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Urban Housing Development Plan 城镇住房发展规划

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14/05/2013

Outline 主要内容

I. Background 背景

- Urban housing supply system in China 中国住房供应体系
- Urban Housing development trends 当前住房发展趋势

II. Planning system and Planning Content

城镇住房发展规划的规划体系与规划内容

III. Issues Need to Pay Attention in the Process of Rapid Urbanization

快速城镇化阶段需要关注的几个问题

Part I. Background 背景

(1) Urban Housing Supply System in China 中国住房供应体系

- ❑ **1949-1977: socialist welfare housing system 福利分房阶段**
 - Housing is primarily a social welfare and income subsidy
 - Provided by public owned institutions and local governments
 - Problems: inadequate supply ,overcrowded (6.7m² per person in 1978), low standard



Part I. Background 背景

(1) Urban Housing Supply System in China 中国住房供应体系

□ 1978-1997: housing reform exploring 房改探索阶段

- Since the reform and opening up, China began to explore urban housing reform and carry out experiments.
 - Privatization of existing public housing;
 - Establishment of urban housing market and commercialization of new developed housing.



Part I. Background 背景

(1) Urban Housing Supply System in China 中国住房供应体系

□ 1998-2007: deepening reform and developing market 深化房改与市场发展阶段

- 1998, direct housing distribution was abolishment, and new housing supply system began to set up:

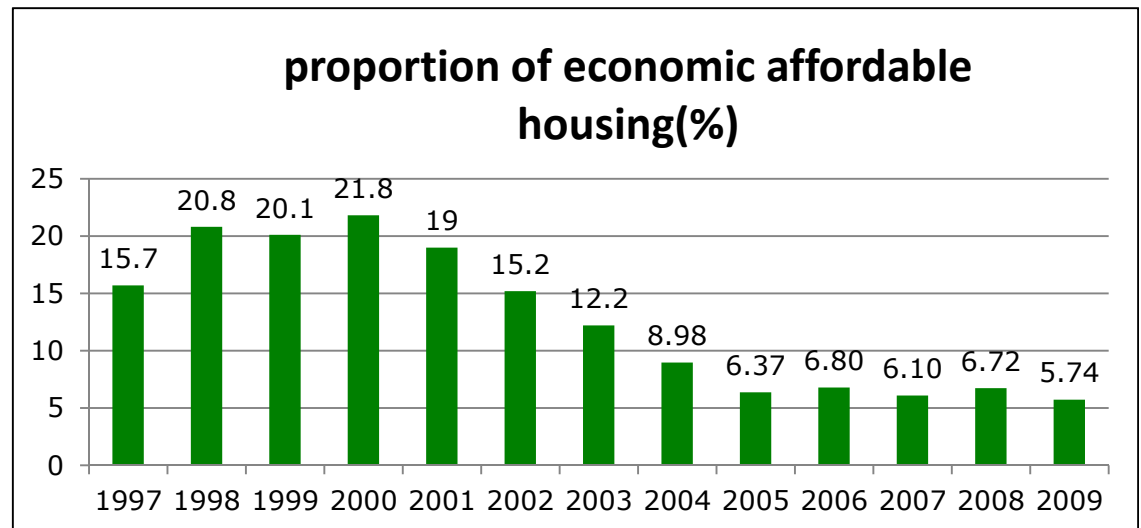
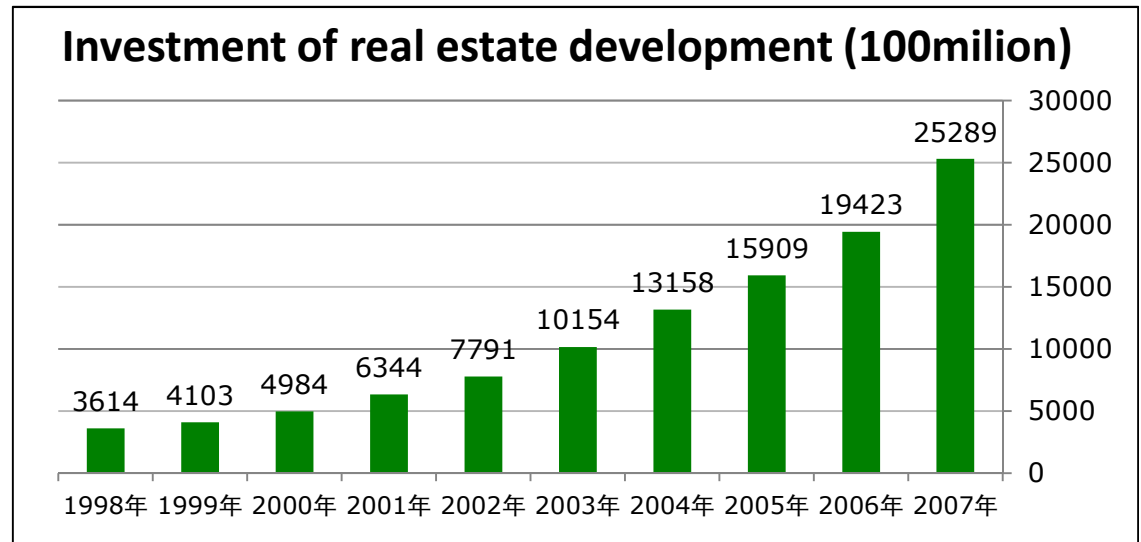
Low-rent housing (rental)	For lowest-income families	Provided by local governments
Economic affordable housing (owner-occupied)	For low and middle-income families	Provided by real estate developers with government support
commercial housing (owner-occupied / rental)	For high-income families	Provided by market

Part I. Background 背景

(1) Urban Housing Supply System in China 中国住房供应体系

□ 1998-2007: deepening reform and developing market 深化房改与市场发展阶段

- Since 2000: a boom in commercial housing.
- Problems: proportion of economic affordable housing declined and housing price increased .



Part I. Background 背景

(1) Urban Housing Supply System in China 中国住房供应体系

□ 2008-now: transformation of housing development 转型发展阶段

- 2007 : The target to achieve a ‘moderately prosperous society’ by 2020
- 2009: expand domestic demand, maintain economic growth, seek benefits for the well-being of people
- New housing supply system

Low-rent housing (rental)	For low-income families	Provided by local governments
Public rental housing (rental)	For the lower-middle-income urban families, new employees and qualified migrant workers	Provided by local governments or non-government sectors
commercial housing (owner-occupied / rental)	For upper-middle-income and high-income families	Provided by market

Part I. Background 背景

(1) Urban Housing Supply System in China 中国住房供应体系

□ 2008-now: transformation of housing development

转型发展阶段

- The 12th five-year plan (2011-2015)
- Goals :
 - basically solve the housing problem of low- and lower-middle-income urban families
 - lessen the housing difficulties of new employees
 - improve the living conditions of migrant workers
- 36 million affordable housing units will be built
- the coverage of affordable housing will reach 20%



Part I. Background 背景

(2) Urban Housing development trends 当前住房发展趋势

- **Housing market shifts from rapid growth to stable development**
住房市场发展从高速增长转向平稳发展
- **Housing demand tends to be more complex**
住房需求日趋多元
- **Need for affordable housing keeps growing**
保障性住房需求仍将持续增长
- **Pay more attention to improving quality of living in old residential areas**
更加关注既有住区居住品质的提升

