

Zhu Yufeng 

Al Farabi business school, Al-Farabi Kazakh National University, Almaty, Kazakhstan
E-mail: junxian99@mail.ru

RESEARCH ON THE INTERNATIONAL DEVELOPMENT PATH OF CHINA'S PROPERTY MANAGEMENT UNDER THE BACKGROUND OF «ONE BELT, ONE ROAD»

Abstract. This research examines the international development path of China's real estate governance under the Belt and Road Initiative. The primary goal is to identify the characteristics of China's cross-border real estate approach and assess its institutional adaptability in partner countries. The study's novelty lies in the comprehensive comparative analysis of real-world cases (Kazakhstan, Laos, Pakistan), where Chinese-led development and infrastructure projects are implemented. The methodology includes case studies, comparative legal analysis, statistical evaluation, and review of international agreements. The key findings show that China's centralized management model enables rapid development but faces legal, institutional, and social challenges in host countries with different regulatory systems. The study emphasizes the need for institutional convergence and strategic flexibility. The practical significance of this work lies in proposing recommendations for aligning Chinese development models with national contexts, thereby enhancing the sustainability and effectiveness of international real estate cooperation. The study of the international development of real estate management in the context of the "One Belt, One Road" initiative extends beyond construction and development projects. It also addresses issues of environmental sustainability, the digitalization of management, and the establishment of new quality standards. In the context of globalization, China's model is integrating elements of green building, smart technologies. This makes it more competitive on the global market and opens up opportunities for long-term alliances. It also helps to strengthen trust between China and its partner countries, reducing institutional and cultural barriers to the implementation of joint projects.

Keywords: Belt and Road Initiative, real estate management, cross-border cooperation, Chinese investment, development, institutional adaptation, international law, digitalization, legal risks, sustainable development

Introduction

In the context of globalization and the rapid expansion of international collaboration, China's "One Belt, One Road" strategy, unveiled in 2013, has emerged as a potent catalyst for the advancement of infrastructure projects, trade relations, and cross-border investments (Wang L., Zaman F., 2025:38).

A crucial aspect of this strategy is real estate management, which is gaining prominence in fostering sustainable economic expansion, attracting investment, and modernizing urban environments in OPEC member countries.

China, as the originator of this initiative, is actively promoting its approaches to real estate management on the global stage, necessitating a thorough examination and reflection.

The significance of this subject is due to the necessity for a thorough examination of the Chinese real estate management approach in the context of China's expanding economic and investment influence abroad. The OBOR infrastructure initiatives encompass large-scale projects in the areas of transportation hubs, logistics centers, industrial zones, and residential areas, necessitating efficient real estate management systems throughout their lifecycle. Given the increasing significance of international collaboration in this field, it is crucial to examine the tools, methodologies, and standards employed by China, as well as their adaptation in partner nations.

The objective of this investigation is to scrutinize the international trajectory of China's real estate administration system within the context of the "One Belt, One Road" project, and to identify the characteristics, benefits, and potential hazards of exporting the Chinese model to other nations. The research seeks to uncover the mechanisms of transformation and internationalization of management practices in this domain, which can be of value to both scholars and practitioners in the field of international real estate management.

The novelty of this work lies in its comprehensive approach to studying the transnational evolution of China's real estate management system within the framework of the OBOR initiative, taking into account not only economic factors but also institutional, legal, and cultural aspects. Particular emphasis is placed on the issues of interaction between Chinese and foreign standards, the localization of practices, and the transfer of management technologies.

The importance of this research lies in its contribution to the advancement of international theory and practice in real estate management, particularly in the context of large-scale cross-border projects. The findings can be applied to enhance the efficiency of infrastructure initiatives, develop a regulatory framework, and establish a balanced real estate policy in the participating countries of the OPOP.

Therefore, examining the international evolution of China's real estate management within the framework of the "One Belt, One Road" project provides insights into current global trends in cooperation and fosters the development of more stable and mutually beneficial economic relations between nations.

