

# PROCEDURE FOR GRANTING REAL ESTATE FACILITIES IN PROPERTY OF ST. PETERSBURG FOR CONSTRUCTION, RECONSTRUCTION AND ADAPTATION THESE FOR MODERN USE

According to the existing Law, real estate facilities located in territory of St. Petersburg facilities for construction, reconstruction and adaptation for modern use can be provided at biddings and without biddings..

## Granting real estate facilities without bidding procedures.

### *Criteria of granting real estate facilities without bidding procedures:*

1. Arrangement of social and cultural services facilities;
2. Arrangement of public services facilities;
3. Realization of large-scale investment projects (public-private partnership projects, strategic investment projects of St. Petersburg).

### *Procedure for granting real estate facilities without biddings:*

- The Investor's addressing with the application according to St. Petersburg Government ordinance of 21.07.2015 No. 656 with attachment of the list of documents according to the Land Code of the Russian Federation and the RF Ministry of Economic Development and Trade order dated 12.01.2015 No. 1.
- Registration of the application in St. Petersburg Investments Committee.
- Preparation and submission of interdepartmental inquiries, and also reception of answers to these.
- Assessment of real estate granting market cost (if necessary).
- If there are no grounds for declining the investment proposal, approval of the draft St. Petersburg Government ordinance on granting real estate facilities will be carried out:
  - at the meeting with participation of representatives of St. Petersburg Government executive authorities;
  - at the meeting with participation of St. Petersburg vice-governor;
  - at the session of St. Petersburg Government.
- Issuing of St. Petersburg Government ordinance for granting the real estate facility.

### Regulatory and legal framework

- Land Code of the Russian Federation.
- Town-Planning Code of the Russian Federation
- St. Petersburg Law of 17.06.2004 No. 282-43
- St. Petersburg Government ordinance of 21.07.2015 No. 656
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## Granting the real estate facility with bidding procedures.

### *Participation in announced biddings carried out by auctions spent by JSC Property Fund of St. Petersburg.*

Information about bidding conditions and terms in St. Petersburg is published in the official bulletin “St. Petersburg Property Fund Reporter”, and also on official web-sites of JSC Property Fund of St. Petersburg - [property-fund.ru](http://property-fund.ru), and on the web-site of SPb GBU “Investments Management Board” (Upravlenie investici) - [stateinvest.spb.ru](http://stateinvest.spb.ru).

### *Submission of the Investor’s application for auction preparation for certain real estate facility:*

The Investor’s application for auction preparation is submitted as follows:

- submitting the application;
- registration of the application in St. Petersburg Investments Committee;
- preparation and submission of interdepartmental inquiries, and also reception of answers to these;
- assessment of the annual rent market-value for the real estate facility knock-down bid;
- approval of draft St. Petersburg Government ordinance on holding of the auction:
  1. at the meeting with participation of representatives of St. Petersburg Government executive authorities;
  2. at the meeting with participation of St. Petersburg vice-governor;
  3. at the session of St. Petersburg Government.
- issuing of St. Petersburg Government ordinance on holding of the auction;
- holding the auction by JSC Property Fund of St. Petersburg.

#### Application forms

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One can familiarize with application forma and the rules of their filling on the web-site of SPb GBU “Investments Management Board” - [stateinvest.spb.ru](http://stateinvest.spb.ru) - in the section “Documents” → “Forms and examples”.