Part I. Background 背景

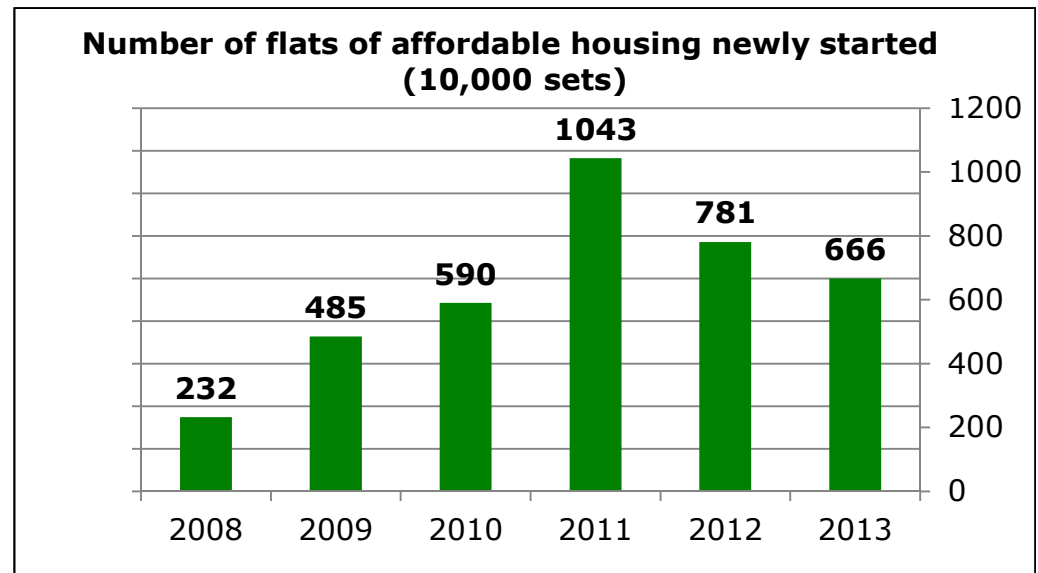
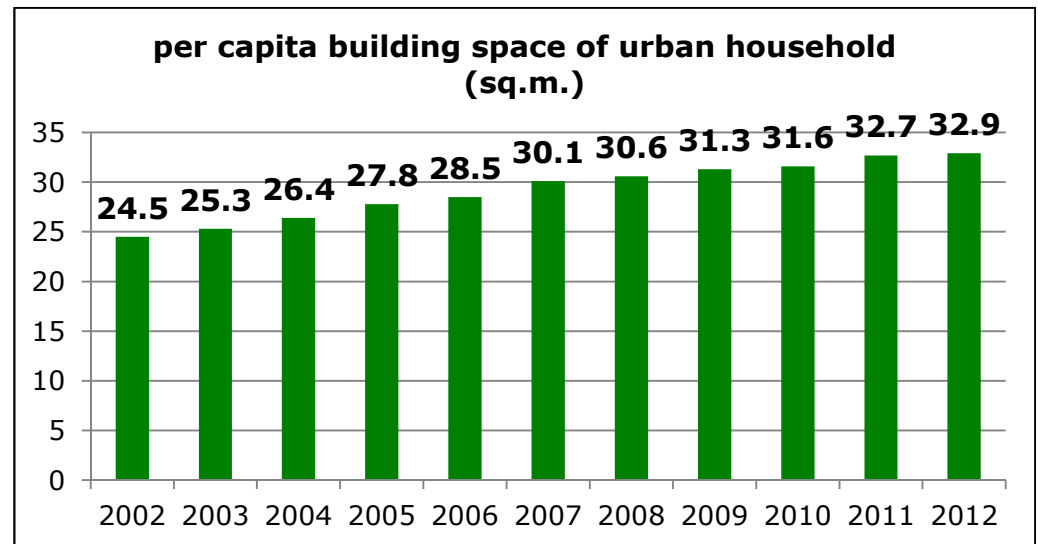
(2) Urban Housing development trends 当前住房发展趋势

□ Housing market shifts from rapid growth to stable

development

住房市场从高速增长转向平稳发展

- **Housing conditions have improved significantly**
 - per capita building space of urban household : 32.9 sq.m (2013)
 - Housing security has covered nearly 40 million urban families (2013)
- **Urban housing development will enter a new stage**
 - shift from rapid growth to stable development
 - shift from housing quantity to housing quality gradually



Part I. Background 背景

(2) Urban Housing development trends 当前住房发展趋势

□ Housing demand tends to be more complex

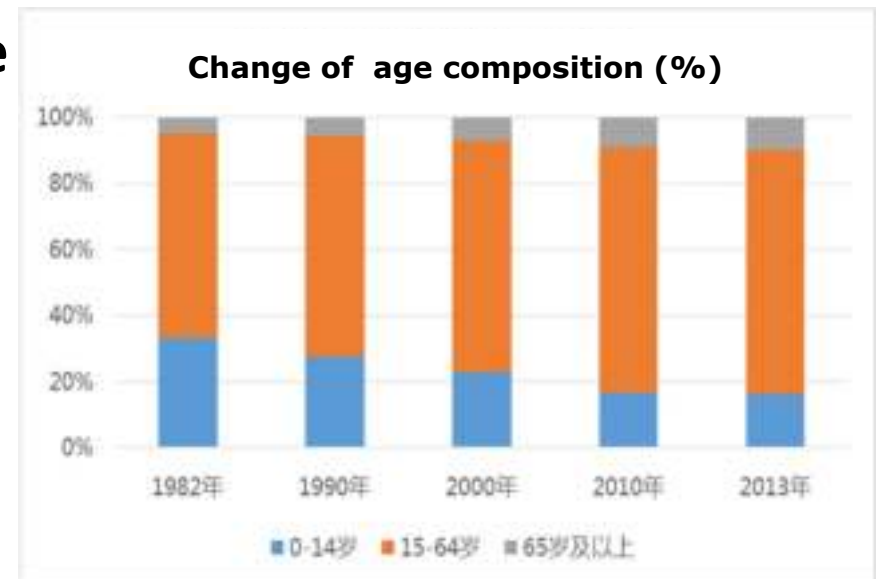
住房需求日趋多元

- **Urban housing demand shows differentiation among cities**

- Regional differences: Housing demand is higher in the eastern region than in the middle and western regions
- City-level differences: Housing needs in main central cities (municipalities, provincial capital cities) and county cities keep increasing, but some prefecture-level cities face the risk of oversupply

- **Changes in urban family structure and consumer preferences bring Diverse needs**

- trend of aging society
- smaller families
- demand for rental housing and second-hand housing is rising



Part I. Background 背景

(2) Urban Housing development trends 当前住房发展趋势

- ❑ **Need for affordable housing will keep growing**
保障性住房需求仍将持续增长
- **China is developing a new type of people-centered urbanization**
 - Urbanization level will reach 60% in 2020 (54.7% in 2014)
 - More rural population will continue to enter cities and towns
 - Extend basic housing security to fully cover the permanent population of cities and towns (including rural people who live in them)



Part I. Background 背景

(2) Urban Housing development trends 当前住房发展趋势

□ Pay more attention to improving quality of living in old residential areas 更加关注既有住区居住品质的提升

- Number of old housing stock is huge
- Rebuilding rundown urban areas and urban villages has become a main task

---- National New-type Urbanization Plan (2014-2020): By 2020, we will fulfill the task of rebuilding rundown urban areas and villages inside cities where around 100 million people live.



Outline 主要内容

I. Background 背景

II. Planning system and Planning Content

城镇住房发展规划的规划体系与规划内容

- Planning System 规划体系
- Planning Principles 规划原则
- Planning Content 规划内容

III. Issues Need to Pay Attention in the Process of Rapid Urbanization

快速城镇化阶段需要关注的几个问题

Part II. Planning system and Planning Content

(1) Planning System 规划体系

□ Planning system 规划体系

- China has set up a multi-level urban housing development planning system in last decade.

