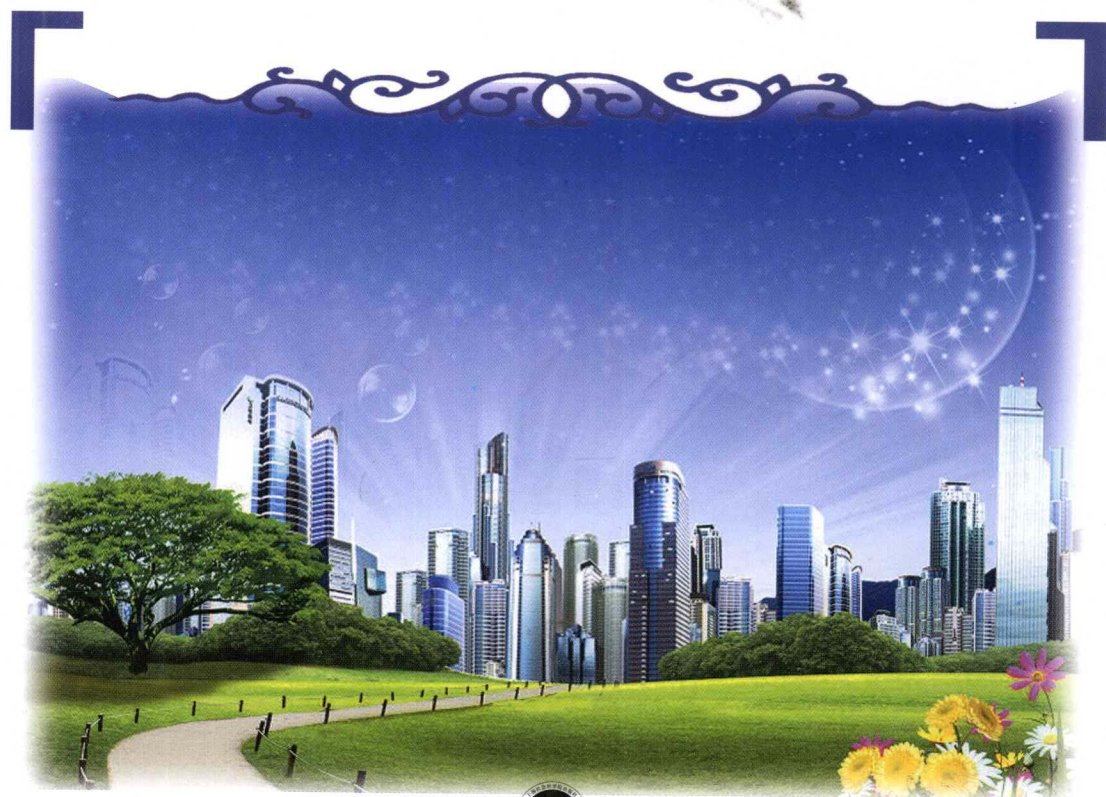


中国房地产研究 丛书 2008年第四卷

Chinese Real Estate Studies

# 我国城镇居民住房需求 收入弹性研究

上海社会科学院房地产业研究中心 编  
上海市房地产经济学会



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题签 宋春华

# 中国房地产研究 丛书

*Chinese Real Estate Studies* 2008 年第四卷

## 我国城镇居民住房 需求收入弹性研究

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《中国房地产研究》丛书的出版得到了建设部和北京、上海、天津、广东等省市有关部门的大力支持。编委由我国(含港台)房地产学术界、企业界著名人士谢家瑾、桑荣林、顾云昌、刘洪玉、曹振良、印坤华、张金鹗(台湾)等担任。

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## Research on Chinese Housing Demand Elastic to Income

..... Zhang Zhi (1)

**Abstract:** As an important tool for the research on housing consumption of urban residents, Housing Income Elastic is able to calculate the housing affordability dynamically. The research has been related in many relative documents either of Chinese or oversea, however, those researches, especially on China's practice, are of shortcoming to some degree. So, the author will deeply summarize those relative documents, and calculate the housing income elastic of China's urban residents with some appropriate methods.

