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**CEIC data talk - Waiting for Sale Floor Space Ties Up Huge Fund 待售面积占压巨额资金**

By the end of June 2010, waiting for sale floor space developed by property developers reached 192 million square meters which tied up 1.6 trillion yuan of fund.

The average of property transaction prices in 36 cities in June was 8542 yuan per square meter. That waiting for sale floor space tied up 1.6 trillion yuan of fund which accounts for 48.6% of total investment fund and 55.3% of outstanding loan to property developers.

Real estate regulation leads to falling sales. It causes large amount of waiting for sale floor space further ties up developers' fund. If developers are not able to recoup their funds, banks' lending of "good" loan may become non-performing. If situation worsen, non performing loan will become bad debt.

截止今年 6 月底房地产开发企业商品房待售面积达 1.92 亿平方米，这意味着将占压 1.6 万亿元资金。

按 36 个大中城市商品房集中成交价计 6 月份每平方米为 8542 元，即商品房待售面积将占压资金 1.6 万亿元，占比总开发资金的 48.6%，开发贷款余额的 55.3%。

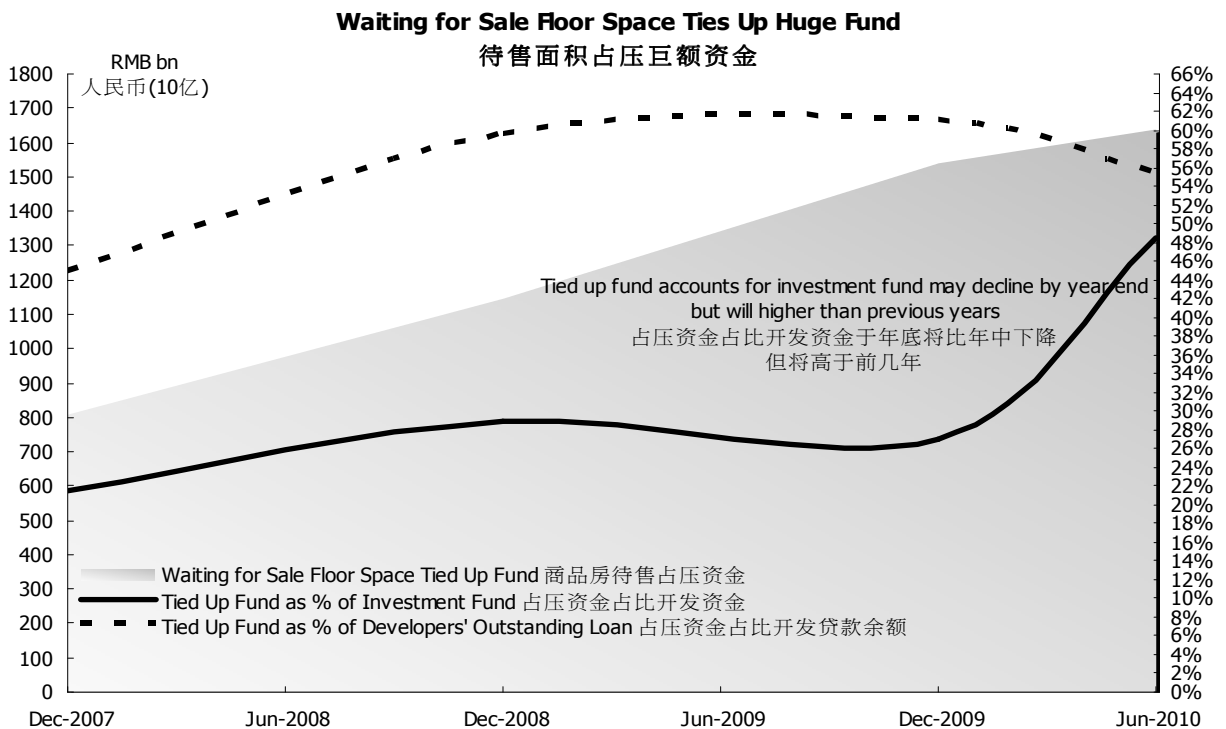
房地产调控引致销售下降，原来已经高企的待售面积将进一步占压开发商的资金。开发商的资金回笼受阻，银行一直以来乐于放贷的“优质”贷款也只能变成不良贷款，如情况逆转更会进一步变成坏帐。

**China Database**

- + Money and Banking
- + Loan and Deposit
- + Price
- + Property Price
- + Real Estate Sector
- + Real Estate: Investment
- + Real Estate: Floor Space

**中国数据库**

- + 银行和货币
- + 存款和贷款
- + 价格
- + 房屋销售价格
- + 房地产业
- + 房地产：开发投资
- + 房地产：房屋面积



Source: CEIC, CEIC derives