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STAKEHOLDERS OF LAND&PROPERTY DEVELOPMENT PROCESS

The development of Ukraine as an independent state has led to socio-economic transformations among the result of which significant changes in approaches to spatial planning and modification of the real estate market mechanisms have undergone. Urban sprawl and replotting, intensive land building-up cause the necessity of introduction of fundamentally new approaches to the property construction and investment as well as of changes in the qualification requirements for specialists involved in the development processes.

In recent decades development activity became more and more significant in the real estate market. The main mission of developers is to create property that can bring the maximum profit with the lowest aggregate risks in the certain natural and human environment under conditions of the existing legislative field, using of modern technologies, information support and potential financial support.

Real estate development, as a concept equally reflects such terms as "Real estate development" and "Real Property Development". However, it is very important to distinguish between those terms. Both of them are translated almost equally but in practice they have the different meanings caused by the peculiarities of American and European approaches to the legal definitions of real estate and related terms. Usually in the USA the term "Real estate" means a material object created by nature (land) and man (buildings). Thus, it takes into account the physical nature of the property, which is the most consistent with the Ukrainian term "real estate". The concept of Real property used in the most of European countries includes as usual all interests related to real estate (rights, restrictions and liability) and is inseparable from the possession of a physical property. While translating into Ukrainian these specific features of the term are not always taken into account and both terms are usually identified without any explanations or clarification. However, in the professional activities in the field of real property the object should be considered as a set of characteristics of real estate unit as well as the property rights to it (rights related to the possession, use and disposal of real estate).

Objects of property development can be: undeveloped, mastered and built-up land. Under conditions of intensive urban growth, the reconstruction of territories acquires special significance infill development and redevelopment, which can be attributed to the development of built-up lands.

Purpose. The purpose of this work is to identify the status of development activities in Ukraine and to determine the qualification capacity that developers must meet.

Methodology. The results of the present work have been obtained by comparative study and relevant analysis of the current development processes in Ukraine in comparison with the same processes in developed countries.

Results. The article contains a study of the statutory classifiers for determining the status of developer activity and developer as a professional participant in economic activity.

Classification of types of economic activity in Ukraine has been adopted in 2010. It does not contain “Land and property development” as economic activity therefore such an activity is not defined legally.

The authors identified major *stakeholders* interested and involved in the process of land and property development. Stakeholders were combined in 5 groups: executive authorities, local governments and territorial communities, investors, land owners/users, businesses. The current research is focused on specific peculiarities of the *businesses* which are involved in development processes.

This group includes legal entities and individuals engaged in professional business activities within their competence during land and property development. They are involved in processes that require complex problem-solving and decision-making that is based on a significant base of theoretical and factual knowledge in the number of specialized fields. It was found that international classification does not include such an occupation as “property developer”. The professionals which have to be involved in the land and property development process have been systematized on the basis of the International Standard Classification of Occupations (ISCO-08).

As a result of the analysis it was found that specialists in the field of planning, engineering, environmental protection, finance, administration and legislation are involved in the land and property development process. According to ISCO-08 specialists in the field of planning and engineering sciences are represented by such professionals as: building and landscape architects, land planners, traffic planners, urban planners, cadastral surveyors, cartographers, land surveyors, Photogrammetrists, etc. Specialists in the field of environmental sciences are represented by environmental protection professionals, air pollution analysts, ecologists, environmental advisers, water quality analysts, etc.

Specialists in finance and administration are represented by finance managers, loan officers, mortgage officers, financial institution branch managers, valuers and loss assessors, insurance agents, real estate agents, property managers and realtors. Legal professionals are represented by attorneys, barristers, lawyers, solicitors, notaries, etc.

List of specialists mentioned above clearly indicates that the professional property developer must be a specially educated person with wide number of knowledges and skills. Such a professional level could be achieved only by implementation of special education programs specially prepared and provided by relevant departments of higher educational institutions.

Scientific originality. For the first time the peculiarities of the real estate development process as a separate business activity were investigated in the context of its being the part of economic activity legally defined in Ukraine. The necessity of definition of the real estate development as a separate point in the Classification of economic activities in Ukraine has been determined as well as the necessity of special education programs to prepare specialists for such an activity.

Practical value. Practical implementation of the results of the present investigation can adopt the exciting Classification of economic activities in Ukraine to the demands of the development of real estate business. The establishment of new educational program for real estate developers based on international experience investigated in the present work can help harmonize Ukrainian education process with world practice.

Conclusions.

Development is not an officially recognized type of economic activity in the current Ukrainian legislation. This is an established business term borrowed from the world practice of increasing of the value of real estate.

The list of specialists involved in the land and property development process proves that this is an interdisciplinary task, the solution of which requires the involvement of professionals from field of planning, engineering, environmental protection, finance, administration and legislation. Globalization

of land and property market has increased the demand for implementation of a new professional occupation – property developer.

A comprehensive property development program is offered by one of the top US higher education institutions – Massachusetts Institute of Technology. Specialized training can be done at Tulane University, Columbia University, Thomas Jefferson University, University of Arizona, Georgetown University, etc.

In Europe, the property development can be trained in University of Oxford, University of Westminster, University of Manchester, IE University (IE School of Architecture and Design, Spain, Erasmus University Rotterdam, TU Delft.

A new specialization «PROPERTY DEVELOPMENT» is presented at Kyiv National University of Construction and Architecture. Ukraine.

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