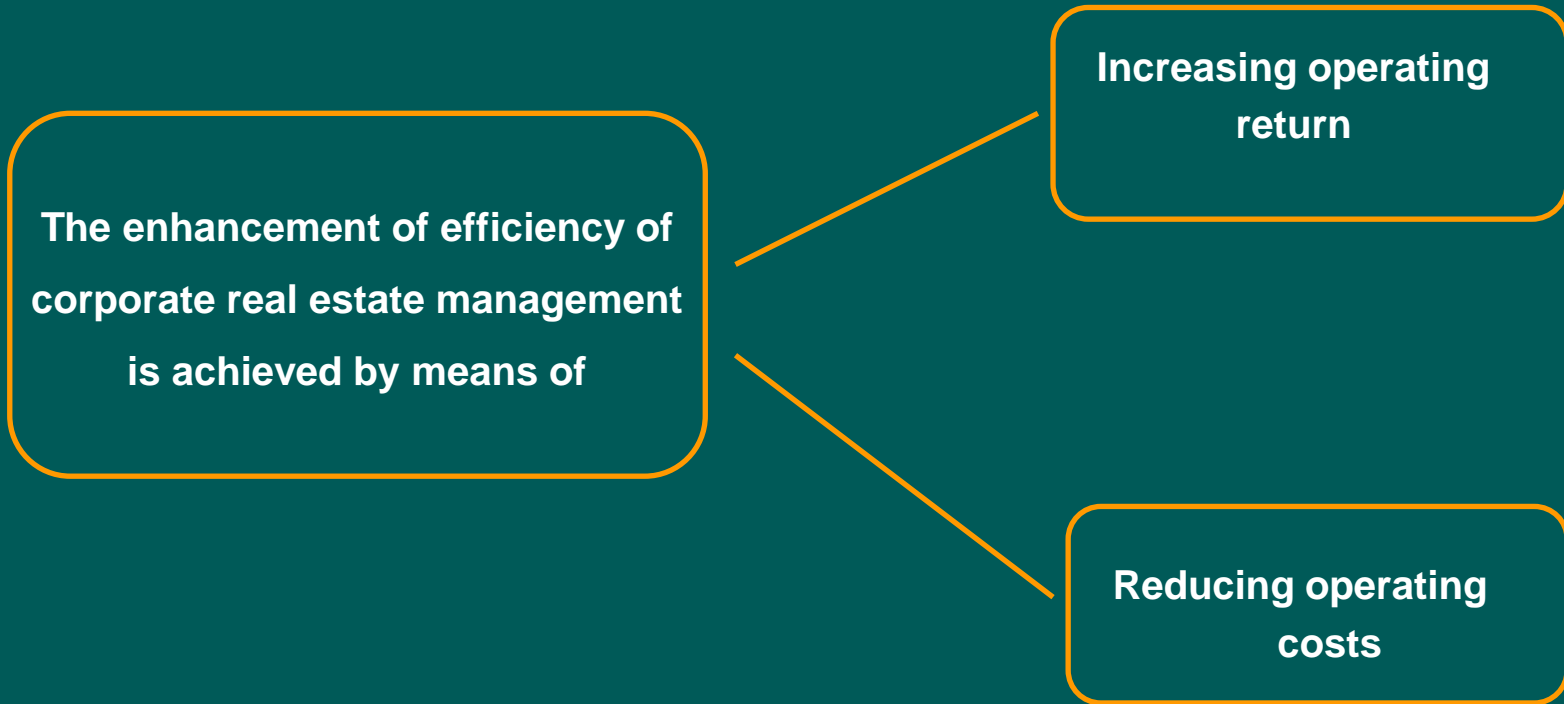


OOO Intercessia (Ltd)

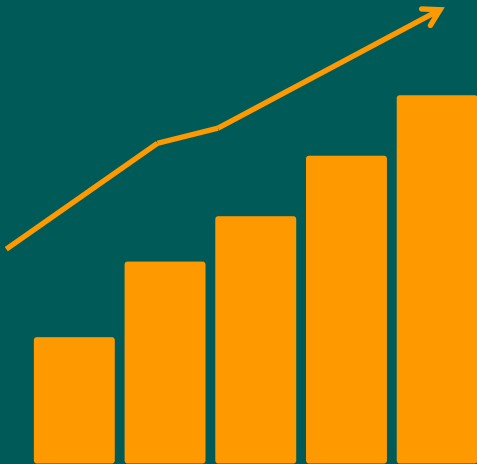
Kirill Andreyev

The Establishment of Legal Fate Unity between
Real Estate and Residential Land as a Means of
Optimization of Corporate Real Estate Management

