



НАЦИОНАЛЬНОЕ
АГЕНТСТВО ИНВЕСТИЦИЙ
И ПРИВАТИЗАЦИИ
Республика Беларусь

Objects of unutilized state property proposed for implementation of infrastructure projects through PPP





Information for investor

The National Agency for Investment and Privatization, supported by the State Property Committee of the Republic of Belarus, together with regional executive committees, is working to select unused state property and offer it to private businesses for infrastructure projects.

The submitted objects are owned by local executives and administrative bodies. The priority mechanism for investor participation is the conclusion of a public-private partnership agreement. Also, the rights to the objects can be acquired through purchase at auction.

When implementing infrastructure projects in relation to the proposed objects of unused state property, the investor will be provided with comprehensive assistance by the interested state bodies.



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Building of the main building of the distillery



Location of the object:

19B Zavodskaya Street
Zakozel
Drogichin District
Brest Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATUS:

A complex of brick buildings of the early twentieth century (historical and cultural value). The area of the object - 1910,9 sq.m., the area of the land plot - 0,3317 ha, availability of communications, there is a transport connection, the distance from Drohiczyn - 17 km. Not far from the object are several historical monuments and culture. In ag. Zakozel is located in the village of Zakozel is a chapel-tomb of the Orzeszko family (restoration is underway), the church of the Holy Great Martyr George the Victorious in the village of Volovel, fragments of the homestead park of the XVIII–XIX centuries, the manor Orzeszki XIX century.



ENCUMBRANCES/LIMITATIONS:

Compliance with protection obligations related to the attribution of the object to the historical and cultural value.

Barracks and canteen building



Location of the object:

92/8-92/9 Heroes of
the Defense of Brest
Fortress Street
Brest
Brest Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATUS:

Brick buildings located on the territory of the Pogranichny Island of the 11th Frontier Outpost of the Brest Fortress. The Brest Fortress-Hero Memorial Complex is one of the most visited tourist sites in Belarus.

The complex includes the Brest Fortress Defense Museum and several exhibitions.

No communications to the objects. The purpose of further use - provision of services.



ENCUMBRANCES/LIMITATIONS:

None.

Complex of buildings of the former Reitan estate



Location of the object:

0.4 km east of
Grushevka Village
Lyakhovichy District
Brest Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATUS:

The complex of structures includes the buildings of the manor house (area-1294.9 sq.m.), outbuilding 1 (area - 170 sq.m.), outbuilding 2 (area - 62.7 sq.m.), stables 1 (area - 666.4 sq.m.), stables 2 (area - 752.5 sq.m.), storerooms (area - 63.5 sq.m.), stables 1 (area - 666.4 sq.m.), stables 2 (area - 752.5 sq.m.), storerooms (area - 63.5 sq.m.), threshing floor (area - 961.1 sq.m.), chapel (area - 87.1 sq.m.).

Part of the restoration of the estate has been carried out. The purpose of further use - creation of historical and cultural center.

ENCUMBRANCES/LIMITATIONS:



There are no encumbrances. Restrictions: the land plot is located in the protection zone of the electric network and zones of protection of immovable tangible historical and cultural values.

Industrial building



Location of the object:

42/26 Maxim Gorky
Street
Vitebsk
Vitebsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Three-storey brick building with an area of 10700 sq.m. with communications (transport) and access roads. Possible use of the land plot - for placement: industrial enterprises of all types of ownership and branch orientation of production activity; communal-service objects; production-business objects; objects of accompanying service (trade, consumer services, public catering, settlement and cash centers and others); landscape and recreational objects of special purpose; objects of engineering and transport infrastructure.



ENCUMBRANCES/LIMITATIONS:

The land plot is located in the protected areas of heat supply networks and facilities.

Building of an unfinished preserved capital building



Location of the object:

28 Bohdan
Khmelnysky Street
Vitebsk
Vitebsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Unfinished two-storey brick building (medical purpose) with the area of 1871,8 sq.m. with the availability of communications (heating, water supply, electricity, sewerage, transportation) and access roads.



ENCUMBRANCES/LIMITATIONS:

The facility is located in natural areas subject to special protection, as well as in the protection zones of electric networks with voltage up to 1000 volts.

Building of a former Carmelite monastery



Location of the object:

3A 17th September
Square
Glybokoye
Glybokoye District
Vitebsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with an area of 1280,4 sq.m.sq. - The building of the former Carmelite monastery with a basement.

