

ROUTLEDGE CONTEMPORARY CHINA SERIES

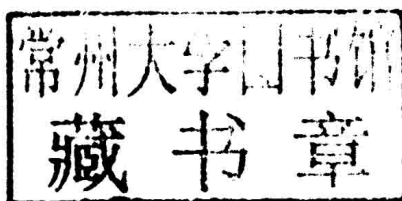
Housing Inequality in Chinese Cities

Edited by
Youqin Huang and Si-ming Li

ROUTLEDGE


Housing Inequality in Chinese Cities

Edited by Youqin Huang and Si-ming Li



First published 2014
by Routledge
2 Park Square, Milton Park, Abingdon, Oxon OX14 4RN

and by Routledge
711 Third Avenue, New York, NY 10017

Routledge is an imprint of the Taylor & Francis Group, an informa business

© 2014 Youqin Huang and Si-ming Li

The right of the editors to be identified as the authors of the editorial material, and of the authors for their individual chapters, has been asserted in accordance with sections 77 and 78 of the Copyright, Designs and Patents Act 1988.

All rights reserved. No part of this book may be reprinted or reproduced or utilised in any form or by any electronic, mechanical, or other means, now known or hereafter invented, including photocopying and recording, or in any information storage or retrieval system, without permission in writing from the publishers.

Trademark notice: Product or corporate names may be trademarks or registered trademarks, and are used only for identification and explanation without intent to infringe.

British Library Cataloguing in Publication Data

A catalogue record for this book is available from the British Library

Library of Congress Cataloging-in-Publication Data

Housing inequality in Chinese cities / edited by Youqin Huang and Si-ming Li.

pages cm. – (Routledge contemporary China series; 115)

Includes bibliographical references and index.

1. Housing–China. 2. Urban poor–Housing–China. 3. Urban policy–China.
4. Urbanization–China. 5. Equality–China. I. Huang, Youqin. II. Li, Si-ming.
HD7368.A3H68 2014

363.5'10951091732–dc23

2013028892

ISBN: 978-0-415-83428-5 (hbk)

ISBN: 978-0-203-48901-7 (ebk)

Typeset in Times New Roman
by Cenveo Publisher Services



Printed and bound in Great Britain by
TJ International Ltd, Padstow, Cornwall

Housing Inequality in Chinese Cities

In recent decades, Chinese cities have experienced profound social, economic and spatial transformations. In particular, Chinese cities have witnessed the largest housing boom in history and unprecedented housing privatization. China now is a country of homeowners, with more than 70 per cent of urban residents owning homes, higher than many developed countries.

This book shows how China's spectacular housing success is not shared by all social groups, with rapidly rising housing inequality, and residential segregation increasingly prevalent in previously homogeneous Chinese cities. It focuses on the two extremes of the residential landscape, and reveals the stark contrast between low-income households who live in shacks in so-called 'urban villages' and the nouveaux riches who live in exclusive gated villa communities. Over four parts, the contributors look at the degree to which inequality affects Chinese cities, and the extent of residential differentiation; housing for the urban poor, and in particular, housing for migrants from rural China; housing for the rapidly expanding Chinese middle class and the new rich; and finally, governance in residential neighbourhoods.

Housing Inequality in Chinese Cities presents theoretically informed and empirically grounded research into the polarized residential landscape in Chinese cities, and as such will be of great interest to students and scholars of Chinese studies, urban geography, urban sociology, and urban studies.

Youqin Huang is Associate Professor in the Department of Geography and Planning at the State University of New York at Albany, USA.

Si-ming Li is Chair Professor of Geography and Director of the David C. Lam Institute for East-West Studies at Hong Kong Baptist University.

