

China Research and Intelligence

Report of Chinese Real Estate Industry under International Financial Crisis, 2009

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Description

In 2008, China totally invested 3.058 trillion Yuan in the real estate development (437 billion USD), up by 20.9% of 2007, including 2.2081 trillion Yuan (315.4 billion USD) in the commercial residential building, up by 22.6%, accounting for 72.2% in the real estate development investment. In 2008, Chinese real estate enterprises totally received capital funds of 3.8146 trillion Yuan (545 billion USD), up by 1.8% of 2007, including domestic loans of 725.7 billion Yuan (103.7 billion USD), up by 3.4%, private-raised funds of 1.5081 trillion Yuan (215.5 billion USD), up by 28.1% and personal mortgage loans of 357.3 billion Yuan (51 billion USD), down by 29.7%.

In 2008, the building construction areas of Chinese real estate development enterprises were 2.74 billion square meters, increased by 16.0% of 2007, the newly constructed areas of 980 million square meters, increased by 2.3% and the completed areas of 590 million square meters, down by 3.5%. The completed areas of the residential buildings were 480 billion square meters, decreased by 4.2%.

In 2008, Chinese real estate development enterprises had finished the land purchase areas of 370 million square meters, cut down by 8.6% of 2007 and the land development areas of 260 million square meters, reduced by 5.6% of 2007.

By the end of December, 2008, the vacant areas of Chinese commercial residential building reached to 164 million square meters, increased by 21.8% of 2007. Because of the reduction in the sales volumes, the impossibility to ensure cash smooth and the limitation of the financing channels, the debt ratio of the real estate enterprises grew rapidly.

Because of the hot real estate market in 2007, many real estate enterprises purchased the lands at a high price, leading to the total high costs. In 2008, the property price declined. Many projects faced the risks of money losses, making the reduction in the cash funds and difficulty in the operations for the enterprises.

Because of the economic and development disparities in various regions of China, it led to the large differences of the property prices and the sales revenues from the real estate in different regions. Therefore, when analyzing Chinese property price problems, it is more important to pay attention to the price level in various cities apart from the master of the general situations.

In 2008, Chinese real estate market began to show the decline trends as well as the turning point in the property price, especially on 7th August, 2008, the sales price firstly turned down at a link relative ratio and successively persisted to the beginning of 2009. If analyzed by years, the sales prices still grew by 6.5% in seventy large and medium cities compared with 2007, reflecting the high property price in 2008 in China, which was also the important basis for the central government and regional governments to recognize the high property price.

Chinese real estate market is comparatively typical. Before 1998, the residential distribution systems remained the object distribution systems of the planned economic ages. The subjects of the real estate market had not realized marketization as well as the low degree of land

marketization. Therefore, there was not so-called real estate market and the fluctuation period in the real estate market. In the early 1990s, the real estate market in parts of Shenzhen and Hainan etc. fluctuated largely but not the national -wide fluctuation. Therefore, China did not have the historical fluctuation data and experience in the real estate market.

At present, Chinese real estate market is still in the sustainable development phase and different from the mature period of the real estate market in the developed countries, such as America. China is in the boost phase of the urbanization and industrialization. The living conditions are very low and the demands for the houses are high, which lay an important foundation for the rapid growth of Chinese residential market.

With the implementation of a series of macro- control measures issued by Chinese government to curb the property price hikes and the influences of international financial crisis, some speculativeness and investment funds will gradually withdraw from Chinese real estate market. It is predicted that Chinese property price will successively reduce to a reasonable level.

More following information can be obtained in this report:

- Supplies of Chinese Real Estate Market
- Demands of Chinese Real Estate Market
- Government Policies of Chinese Real Estate Industry
- Related Industries of Chinese Real Estate Industry
- Investment of Chinese Real Estate Market
- Important Enterprises of Chinese Real Estate Industry
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