Purpose of further use: land plot with a capital structure (administrative and economic building, specialized religious (cult) building).



ENCUMBRANCES/LIMITATIONS:

The building is of historical and cultural value, a permit for repair and restoration work is required.

The building of the former Bernardine monastery



Location of the object:

11A Orshanskaya
Street
Dubrovno
Dubrovensky District
Vitebsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with an area of 386.16 sq.m. with the availability of communications (electricity) and access roads.

Purpose of further use - multifunctional purpose, hotel or cultural-educational object.

Located in the district center near the Dnieper River, 8 km from the railway station Osinovka on the line Orsha - Smolensk.

ENCUMBRANCES/LIMITATIONS:

Building of historical and cultural value, requires authorization for repair and restoration works, protection obligations.



Building specialized for education



Location of the object:

3B Pervomayskaya
Street
Baran
Orsha District
Vitebsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with an area of 883,5 sq.m. with communications (heating, water supply, electricity, sewerage, transportation) and access roads.

Purpose of further use - for placement of the object of communal and consumer services, commercial or administrative purposes. Located 9 km. from the railway station Orsha.



ENCUMBRANCES/LIMITATIONS:

None.

The building of the inter-school educational and production combine



Location of the object:

7 Sovetskiy Lane
Uvarovichi
Buda-Koshelevo
District
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with a total area of 931 sq.m., located 35 km. from the city of Gomel and 10 km. from the railroad.

The population of Uvarovichi settlement is more than 2 thousand people.



ENCUMBRANCES/LIMITATIONS:

None.

Middle school building



Location of the object:

7A 50th Anniversary
of BSSR Street
Perelyevka Village
Vetka District
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with a total area of 1147.6 sq.m. The building is heated from a boiler house, sewerage is in working condition, water and electricity supply is disconnected.

The building is located in the v. Perelevka, located 1 km from the border with the Russian Federation.



ENCUMBRANCES/LIMITATIONS:

None.

Educational building complex



Location of the object:

153-1, 153-2, 153/1,
153/2, 153/3, 153/4
Sevastopolskaya
Street
Gomel
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

A complex of educational buildings in Gomel, consisting of two parts. The first part: an educational building (two-storey brick, with a total area of 3476.3 sq.m.), a dining room (one-two-storey brick, with a total area of 1184.9 sq.m.), a warehouse building (one-storey brick, with a total area of 708.3 sq.m.), a warehouse with an area of 5.5 sq.m., a shooting range and two specialized energy buildings.

The second part: a room in the building of the academic building with a vestibule (one-story brick, with a total area of 86 sq.m.).



ENCUMBRANCES/LIMITATIONS:

None.

Complex of buildings and structures of the sanatorium



Location of the object:

2/8, Rassvetovsky
Selsoviet
(near Dobrush town)
Dobrush District
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

The complex of buildings and structures of the former sanatorium "Solnechny" is 20 km away from the city of Gomel. The complex of buildings includes: a food hall with a dining room (one-storey brick building with a total area of 685 sq.m.), a medical building (two-storey brick building with a total area of 1619.7 sq.m.), a utility room. buildings (one-storey brick, with a total area of 160.9 sq.m.), a utility warehouse (one-storey brick, with a total area of 172.6 sq.m.) and 19 other buildings.

The facility is located in a wooded area near the Irput River and close to the border of the Russian Federation.



ENCUMBRANCES/LIMITATIONS:

None.

The building of the school-garden



Location of the object:

2 Shkolnaya Street
Buda-Sofiyevka
Village
Lyelchytsy District
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

The building of a school-garden with a warehouse, a restroom, a cellar, a fence, a pavement, a waste ground, two shade sheds, a well, a water supply network, a heating network, a sewerage network, (one-two-story brick, total area 2806,4 sq.m.).



ENCUMBRANCES/LIMITATIONS:

Sanitary protection zone is established; it is not allowed to locate facilities that are objects of impact on human health and the environment.

Administration building



Location of the object:

11 Novaya Street
Zavoyt
Narowlya District
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey administrative building with metal roof.
The building is located in the center of Zavoyt agorodok.

The total area of the building is 475.1 sq.m. In a kilometer from the ag. Zavoyt is a lake for recreation and fishing, which is surrounded by forest.



ENCUMBRANCES/LIMITATIONS:

None.

Non-residential building



Location of the object:

10 Friedrich Engels
Street
Sosnovy Bor
Svetlahorsk District
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with centralized water, electricity and sewage systems. The object is located 30 km. from Svetlogorsk near the highway and at 1.5 km. from the railroad, near Svetlogorskoye water reservoir.