The enhancement of efficiency of corporate real estate management



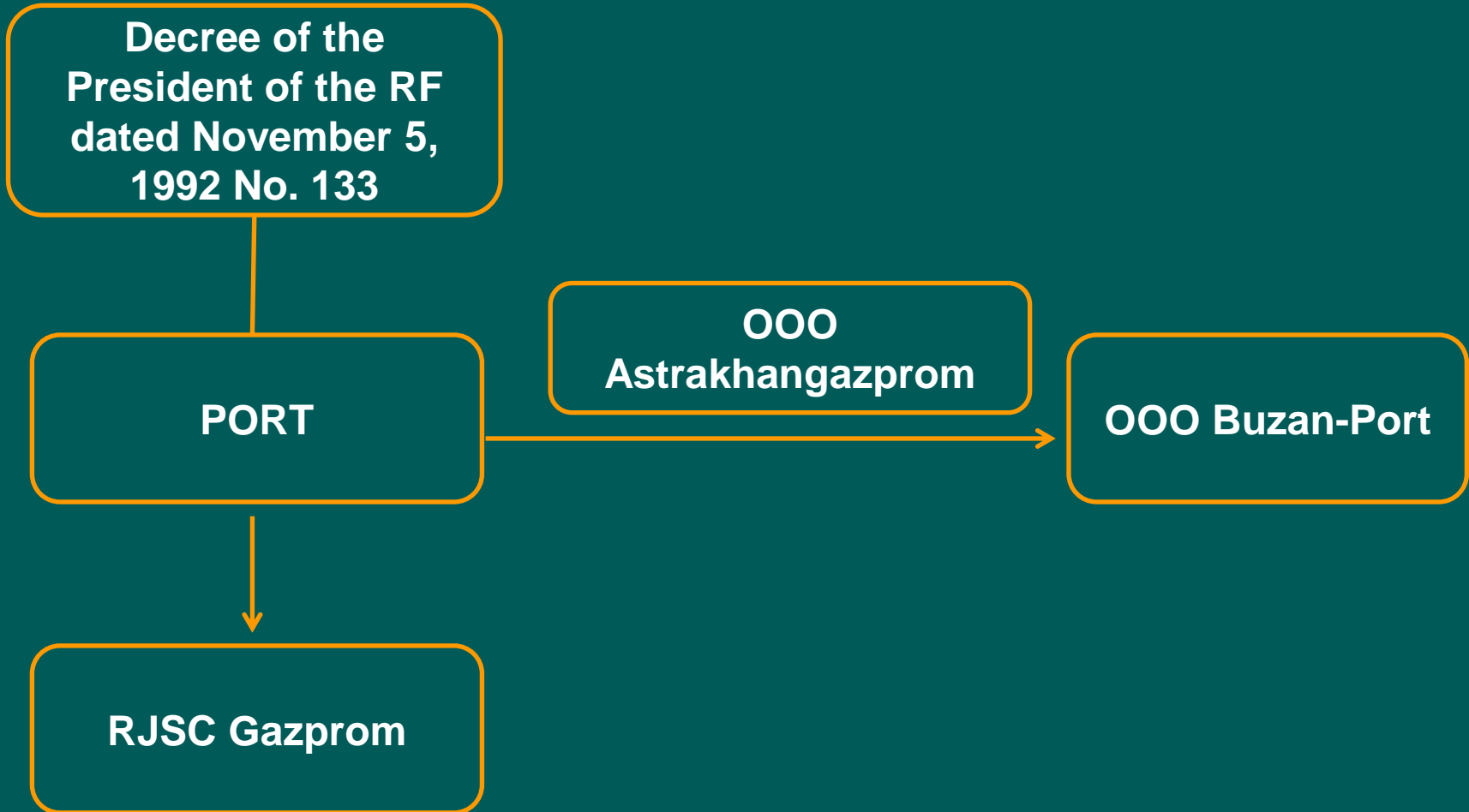
Real estate management costs structure



- Taxation
- Utility services and engineering support
- Maintenance staff
- Land lease
- Maintenance and repair
- Other costs

Combining real estate and the land it is on under one title owner allows to eliminate land lease expanses from the structure of operating costs.

Background



Court judgment

The judgment of the
Arbitration Court of the
Astrakhan Region

- **Case No. A06-1492/1-8/04 dated December 8, 2007**
- **Case No. A06-7088/2006 dated December 8, 2007**
- **Case No. A06-6872/2007 dated December 28, 2007**

The problem

RJSC Gazprom

- Rental costs
- Management decision making control
- Increase in property risks

PORT

LAND

OOO Buzan-Port

Working on the project

- **The principle of combining land parcels and real estate which is inseparable from the land**
- **Only the owner of a building, structure, facility has the right to privatize the land parcel where the real estate is situated**
- **The shares are assigned in proportion to the area needed for the use of the real estate of the Claimant and the Defendant**

The following results were achieved for the client:

- elimination of land lease expenses from the costs structure for the port complex management;
- making peaceful use of the land parcel and the facilities situated on it (alienation, lease, alteration of use, etc.);
- reduction of risks of conflicts on the use of the land parcel;
- loss of priority rights to acquire real estate by the third parties;
- elimination of the risk of the land parcel loss in case the facility is lost;
- elimination of the risk of persecution for violation of land legislation.

OOO Intercessia (Ltd)

Address: 57 Gilyarovskogo Ul., Bldg. 4, Office 309, Moscow
129110

Tel/Fax: +7 (495) 684-90-55

E-mail: mail@intercessia.ru

www.intercessia.ru

Thank you for your attention!

