



Policy Context for Housing Development in China

Andrew Perlstein

Fellow and Assistant Director for Executive Programs

Center for Leadership in Global Sustainability

Email: asp789@vt.edu, Twitter: @asperlstein



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Introduction

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



Photo: Wikimedia Commons

Outline

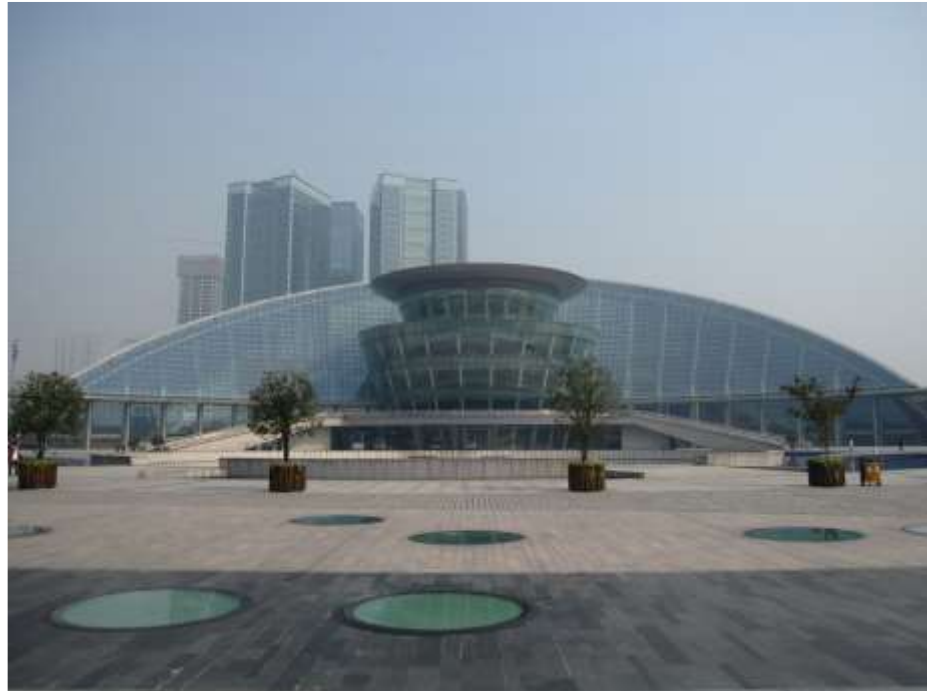
- China's Urbanization
- Land System and Economic Incentive for Urban Expansion
- Administrative/Spatial Structure of Chinese Cities
- Urban Planning System
- Types of Urban Housing in China
- Looking ahead to Yunnan