Routledge contemporary China series

- 1 Nationalism, Democracy and National Integration in China**
Leong Liew and Wang Shaoguang
- 2 Hong Kong's Tortuous Democratization**
A comparative analysis
Ming Sing
- 3 China's Business Reforms**
Institutional challenges in a globalised economy
Edited by Russell Smyth, On Kit Tam, Malcolm Warner and Cherrie Zhu
- 4 Challenges for China's Development**
An enterprise perspective
Edited by David H. Brown and Alasdair MacBean
- 5 New Crime in China**
Public order and human rights
Ron Keith and Zhiqiu Lin
- 6 Non-Governmental Organizations in Contemporary China**
Paving the way to civil society?
Qiusha Ma
- 7 Globalization and the Chinese City**
Fulong Wu
- 8 The Politics of China's Accession to the World Trade Organization**
The dragon goes global
Hui Feng
- 9 Narrating China**
Jia Pingwa and his fictional world
Yiyan Wang
- 10 Sex, Science and Morality in China**
Joanne McMillan
- 11 Politics in China Since 1949**
Legitimizing authoritarian rule
Robert Weatherley
- 12 International Human Resource Management in Chinese Multinationals**
Jie Shen and Vincent Edwards
- 13 Unemployment in China**
Economy, human resources and labour markets
Edited by Grace Lee and Malcolm Warner
- 14 China and Africa**
Engagement and compromise
Ian Taylor

- 15 Gender and Education in China**
Gender discourses and women's schooling in the early twentieth century
Paul J. Bailey
- 16 SARS**
Reception and interpretation in three Chinese cities
Edited by Deborah Davis and Helen Siu
- 17 Human Security and the Chinese State**
Historical transformations and the modern quest for sovereignty
Robert E. Bedeski
- 18 Gender and Work in Urban China**
Women workers of the unlucky generation
Liu Jieyu
- 19 China's State Enterprise Reform**
From Marx to the market
John Hassard, Jackie Sheehan, Meixiang Zhou, Jane Terpstra-Tong and Jonathan Morris
- 20 Cultural Heritage Management in China**
Preserving the cities of the Pearl River Delta
Edited by Hilary du Cros and Yok-shiu F. Lee
- 21 Paying for Progress**
Public finance, human welfare and inequality in China
Edited by Vivienne Shue and Christine Wong
- 22 China's Foreign Trade Policy**
The new constituencies
Edited by Ka Zeng
- 23 Hong Kong, China**
Learning to belong to a nation
Gordon Mathews, Tai-lok Lui, and Eric Kit-wai Ma
- 24 China Turns to Multilateralism**
Foreign policy and regional security
Edited by Guoguang Wu and Helen Lansdowne
- 25 Tourism and Tibetan Culture in Transition**
A place called Shangrila
Åshild Kolås
- 26 China's Emerging Cities**
The making of new urbanism
Edited by Fulong Wu
- 27 China-US Relations Transformed**
Perceptions and strategic interactions
Edited by Suisheng Zhao
- 28 The Chinese Party-State in the 21st Century**
Adaptation and the reinvention of legitimacy
Edited by André Laliberté and Marc Lanteigne
- 29 Political Change in Macao**
Sonny Shiu-Hing Lo
- 30 China's Energy Geopolitics**
The Shanghai Cooperation Organization and Central Asia
Thrassy N. Marketos

- 31 Regime Legitimacy in Contemporary China**
Institutional change and stability
Edited by Thomas Heberer and Gunter Schubert
- 32 US–China Relations**
China policy on Capitol Hill
Tao Xie
- 33 Chinese Kinship**
Contemporary anthropological perspectives
Edited by Susanne Brandtstädter and Gonçalo D. Santos
- 34 Politics and Government in Hong Kong**
Crisis under Chinese sovereignty
Edited by Ming Sing
- 35 Rethinking Chinese Popular Culture**
Cannibalizations of the canon
Edited by Carlos Rojas and Eileen Cheng-yin Chow
- 36 Institutional Balancing in the Asia Pacific**
Economic interdependence and China's rise
Kai He
- 37 Rent Seeking in China**
Edited by Tak-Wing Ngo and Yongping Wu
- 38 China, Xinjiang and Central Asia**
History, transition and crossborder interaction into the 21st century
Edited by Colin Mackerras and Michael Clarke
- 39 Intellectual Property Rights in China**
Politics of piracy, trade and protection
Gordon Cheung
- 40 Developing China**
Land, politics and social conditions
George C.S. Lin
- 41 State and Society Responses to Social Welfare Needs in China**
Serving the people
Edited by Jonathan Schwartz and Shawn Shieh
- 42 Gay and Lesbian Subculture in Urban China**
Loretta Wing Wah Ho
- 43 The Politics of Heritage Tourism in China**
A view from Lijiang
Xiaobo Su and Peggy Teo
- 44 Suicide and Justice**
A Chinese perspective
Wu Fei
- 45 Management Training and Development in China**
Educating managers in a globalized economy
Edited by Malcolm Warner and Keith Goodall
- 46 Patron–Client Politics and Elections in Hong Kong**
Bruce Kam-kwan Kwong
- 47 Chinese Family Business and the Equal Inheritance System**
Unravelling the myth
Victor Zheng

