

# METHODS OF ALIENATION OF PROPERTY TO AN INVESTOR

## SALE

**AT THE AUCTION** *Decree № 330 dated 09/19/2022,  
The decision of the region Council of Deputies  
№ 433 dated 02/03/2023*

*The level of decision-making on the sale*

### **Republican property**

**State bodies and organizations** (if the value of a unit of immovable property exceeds 10 thousand base values, its alienation is carried out in agreement with the regional executive committees)

### **Communal property**

regardless of the cost – the **Gomel Regional Executive Committee** (property of the Gomel region) or the **City or District Executive Committee** (property of an administrative-territorial unit)

**The initial sale price is determined by its estimated value**

**The initial sale price** of buildings, structures, premises, unfinished buildings **may be lowered**, unless otherwise established by the President of the Republic of Belarus

**up to 50%** after the first unsuccessful or failed trades, as well as refusal\*

**up to 80%** inclusive after trading conducted with a decrease of 50%, as well as refusal\*

**one base value** (if the auction with a decrease in the initial sale price **by 80%** is recognized as ineffective or failed, as well as in case of refusal)\*\*

## WITHOUT AN AUCTION

**Tenants** (loan recipients) who **lease** (use under a contract of gratuitous use for the creation of jobs) property **for at least 3 years at market value, with installment payments for 5 years.**

*Decree №. 330 dated 09/19/2022*

## GRATUITOUS TRANSFER OF OWNERSHIP

*For the  
implementation of  
the investment  
project*

*Decree № 330 dated 09/19/2022, the decision of the Gomel Regional Council of Deputies № 433 dated 02/03/2023*

If there is an investment project, it is transferred to ownership, with the establishment of conditions and return to state ownership in case of non-fulfillment

## TRANSFER FOR FREE USE

*Under obligations to  
create jobs*

*Resolution of the Council of Ministers of the Republic of Belarus № 787 dated 17.11.2023*

The property is provided for free use **for 5 years** under obligations to create jobs. **After the expiration** of the period specified in the contract, the property **is returned** to the balance holder. \*\*\*

After 3 years, the property can be repurchased at market value. \*\*\*\*

\* – refusal of the sole participant to purchase the auction item at the initial price increased by 5%

\*\* – if the object is not located in the city of Gomel, then it is possible to sell it immediately for the base value

\*\*\* – the contract can be extended for the same period, provided that the created jobs are preserved

\*\*\*\* – installment payments of up to 5 years with monthly indexing of payments can be provided