National Level: 全国层面

- Draw up the state housing policy
- Set the national housing development goals
- Determine the main tasks and implementing measures

Provincial level: 省级层面

- Set the provincial housing development goals and main tasks
- Guide the housing development of cities

City level: 城市层面

- Carry out national and provincial plan policies
- Set the goals and main tasks at city level
- Arrange the residential land layout and public facilities

Part II. Planning system and Planning Content

(2) Planning Principles 规划原则

□ Planning Principles 规划原则

- To focus on the needs of people, strengthen the social function of housing and the government responsibility for the housing security. 坚持以人为本，强化住房发展的社会功能和政府住房保障职责
- To maintain a proper balance between housing development and economic and social development. 坚持住房发展与城市经济社会发展相适应



Part II. Planning system and Planning Content

(2) Planning Principles 规划原则

□ Planning Principles 规划原则

- To make housing development plan in a coordinated way with relevant plans.
坚持与相关规划进行充分衔接和协调
- To focus on key issues and carry out step-by-step implementation.
坚持突出重点、分步实施



Part II. Planning system and Planning Content

(3) Planning Content 规划内容

Planning Content 规划内容

Analysis of current conditions
现状条件

Housing development objectives
住房发展目标

Main tasks
主任任务

Spatial arrangement of housing and facilities
住房与配套设施空间布局

Annual plans and implementation measures
年度时序安排与规划实施措施

Part II. Planning system and Planning Content

(3) Planning Content 规划内容

□ Analysis of Current Conditions 现状条件分析

- Implementation assessment for previous plan
- Housing quantity
- Housing quality
- Price and affordability
- Spatial distribution and facilities

Data collection

- Statistical data
- Research report
- Relevant plans

Site investigation

- urban rundown areas
- Affordable housing communities

Social Survey

- In-depth interviews
- Questionnaire

Part II. Planning system and Planning Content

(3) Planning Content 规划内容

□ Housing Development Objectives 住房发展目标

- **Overall objective (总体目标)**

- **goal of building a moderately prosperous society:**

- per capita housing space of urban household will be more than 35 m²; and averagely on the national level, every household lives in one suite, and every person has a room

- **sub-objective and indicator system (具体目标和指标)**

- total amount of housing supply and living standard

- housing security

- housing quality

- residential land supply, Government financial investment

Part II. Planning system and Planning Content

(3) Planning Content 规划内容

□ Main Tasks 主要任务

- Housing supply system and supply structure
- Housing security
- Housing market development
- Housing construction mode
- Improvement the quality of existing residential districts

Part II. Planning system and Planning Content

(3) Planning Content 规划内容

- **Spatial Arrangement of Housing and facilities**
住房与配套设施的空间布局
 - **Layout of residential land**
 - **Layout of affordable housing land**
 - **Layout of public service facilities**

Part II. Planning system and Planning Content

(3) Planning Content 规划内容

□ Annual plans and implementation measures 年度时序安排与规划实施措施

- Annual plans for housing construction and land use layout
- Implementation measures
 - Facilitate cooperation among departments
 - Conduct dynamic adjustment on housing development plan
 - Reinforce information feedback and supervision
 - Encourage public participation
 - Enhance process management

Outline

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快速城镇化阶段需要关注的几个问题

- Housing problems of Rural Migrant workers 农民工住房问题
- Reconstruction Mode of Urban villages 城中村改造模式
- Spatial Arrangement of Affordable Housing 保障房空间布局

Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

□ China has experienced a huge wave of rural to urban migration over last 30 years.

过去30年中国经历了从城到乡的大规模人口流动

- more and more rural surplus labor come to cities
- more than 25 million migrant workers live in cities and towns
- from the central and western regions to the eastern regions

		2010	2011	2012	2013	2014
Number of migrant workers in China (million)		24.22	25.28	26.26	26.89	27.40
	Work out of hometown	15.33	15.86	16.34	16.61	16.83
	Work in hometown	8.89	9.42	9.92	10.28	10.57

Resource: National Bureau of Statistics

Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

□ 46.6% are 'new generation of migrant workers' 群体特征：46.6%是“新生代”农民工

- New generation: Born after 1980s
- Higher education: 33.3% above high
- Different motives
- Higher expectations about jobs
- Different consumption habits
- Would not go back to rural home



(million)	Total	Work out of hometown	Work in hometown
New generation of migrant workers	12.53 (46.6%)	10.06 (60.6%)	2.47 (24.0%)
Old generation of migrant workers	14.36	6.55	7.82
Total	26.89	16.61	10.29

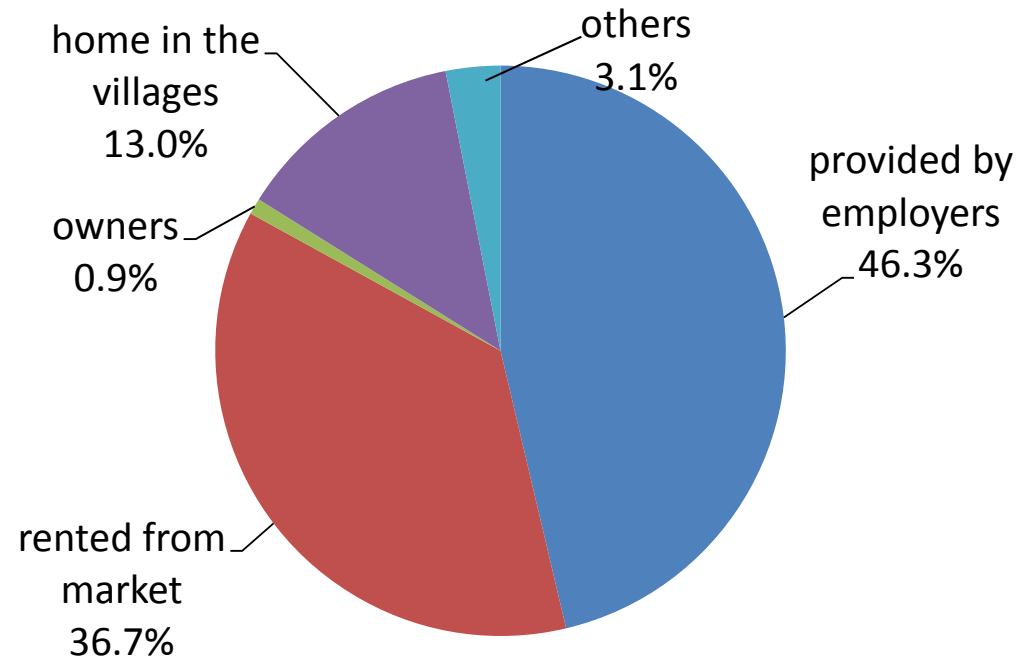
Resource: National Bureau of Statistics

Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

□ Housing conditions of migrant workers 农民工住房状况

- **Mainly live in dormitory provided by employers or private rental housing**
- **55.1% get assistant from employers**
 - Free accommodation: 46.5%
 - Housing subsidies: 8.2%



Sources of housing (2013)

