



# Policy Context for Housing Development in China

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# Introduction

- China-wide lens
- Urban lens
- Reform era lens
- Policy lens



Photo: Wikimedia Commons

# Outline

- China's Urbanization
- Land System and Economic Incentive for Urban Expansion
- Administrative/Spatial Structure of Chinese Cities
- Urban Planning System
- Types of Urban Housing in China
- Looking ahead to Yunnan

# Main Point

Current policies provide incentives for city governments to expand their built environments rapidly, but not necessarily to house the new urban population and integrate them into city life.

# China's Urbanization



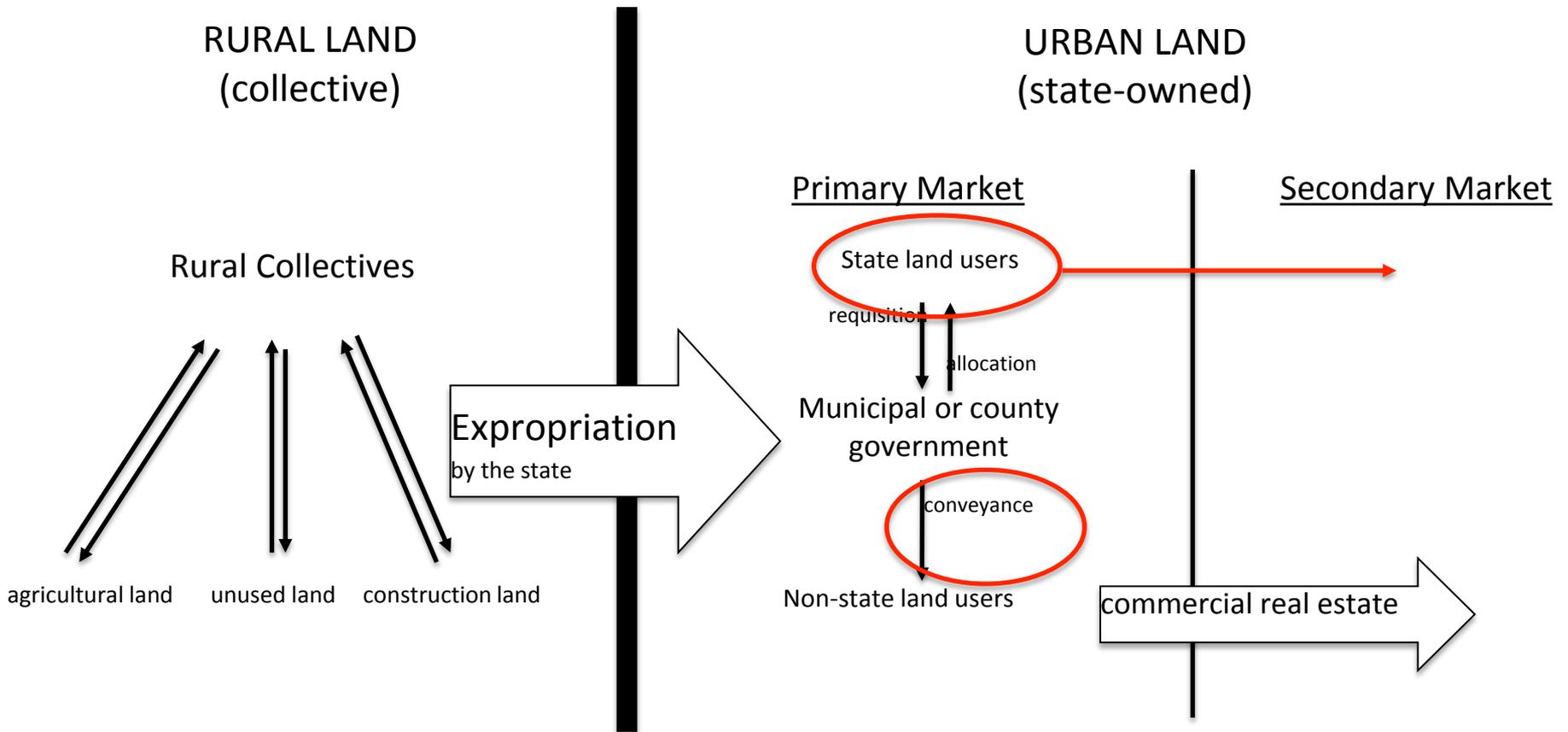


Photos/Andrew Perlstein

# China's urbanization is complicated.

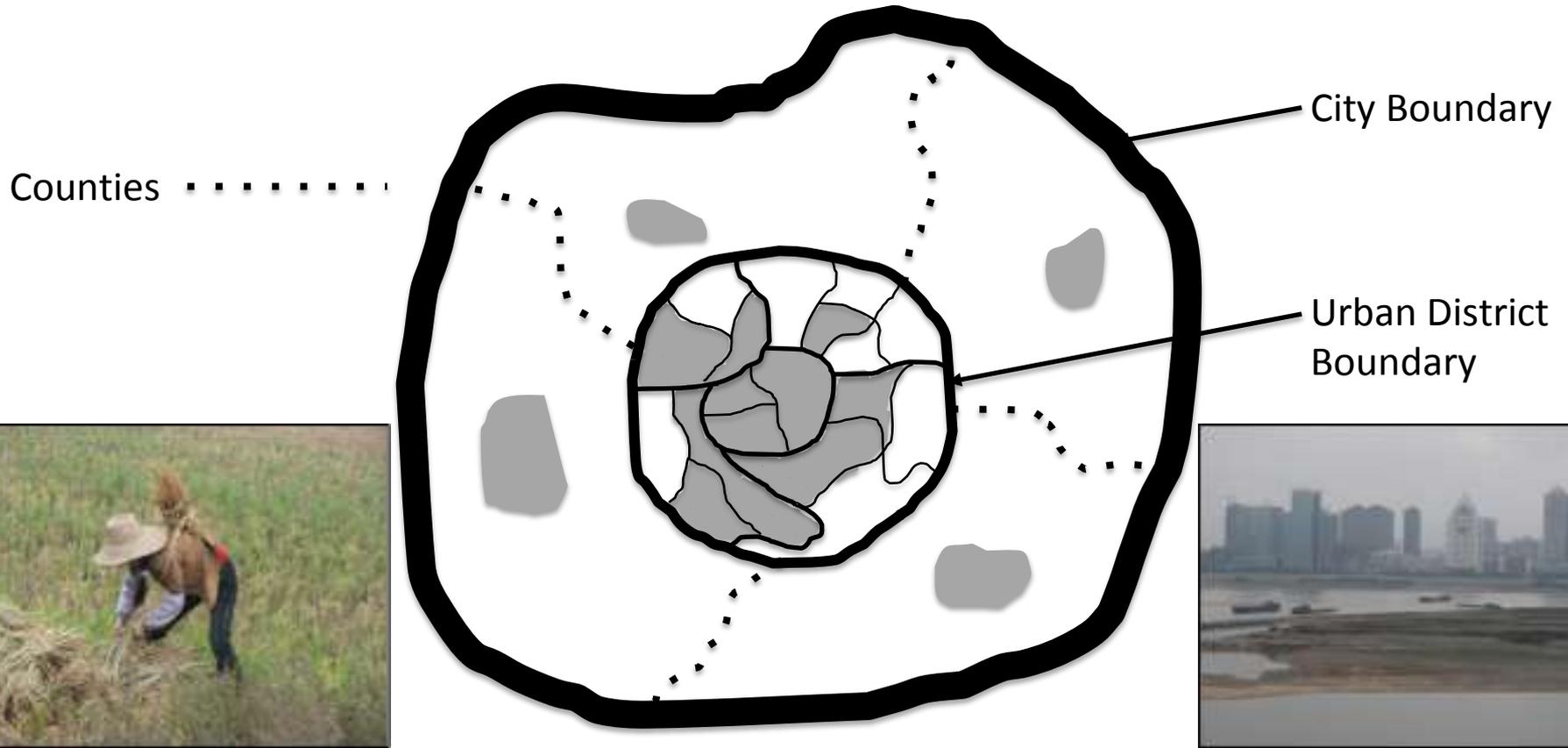
- Incentives to build rapidly.
- Disconnect between urban construction and new urban populations.
- Hukou system.

