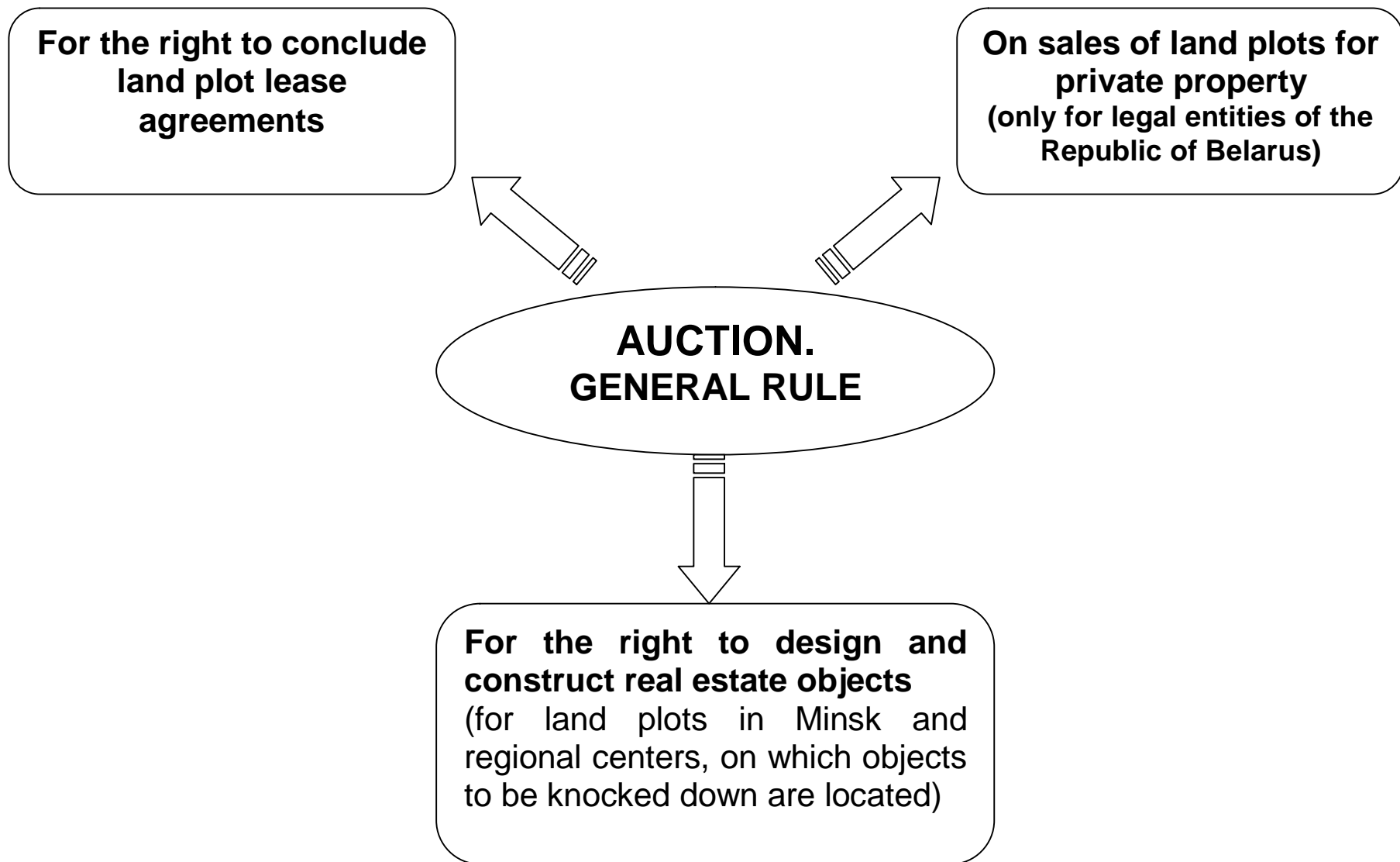
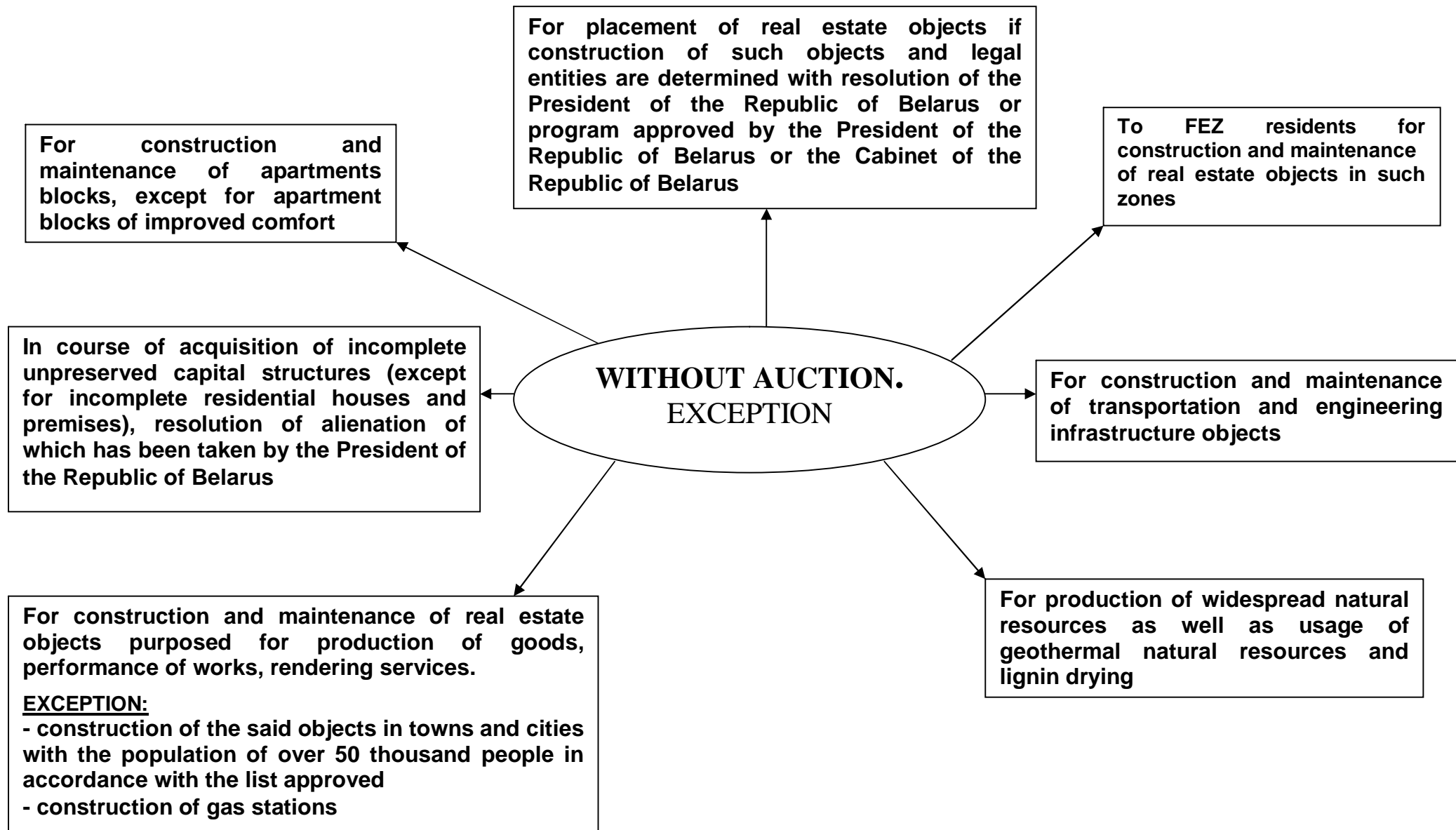


