

# *Asia-Pacific Network for Housing Research*

## *Newsletter*

No. 26

April 2017



<http://fac.arch.hku.hk/upad/apnhr/>

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## ***NEWSLETTER***

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### *Housing in an Era of Insecurity*

We live in an era of greater insecurity characterised by greater geo-political instability, economic volatility, changing social structures and shifting cultural values. Other key trends also contribute to insecurity. People are on the move in a rapidly urbanising world, with two thirds of the world's population expected to be living in urban areas by 2050 (UN, 2014). The effects of climate change are likely to contribute to population movement as well as the necessity to adapt in other ways. Rapid changes in the development, application and uptake of technology are enabling increasing connectivity but some people feel excluded, left behind and unheard. Whilst these broad factors play out differently in different places, it is timely for scholars interested in housing to consider how well our theories, concepts and methodological approaches respond to these challenges.

Housing (hereafter used as a shorthand to summarise land and housing) is arguably more important than ever in reflecting greater insecurity in a variety of areas and in compounding and contributing to insecurity. Three processes are particularly important – the role of housing in contributing to greater wealth and income inequality; intergenerational factors; and the spatial dimensions of new economic and social divisions.

On the first of these, there is increasing evidence that inequality is increasing and that the post-war welfare states, which had the promise of greater equality, may have been something of an aberration in the face of longer-term trends. Perhaps the best-known example is Piketty (2014) who argues that, over the very long term, the return to capital (wealth) grows at a greater rate than economic output and its distribution becomes more highly concentrated. Housing wealth (or more accurately housing and land ownership) contributes substantially to overall wealth and its concentration or distribution. Understanding this requires not only attention to the rate of owner occupation, as in much traditional housing research, but also to multiple property ownership and transnational property ownership as well as patterns of investment in residential real estate both nationally and globally in the search for greater security. At the same time, household income inequality is increasing due to labour market changes including the rise of casual and contract work, even in Japan the traditional home of the salaryman with lifetime security (Hirayama 2014), as well as unemployment and underemployment in some countries. Whilst taken over a much shorter period than Piketty, the OECD (2014) reports that in terms of income inequality 'the gap between rich and poor is at its highest level in most OECD countries in 30 years'. Today, according to the same report, the richest 10% of the population in the OECD area earn 9.5 times more than the poorest 10%; in contrast, in the 1980s the ratio stood at 7:1. While only a few countries in the Asia-Pacific region are OECD members, income inequality and instability of income are widely observed trends within the region.

Second, and relatedly, there is increasing recognition of the different housing opportunities available to people of different generations. In high cost markets, this is often portrayed as a tension between generations; between those who have benefited from inflating housing prices and those who cannot enter the housing market. Recent scholarship suggests that not only are people using housing to enable security in their own retirement but also families are finding ways of helping their children to access housing, sometimes drawing on their own housing wealth (Forrest, 2015). This has led to a refocusing on the role of family in understanding differential opportunities in addition to more traditional preoccupation with the actions of the state and market dynamics. Some families are in a much better position to help in this respect than others, in part because of their own differences in housing wealth as discussed above but also because of the vagaries of family type and size. Thus, more specific 'family capital' adds to well-researched differences in social and human capital in contributing to greater or lesser security in housing.

Thirdly, there are increasing divisions between those who have benefited from the economic liberalisation and global flows of labour and capital and those who have not. Economic liberalisation has enabled the increased financialisation of housing. In an urbanising world, the effects are experienced

spatially in the widening gulf between high growth cities - Kuala Lumpur, Tokyo, Hong Kong, Beijing, Sydney - and lower growth regional areas, as well as 'hot' and 'cold spots' within big cities. This highlights the interconnection between globalisation and increased insecurity in employment and in housing in particular places. It is important to investigate the effects of these processes on particular places and the communities who live there.

