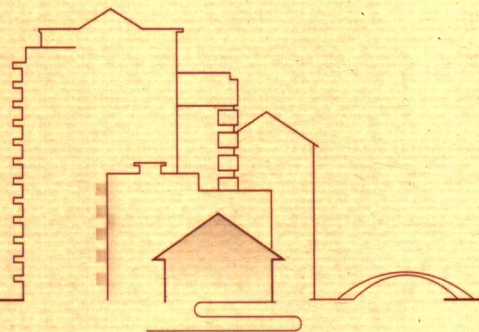


改革开放40周年 江苏住房发展成就文献资料

Achievements of Housing Development in Jiangsu for the 40th Anniversary of the Reform and Opening Up



江苏住房变迁纪实

1978—2017

DOCUMENTARY ON THE EVOLUTION OF
RESIDENTIAL HOUSING IN JIANGSU

江苏省住房和城乡建设厅
住宅与房地产业促进中心

主 编

Housing and Real Estate Promotion Center,
Jiangsu Provincial Department of Housing and Urban-Rural Development



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前言

“安得广厦千万间，大庇天下寒士俱欢颜。”住房是老百姓对美好生活向往的基本需求。改革开放开启了住房建设发展的全新历程，过往的四十年虽在历史长河中相对短暂，但前行的中国住房制度改革，带给了老百姓居住条件的巨大改善以及居住空间、生活方式的巨大变迁，无疑会在中国经济社会发展进程中留下浓墨重彩的一笔。

江苏地处东南沿海，是中国改革开放的重要前沿阵地。四十年来，在国家经济体制改革和住房制度改革方针的指引下，江苏人以博大的胸怀、坚韧的品格和坚持不懈的追求，积极探索、勇于实践、大胆创新，率先在全国进行住房制度改革试点，全面实行具有互助性质的住房公积金制度，充分发挥市场对资源的配置作用，住房市场得到快速发展；率先在全省组织开展城镇低收入家庭住房情况调查、出台住房保障行动计划，率先提出构建“系统化设计、制度化安排、规范化建设、长效化推进”的住房保障体系，创新共有产权住房保障模式，住房保障水平持续提升。各级政府坚定不移地承担起住房困难群众保障托底主体责任，解决了20%低收入住房困难家庭和外来务工人员基本住房问题，全面实现了“应保尽保”；企业、专业机构和社会组织围绕住房有效供给提供了逐步完善的配套服务，住房供应快速增加，物业服务、养老服务、装饰装修和中介服务市场快速发展逐步规范。结合住房建设发展，江苏始终把人民对美好生活的向往作为奋斗目标，对新建住房更加注重健全功能、提升品质，对既有住宅持续推进有机更新，改善住区环境、完善基础设施和配套服务，住房建设和老百姓的居住服务水平不断提高。2017年，全省城镇居民人均住房面积比改革开放初期增长了8倍多，基本实现

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党的十九大明确“坚持房子是用来住的、不是用来炒的定位，加快建立多主体供给、多渠道保障、租购并举的住房制度”。习近平总书记对住房工作高度重视并多次作出重要批示指示，2014年年底视察江苏时，对民生工作提出“七个更”的要求，其中就包括“更舒适的居住条件”。这为今后一个时期进一步推动住房发展、做好住房工作指明了方向。江苏将以习近平新时代中国特色社会主义思想为指引，围绕住房工作中仍存在的一些不平衡不充分的发展问题，切实履行好政府保障托底责任，进一步完善住房供应体系，不断探索建立房地产调控长效机制，加快推进“住有所居”向“住有宜居”迈进，为建设“强富美高”新江苏、谱写好新时代中国特色社会主义江苏新篇章作出更大贡献。

编者

2017年11月

Foreword

Where can I get mansions covering thousands of miles that I'd house all scholars poor and make them beam with smiles. Housing is an essential need of people in their pursuit of happy and beautiful life. The reform and opening up started a brand new course for housing development in China. The past four decades, though relatively short in the long history, is undoubtedly an outstanding period in the economic and social development of China as the ongoing housing system reform has brought huge improvement of living conditions and tremendous changes of living space and lifestyle to the Chinese people.

Jiangsu Province, located in the southeast coastal regions, is an important forefront of the reform and opening up in China. In the past four decades, the people in Jiangsu, broadminded and perseverant, have been actively engaged in policy innovation and practices under the guidelines of the state's economic system reform and housing system reform. Jiangsu is one of the first provinces in China that initiated the pilot program of housing system reform. The system of housing provident fund, a policy that allows mutual aid among residents, has been put into application in full scale. The housing market enjoys rapid development as the role of the market has been brought into full play in resource allocation. We take the lead in carrying out the survey on the housing conditions of low-income households and launching the action plan of government-subsidized housing. We also take the lead to develop a government-subsidized housing system that features systematic planning, institutionalized arrangements, standard construction, and long-term promotion. We have started the innovative mode of shared ownership housing and improved the management of government-subsidized housing provision. Governments at all levels remain committed to the housing support for people in difficulties and have provided basic housing for 20% low-income households and migrant workers. Basic subsistence has been realized in full scale for all those people that should be guaranteed. Focusing on effective housing supply, enterprises, specialized institutions, and social organizations are improving their services and the housing supply has been increased rapidly. The markets of realty management, elderly care service, home decoration, and intermediary services are in quick and regulated development. People's pursuit of good life, including better housing, is always the goal of our work in Jiangsu. More attention has been paid to functions and quality of newly built residential housing. Renewal has been carried out to existing residential buildings. Moreover, enhanced residential environment, better infrastructure facilities and supporting services, all contribute to the constant improvement of housing development and service. In 2017, the average floor area per capita of urban residents in Jiangsu increased by more than 8

times than that in the early period of the reform and opening up. The goal of making housing accessible to all people has been basically realized. In a 2016 poll about public satisfaction on the “six major fields of public wellbeing programs” of Jiangsu, it showed that people in the province felt most satisfied with housing.