Resource: National Bureau of Statistics

Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

□ Housing conditions of migrant workers 农民工住房状况

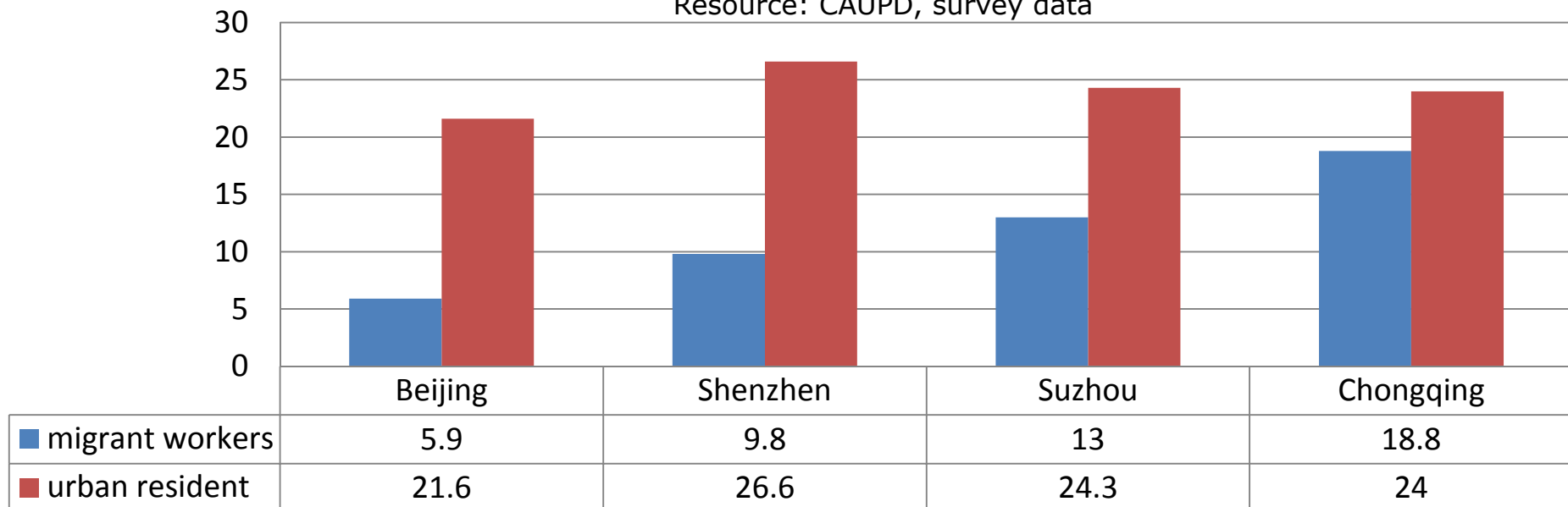
- **Overcrowded and Sharing with others**

---- living space is smaller than urban resident

----76.9% share a room or an apartment with others in Shenzhen city
(41.6% share with 3 or more persons)

Average housing floor space per person (2010) (sq. m.)

Resource: CAUPD, survey data



Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

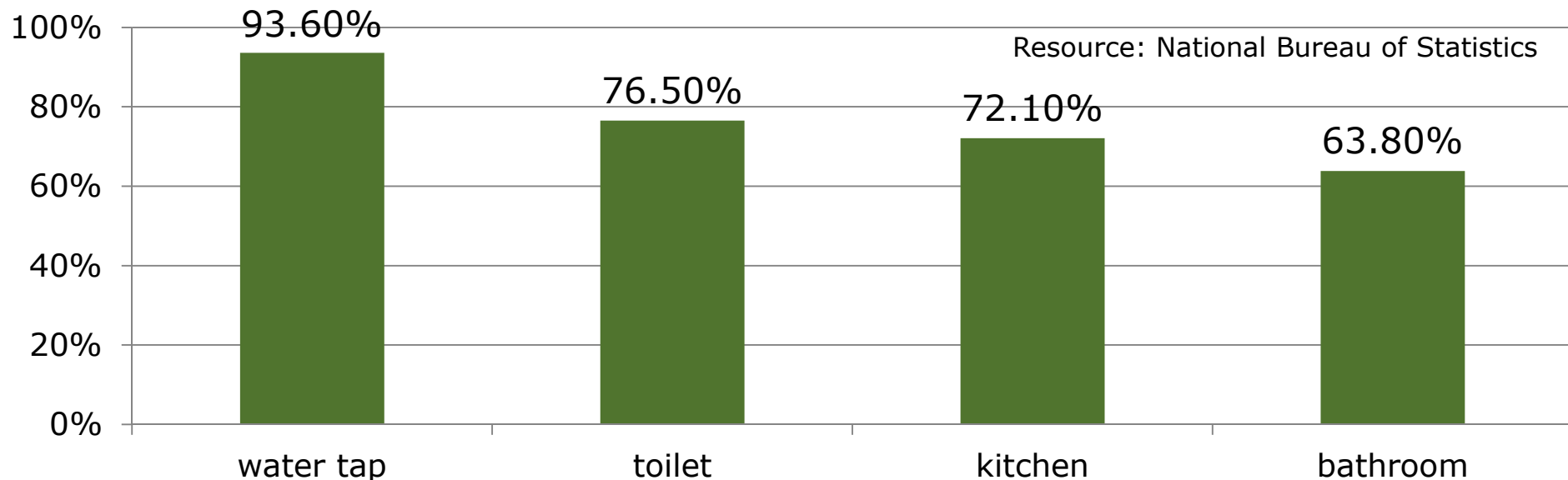
□ Housing conditions of migrant workers 农民工住房状况

- Inadequate facilities

---- 36% have no bathroom in house

---- Some use bottled gas or coal as main source of fuel

facilities in house of migrant workers



Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

□ Housing affordability of migrant workers 住房支付能力

- **Lower income than the city average**
---- Average monthly wage is 2609 yuan (urban employee - 4290 yuan)
- **Relatively low rent-to-income ratio**
---- Average monthly rent is 699 yuan
---- Rent-to-income ratio: 12.5% (reasonable ratio is below 25%)

	Rent expenditure (yuan)	rent-to-income ratio (%)
Total	698.67	12.5
Eastern region	682.85	11.0
Central region	734.17	13.8
Western region	722.94	14.0
Northeastern region	597.19	12.7

Resource: National Health and Family Planning Commission

Part III. Issues Need to Pay Attention

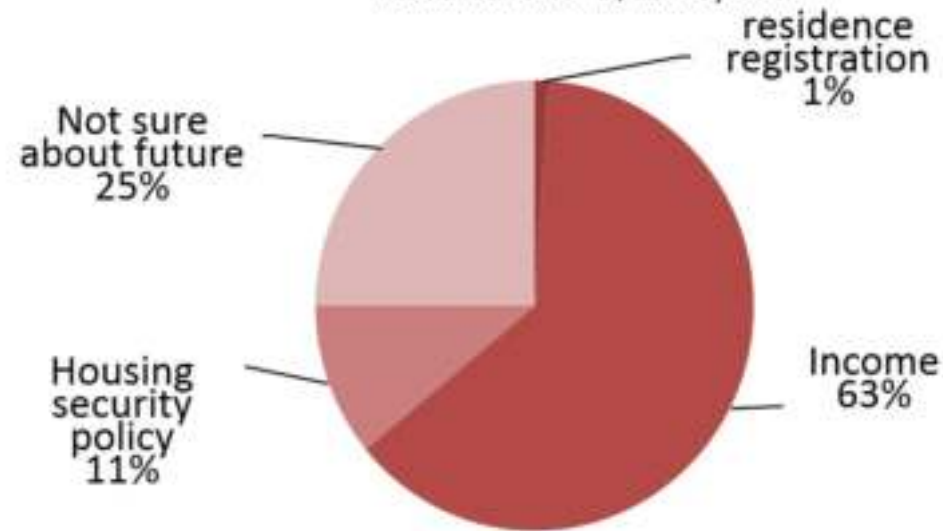
(1) Housing problems of Rural Migrant workers 农民工住房问题

