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**STATUS AND CURRENT TRENDS IN THE DEVELOPMENT OF THE
CONSTRUCTION SECTOR IN THE TRANSFORMATION PROCESSES
OF UKRAINE**

**СТАН ТА СУЧАСНІ ТЕНДЕНЦІЇ РОЗВИТКУ БУДІВЕЛЬНОЇ
СФЕРИ В УМОВАХ ТРАНСФОРМАЦІЙНИХ ПРОЦЕСІВ УКРАЇНИ
СОСТОЯНИЕ И СОВРЕМЕННЫЕ ТЕНДЕНЦИИ РАЗВИТИЯ
СТРОИТЕЛЬНОЙ СФЕРЫ В УСЛОВИЯХ
ТРАНСФОРМАЦИОННЫХ ПРОЦЕССОВ УКРАИНЫ**

***Summary.** Modern tendencies of development of construction enterprises are considered. The main directions are investigated scientific developments in the development of the country's construction industry. Data on number of enterprises and entrepreneurs, their changes in recent years. It is proved that in*

modern conditions the functioning of the construction industry is characterized by ambiguous processes, which are determined by slowing down the development of construction companies, reducing their logistical and production potential, slowing down the growth of key performance indicators. It is determined that the issue of determining the state and current trends in the development of the construction sector, taking into account the transformation processes taking place in the economy of Ukraine. The tendencies of development of the basic indicators of functioning of construction sphere are established. In particular, the wave-like nature of changes in the index of construction products in 2011 - 2020 was determined, the dynamics of the volume of construction products by its types in 2014 - 2020 indicates their growth almost 4 times. Thus, the presented processes occur both in inhabited, and the non-residential sector. In the field of construction of civil engineering works there is also an increase in production by 4.6 times.

The study identified ambiguous trends in the construction industry, which are characterized by a wavy trend where periods of growth in construction output change to periods of decline. Over the past two years, the construction industry has shown an increase in production and delivery of the total area of residential and non-residential buildings. However, the construction sector does not show stable development trends. In such conditions the development and realization of modern methods and models of management of the presented sphere, formation of a quantitative basis of development of strategic directions of development of construction sphere has special value.

Key words: *construction sphere, modern tendencies, transformation processes, indicators of functioning of construction sphere, production of construction products.*

Анотація. *Розглянуто сучасні тенденції розвитку будівельних підприємств. Основними напрямками є дослідження наукових розробок у розвитку будівельної галузі країни. Дані про кількість підприємств і*

підприємців, їх зміни за останні роки. Доведено, що в сучасних умовах функціонування будівельної галузі характеризується неоднозначними процесами, які визначаються уповільненням розвитку будівельних компаній, зниженням їх матеріально-технічного та виробничого потенціалу, уповільненням зростання ключових показників діяльності. Визначено питання визначення стану та сучасних тенденцій розвитку будівельної галузі з урахуванням трансформаційних процесів, що відбуваються в економіці України. Встановлено тенденції розвитку основних показників функціонування будівельної сфери. Зокрема, визначено хвилеподібний характер зміни індексу будівельної продукції у 2011 – 2020 роках, динаміка обсягу будівельної продукції за її видами у 2014 – 2020 роках свідчить про їх зростання майже в 4 рази. При цьому представлені процеси відбуваються як у житловому, так і в нежитловому секторі. У сфері будівництва об'єктів цивільного будівництва також спостерігається зростання виробництва в 4,6 рази.

Дослідження виявило неоднозначні тенденції в будівельній галузі, які характеризуються хвилеподібною тенденцією, коли періоди зростання обсягів будівництва змінюються періодами спаду. За останні два роки будівельна галузь продемонструвала збільшення виробництва та здачі загальної площі житлових та нежитлових будинків. Однак будівельний сектор не демонструє стабільних тенденцій розвитку. У таких умовах особливе значення має розробка та реалізація сучасних методів і моделей управління представленою сферою, формування кількісної основи розвитку стратегічних напрямів розвитку будівельної сфери.