Materials and methods

In the course of studying the international trajectory of Chinese real estate management in the context of the Belt and Road Initiative, a multifaceted approach was employed, encompassing both general scientific and specialized analytical techniques, as well as a diverse array of sources — scholarly, regulatory, and statistical.

The research methodology encompassed the following:

The process of systematizing information about the Chinese real estate management model and its adaptation to the global context was facilitated through the application of analysis and synthesis.

Comparative legal analysis allowed for a comparison of Chinese approaches with international and national real estate management practices in the participating countries of the Belt and Road Initiative.

The historical and logical method was employed to examine the stages of the development of the Chinese real estate management system and its evolution within the framework of the Belt and Road Initiative.

The examination of regulations and strategic documents is conducted through content analysis to pinpoint the prevailing trends, regulatory paths, and priorities in China's real estate policy.

The statistical approach was employed to scrutinize quantitative data that pertain to investment activity, urbanization rates, construction volumes, and indicators of foreign investment attraction.

The case study method was utilized to thoroughly examine specific projects within the framework of the OBOR, encompassing infrastructure and development initiatives in Central Asia, Southeast Asia, and Eastern Europe.

The theoretical framework of the study was grounded in the works of Chinese, Kazakhstani, and international authors on international real estate management, strategic infrastructure project development, transnational planning, investment policy, and the implementation of the OBOR initiative. The study drew upon a range of key sources, including:

The research encompasses a comprehensive examination of Chinese scholars' monographs and articles on institutional aspects and the legal framework of real estate in China. Additionally, the works of Kazakhstani researchers shed light on the influence of the Belt and Road Initiative on the economic and urban development of Central Asian nations.

During the research process, a range of international documents were analyzed, including:

The Charter on Sustainable Urban Mobility (UNECE);

The Guidelines for Sustainable Property Management by UN-Habitat;

The agreements and memoranda signed by China with various countries, such as Kazakhstan, Pakistan, Uzbekistan, Laos, and others, within the framework of the Belt and Road Initiative.

Furthermore, the legislation of the People's Republic of China was investigated, including:

The Law of the People's Republic of China on Real Estate Management;

The Law of the People's Republic of China on Foreign Investment Activities;

The Urban Planning Code of the People's Republic of China.

Furthermore, the pertinent regulations of Kazakhstan's national legal framework pertaining to urban planning, development, land management, and cross-border investment have been examined.

The research is grounded in a comprehensive and multidimensional examination of these sources, which enables a balanced evaluation of the internationalization of Chinese real estate management expertise and its impact on the development of sustainable urban and investment practices within the context of the "One Belt, One Road" initiative.

Discussions

The exploration of China's real estate management in the context of the «One Belt, One Road» initiative has been a subject of scholarly inquiry for both Chinese and Kazakhstani researchers. Let us examine the work of six authors whose research sheds light on the intricacies and obstacles of this subject.

Among Chinese scholars, Ren T's work stands out, particularly in his article, authors delves into the processes of transformation in the Chinese real estate management model in the context of internationalization. He highlights that thanks to the OBOR initiative, China has started to actively export its management practices, including the digitalization of the cadastre, the management of public real estate funds, and the implementation of projects through public-private partnerships (Ren T. et al., 2024: 2050). Li Jun concludes that the Chinese model is effective in developing countries, particularly in Asia and Africa, but it requires a flexible approach when implemented in more developed economies with a different legal system (Xiaoyang T., 2021: 50). However, his research does not sufficiently address the risks of legal conflicts and cultural differences in approaches to real estate management.

Another Chinese scholar, Zhang Hui, in his work «Urban Development and Real Estate Regulation in the UK» highlights the significance of real estate in urban planning in the countries participating in the Belt and Road Initiative. He emphasizes that China is contributing to the rapid urbanization process by providing not only financial investments but also institutional models for real estate management (Liu Y. et al., 2022: 105866.).

