ITALIAN TRADE AGENCY

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NEWSLETTER

BUILDING & INFRASTRUCTURE
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China Enforces Completed-Home Sales Model to Protect Homebuyers
China's Ministry of Housing and financial regulators have introduced reforms advancing completed-home sales to eliminate delivery risks for homebuyers. Under the new guidelines, new residential land developments must prioritize selling finished properties. For presale projects, buildings must reach structural completion before marketing, while purchase funds must be held in strictly regulated accounts. **(China Daily)**

China Overhauls Property Financing Rules and Extends Mortgage Terms
The People’s Bank of China and financial regulators have updated property financing policies, extending maximum individual mortgage terms from 30 to 40 years. To curb financial risks, mortgage funds for newly built homes will now only be released upon project completion registration. Additionally, regulators are broadening funding channels, including REITs and bonds. **(China Daily)**

Beijing Joins First-Tier Chinese Cities in Easing Homebuying Restrictions
China's four major first-tier cities—Beijing, Shanghai, Shenzhen, and Guangzhou—have all eased home purchase restrictions to support property sector stability. Beijing recently reduced the required tax and social security payment period for non-local buyers from two years to one. Analysts view these relaxed rules as a critical step toward broader real estate market recovery. **(China Daily)**

Over 680 Policy Measures Boost China's Urban Real Estate Sales
Chinese authorities have introduced over 680 property policy measures this year, lowering down payments and mortgage rates to revive housing demand. The easing has yielded positive results: Shanghai achieved 2.83 million square meters in commercial housing sales through July, while Shenzhen recorded new home sales growth exceeding 40 percent year-on-year for three consecutive months. **(China Daily)**

China Achieves Tunnel Breakthrough for Yangtze High-Speed Rail Corridor
China’s largest shield tunneling machine, "Linghang," successfully carved an 11.3-kilometer underwater path beneath the Yangtze River for the Chongtai Yangtze River Tunnel. Requiring an investment exceeding €910 million (7.1 billion yuan), the project brings 350 km/h high-speed rail to Chongming Island, expanding the key Shanghai-Chongqing-Chengdu railway corridor. **(South China Morning Post)**