



## CHINA - COUNTRY FACT SHEET

### ➤ GENERAL INFORMATION

<b>Climate &amp; Weather</b>	The climate of China is extremely diverse. Tropical in the south to subarctic in the north.	<b>Time Zone</b>	China Standard Time (UTC+8).
<b>Language</b>	The official language of China is Mandarin. However, there are over 400 local dialects.	<b>Currency</b>	Renminbi (RMB) (yuan) (¥) (CNY).
<b>Religion</b>	Confucianism, Taoism and Buddhism are the three major religions in China.	<b>International Dialing Code</b>	+ 86
<b>Population</b>	1,376,049,000 people	<b>Internet Domain</b>	cn, .中國[.中国]
<b>Political System</b>	Unitary Parliamentary Republic.	<b>Emergency Numbers</b>	Police (Calling): 110 Police (Text message): 12110 First-aid Ambulance: 120 Fire: 119 Traffic Accidents: 122 SOS in Water: 12395
<b>Electricity</b>	The China power grid operates at 220 volts and 50 Hz (cycles per second).	<b>Capital City</b>	Beijing (Chinese: 北京; pinyin: Beijing; postal: Peking).
<b>What documents required to open a local Bank Account? Can this be done prior to arrival?</b>	<b>Documents Required:</b> 1. Passport 2. Evidence of residence in China 3. First deposit varying from \$ 100 to \$ 500 4. Residence permit and (or) your visa with an official translation in Chinese might also be requested.	<b>Please confirm how salaries are paid? (eg monthly directly into a Bank Account)</b>	The Company finance team that you are working for will transfer the money to the bank account online or by other method after you provide your bank account information to the company.



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### Prior to arrival:

No, you cannot set up a local bank account prior to arrival. The bank needs to check the information on the Passport and take a photo for record in the bank system.

### Culture/Business Culture

#### Cultural Differences:

Chinese courtesies have always been formal and follow set rules. Sometimes Chinese people seem to be impolite according to Western norms. There are a few basic concepts which will help newcomers understand what is going on around them & to fit in a little more easily.

**'Face'** - The idea of "face" is loosely defined as the 'status' or 'self-respect'. It is very bad for a Chinese person to "lose face". In every society it is impolite to put someone in an embarrassing situation or shout at them whether in front of others or by themselves. However, in China the 'lose of face' can be very serious and even if you do not know you have insulted someone it can permanently effect your relationship and how you do business.

**Tipping** - Tipping is not customary in China, and staff often do not except tips from customers. Some exceptions are international hotels and fine dining restaurants, where a standard 15% might be added to your bill. Tipping is not expected for taxis.

**Embarrassment and laughter** - The Chinese often use laughter to cover up embarrassment. If someone has not done what you requested and you are frustrated and ask them why they may laugh to deal with the situation. This can be very frustrating for foreigners who misinterpret the laughter.

Perhaps more uncomfortably for some westerners, the opposite sometimes also holds true: more junior members of staff will enter a room and bow uncomfortably deeply as they pass you, to make as if they are not present at all.



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### Health care/medical treatment

#### Health Care

##### Doctor and Dentist:

You do not necessarily need copies of your medical records but they are always good to have. If you require specialist treatment, you can ask your present doctor to refer you to a counterpart in China.

If medicines or disposable appliances are used, you may wish to stock up on these items for the interim. Any drugs should be kept in their original containers, preferably with a prescription or doctor's note describing their medical purposes, as China Customs may need to examine them. Similarly, you should obtain copies of your dental records from your dentist.

There are international hospitals in the major cities that are foreign owned and managed. Please check the following websites to see if there is an international hospital in your city:

##### United Family Healthcare (UFH):

China's first and largest international standard network of hospitals and clinics.

[www.ufh.com.cn](http://www.ufh.com.cn)

Beijing United, Guangzhou United, Shanghai United and Tianjin United

##### Parkway Health:

Parkway is able to offer premium medical services in China.

Parkway Shanghai (7 locations) and Chengdu Medical Center

<http://www.parkwayhealth.cn/index.php>

International SOS: International SOS has had a presence in China since 1989.

##### Medication:

Basic over the counter medication such as paracetamol, ibuprofen, cough syrup, Imodium, hydration salts are available in both foreign pharmacies and local stores. Every international hospital has their own pharmacy and provides you with the exact number of pills you would need to follow through your treatment.