□ Housing preference 居住偏好

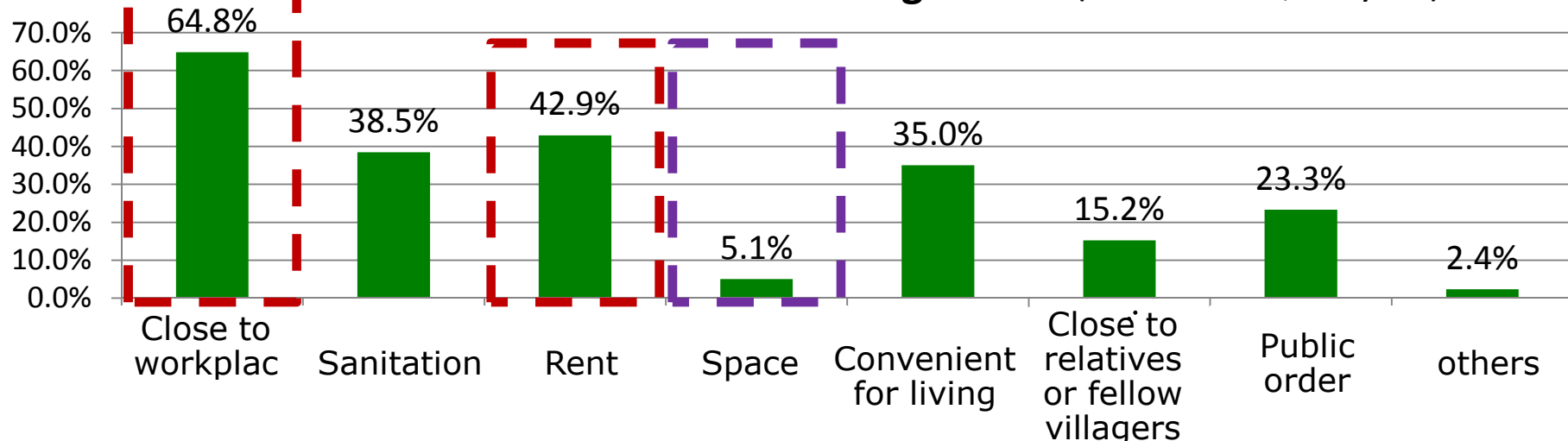
- Key considerations are close to workplace and rent
- Income is the major barrier in improving housing conditions

Major barriers in improving housing conditions

Resource: CAUPD, survey data



Considerations in housing choice (Resource: CAUPD, survey data)



Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

- ❑ **Take a variety of ways to improve housing conditions of migrant workers 多途径改善农民工居住条件**
- **Understand and respect the housing needs of migrant workers**
- **To improve the housing conditions for migrant workers is a main task in the future**
- **Gradually transfer migrant workers into urban citizens**
 - Granting urban residency to around 100 million people who have moved to cities from rural areas
(from incomplete urbanization to complete urbanization)
 - Guiding the process of urbanization of around 100 million rural residents in the central and western regions
(avoid new incomplete urbanization)

Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

❑ Take a variety of ways to improve housing conditions of migrant workers 多途径改善农民工居住条件

- **Provide public rental housing to qualified migrant workers**

---- all cities at or above the prefecture level have begun to provide public rental housing to qualified migrant workers by the end of 2013

---- qualified migrant worker: has a stable job in a city for certain years, income is below the limit

---- on the basis of residence certificates

In Sichuan province, 30% public rental housing was rented to migrant worker in 2014.

In Chongqing city, more than 40% public rental housing was rented to migrant workers in 2013 and 2014.



Part III. Issues Need to Pay Attention

(1) Housing problems of Rural Migrant workers 农民工住房问题

- ❑ Take a variety of ways to improve housing conditions of migrant workers 多途径改善农民工居住条件
 - Encourage enterprises to provide staff dormitories



Guangzhou Economic and Technological Development Zone

---- building floor area: 120,000 m² (unit size: 40 m²)

---- total number of tenants: 10,000 persons

---- unit type: 1 bed to 8 beds dormitory with independent toilet and bathroom

- Regular the private rental housing, improve environment and housing conditions

Part III. Issues Need to Pay Attention

(2) Reconstruction Mode of Urban villages 城中村改造模式

□ The phenomenon of urban villages is formed in the process of rapid urbanization 城中村是在快速城镇化过程中形成的现象

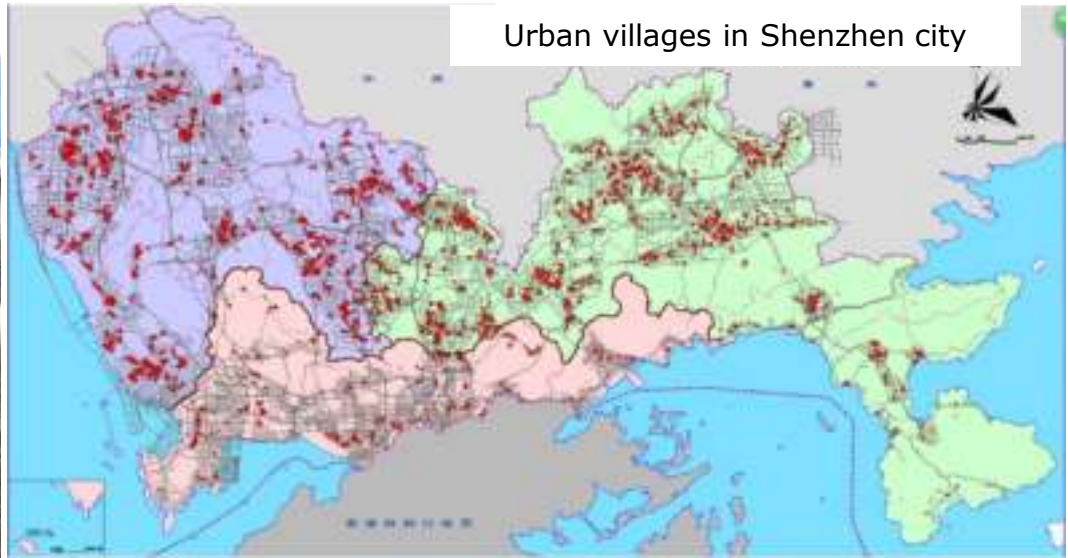
- Due to urban expansion, the originally rural settlements in suburb became incorporated into the built-up area, and became urban villages.



Urban villages in Zhengzhou city



Urban villages in Wuhan city



Urban villages in Shenzhen city

Part III. Issues Need to Pay Attention

(2) Reconstruction Mode of Urban villages 城中村改造模式

□ Physical environment in urban villages 城中村的物质环境

- Informal developments by villagers
- High building density
- Poor living environment and fire hazard



Traditional housing in villages

Family-built housing in urban villages



Part III. Issues Need to Pay Attention

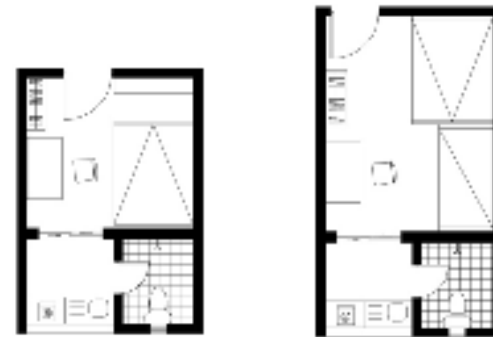
(2) Reconstruction Mode of Urban villages 城中村改造模式

□ Positive roles of urban villages 城中村的正面价值

- Provide a way of life for the local villagers
- Provide cheap accommodation for migrant workers



Studio with toilet and simple kitchen (10-15m²)



One bed room apartment (15-20m²)



Two bed room apartment (>40m²)