## Henry George Theorem, Facility Fees and New Home Price

..... Fu Shihe (12)

**Abstract:** This paper provides a new framework to explain why new home prices in Chinese cities have been increasing rapidly, by Henry George theorem and the empirical results of the effect of Facility fees on new home prices in American cities. Henry George theorem says that when a city has an optimal city size, the aggregate urban differential land rents equal the pure public goods expenditure. Many countries have implemented real property tax to finance urban local public goods. China does not have real property tax. Urban expansion and urban development results in increase of urban land rents and land prices, also results in demand for new public infrastructure. However, the absence of property tax prevents local governments collecting revenues from property ownership. This causes a gap in financing public infrastructure. The local governments had to impose in-kind land development exactions or facility fees to finance local public goods. Empirical studies

based on US data show that facility fees can result in significant increase in new home prices. Real estate price index data from some Chinese cities also provide preliminary evidence that facility fees might have driven up new home prices. However, more rigorous test will depend on the availability of individual level housing transaction data across Chinese cities.

## Research on the Western Real Estate Cycle Based on User Friendly Framework

.....Long Jianhui, Jia Shenghua(27)

**Abstract:** This paper carries out an extensive literature review of the decision-making of the real estate cycle research and comments in the micro-scenarios, and discusses on macro, micro-focused, as well as on macro-and micro-integration. Finally, the formation of a user friendly research framework has provided a clear line of thought for follow-up of theory and empirical research.

## The Analyzed Frame of Real Estate Bubbles based on the Five Grade Market Structure

.....Su duoyong, Zhang Zuguo, Zhang Yuxiang(38)

**Abstract:** This paper mainly builds a Five Grade Market Structure of the Real Estate Bubbles to study the effect of land value rising, gamble prevailing and credit supporting to housing price, analyzes Real Estate Bubbles internal mechanism, and comes to the conclusion that China Real Estate Bubbles has the features of cost-oriented, speculate-oriented and credit-oriented. Meanwhile, this paper makes use of the frame and the empirical data of Shanghai Real Estate. We find that the land price of Shanghai hits historically high level, housing price rises to fast, the credit of bank supports greatly, House Price to Income Ratio and Lease to Sell Ratio are both higher than international alert level. Shanghai Real Estate Bubbles are more and more evident. Finally, the paper makes use of the theories frame and Shanghai Real Estate particular case to put forward the measures.

## Research on Market Segmentation of

### Domestic House Industry Based-on Marketing Theory

..... Liu Junqi (53)

**Abstract:** This paper is mainly about House market segmentation. Factors that largely impact the consumption of house, population, social economy, geography, psychology, and behavior and culture, are analyzed systematically. The standards and methods about segmentation of house buildings market are researched theoretically, and corresponding results are achieved. Furthermore, the internal segmenting sub-markets that have valuable potential at present are pointed out.

## Objective Programming and Social Welfare Analysis

### of Rural-Urban Land Conversion Decision-Making

..... Song Min, Zhang Anlu (65)

**Abstract:** Rural-urban land conversion is an inevitable phenomenon in urbanization and industrialization. And the decision-making issue about this conversion is multi-objective because the social decision maker has to harmonize the sub-objects (economic, social and ecological outcomes) of this land allocation process and integrate the requirements of different interest groups (rural collective economic organizations, peasants, urban land users and the ones be affected indirectly), as well as a kind of public decision-making based on the view of social decision makers. Basing on establishing a multi-objective programming model for rural-urban land conversion decision-making and made some social welfare analysis correspondingly, it makes an analysis on the factors which influences the achievement of social welfare maximization. The Result shows that the preference of social decision maker and the value judgment of interest groups are two crucial factors which determine the realization of the rural-urban land conversion decision-making objects and the sustainable development. It makes great sense for our social decision makers to go along with objects programming in rural-urban land conversion decision-making and to make it be actualized finally.

## An Empirical Study on Reconstruction of Villages in City

.....Chen Lin, Tan Jianhui, Wu Kaize(80)

**Abstract:** This paper takes some representative villages in city of Guangzhou as the specific research items, using qualitative and quantitative analysis, theoretical and empirical research methodologies. Deep interviews focused on the relevant district government, street, communist party and villagers of the villages in city and other government functional department officers are carried out in the research process, as well as the questionnaire survey focused on the villagers. Based on the statistic and survey data, focused on the problems found in the research, a series of solution advice and policy suggestions are proposed in this paper, aimed to promote the reconstruction of villages in city successfully and smoothly.