ENCUMBRANCES/LIMITATIONS:

None.

Isolated room of the manor



Location of the object:

6-1 Ulyanova Street
Chechersk
Chechersk District
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with a total area of 1129.0 square meters, with an annex and a basement. The former estate of Chernyshevs - Kruglikovs, was a part of the palace and park ensemble in the first half of the XIX century. Nearby there is a branch of the municipal subsidiary unitary enterprise “Gomel winery”. In the city there is a small lake Svyatoe, nearby flows the river Sozh. The object has the status of historical and cultural value of the 3rd category.



ENCUMBRANCES/LIMITATIONS:

The object is located in the zone of protection of immovable tangible historical and cultural values.

Capital structures of the factory



Location of the object:

7 Lepeshinskogo Street
Gomel
Gomel Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

The object is located in the regional center and includes two capital buildings of the plant “Modul”. The building of the administrative and laboratory building of the plant is a six-story brick building with a total area of 4389.51 square meters, with access roads. The building of the plant's canteen is a three-storey brick building with a total area of 3253 square meters and access roads.



ENCUMBRANCES/LIMITATIONS:

None.

Utility building



Location of the object:

22 Gagarina Street
Svislach
Grodno Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Brick three-storey building built in 1975 with a total area of 937.3 sq.m. with communications.

Purpose of further use - for placement of objects of multifunctional purpose, hotel or cultural-educational purpose.



ENCUMBRANCES/LIMITATIONS:

None.

Command post and headquarters buildings

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:



Location of the object:

2/1, 2/2, 2 Ivana
Yakubovskogo Street
Grodno
Grodno Region

Headquarters buildings are two-storey, detached buildings, building area - 1282.9 sq.m. and 1300.2 sq.m., command post building is a one-storey, detached building, building area - 440.9 sq.m. In the headquarters buildings there is heating - centralized, water supply, sewerage, electricity - centralized systems, gas supply - absent; in the command post building - heating - centralized, electricity - centralized system. All systems are in disrepair and do not function. There are access roads. Purpose of further use - reconstruction for public facilities.



ENCUMBRANCES/LIMITATIONS:

The object is located in natural areas subject to special protection (in the water protection zone of a river, water body).

Clubhouse building



Location of the object:

23 Lenina Street
Grodno
Grodno Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey, detached building with an area of 679.1 sq.m. External, internal walls and partitions - brick, roof - metal tile. There is heating centralized, water supply, sewage, electricity centralized systems, gas supply is absent. There are access roads.



ENCUMBRANCES/LIMITATIONS:

The object is a historical and cultural value of the Republic of Belarus, located in natural areas subject to special protection (in the water protection zone of a river, reservoir).

Barracks building



Location of the object:

4 Ivana
Yakubovskogo Street
Grodno
Grodno Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Three-storey detached brick building with an area of 2478.7 sq.m. The microdistrict where the object is located is far away from large industrial enterprises, there is a developed network of urban public transportation.

Nearby there are forests, a picturesque valley of the Lososyanka River, as well as Lake Yubileynoye. Along the river it is planned to form a landscape and recreational zone, where there will be public gardens, pedestrian alleys and boulevards.



ENCUMBRANCES/LIMITATIONS:

The facility is located in natural areas subject to special protection.

Clubhouse building



Location of the object:

26B Lenina Street
Grodno
Grodno Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

One-storey detached brick building of 262.1 sq.m. with communications and access roads. The object is located in the center of Grodno. Purpose of further use is reconstruction for public sports facilities.



ENCUMBRANCES/LIMITATIONS:

The object is a historical and cultural value of the Republic of Belarus, located in natural areas subject to special protection (in the water protection zone of a river, reservoir).

The building of the former palace with the objects of improvement



Location of the object:

2A Pobedy Street
Dzyatlava
Dzyatlava District
Grodno Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with a basement, four cold annexes, 1751 years of construction, total area of 1 527.5 sq.m. with communications (central water supply and sewage, electricity - hidden wiring) and access roads. The object is located in the center of the city, near the lake, park, central polyclinic, hospital, in the vicinity there are residential buildings, secondary and music school.



ENCUMBRANCES/LIMITATIONS:

The object is a historical and cultural value of the Republic of Belarus, located in natural areas subject to special protection (in the water protection zone of a river, reservoir).

