

TOOLS FOR ANALYSIS ECOLOGICAL CONDITIONS OF A GROUND AREA OF SETTLEMENT AND DEFINITION THE BEST MODE OF ITS USAGE

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Nowadays the habitat in Ukraine undergoes a constantly increasing technogenic loading. However the further development of economy leads new and strengthens available anthropogenous influences on an environment, including natural resources. Based on this, one of the most difficult problems at the present stage of development is radical ecological reconstruction of all economic activities of our country, maintenance of constant development of an economic complex.

One of displays of an urbanization is a wide development of the technogenic environment which interaction with the geographical environment and collects new forms and, as a rule, occurrence of not return processes in the nature. Finally, this is negatively displayed on the person leads to an ecological disbalance between the nature and a society. The concentration of sources of harmful emissions within the city influences negatively not only on environment, but also on health and normal ability to live of city dwellers.

Nevertheless urbanistic concentration of the population and manufacture makes the city grounds as a unique resource. Occupying only 2 % of a total territory of Ukraine, they concentrate from above two thirds of population, 75 % of the basic industrially-production assets, near 95 % of financial-credit and research establishments; the cores social, industrial, information and administrative communications. It creates exclusively favorable conditions of managing and business for users of the city grounds. This is a reason of the cities appeal. First of all big cities which have powerful multipurpose industrial, scientific and cultural potentials. So, in economically developed countries, as a rule, the payment for the ground in cities makes 15-30 % from all receipts in the city budget.

The necessary condition of increase of efficiency of the city existence is its territorial organization, i.e. the most rational distribution of intercity territories behind their functional purpose. How basic elements of the city settlement are placed, how much they are close to optimum territorial organization depend on conditions of a life of the population of the given city. The estimation of the ground enables institutions of local government to realize the regulative powers by creation the economic conditions and stimulus for rational use of the city grounds, formation the financial and economic base of city due to a payment for the ground.

$$Pr = \frac{B \times Rp}{Rc} \times Cf \times Cl \quad (1)$$

The monetary estimation of the grounds of settlements is defined under the formula (1) [1], where: Pr - a monetary estimation of square meter of the ground area, (in grivnas); B - the specification of expenses for development and arrangement of territory counting upon 1 square meter (in grivnas); Rp - rate of profit (6 %); Rc - rate of capitalization (3 %); Cf - coefficient which characterizes functional use of the ground area (under inhabited and public building, for the industry, etc.); Cl – coefficient which characterizes the location of the ground area.

As Ukraine only begins a way of formation of the market of the ground very important there is a duly creation transparent, working in a mode of real time of systems of the analysis, an estimation and definition of an optimum mode of use of the ground areas. Users of such systems can be as the state structures of land management, estimator the grounds, and citizens who face with questions of purchasing/sale of the ground areas. Such systems should contain the informative block, where legal aspects of the given question and the general principles of an estimation of the ground area will be displayed, the block of the analysis of entrance parameters (a site, natural and economic characteristics, engineering-building conditions), tools of an economic estimation of the ground area [2] and definition of an optimum mode use.

References

1. Kuhtin P.V. Management of ground recourses: Educational manual – Piter, 2005. P. 315-322.