# China's Land System



Adapted and modified from George C.S. Lin and Samuel P.S. Ho. 2005. "The State, Land System, and Land Dev

# K.W. Chan's Structure of a Chinese City



 — Urban areas

Adapted from Figure 1 of Kam Wing Chan, 2007  
“Misconceptions and Complexities in the Study of Chinese Cities:  
Definitions, Statistics, and Implications.”  
Eurasian Geography and Economics 48, No. 4, 383–412.

# China's Administrative Hierarchy

Central Government

Provinces (Yunnan)

~~Municipalities (Dali Prefecture)~~

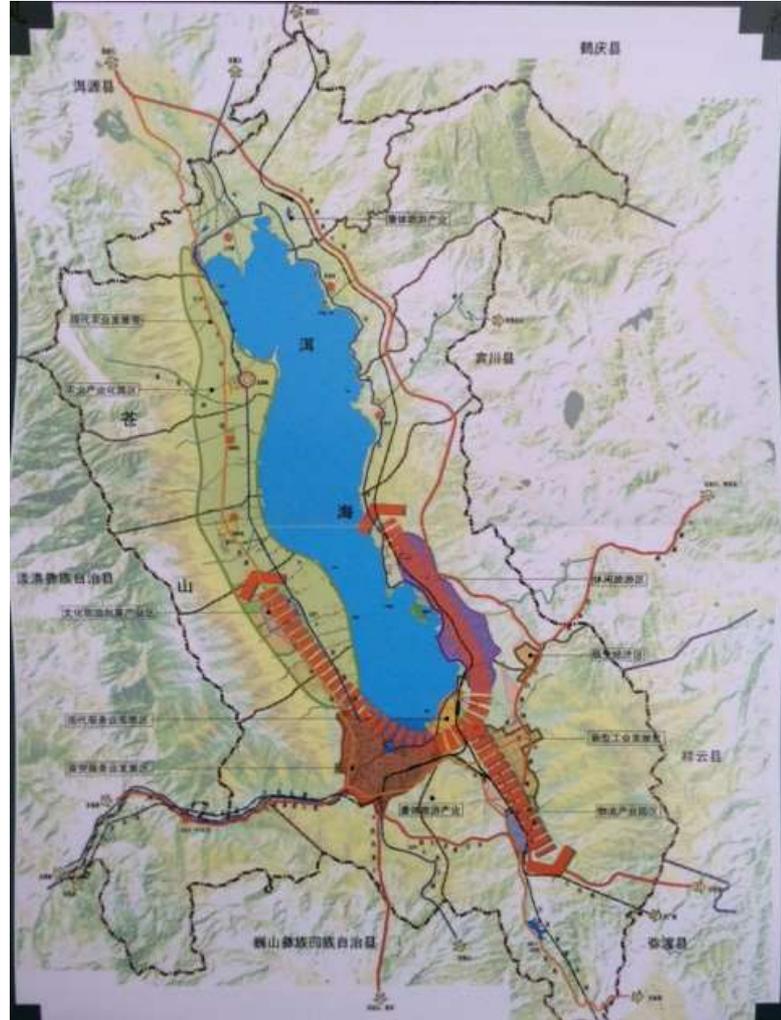
~~Urban Districts + Counties~~  
(Dali County Level City)