**Allocation of land plots for construction of objects
in the Republic of Belarus**
(to legal entities)





General provisions

Land plots are granted after their withdrawal from the previous land user, land owner, or lessee.

In accordance with the general regulation, the following is required to withdraw and grant land plots:

A) Preliminary coordination of the location of the land plot for object construction (might not be required in cases stipulated by Edict of the President of the Republic of Belarus No.667 of 27.12.2007 “*On Withdrawal and Granting of Land Plots*” (hereinafter referred to as Plot No.667)).

B) Development of draft withdrawal of the land plot and taking resolution of withdrawal and granting of such plot.

C) Establishment of borders of the land plot granted, state registration of land plot formation and arising of titles to it.

Note:

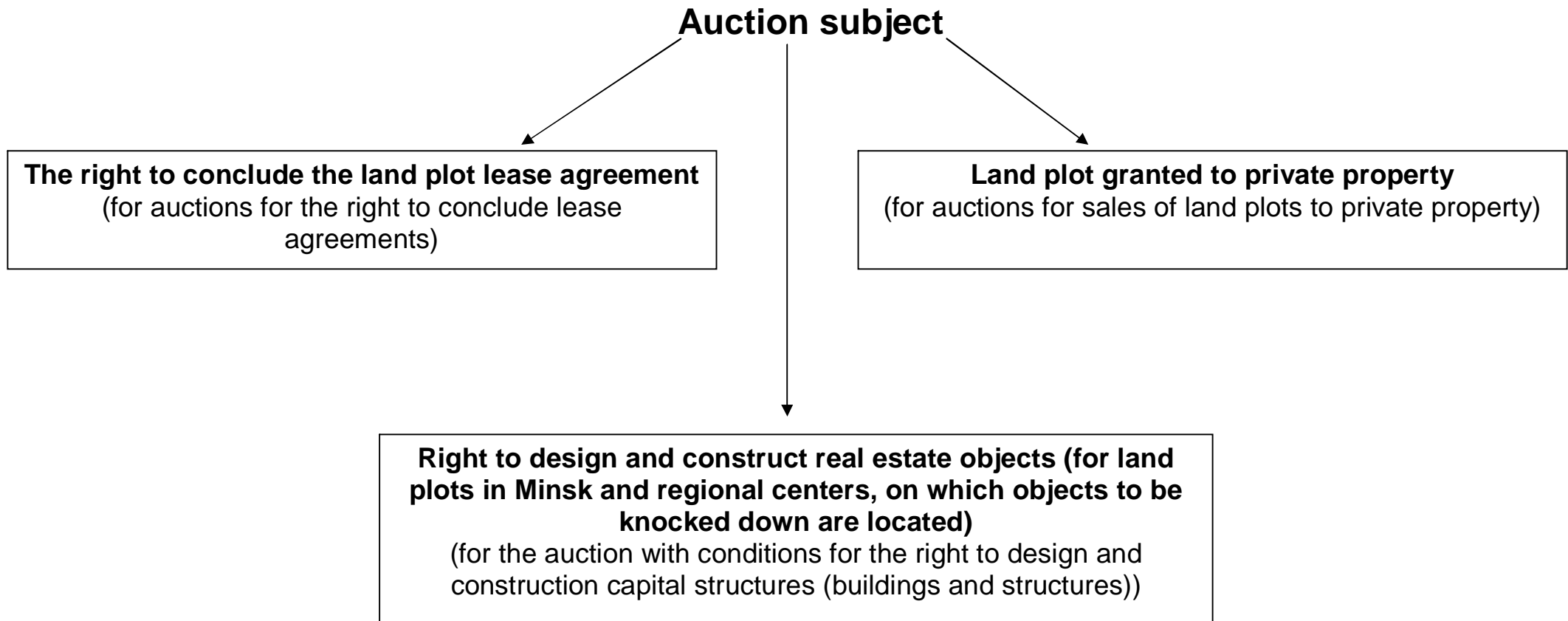
The said procedures are performed:

