

Ways to increase the attractiveness of investment and construction projects in the Irkutsk region

M V Matveeva ¹

¹ Department of Real Estate Expertise and Management, Irkutsk national research technical University, Lermontov str., 83 Irkutsk, 664074, Russia

Annotation. The article deals with the main directions of solving the problem of insufficient investment attractiveness of industrial construction in the Irkutsk region. A lot of research is devoted to the improvement of investment attractiveness and competitiveness of construction projects. Investments are considered not only as a source for economic growth, but also as a factor of competitiveness of regional economy and construction. The article highlights the main problems and prospects of development to raise the investment attractiveness of regional construction projects. The author has reviewed the impact of investment attractiveness on the formation of con-competitive advantages of a territory.

Increasing the investment attractiveness of industrial construction can be achieved through the implementation of a set of measures providing for: the development of the regulatory and legislative framework governing investment relations in construction; improvement of the organizational and economic mechanism, including tools for managing investment projects in industrial construction; integration of programs of the state support and stimulation of creation of industrial parks, construction of objects of infrastructure, engineering preparation in borders of the land plot allocated for building.

Introduction

Industrial construction is not only the development of the industrial industry, but also new jobs, improving the standard of living, increasing social benefits and the development of culture in general.

One of the main obstacles to the construction of new industrial facilities is the difficulty of attracting investment.

Investment and construction projects of Irkutsk region

To date, 40 investment projects are being implemented in the region. Table 1 presents only a few investment projects related to industrial construction, and the pending projects are in the planning, implementation, completion stage, as well as several projects are not implemented, as there is no possibility to take out a loan [1].

Table 1. «Investment and construction projects related to industrial construction in the Irkutsk region»

№	Project name	Initiator (organization)	Project implementation period	Investment volume (billion rubles)	Planned jobs
1	Full-scale development of the Verkhnechonsk field, Katangsk district, Irkutsk region	OS "Verkhnechonsk neftegas"	2005-2050	152,0	1 150
2	Development and equipment of the	LLC "Irkutsk oil	1996-2033	130,0	2 000

	Yaraktinsk, Markovsk and Danilovsk oil and gas condensate fields of oil, Ust-Kut and Katangsk areas	company»			
3	The development of gold deposits in the Bodaibo district of the Irkutsk region	OS "Pole Gold»	2014-2018	53,7	3 500
4	Creation of a metallurgical plant for the production of high-quality granulated iron, Cheremkhovo	LLC RPA chemical and metallurgical company»	2010-2055	8,9	850
5	The establishment of the SEZ TRT "Gate of Baikal»	The government of the Irkutsk region	2010-2055	8,5	2 000
6	Construction of the main gas pipeline "Power of Siberia" in the Irkutsk region, the development of Kovykta gas condensate field	OS «Gazprom»	2018-2022	Determine	Determine

Consider each of the above investment and construction projects in detail.

1. Full-scale development of the Verkhnechonsk field, Katangsk district, Irkutsk area.

The project is divided into three stages:

- "Minimum pilot" - implementation of the reduced scope of work to fulfill license obligations, obtaining high-quality data on reservoir properties in order to reduce uncertainty and ensure confidence in the decision to invest in a full-scale field development project (implemented at the end of 2007) [2];

- "Early oil" - acceleration of execution of part of the scope of work from the PFP project to supply oil from the field to Eastern oil pipeline by the end of 2008 and fulfillment of license obligations (implemented at the end of 2008);

- "Full-scale development" - transition to the "Operation" stage with the formation of the production shelf in the range of 7.8 million tons per year in 2014 [3].

2. The development Yaraktinsk, Markovsk and Danilovsk oil and gas condensates deposits oil, Ust-Kut and Katanga districts.

The project involves the development and development of fields of LLC "Irkutsk oil company", includes drilling and development of fields with the construction of processing facilities and pumping oil, power supply facilities, road infrastructure.

3. The development of gold deposits in the Bodaibo district of the Irkutsk region

In the framework of the investment project to develop gold deposits in the Bodaibo district of the Irkutsk region, OS "Firstborn" provides an implementation of the object "Mining and processing complex on the basis of gold deposits "Verninsk".Extension up to 3.6 million tonnes of ore per year, to Close corporation "Tonoda" (subsidiary and dependent company of OS "Polyus Zoloto") provides the implementation of the construction of mining and processing enterprise on the base of the Deposit "the devil's Trough." [4]

4. Creation of a metallurgical plant for the production of high-quality granulated iron, Chermkhovo.

Production capacity - 100 thousand tons of iron per year. The company will work on local raw materials – coal and iron ore concentrate will be supplied by mining companies in the region.

5. The establishment of the SEZ TRT "Gate of Baikal»

By the decree of the government of the Russian Federation of september 8, 2010 № 692 "On the special economic zone of tourist and recreational type, created on the territory of the Irkutsk region" [5,6] on the territory of the municipality Slyudyansk district of the Irkutsk region (BSR "Mountain Sobolinaya") formed SEZ TRT. Total square footage is 756,97 ha.