Street Offices

Townships  
(Xizhou Township)

Villages  
(Xizhou Village)

Natural Villages  
(Changbei Village)



Source: Dali City Comprehensive Plan

# Real Estate Development



Photo/Andrew Perlstein

# Real Estate Development



Photo/Andrew Perlstein

From *Death of a Red Heroine*

by Qiu Xiaolong:

Chief Inspector Chen's Shanghai Apartment

*"It was not luxurious. There was no real kitchen, only a narrow corridor containing a couple of gas burners tucked into the corner, with a small cabinet hanging on the wall above. No real bathroom either: a cubicle large enough for just a toilet seat and a cement square with a stainless-steel shower head. Hot water was out of the question."*

# Types of Urban Housing in China

- Per capita living space

- 1980: 4 m<sup>2</sup> (~43 ft<sup>2</sup>)

(Source: Youqin Huang. 2012. Low income housing in Chinese cities. *The China Quarterly* 212, p. 941.)

- 2010: 29 m<sup>2</sup> (~312 ft<sup>2</sup>)

- A sharp increase in home ownership since the late 1980s

- % homeownership results from China Household Income Project survey:

- 1988: 14%

- 1995: 42%

- 2002: 78%

(Source: Andrew Walder and Xiaobin He. 2014. Public housing into private assets: Wealth creation in urban China. *Social Science Research* 46, p. 88.)

# Basic Urban Housing Types

	<i>Public Ownership</i>	<i>Private Ownership</i>
<i>Middle and High Income</i>	<i>Rent</i>	<i>Market purchase, Subsidized purchase</i>
<i>Low-Income</i>	<i>Cheap Rental Housing (CRH), Public Rental Housing (PRH)</i>	<i>Economic and Comfortable Housing (ECH), Cheap Rental Housing (CRH)</i>

(Source: Youqin Huang. 2012. Low income housing in Chinese cities. *The China Quarterly* 212, 941–964.)



# Factory Dormitory Housing

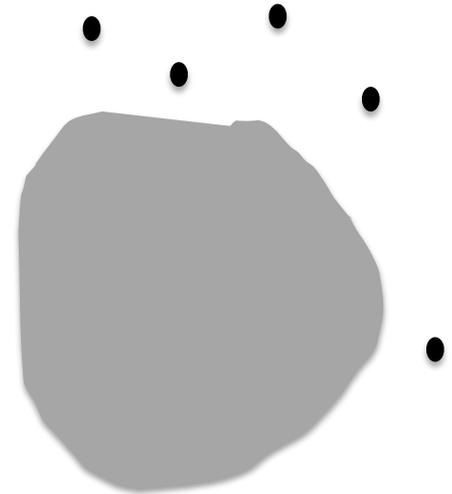


Photo: Edward Burtynsky, <http://www.archdaily.com/tag/the-indicator/>

# Urban Villages



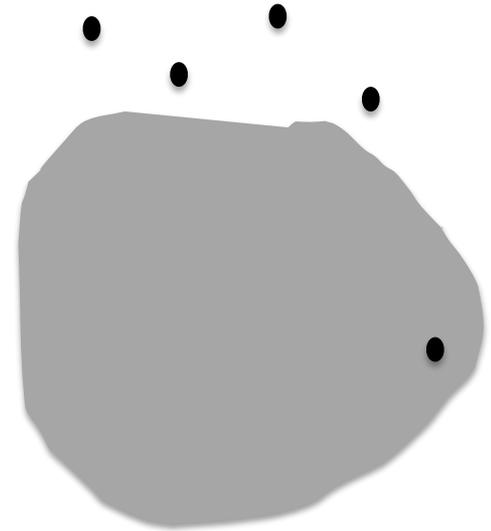
Photo/Andrew Perlstein



# Urban Villages



Photo/Andrew Perlstein



# Urban Villages



Photos/Andrew Perlstein

# An Official Perspective

“Every year, new buildings in China total up to 2 billion square meters and use up 40 percent of the world’s cement and steel, but our buildings can only stand 25 to 30 years on average.”

