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**DEVELOPMENT OF CITY HOUSING AND UTILITIES SECTOR
AND INFRASTRUCTURE: THEORETICAL AND FRAMEWORK ASPECT**

None of the contemporary economy sectors or business segment can exist without its own infrastructure. The infrastructure provides proper functioning of a company or organization as well as a territory (a village, a town, a city, and etc.). The said immediately concerns housing and utilities sector being the essential part of a national economy and having significant influence onto its development. Housing and utilities sector performances demonstrate the level of social and economic development of a nation and society in many countries of the world.

The article demonstrates that under the conditions of currently occurring continuous changes the processes of housing and utilities sector restructuring take on particular importance. State of housing and utilities economy sector is extremely complicated due to subsidies, high maintenance costs, unsound waste of energy, heat, water and other resources, inadequacy of legal and regulatory system, and etc. Criticality and magnitude of the problems in housing and utilities sector are obvious, technical state of its facilities is catastrophic. That is why housing and utilities sector requires immediate restructuring and it is the demand of the times.

In the article examined are theoretical and framework as well as regulatory and organizational aspects of city housing and utilities sector and infrastructure development based on methods analysis of infrastructure fundamental nature, content and role it plays in city social and economic development and its region- and nation-wide image formation.

Therefore, an infrastructure is intended to create all the necessary conditions to provide proper level of certain facility functioning. An infrastructure is usually divided into industrial and social in research papers. These two in their turn have their own specific characteristics, e.g. intended use (innovation and investment activity, business and production, housing and utilities area, transportation and logistics, and etc.) and «coverage» (a country, a city, a territory, an industry, a market, a service sector, and etc.)

An infrastructure can be considered as a group of organizations and companies responsible for timely and proper rendering of utility services (sewage and water, heat and

electricity supply, transportation and roads, utility lines, and etc.), as well as tourism, entertainment and commercial services to people.

In other words, city infrastructure is a set of so-called «conditions» (tangible and intangible) connected to the use of certain facilities, organizations or rendering services to provide further development and proper level of live activity for the local community and visitors of the certain city. The more important role the city plays in the regional (national) life, the higher the number of its inhabitants, the better its investment prospects, the stronger its export and import relations, the more developed infrastructure such city shall have. Visa versa, city image in the region, country and beyond depends on how developed city infrastructure is. Economy growth of a city as a separate populated locality of the region and the country as a whole depends on city infrastructure development.

It is shown that for the last two decades the implementation of business patterns (widely used in the world, but relatively new for post-Soviet countries, e.g. concession, different types of renting, and etc.) has been one of the directions of national policy in the field of housing and utilities sector. It is legally verified by several regulatory documents as well as various resolutions and directives of the Cabinet of Ministers of Ukraine. However, in spite of the fact that Law of Ukraine «On Housing and Utilities Sector» has been recently adopted, it is obvious, that legal and regulatory system in this area is limited and somewhat outdated causing certain collisions or inconsistency of quite impressive number of legal instruments concerning this issue.