



Investment in Houses

Opportunities and Challenges in Africa

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承包工程企业



对外劳务企业



境外企业(机构)

- 国标行业分类名录
- 香港行业分类名录
- 澳门行业分类名录
- 中介投资服务机构

相关链接

- 政府部门
- 事业单位
- 金融机构
- 行业中介

...工作，...用。

商务部部长 陈德铭

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▶ 亚洲与港澳地区

巴基斯坦	马来西亚	日本	泰国	印度
朝鲜	韩国	老挝	缅甸	蒙古
文莱	伊朗	越南	阿富汗	东帝汶

▶ 美洲大洋洲

圭亚那	加拿大	墨西哥	新西兰	智利
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汤加	阿根廷	巴哈马	牙买加	苏里南
萨摩亚	乌拉圭	澳大利亚	巴巴多斯	玻利维亚
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安提瓜和巴布达				

▶ 欧洲

欧盟	波兰	德国	俄罗斯	芬兰
亚美尼亚	冰岛	波黑	丹麦	法国
荷兰	捷克	挪威	瑞典	瑞士
希腊	英国	爱尔兰	奥地利	比利时
立陶宛	卢森堡	马其顿	马耳他	葡萄牙
乌克兰	匈牙利	西班牙	意大利	爱沙尼亚
阿塞拜疆	保加利亚	白俄罗斯	格鲁吉亚	克罗地亚
罗马尼亚	拉脱维亚	摩尔多瓦	斯洛伐克	乌兹别克
塞尔维亚	阿尔巴尼亚	哈萨克斯坦	斯洛文尼亚	土库曼斯坦
塔吉克斯坦	吉尔吉斯斯坦			



Background

- Since the going-global Strategy was proposed and China's entering into WTO at the beginning of this century, more and more Chinese enterprises have established branches in foreign countries. Among them, some tried to explore the industry of real estate.
- Africa countries have been good friends to China for a long time. There are different types of activities that Chinese government, banks and enterprises involved in the economic development in the host countries like aid, investment, contracting or labor cooperation.
- For a better development to reach a win-win situation, both parties should work together to identify and solve the problems to help the entities overcome barriers.