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We recommend you to bring any specific medications or check with the local facilities if they can be available here. All types of birth control pills are not necessarily available.

**Insurance:**

It is important to have health insurance in China that may cover you during any medical emergency. Health insurance is provided usually by the employer. If you need to purchase health insurance you may refer to the following companies for a plan that best fits your needs. It is important that your insurance will cover you at the major international hospitals in your city.

Pacific Prime: [www.pacificprime.com](http://www.pacificprime.com)

Abacare Group: [www.abacaregroup.com](http://www.abacaregroup.com)

Pingan Insurance: [www.pingan.com](http://www.pingan.com)

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### Education

The naming of school years in British and American English being different, the table below will help you understand the differences and equivalences between both systems.



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### Education

Age range	British English			American English	
	Name	Alternative name	Syllabus	Name	Alternative name
1 - 4	<a href="#">Preschool (optional)</a>				
	Nursery	Playgroup	<a href="#">Foundation Stage 1</a>		
4-5	<a href="#">Primary School</a>			<a href="#">Preschool</a>	
	Reception	<a href="#">Infants reception</a>	Foundation Stage 2	Pre-kindergarten	
5-6	Year 1	Infants year 1	<a href="#">Key Stage 1</a>	<a href="#">Kindergarten</a>	
6-7	Year 2	Infants year 2		<a href="#">Elementary School</a>	
7-8	Year 3	<a href="#">Junior year 3</a>	Key Stage 2	<a href="#">1st grade</a>	
8-9	Year 4	Junior year 4		2nd grade	
9-10	Year 5	Junior year 5		3rd grade	
10-11	Year 6	Junior year 6		4th grade	
11-12	<a href="#">Secondary School</a>			<a href="#">Middle School</a>	<a href="#">Junior High School</a>
	Year 7	First Form	Key Stage 3	5th grade	
12-13	Second Form	6th grade			
13-14	Third Form	7th grade			
14-15	Year 10	Fourth Form	<a href="#">Key Stage 4, GCSE</a>	<a href="#">High School</a>	
15-16	Year 11	Fifth Form		8th grade	
16-17	<a href="#">Sixth Form (optional)</a>			9th grade	Freshman Year
	Year 12	Lower Sixth	<a href="#">Key Stage 5, A Level</a>	10th grade	Sophomore Year
17-18	Year 13	Upper Sixth		11th grade	Junior Year
				12th grade	Senior Year



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### Utilities

**Heating** – Almost all properties rented by expatriates are equipped with reverse-cycle Air Conditioning systems – cold air when it's hot, warm when it's cold. For many this is enough, but it is true that when it's particularly cold the floors and walls of your home will rarely heat up properly. Radiators are by far the best heating installation to have, and although spreading rapidly in Shanghai properties, they are still a luxury to have. Many properties that only have Air-con systems also have portable radiators which do help in the cold months and can be bought in many locations throughout China. Floor heating is limited in certain cities and many properties that do have it also have problems with it. This is not to say all, but it's important to be aware that sometimes it's not as effective as you may be used to at home.

**Satellites TV** – There are a few local TV channels with English options, but the choice is very limited. The majority of expatriates have satellite TV. If you live in an expatriate focused compound, there is usually a general system that is provided with your property but the satellite TV system in China is rather unstable. For specific channels, particularly French and Indian you need to check if they are on offer. There is the possibility of installing an individual dish, however this is still illegal in China and some compounds do not allow it at all. Western TV channels can also be available through an internet system and although more stable this is still illegal.

#### **Tap Water:**

It is recommended not to drink tap water in China before you boiled it. While some properties are equipped with a water purifying system, this is not a standard and water dispensers are most commonly found.

Local convenience stores distribute bottled water and drinks and restaurants depending on whether they are western or local restaurants can offer both local and imported bottled water brands on their menus.

Fruits and vegetables need to be washed carefully before consuming them.



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Fruit and vegetable wash spray that leaves no odour, taste or residue can be found in international supermarkets.

It is advisable to be cautious when buying food off the street as you are unsure of the quality of the water used for the cooking.

**Electrical Goods:**

The China power grid operates at 220 volts and 50 Hz (cycles per second). Appliances from other countries may not work in China. Computers, Music systems, Videos – If they are between 220 - 240v, they will not require a transformer.

