In our opinion, the main macroeconomic directions of promoting the development of the construction business and increasing its profitability should be:

- a transparent program of post-war reconstruction of the country, active involvement of international partners in it;
- active application of effective compensation programs for destroyed/damaged property at the state and local levels, in particular through the eOsel program;
- lowering the price of mortgage loans;
- solving problems with the logistics of supplying basic building materials;

– restoration of the activities of destroyed domestic enterprises that specialized in the production of building materials (mineral wool, building mixtures, metal structures, clinker bricks, etc.);

– increasing investments in the construction of new production facilities that will manufacture types of construction materials previously imported from the Russian Federation (in particular, glass, products made of cement, asbestos, gypsum, etc.);

– solving the problem of disposal of hundreds of thousands of tons of construction waste as a result of shelling and destruction of buildings and structures;

– liberation of our occupied territories, effective anti-aircraft defense and, as a result, protection of the airspace of Ukraine.

Thus, a transparent post-war reconstruction program of the country, the active involvement of international partners in it, the active application of effective programs for compensation for destroyed/damaged property at the state and local levels, in particular through the eOsel program, as well as the reduction in the price of mortgage loans will revive demand in the housing market and positively affect the dynamics of the construction market, which, in turn, will affect the increase in cash receipts at construction companies.

Solving problems with the logistics of supplying basic building materials through Black Sea ports and overland routes, unblocking the border with Poland and other EU countries will allow to increase the scale of trade in building materials, which will allow to slightly reduce the cost of construction works and, accordingly, reduce the need for enterprises to find additional sources of financing.

Restoring the activities of destroyed domestic enterprises that specialized in the production of building materials (mineral wool, building mixtures, metal structures, clinker bricks, etc.), as well as increasing investments in the construction of new production facilities that will manufacture previously imported types of building materials from the Russian Federation (in particular, glass, products made of cement, asbestos, gypsum, etc.), will allow to restore and increase the production of scarce raw materials and construction materials in the country, which will allow to abandon more expensive imports and make the construction process cheaper. In order to solve the problem of disposal of hundreds of thousands of tons of construction waste, which was formed as a result of constant shelling and the destruction of buildings and structures, it is necessary to establish in the country the process of processing sorted (harmless) residues for reuse in construction of construction waste. To implement this task, it is

necessary to study and apply European experience. Well, in general, the liberation of our occupied territories, effective air defense and, as a result, the protection of the airspace of Ukraine will allow to reduce the intensive shelling of industrial and energy infrastructure and will make it possible to resume the construction of mothballed objects and start the construction of new projects.

Solving all acute problems in the industry and the country as a whole in connection with the full-scale military aggression will contribute not only to the recovery and development of construction business entities, improvement of their financing and increase in their profitability, but also to the post-war recovery of other sectors of the Ukrainian economy.

#### References:

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## УДОСКОНАЛЕННЯ СИСТЕМИ АГРАРНОГО МЕНЕДЖМЕНТУ ПІДПРИЄМСТВА В УМОВАХ ГЛОБАЛІЗАЦІЙНИХ ЗМІН

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Функціонування економіки України в умовах до СОТ вимагає вирішення багатьох питань стосовно глобальних змін в системі управління аграрними відносинами. Ці проблемні аспекти торкаються багатьох питань, провідним з яких є питання якості та конкурентоспроможності сільськогосподарської продукції, адже насиченість розвинутого Європейського аграрного ринку примушує виробників запроваджувати нові сучасні стандарти якості. У цьому сенсі практичного значення набувають питання удосконалення системи аграрного менеджменту (САМ), яка спрямована на досягнення оперативних і стратегічних цілей виробництва [1].

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