- 48 **Reconciling State, Market and Civil Society in China**
The long march towards prosperity
Paolo Urio
- 49 **Innovation in China**
The Chinese software industry
Shang-Ling Jui
- 50 **Mobility, Migration and the Chinese Scientific Research System**
Koen Jonkers
- 51 **Chinese Film Stars**
Edited by Mary Farquhar and Yingjin Zhang
- 52 **Chinese Male Homosexualities**
Memba, tongzhi and golden boy
Travis S.K. Kong
- 53 **Industrialisation and Rural Livelihoods in China**
Agricultural processing in Sichuan
Susanne Lingohr-Wolf
- 54 **Law, Policy and Practice on China's Periphery**
Selective adaptation and institutional capacity
Pitman B. Potter
- 55 **China–Africa Development Relations**
Edited by Christopher M. Dent
- 56 **Neoliberalism and Culture in China and Hong Kong**
The countdown of time
Hai Ren
- 57 **China's Higher Education Reform and Internationalisation**
Edited by Janette Ryan
- 58 **Law, Wealth and Power in China**
Commercial law reforms in context
Edited by John Garrick
- 59 **Religion in Contemporary China**
Revitalization and innovation
Edited by Adam Yuet Chau
- 60 **Consumer-Citizens of China**
The role of foreign brands in the imagined future China
Kelly Tian and Lily Dong
- 61 **The Chinese Communist Party and China's Capitalist Revolution**
The political impact of the market
Lance L. P. Gore
- 62 **China's Homeless Generation**
Voices from the veterans of the Chinese civil war, 1940s–1990s
Joshua Fan
- 63 **In Search of China's Development Model**
Beyond the Beijing consensus
Edited by S. Philip Hsu, Suisheng Zhao and Yu-Shan Wu
- 64 **Xinjiang and China's Rise in Central Asia, 1949–2009**
A history
Michael E. Clarke
- 65 **Trade Unions in China**
The challenge of labour unrest
Tim Pringle
- 66 **China's Changing Workplace**
Dynamism, diversity and disparity
Edited by Peter Sheldon, Sunghoon Kim, Yiqiong Li and Malcolm Warner

- 67 Leisure and Power in Urban China**
Everyday life in a medium-sized Chinese city
Unn Målfrid H. Rolandsen
- 68 China, Oil and Global Politics**
Philip Andrews-Speed and Roland Dannreuther
- 69 Education Reform in China**
Edited by Janette Ryan
- 70 Social Policy and Migration in China**
Lida Fan
- 71 China's One Child Policy and Multiple Caregiving**
Raising little Suns in Xiamen
Esther C. L. Goh
- 72 Politics and Markets in Rural China**
Edited by Björn Alpermann
- 73 China's New Underclass**
Paid domestic labour
Xinying Hu
- 74 Poverty and Development in China**
Alternative approaches to poverty assessment
Lu Caizhen
- 75 International Governance and Regimes**
A Chinese perspective
Peter Kien-Hong Yu
- 76 HIV/AIDS in China - The Economic and Social Determinants**
Dylan Sutherland and Jennifer Y. J. Hsu
- 77 Looking for Work in Post-Socialist China**
Governance, active job seekers and the new Chinese labor market
Feng Xu
- 78 Sino-Latin American Relations**
Edited by K.C. Fung and Alicia Garcia-Herrero
- 79 Mao's China and the Sino-Soviet Split**
Ideological dilemma
Mingjiang Li
- 80 Law and Policy for China's Market Socialism**
Edited by John Garrick
- 81 China-Taiwan Relations in a Global Context**
Taiwan's foreign policy and relations
Edited by C. X. George Wei
- 82 The Chinese Transformation of Corporate Culture**
Colin S.C. Hawes
- 83 Mapping Media in China**
Region, province, locality
Edited by Wanning Sun and Jenny Chio
- 84 China, the West and the Myth of New Public Management**
Neoliberalism and its discontents
Paolo Urio
- 85 The Lahu Minority in Southwest China**
A response to ethnic marginalization on the frontier
Jianxiong Ma