Staircase



Corridor



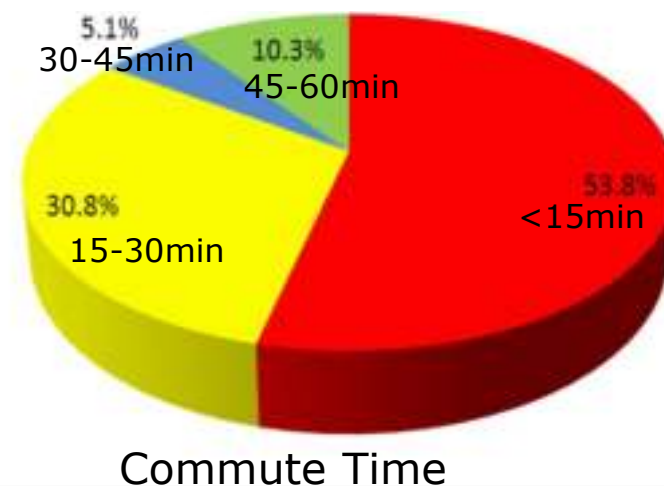
Balcony

Part III. Issues Need to Pay Attention

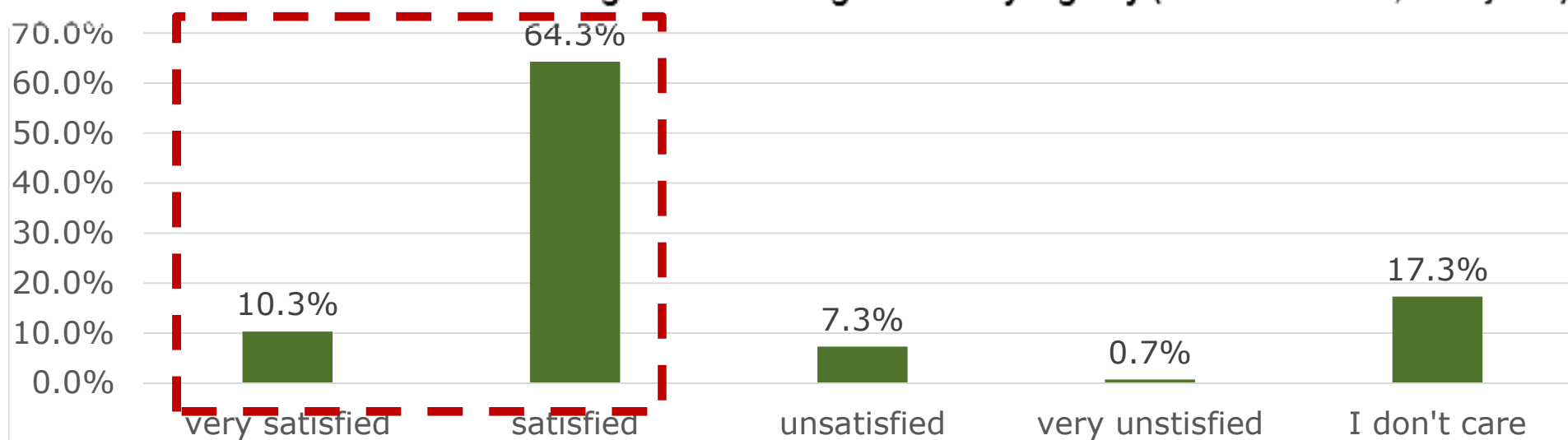
(2) Reconstruction Mode of Urban villages 城中村改造模式

Positive roles of urban villages 城中村的正面价值

One-bedroom apartment	Rent of urban villages	Rent of commercial housing
Huayunalu community	280-300	600-700
Shengshui community	250-300	550-650
Sanheyan community	200-300	400-500
Shiqiao community	260-300	400-500
Shuangbei community	200-300	550-650



tenants' evaluation for current housing in urban villages in Mianyang city (Resource: CAUPD, survey data)



Part III. Issues Need to Pay Attention

(2) Reconstruction Mode of Urban villages 城中村改造模式

□ Reconstruction Mode 1: Market-oriented redevelopment 改造模式1：市场导向的再开发

• Case : Dachong village in Shenzhen 深圳大冲村改造

- original villagers: 931 households,
- demolished building floor area: 685,000 m² (735m²/households)
- redevelopment building floor area: 2,800,000 m²
(resettlement building floor area: 1,100,000 m²)
- Total investment: 20 billion yuan



Part III. Issues Need to Pay Attention

(2) Reconstruction Mode of Urban villages 城中村改造模式

□ Reconstruction Mode 2: Social oriented reconstruction 改造模式2：社会导向的整体拆除重建

- Case : Tangjialing village in Beijing 北京唐家岭改造
 - original villagers: 2099 households (about 37000 tenants)
 - demolished building floor area: 950,000 m² (453m²/households)
 - 10000 m² public rental housing units were built
 - government rents the spare apartments from villagers and uses as public rental housing

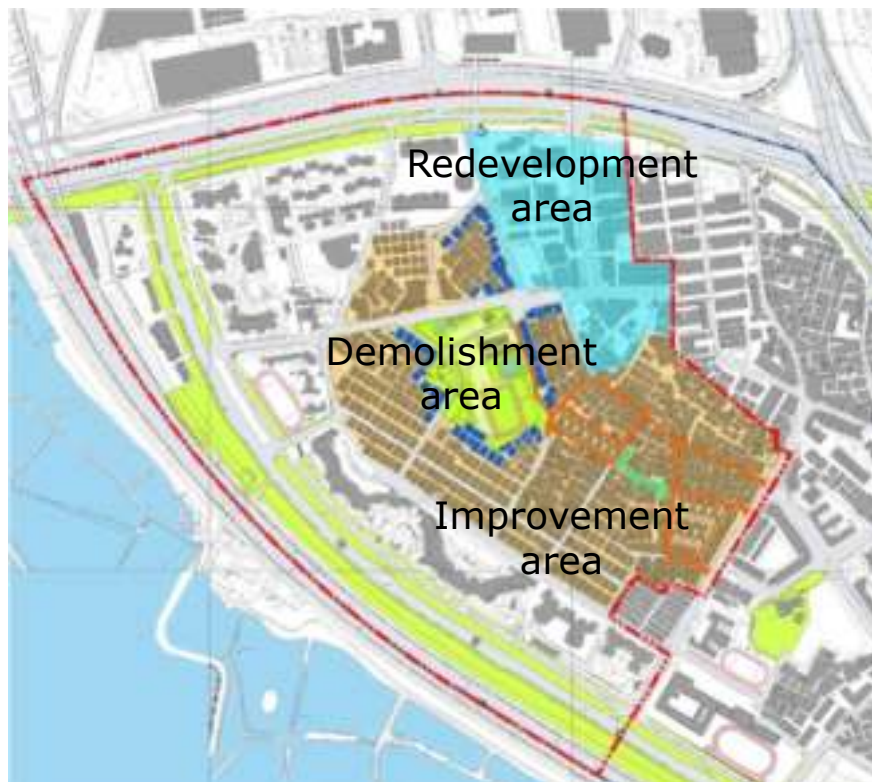


Part III. Issues Need to Pay Attention

(2) Reconstruction Mode of Urban villages 城中村改造模式

□ Reconstruction Mode 3: improvement and upgrading 改造模式3：综合整治与品质提升

- Case : Xiasha village in Shenzhen 深圳下沙村综合整治
---- Under government guidance, village shareholding company co-operate with developers to improve overall environment and infrastructure, and to redevelop old industries



Part III. Issues Need to Pay Attention

(2) Reconstruction Mode of Urban villages 城中村改造模式

□ Reconstruction Mode 3: improvement and upgrading 改造模式3：综合整治与品质提升

• Case : Xiasha village in Shenzhen 深圳下沙村综合整治

- the living conditions were improved
- tenants stayed
- villages get bonus from the office rents every year
- traditional culture and community are preserved



Part III. Issues Need to Pay Attention

(2) Reconstruction Mode of Urban villages 城中村改造模式

□ **Planning strategy: focus on regulation and management in the short term 规划策略：近期重在加强建设控制和规范管理**

- **Meet standards of building safety and disaster prevention**

- Ensure the structure safety and demolish dangerous buildings

- Eliminate fire hazards, equip fire control facilities, build fire engine access and evacuation exit

- **Improve infrastructure**

- including water, power, communication, gas, sewage, sanitation etc.