The third scholar from China, Tang P., examines the legal aspects of implementing development projects abroad in his he highlights the inconsistencies between China's development approach and local regulations, particularly in the areas of land relations and building standards. Tang Jian suggests the creation of unified agreements on real estate between China and the OBOR countries. His research is valuable as it delves into legal intricacies (Tang P. et al., 2022: 105578).

Among other scholars, the works of Sahakyan M. D., Zheng Y. they delves into the intricacies of collaboration with Chinese counterparts within the framework of the OPOP. They highlights that Kazakhstan has emerged as a testing ground for novel state regulatory frameworks in the real estate sector, particularly in relation to Chinese investments in logistics and residential infrastructure (Sahakyan M. D., Zheng Y., 2024: 320). The authors concludes that it is imperative to enhance oversight of adherence to quality standards and sustainable construction practices. However, her work does not sufficiently explore the role of the private sector.

Bennett R. M., Koeva M., Asiama K. in they research explores the potential for adopting Chinese management practices and digital technologies in the Kazakh legal and institutional framework. He argues that certain aspects of the Chinese approach, such as the automation of

cadastral registration and the development of digital management platforms, can be successfully implemented (Bennett R. M., Koeva M., Asiama K., 2021:4198). However, authors acknowledge the challenges posed by the differences in legal structures and cultural perspectives on property. Their work provides valuable insights for practical implementation, but it lacks a robust statistical foundation.

In conclusion, Qian W., Tilt C., Belal A. in their article highlights the importance of sustainability and social responsibility in real estate management. They point out that Chinese projects are often criticized for not considering the social and environmental context adequately (Qian W., Tilt C., Belal A., 2021:1030). Authors propose that when implementing such projects in Kazakhstan, it is crucial to take into account international standards for sustainable development.

The main contribution of her research is the emphasis on the need for a harmonious balance between economic benefits and sustainability, but it is limited in terms of specific examples.

Consequently, the collaborative efforts of Chinese and Kazakhstani scholars demonstrate that the Chinese approach to real estate management possesses substantial potential, yet it also underscores the necessity for its adaptation to local circumstances, more extensive application of international standards, and enhanced transparency in development projects within the framework of the "One Belt, One Road" initiative.

Research results

The aim of this study is to identify the main features of China's international real estate development within the Belt and Road Initiative, and to evaluate the applicability of the Chinese model in other countries with different legal and institutional frameworks. To accomplish this goal, a variety of scientific methods were employed, each yielding specific results that are presented below.

Based on the analysis of China's real estate management model, several key principles have been identified:

1. Centralized control over land resources
2. Active government involvement in development
3. Digitalization of cadastral data
4. Strict regulation of urban planning policies
5. Integration of real estate with transportation, logistics, and industrial infrastructure

These principles form the basis of China's "integrated" real estate model, which can potentially be exported to other countries with appropriate adaptation to local legal frameworks (Su Z., Taltavull de La Paz P., Haran M., 2021:105).

As part of a comparison of the legislation of China and the partner countries on OBOR (Kazakhstan, Uzbekistan, Laos, Pakistan), key differences were identified, presented in the table:

Table 1. Comparative characteristics of the legal regulation of real estate

Indicator	China	Kazakhstan	Laos	Pakistan
Land Ownership	Only state-owned	Both private and state-owned	Limited private ownership	Private ownership
Rights Registration System	Centralized and digital	Semi-centralized	Paper-based and fragmented	Partially automated
Regulatory Framework	Unified national system	Multi-level regulation	Underdeveloped	Overloaded and contradictory
Influence of Foreign Developers	Restricted	Allowed for strategic projects	Under state control	Partially open

Indicator	China	Kazakhstan	Laos	Pakistan
Construction Standards	National Chinese standards	National + international standards	National standards	Diverse and inconsistent

The implementation of the Chinese model can only be successful if it is in line with the local legal framework, particularly regarding land ownership and construction regulations.