Documentary on the Evolution of Residential Housing in Jiangsu (1978—2017) consists of three chapters: Changes, Fulfillment, and Future. This book is a true record of historical changes in Jiangsu from the era of humble abode to housing accessible to all people. It shows extensively the efforts that the municipalities throughout the province have taken to free their minds and try to solve tough problems of housing. Their practices, which are meaningful in reality, provide important reference for the high quality housing development that we will realize in the new era.

It has been made clear in the 19th CPC National Congress that we must not forget that housing is for living in, not for speculation and we will move faster to put in place a housing system that ensures supply through multiple sources, provides housing support through multiple channels, and encourages both housing purchase and renting. General Secretary Xin Jinping gives particular attention to the work of housing and has made quite a few important instructions. He set forth seven wishes toward the work of improving people's wellbeing when he visited Jiangsu in 2014. Among these seven wishes, there is “more comfortable living conditions”. This instruction shows the direction that we shall follow in the future to further promote housing development and ensure the work is well done. We will follow Xi Jinping Thought on Socialism with Chinese Characteristics for a New Era and effectively perform the government duties to support the disadvantaged as problems caused by unbalanced and inadequate development still exist in the work of housing. We will further improve the housing supply system, keep on exploring the long-term mechanisms to regulate real estate development, accelerate the development from meeting the housing needs of all people to providing liveable housing for all people. We will make greater contributions to the development of a new Jiangsu, which has strong economy, wealthy people, beautiful environment, and enhanced social etiquette and civility, and strive to write a new Jiangsu chapter for the socialism with Chinese characteristics in the new era.

The Editor

November 2017

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Foreword

Where can I get mansions covering thousands of miles that I'd house all scholars poor and make them beam with smiles. Housing is an essential need of people in their pursuit of happy and beautiful life. The reform and opening up started a brand new course for housing development in China. The past four decades, though relatively short in the long history, is undoubtedly an outstanding period in the economic and social development of China as the ongoing housing system reform has brought huge improvement of living conditions and tremendous changes of living space and lifestyle to the Chinese people.

Jiangsu Province, located in the southeast coastal regions, is an important forefront of the reform and opening up in China. In the past four decades, the people in Jiangsu, broadminded and perseverant, have been actively engaged in policy innovation and practices under the guidelines of the state's economic system reform and housing system reform. Jiangsu is one of the first provinces in China that initiated the pilot program of housing system reform. The system of housing provident fund, a policy that allows mutual aid among residents, has been put into application in full scale. The housing market enjoys rapid development as the role of the market has been brought into full play in resource allocation. We take the lead in carrying out the survey on the housing conditions of low-income households and launching the action plan of government-subsidized housing. We also take the lead to develop a government-subsidized housing system that features systematic planning, institutionalized arrangements, standard construction, and long-term promotion. We have started the innovative mode of shared ownership housing and improved the management of government-subsidized housing provision. Governments at all levels remain committed to the housing support for people in difficulties and have provided basic housing for 20% low-income households and migrant workers. Basic subsistence has been realized in full scale for all those people that should be guaranteed. Focusing on effective housing supply, enterprises, specialized institutions, and social organizations are improving their services and the housing supply has been increased rapidly. The markets of realty management, elderly care service, home decoration, and intermediary services are in quick and regulated development. People's pursuit of good life, including better housing, is always the goal of our work in Jiangsu. More attention has been paid to functions and quality of newly built residential housing. Renewal has been carried out to existing residential buildings. Moreover, enhanced residential environment, better infrastructure facilities and supporting services, all contribute to the constant improvement of housing development and service. In 2017, the average floor area per capita of urban residents in Jiangsu increased by more than 8

times than that in the early period of the reform and opening up. The goal of making housing accessible to all people has been basically realized. In a 2016 poll about public satisfaction on the “six major fields of public wellbeing programs” of Jiangsu, it showed that people in the province felt most satisfied with housing.

Documentary on the Evolution of Residential Housing in Jiangsu (1978—2017) consists of three chapters: Changes, Fulfillment, and Future. This book is a true record of historical changes in Jiangsu from the era of humble abode to housing accessible to all people. It shows extensively the efforts that the municipalities throughout the province have taken to free their minds and try to solve tough problems of housing. Their practices, which are meaningful in reality, provide important reference for the high quality housing development that we will realize in the new era.

It has been made clear in the 19th CPC National Congress that we must not forget that housing is for living in, not for speculation and we will move faster to put in place a housing system that ensures supply through multiple sources, provides housing support through multiple channels, and encourages both housing purchase and renting. General Secretary Xin Jinping gives particular attention to the work of housing and has made quite a few important instructions. He set forth seven wishes toward the work of improving people’s wellbeing when he visited Jiangsu in 2014. Among these seven wishes, there is “more comfortable living conditions”. This instruction shows the direction that we shall follow in the future to further promote housing development and ensure the work is well done. We will follow Xi Jinping Thought on Socialism with Chinese Characteristics for a New Era and effectively perform the government duties to support the disadvantaged as problems caused by unbalanced and inadequate development still exist in the work of housing. We will further improve the housing supply system, keep on exploring the long-term mechanisms to regulate real estate development, accelerate the development from meeting the housing needs of all people to providing liveable housing for all people. We will make greater contributions to the development of a new Jiangsu, which has strong economy, wealthy people, beautiful environment, and enhanced social etiquette and civility, and strive to write a new Jiangsu chapter for the socialism with Chinese characteristics in the new era.

The Editor

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