

Dear All,

I have pleasure in providing you with the below Weekly Digest between 31 August to 6 September 2015 produced by **BDGH**.

I hope this market news update will be of particular interest to you.

Best Regards,



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# Weekly News



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31 August to 6 September 2015



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### Detailed information

#### Second homes need lower down payment

1 September 2015

China lowered the down payment for those who use their housing provident funds to buy a second home, signaling its intention to prop up the property market in a time of battered confidence.

In a statement jointly released by the Ministry of Housing and Urban-rural Development, Ministry of Finance and the central bank on 31 August, the minimum payment for buyers who use their housing funds to buy a second home was lowered to 20 percent from 30 percent, if buyers had paid off their previous mortgage.

The statement also said the four most expensive cities in Beijing, Shanghai, Guangzhou and Shenzhen, which could decide by them whether to follow the move.



The move will give second-home buyers the same policies enjoyed by first-time buyers, which would encourage more potential buyers to purchase second homes. The move followed interest rate cut on 26 August, after which the benchmark lending rate for five-year or longer loans was lowered to 5.15 percent. The same rate for housing provident fund loans was lowered to 3.25 percent, the lowest in history.

(Source: China Economic Net, **BDGH** Research)

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### A Plot in Putuo was sold for RMB 1.667 billion

2 September 2015

Xiamen Fusida Decoration Engineering Co., Ltd and Shengtai Real Estate Co., Ltd. paid RMB 1.667 billion for a plot which was designed for residential and office in Putuo on 2nd September. The plot covers an area of 23,060.3 square meters. The accommodation price of the plot stands at about RMB 20,654 per square meter.

Plot	Northeast Plot on W060802-B3-01a, Zhenru Town Street, Putuo District (on Northeast of Plot B3, Zhenru Sub-Center)
Location	East: Planning Nanshi Road South: Guchuan Road West: Lanxi Road North: Planning Guchuan Road
Site area	23,060.3sq.m.
GFA	80,711.05 sq.m.
Ratio	3.5
Current usage	Residential and Office
Transaction price	RMB 1.667 billion
Accommodation price	About RMB 20,654 ps.m.
Buyer	Xiamen Fusida Decoration Engineering Co., Ltd. & Shengtai Real Estate Co., Ltd.
Transaction date	2 September 2015



(Source: Soufun, **BDGH** Research)

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### A Plot in Pudong was sold for RMB 64.91 million

31 August 2015

Ronghuai (Shanghai) Co., Ltd. paid RMB 64.91 million for a plot which was designed for research and design in Pudong Zhangjiang on 27 August. The plot covers an area of 17,219.7 square meters. The accommodation price of the plot stands at about RMB 2,513 per square meter.

Plot	Plot B4-11,B4-12, Zhangjiang Headquarters Park, Pudong New District
Location	Plot B4-11:East: Plot B4-13; South: Plot B4-12; West: Sunpu Road; North: Plot B4-07 Plot B4-12: East: Plot B4-13; South: Lianchuang Road; West: Sunpu Road; North: Plot B4-11
Site area	17,219.7 sq.m.
GFA	25,829.55 sq.m.
Ratio	1.5
Current usage	Research and Design
Transaction price	RMB 64.91 Million
Accommodation price	About RMB 2,513 ps.m.
Buyer	Ronghuai (Shanghai) Co., Ltd.
Transaction date	August 27, 2015



(Source: Soufun, BDGH Research)

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## Scheme may lure MNCs to resite in city

2 September 2015

About the “Innovation and Development: Multinational Companies in Shanghai” scheme vice chairman of the Shanghai Commission of Commerce, mentioned on 1 September. Shanghai expects to attract more quality service and advanced manufacturing multinational companies to locate their regional headquarters in the city, the award scheme is open to companies whose innovative practices are in line with the city’s economic and social development plans.



By the end of June, 514 multinational companies have their regional headquarters or global headquarters in Shanghai along with 388 research and development centers set up by multinational companies, according to the commission.


In October an expert panel and a public vote will decide on 40 winners picked from more than 80 multinational companies which submitted their case studies for evaluation. The winners will be picked for their contributions to local cooperation, talent development and corporate social responsibility.

(Source: Shanghai Daily, **BDGH** Research)

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### Contact person

<p>Henry Li FRICS RICS Registered Valuer Executive Director Tel: +86 21 6117 5918 Fax: +86 21 6117 5927 <a href="mailto:henryli@bdgh-cn.com">henryli@bdgh-cn.com</a></p>	<p>Helen Yu MRICS RICS Registered Valuer General Manager Tel: +86 21 6117 5918 Fax: +86 21 6117 5927 <a href="mailto:helenyu@bdgh-cn.com">helenyu@bdgh-cn.com</a></p>	<p>Fiona Bian Vice General Manager Tel: +86 21 6117 5922 Fax: +86 21 6117 5927 <a href="mailto:fionabian@bdgh-cn.com">fionabian@bdgh-cn.com</a></p>
<p>Flora Zhu MCIREA Head of Technical Dept. Tel: +86 21 6117 5918 Fax: +86 21 6117 5927 <a href="mailto:florzhu@bdgh-cn.com">florzhu@bdgh-cn.com</a></p>	<p>Lily Zhou Head of Research Dept. Tel: +86 21 6117 5918 Fax: +86 21 6117 5927 <a href="mailto:lilyzhou@bdgh-cn.com">lilyzhou@bdgh-cn.com</a></p>	 <p><b>FIRST</b> China National Class One Property &amp; Land Valuation Surveying Firm 'Regulated by RICS' [Firm No: 054426]</p>