- in case land plots are granted **UNDER AUCTION** held by the initiative and at the expense of local executive body – **prior to holding the auction** (hereafter, the auction winner will reimburse the costs for such procedures), except from taking resolution of granting the land plot and registration of the title to it, which take place after holding the auction.

- in case land plots are granted **WITHOUT AUCTION** by the initiative and at the expense of the person interested in granting the land plot in accordance with the procedure stipulated by corresponding provisions approved by Edict No.667 (Layouts Nos. 2, 3, and 4).

Layout No.1

Participation in the auctions for sales of land plots to private property, auctions for the right to conclude the land plot lease agreement, auctions for the right to design and construct capital structures (buildings and structures)



Step No.1

Studying notifications of auctions



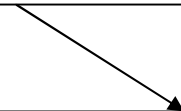
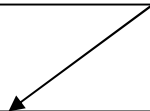
Publishing sources:

- newspapers: "Sovetskaya Byelorussia"; "Respublika"; "Zvyazda"; "Narodnaya Gazeta"; "Belorusskaya Niva"; Information and analytical bulletin "Tenders in Belarus and Abroad";
- official website of the State Property Committee (<http://gki.gov.by/real-estate-rent-sale/auctions/>);
- official websites of relevant local executive committees;
- other printed mass media.

Notifications are published not later than 30 days before auction holding

Step No. 2

Competitive bid submission



Committee for organization and holding the auction (hereinafter referred to as the committee) formed with the relevant executive committee

or

Authorized governmental organization for holding the auction (hereinafter referred to as the organization)

Documents required for participation

- application with indication of cadastre numbers and addresses of land plots;
- copy of the payment order certifying the advance payment (up to 10 percent of the initial price of the auction subject);
- personal ID;
- power of attorney issued by a legal entity and confirming authorities of the officer;
- copies of documents of governmental registration of a legal entity;
- data of banking details of a legal entity;
- legalized copies of constituent documents and extract from the commercial register of the country of origin or another equivalent proof of the legal status in accordance with the applicable law of the country of origin, translated into Belarusian or Russian (for foreign persons);
- document of financial solvency issued by the servicing bank or another credit and financial institution, translated into Belarusian or Russian (for foreign persons).

Step No. 3

Auction holding

Auction commencement

Trades

Announcement of the winner

Step No. 4

Signing the Minutes of the Auction Results

If the auction winner has not signed the minutes on the day of holding the auction, results of the auction shall be void upon resolution of the committee or the organization.
With that, the advance payment made by the winner shall not be subject to return

Step No. 5

Taking Resolution of Granting the Land Plot to the Winner by the Local Executive Committee

Step No. 6

Granting the Land Plot and Conclusion of Corresponding Agreements

Local executive committee

within **2 business days** after the winner makes all payments set forth in the minutes and fulfills all conditions provided by the resolution of withdrawal of the land plot for auction:

shall issue the extract from resolution of granting the land plot to private property
(in case of auction for sale of the land plot to private property)

shall conclude the land plot lease agreement with the winner of the auction
(in case of auction for the right to conclude lease agreement)

shall conclude the following with the winner of the auction:

- agreement for exercising of the right to design and construct capital structures (buildings, structures);
- land plot lease agreement

(in case of auction for the right to design and construct capital structures (buildings, structures))

Step No. 7

Addressing the territorial organization for state registration of real estate property, titles to it, and transactions with it at the location of the land plot for state registration of private property titles to the land plot, lease agreement, and right to lease the land plot

