



VOLUME HOUSING AND URBAN-RURAL DEVELOPMENT

AN EVOLVING LOOK OF CHINA'S URBAN AND RURAL CONSTRUCTION



CHINA ARCHITECTURE & BUILDING PRESS

Volume Housing and Urban-Rural Development

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主 编: 倪 虹 沈元勤

副 主 编: 张志新 王永辉 张惠珍

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Chief Planner:

Wang Chen

Members of Editorial Board:

(Sequence based on number of strokes of surname)

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Zhang Sujun, Chen Mengshan, Xu Ke

Xie Zhenhua, Dou Yupei, Pan Yue

Project Planner:

Zhang Yanbin, Ling Li

Project Coordinator:

Li Zhihui, Sun Haidong

GENERAL PREFACE

Wang Chen

Minister of the State Council Information Office of the People's
Republic of China

Development is an eternal theme of human society. All the peoples of the world have struggled to find their own distinctive ways to explore a development road suited to their national conditions. Along this road of development, they have accumulated valuable experience. The road a country takes towards development decides the future direction of that country's social and economic development. The series of books published under the common title *Scientific Development in China* show that China has, under the guidance of the Concept of Scientific Outlook, made great achievements over the past decade since 2002 in such fields as the economy, justice, education, environmental protection, transportation, housing, ethnic policies, and poverty reduction. China has succeeded in enhancing its national strength and improving the quality of life for its people. Full of revealing facts and data, the series of books show how China has adhered to the Concept of Scientific Outlook in national economic and social development, an outlook which best suits the realities of China. The Concept of Scientific Outlook keeps up with the prevailing trends of the times, and it will lead China towards a great rejuvenation of the Chinese nation.

China's scientific development takes economic construction as the main focus of its work and it lays great emphasis on the need for coordinated development. According to the principle of scientific development, upholding development is the top priority, and efforts must be made to continuously emancipate and develop the productive forces of the nation, so as to promote sound and rapid economic development and meet the growing needs of the people and economic development. In the meantime, efforts must be made to focus on the work of coordinated development in five fields such as urban and rural development, regional development, economic and social development, harmonious development between Man and

Nature, and domestic development and the program of reform and opening up to the outside world. While pressing ahead with economic development, efforts will be made to take into account all aspects of development requirements, so as to bring into full play various socio-economic sectors to bring about all-round social and economic development.

China takes scientific development as the means of transforming the development mode and stresses the need for sustainable development. Now, China is making efforts to optimize its economic structure, improve its overall quality and efficiency, and to accelerate the construction of a resource-saving, environmentally friendly society, so as to enhance the sustainability of social and economic development.

China's scientific development takes the interests of the people as its starting point. It emphasizes the strength and role of the people, and works towards allowing the people to share common benefits. By fully mobilizing the enthusiasm, initiative and creativity of the broad masses of the people, efforts are made to mobilize and organize hundreds of millions of people to devote themselves to the practice of scientific development, so that the fruits of development could be shared by the broad masses of the people. In the meantime, efforts are made to improve the people's ideological and moral qualities and scientific and cultural qualities, continuously improve the quality of life and health of the people, and work to ensure all of the Chinese people enjoy all aspects of economic, political, cultural, and social rights and interests.

The development road that China is following will be enormously beneficial to the Chinese people. What is more, it will make a significant contribution to human development and progress!

FOREWORD

Guided by the scientific outlook on development, China has witnessed a leap forward in social economic development in the past decade after the 16th National Congress of the Communist Party of China (CPC). In the past decade, thanks to the hard work of the Chinese people led by the CPC, with Hu Jintao as the general secretary of CPC Central Committee, China's comprehensive national strength has grown dramatically, while people's livelihoods have continuously improved along with significant changes in urban-rural development, all contributing to a more harmonious and stable society.

Housing and urban-rural development is a key component in the cause of building socialism with Chinese characteristics, with the functions of safeguarding urban-rural housing security, real estate market regulation, urban-rural planning and construction management, construction market management, and quality & security control. In the past decade, staff and construction workers in the housing and urban-rural development sector thoroughly implemented the scientific outlook on development and have actively engaged in promoting sustainable development in housing and urban-rural construction. More coordinated urban-rural layouts, more livable cities and better housing conditions were produced as a result and the construction and real estate industries have vigorously developed. Progress made in the past decade proves that the implementation of scientific outlook on development is vital to having achieved the rapid economic and social development in China.

