State policy of urbanized territories development as aspect to form real estate market

Today when the state integrity and finding new ways to develop the country are the most important issues there is a necessity to study the state influence upon the development of urbanized territories and their components, real estate in particular.

**Problem setting.** This market field as a part of public administration because of its specifics is not researched properly today. It is necessary to study possible state influence upon real estate market institutionalization. This is also necessary to react to social challenges to enhance the requirements to real estate. These requirements appear because of growing risks in urbanized territories development stipulated by a possible threat of terroristic attacks.

**Recent research and publications analysis** shows that national and foreign scientists haven’t researched market laws including those covering the real estate appropriately. At the same time the influence the state policy makes upon the formation of new segments within the real estate market with due regard to newest threats for urbanized territories and risks for civil society is not studied properly.

**Paper objective** is to study the state development policy covering the formation of new segments within the real estate market in the process of urbanized territories development as well as to research ways to institutionalize this segment in terms of limited resources with a strive to minimize threats and risks for people.

**Paper main body.** The real estate market with its development specifics and special terms of formation makes an appropriate influence upon its subjects, who actively work in this field and thus create a unique institutional environment. I generally agree with those real estate market researchers who suggest a possible general structuring of the market and a division of all the participants into institutional and non-institutional ones. However I suppose it is necessary to study them as subjects of influence of the state development policy with due regard to growing threats for citizens of urbanized territories stipulated by available terroristic threats. The conducted analysis of ruinations after the attacks in Donetsk and Luhanski regions proves that simplified permit procedures greatly weakened mechanisms of state regulation that controlled real estate building and quality. Such a condition can be viewed as mistakes of institutional participants of the real estate market (state agencies). Thus there appears a need to intensify the state policy to create a safe environment and form innovative ways to build real estate of a high quality. The researches show that within the structure of real estate there appears a
market segment of a higher demand with a possibility to use buildings in terms of no electric supply, access to civil protection objects, strict constructive scheme, which ensures a way out in terms of urgent evacuation etc.

**Conclusions of the research.** To minimize threats and to ensure a sustainable development it is necessary to expedite the development of institutional mechanisms the state uses to enhance the quality of real estate and react to changes in its structure.