- **Control new construction strictly**

- Prevent illegal construction

- Strengthen management of land supply in urban villages

Part III. Issues Need to Pay Attention

(2) Reconstruction Mode of Urban villages 城中村改造模式

□ **Planning strategy: take the targeted improvement measures for different villages in the long term**
规划策略：远期针对不同情况采取有针对性的提质更新措施

- **Comprehensive improve**

- urban villages with buildings in good condition, complete facilities and land use conformed to plans
- improve infrastructure, public service facilities, environment
- based on the consent of the owners, some qualified apartments can be used as public rental housing

- **Demolish and reconstruct**

- urban villages with serious safety hazards
- urban villages close to polluting industries
- urban villages located in planned non-residential and important functional areas

Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Planning ideas and principles 规划思路与原则

- **Focus on the needs of low-income and lower-middle-income groups**
 - Rely on the employment opportunities in industrial and commercial areas;
 - Depend more on the public goods and public service facilities;
 - Be sensitive to the transportation costs.
- **Avoid residential space differentiation of different groups**
 - The rapid large-scale construction mode may cause low-income groups living together and being labelled
 - the risk of social segregation

Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Strategy on city level : dispersed layout 城市层面的布局策略：大分散

- Advance the mixed development of affording housing and commercial housing
- Site selection of affordable housing projects should consider the distribution of jobs and public transport lines and public facilities
 - the maximum distance from work places: 15-20 km along the metro/light rail lines, 8-12 km along the bus lines
 - the maximum distance from public transportation stops: 10 minutes walk (800-1000m)
- Increase the affordable housing supply in central urban areas

Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Case: mixed development of affording housing and commercial housing 保障性住房与商品住房混合开发



- **Beijing :**
 - Affordable housing should account at least 30% in every ordinary commercial housing project.
 - The percentage should be increased for the projects along the metro/light rail lines or near industrial and commercial areas
- **Shenzhen :**
 - Public rental housing should account 10-15% in some qualified ordinary commercial housing projects.
- **Hunan province:**
 - Affordable housing should account at least 5% (low-rent housing 2%, public rental housing 3%) in every ordinary commercial housing project.

Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Strategy on community level : centralized construction 住区层面的布局策略：小集中

- Determine the reasonable size of every single affordable housing project
 - as a housing cluster or a residential quarter: no more than 1000-3000 households
- Community public service facilities should be planned, constructed and put into use synchronously with affordable housing

Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Case: Yuanyang Estate in Beijing 北京远洋上水上品公租房

- Public rental housing building: built in 2012, 550 households



Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Case: layout method in housing plan of Mianyang city 绵阳住房发展规划的保障房布局方法

- Planning Area: Central Urban Area (population:1.02m, 488.7 Km²)
- Residential land in planning period is 330-350ha.
- Quantitative analysis method based on GIS
 - accessibility
 - public service and facilities
 - land development cost

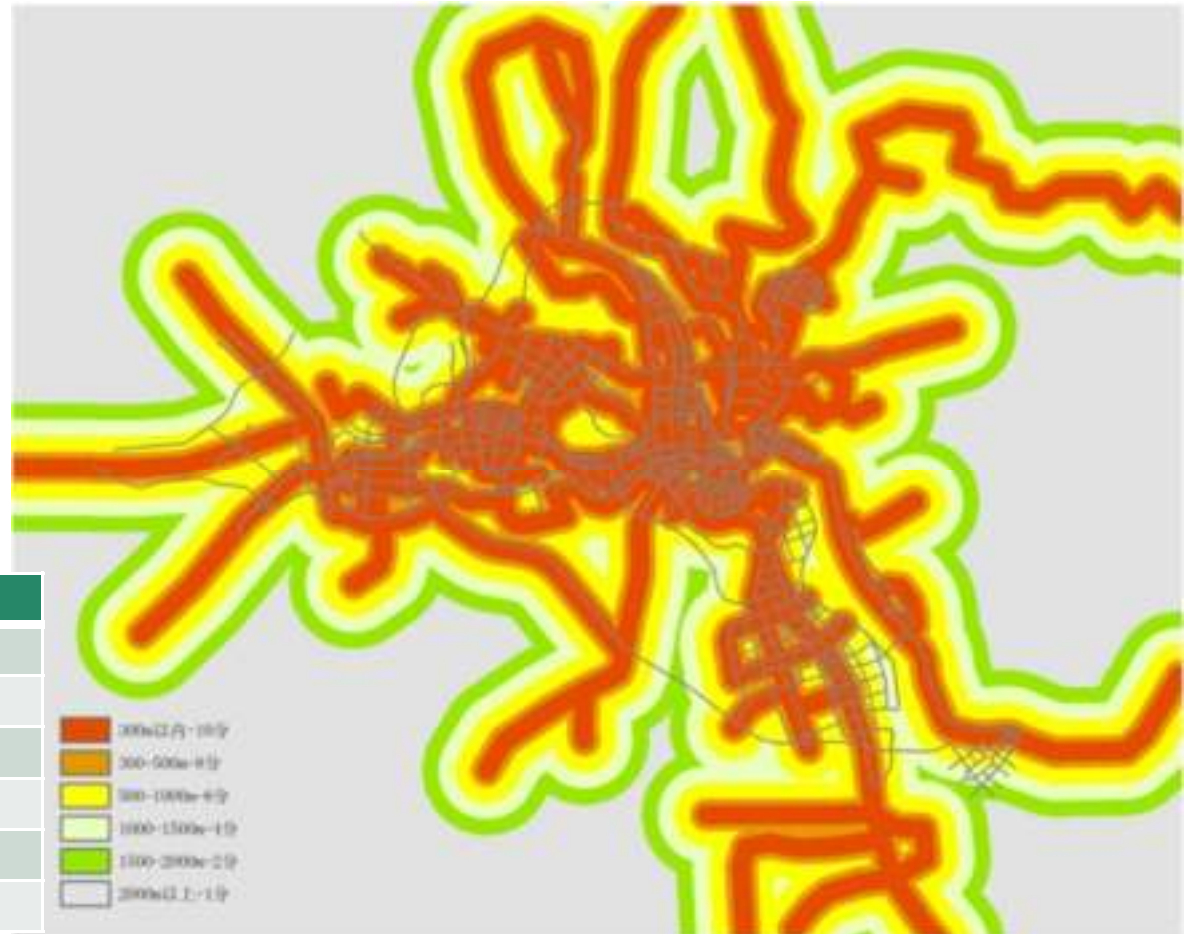


Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Case: layout method in housing plan of Mianyang city 绵阳住房发展规划的保障房布局方法

- Impact factor analysis—accessibility
- According to the distance to public transportation, classify accessibility of each land lot



