

SYSTEM OF ASSESSING FACTORS OF IMPACT ON THE EFFICIENCY OF PROPERTY USE AT AGRICULTURAL ENTERPRISES

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The efficiency of the property use depends on the management system's influence on the achievement (*ceteris paribus*) of goals and the use of production potential. Effective management provides a rational construction of the managed object, proper development of optimal solutions and achievement of a high degree of realization of the potential of a company to meet the needs of the market.

Now management systems are based on the use of computer and office equipment, especially if AWS introduction is expected, training and retraining staff to work in the new environment, learning functional duties, rights and responsibilities, management methods and technologies based on economic (commercial) calculation and high autonomy of labour collectives.

The effectiveness of management is determined by the different teaching approaches and methods. This evaluation can be carried out using directly related to the performance management process, highlighting the complexity of management and some of its functions and operations costs of material and financial resources management, etc. However, evaluation of performance management is done through the final performance of the company.

Since the management activities and performance management are closely connected with the other components of the production process and factors influencing them, it is necessary to determine the numerical values of the partial indicators, followed by mixing them in inte-

grated (total) criteria for groups as well as a general indicator of comparative effectiveness of different options for management. It shows the level of potential, which the company can expect from a particular management system.

Labour, cost, information, technical (technological) parameters are used to assess the effectiveness of management. The most common of them – is the efficiency of the administrative apparatus, reliability and rational management system.

Evaluating the effectiveness of certain measures related to the rationalization of management (change management structure, rules of handling and maintenance, availability of qualified personnel, etc.) can be done basing on the of factor analysis. This should ensure the elimination of other factors' influence on the formation of final results of production and financial activity (quality of land, appropriate capital, labour, specialization of production, etc.).

With the development of market economy, acquire importance new indicators measuring the effectiveness of controls that can be implemented in the agricultural enterprises of Ukraine, namely: activity – relation to existing progress; performance – relation of progress to actual expenses; quality of working life – ratio of actual expenditure to meet the social, psychological and spiritual needs with the regulations.

An indicator of management quality is also management's ability to meet the

needs of the implementation of the mission and stated objectives of the organization, in practice combine centralization with the decentralization and even autonomy of individual departments and employees.

The only management may be considered effective, which contributes mostly to the potential of controlled company and the maximum satisfaction of social and economic needs of employees.