China Architecture and Building Press compiled this album, "An Evolving Look of China's Urban and Rural Construction" in the series of "Scientific Development in China" as requested by the State Council Information Office. It is our hope that the photographs in this album will present our readers the past experience and progress of housing and urban-rural development led by the scientific outlook on development, and the expectations we have for the future, and allow our overseas friends to better understand China and its housing and urban-rural development cause.

The coming 18th CPC National Congress will mark a new historical start for China. With fresh opportunities and challenges presented to us, staff and construction workers in the housing and urban-rural development sector will continue to work hard and dedicate themselves to the scientific and sustainable development of the housing urban-rural development cause. We sincerely hope friends both at home and abroad will support our work as before. Together we can build more livable places for people with our wisdom and strength!

The Editorial Board

Sep. 8, 2012



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Chapter 1

Housing Construction and Development

Since the 16th National Congress of the Communist Party of China, China's real estate market has enjoyed rapid growth, with ever increasing market scale, full-fledged market rules and standard market order, thus playing a vital role in improving people's living conditions in cities and towns, and promoting economic and social development.



1.1 Housing Security: Focusing on People's Livelihood and Harmonious Development

Since the 16th National Congress of the Communist Party of China, the Chinese government continues to intensify reforms in the housing market system. While constantly improving the real estate market system and meeting the housing demands of families of various income groups, the government is accelerating the establishment and improving the housing system and making it suitable for China's national conditions. The 17th National Congress of the Communist Party of China proposed "to ensure all people have houses to live in", and all regions and departments thoroughly followed through on the Scientific Outlook on Development, strengthened the implementation of responsibility, improved the policy system, increased investment, tightened supervision and management, and built more low-income housing. Consequently, housing security has experienced rapid development, and the housing condition of a large number of low- and medium-income families have greatly improved.

1.1.1 Housing Supply: Combination of Market Supply and Government Guarantees

In the 21st century, with rapid industrialization and urbanization, new urban housing difficulties in China have emerged. Influenced by many factors, the price of commercial housing in China has increased rapidly, and the amount of increase in part of cities is higher than that of the income of urban residents. Besides, the housing affordability of medium to low-income families has been declining. The housing difficulties become critical.

Facing such problems as low-income families as well as newly employed people and migrant workers being able to afford housing, the government is constantly improving the housing policy system and mechanism in an attempt to establish a housing supply system

in combination with market supply and government guarantees. On the one hand, the government is strengthening real estate market regulation and control, curbing housing prices, and taking the market as the main means to solve residents' housing problems; on the other hand, we are strengthening the government's housing security responsibility, and supporting and assisting groups with housing difficulties because they cannot solve the problem on their own.

In 2003, the State Council instructed the adjustment of the housing supply structure and gradually realized the goal of the most families buying or leasing common commercial housing; it established and improved the housing security system featuring a combination of low-rent subsidies and material distribution and leases and which are suitable for China's national conditions.

In 2007, the State Council issued a file based on the establishment and improvement of a policy system focusing on a low-rent housing system to solve the housing difficulties of urban low-income families through various channels. Since then, the low-rent housing system has gradually developed into the main way of settling the housing difficulties of urban low-income families.

In 2008, to adapt to the international financial crisis, the central government decided to implement low-income housing on a large scale which mainly includes: accelerating relocation, maintenance and reconstruction of housing in state-owned forest areas, reclamation areas and shed areas and mining subsidence areas in central and western coal mines decentralized by the central government, and strengthening the construction of low-rent housing.

In December 2009, MOHURD proposed to complete the renovation of shantytowns in centralized city clusters and state-owned mines within five years.

Upon the consent of the State Council in 2010, MOHURD pointed out the need to vigorously develop public rental housing for urban lower- and middle-income families with housing difficulties; in areas where conditions permit, the public rental housing may incorporate newly-employed workers and migrant workers with stable jobs and permanent homes in cities for a certain period of years.