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2015年8月31日至9月6日



## 政府政策

二套房公积金最低首付比例降低



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## 土地市场

普陀一地块以 16.67 亿元成交

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## 土地市场

浦东张江总部经济园一地块以 6,491 万元成交

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## 基础设施

“创新与发展”计划将吸引更多跨国公司落户上海

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### 新闻内容

#### 二套房公积金最低首付比例降低

2015 年 9 月 1 日

中国降低了公积金购买二套住房的首付款比例，标志着政府提振住宅市场信心的信号在逐渐释放。

8 月 31 日，城乡建设部、财政部和央行发出联合声明，调整住房公积金个人住房贷款购房最低首付款比例，拥有 1 套住房并已结清相应购房贷款的居民家庭，再次申请公积金贷款购房的，最低首付款比例由原先的 30% 降至 20%。

该声明同时指出，北京、上海、广州、深圳可在国家统一政策基础上，结合本地实际，自主决定该政策的具体执行细节。

这一举措将使二套房购买者享受与一套房相同的政策，鼓励更多潜在购房者购买二套房。也是继 8 月 26 日降息、5 年期及以上贷款基准利率降至 5.15% 后，住房公积金贷款利率也随之降至 3.25%，为史上最低。

(来源：中国经济网，BDGH 研究部)



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#### 普陀一地块以 16.67 亿元成交

2015 年 9 月 2 日

9 月 2 日，厦门福斯达装修工程有限公司和盛泰置业有限公司联合竞地，竞得普陀区真如镇街道 W060802-B3-01a 东北块(真如副中心 B3 地块东北侧)土地。竞得价格为 16.67 亿元，该地块用途为住办，出让土地面积为 23,060.3 平方米，成交楼板价约为 20,654 元/平方米。

地块	普陀区真如镇街道 W060802-B3-01a 东北块(真如副中心 B3 地块东北侧)
四至	东：规划南石路(暂名) 南：现状固川路 西：兰溪路 北：规划固川路(暂名)
土地面积	23,060.3 平方米
建筑面积	80,711.05 平方米
容积率	3.5
土地用途	住办



成交价	16.67 亿元
楼板价	约 20,654 元/平方米
成交公司	厦门福斯达装修工程有限公司 盛泰置业有限公司
成交日期	2015 年 9 月 2 日



(来源: 搜房网, BDGH 研究部)

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#### 浦东张江总部经济园一地块以 6,491 万元成交

2015 年 8 月 31 日

8 月 27 日, 荣怀(上海)实业有限公司竞得浦东新区张江总部经济园 B4-11、B4-12 地块。竞得价格为 6,491 万元, 该地块用途为科研设计用地, 出让土地面积为 17,219.7 平方米, 成交楼板价约为 2,513 元/平方米。

地块	浦东新区张江总部经济园 B4-11、B4-12 地块
四至	B4-11: 东: B4-13 地块; 南: B4-12 地块; 西: 孙浦路; 北: B4-07 地块 B4-12: 东: B4-13 地块; 南: 联创路; 西: 孙浦路; 北: B4-11 地块
土地面积	17,219.7 平方米
建筑面积	25,829.55 平方米
容积率	1.5
土地用途	科研设计用地
成交价	6,491 万元
楼板价	约 2,513 元/平方米
成交公司	荣怀(上海)实业有限公司
成交日期	2015 年 8 月 27 日





(来源: 搜房网, BDGH 研究部)

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## “创新与发展”计划将吸引更多跨国公司落户上海

2015年9月2日

关于“创新与发展：跨国企业在上海”评选活动，上海商务委员会副主任9月1日表示，未来上海将会吸引更多优秀的服务业和制造业跨国公司总部落户于上海，该评选活动所针对的跨国企业主要是符合上海城市经济及社会发展规划的创新实践公司。

据上海商务委员会统计，截止6月末已有514家跨国公司将其区域总部或全球总部落户上海，同时388家跨国公司的研发中心也已落地上海。

10月将由专家组和公众投票决定，从超过80家已提交案例评审材料的跨国公司中，评选出40家对地区合作、人才发展和企业社会责任方面更具价值的跨国企业案例，对其进行表彰。

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### 联系人

**李旭 FRICS RICS 注册估价师**  
执行董事  
电话: +86 21 6117 5918  
传真: +86 21 6117 5927  
[henryli@bdgh-cn.com](mailto:henryli@bdgh-cn.com)

**余健 MRICS RICS 注册估价师**  
总经理  
电话: +86 21 6117 5918  
传真: +86 21 6117 5927  
[helenyu@bdgh-cn.com](mailto:helenyu@bdgh-cn.com)

**卞晓瑛**  
副总经理  
电话: +86 21 6117 5922  
传真: +86 21 6117 5927  
[fionabian@bdgh-cn.com](mailto:fionabian@bdgh-cn.com)

**朱蕙 MCIREA**  
技术部主管  
电话: +86 21 6117 5918  
传真: +86 21 6117 5927  
[florazhu@bdgh-cn.com](mailto:florazhu@bdgh-cn.com)

**周莉**  
研究部主管  
电话: +86 21 6117 5918  
传真: +86 21 6117 5927  
[lilyzhou@bdgh-cn.com](mailto:lilyzhou@bdgh-cn.com)



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