Ключові слова: *будівельна сфера, сучасні тенденції, трансформаційні процеси, показники функціонування будівельної сфери, виробництво будівельної продукції.*

Аннотация. Рассмотрены современные тенденции развития строительных предприятий. По основным направлениям исследуются научные разработки в развитии строительной отрасли страны. Данные о количестве предприятий и предпринимателей, их изменениях за последние годы. Доказано, что в современных условиях функционирование строительной отрасли характеризуется неоднозначными процессами, которые определяются замедлением развития строительных компаний, снижением их материально-технического и производственного потенциала, замедлением роста ключевых показателей эффективности. Определено, что решается проблема определения состояния и современных тенденций развития строительной отрасли с учетом трансформационных процессов, происходящих в экономике Украины. Установлены тенденции развития основных показателей функционирования строительной сферы. В частности, определен волнообразный характер изменения индекса строительной продукции в 2011 - 2020 годах, динамика объема строительной продукции по ее видам в 2014 - 2020 годах свидетельствует об их росте почти в 4 раза. При этом представленные процессы происходят как в жилом, так и в нежилом секторе. В области строительства инженерных сооружений также наблюдается рост производства в 4,6 раза.

Исследование выявило неоднозначные тенденции в строительной отрасли, которые характеризуются волнообразной тенденцией, когда периоды роста объемов строительства сменяются периодами спада. За последние два года в строительной отрасли наблюдается рост производства и сдачи общей площади жилых и нежилых домов. Однако строительный сектор не показывает стабильных тенденций развития. В таких условиях особое значение имеет разработка и реализация современных методов и моделей управления представленной сферой,

формирование количественной основы разработки стратегических направлений развития строительной сферы.

Ключевые слова: строительная сфера, современные тенденции, трансформационные процессы, показатели функционирования строительной сферы, производство строительной продукции.

Introduction. In modern conditions, the functioning of the construction industry is characterized by ambiguous processes, which are determined by slowing down the development of construction companies, reducing their logistical and production potential, slowing down the growth of key performance indicators. Along with this, there is an increase in construction, there is unreasonable construction of large cities, compared with a decrease in activity in this area in small towns and cities. Approaches to application of modern methods and models of management of the construction enterprises, maintenance of their activity demand reconsideration. Thus, in such conditions, the issue of determining the state and current trends in the construction sector, taking into account the transformation processes taking place in the economy of Ukraine, is of particular importance and relevant.

Review of existing theoretical approaches. The existing scientific developments identify areas and tools for identifying trends and factors that affect the functioning of the construction industry. In particular, the directions of operation are defined in the developments [1-6].

On the tools ensuring the functioning of construction companies, their management in modern conditions, scientists emphasize [4-7].

In recent years, the importance of stakeholder relations, ensuring the effectiveness of interaction of stakeholders with construction companies is growing. In this context, the developments should be noted [11-13]. At the same time, the issues of developing strategic directions for the development of

construction enterprises, taking into account the current transformation processes of Ukraine, remain unresolved.

The purpose and objectives of the study. The purpose of the study is to develop strategic directions for the development of construction companies, taking into account modern transformation processes in Ukraine.

To achieve this goal the following tasks are solved:

- characteristics of indicators of functioning of the construction sphere;
- definition of transformation processes and features of functioning of construction sphere.

Main part. Characterizing the indicators of the construction sector, the wave-like nature of changes in the index of construction products in 2011 - 2020 was determined (Fig. 1). In particular, during 2012 - 2015 there is a reduction of the presented indicator, in 2011 and 2016 - 2020 there is an increase in the index.

