

## LEGAL STATUS AND COST-EFFECTIVENESS OF SUPERVISORY BODIES IN PREVENTING OFFENSES IN THE CONSTRUCTION SECTOR

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**Abstract.** The purpose of the present article is to analyse the legal status and cost-effectiveness of supervisory bodies in preventing violations in the construction sector. *Methodology.* The present study employed a range of general scientific methods of formal logic (analysis, synthesis, deduction, induction, analogy, abstraction and modelling) as well as a number of special methods (a logico-legal method and an axiomatic method). The employment of these methods enabled the disclosure of the legal status of supervisory bodies in the prevention of offences in the field of construction. *Results.* The development of the country's economy is closely connected with the following main sectors: industry, agriculture, transport and communications, construction, education, and other spheres. It is imperative to acknowledge the inherent interconnectedness that characterises all components of the economy. The dynamic interplay amongst these elements serves as the crux that determines the strategic direction of both individual sectors and the economy in its entirety. The coordination of activities across different sectors, and the degree to which these sectors influence one another, directly impact the overall efficiency of economic growth. The construction industry, specifically, assumes a pivotal function, with a concentration on new construction, reconstruction, and the augmentation of production capacity in associated sectors. Conversely, such industry is contingent on the products and services of other sectors of the economy. In the contemporary context of Ukraine's economic development, a particular emphasis is placed on strategic planning. This facilitates the formulation of effective plans and the adaptation of tasks in response to changes and features in the processes of development and co-operation across various economic sectors. In the aftermath of the imposition of martial law in Ukraine, a moratorium on inspections has been declared. Accordingly, the Resolution of the Cabinet of Ministers of Ukraine No. 303 dated March 13, 2022, entitled "On Termination of Measures of State Supervision (Control) under Martial Law", has effectively suspended all scheduled and unscheduled measures of state supervision (control) and state market supervision for the duration of martial law, as initially established by the Decree of the President of Ukraine "On Introduction of Martial Law in Ukraine" No. 64 dated February 24, 2022. The moratorium is applicable to a range of measures, including those pertaining to state architectural and construction control. This enables unscrupulous developers to undertake construction works that do not comply with the legislative and state building regulations, or to carry out such works without the requisite documentation. Nevertheless, as outlined in paragraph 2 of the Resolution, the implementation of unscheduled measures of state supervision (control) on the basis of decisions made by central executive bodies, which are intended to ensure the formation of state policy in the relevant areas, is permitted under conditions of martial law, provided that there is a threat that has a negative impact on the rights, legitimate interests, life and health of an individual, the protection of the natural environment and the security of the state, as well as the observation of international obligations of Ukraine. In the above circumstances, the state architectural and construction control body may apply to the central body responsible for formulating state policy in the field of construction and urban development (currently

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the Ministry of Community, Territories and Infrastructure Development of Ukraine) for permission to carry out an inspection. *Practical implications.* In accordance with the legal status of supervisory bodies in preventing offences in the field of construction, such activity is defined as an administrative and preventive procedure. Furthermore, it can be both disputed (i.e., conflict) and undisputed (i.e., non-conflict). Additionally, it can be regarded as administrative and organisational, as well as interventional (initiated by a public entity). At present, a trend is being observed in the country that is both understandable and justifiable. This trend involves the delegation of powers in relation to state architectural and construction control to local self-government bodies. The cost-effectiveness of supervisory bodies in preventing violations in construction is a crucial factor for the stability and development of the construction market. The implementation of rigorous supervision protocols has been demonstrated to result in a substantial reduction in violations, thereby mitigating substantial economic expenditures. This, in turn, fosters the creation of a secure environment conducive to the advancement of construction, which is recognised as the cornerstone for achieving sustainable economic growth within the nation. The legal status and effectiveness of supervisory bodies in preventing violations in the construction sector are important aspects for ensuring safety, quality and compliance with standards in this sphere. The significance of effective oversight by state entities in the construction sector is profound, given its direct impact on the social and economic well-being of the nation, the quality of life of its citizens, and environmental safety.

**Keywords:** supervision, supervisory bodies, cost-effectiveness of supervisory bodies, construction industry, construction, scheduled and unscheduled inspections.