- 86 Social Capital and Institutional Constraints**
A comparative analysis of China, Taiwan and the US
Joonmo Son
- 87 Southern China**
Industry, development and industrial policy
Marco R. Di Tommaso, Lauretta Rubini and Elisa Barbieri
- 88 State–Market Interactions in China’s Reform Era**
Local state competition and global market building in the tobacco industry
Junmin Wang
- 89 The Reception and Rendition of Freud in China**
China’s Freudian slip
Edited by Tao Jiang and Philip J. Ivanhoe
- 90 Sinologism**
An alternative to Orientalism and Postcolonialism
Ming Dong Gu
- 91 The Middle Class in Neoliberal China**
Governing risk, life-building, and themed spaces
Hai Ren
- 92 The Chinese Corporatist State**
Adaption, survival and resistance
Edited by Jennifer Y.J. Hsu and Reza Hasmath
- 93 Law and Fair Work in China**
Sean Cooney, Sarah Biddulph and Ying Zhu
- 94 Guangdong and Chinese Diaspora**
The changing landscape of Qiaoxiang
Yow Cheun Hoe
- 95 The Shanghai Alleyway House**
A vanishing urban vernacular
Gregory Bracken
- 96 Chinese Globalization**
A profile of people-based global connections in China
Jiaming Sun and Scott Lancaster
- 97 Disruptive Innovation in Chinese and Indian Businesses**
The strategic implications for local entrepreneurs and global incumbents
Peter Ping Li
- 98 Corporate Governance and Banking in China**
Michael Tan
- 99 Gender, Modernity and Male Migrant Workers in China**
Becoming a ‘modern’ man
Xiaodong Lin
- 100 Emissions, Pollutants and Environmental Policy in China**
Designing a national emissions trading system
Bo Miao
- 101 Sustainable Development in China**
Edited by Curtis Andressen, Mubarak A.R. and Xiaoyi Wang
- 102 Islam and China’s Hong Kong**
Ethnic identity, Muslim networks and the new Silk Road
Wai-Yip Ho

- 103 International Regimes in China**
Domestic implementation of
the international fisheries
agreements
Gianluca Ferraro
- 104 Rural Migrants in Urban
China**
Enclaves and transient urbanism
*Fulong Wu, Fangzhu Zhang and
Chris Webster*
- 105 State-Led Privatization in
China**
The politics of economic reform
Jin Zeng
- 106 China's Supreme Court**
*Ronald C. Keith, Zhiqiu Lin
and Shumei Hou*
- 107 Queer Sinophone Cultures**
*Howard Chiang and Ari Larissa
Heinrich*
- 108 New Confucianism in Twenty-
First Century China**
The construction of a discourse
Jesús Solé-Farràs
- 109 Christian Values in Communist
China**
Gerda Wielander
- 110 China and Global Trade
Governance**
China's first decade in the World
Trade Organization
Edited by Ka Zeng and Wei Liang
- 111 The China Model and Global
Political Economy**
Comparison, impact,
and interaction
Ming Wan
- 112 Chinese Middle Classes**
China, Taiwan, Macao
and Hong Kong
*Edited by Hsin-Huang Michael
Hsiao*
- 113 Economy Hotels in China**
A glocalized innovative
hospitality sector
*Songshan Sam Huang and
Xuhua Michael Sun*
- 114 The Uyghur Lobby**
Global networks, coalitions and
strategies of the World Uyghur
Congress
Yu-Wen Chen
- 115 Housing Inequality in Chinese
Cities**
*Edited by Youqin Huang
and Si-ming Li*

Figures

2.1	Survey area	21
2.2	Analytical procedures	23
3.1	Sub-districts and the four sections in Wuhan	44
3.2	Residential patterns of three groups by mobility (percentage out of total population in sub-district)	54
3.3	The spatial pattern of housing consumption	55
3.4	A schematic pattern of mobility in Wuhan	56
3.5	Percentage of temporary migrants out of total population by sub-district in 2010	58
4.1	Location of surveyed neighborhoods	67
4.2	Traditional neighborhoods, F1&4, street view showing traditional characteristics; F2, shared semi-open kitchen; F3, view of a neighborhood street from above; F5, former private housing	69
4.3.	Work-unit neighborhoods, F1 & 4, open entrance and staircase; F2-3, typical building structure; F5, neighborhood gate	70
4.4	Commercial neighborhoods, F1-5, landscaping, amenities and services	71
4.5	Urban village neighborhoods, F1, street store; F2-4, diversity of housing constructions; F5, landlord's house	72
4.6	Gini-coefficient, selected attributes of the four neighborhoods (N=804)	78
4.7	Proportional distribution of housing area and income between four types of neighborhoods	79
6.1	Location of twelve sample cities	107
7.1	Commodity housing price in China and Beijing over time	120
7.2	Number of verified applicants for Cheap Rental Housing in Beijing	126
7.3	Extremely low coverage of Cheap Rental Housing in Beijing	128