Layout No.2

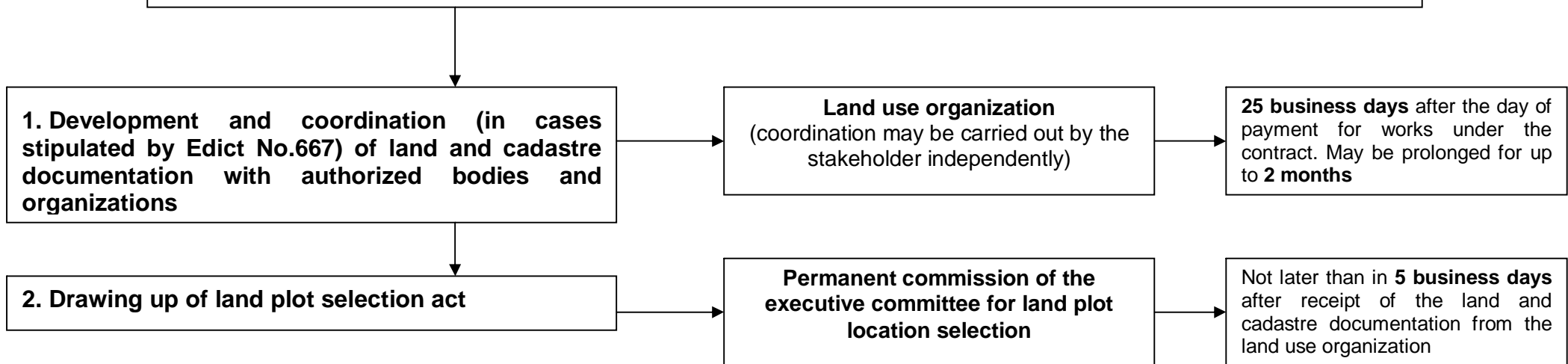
ACTIONS FOR GRANTING OF THE LAND PLOT WITHOUT AN AUCTION IN CASES WHERE ITS LOCATION IS PRELIMINARILY AGREED

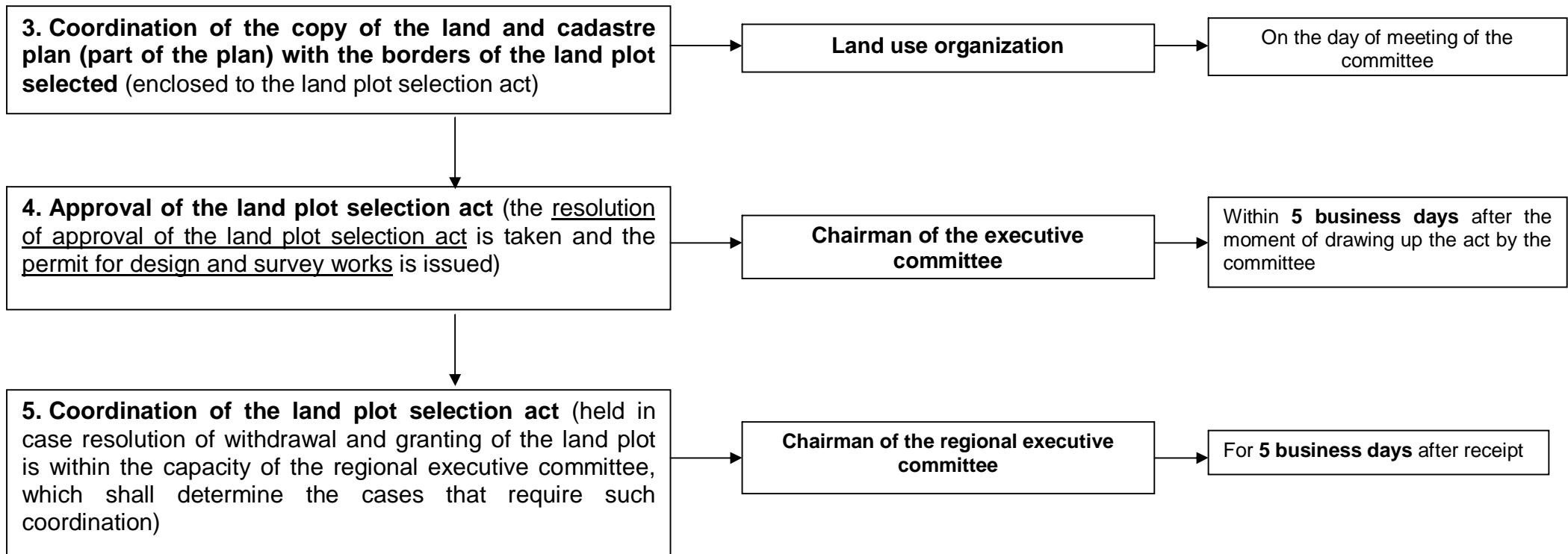
Step No. 1

Address of the stakeholder to the district, municipal executive committee at the land plot location (hereinafter referred to as the executive committee) with the application

Step No. 2

Conclusion of the contract for development of land and cadastre documentation for selection of the land plot
(between the stakeholder and land use organization)