These new inequalities have led to a re-emergence, and re-imagining, of social class as a key concept in understanding some of these changes. The modern twist is that occupational status may be less important, particularly in the context of more women entering paid work, than the security and reliability of incomes and the extent of housing and other wealth. A key question for housing scholars is not only the relationship between insecure income and insecurity in housing but also the ways in which housing wealth may enable security for some whilst increasing risk for others. These risks are potentially greater and differ from traditional models of owning and renting which rely on stable income, often for long periods. This means studying new patterns of housing wealth, the processes which underpin these and the concentration of housing wealth in certain groups and certain places. It also calls for a much better understanding of individual/household experiences of housing insecurity including why and how insecurity affects lives and opportunities.

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## HOUSING NEWS FROM THE REGION

### CHINA

#### *Real Estate Market's Summary of 2016 and Outlook of 2017*

The real estate market of 2016 saw the peak of the current cycle. The yearly transaction size set a record high, and the gap between developed and developing cities kept widening. With easing policies in the first half of 2016, various demands were released, making market indices ran at a high level on the whole: the monthly sales of commercial housing in representative cities surged to the highest level in history. Housing prices in representative cities surged to the highest level in history; those in one hundred major cities rose by 7.61% in total; housing prices in major first- and second-tier cities and their neighboring cities surpassed each other by turns. With surging housing prices and sales, big property companies enjoyed prosperity. Looking into the second half of the year, China's economy is still faced with considerable downward pressure, and the government kept the policies in line with the realities of each city. Around the last National Day, local governments unveiled regulatory policies in succession, which led to the gradual stabilization in the fourth quarter.

In terms of policy, the government tightened its grip, and adopted policies according to local conditions to control market risk. In 2016, real estate policies were loose at first, and later on policies of hot cities entered a tightening phase: NPC and CPPCC put forward the idea of destocking according to local conditions. As the housing price of hot cities surged, policy differentiation became more evident. On the one hand, hot cities kept tightening the policies and reinforcing house purchase and loan restrictions as well as other regulatory measures to curb speculative demand and prevent market risk. On the other hand, third- and fourth-tier cities still stuck to destocking strategy, improving market conditions from both the supply side and demand side. Meanwhile, the central government enhanced the long-term mechanism of the real estate industry, and forged ahead with regional integration, new-type urbanization and so on, to build a favorable condition for the industry's long-term development.

In terms of housing price, hot cities saw a significant increase, and a gradual stabilization after the tightening regulation. Due to loose monetary conditions, periodical supply tension and land price rising, housing price of hot cities climbed very fast with hundred cities' housing price up 17.83% from January to November. After the intensive regulatory policies of many cities came out in the fourth quarter, the price increment of the new house and second-hand house both dropped in hot cities.

In terms of transaction, it stayed high all year round, with the structure going up evidently. In 2016, various demands kept releasing, and the transaction stayed high. In 50 representative cities, the turnover of the commercial residential buildings increased by more than 20% year on year, with the absolute amount setting a record high compared to the same period historically. After the regulatory policies came out in succession in hot cities around the National Day, the market heat of the representative cities began to drop, and the turnover of the fourth quarter fell from the previous high. Structurally, the total price of the products of all level in the core first- and second-tier cities rose significantly, and the improved demand in hot cities was also released, which made the transaction structure go up, with large house transaction holding a higher proportion.

In 2017, policies will be taken according to local conditions and be deepened in the context of risk-control and destocking. Hot cities will have the transaction volume and housing price fall down while third- and fourth-tier cities are expected to maintain the stable trend.

Our overall judgment on the real estate market in first- and second-tier cities in 2017 is that the transaction volume and housing price will enter the adjustment phase, while some cities will still enjoy opportunities. First-tier cities will enter house-in-stock era, and there will be far less market potential for new house development and construction. Stimulating the stock land and property caused by industrial upgrading will be the future trend, and thus the house renting market may be



the new opportunity. For the overheated second-tier cities, the housing price will be overdrawn, and the transaction volume and housing price will be very likely to fall down. Those cities that have industry and population support will be the next hot spot for development. Tianjin, Wuhan and Zhengzhou, benefiting from city cluster development, will gradually show their potential, with both the transaction volume and housing price maintaining stable growth. The western node cities, like Chongqing, Chengdu, Xi'an and so on, are expected to enter a new phase, while their housing price now is relatively low. Besides, in those small cities around major ones or the third- and fourth-tier cities that own remarkable industrial strength, the real estate market still has a lot of potential.