In 2011, the document issued by the General Office of the State Council stated we should vigorously encourage low-income housing to focus on public rental housing, build affordable housing and restrict prices of commercial housing according to the current conditions, and accelerate the renovation of shed areas. At the same time, it also states the Chinese housing security system should not only benefit low-income families in the towns but also urban lower- and middle-income families with housing difficulties, and the newly employed and migrant workers with stable jobs who cannot find housing (Fig. 1-1).

Therefore, an urban housing security system is formed, based on low-rent housing (including grant subsidies), focused on public rental housing, and covers the development of applicable housing and price-restricted commercial residential buildings, as well as accelerated renovation of shantytowns.

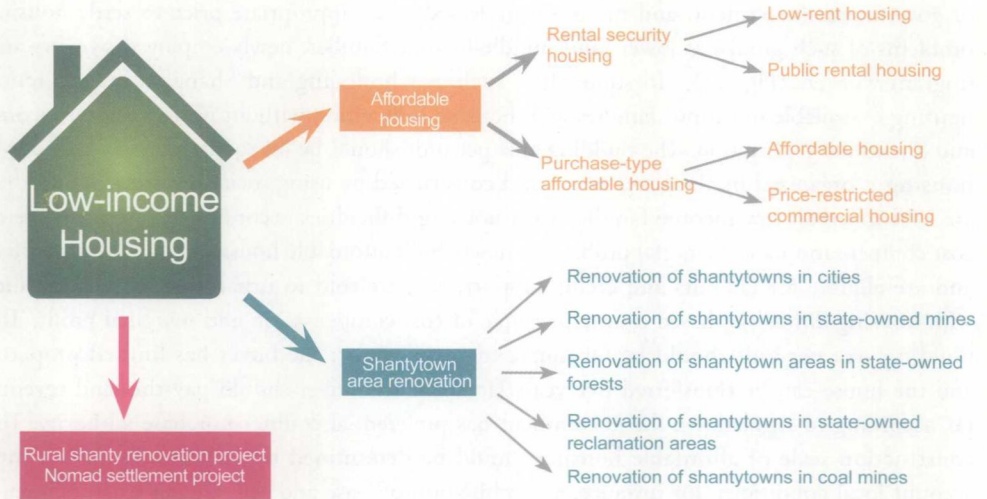


Fig. 1-1 Evolution of China's Urban Housing Supply System

1.1.2 Housing Security System

1. Housing Security Modes

The Chinese government adopts two international common housing security modes: one is material security, providing real security housing including low-rent, public rental, affordable, relocation houses for residents of shantytown areas undergoing renovation, and some price-restricted commercial housing constructed by localities. All kinds of affordable housing construction and shantytown renovation are incorporated into low-income housing (Fig. 1-2). The other mode is to issue monetary subsidies, by granting rental subsidies to qualified families to assist them to lease homes in the market. Currently there is a shortage of small apartment supply and the housing supply and demand contradiction are still prominent, so the condition of implementing the method of focusing on monetary subsidies is not mature, and we still need to construct affordable housing on a large scale. After the correlation between housing supply and demand eases and the housing rental market develops over time, the method of monetary subsidies can be gradually adopted. In practice, local governments should determine housing security modes and security housing types by taking into account local conditions.



Localities adopt different measures, like providing affordable housing and implementing innovations on shantytown areas to settle residents' housing problems based on the various situations of urban and rural families.

Fig. 1-2 Composition of Low-income Housing

2. Multi-level Housing Security Mode

With the implementation of various policies, China's housing security system has improved over time. Firstly we determined the housing security objectives by prioritizing housing difficulties as the most important task, and then verifying specific security modes and policy support based on family income levels.

For urban low-income families unable to afford housing, we allocate them low-rent housing and grant subsidies to solve their housing difficulties. The low-rent housing allocated to these families include newly-built residences, renovated government held stock housing as well as those acquired from the market and long-term leased stock housing. Constructed by using financial investment, the new low-rent housing are leased to urban low-income families with housing problems. Another method of low-rent housing security is granting subsidies to low-income families so that they can afford to lease housing in the market. The building area per unit should be no more than 50 square meters, with the per capita building area of 13 square meters, thus ensuring basic living functions.

For low-income and lower- and middle-income families with some means to afford housing, we allocate them public rental housing, and provide affordable housing and price-restricted commercial housing to solve their housing difficulties. Organized by the government and enjoying policy support, **public rental housing** is constructed by using social