

ЗЕМЕЛЬНИЙ КАДАСТР

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FORMATION OF LAND FOR COMMERCIAL USES

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The article analyzes the formation of land plots as the objects of the commercial use. It is established that the greatest value in the profitability of objects of commercial purpose is their placement and how correctly will be organized the using of the land plot for commercial purpose, especially in large cities.

Ключові слова: commercial purpose, land, land management projects, regulation mechanism, allocation procedure.

Formulation of the problem.

The earth is a key element of national wealth, the main means of production, and an indispensable condition for the existence of human society.

The land mechanization system, which, in Article 52 of the Law of Ukraine «About Land Management», provides for the development of Land Management Projects for the allocation of land plots, in particular, for the formation of land plots for commercial purposes, is a real mechanism for settling the order in urban land use, use and protection of land. [1, p. 1]

Land plots are taken in accordance with land management projects regarding the allocation of land plots and technical documentation on land management regarding the establishment of

boundaries of the land plot in kind (on the ground) or part thereof; technical documentation on land management for division or association of land plots. Such projects are being developed in the course of the formation of a new land plot in the case of provision, transfer of land, seizure (redemption), alienation of a land plot (its part), the boundaries of which are not established in kind (except for the division and association of land) or when changing the intended purpose land plot in accordance with the law. [1, pp. 3-4] Land management projects for the allocation of land provide justification of the territory on which commercial objects will be located, as well as contain comprehensive recommendations not only for the rational use and protection of land plots, but also for the improvement and development of social infrastructure

big cities Under the influence of the general development of social production there are changes in land relations, which make adjustments to the existing system of organization of land use.

The land system functions as a system of state measures for the implementation of land legislation aimed at the organization of the full and rational use of land, as well as means of production, inextricably linked with the land, in order to increase the efficiency of social production.

Analysis of recent research and publications.

The research works of domestic scientists engaged in the study of issues of landing and forming land plots of various functional purposes: D. Babmindra, Z. Brindza, V. Gorlachuk, D. Dobriak, P. Kazmir, M. Kalinchik, O. Kanash, V. Krivov, A. Martin, L. Novakovsky, O. Panchuk, A. Tretyak, M. Khvesik and others.

But scientific works do not always focus on the formation of land as the objects of the commercial purpose.

The purpose of the study is to justify the formation of land plots for commercial purposes.

Results and discussion.

The use of land plot allocated for the purpose of placing commercial objects involves the use of a land plot within the category of land for residential and community development. However, the construction of such facilities must be consistent with urban planning documentation and documentation on land management, which involves changing the type of intended use of land.

According to the requirements of Part 5 of Art. 20 of the Land Code of

Ukraine, types of land use within a certain category of land are determined by its owner or user independently within the requirements established by law for the use of land of this category, taking into account urban planning documentation and documentation of land management. [2, p. 7]

The market for commercial real estate began to emerge only with the deployment of privatization of enterprises. The market for commercial objects is much smaller than residential, so operations on it are less, although commercial objects worldwide are considered to be the most attractive.

Commercial real estate can be divided into those that bring income - commercial and those that create the conditions for its receipt - industrial (industrial). Income-generating objects include: shops and shopping complexes; hotels and entertainment centers, offices, garages, etc. Real estate objects that create the conditions for profit are warehouse and logistic complexes, industrial objects, industrial parks, etc. [5, p. 36]

Today, trade and catering are an intensively developing economy. The objects of this sphere were first privatized and privatized, which stimulated their active development. Stores create consumer sympathies, as they provide the necessary service and culture of service.

As the experience of large European cities has shown, the location of multi-functional shopping centers is the intersection of major motorways, in cities - the proximity of metro stations and ground transport stops. Mostly, such centers are located in «sleeping areas» or outside the city, in fact, in the empty land, near the main highway. [4, p. 146]

In the modern economy, the processes of the emergence of new and modernization of old shopping centers are

heterogeneous, since the regions are in different economic conditions and develop, according to their complex laws. Trade as an economic life is at least as inclined to be exposed to negative economic and political changes, quickly recover from the crisis and depression. The main indicator of the development of the trading sector can be considered the demand that grows on functional shopping areas.