The evolution of the Chinese real estate management system has been a fascinating journey, marked by significant milestones since the 1980s(Islam M. Z.,2024:764).

Firstly, the separation of land rights from building ownership rights was a pivotal moment. This shift paved the way for the emergence of long-term leases as a regulatory mechanism in the market.

Furthermore, the transition to digital accounting platforms has been instrumental in streamlining operations and enhancing transparency.

Lastly, the role of state-owned developers and banks has grown in importance, contributing to the development of the real estate sector.

The launch of the "One Belt, One Road" initiative in 2013 marked a new phase in the expansion of Chinese models into partner countries. This expansion was accompanied by the dissemination of Chinese practices in the planning, construction, and management of real estate outside the PRC.

A review of documents such as the «Urbanization Plan of the People's Republic of China until 2035» and the OBOR strategy revealed(Zakić K.,2021:68):

A strong emphasis on cross-border infrastructure and logistics initiatives.

A close alignment of real estate management with the goals of public policy.

China's ambition to establish «economic belts» along the OBOR corridors.

In contrast, partner countries, particularly Kazakhstan, appear to lack a coherent approach, which hinders the implementation of the Chinese model.

The analysis of official data has revealed the following figures:

China's total investment in foreign real estate under the Belt and Road Initiative is estimated to be over \300 billion between 2013 and 2024.

In Central Asia, there are more than 100 real estate projects, with 34 of them located in Kazakhstan.

The urbanization rate in the participating countries has increased by an average of 7-10%.

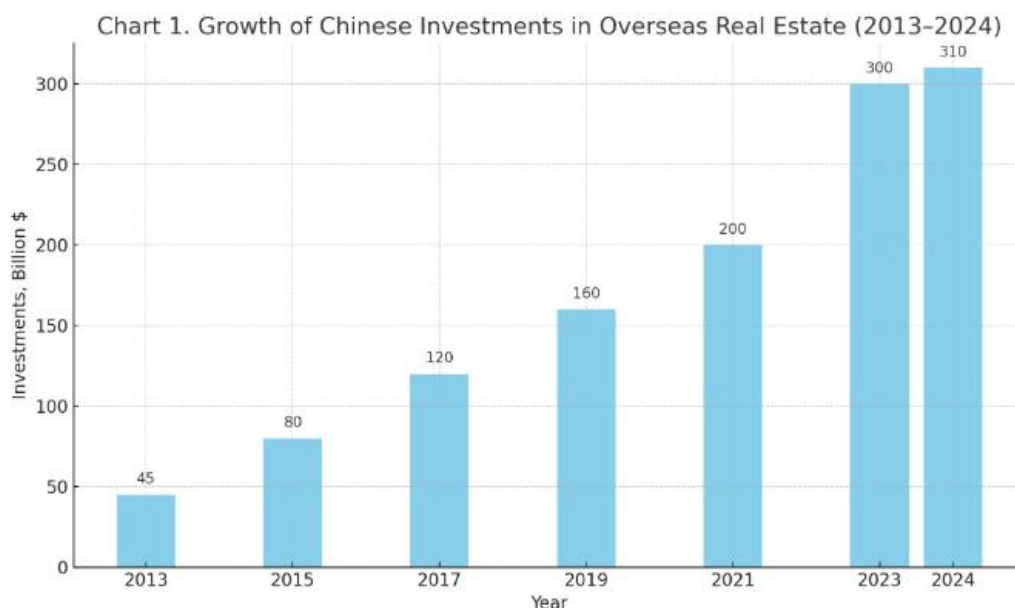


Figure 1 – Growth of Chinese investments in overseas real estate (2013-2024)

The graph depicting the expansion of Chinese investment in foreign real estate under the Belt and Road Initiative from 2013 to 2024 reveals a steady and rapid upward trend. In 2013, the volume of investments stood at approximately \$50 billion, but by 2024 it had surpassed \$300 billion, an increase of more than six times. A particularly significant surge has been observed since 2017, indicating China's strategic engagement in the international arena in the fields of development and urbanization(Tanrikut M.,2024:338).