**JEL Classification:** L70, L74

## 1. Introduction

The development of the country's economy is contingent upon the progression of its industrial sectors, encompassing industry, agriculture, transport and communications, construction, education, and so forth. It is evident that all sectors of the economy are interconnected. Each sector interacts with another, and the influence of one sector on the other determines the development strategy of the sector itself and the economy as a whole. The development of the entire economy is contingent upon the degree of influence exerted by each sector on the others. The construction sector is responsible for the physical development of new infrastructure, the refurbishment and expansion of production capacities in other sectors, and the reconstruction of existing structures. The construction sector also utilises the results of production activities undertaken in other sectors. In the contemporary context of the Ukrainian economy's developmental trajectory, strategic planning assumes paramount importance. This approach entails the formulation of a comprehensive plan and the realignment of tasks in response to the idiosyncrasies inherent in the interplay among diverse economic sectors (Tsilenko, 2013).

In the aftermath of the imposition of martial law in Ukraine, a moratorium on inspections has been declared. Accordingly, the Resolution of the Cabinet of Ministers of Ukraine No. 303 dated 13 March 2022, entitled "On Termination of Measures of State Supervision (Control) under Martial Law", stipulates the termination of scheduled and unscheduled measures of state supervision (control) and state market

supervision for the duration of martial law, as per the Decree of the President of Ukraine. It is to be noted that the No. 64 dated February 24, 2022 have been suspended (The Resolution of the Cabinet of Ministers of Ukraine "On Termination of Measures of State Supervision (Control) under Martial Law", 2022). The moratorium is applicable to the measures of the state architectural and construction control, which has been identified as a potential point of vulnerability. It has been observed that unscrupulous developers have been known to take advantage of this ban, carrying out construction works that do not meet the requirements of the law, state building regulations, or even carrying them out without any permission documents. Nevertheless, as outlined in paragraph 2 of the Resolution, the implementation of unscheduled measures of state supervision (control) on the basis of decisions made by central executive bodies, which are intended to ensure the formation of state policy in the relevant areas, is permitted under conditions of martial law, provided that there is a threat that has a negative impact on the rights, legitimate interests, life and health of an individual, the protection of the natural environment and the security of the state, as well as the observation of international obligations of Ukraine (The Resolution of the Cabinet of Ministers of Ukraine "On Termination of Measures of State Supervision (Control) under Martial Law", 2022). In such circumstances, the state architectural and construction control body may submit an application to the central body responsible for formulating state policy in the domain of construction and urban development, currently the Ministry of Community Territories and

Infrastructure Development of Ukraine, to obtain consent for the execution of an inspection.

## **2. Scheduled and Unscheduled Inspections by the State Inspection of Architecture and Urban Development of Ukraine**

In accordance with the stipulated "Procedure for the implementation of state architectural and construction supervision", the scheduling of inspections can be divided into three categories: scheduled, unscheduled, and documentary. Scheduled inspections are carried out on the basis of the State Architecture and Urban Development Inspection of Ukraine (SAUDI) order and a referral for inspection, created using an electronic cabinet (The Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Procedure for State Architectural and Construction Control", 2011).

Not later than seven calendar days before the day of the scheduled inspection, the SAUDI sends a written notification to the object of supervision by registered letter with a description of the object with a notice of delivery, indicating the conditions of the inspection and the period for which the inspection will be carried out (Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Procedure for State Architectural and Construction Control", 2011).

Prior to the commencement of a scheduled inspection, the chief inspector of construction supervision of the SAUDI is obligated to present to the head of the object of supervision, or his deputy, or a person authorised by the head, an official certificate and a referral for the inspection. Should the object of supervision prohibit the main inspectors of construction supervision from the SAUDI from conducting an inspection, an act is drawn up accordingly. A scheduled inspection is to be conducted in the presence of the designated individual responsible for the supervision of the object in question, or their designated deputy, or an individual who has been granted the necessary authorisation by the aforementioned designated individual (The Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Procedure for State Architectural and Construction Control", 2011).

An unscheduled inspection is an inspection that is not provided for in the SAUDI quarterly work plan. An unscheduled inspection is carried out by visiting the object of supervision. The grounds for an unscheduled inspection are as follows:

- Submission of a written application by the object of supervision to carry out an inspection regarding it;
- verification of compliance by the object of supervision with the prescription of the chief inspector of construction supervision of the SAUDI;

- a substantiated appeal of a physical or legal entity about the violation of their rights, defined by the legislation, by the object of supervision while executing powers in the field of urban development activities;
- a written request from law enforcement bodies to conduct an inspection;
- detecting, based on the results of a chamber or documentary inspection, the information about the object of supervision violating the legislation requirements while executing powers in the field of urban development activities (The Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Procedure for State Architectural and Construction Control", 2011).