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## ***JAPAN***

### ***Coping with the growing number of vacant houses in Japan***

In March 2016, the Japanese Cabinet decided on a new “Basic Plan for Housing”. This plan was formulated based on new legislation in the “Basic Act for Housing” (2006), and it shows the direction of housing policy for the whole country between 2006 and 2015. The new plan which covers the period 2016 and 2025 indicates the direction of housing policy in the next 10 years and the basic measures for its realization. One of its main goals is the “promotion of the utilization or elimination of the rapidly increasing vacant housing stock”.

With the population and number of households decreasing, Japan’s housing policy and the housing market are under pressure to make a major shift, and structural reform is an urgent task. After WWII, the total population of Japan continued to increase exceeding 100 million for the first time in 1967, but is now declining after it peaked at 128.08 million in 2008. According to estimates by the National Institute of Social Security and Population Research, the total population is estimated to be 99.13 million in 2048, falling below 100 million for the first time. It is expected to decrease to 86.74 million in 2060. The total number of households has been increasing from 51.84 million since 2010, and it is expected to peak at 53.07 million in 2019. It is expected to decrease after that to 49.56 million households by 2035.

In the “Housing and Land Survey in Japan” conducted by the Ministry of Internal Affairs and Communications, the vacancy rate as of 2013 was around 8.2 million units (including rental units, units for sale and second homes). The total number of housing units in Japan is 60.63 million, of which vacant ones account for 13.5%. Along with the declining population and number of households, vacant households are expected to increase strikingly in the future. According to the estimate announced by the Nomura Research Institute in June 2016, the total estimate of the number of houses in 2033 will be about 71 million units, of which about 21.5 million units (30.2%) will be vacant.

Among all types of vacant houses, the number of so-called “other vacant houses” which excludes rental units, units for sale and second homes is particularly seen as problematic. The number of “other vacant houses” which was 2.12 million units as of 2003 has increased by 1.5 times to 3.18 million units in 10 years. Most of these “other vacant houses” are neglected or have no use at all, and it is estimated that their numbers will increase to 5 million units in 2023 if no measures are taken. Therefore, for the first time in the “Basic Plan for Housing”, numerical targets for vacant house numbers were set. The plan states that as of 2025, the number of “other vacant houses” will be held to about 4 million units.

Also, as a basic measure to control the increase in the number of vacant houses, a “systematic dismantling and removal policy” for units that adversely affect the living environment will be promoted. In 2015, the “Special Measures Law on the Promotion of Empty Housing Policies” was established. According to this law, municipalities can designate vacant houses that are not properly managed as “specified vacant houses”, and it is now possible to enforce fines and administrative

fees for the owners of such vacant houses. Some municipalities have introduced subsidies of from 200,000 to 1 million yen for dismantling and removing vacant homes.

Regarding vacant houses that can be utilized, the Ministry of Land, Infrastructure, Transport and Tourism is proposing:

- (1) The creation of a housing circulation system that allows the existing high quality (second-hand) housing to circulate in the market;
- (2) The promotion of local migration using vacant houses and the promotion of residences which are owned by the same person but located in different regions;
- (3) The promotion of the conversion to other uses such as nursing care homes, welfare and child rearing facilities, and accommodation facilities and
- (4) A consultation system for vacancies, an advice system for sale and rental, and the enhancement of information provision by the local government.

However, since the burden on individuals for demolition and removal of vacant houses will be heavy, it is unlikely that disposal rates will increase significantly. Even if the rate of dismantling increases, it will lead to an increase of barely used or unused land. Even if the number of “other vacant houses” is reduced by promoting redistribution of empty houses, there is also the possibility that the numbers of vacant houses “for lease or for sale” may rapidly increase instead. It could also lead to further deflation of housing and land assets.

Despite the total number of vacant houses increasing remarkably, the number of newly built houses countrywide reached 920,000 units in 2015. In the central part of Tokyo and in the central parts of the main regional cities, a high supply of newly built housing mainly consisting of high-rise apartment buildings, is continuing. Further developments including regulations limiting the total number of newly built houses are expected to appear as a part of the next review of the “Basic Plan for Housing” scheduled to take place in five years.