Basic school building



Location of the object:

44 Tsentralnaya Street
Selets Village
Horki District
Mogilev Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with a total area of 1,088.1 square meters. The object has power supply networks, heating, water supply, sewage, as well as access roads.



ENCUMBRANCES/LIMITATIONS:

The site is located in a water protection

Complex of capital structures and facilities of the school



Location of the object:

3 Shkolnaya Street
Blagovichy Village
Gorbovichy Selsoviet
Chausy District
Mogilev Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey building of the educational building with an area of 1173.9 sq.m. There are central heating and power supply networks to the object. The building is located by the road, also in 5 km. from the object there is a highway of republican importance.



ENCUMBRANCES/LIMITATIONS:

None.

Administrative buildings



Location of the object:

4,6 Komissariatskiy
Lane
Mogilev
Mogilev Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two two-storey stone buildings with basements. Located in the center of Mogilev, the area of the objects is 460.3 and 355.3 sq.m. There is central heating.

The objects are included in the State list of historical and cultural values of the Republic of Belarus.



ENCUMBRANCES/LIMITATIONS:

None.

Administrative building



Location of the object:

26A Pervomayskaya
Street
Mogilev
Mogilev Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with a basement, located in the center of Mogilev. The total area of the object is 466.5 sq.m. There is central heating, as well as water supply and sewage.

The object is included in the State list of historical and cultural values of the Republic of Belarus.



ENCUMBRANCES/LIMITATIONS:

None.

Education building



Location of the object:

80 1 Maya Street
Vileyka
Minsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

A four-storey brick building with a total area of 5,122.9 square meters. The building is plastered and painted, internal walls are painted, wallpapered, faced with ceramic tiles. There are electricity supply networks to the facility, as well as heating, water supply, sewerage and ventilation. The object is located near the automobile roads of republican importance. Distance from Minsk - 96 km.



ENCUMBRANCES/LIMITATIONS:

None.

The complex of buildings of the sanatorium-preventorium



Location of the object:

6-6/8 Sanatarnaya
Street
Nacha
Krupsky District
Minsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Complex of buildings of sanatorium-preventorium “Nacha” (building of general therapeutic building with an annex, one-storey brick building of hotel; building of clubhouse, laundry, bathhouse, vegetable storage, garage, etc.). The total area of the object - 3326,8 sq.m. There is power supply and access roads. It is in a forest area, near the river Nacha, near the highway of republican importance M-1 (E-30).



ENCUMBRANCES/LIMITATIONS:

None.

Building specialized for household service of the population



Location of the object:

9 Parkovaya Street
Komarovo Village
Svirsky Selsoviet
Myadzel District
Minsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

One-three-storey brick building, total area - 3671.8 sq.m. The object has power supply networks, as well as heating.

The object is located near the automobile roads of republican importance. Lake Svir and Svir village are 5 km away from the building.



ENCUMBRANCES/LIMITATIONS:

The object is located in the protection zone of electric networks, therefore there are restrictions in the use of a part of the land plot with the area of 0.0031 ha.

A school building



Location of the object:

20 Krasnoznamennaya
Street
Barysaw
Barysaw District
Minsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Two-storey brick building with a total area of 1228 square meters. To the object there are power supply networks, as well as water supply.

Location in the center of Borisov near the city park, market, urban residential area.



ENCUMBRANCES/LIMITATIONS:

None.

Workshop building



Location of the object:

116-2 Lenina Street
Slutsk
Slutsk District
Minsk Region

DESCRIPTION OF THE OBJECT AND ITS CURRENT STATE:

Three-storey brick building of canning factory shop. Total area - 2824,2 sq.m. There are access roads to the object. The building is located along the highway of republican importance, in the center of

Slutsk, the railway station “Slutsk” is 2 km away, remoteness from Minsk - 100 km.

The object has a status of historical and cultural value.



ENCUMBRANCES/LIMITATIONS:

None.



Information on public-private partnership in the Republic of Belarus

Public-private partnership - legally formalized for a certain period of time mutually beneficial cooperation of public and private partners for the purpose of combining resources and sharing risks, meeting the goals, objectives and principles defined by the Law of the Republic of Belarus “On Public-Private Partnership”, carried out in the form of a public-private partnership agreement. (Article 1 of the Law of the Republic of Belarus “On Public-Private Partnership” of December 30, 2015, No. 345-3).