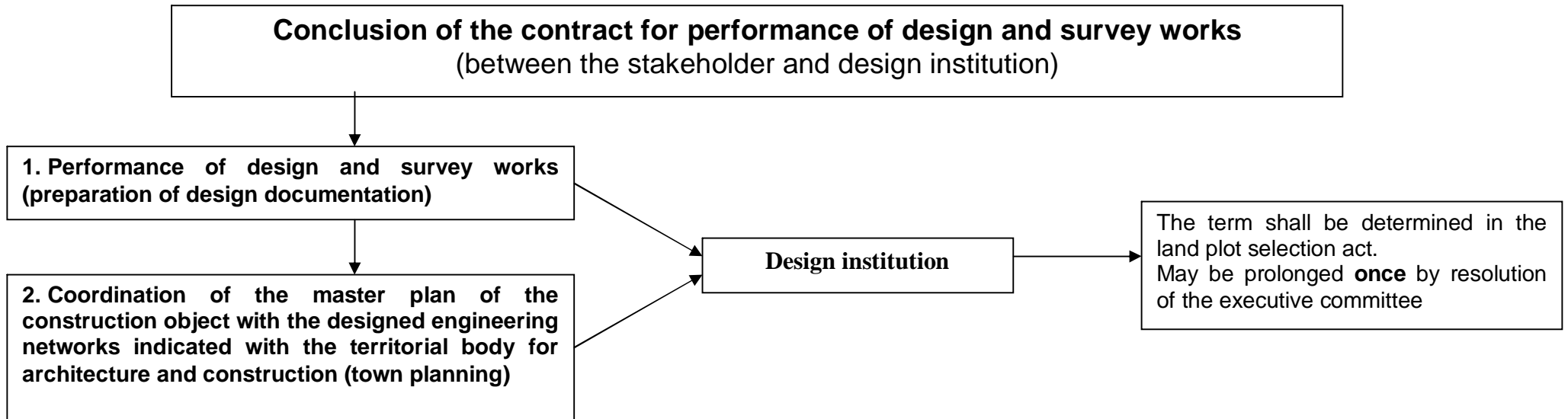




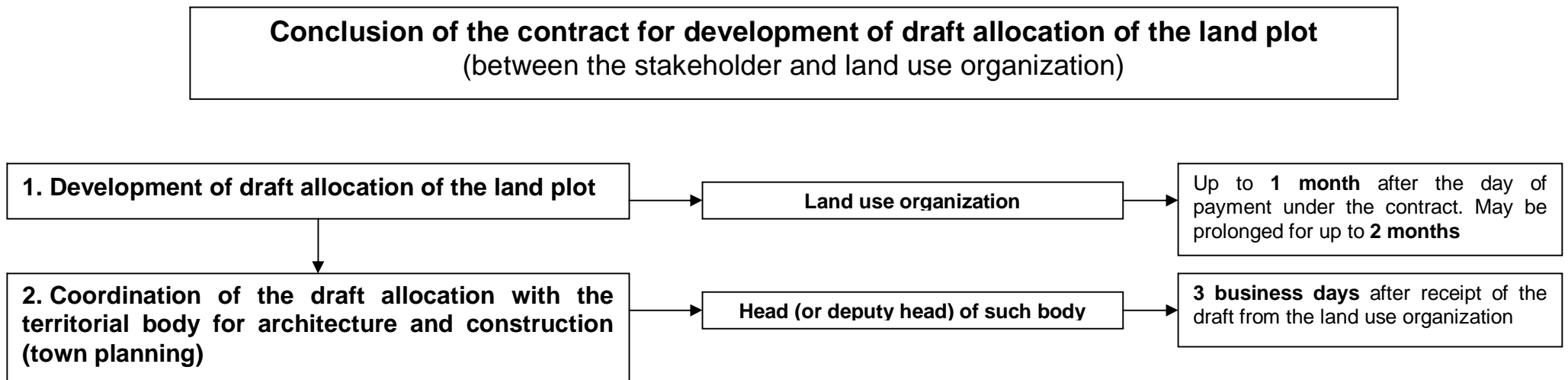
Step No. 3

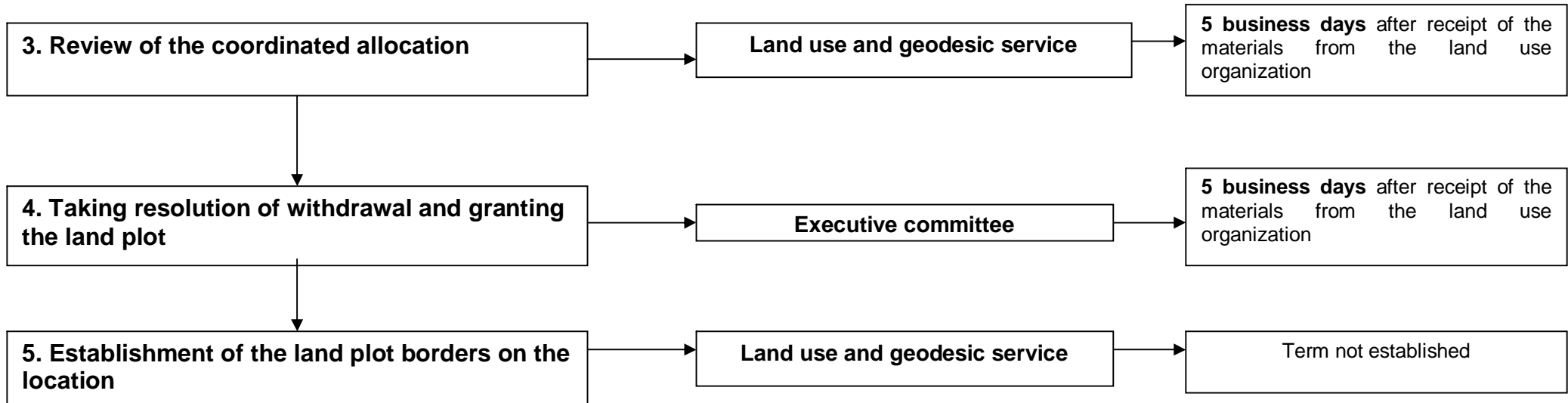
Conclusion of the contract for development of the architectural and planning task and receipt of specifications for engineering support of the object
 (between the stakeholder and territorial body for architecture and town planning or communal unitary enterprise (hereinafter referred to as the CUE))

