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ON COMBATING CRIME IN THE FIELD OF HOUSING LEGAL RELATIONS

The state creates the conditions under which every citizen is able to build a housing, purchase or rent it as it is defined by the Article 47 of the Constitution of Ukraine [1]. Thus, the state is empowered to regulate and control any legal relationships through any authorized institution related to the acquisition, usage, loss of housing and the right to housing, what is called housing legal relations.

According to Part 1 of Article 379 of the Civil Code of Ukraine, the housing of an individual is a house, apartment, other dwelling, intended and suitable for permanent or temporary residence [3]. Conditions for determining a housing that is suitable and intended for permanent or temporary residence are defined in accordance with the Housing Code of the USSR [2] and considering other rules of the current legislation.

In addition, the attention should be paid to the fact that for every person it is a vital necessity to improve their living conditions. In the present realities, such need makes people accumulate the necessary sum of money, to find possible ways of acquiring housing (mortgage; credit; contract of lifelong maintenance) and getting in the process, the final result of which is acquisition of property rights.

Considering the variety of ways to acquire the right to dwelling, we are to consider in detail the way of acquiring housing by its purchasing. Such a process consists of the steps: finding suitable housing, with possible involvement under civil-law agreements of the realtors; identifying housing that meets the requirements and capabilities of the future customer; establishing priority agreements with the future seller; describing of conditions of housing transferring from one side to the other; notarization of

preliminary contracts and main contracts; payment for housing purchase; making statements in the state registers by notaries; actual transferring of housing to the owner.

Considering such steps of property rights acquisition, in today's Ukrainian realities it should be noted that each step can have a "fraudulent component". Thus, housing fraud is actively developing in Ukraine under the current conditions, as it is affected not only by economic, legal and organizational aspects, but also by psychological attitude of persons to this crime who are perpetrators and victims of fraud.

Generally, "fraud" is defined by the Criminal Code of Ukraine in Part 1 of Article 190 as the seizure of someone's property or acquisition of the property rights by fraud or abuse of trust [4].

Undoubtedly, housing has a fairly high cost of living (especially apartments and private homes in big cities), so it is a very attractive way of earning money for criminals. Therefore, crimes in this field are characterized by two types of unlawful transactions: contract of sale of privatized citizens` apartments; conclusion of preliminary contracts for property rights (in case of acquisition of property rights for future housing that is to be built).

Mostly, the housing fraud scheme is usually the same, having a simplified purchase option and intended to mislead clients and obtain funds by criminal means in a short term.

Nowadays, the type of fraud, such as housing fraud in the field of residential construction has become widespread: the essence of this type is in attracting citizens` funds with the obligation to invest the received money in the residential buildings construction; the victim has to be provided with an apartment, stipulated by terms of the contract upon completion of the construction: firms do not fulfill their obligations, ceasing their activities and not returning money after the contract expiration [5, p. 33]. Typically, such schemes have signs of civil-law relationships.

Thus, considering the mentioned and the practice of fraudulent schemes investigation in the field of housing legal relations, it should be noted that the urgent need is to bring the rules of domestic law into modern reality. After all, a considerable number of relations in the sphere of housing is regulated not in accordance with the legislation, but on the principle of incompatibility of the legislation with the current state of affairs.

Therefore, the urgent need is to develop and approve the new Housing Code of Ukraine at the legislative level: with the issue refinement and regulation of local self-government competence and law enforcement agencies in the allocation of land for construction, control over its usage, and the final goal achievement for the allocated land.

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AMERICAN METHODS ON COMBATING ORGANIZED CRIME

Organized crime may be defined as systematically unlawful activity for profit on a city-wide, interstate, and even international scale. The corporate criminal organization is a far cry from the small-scale predations of a Bonnie and Clyde.

Criminal organizations keep their illegal operations secret and members confer by word of mouth. Gangs sometimes become sufficiently systematic to be called organized. The act of engaging in criminal activity as a structured group is referred to in the United States as racketeering.

A criminal organization depends in part on support from the society in which it exists. Therefore it is frequently expedient for it to compromise some of society`s upright members — especially people in the judiciary, police forces, and legislature — through bribery, blackmail, and the cultivation of mutually dependent relationships with legitimate businesses. Thus a racket is integrated into lawful society, shielded by corrupted law officers and politicians — and legal counsel. Its revenue comes from narcotics trafficking, extortion, gambling and prostitution among others.

Labor Racketeering

Labor racketeering is a general term for the misuse of organized labor for criminal purposes. This can consist of exploitation of employers, union members or both. It comes in various forms. Employers can be bullied into paying for "employees" who don`t work, to pay money to