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## ***SOUTH KOREA***

### ***Compressive Growth and Shade in Korea***

In 1950, Korea suffered hundreds of thousands of casualties due to the Korean War in three years, and the whole country was hurt. However, as a result of the economic development plan that started in 1960, it has grown rapidly as a developing country since the 1970s. Housing inventory in modern Korea exceeded 114%, especially apartments in the last 50 years since 1970 where more than 60% of the total housing has become a solution to affordable housing for home buyers.

In the process of economic development, Korea has become a social problem due to the influx of industrial population into urban areas, and the mass production of housing has become the key to solving this problem. In the process of rapid economic development, it has accepted new housing, large size and advanced technology and has formed a housing market that moves to new homes. Consumers who aim for larger homes have become a driving force in the construction market to accelerate the large housing market, and while their income has grown 10 to 20 times in 50 years, houses and apartments have been diversified into living environments where diverse consumer groups live.

It is undeniable that mass production of housing contributed to the improvement of the living environment level by supplying affordable housing, which is still valid for government policy and development companies. Because it is the business goal of the corporation to obtain the development profit through the cheap construction method, and the government implements the government policy by guaranteeing it. The start-up and decision-making of the project is carried out by the operators,



and the technicians feel that the easy method is convenient for the work, the profit is guaranteed, and the mass production method is convenient.

As accumulated problems in the process of compression growth, there are increasing numbers of households with weakness in diversification of social members, economic power and consumer purchasing ability, and the problem of not meeting consumer demand is spreading. Nevertheless, the consumer's desire for a variety of values for the home has always been behind in the paradigm that mass production is a virtue.

#### *Housing environment and challenges in low-growth age*

Since the rapid urbanization in the 1960s and 1970s, single-family houses have been built mainly. Physical aging, relative aging, and social aging have progressed and so-called old-fashioned areas have spread to slum areas.

Until now, the development method by the development of the new residential complex has been replaced by the urban regeneration technique which recycles old areas. The incentive system that increases the land area rate is often used to reduce the risk of development burden in the old region where the high price of land has already been established. The result of urban regeneration is a high-rise, high-density residential area, and has been critically evaluated for its publicness. The contrary idea to realizing for a more valuable residential environment is still economic logic.

#### *Aging Society and Individual Family Age*

The rapid increase in the aging population and small family households in Korea has brought about a great change in residential culture. Consumers wanting to have a spacious house are transforming into a society that is settled into a small-sized housing market or a small-sized house, as the family enjoys a higher standard of living and the price of a house is getting higher. The Korean family in the growing period was a typical type with four family members, but the rate of family composition increased by 2-3, and the rate of building small houses increased remarkably. Due to the burden of the purchase of housing, the marriage age was delayed until after the age of 30, and the number of one-person-households surged as the number of younger generation residing at work increased. These also have weak income and economic power, so small-scale housing has been favored.

#### *Housing leasing policy by private development (Newstay)*

The New Stay business is a promotional name for the corporate rental housing business. It supports a variety of development methods: 1) Supply promotion district method: The area adjacent to the existing city area is more than 20,000 square meter. If it develops more than 100,000 square meter area, it will be designated as a supply promotion district, and it will give various incentives such as building coverage, volume ratio, and height of building. 2) Enterprise-type rental housing development: 50% or more of the maintenance district is created as an enterprise-type rental housing complex, allowing the floor area to be reduced by 50% incentives, land coverage rate, and floors. 3) LH Public Offering Project: Using the land owned by LH, the news tee business 4) Newstay linkage type maintenance project 5) The public fund purchases the land and supports the housing development company with cheap land lease 6) And a cooperative type that attracts social economic entities to private rental housing suppliers.

In this way, private developers are guaranteed to avoid the burden of land purchases and business risks in a variety of ways, which is welcomed as a policy to promote residential maintenance in urban areas where development and maintenance are insufficient.