Step No. 4



Step No. 5





Step No. 6

Addressing the territorial organization for state registration of the real estate property, titles to it, and transactions with it for the purpose state registration of land plot formation and arising of titles to it

Layout No.3

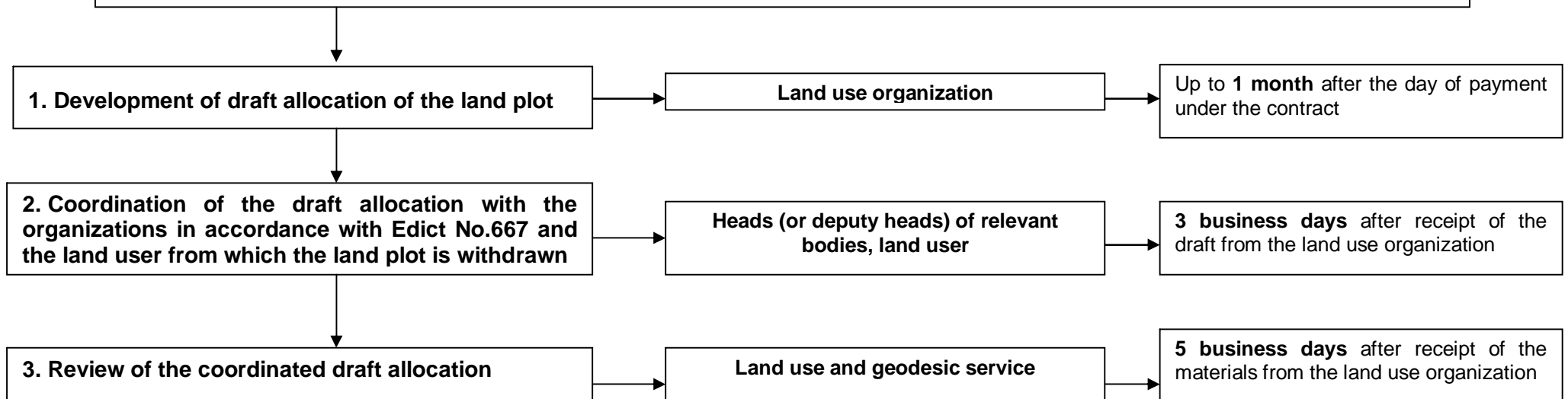
ACTIONS FOR GRANTING OF THE LAND PLOT WITHOUT AN AUCTION IN CASES WHERE NO PRELIMINARY COORDINATION OF ITS LOCATION IS REQUIRED