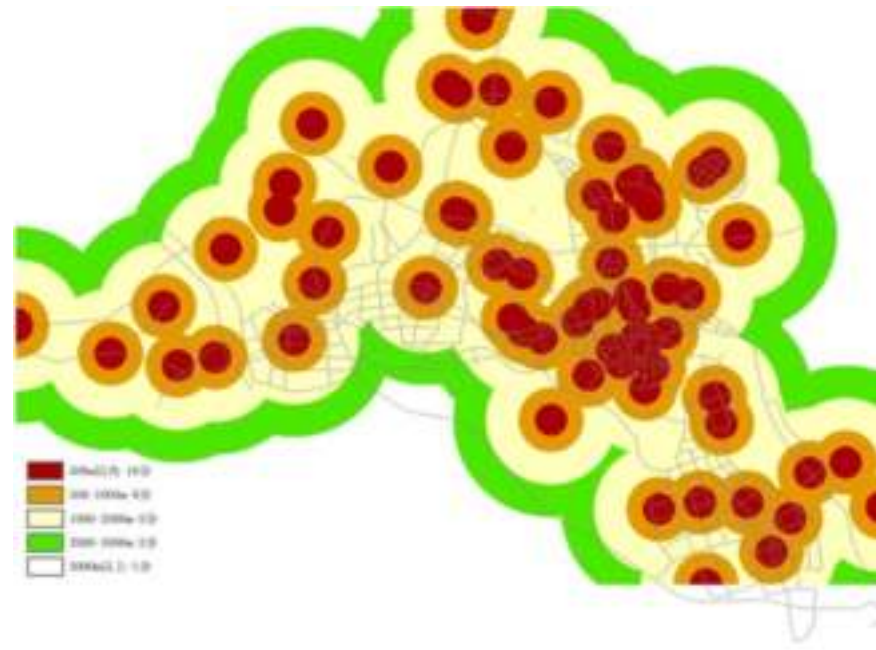
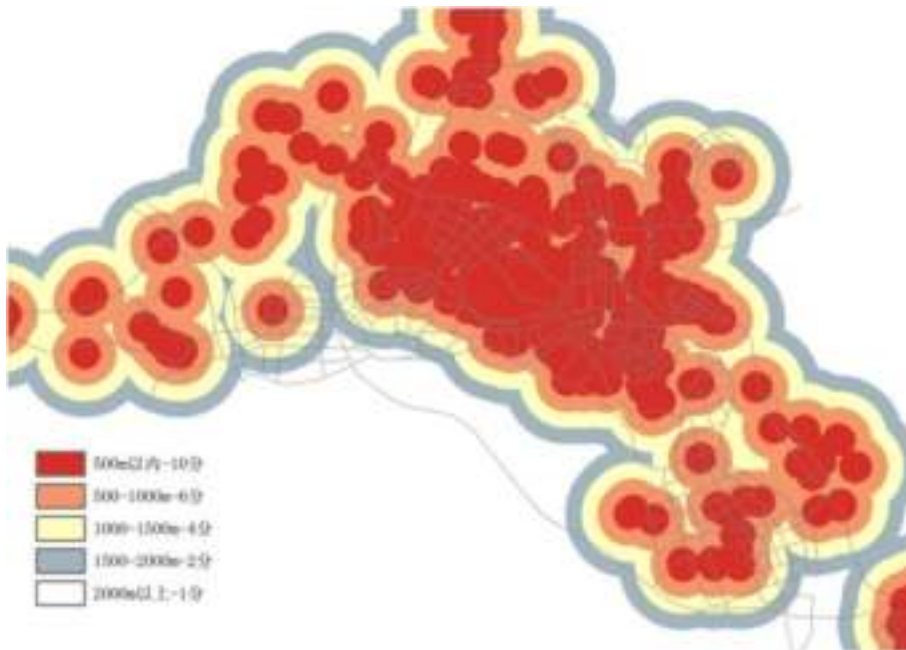
Distance d_{ij}	Score Q_{ij}
Within 300m	10
300~500m	8
500~1000m	6
1000~1500m	4
1500~2000m	2
2000m and above	1

Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Case: layout method in housing plan of Mianyang city 绵阳住房发展规划的保障房布局方法

- Impact factor analysis—public service and facilities
- Schools : Assign scores based on the distance to schools
- Hospitals : Assign scores based on the distance to hospitals

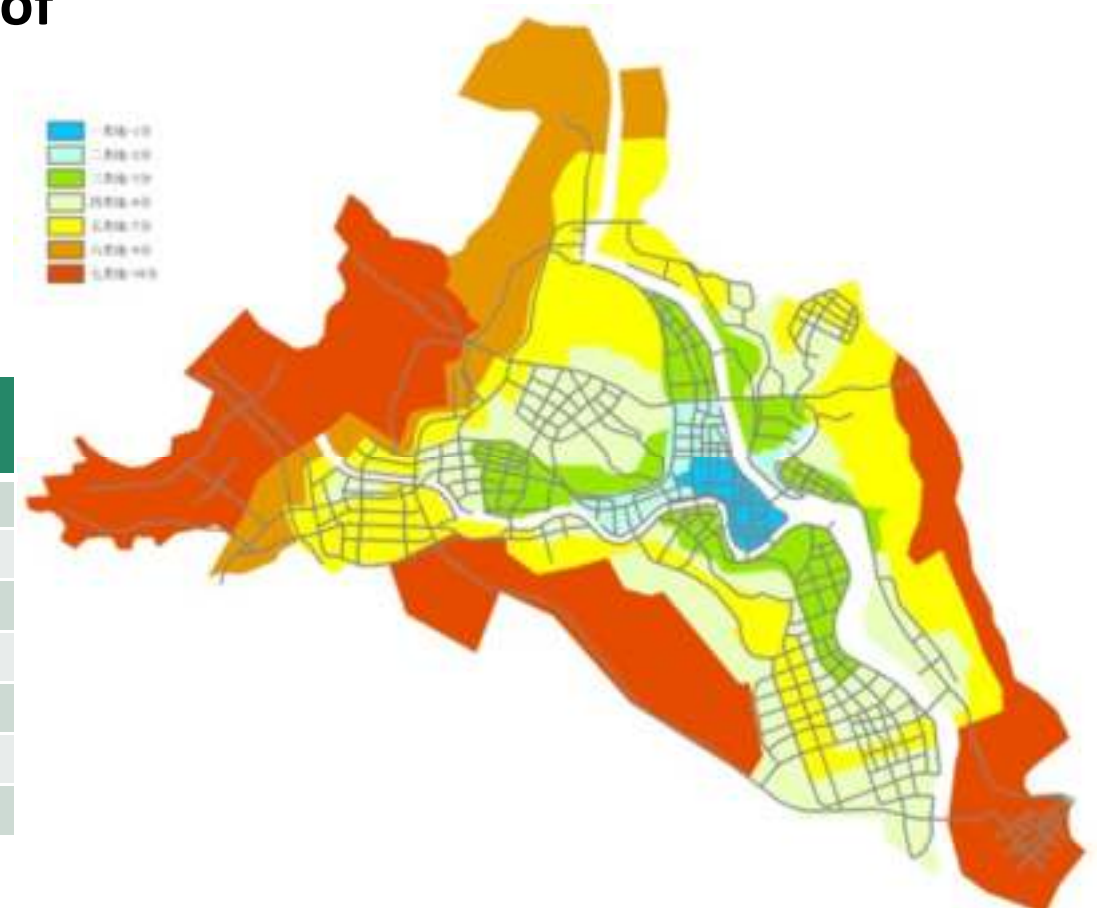


Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Case: layout method in housing plan of Mianyang city 绵阳住房发展规划的保障性住房布局方法

- Impact factor analysis—Land development cost
- Classify all residential land of central urban area into seven ranks based on the land value.



Land value (Yuan/m ²)	Score
Class 1 : 5206	1
Class 2 : 3428	2
Class 3 : 2118	3
Class 4 : 1513	6
Class 5 : 996	7
Class 6 : 652	8
Class 7 : 450	10

Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

□ Case: layout method in housing plan of Mianyang city 绵阳住房发展规划的保障房布局方法

- The weight of factors of accessibility, hospitals, schools and land development cost is 0.35: 0.2: 0.15: 0.3
- Comprehensive evaluation on residential land for affordable housing projects



Part III. Issues Need to Pay Attention

(3) Spatial Arrangement of Affordable Housing 保障房空间布局

- Case: layout method in housing plan of Mianyang city
绵阳住房发展规划的保障房布局方法



Summary

□ Main contents 主要内容

- **Background** 背景

- Urban housing supply system in China 中国住房供应体系
- Urban Housing development trend 当前住房发展趋势

- **Planning system and Planning Content**

- 城镇住房发展规划的规划体系与规划内容

- Planning System 规划体系
 - Planning Principles 规划原则
 - Planning Content 规划内容

- **Issues Need to Pay Attention in the Process of Rapid Urbanization** 快速城镇化阶段需要关注的几个问题

- Housing problems of Rural Migrant workers 农民工住房问题
 - Reconstruction Mode of Urban villages 城中村改造模式
 - Spatial Arrangement of Affordable Housing 保障房空间布局

Summary

□ Two key points for urban housing development plan 城镇住房规划编制的两个关键点

- Put people first, based on the analysis of current conditions, meet the diverse housing demands of different groups
以人为本，基于现状分析，满足不同群体的多样化住房需求
- Focus both on housing quantity and housing quality
 - balance housing supply and housing demands
 - enhance the construction quality of new housing and improve the living condition of old housing areas住房数量与质量并重，在数量上住房供给与需求应基本平衡，在质量上兼顾新建住房品质提升和存量住区质量改善

Thanks!