An unscheduled inspection is conducted in accordance with the provisions stipulated in the SAUDI order and subsequent referral for inspection. In the course of an unscheduled inspection, the issues that are clarified are those for which the necessity of the inspection is established.

An unscheduled inspection of the same object of supervision on issues that were the subject of an unscheduled inspection is not permitted, except in cases of detecting unreliable data provided during such an inspection (The Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Procedure for State Architectural and Construction Control", 2011).

The maximum duration for which an unscheduled inspection may be conducted is 15 working days. In the event of a substantiated written request by the chief inspector of construction supervision, the specified term may be extended once by the order for a period not exceeding five working days.

During an unscheduled inspection, the chief inspector of construction supervision is obliged to show the head of the object of supervision, or his deputy, or a person authorised by the head, an official certificate and a referral for the inspection. In the event that the object of supervision prohibits the chief inspectors of construction supervision from conducting an inspection, an act regarding the matter is drawn up. An unscheduled inspection is to be conducted in the presence of the head of the object of supervision, or his deputy, or a person authorised by the head (The Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Procedure for State Architectural and Construction Control", 2011).

## **3. Chamber and Documentary Inspections by the State Architecture and Urban Development Inspection of Ukraine**

A chamber inspection is defined as an inspection conducted with the objective of identifying and eliminating any violations that may have occurred during the entry of information into the unified register of documents. These documents are

instrumental in the certification of the acceptance of completed construction objects into operation, the return of information for revision, the refusal to issue, the cancellation and annulment of the specified documents, and are based on information specified in this register, the urban cadastre, as well as those reflected in the reporting of the object of supervision.

A documentary inspection is defined as an inspection conducted for the purpose of establishing the timeliness, reliability, completeness, and compliance with the legislation in the field of urban development activities of the documents and materials of the objects of supervision compiled while executing their powers. A documentary inspection is a process that is carried out without the necessity of visiting the object of supervision.

In the event of the findings of the chamber and documentary inspection indicating potential contraventions of the legislation requirements in the domain of urban development, a notification is formulated. The head of the SAUDI is required to deliver a decision regarding the undertaking of an unscheduled inspection within five working days from the day of its formulation (The Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Procedure for State Architectural and Construction Control", 2011).

#### **4. Stages of the Architectural and Construction Supervision Procedure**

The procedure of architectural and construction supervision includes the following stages:

1) Preparatory stage, during which the SASU selects and specifies the object of supervision; procedural steps are taken to select the forms of supervision.

2) Main stage, within which the selected forms of supervision are applied, analyses compliance by the supervised object with the norms of legislation in the field of urban development, construction norms and legal norms by: checking the legality of decisions made by the supervised objects; requesting from public authorities, individuals and legal entities documents and materials related to the subject of supervision, obtaining information from automated information and reference systems, registers and databases created by public authorities; inspecting construction sites, premises of supervised objects and construction objects, documents and materials necessary for supervision; if necessary, engaging specialists of enterprises, institutions, organisations, inspection and financial authorities to carry out supervision.

3) Final stage, in which the SAUDI makes a decision in the form of an administrative act, the content of which can be determined by the following prescriptions:

a) The elimination of violations of legislation requirements in the field of urban development; the initiation of disciplinary proceedings against officials of the objects of supervision; the submission of the dismissal of an official of the object of supervision to the body that appointed them or the disqualification of said official from performing certain types of work to the body to which such a right was granted; the cancellation or suspension of the effect of the adopted decisions that violate the requirements of legislation in the field of urban development, with subsequent publication of such information on the official website of the SAUDI.

b) The necessity of further exercise of control and supervisory powers over the object of supervision (The Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Procedure for State Architectural and Construction Control", 2011; Gulchak, 2023).

