



Rebuilding the Construction Industry: The Russian View
13 August 2020, 4.00 pm – 4.40 pm SGT (GMT+8)

Speaker:

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Do you think that the rising costs due to safe distancing and other pandemic control measures will significantly impact the volume of construction activity, or is this only a minor factor?

It's a minor factor, but for sure the measures right now seem to be piling up. I think in time like with all new expenses companies will learn the optimal ways of financing these costs so it won't be a great effect on the industry.

Is the use of prefabricated modular construction prevalent in Russia? Prefabricating modules off-site may help alleviate costs associated with implementing COVID measures such as less workers required on site so less transport arrangement.

Yes prefab is widely used in Russia, many housing construction companies use it on their sites to minimize not only the amount of people on site but also the time cycle for the process. It only works for typical housing modules with same-unit system per floor whereas in individual projects only the traditional way is possible.

Will Green Real Estate with AI IOT address the post-COVID in construction industry? What kind of opportunities available?

Yes I think Green real estate will expand after Covid-19 because because it's new technology and in the longrun it will minimize the negative effects on ecology, environment, health. Covid-19 has taught us to pay more attention for th quality of our decision-making and I think people as well are ready for something more costly but more beneficial for future generations

Is Russia open to foreign development companies entering the country via 100% foreign owned companies or you need a local partner ?

Russian market is open to foreign companies. You od not need a Russian partner to enter the market. Foreign companies work on the same terms as national companies. There's no difference.

What kind of FDI policy & concession does Russia offers? Does Russia government supports Eco-Sustainable real estate? What are the exemptions offered by the government?

FDI policy in Russia in a big part of our economic policy. We have the Russian Direct Investment Fund that curates and helps many projects with foreigners and offers programs to support different industries including real estate. In terms of Eco-Sustainability in Russia there's a law guaranteeing energy efficiency and that includes real estate.

As we rebuild the construction industry, it is important that we put in place measures to prevent any resurgence of COVID-19 cases at worksites. What are the best practices in place in Russia to prevent resurgence of such cases at worksites?

Worksites in Russia are highly monitored, if someone gets affected the whole brigade gets quarantined and disinfection of the premises takes place. Right now the situation is stable due to scheduled work on sites and constant monitoring.

Hi sir, is it possible to build a house that can float on flood? house that easily compatible on the flood. is it possible?

Technology nowadays is developing so quickly. It is possible but if you want a house that's compatible with flood then it's not a floating house but rather a house that can be easily detached from the ground if flood comes. I don't think developing such housing should be the goal because such technology would be very costly and not safe at all. What we need to do is develop antiflood measures, constantly monitor water levels and prevent flooding instead of learning to live in the middle of the flood.