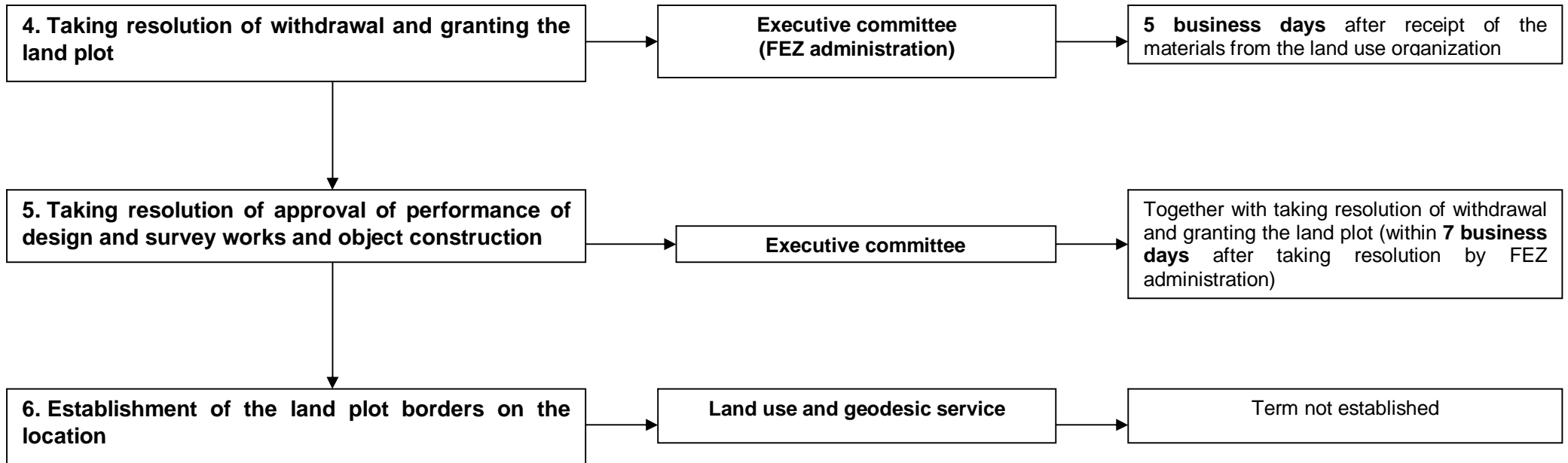
Step No. 1

Address of the stakeholder to the executive committee (FEZ administration) at the land plot location with the application

Step No. 2

Conclusion of the contract for development of draft allocation of the land plot
(between the stakeholder and land use organization)





Step No. 3

Addressing the territorial organization for state registration of the real estate property, titles to it, and transactions with it for the purpose state registration of land plot formation and arising of titles to it

Layout No.4

ACTIONS FOR GRANTING OF THE LAND PLOT WITHOUT AN AUCTION IN MINSK AND REGIONAL CENTERS

Note: withdrawal and granting of land plots for construction in Minsk and regional centers shall be carried out in accordance with the procedure below in case the following is absent:

- town planning projects of detailed planning of the said towns and cities; or
- architectural projects of development of their territories.

Step No. 1

Address of the stakeholder to the municipal executive committee at the land plot location with the application

Step No. 2

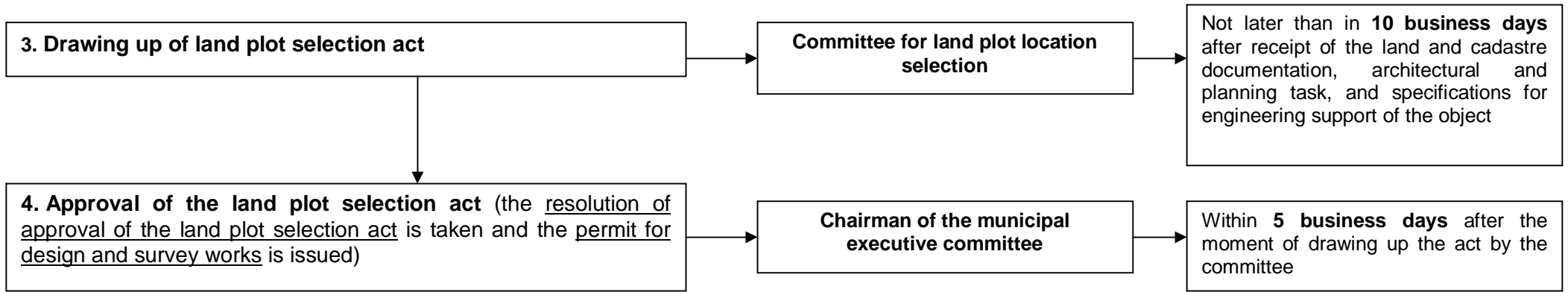
Conclusion of the contract for development of land and cadastre documentation for selection of the land plot
(between the stakeholder and land use organization)

Conclusion of the contract for development of the architectural and planning task and receipt of specifications for engineering support of the object
(between the stakeholder and committee (department, administration) for architecture and town planning of municipal executive committee or CUE)

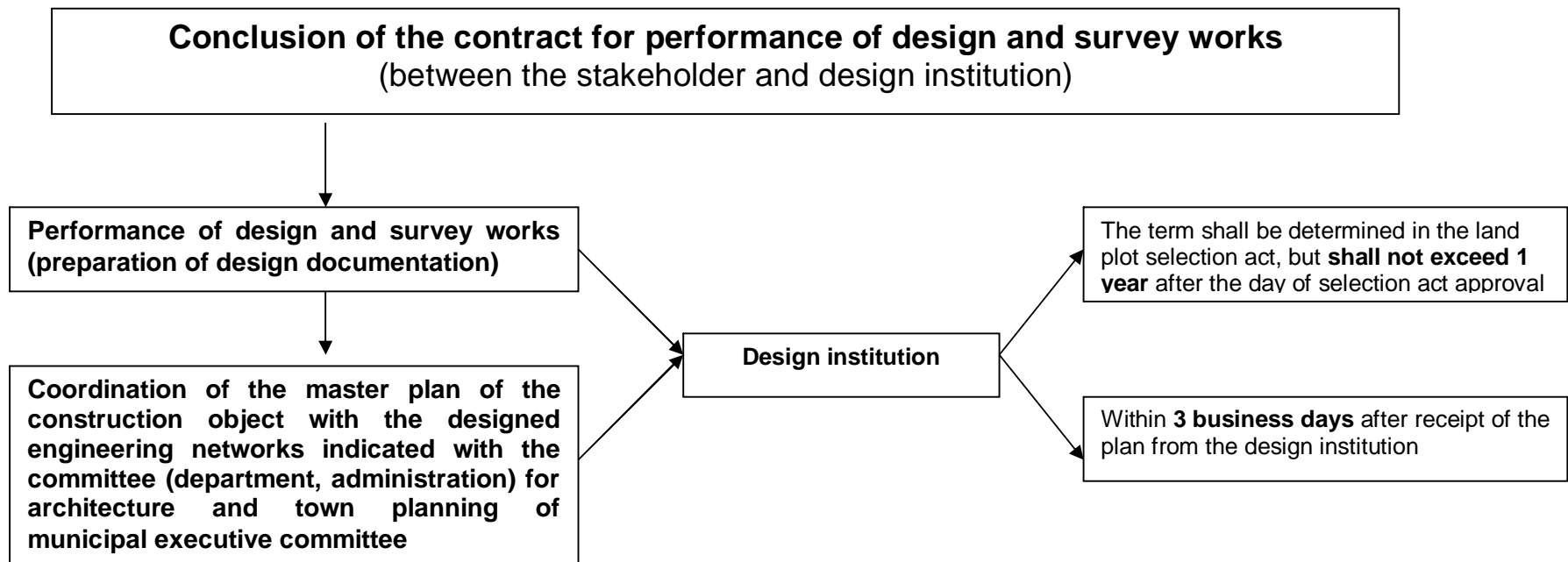
1. Development of land and cadastre documentation and receipt of opinions of the possibility to place the object from the bodies and organizations set forth in Edict No.667