#### *Happy house for young generation*

The higher the price of housing, the more social burden the young people who have incomes to earn, the more the marriage age is delayed and the marriage is abandoned. The government is supplying "Happy Houses", which provide urban apartments under 45 square meter. 80% for college students, newlyweds; and 10% for the elderly, and 10% for the low-income class. The rent is 60 ~ 80% more than the surrounding price. It can be seen that they actively support the social housing policy to solve the housing problem of the younger generation whom are social underdeveloped.

### *Public rental housing as an income class*

This scheme provides rental housing of low-income class, which houses national rental housing (less than 60 square meters) for income class 4 or lower, permanent rental housing (less than 40 square meters) for the lowest income class. Other housing management policies are also being promoted. This shows that Korean society is diversifying the perception of housing shortage and introducing various rental housing supply systems and shifting to a welfare approach. It is a complementary process to the market economy that depended on the profit structure of private developers in the process of Korea's compressive growth. It is the process of changing the policy of shifting from the housing supply and demand management paradigm of pre-sale housing to the housing welfare of the vulnerable class.

Division	Happy House	Public lease (10 years)	National lease	Permanent lease
Purpose of supply	Improvement of housing stability and welfare of young generation	Support my home	Housing stability for low income class	Housing stability for the lowest income class
Supply target	Student, new married couple society, etc	Subscription saving owner	Below income quintile	Basic Livelihood Recipients and Minimum Income Class
Housing area	Below 45 square meters	Below 85 square meters	Below 60 square meters	Below 40 square meters

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## ***TAIWAN***

### ***Housing Policy and Tax Reform in Taiwan***

The housing market in Taiwan steadily declined in housing transactions in 2016. The number of housing transaction reached a history low at about 246 thousand units. The average number of housing transaction is about 350 thousands units annually in the past ten years. The implementation of integrated housing and land taxation in January 2016 has been seen as an important factor to exacerbate a significant decline in housing transactions. The tax rate of integrated housing and land tax system ranges from 15% to 45% based on homeowners' hold period. An owner-occupied residence, however, will receive preferential taxation for the profits gained. As long as the owner's transaction profit is less than NT\$4 million (US\$130,280), it is tax-exempted, while profits in excess of that amount shall be taxed 10%.

The newly elected President Tsai Ing-wen also announced "three arrows" to Taiwan's housing market in January 2016. The first arrow aims at real estate taxation. Dr. Hua, the leader of DPP's Land and Housing Policy Team and turned to be Deputy Minister of Interior after May 2016, pointed out that current tax bases of Land Value Tax and House Tax are far below market values. The assessed public announced land values and assessed current land values capture only 10% and 50% of market values, respectively; while the standard value of house only captures 10% of market value. As a result, the real tax rate only accounts for 0.1% which is far below 1% at international level. The inequality in real estate taxes has eroded the base of housing justice. The essential step for real estate tax reform is to increase land and house values up to market level. However, it will be a big challenge for the new cabinet which expect to have big opposition against tax increases.

The second arrow aims at the rental housing market. Due to inactive and poor performance in the rental housing market over the past several decades, the new government aims to secure lease contracts to both landlords and tenants and to increase effectiveness in the rental housing market. The government will enact regulations on rental housing market development and expects to pass the regulations within two years (by the end of 2018). Several policy strategies have been drawn to

provide incentives to landlords to release their vacant housing units into the rental market. These strategies include the establishment of professional landlords to take charge of sublets from existed landlords, and the development of franchising for small landlords and also offering preferential tax rates for capital gains tax, land value tax and house tax. The regulations also put great efforts to enhance the lease security to tenants, especially vulnerable tenants.

The third arrow aims at social housing sector. President Tsai has announced to provide 200 thousands social housing units capturing 2.5% of total housing stock within eight years. The social housing rent will be set at 70-80% of market rent level. Amount 200 thousands social housing units, about one third will be new construction, and others will be renovated by vacant units released from the public sector and the private sector. About 20 thousands new social housing units will be built mainly in three metropolises including Taipei City, New Taipei City, and Taichung City by mid-2018. Since the affordability problem in southern Taiwan is relatively less severe than that in northern Taiwan, the provision of social housing units in southern Taiwan is mainly by renovating of publicly owned vacant units. The rent subsidy is also the main tool of housing subsidy to socio-economic minority tenants in southern Taiwan. We have seen significant different focuses of social housing policies between north and south regions in the island.