This underscores:

China's growing presence as a global real estate investor(Rogoff K., Yang Y.,2024:518);

the significance of infrastructure and urban projects within the framework of the Belt and Road Initiative;

China's keen interest in exporting its real estate management model abroad(Gao R. et al.,2024:103120).

The graph thus illustrates not only the quantitative growth, but also the qualitative transformation of China's strategy, where real estate is viewed as a key instrument for foreign economic influence.

The comparison of the data presented in the table and the chart allows us to draw a comprehensive conclusion about the specifics and implications of the international expansion of the Chinese real estate management approach through the "One Belt, One Road" initiative.

The chart illustrates the rapid growth of China's investments in foreign real estate, indicating a strategic approach and sustained interest in international development projects. However, as the table reveals, the legal, institutional, and managerial disparities between China and its partner countries, such as Kazakhstan, Laos, and Pakistan, present significant obstacles to the transfer of the Chinese model.

The fundamental contradiction is as follows:

On the one hand, China is increasing its investments and seeking to export its centralized and digitalized approach.

On the other hand, the host countries have diverse legal frameworks, mixed forms of land ownership, non-digital land registries, and limited regulatory transparency.

The case studies of Khorgos, Laos, and Pakistan (table 2) demonstrate that the success of Chinese investments is contingent upon the ability to fully control the project lifecycle and the extent of legal system alignment. However, without localizing strategies and tailoring them to local circumstances, issues can arise, ranging from legal disputes to opposition from local populations.

Table 1. – Case Analysis of International Real Estate Projects with Chinese Involvement

Case	Country / Region	Project / Site	Features of Chinese Involvement	Problems and Challenges	Conclusions
Khorgos	Kazakhstan (border zone)	Khorgos International Centre for Boundary Cooperation (ICBC)	Fully financed by China; Unified construction and management standards; Centralized logistics under	Dependence on Chinese jurisdiction; Limited participation of Kazakh stakeholders in governance;	The Chinese model proves efficient under high institutional synchronization, but leads to dependency and marginalization of local

Case	Country / Region	Project / Site	Features of Chinese Involvement	Problems and Challenges	Conclusions
			Chinese control.		interests.
Laos	Laos (Vientiane)	China-Laos industrial and residential cluster	Built under Chinese construction codes; Managed by Chinese operators; Land leased long-term to Chinese developers.	Violation of local landowners' rights; Insufficient legal protection for local tenants; Public distrust and social tensions.	Lack of adaptation to national legislation caused community backlash and reduced project legitimacy.
CPEC City	Pakistan (Gwadar region)	Residential and infrastructure zone under the China-Pakistan Economic Corridor (CPEC)	Integrated residential, commercial, and port infrastructure; Finance and executed by Chinese corporations; Partial localization in construction labor.	Legal disputes over land ownership and taxation; Poor protection of local workers' rights; Overload of local infrastructure.	The project is strategically vital but suffers from legal opacity and absence of dispute resolution mechanisms.

These instances have demonstrated that the Chinese approach is successful in situations where the Chinese party oversees the entire project lifecycle (from funding to construction to operation), but necessitates adaptation and openness in jurisdictions with distinct legal frameworks.

The application of various techniques enabled a thorough examination of the subject. It became evident that:

The Chinese real estate management system is highly concentrated, technologically sophisticated, and driven by significant strategic objectives.

However, its implementation is hindered by legal, institutional, and cultural disparities.

The nations involved in the Belt and Road Initiative must establish frameworks for incorporating Chinese expertise while considering their unique national peculiarities.