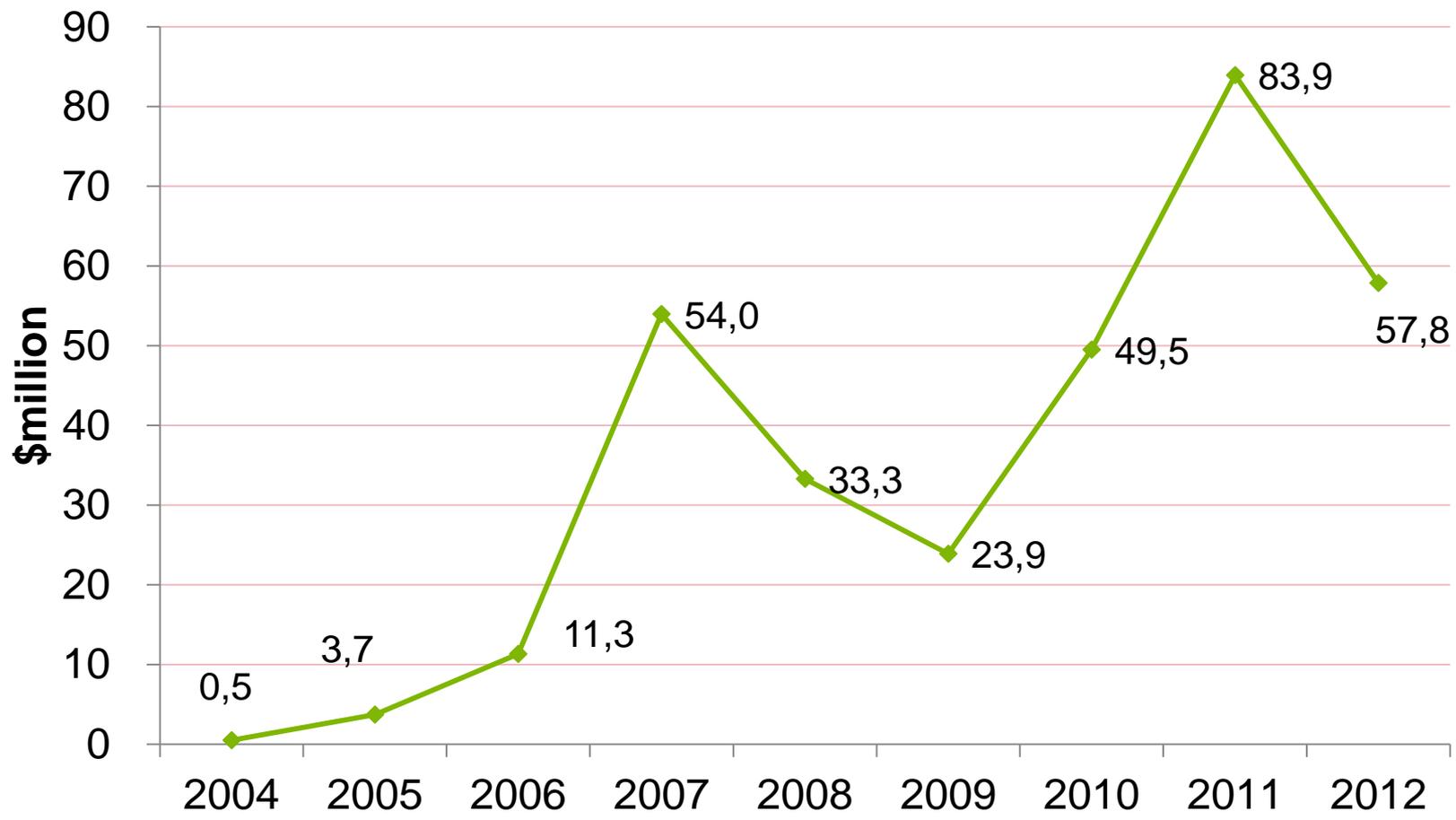
Outlines

- China's Outward Investment in Real Estate
- Advantages of Chinese Investors
- Barriers or Problems Chinese Investors Facing in Africa
- Experiences and Lessons China has in the Development of Domestic Real Estate
- Suggestions