In summary, Taiwan's housing market experienced continuous recession in 2016. The new government's three arrows aiming housing policy and tax reform have already had considerable impacts on the housing market. Started in January 2017, the rise in assessed public announced land values and standard value of house due to tax reform has increased holding costs for all owner-occupiers and thus raising criticism by many homeowners. However, we believe that is the pressure the new government need to be sustained in order to achieve housing justice in the long run.

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## **CONFERENCE REPORT**

### **2016 APNHR CONFERENCE IN GUANGZHOU, CHINA**

The 8th APNHR Conference was successfully held at Sun Yat-sen University, Guangzhou, China from 17th to 19th December 2016. The 8th APNHR Conference was co-organized by the Centre of Urban Studies and Urban Planning, The University of Hong Kong and the Department of Urban and Regional Planning, Sun Yat-sen University. Guangdong Real Estate Association was the supporting organization. Dr. Shenjing He from the University of Hong Kong was the conference chair, while Prof. Yungang Liu from Sun Yat-sen University and Prof. Jie Chen of Shanghai University of Finance and Economics were vice conference chairs.

#### **Conference theme: Housing issues in a new epoch of urbanization: challenges and opportunities**

In the Asia Pacific Region, most countries are experiencing unprecedentedly rapid urbanization which brings about quantitative and qualitative changes in the urban realm, while more developed Oceania countries also facing new challenges of urbanization such as the influx of overseas investment and migration. The advent of a new epoch of urbanization in the region projects profound influence on a number of housing issues, which brings both new challenges such as severe problems of housing affordability and housing security, and new opportunities such as green housing and healthy living. It is therefore a high time to revisit some classical housing issues such as affordable housing policies, residential mobility, social mix and residential differentiation under the new circumstances, while inquire into some emerging housing issues in the region, e.g. global investment and housing market stability, financialization of housing market, and post- financial crisis housing security. This APNHR conference brought scholars from various contexts to discuss the common challenges and opportunities we are facing, and generate a synergy to devise better solutions and envisage a brighter future for housing development in the region.



This conference attracted over 150 participants from 24 different countries and regions across six continents. This conference hosted 19 sessions and over 90 oral presentations covering broad and topical themes such as: Housing policy and social development; Global investment, financialization, and housing market stability; Affordable housing and residential differentiation; Housing policy and governance; Residential mobility; Housing and urban regeneration; Big data in housing research; High density city and vertical living; Elderly housing; Private rental housing; Urban housing policies and governance in global south; Housing and speculative property development; Green housing and healthy communities.

This conference invited six well-established scholars, practitioners and policymakers to deliver keynote speeches. Keynote speakers included Mr. Jun Feng (the Vice Director and Secretary-general of the China Real Estate Association), Prof. Chris Webster (Dean of the Faculty of Architecture, The University of Hong Kong), Prof. Edward G. Goetz (the Director of the Center for Urban and Regional Affairs at the University of Minnesota), Prof. Yosuke Hirayama (Professor of Housing and Urban Studies at Kobe University), Prof. Siqi Zheng (the Director of Hang Lung Center for Real Estate at Tsinghua University) and Prof. Rachelle Alterman (the Head of the Lab on Comparative Planning Law and Land Policy at the Technion – Israel Institute of Technology).

Convened by Prof. Rebecca L. H. Chiu (the Director of the Centre of Urban Studies and Urban Planning, The University of Hong Kong), a roundtable discussion themed ‘Gated Communities – Controversial to Whom?’ was organized, with Prof. Rebecca L. H. Chiu, Prof. Edward G. Goetz, Prof. Rachelle Alterman, Prof. Chris Webster and Dr. Wan Nor Azriyati Wan Aziz as panel members.

During the conference, the organizing committee also arranged fieldtrip to one affordable housing estate (Fanghe Garden) and one commercial housing estate (Evergrande Royal Peninsula) on 17th December 2016. Some overseas participants visited UNESCO World Heritage Site - Kaiping Barbican and Villages on 19th December.