**Plugs** – Most plugs will have to be changed to the Chinese three-pin plugs.

**Repairs** – For overseas electrical appliances, it is important to note that not all worldwide warranties cover China.

**Transformers** – Travel plugs will work on appliances, they are not expensive and quite easy to find in China. In China you can find most of all of the electrical items you would find at home. Those can be purchased in large international supermarkets, department stores and focused shops or electronics markets across the city.

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### Food & Drink

**Chinese Cuisine:**

Chinese cuisine is highly diverse, drawing on several millennia of culinary history and geographical variety, in which the most influential are known as the “Eight Major Cuisines”, including Sichuan, Cantonese, Jiangsu, Shandong, Fujian, Hunan, Anhui, and Zhejiang cuisines. All of them are featured by the precise skills of shaping, heating, colourway and flavouring. Chinese cuisine is also known for its width of cooking methods and ingredients, as well as food therapy that is emphasized by traditional Chinese medicine. Generally, China’s staple food is rice in the south, wheat based breads and noodles in the north. The diet of the common people in pre-modern times was largely grain and simple vegetables, with meat reserved for special occasions. And the bean products, such as



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tofu and soy milk, remain as a popular source of protein. Pork is now the most popular meat in China, accounting for about three-fourths of the country's total meat consumption. While there is also a Buddhist cuisine and an Islamic cuisine. Southern cuisine, due to the area's proximity to the ocean and milder climate, has a wide variety of seafood and vegetables; it differs in many respects from the wheat-based diets across dry northern China. Numerous offshoots of Chinese food, such as Hong Kong cuisine and American Chinese food, have emerged in the nations that play host to the Chinese diaspora.

### **Where to Find Food:**

Both local stores with an international food section or foreign supermarkets offer a large choice of imported food items however dairy products such as yoghurts and cheese although more readily available are still limited and rather expensive.

Basic cereals and treats can be found in 1st and 2nd tier cities.

Imported wines are overpriced in China as local taxes on alcohol importations are high. Therefore, many people prefer to bring their favourite wine from their home country or consume them in restaurants.

Imported food items such as Weetabix, Marmite, and imported milk can be found international supermarkets and online shopping sites such as those listed below. However, it is important to note these are often not available in 2nd or 3rd tier cities:

Pine's The Market Place: <http://www.chiro.com.cn/>

Metro: [www.shmetro.com](http://www.shmetro.com)

Feidan: [www.feidan.cn](http://www.feidan.cn)

Marks and Spencer: [www.marksandspencer.com](http://www.marksandspencer.com)

Carrefour: [www.carrefour.com.cn](http://www.carrefour.com.cn)

City Super: <http://www.citysuper.com.cn/>

Tesco: [www.cn.tesco.com](http://www.cn.tesco.com)





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### **Baby Formula:**

Since the 2008 baby milk scandal in China expatriates tend to ship or buy the baby formula from their home country as the imported milk offering is still somewhat limited and the stock irregular. Pediatricians in international hospitals will be able to make recommendations on which brands are safe to use for your baby wellbeing. China offers overseas manufactured milk that is locally repacked.

### **Leisure/Entertainment/ Sport**

### **Sport:**

Physical fitness is widely emphasized in Chinese culture, with morning exercises such as qigong and t'ai chi ch'uan widely practised, and commercial gyms and fitness clubs gaining popularity in the country. Basketball is currently the most popular spectator sport in China. China's professional football league was established in 2004, it is the largest football market in Asia. Other popular sports in the country include martial arts, table tennis, badminton, swimming and snooker. Board games such as go (known as wéiqí in Chinese), xiangqi, mahjong, and more recently chess, are also played at a professional level. In addition, China is home to a huge number of cyclists, with an estimated 470 million bicycles as of 2012. Many more traditional sports, such as dragon boat racing, Mongolian-style wrestling and horse racing are also popular.

### **Entertainment:**

#### **Sources to Find Entertainment:**

#### **Smart Shanghai**

<http://www.smartshanghai.com/>

Smart Shanghai is a website known for being a go to source for events, restaurants, bars and clubs, maps of each venue. The website is updated daily with new articles on events and new openings and closings. Offers an easy to understand street map and addresses with print outs.

#### **E-China Cities Shanghai**

<http://www.echinacities.com/shanghai/>

eChinacities offers comprehensive and detailed guides to various cities throughout China. The website offers articles on current events, references for dining, nightlife, articles, entertainment, etc.



