



EUROPEAN COURT OF HUMAN RIGHTS
COUR EUROPÉENNE DES DROITS DE L'HOMME

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FIFTH SECTION

Application no. 25786/23
YUZHNYI ELEKTROTEKHNIČNYI ZAVOD, TOV against Ukraine
and 3 other applications
(see list appended)
communicated on 20 August 2026

SUBJECT MATTER OF THE CASE

The applications concern the applicants' deprivation of property bought at public auctions.

The applicants bought some real property at public auctions conducted by the State Bailiffs' Service or the Deposit Guarantee Fund in connection with the relevant proceedings against private persons or entities which were unable to pay off their creditors (see Appendix below). Those auctions were later invalidated for various reasons unrelated to the applicants whose titles to the property were also invalidated. The property was thus returned into the hands of the initial owners.

According to the available information, two of the four applicants sought compensation of the sums paid at the auctions by bringing actions against the relevant local branches of the State Bailiffs' Service. The action of one of them was rejected on formal grounds, namely for having designated the wrong defendant (the local branch rather than the regional branch). The other applicant allegedly obtained only partial compensation for the pecuniary losses sustained and was awarded no compensation in respect of non-pecuniary damage. There is no information whether the amounts awarded were paid or not. The remaining two applicants did not seek compensation for the sums paid at the auctions.

The applicants complain under Article 1 of Protocol 1 to the Convention and/or Articles 6 and 13 of the Convention that they were unreasonably deprived of property which they had acquired in good faith at public auctions organised by the authorities, which should have represented the most secure method of acquiring property. They further contend that they were either unable to recover the sums paid for the property or recovered them only in part.

QUESTIONS TO THE PARTIES

1. Have the applicants been deprived of their possessions in the public interest, and in accordance with the conditions provided for by law, within the meaning of Article 1 of Protocol No. 1? Did that deprivation impose an excessive individual burden on the applicants (see *Immobiliare Saffi v. Italy*, [GC], no. 22774/93, § 59, ECHR 1999-V)?

2. Did the applicants have at their disposal an effective domestic remedy for their Convention complaints, as required by Article 13 of the Convention?

The Government are invited to provide detailed information as regards domestic legal framework and judicial practice concerning legal consequences of the invalidation of public auctions and the remedies available in that regard. In particular, they are requested to clarify whether the affected party is required to bring a separate claim for compensation and, if so, who is regarded under domestic law as the proper respondent in such proceedings.

YUZHNYE ELEKTROTEKHNICHNYE ZAVOD, TOV v. UKRAINE AND OTHER APPLICATIONS – SUBJECT MATTER OF THE CASE AND QUESTIONS

APPENDIX

No.	Application no.	Case name	Lodged on	Applicant Year of Birth Place of Residence Nationality	Represented by	Date of acquisition of property and its type	Date of final judgment(s) in the case
1.	25786/23	Yuzhnyy elektrotekhnichnyy zavod, TOV v. Ukraine	05/06/2023	YUZHNYE ELEKTROTEKHNICHNYE ZAVOD, TOV 2008 Yuzhne Ukrainian	Oleksandr Oleksandrovych YEGOROV	29/12/2015 - a plot of land in Bucha	Supreme Court, 29/03/2023
2.	181/25	Palamarchuk v. Ukraine	18/12/2024	Sergiy Grygorovych PALAMARCHUK 1979 Khrystynivka Ukrainian		18/08/2020 - a house in the village of Dmytrushky, Cherkasy Region	Supreme Court, 29/10/2024
3.	16335/25	Savchenko v. Ukraine	13/05/2025	Oleksandr Mykolayovych SAVCHENKO 1990 Kryvyi Rig Ukrainian		23/07/2015 - a flat in Kryvyi Rih	1) Dnipropetrovsk Region Court of Appeal, 29/08/2018 (invalidation of the auction); 2) Supreme Court, 13/01/2025 (compensation claim)

YUZHNYI ELEKTROTEKHNIHNYI ZAVOD, TOV v. UKRAINE AND OTHER APPLICATIONS – SUBJECT MATTER OF THE CASE AND QUESTIONS

No.	Application no.	Case name	Lodged on	Applicant Year of Birth Place of Residence Nationality	Represented by	Date of acquisition of property and its type	Date of final judgment(s) in the case
4.	17348/25	Savchyn v. Ukraine	26/05/2025	Andriy Myroslavovych SAVCHYN 1983 Truskavets Ukrainian	Mykhaylo Petrovych VYNNYCHENKO	08/05/2013 - commercial premises in Truskavets	1) Supreme Court, 02/10/2014 (invalidation of the auction) 2) Lviv Court of Appeal, 01/08/2023 (compensation claim for the price paid); 3) Supreme Court, 29/01/2025 (inflation and interest)