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Research Report on Chinese Real Estate Industry, 2010-2011

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Abstracts

Since 2009, with the market recovery, accelerated sales and other favorable factors, real estate entrepreneurs have enhanced their market confidence; more real estate developers prefer to carry out investments. In 2009, the fixed assets investment in China reached CNY 19.41 trillion with the YOY growth rate of 30.5%; the growth rate was raised by 4.4% YOY. Among that, the investment in the real estate development was CNY 3.62 trillion, 16.1% increase over 2008; the growth rate was reduced by 4.8% YOY.

Similarly in 2008, Chinese land purchase area and development area growth rates maintained decrease in 2009. The YOY growth rate of the land purchase area was reduced from -30.0% in the previous two months to -26.5% in 2009H1 and -18.9% in the whole 2009; the YOY growth rate of the land development area was also cut down from -15.5% in the previous two months to -19.9% in the whole 2009. In 2009, Chinese commercial building construction area saw obvious expansion and the decrease rate of the newly-started construction area was reduced. In 2009, the construction area, newly-started construction area and completion area of Chinese commercial buildings reached 3.20 billion m2, 1.15 billion m2 and 702.19 million m2, growing by 12.8% YOY, 12.5% YOY and 5.5% YOY separately.

Chinese real estate market starts to rebound since 2009, especially 2009Q2. The sales continue to rise; the scales and growth rates of the sales area and sales value hit the record high. In 2009, the sales area and sales value of Chinese commercial buildings amounted to 937.13 million m2 and CNY 4.40 trillion, rising by 42.1% YOY and 75.5% YOY respectively.

However, with the recovery of the real estate market, house prices in some cities show

excessive growth. Thus, Chinese government issues a series of policies to curb the rapid growth of house prices. With the implementation of the tight policy of second housing loans in China, investment and speculative demands will be reduced to some degree. Therefore, the risks in Chinese real estate market will be enlarged in 2010. When the house price rise exceeds the expectation of house purchasers, the real estate market will restart the decrease, leading to the market and house price fluctuation.

Through this report, readers can acquire more information:
- Investment in Chinese real estate industry
- Supply in Chinese real estate industry
- Demand in Chinese real estate industry
- Major policies in Chinese real estate industry
- Major events in Chinese real estate industry
- Prediction on the development of Chinese real estate industry

Following persons are recommended to buy this report:
- Downstream and upstream enterprises of the real estate industry
- Real estate developers
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- Investors concerning Chinese real estate industry
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- Others concerning Chinese real estate industry

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