Infrastructure object - an object of engineering, production, social, transportation, information and technological (including software, information systems and technologies) and other infrastructure. (Article 1 of the Law of the Republic of Belarus “On Public-Private Partnership” dated December 30, 2015 No. 345-3).

The subject of the PPP agreement is to make investments in the creation and (or) modernization of an infrastructure facility, including design (if necessary), as well as in the maintenance and (or) operation of this facility. (Article 24 of the Law of the Republic of Belarus “On Public-Private Partnership” dated December 30, 2015 No. 345-3)

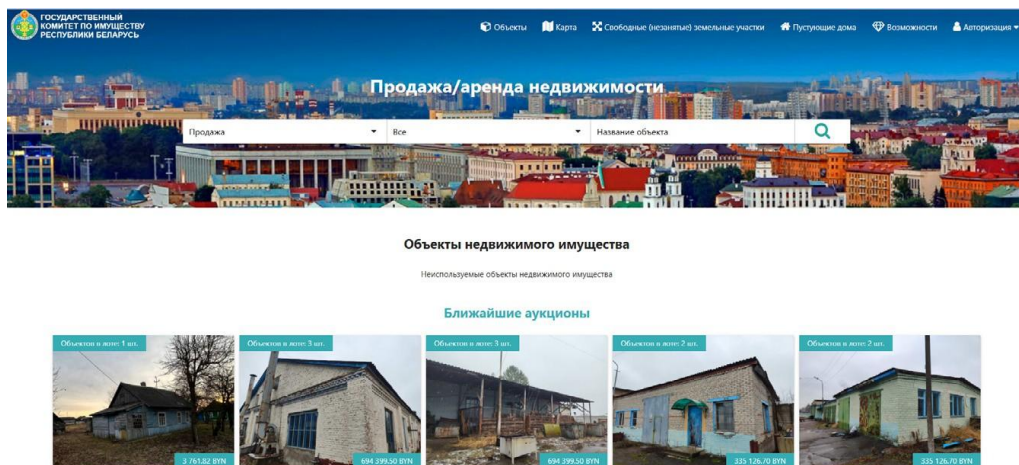
Key regulatory legal acts governing public-private partnerships (PPP):

1. Law of the Republic of Belarus No. 345-Z of December 30, 2015 "On Public-Private Partnership"
2. Resolution of the Council of Ministers of the Republic of Belarus No. 532 of July 6, 2016 "On Measures to Implement the Law of the Republic of Belarus 'On Public-Private Partnership'"
3. Resolution of the Ministry of Economy of the Republic of Belarus No. 49 of July 27, 2016 "On Public-Private Partnership Projects"
4. Resolution of the Ministry of Economy of the Republic of Belarus No. 20 of December 30, 2022 "On Certain Issues of Public-Private Partnership"

Legislative opportunities

- | | |
|---|---|
|  Land plot
rent, permanent use, temporary use |  Stability of the terms of the agreement
possibility of changing the terms of the PPP agreement to ensure investor rights in case of changes in legislation |
|  Budgetary cost compensation
possibility of reimbursement of costs and financing of investor's profit at the expense of budget funds |  Risk allocation
under the agreement, the public partner and the private partner share project risks |
|  Private Initiative
investor's right to submit to the concerned state/local authority a proposal to implement a PPP project |  Cooperation agreement
the right to conclude a tripartite agreement between the state partner, the investor and its creditor to secure the creditor's rights |
|  Direct negotiations
special non-competitive procedure for concluding a PPP agreement (possible in the absence of budgetary participation in the project) |  State property
gratuitous use, rent |

Unified database of state real estate



Proposed properties:

- buildings
- constructions
- construction in progress
- premises, parking spaces
- other property

Methods of implementation:

- lease
- transfer for gratuitous use
- donation
- private sale
- lease sale
- grant under an investment agreement



<https://au.nca.by>

National Agency of Investment and Privatization

The Agency is ready to help foreign investors interested in doing business in Belarus:

- ◆ providing a platform for negotiations and support during negotiations
- ◆ organization of visits to the Republic of Belarus (schedule development, visa support)
- ◆ representation of investor's interests during negotiations with governmental representatives concerning implementation of investment projects, as well as improvement of investment climate in the Republic of Belarus
- ◆ postinvestment support
- ◆ provision of information about investment opportunities, preferential regimes and benefits granted, economic sectors and legislation
- ◆ provision of up-to-date information about investment projects
- ◆ assistance in selection of sites and premises
- ◆ search for prospective partners for investment projects, arranging meetings and negotiations for establishing cooperation

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