China's Outward Investment in Real Estate

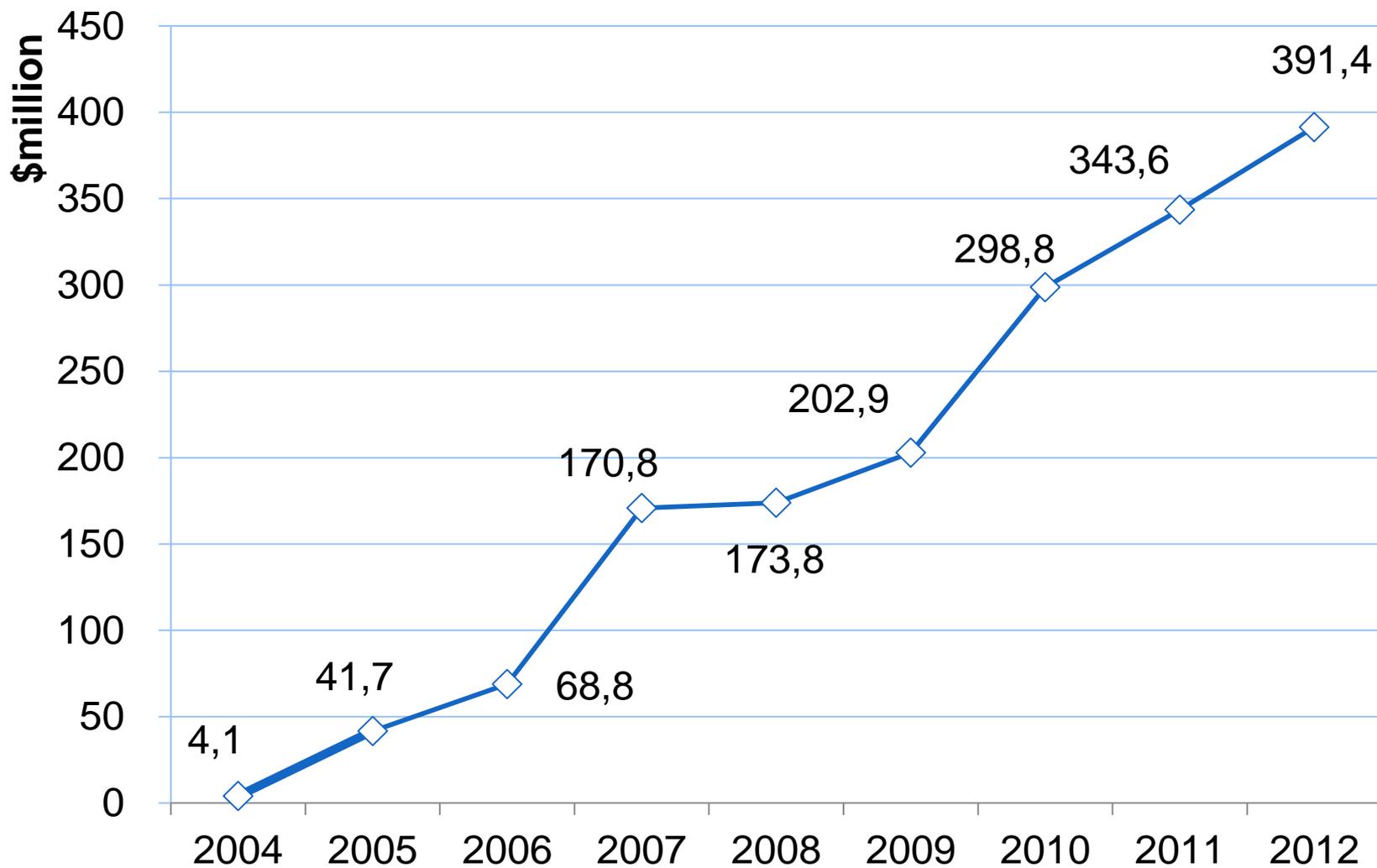


Estimation of China's Investment flows to Africa in Real Estate





Estimation of China's Investment stocks in Africa in Real Estate





Advantages of Chinese Investors

- Flexible, Practical, Always ready to explore new markets.
- Hard working and Net working. Be able to provide the full chain of products and services by cooperation.
- Experiences in constructions, especially in concentrated living. In Africa, Chinese contractors' turnover in Housing reached US \$ 40.8 billion in 2012. Chinese contractors are involved in all 53 countries. And among them, the top three of Angola, Nigeria and Algeria account for 41.7%.
- In most occasions, Chinese contractors can accomplish the project on time or even ahead of the timeline.
- Full of wonderful design ideas on gathering of houses, kindergartens, elementary schools and middle schools.





Barriers or Problems Chinese Investors Facing in Africa

- Lack of knowledge about the environment of investment, including the development plans, economy, the laws and regulations, the cultures, habits and religious beliefs of the local people.
- Protections of the investors' benefits are not stated clearly enough in the laws or bilateral treaties, which may drive the investors into short-term activities.
- Communication ability is still not enough for Chinese investors on language, ways of thinking and behaving.
- Distance separated between China and Africa, which makes it's not easy to deal with different situations, like the transportation of some necessary equipment from China.





Experiences and Lessons China has in the Development of Domestic Real Estate

- Rapid increase on real estate will attract more capital to this industry. The self-sustainable supply of capital is quite important for the fulfillment of urbanization goal.
- The crisis has actually not affected the price of the house, on the contrary, the houses in big cities became even more expensive since houses have another usage as capital goods.
- Infrastructure facilities are also important, such as the electricity, the roads, the supermarkets, hospitals and schools to support the development of new living areas.
- If the prices of houses increase too quickly, the rent costs will be also affected and it will results in the increase of gaps between rich and poor.





Suggestions for AUHF

- Try to finish a standardized rule of protecting the investors' long term benefits, especially in the real estates industry and recommend it to the membership countries.
- Help the membership countries setup plans on urbanization and use different channel to let the potential investors know, such as introduce them in AUHF's website as a channel of development plans.
- Setup more channels for the communications between AUHF and China's organization on Outward Direct Investment, sharing information on both sides.
- Require the developers to build a certain proportion as low incomers' houses. And try to develop more styles.



Thanks for Your Attention

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