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### **Staying Connected:**

Something new is happening in China every day. There are several popular international news outlets that have dedicated and detailed pages to understanding what happening in China in English.

### **Newspaper Kiosks:**

Will have a variety of Chinese magazines and newspaper. Cell phone charge cards can be found at the kiosks. China Daily and People's Daily can be purchased there. No international literature.

### **Websites:**

Wall Street Journal – China Real Time: A leading American financial newspaper, the blog has 13 reports covering China.

<http://blogs.wsj.com/chinarealtime/>

### **MSNBC – Behind the Wall:**

The cable news channel's blog focusing on China

<http://behindthewall.msnbc.msn.com/>

### **Newspapers:**

**China Daily:** China's leading English newspaper. Newspaper can be purchased at kiosks.

**People's Daily:** Another popular China newspaper in English.

Newspaper can be purchase at kiosks.

<http://english.peopledaily.com.cn/>

### **Magazines:**

Free expatriate magazines will be found in major cities such as Shanghai, Beijing and Guangzhou. They are available in bars, cafes, restaurants & shops. They cater to the expatriate community & have listing of updated events, exhibitions bars, restaurants, events, community information & articles about living in China.

### **International literature:**

International books, newspapers and magazines can be purchased at large international hotels, western bookstores, international supermarkets and online. Bookstores in 2nd and 3rd tier cities may be limited.

When purchasing books online, a Chinese bank account is needed. It would be best to have a friend or colleague assist with purchasing.

[www.amazon.cn](http://www.amazon.cn) [www.taobao.com](http://www.taobao.com)



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### Security

#### **Safety:**

China is a relatively safe country. There are few serious crimes against foreigners. However, there is an increasing amount of pick-pocketing and burglaries so do be aware and cautious of your personal belongings when you are outside. Remember to lock your house and keep windows closed when you are not in.

Iphones, Blackberries, Samsung HTC are targets. Pickpockets will also strike when someone is listening to music and using their headphones. Be aware of your surroundings and the people around you. Pickpockets will also work in pairs or teams and will try to distract a person while another is lifting the phone.

Please note that cars, motorcycles and trucks will not always follow the traffic light. When the pedestrian light is on green, you must look both ways for cars coming in all directions. When crossing the street follow a large group if possible.

### Driving

#### **Which side of the street to people drive on in China?**

On the right.

#### **What do I need to drive in China?**

Foreigners from any country who want to drive in China must apply for a Chinese Driver License. International Driver Permit (IDP) and Oversea Driver License are not recognized by the Chinese government. Chinese Driving Licenses are valid in mainland China only. Residents from Hong Kong, Macau and Taiwan also need to apply for a Chinese Driving License to drive in mainland China.

### Public Transport

#### **Metro:**

As of May 2014, 20 Chinese cities have urban mass transit systems in operation, with a dozen more to join them by 2020. The Shanghai Metro, Beijing Subway, Guangzhou Metro, Hong Kong MTR and Shenzhen Metro are among the longest and busiest in the world.

#### **Suburban and commuter rail systems:**

China's passenger railways are mostly used for medium- and long-distance travel, with few trains stopping anywhere but at major stations in centre cities. Commuter rail systems, characteristic of large European and North American cities, are uncommon in China.



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At the moment, radial suburban metro lines (Shanghai Metro line 9, Binhai Mass Transit, and Guangfo Metro, etc.) are currently filling in this role. However, Beijing Suburban Railway, and some high-speed regional ICLs such as the Guangzhu MRT and Chengdu-Dujiangyan ICL recently started operating.

**Trolleybus systems:**

As of 2013, trolleybuses provide a portion of the public transit service in 10 Chinese cities.

**Bus Rapid Transport:**

More than 30 projects are being implemented or studied in China in some big cities. But few Bus lanes in some cities make it harder to keep the high speed as expected.

### Taking Pets

**Can I bring my pet to China?**

Yes.

**Arriving in China with Your Pet:**

Assuming you're arriving to China by air, you'll have to proceed to the Arrivals area of the airport and collect your pet at the special counter for over-sized and special luggage. After you've collected all your bags, you'll follow the signs to the Customs Counter where you'll need to fill out paperwork to declare your animal to the customs officials. You should already have documentation ready for your animal's arrival to the People's Republic of China.

**Arrival Documentation:**

In addition to the normal PRC entry visa in the pet owner's passport, the owner is required to have two documents arranged for the pet:

- Animal Health Certificate.
- Vaccination Certificate.