#### **5. Engineering Control in Construction and the Profession of an Independent Consulting Engineer**

It is important to note that engineering control in construction and the profession of independent consulting engineer have been recently introduced in Ukraine. It is the opinion of this institution that the creation of the basis and principles of independent control in construction should be gradual. This should be achieved through the introduction of the profession of a consulting engineer, as an institute of the best global practices in the construction industry. It is believed that this will increase the competitiveness of domestic specialists in the market of engineering services. This is especially true regarding the implementation of projects financed by international financial organisations. The field of activity of a consulting engineer includes the following:

- Acting as an expert who consults the client (customer) on project implementation;
- responding to and consulting the client (customer) regarding the selection of suppliers, contractors, subcontractors;
- objective managing construction on the site and fully following the project at all stages of construction;
- being responsible for compliance with legal norms regarding the powers delegated by the customer;
- monitoring of independent and comprehensive quality control during the design and construction of facilities (Marusheva, 2019) supervision, there are other types of inspections in the construction sector. According to the provisions of the Law of Ukraine "On Architectural Activity", the copyright and technical supervision during the construction of an architectural object is envisaged (Koval, 1999).



## 6. State and Administrative Supervision

The Large Explanatory Dictionary of the Modern Ukrainian Language offers the following definition of state supervision: namely, it is the activity of special state administration bodies to systematically control compliance with the established state rules by enterprises, institutions, organisations, officials and individual citizens (Busel, 2005).

According to I.P. Golosnichenko (1999), administrative supervision can be defined as a systematic observation of the exact and consistent application of rules and norms by officials and citizens that protect life, health, the rights and freedoms of citizens, and regulate public order and security. The aim of administrative supervision is to prevent violations of these rules, identify violators, and bring them to administrative responsibility, as well as to apply measures of public influence to them.

According to A. V. Denysova, the concept of supervision as a type of state activity can be defined as a set of continuous actions to monitor the observance of legality in relevant social relations. These actions are carried out by a competent body in this area using the powers granted to it by law (sub-legal normative act). The aim of these actions is to prevent, detect and stop violations, as well as to bring violators to justice (Denysova, 2013).

Concomitantly, D. P. Tsvigun's (2002) conviction established that administrative supervision constitutes a distinct form of state management activity, executed by designated executive bodies in relation to enterprises, institutions, organisations, officials and citizens that are not subject to organisational subordination. This supervision involves the implementation of specific intersectoral norms, rules and requirements, utilising a multifaceted array of administrative influence mechanisms to prevent, detect and terminate offences, restore established legal relations and prosecute those deemed culpable.

It is an irrefutable fact that the definition of supervision as a means of ensuring legality is contingent upon the further definition of the specifics of the supervision activity, which is dependent on the subject that supervises the object (Tylchyk, Dragan, Nazymko, 2018).

## 7. Technical Supervision

In accordance with the Resolution of the Cabinet of Ministers of Ukraine "On Architectural and Technical Supervision during the Construction of an Architectural Object", technical supervision allows to establish whether the subjects of activity comply with the following provisions (The Resolution of the Cabinet of Ministers of Ukraine "On Architectural and Technical Supervision during the Construction of an Architectural Object", 2007):

Project solutions;

- national standards, construction regulations;
- control of the quality and volume of construction works.

The construction process is subject to technical supervision. The responsibility for technical supervision is entrusted to individuals who are required to possess a certification issued by the architectural and construction certification commission (Gryshchenko, Denysova, Ovsianikova, Buha, Kiselyova, 2021).

The following powers are accorded to persons performing technical supervision:

1) Verification:

- Whether there are documents related to quality characteristics (technical passport, certificate, documents reflecting the results of laboratory tests, etc.);
- whether the performed works, constructions, products, materials, equipment meet the requirements approved in the project decisions;
- whether the requirements of national standards, building regulations, and technical conditions are met;
- whether the scope and quality of the completed works meet the requirements of the design and estimate documentation;
- whether the contractor complies with the instructions and prescriptions issued by the persons who carry out technical supervision, as well as according to the results of the state architectural and construction control and state supervision.

2) Keeping records of works (scopes, works performed with defects, etc.).

3) Inspection and assessment of the work results.

4) Notification of contractors if products, materials and equipment do not meet the requirements of the regulatory documents.

5) Drawing up acts regarding poor work performance.

6) Participation in inspections: as a member of the working committee, inspect specific structures and components, construction and installation works, installed equipment, machinery and mechanisms for compliance with technical specifications.

7) Performing other functions related to technical supervision at the facility (The Resolution of the Cabinet of Ministers of Ukraine "On Architectural and Technical Supervision during the Construction of an Architectural Object", 2007).

