

<<2011中国财政发展报告>>

图书基本信息

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内容概要

《2011中国财政发展报告(英文版)》系《2011中国财政发展报告》(中文版)之简编英文版。该报告属“教育部哲学社会科学系列发展报告”课题项目,是国内唯一受教育部重点资助的财政专业报告,其主要内容为:通过大量官方数据的收集、梳理,对2010年中国宏观经济运行状况,财政收入状况以及财政支出状况进行了分析,并在此基础上对2010年中国各项宏观财政政策进行了实证研究和评价。

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章节摘录

版权页：插图： There were multiple reasons behind continuous increases in housing price,including: First,local governments were enthusiastic about land finance.Rising land prices caused real estate costs to climb and pushed up housing prices.In many cities of China,there was a vicious cycle in the real estate market,"rising land prices-soaring housing prices-skyrocketing land prices".Land price surge was pushed mainly by local governments and intensified by developers through overstocking of land.Local governments have been short of financial resources.Land grant fee,as the largest source of financial revenuefor local governments,has boosted local governments' zest for land finance and therefore pushed up land prices.Some developers tended to offer sky-high prices in order to get the lands,leading to a series of problems such as "land sold at a record high price emerging one after another" and "powder more expensive than bread".At the same time,as developers reserved lands for higher prices,effective land supply was reduced while costs and housing prices soared. Second,the declining proportion of low-income housing in total investment in housing,imperfect work in low-income housing and rigid housing demand combinedly pushed up housing prices and intensified expectations for price rises.With urbanization accelerating and residents' income keeping rising,rigid demand for housing has increased correspondingly.In recent years,however,local governments unanimously focused on the development of the commercial market and neglected the construction of low-income housing.Consequently,a large number of medium-and low-income residents have been forced to enter the commercial housing market,which added pressures on the housing market,intensified market signals and expectations to some extent and pushed housing prices up.

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