

Malyi V. Y.,

Candidate of Law Sciences,

Senior Lecturer of civil, labour and commercial law department

Dnipropetrovsk national university named after Oles Honchar

FEATURES OF USE LAND REGULATION OF PRIVATE HOUSING CONSTRUCTION

Land on which there are residential and public buildings occupy an important place in the economic, social and cultural life of the country. In residential development land inhabited the vast majority of the population. They are also buildings and structures that make housing, infrastructure, settlements – villages, towns and cities.

Land which is listed buildings have certain features of the legal regime of Use. This is especially true of land adjoining areas low-rise residential development for which due to different assumptions failed transfer of ownership (privatization), and that in fact were the property of the local villages, towns and cities. Purpose of the study is to determine the characteristics of private – legal relations on land use private residential development, justification of proposals and recommendations aimed at improving social relations in the area of land adjacent territories “private residential sector”.

In our opinion may recommend lawmakers to generalize the experience regulating relations of land ownership in the European part; 1) simplify and accelerate privatization of land adjoining areas low-rise residential development; 2) strengthening the administrative responsibility for the actions that lead to violations of the rules and principles of good neighborliness. In practical aspect possible consider feasibility of contracting procedure compatible use local area and charging land tax with the mandatory notarization, especially if the house is private property of a few individuals.