8.1	Entrance to the Palais de Fortune (Caifu Gongguan). G. Giroir, June 2011	148
8.2	Domes of châteaux beyond the walls of the Palais de Fortune. G. Giroir, June 2011	148
8.3	The gated community of châteaux Juntong, Shanghai. G. Giroir, June 2011	149
8.4	Advertising for a French-style château in Juntong. G. Giroir, June 2011	150
8.5	The gated community of châteaux Longhu Yiheyuan zhu (Longfor Splendor Summer Palace). G. Giroir, June 2011	151
8.6	Longhu Yiheyuan zhu (Longfor Splendor Summer Palace). G. Giroir, June 2011	152
10.1	Population of Panyu and its share in Guangzhou	185
10.2	Commodity housing development in Panyu, 1990–2010	185
10.3	The number of monthly added posts on JWW, 2002–2012	186
11.1	Current organizational relations in neighborhood governance	206
11.2	Homeowners' associations and the rise of civil society in urban China	211
11.3	Civic engagement and network forms of organization: the potential of HAs to build civil society	212
12.1	Enclaves for nouveaux riches in Shanghai	218
13.1	A relational conceptualization of the communal living space in Chinese cities	243

Tables

2.1	Summary statistics	24
2.2	Hedonic price equation based on owned commodity housing transactions	26
2.3	Decomposition of the Theil Index	30
2.4	Determinants of housing inequality	32
3.1	Housing entitlement and housing consumption for social groups defined by mobility and hukou	41
3.2	Population and household classification in Wuhan, 2000	45
3.3	Housing consumption for different groups in Wuhan, 2000 (family households only)	46
3.4	Housing access and homeownership by hukou and mobility in 2000 (family households only)	47
3.5	OLS regressions on floor space and facility index in Wuhan, 2000 (family households only)	49
3.6	Multiple Binary Regressions on housing tenure in Wuhan, 2000 (Reference: rent public housing)	51
3.7	Population distribution by mobility and hukou, 2000	53
3.8	Segregation indexes for different geographic units	57
4.1	Dwelling attributes per neighborhood type	73
4.2	Socio-demographic attributes per neighborhood type	75
4.3	Theil index for housing area (m ²) and household income for four neighborhood types	78
4.4	Respondents' evaluations	80
5.1	Conceptualization of formal versus informal housing	90
5.2	Housing conditions in urban villages in Guangzhou	93
5.3	Changes in native-place networks	95
5.4	Changes in neighborhood networks	96
5.5	Residential satisfaction, housing prospect and stay-leave intention	97
6.1	Descriptive statistics of key variables	109
6.2	Sense of attachment and intention of settlement by sources of housing	111
6.3	Bivariate correlation coefficients of key variables	112
6.4	Logistic regression results for sense of attachment of rural migrants	113

6.5	Logistic regression results for settlement intention of rural migrants	114
7.1	Targets and entry criteria for Cheap Rental Housing in Beijing	124
7.2	Characteristics of verified applicants for Cheap Rental Housing	127
7.3	Types and amount of housing subsidy for Cheap Rental Housing	130
7.4	Gaps between policy and practice on low-income housing allocation	132
9.1	Main concepts and sub-concepts in this research	168
9.2	The relation analysis in housing choices of Beijing's middle class	169
9.3	Types of housing choices in Beijing's middle class	169
9.4	The relation analysis in housing choices of Shanghai's middle class	169
9.5	Types of housing choices in Shanghai's middle class	169
9.6	The relationship between factors and types	175
10.1	Distribution of respondents in the commodity housing estates of Panyu	186
10.2	Socio-economic characteristics of residents in 2005 and 2010	187
10.3	Comparison of housing conditions between 2005 and 2010	187
10.4	Comparison of current and previous <i>hukou</i> place in 2005 and 2010	188
10.5	The establishment of online neighborhood forums in 2005 and 2010	189
10.6	Categorical topics of posts and threads on JWJ	190
10.7	Word frequencies of the thread titles on Communication Voices	191
12.1	Sense of community by neighborhood type	221
13.1	The historical evolution of the legal system as regards property ownership in China, PRC (adapted from Chen 2011)	241

Contributors

Huimin Du is a PhD candidate in the Department of Geography at Hong Kong Baptist University. Her research focuses on housing inequality, village-in-the-city, migration, and mobility in China.

