

ABOUT INTLANG (Gloria ZHANG, MD)

Intlang Consulting Group offers cross cultural marketing and business solutions to Australian businesses, helps them identify new opportunities in overseas markets, breaks down cultural barriers, creating optimised investment or joint venture operations, ultimately bringing different values, strength and business practice together.



Policy upgrade in seven Chinese cities

Within two consecutive days (22 – 23 September 2017), property market regulations in seven Chinese cities (Nanning, Chongqing, Nanchang, Changsha, Xi'an, Guiyang, Shijiazhuang) were “upgraded”.

According to China Business News, commercial properties in Nanning, Chongqing and Nanchang cities, can be resold two years after the owner acquires the Deed. For other cities, the resale time frames will range from three to five years.

In March 2017, Beijing became the first city to pilot this new industry regulation. In May the policy was to be implemented in 30 Chinese cities, but the recent 23 September announcement indicates the total number will reach 44.

CRIC research showed how the influx of investors to the real estate market caused property prices to soar. The new policy is expected to stabilise the rate of price rises and develop a sustainable market.

The policy also applies to property sales, loans, land prices and housing prices. Its implementation will see some properties reserved to meet investment demand and stabilise the property price. Senior real estate expert Ma Ying-Shun pointed out that the “control” policy will be effective if it responds to local market conditions as it specifically targets the second-hand housing market and limits options for short-term property investors. The policy demonstrates the government’s determination to combat opportunistic property investments in an over-heated market.

The policy effect will be monitored over the next few months and should the property market continue to experience unsustainable growth, further control measures cannot be ruled out.

In the past few decades, urban people in Chinese cities have connected their historical passion of land with investment opportunities - forming the domestic property market today (26 September 2017).

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1800 984 880 | +61 8 9481 8917



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Australian Association of Interior Business



INTLANG CORPORATE CONSULTING PTY LTD



SUITE 8, 90 KING STREET
PERTH, WESTERN AUSTRALIA, 6000



INFO@ICC-AUSTRALIA.COM.AU



WWW.ICC-AUSTRALIA.COM.AU