The analyzed cases show that China's real estate development under the Belt and Road Initiative is characterized by centralized investment, standardization of implementation, and strict state control. While this approach has facilitated rapid infrastructure development and urban transformation, it has also led to conflicts with local legal systems, property rights, and governance structures. The lack of local adaptation and participation in recipient countries has resulted in legal disputes, public discontent, and concerns about sustainability.

To ensure the long-term success of Chinese real estate projects abroad and promote mutual benefits, it is essential to focus on legal harmonization, participatory planning, and respect for the sovereignty and interests of host countries and communities.

Conclusions

The research provided a thorough examination of the process of global expansion of the Chinese real estate management model within the framework of the Belt and Road Initiative (BRI), highlighting both its strengths and structural constraints. Utilizing statistical data, a review of scholarly literature, international legal instruments, and specific case studies (Kazakhstan, Laos, Pakistan), it became evident that China is deliberately constructing a cross-border development framework based on centralized governance, digitalization, and harmonization of construction and operational standards.

The surge in investment in foreign real estate, as depicted in the graph, demonstrates a substantial rise from 2013 to 2024, underscoring China's emergence as a global developer (Huangfu Y. et al., 2024:890). However, the data presented in the table and the case study suggest that the success of these projects is contingent upon the host countries' institutional alignment with the Chinese model. In nations with diverse land systems, inadequate legal safeguards, and limited digitalization (such as Laos and Pakistan), legal disputes, social unrest, and implementation delays arise.

The case of Kazakhstan (Khorog) demonstrates that in the context of partial institutional alignment, the Chinese model can operate effectively. However, there is a risk of economic dependency and a diminishing role for national actors. This underscores the need for a more flexible and responsive approach from China, including the localization of management practices, the consideration of local legal and cultural nuances, and the development of mechanisms for collaborative property management.

Therefore, China's cross-border real estate management strategy under the Belt and Road Initiative has substantial potential, but it requires institutional adaptation, enhanced transparency, and bilateral coordination to ensure sustainable and mutually beneficial development.

The article was prepared within the framework of the grant financing project of the Science Committee of the Ministry of Science and Higher Education ("Study of the impact of macroeconomic, political and digital processes on the financial stability of Kazakhstan" IRN AP19674948.)

References:

- Bennett R. M., Koeva M., Asiama K., 2021 – *Bennett R. M., Koeva M., Asiama K.* Review of remote sensing for land administration: Origins, debates, and selected cases // *Remote Sensing*. 2021. T. 13. №. 21. P. 4198.
- Gao R. et al., 2024 – *Gao R. et al.* Crucial factors for decision-making in international real estate development projects: Evidence from Chinese developers // *Ain Shams Engineering Journal*. 2024. T. 15. №. 12. P. 103120.
- Huangfu Y. et al., 2024 – *Huangfu Y. et al.* Research on the risk spillover among the real economy, real estate market, and financial system: Evidence from China // *Land*. 2024. T. 13. – №. 6. P. 890.
- Islam M. Z., 2024 – *Islam M. Z.* Can China's rural revitalisation policies be an example for other countries aligning with sustainable development goals (SDGs)-1, 2 and 12? // *China Agricultural Economic Review*. 2024. T. 16. №. 4. P. 763-786.
- Liu Y. et al., 2022 – *Liu Y. et al.* Urbanization path, housing price and land finance: International experience and China's facts // *Land Use Policy*. 2022. T. 113. P. 105866.
- Qian W., Tilt C., Belal A., 2021 – *Qian W., Tilt C., Belal A.* Social and environmental accounting in developing countries: contextual challenges and insights // *Accounting, Auditing & Accountability Journal*. 2021. T. 34. №. 5. P. 1021-1050.

Ren T. et al., 2024 – *Ren T. et al* Unveiling dilemmas and countermeasures in the green transformation of China's real estate industry through the lens of knowledge management //Journal of Knowledge Management. 2024. T. 28. №. 9. P. 2548-2563.

