

SUMMARIES

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I. Azhaman

STATUS AND TRENDS IN HOUSING CONSTRUCTION IN RURAL AREAS OF UKRAINE

One of the factors that affect the supplying of labor, professionals' willing to work in the agricultural sector is the socio-economic conditions, including trends in housing construction in rural areas.

Considering the limited financial capabilities of modern farms to build housing and high bank rates for loans the main source of funding for the construction of housing are individual means of citizens, the financial source of which is income. It is the wage rate which determines the ability of the agricultural workers in building houses and increasing the improvement level of everyday life. Agriculture in terms of average salary ranks is 10th among the 13 activities. The growth rate of wages in agriculture are ahead of the growth rate of the construction works cost.

The level of housing finance in 2010-2011 is lower than in 2007-2008. The negative thing is the fact, that the share of investment in housing in the total amount of investments in 2007–2011 is reduced, indicating a reduction of investment attractiveness of this area.

Dynamics of commissioning housing in rural areas during the period from 1990 defined the recession until 2001 and a gradual increase since 2002 (excluding 2009 and 2011). General trends in construction in rural areas extend to all areas, but the volume of commissioning housing for each of them is vary greatly. Structure of commissioned residential area indicates increasing their share in the country and leading position the construction of individual houses.

In Ukraine, the volume of commissioning of new housing is reduced each year. However, as for the construction site – more people put their residential buildings in rural areas. In relative terms flats, houses, including individual, are built more in rural areas.