2. Development of the architectural and planning task and receipt of specifications for engineering support of the object

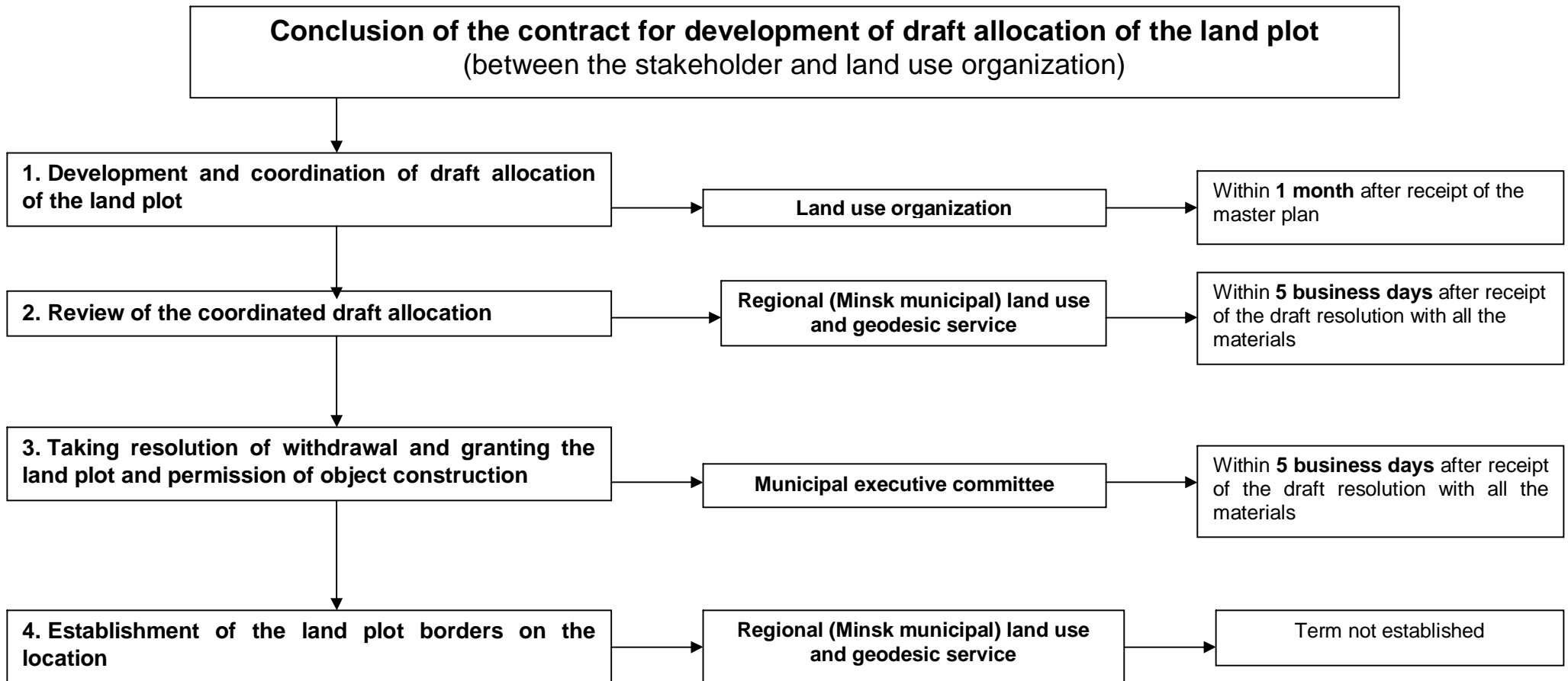
20 business days after the day of payment for works under the contracts



Step No. 3



Step No. 4



Step No. 5

Addressing the territorial organization for state registration of the real estate property, titles to it, and transactions with it for the purpose state registration of land plot formation and arising of titles to it