

CHES5124 Housing and Urban Governance in Contemporary China

2020-21, Term 1, Mondays 6:30pm – 9:15pm
(Online Teaching via Zoom)

Instructor: Dr. Jackson Yeh (jacksonyeh@cuhk.edu.hk)

Teaching Assistant: Ms. Mavis Siu (mavissiu@cuhk.edu.hk)

Course Description

This course looks at the transformation of housing and urban governance in contemporary China. The class will first introduce various perspectives to understand the role and importance of housing in general. It will then teach students with some basic skills on policy analysis and evaluation. The following lectures will look at the Chinese context and investigate the structural change of housing system and its impacts on the Chinese society. Subsequently the course covers a number of current housing policy issues in mainland China, such as development of affordable housing, real estate fever, protection of private property, as well as housing management. Particular attention is paid to the interplay between changes in the housing sector and broader socio-political developments in contemporary China.

Learning Outcomes

Upon successful completion of this course, students should be able to:

- 1) understand the historical process of housing privatization in China since 1979;
- 2) grasp how transformations in the housing sector have triggered other changes in urban livelihood;
- 3) critically analyse current housing and urban governance issues in China.

Learning Activities

Online lectures and tutorials will be held every week. During the tutorials, students will form small groups and engage in group presentation. Online attendance of lectures and tutorials is required.

Assessment (More details will be provided in class)

- I. Online class participation (10%)
- II. Online group presentation (30%)

Each group should choose a housing-related issue that may happen in an urban neighborhood in mainland China and do an online presentation of around 30 minutes to the class. The assessment of your performance will be based on (1) the quality of your PowerPoint (10%); (2) the individual presentation skill (15%); and finally (3) the performance in the Q & A session (5%).

- III. Online Mid-Term Test (20%): MCQ (20%) (Lecture 9, 2 November)
- IV. Final Individual Essay (40%)

Students are encouraged to write up a Final Individual Essay based on the work they have done in the group presentation. The Final Individual Essay should follow the basic requirements of an academic essay and contain about 3,000 words in English (excluding footnotes and reference list). Students are also suggested to consult the instructor if they encounter any problems. The deadline for submission is December 4 (Friday) at/before 5pm and no late submission is allowed.

The Final Individual Essay will be evaluated on the basis of: 1) Content (40%): coherence and precision of the argument; 2) Organization (40%): structure and clarity of writing; and finally, 3) References (20%): relevance of evidence gathered to support this assignment. Please note that lecture notes and Wikipedia are not suitable as sources for academic writing (although they may serve as a starting point for your

research). You should resort to original academic references (journal articles, book chapters, and so on both in English and Chinese), and reliable official statistics.

Course Schedule

References marked with * are required readings.

Lecture 1 (7 September): Introduction

Major references for this course:

Bellinger, William K. 2016. *The Economic Analysis of Public Policy*. New York: Routledge.

Clapham, David F., William A. V. Clark and Kenneth Gibb. 2012. *The SAGE Handbook of Housing Studies*. Thousand Oaks, California; London: SAGE.

Hsing, You-tien. 2010. *The Great Urban Transformation: Politics of Land and Property in China*. Oxford: Oxford University Press.

Lecture 2 (14 September): The Role and Significance of Housing

* Clapham, David F., William A. V. Clark and Kenneth Gibb. 2012. *The SAGE Handbook of Housing Studies*. Thousand Oaks, California; London: SAGE. (Chapter 6 “The Neo-liberal Legacy to Housing Research”, Chapter 9 “Social Policy Approaches to Housing Research” and Chapter 12 “Housing Politics and Political Science”)

Yeoh, Emile Kok-Kheng and Wang Fan. 2017. “Housing in China: State Governance, Market and Public Perception,” *Contemporary Chinese Political Economy and Strategic Relations: An International Journal* 3(1): 433-503.

(No tutorial)

Lecture 3 (21 September): Basics of Policy Analysis and Evaluation

* Bellinger, William K. 2016. *The Economic Analysis of Public Policy*. New York: Routledge. (Chapter 1 “The Meaning of Policy Analysis” and Chapter 6 “An Introduction to Benefit-Cost Analysis”)

Goodin, Robert E., Martin Rein, and Michael Moran. 2008. *The Oxford Handbook of Public Policy*. Oxford: Oxford University Press. (Chapter 1 “The Public and its Policies” and Chapter 5 “Policy Analysis as Puzzle Solving”)

(Tutorial: Group Division and Discussion)

Lecture 4 (28 September): Institutional and Organizational Arrangements of Housing and Urban Governance in China

* Deng, Feng. 2018. “A theoretical framework of the governance institutions of low-income housing in China,” *Urban Studies* 55(9): 1967-1982.

Wu, Fulong. 2002. “China’s Changing Urban Governance in the Transition Towards a More Market-oriented Economy,” *Urban Studies* 39 (7): 1071-1093.

Lecture 5 (5 October): Housing Reform and Urbanization

* Chan, Kam Wing. 2009. “Fundamentals of China’s Urbanization and Policy,” *China Review* 10(1): 63-93.

* Theurillat, Thierry and Tilly O’Neill. 2017. “Financing Urban Growth in China: A Case Study of Qujing, a Medium-Sized City in Yunnan Province,” *China Perspectives* 109: 57-68.

Sorace, Christian and William Hurst. 2016. “China’s Phantom Urbanisation and the Pathology of Ghost Cities,” *Journal of Contemporary Asia* 46(2): 304-322.

Lecture 6 (12 October): The Causes and Implications of the Chinese “Real Estate Fever”

* Cao, Albert Junjian. and Ramin Keivani. 2014. “The Limits and Potentials of the Housing Market Enabling Paradigm: An Evaluation of China’s Housing Policies from 1998 to 2011,” *Housing Studies*, 29(1): 44-68.