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

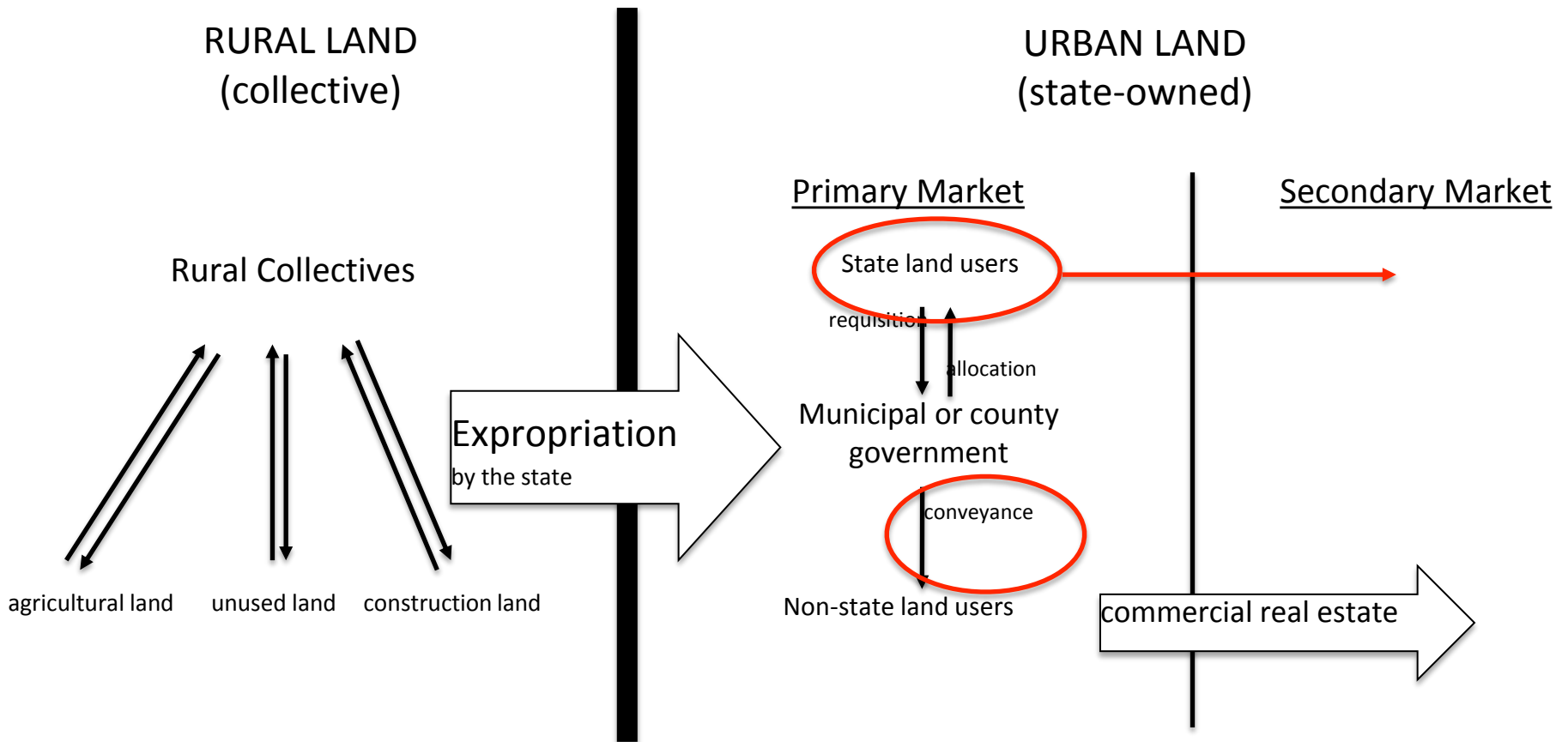




China's urbanization is complicated.

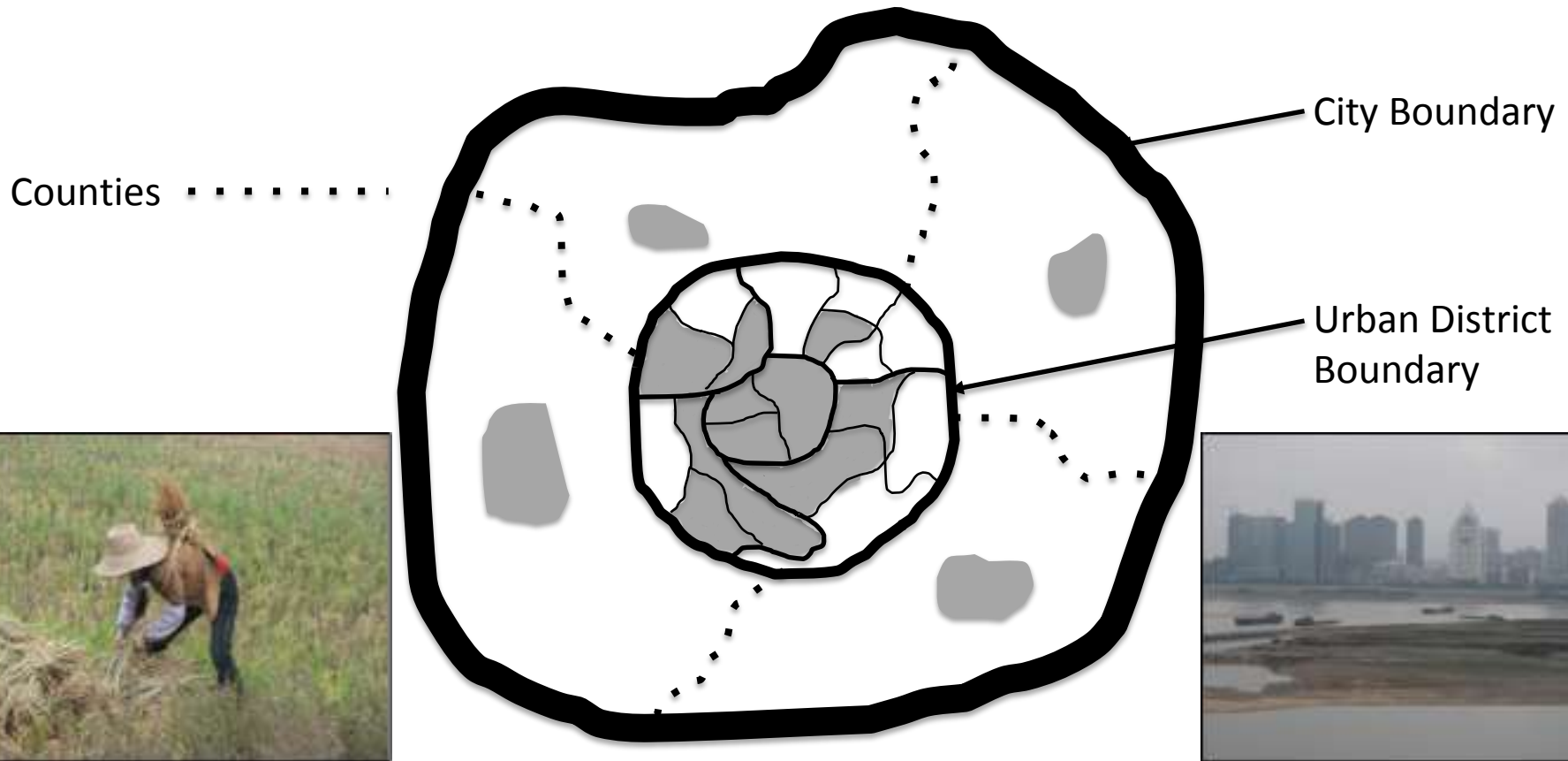
- Incentives to build rapidly.
- Disconnect between urban construction and new urban populations.
- Hukou system.