6. Construction of the main gas pipeline "Power of Siberia" in the Irkutsk region, the development of Kovykta gas condensate field.

The project is connected with the signing of a contract between Russia and China for the supply of gas. The government of the Irkutsk region has established a working group to promote the implementation of the project, currently the initiator of the project determines the route of the gas pipeline through the territory of the Irkutsk region, clarifies the main parameters of the project.

Also, table 2 presents the data of the Federal service of state statistics on the commissioning of buildings in the Irkutsk region.

Table 2. «Commissioning of buildings in the Irkutsk region»

	Number of buildings		Total construction volume m ³		Total area of buildings, m ²	
	2017 г.	January-September 2018 г.	2017 г.	January-September 2018 г.	2017 г.	January-September 2018 г.
In total	3 917	3 170	5 750 147	3 251 978	1 393 756	776 015
In particular:						
residential	3 650	3 046	4 363 612	2 319 813	1 157 411	613 592
uninhabited	267	124	1 386 535	932 165	236 345	162 423
from them:						
industrial	60	17	346 495	55 964	44 637	8 280
agricultural	2	8	11 538	29 150	2 979	6 029
commercial	25	13	397 919	152 200	53 578	26 015
administrative	24	11	75 960	124 950	18 558	19 329
educational	6	7	292 862	247 814	60 613	50 952
health	21	5	61 610	21 420	13 252	5 179

According to table 2 shows that in 2017 in the Irkutsk region of industrial buildings was put into operation 60, and in January-September 2018- 17, the total construction volume of industrial buildings decreased from 346 495 m³ to 55 964 m³ and the total area also decreased from 44 637 m² to 8 280 m² [7,8].

Thus, the investment activity associated with industrial construction in the Irkutsk region is at an average level. We can say that the attraction of investors is hampered by legislative norms.

Ways to increase the attractiveness of investment and construction projects in the Irkutsk region.

The investment strategy of the Irkutsk region is a planning Document that determines the long-term (up to 2025) goal, objectives and expected results of the activities of public authorities of the Irkutsk region and together with local authorities and the business community to increase the volume and quality of investments in the economy of the Irkutsk region.

The targets of the Strategy until 2025:

1. Improving the investment and business climate.
2. Development of industrial, financial, transport and tourist infrastructure.
3. Creation of conditions for modernization of existing production facilities and implementation of investment projects in priority sectors [9].
4. Attracting public investment in the economy of the Irkutsk region.

One of the sources of increasing investment in the Irkutsk region is to attract funds from the Federal budget and Federal development institutions. As a comparison with other regions shows, in this part the Irkutsk region has significant reserves [10].

The share of co-financing from the federal budget for the implementation of state programs of the Russian Federation, federal target programs and the federal targeted investment program amounted to an average of 74 %. The share of capital construction projects in the total volume of submitted budget applications was 45 % [11].

An important problem is the lack of participation of the executive authorities of the Irkutsk region in the work on some state (federal target) programs of the Russian Federation at the stage of their development, so that after the approval of the program, the funds are distributed to other subjects of the Russian Federation.

The main directions of solving the problem are:

- 1) improvement of the system of interaction with federal executive authorities on the development and implementation of state programs of the Russian Federation.
- 2) creation of the bank of priority objects for inclusion in the state programs of the Russian Federation.

The inclusion of objects in the list of priorities determines the priority order of financing the development of design and estimate documentation and inclusion in the state programs of the Irkutsk region for compliance with the parameters for co-financing.

- 3) coordination of work with holders of investment projects on preparation of projects for inclusion in state programs, programs of development institutions.

The government of the Irkutsk region is taking measures to increase the investment attractiveness of the region. In particular, the Investment strategy of the Irkutsk region for the period up to 2025 was adopted to implement this task [12].

Increasing the investment attractiveness of industrial construction can be achieved through the implementation of a set of measures providing for: the development of the regulatory and legislative framework governing investment relations in construction; improvement of the organizational and economic mechanism, including tools for managing investment projects in industrial construction; integration of programs of the state support and stimulation of creation of industrial parks, construction of objects of infrastructure, engineering preparation in borders of the land plot allocated for building.

Conclusion

Investment attractiveness of the region is an integral indicator, which is determined by the totality of its economic and financial indicators, indicators of state, social, legislative, political and social development [13]. Investment attractiveness determines the vector of physical, financial, intellectual and human capital.

The government of the Irkutsk region is taking measures to increase the investment attractiveness of the region. In particular, the Investment strategy of the Irkutsk region for the period up to 2025 was adopted to implement this task. The measures provided for in this Strategy

are designed to increase the investment attractiveness of the region and ensure its investment reliability for investors.

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