You should have your veterinarian fill out the proper paperwork within thirty days of your departure to China. There are agencies that can help you obtain the forms you need. Try [Pettravelstore.com](http://Pettravelstore.com) to read more about getting this paperwork for your pet.



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### **Quarantine Period:**

The mandatory quarantine period in the People’s Republic of China is seven or thirty days. The length of time depends on the country from which the pet is arriving.

The pet will be kept in a Quarantine Station for this period of time. If the pet passes the inspection and is eligible for the 7-day quarantine, the pet can be taken home but must spend the rest of the thirty-day period under home quarantine.

Owners should be aware that during the pet’s time in the Quarantine Station, the owner will not be allowed to visit or see the pet. The owners will also be required to pay fees for the quarantine time in the neighbourhood of several hundred dollars to cover food and expenses.

### **Changes in Policy:**

If you are moving to China and are considering bringing your pet, then you should check with your relocation company to be sure to understand all the latest regulations regarding bringing a pet to China. Rules can change without notice.

### **Pets and Housing:**

Pets are often allowed, but not for some landlords so we always have to check.

## Expat Groups

### **Asia Expat**

<http://shanghai.asiaexpat.com/>

Email: info@asiaexpat.com

Asia Expat offers useful information when relocating to Shanghai.

### **Expat Women**

<https://expatwomen.com>

A website that offers women living abroad information and articles in dealing with life’s challenges and issues as an expat.

### **China expat**

<http://www.chinaexpat.com/>

This website offers insight into China from a western perspective. A good insight into helping you understand the people and culture of China.



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### Cost of Living

Cost of living will depend on one's lifestyle which can be costly or inexpensive.

#### **Restaurants:**

Meal, Inexpensive Restaurant: 20.00 ¥  
Meal for 2 People, Mid-range Restaurant, Three-course: 130.00 ¥  
McMeal at McDonalds (or Equivalent Combo Meal): 30.00 ¥  
Domestic Beer (0.5 litre draught): 5.00 ¥  
Imported Beer (0.33 litre bottle): 20.00 ¥  
Cappuccino (regular): 26.37 ¥  
Coke/Pepsi (0.33 litre bottle): 3.14 ¥  
Water (0.33 litre bottle): 1.84 ¥

#### **Markets:**

Milk (regular), (1 litre): 12.87 ¥  
Loaf of Fresh White Bread (500g): 10.87 ¥  
Rice (white), (1kg): 6.47 ¥  
Eggs (12): 12.08 ¥  
Local Cheese (1kg): 112.63 ¥  
Chicken Breasts (Boneless, Skinless), (1kg): 26.12 ¥  
Beef Round (1kg) (or Equivalent Back Leg Red Meat): 79.92 ¥  
Apples (1kg): 12.32 ¥  
Banana (1kg): 8.69 ¥  
Oranges (1kg): 10.86 ¥  
Tomato (1kg): 7.64 ¥  
Potato (1kg): 6.08 ¥  
Onion (1kg): 7.39 ¥  
Lettuce (1 head): 4.96 ¥  
Water (1.5 litre bottle): 3.58 ¥  
Bottle of Wine (Mid-Range): 80.00 ¥  
Domestic Beer (0.5 litre bottle): 4.98 ¥  
Imported Beer (0.33 litre bottle): 13.96 ¥  
Pack of Cigarettes (Marlboro): 18.00 ¥

#### **Transportation:**

One-way Ticket (Local Transport): 2.00 ¥  
Monthly Pass (Regular Price): 150.00 ¥  
Taxi Start (Normal Tariff): 10.00 ¥  
Taxi 1km (Normal Tariff): 2.30 ¥



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Taxi 1hour Waiting (Normal Tariff): 30.00 ¥  
Gasoline (1 litre): 6.62 ¥  
Volkswagen Golf 1.4 90 KW Trendline (Or Equivalent New Car):  
150,000.00 ¥

### **Utilities (Monthly):**

Basic (Electricity, Heating, Water, Garbage) for 85m2 Apartment:  
340.75 ¥  
1 min. of Prepaid Mobile Tariff Local (No Discounts or Plans): 0.27 ¥  
Internet (10 Mbps, Unlimited Data, Cable/ADSL): 108.04 ¥