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)

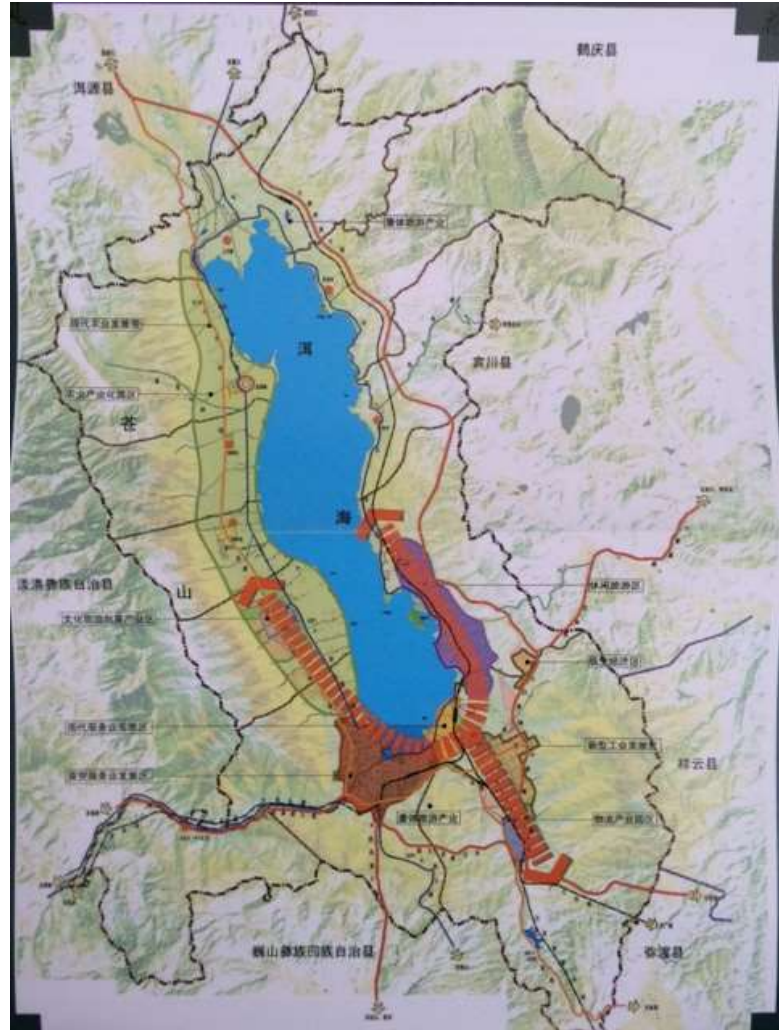
~~Urban Districts + Counties~~
(Dali County Level City)