All landlords and land plot owners should ensure the utilization of land plots in accordance with their target values, preventing the collapse of the surrounding area as a result of their administrative activities.

For all developed countries, the ecological situation in the cities - the capitals - is the subject of special attention of the official authorities of all levels, political parties, public movements, the mass media and the general population. [3, p. 67] The city's ecological situation is a mirror that reflects the level of socio-economic status of the country, so it is not by accident that information about the ecological situation in developed countries is publicly available and one of the leading places in the political and public life of society.

With the growth of the city, the development of its industry, the increasingly complex problem of environmental protection, creating the normal conditions for life and human activity. In recent decades, the negative impact of man on the environment and in particular on greenery has intensified. The problem of green massifs (urban parks, squares, landscaping of toches) is one of the most important environmental problems in the city. Vegetation, as a stabilizing system, ensures the comfort of living conditions of people in the village, regulates (in certain limits) the gas composition of the air and the degree

of its pollution, climatic characteristics of urban areas, reduces the influence of noise factors and is a source of aesthetic rest of people.

Consequently, the project of forming a land plot is one of the important stages in the procedure for registration of ownership of a land plot.

The environmental situation in the cities is mainly due to the activity of industrial enterprises and the movement of motor vehicles. In order to minimize the negative impact on the environment created by the industrial complex of cities, the ecology sector conducts appropriate coordination work with enterprises, organizations and institutions, in particular, consultations, methodological clarifications, control over the implementation of relevant environmental programs, measures and implementation of plans for the protection of the environment .

A modern city can not be imagined without transport, but transport, first of all automotive, is one of the largest and most harmful sources of air pollution. Its share accounted for 97 percent of the total mass emissions.

The main issues are:

- High level of emissions into the air by motor transport is caused by rapid increase of motor transport flows, lagging development of the street and road network, poor quality of fuel.

- Use of outdated equipment and technologies, insufficient level of introduction of new environmental technologies at the enterprises of the district.

- Lack of established water protection zones, and within them, coastal protective strips of water objects of the district.

- Constant increase in the volume of solid waste generation, low implementation of separate collection of waste.

- Lack of established boundaries of green zones.

Main goals of ecological development:

- Reducing the negative impact of vehicles on the city.

- Reduction of gross emissions of pollutants into the atmosphere by industrial enterprises.

- Continuation of technical re-equipment of the production complex on the basis of the introduction of scientific achievements, energy and surviving technologies, non-waste and environmentally safe technological processes.

- Consistent growth in the volume of separate collection of solid domestic and industrial waste.

- Preservation of biological and landscape diversity of the region, development of green areas.

- Strengthening educational activities in the field of environmental protection.

Measures aimed at solving the tasks and achievement of the goals: 1. In the field of atmospheric air: carrying out continuous monitoring of the state of atmospheric air and emissions of pollutants by the enterprises of the district; coordination of activities of enterprises on the implementation of environmental protection measures.

2. In the field of water resources protection: coordination of activities of district enterprises with regard to timely cleaning of sewage networks, reduction of water use by increasing the number of water-circulation systems.

3. In the field of waste management: coordination of activities of enterprises of the district, on timely transfer to the disposal of hazardous industrial waste; distribution of the system of primary sorting of waste among enterprises and residents of the city.

Conclusions.

It was established that the greatest value in the profitability of objects of commercial purpose is their placeplacement and how correctly it will be organized using the land plot for commercial purpose, especially in large cities of the country.

The market for commercial real estate began to emerge only with the deployment of privatization of enterprises. The market for commercial objects is much smaller than residential, so operations on it are less, although commercial objects worldwide are considered to be the most attractive.

