

## 中国 2 月份房价继续下跌

# China house prices decline further as curbs take effect

英国《金融时报》 帕提·沃德米尔 上海报道

Home prices in nearly two-thirds of China's big cities fell in February from the previous month, as measures taken to tame the property market continue to have an impact.

Beijing's National Bureau of Statistics said yesterday 45 out of 70 large and mid-sized cities tracked by the government saw a fall in new home prices month on month in February. The previous month, prices fell in 48 cities. Prices in a further 21 cities were stable and just four cities experienced price rises, it added. On a year-on-year basis, 27 cities saw new home price declines in February, up from 15 in January.

The news came after Premier Wen Jiabao's warning last week that property prices remained far from reasonable levels. He urged the government to sustain efforts to regulate the sector.

Relaxing curbs could cause "chaos" in the market, Mr Wen said. Beijing has

随着中国政府调控房地产市场的举措继续产生影响，2 月份中国近三分之二大城市的房价较上月有所下降。

中国国家统计局昨日发布的数据显示，在政府跟踪数据的 70 个大中城市中，2 月份有 45 个城市的新房价格与前一个月相比有所下降，持平的城市有 21 个，仅有 4 个城市出现了上涨。而 1 月份有 48 个城市的房价有所下降。2 月份，有 27 个城市的新房价格同上一相比有所下降，1 月份时只有 15 个。

中国总理温家宝上周警告称，中国的房价仍远远没有回归到合理水平。他要求政府不能放松房地产调控。

温家宝表示，放松调控会造成房地产市场的“混乱”。中国政府去年出台

introduced measures to curb runaway property prices over the past year, including restrictions on second homes, increasing **minimum downpayment** requirements, and introducing **property taxes**.

Lower home prices have contributed to concerns about an economic slowdown in China, which is already **forecast** to slow this year from 9.2 per cent growth in 2011. But the government was unlikely to relax measures to cool the market despite those fears, **property analysts** said.

Christine Lagarde, managing director of the **International Monetary Fund**, yesterday **called** on China to change its **growth model**, in light of weak global economic conditions. Speaking in Beijing, she praised China for bringing down its **current account** surplus to less than 3 per cent of gross domestic product from over 10 per cent in 2007.

But she **added**: “The global context reinforces the importance of China continuing to forge ahead – by **maintaining a prominent role** in **global policy** discussions and by sustaining efforts to accelerate the **transformation of** the Chinese **economy**.”

了一系列**措施**，以期**抑制**失控的**房价**，其中包括**限制**购买第二套房、提高房贷**首付**、以及出台**房产税**。

房价下跌已**引发**有关中国将出现经济减速的**担忧**——人们已经**预计**今年中国经济增速将较 2011 年的 9.2%有所下降。但**房地产分析师**表示，尽管**存在**种种**担忧**，中国政府仍不太可能**放松调控**。

**国际货币基金组织 (IMF)** 总裁克里斯蒂娜·拉加德 (Christine Lagarde) 昨日**呼吁**中国，在全球经济形势一片黯淡的大背景下，改变其**增长模式**。她在北京发表讲话时，**称赞**了中国将**流通账户**盈余与国内生产总值 (GDP) 之比从 2007 年的逾 10% 降至目前不到 3% 的**努力**。

但她**补充称**：“由于当前全球经济形势，中国继续保持增长势头就变得更加重要——中国应在**全球政策**讨论中继续发挥重要作用，并继续努力加快其自身**经济转型**。”