* Lin, George. C. S. and Amy Y. Zhang. 2015. “Emerging Spaces of Neoliberal Urbanism in China: Land Commodification, Municipal Finance and Local Economic Growth in Prefecture-Level Cities,” *Urban Studies*, 52(15): 2774–2798.

Cao, Junjian. 2015. *The Chinese Real Estate Market: Development, Regulation, and Investment*. London: Routledge.

Hsing, You-tien. 2010. *The Great Urban Transformation: Politics of Land and Property in China*. Oxford: Oxford University Press. (Chapter 1 “Land and Urban Politics” and Chapter 2 “Municipal Governments, Socialist Land Masters, and Urban Land Battles”)

(Tutorial: Group Presentation 1)

Lecture 7 (19 October): The Development of Affordable Housing

* Shi, Wei, et al. 2016. “Affordable housing policy in China: New developments and new challenges.” *Habitat International* 54: 224-233.

* Su, Xing and Zhu Qian. 2018. “The Impact of Housing Market Fluctuation and Housing Supply on the Housing Opportunities of Moderate- and Low-Income Households in 21st- Century Urban China: A Case Study of Ordos City,” *The China Review* 18(1): 107-136.

Huang, Youqin. 2012. “Low-income Housing in Chinese Cities: Policies and Practices,” *The China Quarterly* 212: 941-964.

(Tutorial: Group Presentation 2)

(No class on 26 October due to the public holiday)

Lecture 8 (2 November): Online Mid-Term Test

Lecture 9 (9 November): The Redevelopment of Villages in the City

* Guo, Youliang, Chengguo Zhang, and Ya Ping Wang, et al. 2018. “(De-)Activating the growth machine for redevelopment: The case of Liede urban village in Guangzhou,” *Urban Studies* 55(7): 1420-1438.

* Rosenberg, Lior. 2015. “Why Do Local Officials Bet on the Strong? Drawing Lessons from China’s Village Redevelopment Program,” *The China Journal* 74: 18-42.

Hsing, You-tien. 2010. *The Great Urban Transformation: Politics of Land and Property in China*. Oxford: Oxford University Press. (Chapter 4 “Metropolitan Governance, Real-Estate Projects, and Capital Accumulation” and Chapter 5 “Village, Corporatism, Real-Estate Projects, and Territorial Autonomy”)

(Tutorial: Group Presentation 3)

Lecture 10 (16 November): Chinese Homeowners’ Activism

* Guan, Bing and Yongshun Cai. 2015. “Interests and Political Participation in Urban China: The Case of Residents’ Committee Elections,” *China Review* 15(1): 95-116.

* Zuo, Cai Vera. 2016. “Attitudes and Actions of Homeowner Activist Leaders in Contemporary China,” *China Review* 16(1): 151-167.

Gransow, Bettina. 2014. "Reclaiming the Neighbourhood: Urban Redevelopment, Citizen Activism, and Conflicts of Recognition in Guangzhou," *China Perspective* 98 (2): 17-25.

(Tutorial: Group Presentation 4)

Lecture 11 (23 November): Public Housing and New Town Development in Hong Kong

* Lee, James Kin-ching. 2012. "Housing Policy at a Crossroad: Re-examining the Role of the Hong Kong Government in the Context of a Volatile Housing Market," in Stephen Wing-kai Chiu and Siu-lun Wong (eds.) *Repositioning the Hong Kong Government: Social Foundations and Political Challenges*. Hong Kong: Hong Kong University Press, pp. 165-186.

* Yeung, Stanley C.W., Francis K.W. Wong, and Eddie C.M. Hui. 2004. "From Intervention to Privatization: The Changing Public Housing Policy in Hong Kong," *The International Journal of Construction Management* 4: 57-73.

Yeung, Yue-man. 2003. *Fifty Years of Public Housing in Hong Kong: a Golden Jubilee Review and Appraisal*. Hong Kong: Chinese University Press. (Chapter 5 "Public Housing and New Town Development", Chapter 9 "Targeting the Needy in Public Rental Housing" and Chapter 12 "The Home Ownership Scheme and its Continuing Needs")

Policies on Public Housing can be found at:

<http://www.housingauthority.gov.hk/en/about-us/policy-focus/policies-on-public-housing/index.html>

(Tutorial: Group Presentation 5)

Lecture 12 (30 November): Conclusion and Hong Kong Housing Policy and Practice

* Lau, Kwok Yu and Alan Murie. 2017. "Residualisation and Resilience: Public Housing in Hong Kong," *Housing Studies* 32(3): 271-295.

* Wong, Stan Hok-wui. 2015. "Real Estate Elite, Economic Development, and Political Conflicts in Postcolonial Hong Kong," *China Review* 15(1): 1-38.

Yau, Yung and Daniel Chi Wing Ho. 2017. "Exploring policy options to combat illegal microapartments in Hong Kong," *Urbani Izziv* 28(2): 83-95.

Wong, Yue Chim Richard. 2015. *Hong Kong Land for Hong Kong People: Fixing the Failures of Our Housing Policy*. Hong Kong: Hong Kong University Press. (Chapter 9 "On Public Housing Policy and Social Justice")

Attention is drawn to University policy and regulations on honesty in academic work, and to the disciplinary guidelines and procedures applicable to breaches of such policy and regulations. Details may be found at <http://www.cuhk.edu.hk/policy/academichonesty/>. With each assignment, students will be required to submit a signed declaration that they are aware of the policies, regulations and procedures.

Important Reminders

This course uses the CUHK eLearning system, which can be found at <https://blackboard.cuhk.edu.hk>. Students are expected to check the eLearning system and CUHK email regularly.