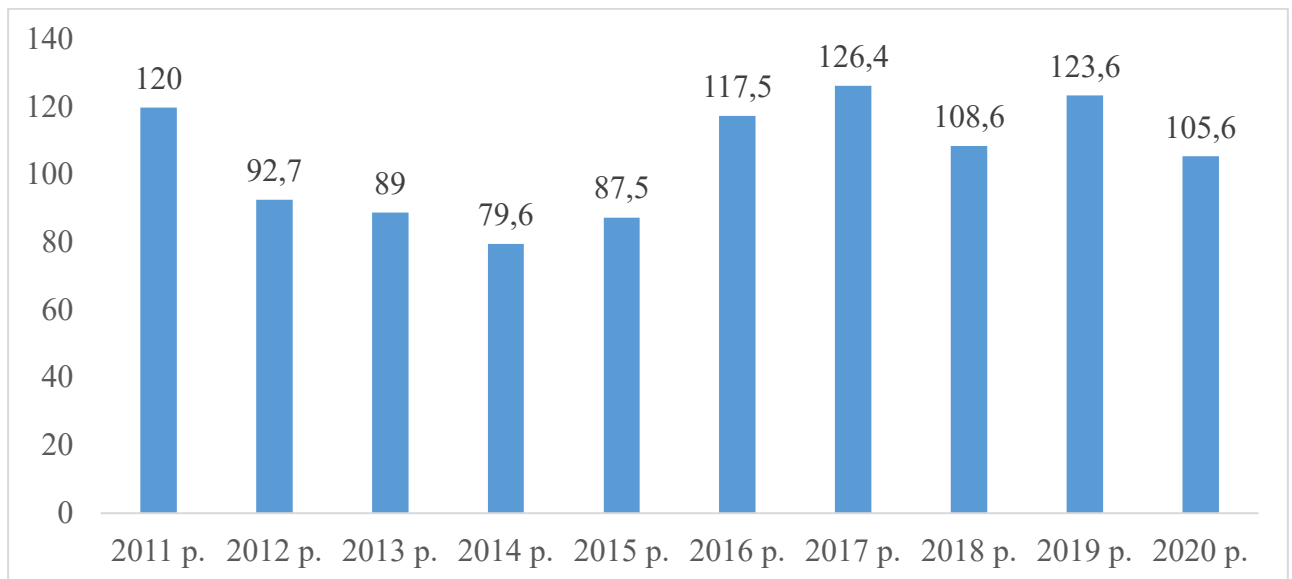


Fig. 1. Dynamics of the index of construction products as a percentage of last year [14]

This indicates the lack of stable trends in the construction sector, possible contradictions and imbalances in the presented industry. Indices of construction products for January - July 2021 are presented in table 1.

Table 1

Indices of construction products for January - July 2021, percent [16]

Sphere of activity	July 2021 to June 2021	July 2021 to July 2020	January-July 2021 to January-July 2020
Construction	91.0	99.5	100.0
Buildings	105.4	113.4	105.2
residential	106.0	139.3	119.9
non-residential	105.0	100.3	96.1
Engineering structures	82.2	90.7	95.7

In January - July 2021, there was a slowdown in the index of construction products, namely in July 2021 to the corresponding period last month there was a decrease of 9%, to the corresponding period last year - by 0.5%. This reduction is due to a decrease in engineering structures. Along with this, the index of construction products for January-July 2021 compared to the same period last year is at the same level. With the growth of construction of residential buildings, the volume of construction of non-residential buildings and engineering structures decreases.

The dynamics of the volume of construction products by its types in 2014 - 2020 are presented in table 2.

Table 2

Dynamics of the volume of manufactured construction products by its types in 2014 - 2020, UAH million [14]

Spheres of economic activity	2014	2015	2016	2017	2018	2019	2020
Construction	51108.7	57515.0	73726.9	105682.8	141213.1	181697.9	202080.8
Buildings	24856.5	28907.5	38106.4	52809.6	66791.6	83589.3	80625.6
residential	11292.4	13908.8	18012.8	23730.0	29344.8	33208.8	29083.6
non-residential	13564.1	14998.7	20093.6	29079.6	37446.8	50380.5	51542.0
of them							

transport and communications buildings	-	-	-	392.5	550.5	737.8	769.6
industrial buildings and warehouses	-	-	-	-	10363.2	13414.6	15971.8
Engineering structures	26252.2	28607.5	35620.5	52873.2	74421.5	98108.6	121455.2
transport facilities	6998.6	7232.9	9819.5	19001.0	27428.3	33532.4	67857.8
highways, streets and roads	4347.2	5613.4	7678.3	16395.9	23540.9	27074.8	62126.8
railway	1106.7	715.3	856.0	1091.0	1764.0	1999.3	1890.8
runways	6.6	0.6	k / s	46.4	30.7	515.1	429.0
bridges, overpasses, tunnels and subways	465.2	449.6	k / s	833.5	1192.4	2441.4	2295.5
ports, canals, dams and other water structures	1072.9	454.0	693.2	634.2	900.3	1501.8	1115.7
pipelines, communications and power lines	5683.4	7443.0	9809.2	12805.3	15950.5	20583.4	21945.0
trunk pipelines, communications and power lines	2821.9	3738.7	4949.1	6216.6	7520.5	9287.7	10058.6
local pipelines and communications	2861.5	3704.3	4860.1	6588.7	8430.0	11295.7	11886.4
complex industrial buildings	10632.6	10436.3	11685.2	16186.7	24291.0	36638.8	25333.1
buildings of mining and mining enterprises	7482.9	7133.2	7995.8	10108.1	13676.9	15501.6	14008.7
buildings of electric power enterprises	1389.6	1675.8	2137.9	3657.1	7100.3	16500.5	7532.9