Qiang Fu is currently a PhD candidate in the Department of Sociology and a PARISS fellow at Duke University. Since the summer of 2009 he has conducted field research on homeowners' associations and neighborhood governance in urban China. His work has appeared in journals such as *Environment and Planning A*, *International Journal of Urban and Regional Research*, *Chinese Sociological Review*, and *Child Indicators Research*.

Guillaume Giroir is a professor in the Department of Geography of China at the University of Orléans (France). His current research interests focus on the natural reserves, the wine, and the gated communities in China. He is a consultant for several companies interested in the luxury Chinese market. He is writing a book on the sustainable development in China.

Brenda Madrazo Gonzalez is a PhD student in the Faculty of Geosciences at Utrecht University, the Netherlands. Her research focuses on urban development and housing inequality in China.

Xiong He is an associate professor in the Department of Urban Economics and Management at Zhongnan University of Economic and Law, Wuhan, China. His research focuses on urban development in China.

Youqin Huang is an associate professor in the Department of Geography and Planning at State University of New York at Albany. Her research focuses on housing, migration/mobility, neighborhood change, and urbanization in China. She is the co-author of *China's Geography: Globalization and the Dynamics of Political, Economic and Social Change* (Roman & Littlefield Publishers, 2011), and *The Emergence of New Urban China: Insiders' Perspectives* (Lexington Books, 2012). She has also published many papers in leading journals in geography, urban studies, housing, and China.

Limei Li is an associate professor at Shanghai Key Lab for Urban Ecological Processes and Eco-Restoration, East China Normal University, Shanghai. She

works on the social geographies of Chinese cities, including housing consumption and residential differentiation, migrants, and citizenship.

Si-ming Li is currently Chair Professor of Geography and Director of David C. Lam Institute for East-West Studies, Hong Kong Baptist University. He specializes in Urban Geography and is currently studying urban housing and spatial transformation in Chinese cities and housing policy in Hong Kong.

Zhilin Liu is an associate professor in the School of Public Policy and Management, Tsinghua University. Her main research interests are in affordable housing policy, urban planning and governance, sustainable development, and new institutional theory.

Yu-Ling Song is an associate professor of Geography at National Chang-hua University in Taiwan. In recent years she has published work on displaced residents in Shanghai. She is currently undertaking research into the housing choice of the middle class in Beijing and Shanghai.

Xiaoyi Sun is a PhD candidate of the Department of Public Policy, City University of Hong Kong. Her research focuses on neighborhood governance and homeowner activism in urban China. She has published in academic journals such as *Journal of Public Management* and *Journal of Social Sciences*.

Lili Wang is currently a PhD student in the Department of Geography of the Ohio State University. She uses multiple urban theories – urban political economy, urban political ecology, ordinary urbanism, and cyborg cities – to investigate the Chinese city in transition.

Ya Ping Wang is Chair Professor in global city futures at Urban Studies, School of Social and Political Sciences, the University of Glasgow. Previously he was Professor in Urban Studies at the School of Built Environment, Heriot-Watt University in Edinburgh. His research focuses on urbanisation, housing, land development, planning, and rural migrant living conditions in Chinese cities. He is the author of *Urban Poverty, Housing and Social Change in China* (Routledge, 2004), co-author of *Housing Policy and Practice in China* (Macmillan, 1999, with A. Murie), and *Planning and Housing in the Rapidly Urbanising World* (Routledge, 2007, with P. Jenkins and H. Smith). His research projects and fieldworks were supported by the ESRC, DFID, British Academy, Leverhulme Trust, British Council, and Lincoln Institute of Land Policy.

Yujun Wang is an assistant professor in the Department of Sociology, Renmin University of China. Her main research interests are in social stratification, economic sociology, social demography, and research methods.