

LAND GOVERNANCE MASTER PROGRAM

Discipline **“Settlement Development”**

Responsible university

*Kharkiv National Agrarian University
named after V.V. Dokuchaev*

Course is developed by

Associate Prof. Volodymyr Tyshkovets



settlement development

Integrative module

Total ECTS - 3

Is studied in

2st years

3st term

for Agrarian Universities



Basis for learning:

settlement

development

Law

**Aim and objectives of the course is to
acquire knowledge in basic
organizational, economical ,social and
legal aspects and specific of settlement
development under the conditions of the
economy in transition to form its
sustainable development for perspective**



settlement development

Total hours	Classroom total/ hours	lectures	practice	Exam/ hours	individual student's work	% of class rooms
180	40	20	20	-	140	0,3



Course syllabus

##	Topic	Number of hours		
		Total	Lecture	Practice
	TOTAL	40	20	20
1.	Fundamentals, sources, principles, procedural aspects of settlement development and its analysis	20	10	10
2.	Real property market and land use planning and management as a source of settlement formation and development	20	10	10



Structure of the lectures

Topic #1 “Analysis of different kinds of settlements and its current development”

Lecture #1 “Introduction. Theoretical Fundamentals of The Course” – 2 hours

The tasks and content of the course, the needs of sustainable development of settlements are considered. Lecture sets out the general terms of settlement development. The conditions of the development of different types of settlements in Ukraine, methods, objects, subjects and objectives of that development are discussed. The characteristics of the problems of settlement development are given.

Lecture #2 “The Sources of settlement development ” – 2 hours

Lecture defined the sources of settlement development, its legal basis (basic and supplementary laws and norms). The problems of current legal basis of settlement development and its perspectives of the development are defined and discussed.



Structure of the lectures

Lecture #3 “The Analysis of settlement development” – 2 hours

The lecture an overview the history of settlement development in Ukraine (especially before and after land privatization) and abroad and defined the ways of its sustainable development. The perspectives and main directions of settlement development are discussed. The development of different assessment interrelations and its economical, legal and institutional components are presented.

Lecture #4 “The Principles and procedural aspects of different types of settlement formation and development” – 4 hours

The principles and procedural aspects of different types of settlement formation and development under the democratic and voluntary management are presented. Lecture deals with the methods and effective mechanisms of settlement formation. The criteria of that mechanisms are presented. The perspectives of the development are discussed.



Structure of the lectures

Topic #2 “Real Property Market and land use planning and management as a source of settlement formation and development ”

Lecture #5 “The appraisal of real property and its use for Real Property Market” – 2 hours

Lecture deals with basic definitions, appraisal criteria and factors which influence on real property cost. The technology, main approaches and methods of real property appraisal are presented. The elements of financial mathematics and computer technologies are given.

Lecture #6 “The specific of different methods of Real Property appraisal.” – 2 hours

Lecture addressed to the specific of the appraisal of land, economical objects, industrial objects, investment projects, official and trade objects. Issues that should be considered in the practice of settlement developing are identified.



Structure of the lectures

Lecture #7 “Land use planning and management as a source of settlement development” – 4 hours

- *The lecture an overview the subject of land use planning and management with its concepts. The market and intervention are discussed. The role of land use planning and management in its settlement development context is presented. The lecture an overview the procedure of land use planning and management for different types of settlements and its specifics.*
- **Lecture #8 “The World’s Practice of settlement development” – 2 hours**

The general overview and analysis of settlement developments in developed countries and “third world” are presented. Lecture describes the modern directions of settlement developments in different countries. The structures, principles and methods of settlement development management in foreign countries are discussed. Paid attention to the specific of real property appraisal in different countries.



Structure of the practice work

- Students undertake more deep analyses of social, economical, legislative and institutional aspects of different kinds of settlement development
- Students elaborate planning and management of different kinds of settlements and make backgrounds of their decisions



Exercises

Objective: *The essay is to present an example of the formation of 3 types of settlements on the basis of : 1. democratic market principles; 2. formation in cases of territorial disasters (Chernobyl, etc.); 3. social housing conditions.*

Group work: *the essay can be done as a group with 1-3 members; the same group will then also prepare and give the presentation.*

Total contents:

- **Settlement Development context** (*land use planning, general cadastral data, functional characteristics, situations, the demand and supply for the same properties at certain markets, ...*)
- **Legal, economical and social aspects**
- **Basic elements of development** (*in conceptual, organizational and technical terms*)
- **Settlement development procedure** (*preparatory stages, planning procedure, legalization, appraisal calculations, perspectives*)
- **The specific of different types of settlement development** (*procedural specifics, different cases which might exist, ...*)
- **Conclusions**



List of literature

- 1. Земельний кодекс України К.: 2007.
- 2. Крутик А.Б., Горенбургов М.А., Горенбургов Ю.М. Економіка нерухомості – С.-Петербург, 2007.
- 3. Волечков Н.г. Довідник по нерухомості. – М.: ИНФРАМ, 1996.
- 4. Горенбургов М.А. Бізнес-планування інвестиційних проектів: Учебний посібник – К.: 2006.
- 5. Как осуществляют сделки с недвижимостью. – СПб: Изд. Дом «Бизнес-пресса», 2006.
- 6. Ковальов А.П. Як оцінити майно підприємства. – К.: 2002.
- 7. Коростельов С.П. Основи теорії і практики оцінки нерухомості. – М.: 2005.
- 8. Черняк А.В. Оцінка міської нерухомості. – К.: 2009.
- 9. Тарасевич Є.І. Фінансування інвестицій в нерухомість. – К.: 2003.
- 10. Эванс Дж., Берман Б. Маркетинг. – К.: 2005.