(Source: China Daily, April 6, 2010)

Qiu Baoxing, Vice Minister of the Ministry of Housing and Urban and Rural Development

# China's Urban Planning System

**National Level**

Ministry of Housing and  
Urban and Rural  
Development

China Academy of Urban  
Planning and Design (CAUPD)

**Provincial  
Level**

Provincial Construction  
Bureaus

Provincial Planning and Design  
Institutes

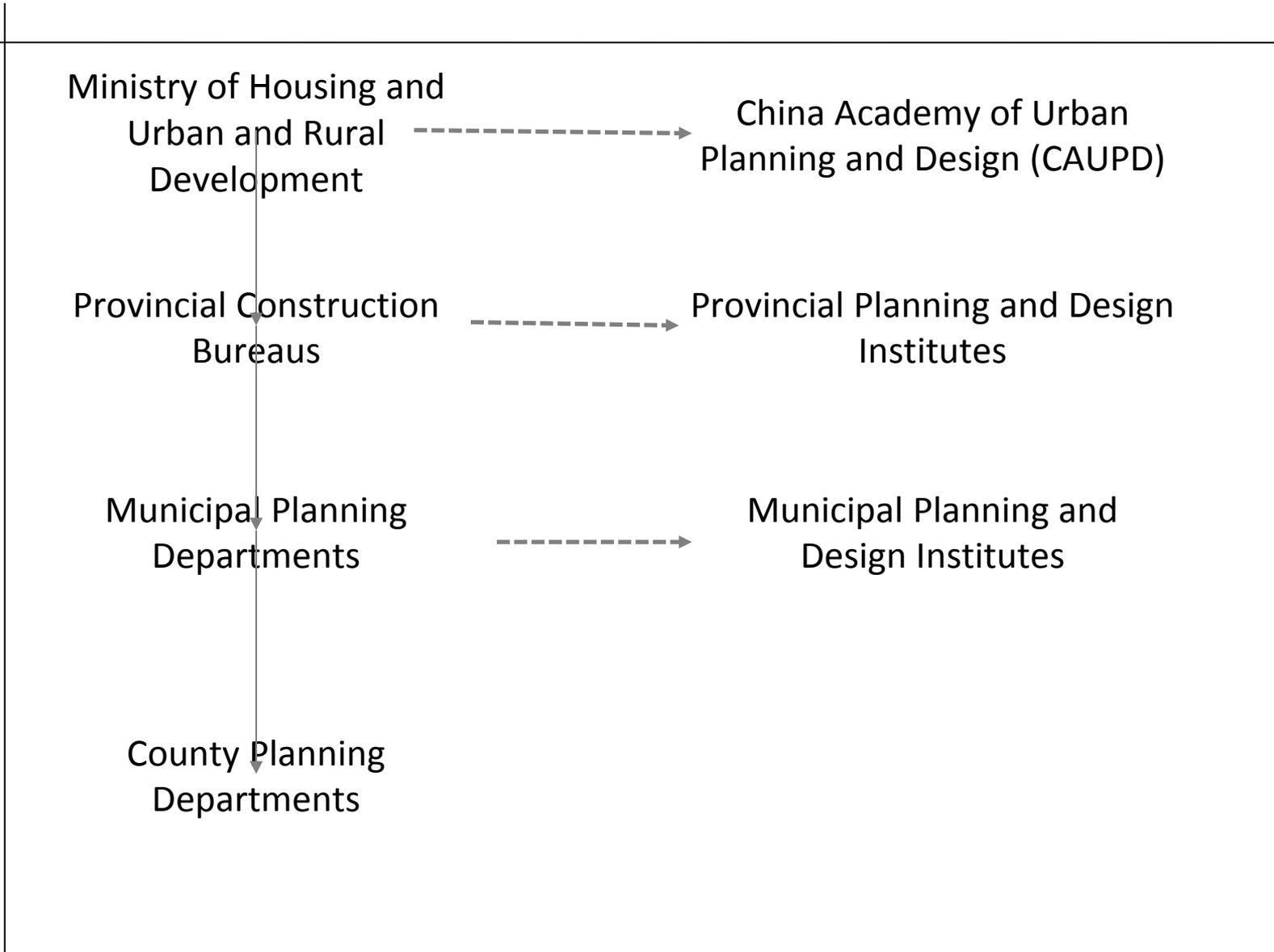
**Municipal  
Level**

Municipal Planning  
Departments

Municipal Planning and  
Design Institutes

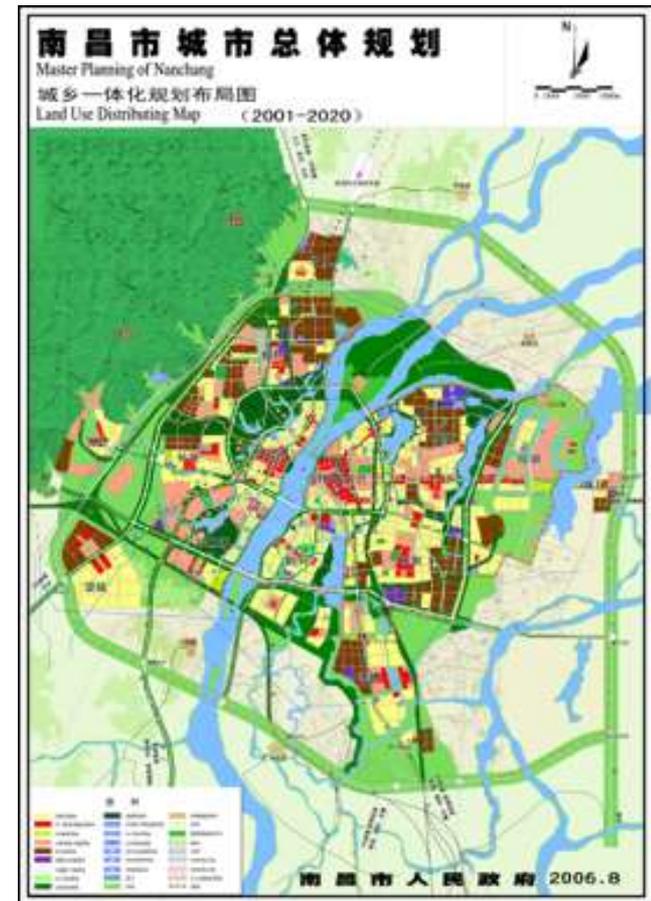
**County  
Level**

County Planning  
Departments



# Types of Required Urban Plans

- Comprehensive Plans
- Detailed Control Plans
- Detailed Construction Plans



# Planning System

- National Development and Reform Commission: **5-Year Plans**
- Ministry of Land and Resources: **Land Use Comprehensive Plans and Agricultural Land Protection**
- Ministry of Housing and Urban and Rural Development: **Urban Plans**

# Looking ahead to Yunnan

- Local heritage vs. resource efficiency
- Building materials
- Cars
- Under-utilized housing stock
- Tourism impacts on housing

# Further Reading

- Hsing, You-tien. 2010. *The Great Urban Transformation: Politics of Land and Property in China*. New York: Oxford University Press.
- Qiu Xiaolong. 2000. *Death of a Red Heroine* (and subsequent novels in the Chief Inspector Chen mystery series).

# Further Reading

- Huang, Youqin. 2012. “Low-income housing in Chinese cities: Policies and practices.” *The China Quarterly* 212: 941–964.
- Fernandez, John. 2007. “Resource consumption of new urban construction in China.” *Journal of Industrial Ecology* 11(2): 99-115.

# Thank you!

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