

### **Current State of Heavy Industry Lands in Cities**

Industry is one of the most important sectors of the economy in Ukraine. The heavy industry of Ukraine generates more than 80% of the total cost of all industries. At the same time, the formation and the use of heavy industry and the implications of their operation is not always good for land settlement.

On January 1, 2013 a part of industrial areas of land resources of Ukraine grew up to 223,2 hectares or 0.4% of the total area of land.

Due to its strong resource base, the heavy industry has been rapidly developing in and outside the Donbass region. Such development is necessary because in these regions the heavy industry is a major source of economic and social well-being, the main source of jobs, and these cities have strong potential that gives our country a possibility to play a leading role in production among the world's heavy industries. Industrial cities in Ukraine, unlike Europe, are located around big industrial enterprises. Due to expanding and developing of these industries, industrial areas of cities are already not in suburbs but closer to the city center.

During the rapid development of the Soviet economy, the heavy industry emerged and developed rapidly. When these enterprises were developing, they were not sufficiently monitored for compliance with the allocation of land for industry. Until now, many companies have abnormal areas that are not used efficiently, and often are not used at all.

Considering Dnipropetrovsk as an example, one can see that an extremely large number of heavy industry enterprises (over 50 objects are only in the city) are located on the territory of 405 square kilometers. Their share in the industrial production of the country is 4.6%. This indicates that most of the lands occupied by the objects of the city of heavy industry, which has a significant impact on all other areas of life.

#### **Conclusions:**

- the current state of industrial land is a key issue of land and currently not satisfactory;
- there is a need to re-allocate land for heavy industrial facilities and transfer the ownership or land-use for other purposes using the world-known concept of sustainability of land use;
- the market for land resources of Ukraine can be expanded through lands.

The state and management of land plots of heavy industries are becoming increasingly important in Ukraine, especially in industrial areas.