The supervision of copyright is the responsibility of the architect, who is the project's author, or other developers of the approved project, or authorised persons, as stipulated by legislation and the contract with the customer (developer). This supervision is in effect for the duration of the construction period and is intended to ensure compliance with the construction and installation works of the project (The Law of Ukraine "On Architectural Activity", 1999). However, it should be noted that copyright and technical supervision

are not part of the concept of state architectural and construction control and supervision. These aspects are carried out by entities that are not empowered in the specified field. In the event of detecting deviations during construction, such entities are authorised to notify the customer (the builder) and the relevant state architectural and construction control body to take measures in accordance with the legislation (Gurzhiy, 2013).

It is important to acknowledge that the Order of the Cabinet of Ministers "On Measures Aimed at De-shadowing Relations in the Field of Employment" stipulates the implementation of comprehensive measures designed to enhance transparency within the labor market and to optimise the oversight of labor relations with employees. The construction industry is distinguished by a considerable presence of unregistered workers who directly engage in construction and related occupations. The responsibility for monitoring compliance with labour legislation in Ukraine is divided among several bodies. These include the State Labor Service, the State Fiscal Service, the Pension Fund of Ukraine, the National Police and other central bodies of executive power. In some cases, local self-government bodies may also be involved (The Order of the Cabinet of Ministers of Ukraine "On Measures Aimed at De-shadowing Relations in the Field of Employment", 2018; Yasynska, Syrmamiikh, Penez, 2021).

## 8. Powers of the State Labor Service

It is evident that the State Labor Service is vested with the most extensive array of powers, particularly in the following domains:

1) In order to engage specialists from central and local executive bodies, local self-government bodies, scientists, representatives of employers' organisations, trade unions and other institutions of civil society, as well as enterprises, institutions and organisations (in agreement with their heads), the State Labor Service is tasked with considering the issues within their respective areas of competence.

2) The receipt of complimentary information, documentation and materials is requisite for the execution of assigned tasks, with such provisions to be obtained from ministries, central and local executive bodies, and local self-government entities, with particular emphasis on statistical data from statistical bodies.

3) The utilisation of pertinent information databases maintained by state bodies, local self-government entities, and the state government communication system, in conjunction with ancillary technical methodologies, is imperative.

The organisation is responsible for convening meetings, establishing commissions and working

groups, and conducting scientific conferences and seminars on subjects within its area of competence.

Conducting unimpeded inspections of production, office, administrative premises and production facilities of individuals and legal entities using hired labour, operating high-risk machinery, mechanisms and equipment at any working time of the day, without prior notice, in accordance with the requirements of the law, and, if found, recording the facts of violations of the legislation, the supervision and control over compliance with which is within the authority of the State Labour Service.

5-1) The right to access the production, service and administrative premises of legal entities (including their structural and separate units that are not legal entities) and physical entities using hired labour without hindrance and without prior notification is hereby granted.

6) Carry out unimpeded inspections in the administrative premises of the working bodies of the executive directorates of the Social Insurance Fund of Ukraine and the Compulsory State Social Insurance Fund of Ukraine for Unemployment on the appointment, calculation and payment of benefits, compensation, provision of social services and other types of material support provided by the compulsory state social insurance in order to observe the rights and guarantees of insured persons; in the course of inspections, to get acquainted with relevant information, documents and materials and receive copies or excerpts from documents necessary for the exercise of the State Labour Service's powers.

7) Obtaining written or oral explanations from employers and officials, conclusions based on the results of examinations, laboratory studies of working conditions, inspections, materials and information on relevant issues, reports on the level and state of preventive work, the causes of violations of the law and measures taken to eliminate them.

7-1) Receiving written explanations from officials of central executive authorities on the reasons for violations of labour and employment legislation.

Providing the employer with binding recommendations for making changes to structures, technological or organisational processes necessary to bring such processes in line with the requirements of the legislation on occupational safety and health and to increase the level of employee protection within the appropriate timeframe.

8-1) The provision of mandatory requirements to officials of central executive bodies, with a view to the elimination of the causes and conditions of their improper exercise of powers, the supervision of which is assigned to the competence of the State Labor Service.

9) The involvement of law enforcement personnel in the implementation of state supervision measures

within the remit of the State Labor Service is imperative.

10) Listening to the reports of officials from central and local executive bodies, local self-government bodies, enterprises, institutions and organisations on issues that fall within the remit of the State Labor Service.

11) The operation of specialised vehicles, including those with the symbols of the State Labour Service.

12) Appealing to the court in cases provided for by law.

13) Performing actions aimed at ensuring the exercise of the powers provided for by law.