Figure 1: Group photo at Sun Yat-sen University



Figure 2: Fieldtrip at the UNESCO World Heritage Site - Kaiping Barbican and Villages

## UPCOMING HOUSING EVENTS

### **ISA - RC43: HOUSING AND THE BUILT ENVIRONMENT CONFERENCE**

#### ***Unreal Estate? Rethinking Housing, Class and Identity***

Date : 18 - 21 June 2017  
Venue : City University of Hong Kong, Hong Kong  
Organizers : Urban Research Group, Department of Public Policy, City University of Hong Kong  
Website : <http://www.cityu.edu.hk/cityuoncities/news.asp?id=72>

#### *Conference theme*

- Financialization and the built environment
- Land tenure, housing and urban conflicts
- Housing inequality and social stratification
- Housing and comparative urbanism
- Migration, mobility and identity
- Gentrification, displacement and the right to the city
- Affordability and the future of home ownership
- Smart housing, smart cities and social justice

#### *Important dates*

Abstract submission deadline : 31 March 2017  
Early-bird registration deadline : 30 April 2017

### **ENHR 2017 CONFERENCE:**

#### ***Affordable Housing for All! – Redefining the Roles of Public and Private Sectors***

Date : 4 - 6 September 2017  
Venue : Tirana, Albania  
Organizers : European Network for Housing Research  
Website : <http://www.enhr2017.com/>

#### *Conference theme*

Housing affordability has become a growing problem after the 2008 financial and economic crisis. Policy makers at all levels: global, national, regional, municipal, or at community associations are striving to respond to the growing issue of affordable housing for all. The questions if housing is a basic need, a right, an entitlement, a public good, or is it just a consumer choice, a commodity or an investment within the free market – still remain a dichotomy of politicians on the left and right sides. There is a general agreement that everyone should have a decent and affordable home but the ways to reach this goal are still unclear.

This conference will be a perfect platform to open a local and European debate with practical values that goes beyond academic and scientific purposes and will benefit national agenda and the whole Europe.

#### *Important dates*

Early bird registration : 1 January 2017  
Full Fee : 1 April 2017  
Closing of the Registration : Once 350 participants are registered  
Opening of Call for Abstracts : 1 February 2017  
Deadline for the Abstract Submission : 12 April 2017  
Notification of Abstract Acceptance : May 2017  
Deadline to submit a full paper : 10 June 2017  
Deadline to submit final for Bengt  
Turner Award (BTA) : 10 June 2017

## ***RECENT PUBLICATIONS ON HOUSING IN THE ASIA-PACIFIC REGION***

### ***AUSTRALIA***

Johnson, L., Andrews, F., & Warner, E. (2016). The Centrality of the Australian Suburb: Mobility Challenges and Responses by Outer Suburban Residents in Melbourne. *Urban Policy and Research*, 1-15.

MacDonald, H., Nelson, J., Galster, G., Paradies, Y., Dunn, K., & Dufty-Jones, R. (2016). Rental Discrimination in the Multi-ethnic Metropolis: Evidence from Sydney. *Urban Policy and Research*, 34(4), 373-385.

Pawson, H., & Herath, S. (2017). Sinks of Social Exclusion or Springboards for Social Mobility? Analysing the Roles of Disadvantaged Neighbourhoods in Urban Australia. *Urban Policy and Research*, 1-18.

Shearer, H., Coiacetto, E., Dodson, J., & Taygfeld, P. (2016). How the structure of the Australian housing development industry influences climate change adaptation. *Housing Studies*, 31(7), 809-828.

### ***CHINA***

Chen, S., & Liu, Z. (2016). What determines the settlement intention of rural migrants in China? Economic incentives versus sociocultural conditions. *Habitat International*, 58, 42.

Chen, T., Hui, E. C., Lang, W., & Tao, L. (2016). People, recreational facility and physical activity: New-type urbanization planning for the healthy communities in China. *Habitat International*, 58, 12.