Today, trade and catering are an intensively developing economy. The objects of this sphere were first privatized and privatized, which stimulated their active development. Stores create consumer sympathies, as they provide the necessary service and culture of service.

As the experience of large European cities has shown, the location of multi-functional shopping centers is the intersection of major motorways, in cities - the proximity of metro stations and ground transport stops. Mostly, such centers are located in «sleeping areas» or outside the city, in fact, in the empty land, near the main highway.

It has been established that for all developed countries, the ecological situation in the cities - the capitals - is the subject of special attention of the official authorities of all levels, political parties, public movements, the mass media and the general population. The ecological situation of the city is a mirror that reflects the level of the socio-economic situation of the country, so it is no accident that information about the ecological situation in developed countries is publicly available and one of the leading places in the political and public life of society.

With the growth of the city, the development of its industry, the increasingly complex problem of environmental protection, creating the normal conditions for life and human activity.

The following measures have been proposed to improve the ecological situation on the territory of the research object: conduct of continuous monitoring of the atmospheric air and emissions of pollutants by the enterprises of Solomyansky district; coordination of activity of enterprises on implementation of nature-protective measures; coordination of activities of the district's enterprises on the timely cleaning of sewage networks, reduction of water use by increasing the number of water-circulation systems; coordination of activity of enterprises of the district, regarding timely transfer of hazardous industrial waste to the disposal; distribution of the system of primary sorting of waste among enterprises and residents of the district; as well as in the near future prospects for improving the adjacent areas along the streets of the district.

The requirements for the land management project concerning the allocation of the land plot were studied, in particular: the initial data for the development of the land management project were obtained in the land resources authorities; the content of the explanatory note (basic information about the land plot, the legal basis for the development of the project, the design decision, the stages of the work, including a description of the cadastral survey); graphic materials of the land management project (The land plot plan should reflect the land plot allocated and the incident situation with the application of existing landowners and land users, as well as description of the subcontractors, explanation for statistical reporting, symbols,

a stamp indicating the location of the land plot, the contractor, signatures manager and responsible for the quality of work, copying from a regular cadastral plan agreed by an official of the territorial body of land resources, a plan for the boundaries and restrictions of easements (subject to restrictions), agreed by the official of the territorial body of land resources, drawing of the transfer of the boundaries of the land plot in kind (on the ground), the cadastral plan of the land plot); materials deduction of areas.

Grounded the formation of land plots for commercial purposes: the location and ownership of the land plot, the intended use and the area planned for the withdrawal have been established; purpose of land use, types and types of restrictions; conditions of withdrawal, form of payment for land; subject of land relations.

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**Кустовська О., Мудра С.
ФОРМУВАННЯ ЗЕМЕЛЬНИХ ДІЛЯНОК
КОМЕРЦІЙНОГО ВИКОРИСТАННЯ**

У статті проаналізовано формування земельних ділянок під об'єктами комерційного використання. Встановлено, що найбільшу цінність в прибутковості об'єктів комерційного призначення становить їх місце розташування та наскільки правильно буде організовано використання земельної ділянки під об'єктами комерційного призначення, особливо у великих містах.

Ключові слова: комерційне призначення, земельна ділянка, проекти землеустрою, механізм регулювання, процедура відведення.

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ФОРМИРОВАНИЕ ЗЕМЕЛЬНЫХ УЧАСТКОВ
КОММЕРЧЕСКОГО ИСПОЛЬЗОВАНИЯ**

В статье проанализировано формирование земельных участков под объектами коммерческого использования. Установлено, что наибольшую ценность в доходности объектов коммерческого назначения составляет их месторасположение и насколько правильно будет организовано использование земельного участка под объектами коммерческого назначения, особенно в крупных городах.

Ключевые слова: коммерческое назначение, земельный участок, проекты землеустройства, механизм регулирования, процедура отвода.