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 m² (~43 ft²)
 - 2010: 29 m² (~312 ft²)

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

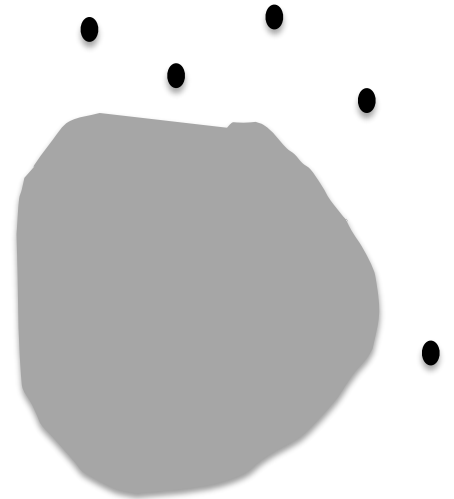


Photo: Edward Burtynsky, <http://www.archdaily.com/tag/the-indicator/>

Urban Villages



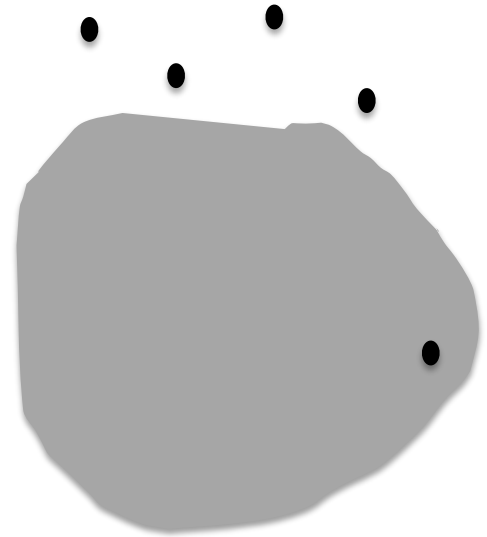
Photo/Andrew Perlstein



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



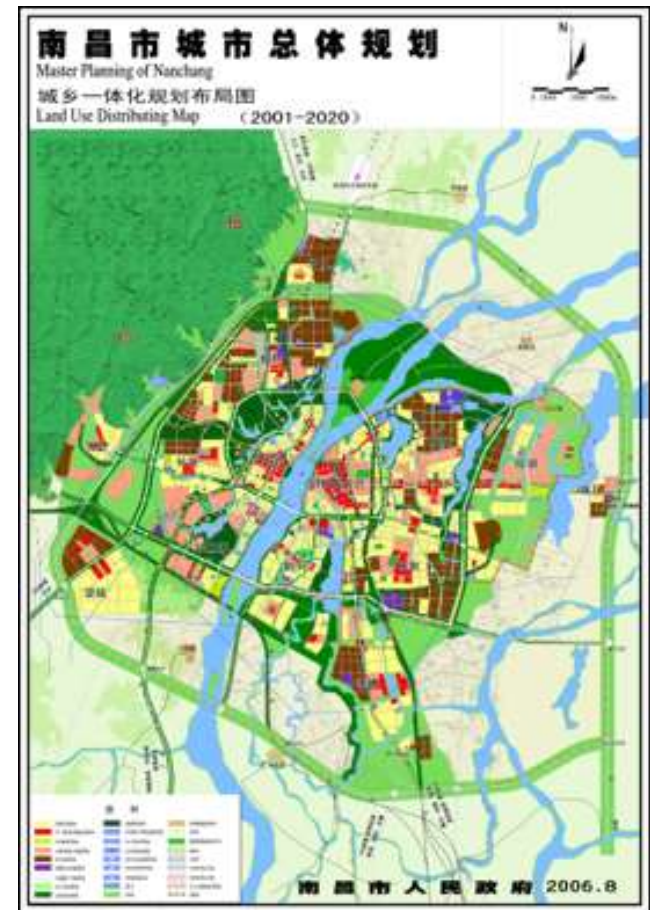
County Level

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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