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CRIMINOLOGICAL CHARACTERISTICS OF FRAUD IN INVESTMENT AND CONSTRUCTION SPHERES

The need for housing is among the main basic material (and perhaps spiritual) human needs. High prices, lack of legal awareness of the population in mechanisms for financing construction and protection of their legitimate interests, big money turnover and other factors lead to shadowing of relations within financing of construction and spread of fraud in this area.

According to the survey of indexes of transparency of the world real estate market Global Real Estate Transparency Index 2014, which was held by the international consulting company Jones Lang LaSalle and its subdivision LaSalle Investment Management, which specializes in managing investments, Ukraine in 2014 had rolled down in the rankings of transparency of the real estate market from 61st to 74th position (total transparency index was calculated in 102 global real estate markets by analyzing 115 different factors).

The general tendency that has been developed in the construction market of Ukraine can be characterized by the reduction of the rate of housing con-

struction with public funds and by corresponding increase of the volumes of construction by attracting private investors. Thus, this year only 3400 square meters of housing were built with public funds, which is less than 0.1% of the total residential real estate.

As of January 1, 2014, there were 16,380 unfinished projects, of which 6.3 thousand (or 38.5%) were under construction, and 10.1 thousand (61.5%) constructions were suspended or closed down.

The current level of "construction" fraud in the spread and scope of damage, the level of organization and the degree of concealment, the number of cases and protection methods from persecution qualitatively differs from previously known to law enforcement authorities traditional ways of taking possession of property of individuals. It is, in fact, the new form of criminal business.

We draw attention to the negative tendency of increase in the incidence of fraud in the financing of real estate from 58 in 2000-2003 to 286 cases in the period from 2006 to 2010.