Chiang, S. (2016). Rising residential rents in Chinese mega cities: The role of monetary policy. *Urban Studies*, 53(16), 3493-3509.

Gong, Y., Boelhouwer, P., & de Haan, J. (2016). Interurban house price gradient: Effect of urban hierarchy distance on house prices. *Urban Studies*, 53(15), 3317-3335.

Gong, Y. R. (2016). Rental housing management as surveillance of Chinese rural migrants: The case of hillside compound in Dongguan. *Housing Studies*, 31(8), 998-1018.

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Hu, H., Geertman, S., & Hooimeijer, P. (2016). Personal values that drive the choice for green apartments in Nanjing China: the limited role of environmental values. *Journal of Housing and the Built Environment*, 31(4), 659-675.

Miao, J. T., & Maclennan, D. (2017). Exploring the 'middle ground' between state and market: The example of China. *Housing Studies*, 32(1), 73-94.

Tian, L., Guo, X., & Yin, W. (2017). From urban sprawl to land consolidation in suburban Shanghai under the backdrop of increasing versus decreasing balance policy: A perspective of property rights transfer. *Urban Studies*, 54(4), 878-896.

Wu, F., & Logan, J. (2016). Do rural migrants 'float' in urban China? Neighbouring and neighbourhood sentiment in Beijing. *Urban Studies*, 53(14), 2973-2990.

Wu, W., & Wang, J. (2017). Gentrification effects of China's urban village renewals. *Urban Studies*, 54(1), 214-229.

Yu, H., & Huang, Y. (2016). Regional heterogeneity and the trans-regional interaction of housing prices and inflation: Evidence from China's 35 major cities. *Urban Studies*, 53(16), 3472-3492.



Xiao, Y., Webster, C., & Orford, S. (2016). Can street segments indexed for accessibility form the basis for housing submarket delineation? *Housing Studies*, 31(7), 829-851.

Zhang, D., Liu, Z., Fan, G., & Horsewood, N. (2017). Price bubbles and policy interventions in the Chinese housing market. *Journal of Housing and the Built Environment*, 32(1), 133-155.

Zhang, Q., & Su, S. (2016). Determinants of urban expansion and their relative importance: A comparative analysis of 30 major metropolitans in China. *Habitat International*, 58, 89.

Zhao, P. (2017). An 'unceasing war' on land development on the urban fringe of Beijing: A case study of gated informal housing communities. *Cities*, 60, Part A, 139-146.

Zhong, T., Chen, Y., & Huang, X. (2016). Impact of land revenue on the urban land growth toward decreasing population density in Jiangsu Province, China. *Habitat International*, 58, 34.

### **HONG KONG**

Wang, D., & Li, F. (2016). Daily activity space and exposure: A comparative study of Hong Kong's public and private housing residents' segregation in daily life. *Cities*, 59, 148-155.

### **INDIA**

Ram, P., & Needham, B. (2017). Changing ability to pay for housing into effective demand: Evidence of institutional constraints from the slums in India. *Cities*, 62, 71-77.

### **KOREA**

Jung, E., Choi, Y., & Yoon, H. (2016). The impact of the Gyeongui Line Park project on residential property values in Seoul, Korea. *Habitat International*, 58, 108.

Seo, J. (2016). Housing Policy and Urban Sustainable Development: Evaluating the Process of High-rise Apartment Development in Korea. *Urban Policy and Research*, 34(4), 330-342.

### **NEW ZEALAND**

Preval, N., Randal, E., Chapman, R., Moores, J., & Howden-Chapman, P. (2016). Streamlining urban housing development: Are there environmental sustainability impacts?. *Cities*, 55, 101-112.

### **TAIWAN**

Lin, P., Chang, C., & Foo Sing, T. (2016). Do housing options affect child birth decisions? Evidence from Taiwan. *Urban Studies*, 53(16), 3527-3546.

### **VIETNAM**

Côté-Douyon, M. (2016). Ola Söderström 2014: Cities in Relations: Trajectories of Urban Development in Hanoi and Ouagadougou. Chichester: Studies in Urban and Social Change, Wiley Blackwell. *International Journal of Urban and Regional Research*, 40(3), 704-706.

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