14) Sending notifications to employers about the incompatibility of certain officials with their positions, sending materials to the relevant authorities to bring such persons to justice in accordance with the law (The Resolution of the Cabinet of Ministers of Ukraine "On Approval of the Regulation on the State Labour Service of Ukraine", 2015).

In the context of regulatory and legal support, supervisory activity is subject to specific legal definitions and regulations that govern its implementation in designated spheres and industries. In general, the legal consequences of its implementation are primarily governed by normative legal acts. The focus on "mainly" is deliberate, as supervisory activity, in the broad sense of the concept, may not necessarily entail legal consequences. The present discussion pertains to the notion of state control and supervision over situations that emerge in areas where direct state influence is either impracticable or can only be exercised in emergency circumstances (Buga, 2023).

## 9. Cost-Effectiveness of Supervisory Bodies in Preventing Violations in the Construction Sector

It is important to note that the cost-effectiveness of supervisory bodies in preventing violations in the construction sector is a significant aspect for ensuring the stable development of the construction industry and guaranteeing the safety, quality and legality of construction processes. The cost-effectiveness of supervisory bodies is defined as the ability of these bodies to achieve their goals with minimal resource expenditure. The analysis of this effectiveness covers several key aspects: firstly, the role of supervisory bodies in construction, namely, supervisory bodies in the construction sector control the implementation of construction norms and standards, check compliance with legislation, ensure the safety and environmental sustainability of construction projects. In the context of Ukraine, the following authorities have been identified as relevant: the State Architectural and Construction Inspectorate (SACI), local authorities,

technical supervision, environmental inspections and other authorities. Consequently, supervisory bodies, particularly state authorities that regulate the construction sector, play a pivotal role in ensuring the stability and efficiency of the construction market. Secondly, it is the prevention of violations. The primary objective of supervisory bodies in the construction sphere is to prevent violations during the construction process, including the illegal use of land plots, violations of design and technical standards, non-compliance with safety standards, and failure to meet environmental requirements. As previously mentioned, the prevention of violations is ensured through regular inspections, monitoring of compliance with requirements, and consultations for developers and enterprises. The efficacy of such measures is contingent upon the organisational structure, powers and resources of supervisory bodies. Thirdly, the economic benefits of effective supervision are evident. The economic efficiency of supervisory authorities in preventing violations is manifested through: 1) reducing the costs of remediation of violations (e.g., fines, compensation for poor quality or dangerous construction); 2) improving the quality of construction (proper compliance with construction standards reduces the likelihood of accidents and other dangerous situations that can lead to high financial costs and human losses); 3) improving the investment climate (a reliable supervisory system increases confidence in the industry, which contributes to investment and economic growth); 4) reducing corruption risk (when supervisory authorities perform their role effectively, the likelihood of violations through bribery or other corruption schemes is reduced). Fourth, key indicators of economic efficiency: 1) direct financial benefits (reduced financial costs of remediation, fines for violations and litigation costs); 2) indirect benefits (increased confidence in the construction industry, improved efficiency of the construction labour market and investment in infrastructure); 3) social impact (improved safety and working conditions in construction, which directly affects the health and well-being of workers).

## 10. Conclusions

Consequently, it can be concluded that, in accordance with the legal status of supervisory bodies in preventing offences in the field of construction, such activity is defined as an administrative-preventive procedure. Furthermore, it can be both disputed (i.e., conflict) and undisputed (i.e., non-conflict). Furthermore, it can be regarded as administrative and organisational, as well as interventional (i.e., initiated by a public entity). At present, a trend is being observed in the country that is both understandable and



justifiable. This trend involves the delegation of powers in relation to state architectural and construction control to local self-government bodies. The cost-effectiveness of supervisory bodies in preventing violations in construction is of crucial importance for the stability and development of the construction market. The implementation of rigorous supervision measures has been demonstrated to result in a substantial reduction in violations, thereby mitigating substantial economic losses. Furthermore, this approach fosters the establishment of a secure environment conducive to the advancement of construction projects, thus laying the foundation for sustainable economic growth

within the nation. In addition, supervisory bodies have been identified as playing a pivotal role in ensuring the appropriate level of safety and compliance with regulations in the construction sector. However, in order to achieve maximum economic effect, it is necessary to improve legislation constantly, personnel policy and control methods in order to create a transparent and effective system. It is important to acknowledge that a reduction in violations, enhancement of construction quality, and adherence to legislation are all conducive to the advancement of the economy and the enhancement of conditions for investors and citizens.

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