buildings of chemical industry enterprises	184.9	174.6	194.6	240.6	280.9	210.9	342.4
buildings of metallurgical industry enterprises	1575.2	1452.7	1356.9	2180.9	3232.9	4425.8	3449.1
other engineering structures	2937.6	3495.3	4306.6	4880.2	6751.7	7354.0	6319.3
of which sports and entertainment facilities	243.4	158.2	248.9	427.8	729.2	1748.0	1856.3

The dynamics of the volume of construction products produced by its types in 2014 - 2020 indicates their growth almost 4 times. The presented processes take place in both the residential and non-residential sectors. In the field of civil engineering there is also an increase in production by 4.6 times.

The total area of residential buildings at the beginning of construction by type in 2021 is presented in table 3.

Table 3

The total area of residential buildings at the beginning of construction by type in 2021, m² of total area [14]

Types of construction	January-March	January-June
Total	1587063	4449686
including		
one-apartment houses	-	157700
houses with two or more apartments	1532274	4289538
dormitories	-	2448

During the study period, there was an increase in the total area of residential buildings at the beginning of construction. The total area of non-residential buildings at the beginning of construction by type in 2021 is presented in table 4.

Table 4

**The total area of non-residential buildings at the beginning of construction
by type in 2021 m2 of total area [14]**

Types of construction	January-March	January-June	Index
Total	823585	2133928	2.59
including			
hotels, restaurants and similar buildings	25556	66348	2.6
office buildings	34522	132365	3.83
shopping buildings	255426	724315	2.84
transport and communications buildings	27833	79290	2.85
industrial buildings and warehouses	336541	782060	2.32
buildings for public performances, educational, medical and health facilities	57945	123387	2.13
other non-residential buildings	85762	226163	2.64

It is found that the growth of the total area of non-residential buildings at the beginning of construction by type in 2021 is 2.6 times. This increase is due to the growth of construction in:

- hotels, restaurants and similar buildings;
- office buildings;
- commercial buildings;
- transport and communication buildings;
- industrial buildings and warehouses;

- buildings for public performances, educational, medical and health facilities;
- non-residential other buildings.

The number of apartments in residential buildings by type of construction in 2021 is presented in table 5.

Table 5

Number of apartments in residential buildings by type of construction in 2021 [14]

Types of construction	January-March	January-June	Index
Total	24576	63854	2.6
including			
one-apartment houses	5146	11535	2.24
houses with two or more apartments	19430	52319	2.69

In 2021, there is an increase in the number of apartments in residential buildings in terms of one-apartment and houses with two or more apartments. The total area of non-residential buildings commissioned by type in 2021 is presented in table 6.

Table 6

The total area of non-residential buildings put into operation by type in 2021 m2 of total area [14]

Types of construction	January-March	January-June	Index
Total	864102	2349380	2.72
including			
hotels, restaurants and similar buildings	40176	82325	2.05
office buildings	62435	90671	1.45

shopping buildings	204935	1105866	5.40
transport and communications buildings	69341	137550	1.98
industrial buildings and warehouses	326414	545014	1.67
buildings for public performances, educational, medical and health facilities	42152	99782	2.37
other non-residential buildings	118649	288172	2.43

The total area of non-residential buildings put into operation by type in 2021 increased 2.72 times due to:

- hotels, restaurants and similar buildings;
- office buildings;
- commercial buildings;
- transport and communications buildings;
- industrial buildings and warehouses;
- buildings for public performances, educational, medical and health facilities;
- other non-residential buildings.

Conclusions. Thus, the study identified ambiguous trends occurring in the construction sector, which are characterized by a wavy trend where periods of growth in construction output change to periods of decline. Over the past two years, the construction industry has shown an increase in production and delivery of the total area of residential and non-residential buildings. However, the construction sector does not show stable development trends. In such conditions the development and realization of modern methods and models of management

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