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## **THE ANALYSIS OF THE REAL ESTATE DEFINITION AS THE OBJECT OF ADMINISTRATIVE AND LEGAL REGULATION IN UKRAINE**

The article studies a legal concept of real estate in the legislative, theoretical and practical aspects of its application. The aim of the paper is to analyze a real estate definition and provide its administrative and legal characteristics.

It was found that the area of administrative and legal regulation of real estate is extremely broad. It consists of using, governance, investment, development, ownership relationships and others. All these kinds of social relations, the object of which is the real estate, can be operated by public administration.

The main text provides the analysis of existing definitions, describes specific elements of their structure that are limited by the activities of state executive bodies. The author gives his own proposal to improve them.

As the result it was clarified that administrative and legal regulation of the real estate in Ukraine is a complex of administrative measures, mechanisms and instruments of ordering legal public relations, the object of which is the

realty of Ukraine, by executive bodies. The analysis shows that the features of the real estate as an object of administrative and legal regulation should include: 1) complexity of the fields of legal regulation; 2) state control over processes of emergence, transferring and termination of ownership; 3) normative behavior of the relationship participants; 4) large number of authorities (authorized persons) entitled with right to legal ordering of relationships regarding real estate; 5) imperative legal requirements; 6) administrative character of the relationship between parties.

The author offers his own definition of real estate as the object of administrative and legal regulations establishing that it is statistical and dynamical states of real estate that must be ordered by legal and regulatory measures, mechanisms and instruments established by authorized bodies of executive power. The obtained results give grounds for further scientific research in this area to explore the components of the received notions.