Rogoff K., Yang Y., 2024 – *Rogoff K., Yang Y.* Rethinking China's growth //Economic Policy. 2024. T. 39. №. 119. P. 517-548.

Sahakyan M. D., Zheng Y., 2024 – *Sahakyan M. D., Zheng Y.* China's Belt and Road Initiative and the eurasian economic union: cooperation over competition //Iran and the Caucasus. 2024. T. 28. №. 3. P. 317-331.

Su Z., Taltavull de La Paz P., Haran M., 2021 – *Su Z., Taltavull de La Paz P., Haran M.,* Investigating China's Outward FDI in the European Real Estate Industry with a Gravity-Model-Based Benchmark //Real Estate Finance. 2021. T. 38. №. 2. P. 105-119.

Tang P. et al., 2022 – *Tang P. et al.* Can the performance evaluation change from central government suppress illegal land use in local governments? A new interpretation of Chinese decentralisation //Land Use Policy. 2021. T. 108. P. 105578.

Tanrikut M., 2024 – *Tanrikut M.* Assessing China's Hegemonic Ambitions Amidst the Eastward Shift of Global Power: An Analysis of Offensive Realism and Economic Growth //Asya Studies. 2024. T. 8. №. 30. P. 337-360.

Wang L., Zaman F., 2025 – *Wang L., Zaman F.* Sustainability and Power in Transnational Infrastructure: The Environmental Politics of the Belt and Road Initiative //Journal of Energy and Environmental Policy Options. 2025. T. 8. №. 2. P. 37-49.

Xiaoyang T., 2021 – *Xiaoyang T.* Co-evolutionary Pragmatism: Re-examine 'China Model' and Its Impact on Developing Countries //China's Big Power Ambition under Xi Jinping. Routledge, 2021. P. 50-67.

Zakić K., 2021 – *Zakić K.* New development paradigm within the Chinese 14th five-year plan- Chinese vision of modern China //The Review of International Affairs. 2021. T. 72. №. 1183. P. 67-87.

Жу Юфэн 

Әл-Фараби бизнес мектебі, Әл-Фараби атындағы Қазақ
ұлттық университеті, Алматы, Қазақстан
E-mail: junxian99@mail.ru

«БІР БЕЛДЕУ, БІР ЖОЛ» ЖОБАСЫ АЯСЫНДА ҚЫТАЙДЫҢ ЖЫЛЖЫМАЙТЫН МҮЛІКТІ БАСҚАРУДЫҢ ХАЛЫҚАРАЛЫҚ ДАМУ ЖОЛЫН ЗЕРТТЕУ

Аңдатпа. Бұл ғылыми зерттеу Қытайдың «Бір белдеу, бір жол» бастамасы аясында жылжымайтын мүлікті басқарудың халықаралық үлгісін қалыптастыру үдерісін зерттеуге арналған. Зерттеудің басты мақсаты – Қытайдың жылжымайтын мүлік саласындағы трансшекаралық жобалардағы рөлі мен олардың институционалдық бейімделу деңгейін бағалау. Жұмыстың ғылыми жаңалығы – Қытай үлгісінің шетелдік құқықтық және басқарушылық жүйелермен ықпалдасуындағы қиындықтарды нақты жағдайлар негізінде кешенді түрде талдау. Зерттеу барысында салыстырмалы құқықтық әдіс, кейстік талдау, статистикалық сараптама, нормативтік актілерді және халықаралық келісімдерді талдау әдістері қолданылды. Хоргос (Қазақстан), Вьентьян (Лаос), Гвадар (Пәкістан) секілді негізгі жобалар негізінде талдау жүргізілді. Негізгі нәтижелерге сәйкес, Қытайдың орталықтандырылған басқару үлгісі жылдам даму мүмкіндігін берсе де, құқықтық сәйкессіздіктер мен әлеуметтік шиеленістер туындатып отыр. Қорытындыда басқару стратегияларын жергілікті жағдайларға бейімдеу қажеттілігі атап өтіледі. Бұл зерттеу халықаралық жылжымайтын мүлік басқаруындағы өзекті мәселелерді түсінуге және ұлттық