## Effectiveness Evaluation of Land Consolidation

.....Deng Shenghua, Mei yun, Hu Weiyan(100)

**Abstract:** The purpose of this study is to set up an index system for effectiveness evaluation of Land Consolidation and research their evaluation methods. We use methods of Documentation, Sensitivity Analysis, Linear Optimization Model, Fuzzy Model Recognition, Value Engineering, and Integration of Qualitative and Quantitative. Firstly, this paper establishes the evaluation index system for three-benefits and quantifies the respective indicator; secondly, it evaluates the economic, social and ecological benefits respectively, I carry out Sensitivity Analysis and build up a Linear Optimization Model in the evaluation of economic benefits and apply the Fuzzy Model Recognition to compare the social and ecological benefits with others', Finally, it demonstrates the comprehensive benefits of LC by Value Engineering. The conclusion of this case shows that the economic benefits are feasible, social benefits are enormous, ecological benefits are obvious, and comprehensive benefits are extremely significant. Thus the Fuzzy Model Recognition and Value Engineering have broad application prospects in the effectiveness evaluation of LC.

## Thinking of the Annual Report of Land reserves

.....Zhang Hu(121)

**Abstract:** In this paper, a brief analysis of our land bank in the annual reports and annual reports prepared by the need to process after the preparation of the report focuses on the framework of the system. The author believes that the annual report is to reflect a certain period of time to prepare a land bank of the macro-development, reflecting the land bank's annual results of practice and theory, reflecting the mainstream of the future land bank to reflect the development of the land reserves of the latest developments. And the existing framework of the structure of the four annual reports, the chapter structure and the structure of the syllogism Annual Report for a land bank. Taking into account the land bank property, operation processes and information related to departments of three-dimensional structure and the nature of land reserves, around the development of content and the extent of the actual situation of imbalance, the annual report of a land bank must follow a comprehensive and objective writing, information acquisition and processing of the easy-to-use, theory with practical and concrete case-by-case analysis principle. Then information from the land reserve system, the main demand for the annual report information and document the land reserves of different point of view, the drafting of the framework of three different programs. And after a detailed three options for selection to determine a "land bank management" framework, adding that the actual operation of a land bank has been widespread but not standardized management approach to optimize the program. Finally, in determining the program based on the design of a preliminary investigation.

## Empirical Analysis of the relationship between China's real estate investment and GDP

.....Liang Rong(146)

**Abstract:** The study on the relationship between real estate development and overall national economy is of great practical

and theoretical significance. the author, by adopting normative analysis and econometric methods, has conducted a positive research on the relationship between the investment in real estate and GDP for the period of 1986–2004 in China and that between the investment in real estate and the investment in fixed assets of the whole society, from the angle of the relationship between the investment in real estate and GDP, and drawn out innovative conclusions. Such conclusions are of important reference value to the enhancement of the study on the relationship between real estate development and overall national economy.



# 我国城镇居民住房需求 收入弹性研究

张 智

[摘要与告白] 住房需求收入弹性是研究城镇居民家庭住房消费的重要指标,也能够动态化地测度住房支付能力。许多国内外的相关研究都涉及了住房需求收入弹性的研究,也有一些学者从理论和实证的角度研究了我国城镇居民的实际情况。但是,对我国实际情况的研究都存在一定缺陷,笔者在本文中将对这些文献进行深入的总结,并应用一定的方法对我国城镇居民住房需求收入弹性进行测度。

## 一、住房需求收入弹性的定义

弹性(elastic)是经济学中一个十分重要的概念,用来定量描述一个经济变量对另一个经济变量变化的反应程度,或者说,当一个经济变量变动百分之一时,另一个经济变量会变动百分之几。

如前定义,需求收入弹性是指需求对于收入水平的敏感程度。一般对于正常商品来说,需求收入弹性总是大于0的。如果需求收入弹性大于1,说明需求富于收入弹性,对于收入变动是敏感的;如果需求收入弹性小于1,说明需求缺乏收入弹性,对于收入变动

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