A summary of the programme for the modernisation
of Multi-Family Residential Buildings (MFRB) in Belarus
based on a presentation by G. Kalenov (Conference in Almaty, 11 September 2026)

The State Programme for the Modernisation of MFRB in Belarus

The presentation describes the Belarusian model for the energy modernisation of MFRB as **a state-organised system** in which modernisation is, as a rule, combined with major repairs and financed through joint participation by the state and property owners.

Legal framework

- Decree of the President of the Republic of Belarus No. 327 of 4 September 2019 'On improving the energy efficiency of multi-family residential buildings.
- Resolution of the Council of Ministers No. 839 of 5 December 2019 on the implementation of the Decree.
- The types of technical work are delineated in Construction Code SP 1.04.01-2021 'Repair and modernisation of buildings and structures'.

Organisation of modernisation
Energy modernisation is usually carried out simultaneously with major repairs and **without residents having to move out**. Approximately one year before major repairs, the management organisation holds a meeting of owners and proposes combining the major repairs with modernisation. The owners are offered 3–4 modernisation options, one of which must be approved **by at least two-thirds of the votes**. Once a decision has been made, the local authority takes charge of organising and financing the process.

What does modernisation involve?
The following may be co-funded as part of energy modernisation:

- insulation of building envelopes;
- installation of an automated individual heating substation;
- replacement of entrance doors and windows in communal areas;
- installation of thermostatic controls;
- installation of meters with remote reading;
- installation of energy-efficient glazing units.

Financial model
The presentation sets out the following breakdown of costs:

- routine repairs — **100% funded by the district budget**;
- major repairs — **38% owners / 62% city budget**;
- energy modernisation — **50% budget / 50% owners**, with the owners' share paid in instalments.

For modernisation, owners pay their share over a period of **10 years**. **A 15-year instalment plan** is provided for certain categories eligible for concessions: low-income citizens, non-working persons with Group I and II disabilities, non-working old-age pensioners, large families and certain other categories.

Repayment mechanism: owners' obligations are included in their monthly housing and utility bill. The presentation emphasises that refusing to sign the modernisation agreement does not in itself exempt the owner from payment; the mechanism for the repayment of budget funds is ensured through regular payments for housing and utility services.

Information support: to raise public awareness, the state held owners' meetings with the participation of officials and specialists, as well as **large-scale public service advertising** on billboards, in the media and on internet portals.

Key outcome and challenge: despite the established funding system, organisational support and information campaign, between 2021 and 2025, owners of only 70 MFH agreed to the proposed modernisation terms. In the presentation, this result is used to conclude that even the creation of favourable financial and organisational conditions does not guarantee the active participation of owners. One of the key problems identified is the owners' weak perception of the common elements of an MFH as their shared property and, consequently, their low willingness to take collective action.

Key conclusion of the presentation: the state programme in Belarus offers a fairly comprehensive model: **legal regulation + state funding + co-financing by owners + organisation of the process by local authorities + technical modernisation + an information campaign**. However, the main constraint remains the involvement **of owners and their collective decision-making on modernisation**. The author of the presentation therefore proposes supplementing the technical and financial mechanisms with a comprehensive scientific approach, including social, managerial, economic and other research, as well as a more active role for NGOs in this process.