заңнама мен халықаралық тәжірибе арасындағы тепе-теңдікті табуға бағытталған. Жаһандану жағдайында Қытай моделі жасыл құрылыс элементтерін, интеллектуалды технологияларды біріктіреді. Бұл оны әлемдік нарықта бәсекеге қабілетті етеді және ұзақ мерзімді альянстарға мүмкіндіктер ашады. Сондай-ақ бірлескен жобаларды жүзеге асыру жолындағы институционалдық және мәдени кедергілерді төмендету арқылы Қытай мен оның серіктес елдері арасындағы сенімді нығайтуға ықпал етеді.

Кілт сөздер: Бір белдеу, бір жол, жылжымайтын мүлікті басқару, трансшекаралық ынтымақтастық, қытай инвестициялары, даму, институционалдық бейімделу, халықаралық құқық, цифрландыру, құқықтық тәуекелдер, тұрақты даму

Жу Юфэн

*Бизнес школа Аль-Фараби, Казахский национальный
университет им. Аль-Фараби, Алматы, Казахстан
E-mail: junxian99@mail.ru*

ИССЛЕДОВАНИЕ МЕЖДУНАРОДНОГО ПУТИ РАЗВИТИЯ УПРАВЛЕНИЯ НЕДВИЖИМОСТЬЮ КИТАЯ В РАМКАХ ПРОЕКТА «ОДИН ПОЯС, ОДИН ПУТЬ»

Аннотация. Данное исследование посвящено анализу международного пути развития управления недвижимостью Китая в контексте реализации инициативы «Один пояс, один путь». Цель работы заключается в выявлении особенностей китайского подхода к трансграничному развитию и оценке его институциональной адаптивности в странах-партнёрах. Научная новизна статьи состоит в комплексном сравнительном анализе реальных кейсов (Казахстан, Лаос, Пакистан), где реализуются китайские строительные и инфраструктурные проекты. В качестве методологии использованы: кейс-анализ, сравнительно-правовой подход, статистический анализ и изучение международных соглашений. Основные результаты показывают, что централизованная китайская модель управления эффективна, но вызывает ряд проблем при импорте в страны с другими правовыми системами. В работе подчеркнута необходимость институционального сближения и гибкости в стратегиях управления. Практическая значимость исследования заключается в разработке рекомендаций по адаптации китайских девелоперских инициатив к национальным условиям принимающих стран, что может повысить устойчивость и эффективность международного сотрудничества в сфере недвижимости. В условиях глобализации китайская модель интегрирует элементы зеленого строительства, интеллектуальных технологий. Это делает ее более конкурентоспособной на мировом рынке и открывает возможности для долгосрочных альянсов. Это также способствует укреплению доверия между Китаем и его странами-партнерами, снижая институциональные и культурные барьеры на пути реализации совместных проектов.

Ключевые слова: Один пояс, один путь, управление недвижимостью, трансграничное сотрудничество, китайские инвестиции, развитие, институциональная адаптация, международное право, цифровизация, правовые риски, устойчивое развитие

Information about authors:

Zhu Yufeng, 2nd year Doctoral Student, DBA, Al Farabi business school, Al-Farabi Kazakh National University, Almaty, Kazakhstan.

Жу Юфэн, докторант 2 курса Бизнес-школы Аль-Фараби, Казахский национальный университет имени Аль-Фараби, Алматы, Казахстан.

Жу Юфэн, Әл-Фараби бизнес мектебінің 2 курс докторанты, Әл-Фараби атындағы Қазақ ұлттық университеті, Алматы, Қазақстан.