### Sports and Leisure:

Fitness Club, Monthly Fee for 1 Adult: 255.26 ¥  
Tennis Court Rent (1 Hour on Weekend): 69.81 ¥  
Cinema, International Release, 1 Seat: 65.00 ¥

### **Clothing and Shoes:**

1 Pair of Jeans (Levis 501 Or Similar): 509.83 ¥  
1 Summer Dress in a Chain Store (Zara, H&M, ...): 260.75 ¥  
1 Pair of Nike Running Shoes (Mid-Range): 626.74 ¥  
1 Pair of Men Leather Business Shoes: 593.16 ¥

### **Rent Per Month:**

Apartment (1 bedroom) in City Centre: 4,231.91 ¥  
Apartment (1 bedroom) Outside of Centre: 2,410.00 ¥  
Apartment (3 bedrooms) in City Centre: 9,309.28 ¥  
Apartment (3 bedrooms) Outside of Centre: 4,466.08 ¥

### **Salary Terms:**

The cost of living in China is much lower than in most western countries. As an illustration of this point, consider that – in terms of spending power – a salary of RMB 5,000 per month (approx. USD 800) is said to allow for the same kind of lifestyle that a salary of USD 2,500 per month could provide within the United States. Do keep in mind, though, that the cost of a lavish lifestyle in one of China's big cities will rival that of most European capitals.



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Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?	Predominantly in specified areas with compounds that have a large expat population.
How long does it take between finding and securing a property?	Typically 3-4 weeks, although we have also been able to find, secure and finalize all details in 5 days.
How many days face to face home search package without any unforeseen problems are required for	<b>Single</b> 1 - 2 days <b>Couple</b> 1 - 2 days <b>Family</b> 2 - 3 days
Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)	Both furnished and unfurnished is available. Unfurnished apartments typically still include kitchen appliance, whitegoods, TV and internet modem and light fixtures. Furnished typically includes basic furnishing and curtains.
What is the length of a normal tenancy agreement?	12 months.
When are rental payments due?	Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Yearly <input type="checkbox"/> Other <input type="checkbox"/> Explain when other:
What is normally the term to give notice?	2 months.
What are usually the tenancy renewal terms?	Typically 10 months fixed and 2 months notice.
What break clauses are generally available e.g. business/diplomatic, and what time scale can notice be given eg. 2 months after 6 months	Few landlords accept full diplomatic clause with only 2 months notice. Typically most leases are either 12 + 2 months notice or sometimes 10 months fixed and 2 months notice. Any termination ahead of these lease periods the tenant will usually have to forfeit the security deposit.
Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?	2 months security deposit held by the landlord.
In what name can the tenancy agreement go? Eg. Individual, company	Both personal and company leases are accepted.





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<p>When a property has been found - does a holding deposit has to be paid and how much? Will this secure the property</p> <p>What information does a tenant or occupier need to provide before being able to secure the property eg. References, employer's reference, ID copies</p>	<p>Holding Deposit is only needed in rare situations, when there is more than one offer on a property and if the lease review period is long due to a corporate lease. Typically a deposit of 5,000-10,000 RMB is sufficient to take a property of the market.</p> <p>If the tenant is a corporate entity business registration documents (i.e. business license, etc.) will need to be provided. For indl. Leases only a copy of a valid visa and passport are necessary.</p>
<p>Can properties be taken and rent paid at any time of the month or only on the 1st of the month?</p>	<p>At any time of the month.</p>
<p>Are rents paid in currency of the country</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Is short term accommodation available?</p>	<p>Yes, from serviced apartment vendors.</p>
<p>During tenancy who normally manages the property?</p>	<p>Landlord or a landlord representative (often a family member)</p>
<p>Are there any broker/government/agency fees to be paid</p>	<p>Only for properties below 10,000 RMB per month, where a commission of up to 35% to 50% of one month rental may be due. Same principal may apply to all rental amounts in remote destinations.</p>
<p>Any other cost that client should be aware of when taking on a property? Such as tenancy preparation charges, government and service charges</p>	<p>Tenants should always check that the rental is inclusive of: Rent, Property Management Fees and Rental InvoiceTax or VAT (for corporate landlords).</p>
<p>Are tenancy agreements in English?</p>	<p>Usually in Chinese with English translation.</p>



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➤ **OTHER SERVICES**

Is Rental furniture available?

Yes, in Shanghai and Beijing.

Is there any information you wish to share with us?