

# *Asia-Pacific Network for Housing Research*

## *Newsletter*

No. 28

April 2018



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

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## ***NEWSLETTER***

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### *Homeownership in Hong Kong: an increasingly unrealizable dream*

In the editorial of the November 2017 Newsletter of APNHR Professor Ray Forrest argued forcefully that “the stake in the system represented by homeownership” is all the more important at a time when the homeownership rates in the United States, the United Kingdom and other English speaking countries are showing signs of decline (Forrest, 2017). In particular, given the skyrocketing home prices, the wealth gap between those who have attained homeownership in an earlier time and already paid off the mortgage outstanding and those who are trapped as perpetual renters is getting wider than ever.

The unfolding of housing market dynamics and its implications for wealth generation and redistribution has even greater relevance in Hong Kong. Housing has always been expensive in the former British colony and now Special Administrative Region (SAR) of China. Previously, I computed the price-to-income ratio (PIR) based on the median price of a 55m<sup>2</sup> flat in Kowloon and the median household income of the city. The results showed that it rose from an already very high ratio of 11.66 in 1982, to an even more unbelievable level of 16.67 in mid-1997 on the eve of the Hong Kong’s return to China (Li, 2016). To sooth the housing affordability problem, Tung Chee Hwa, the first Chief Executive of the SAR, launched his famous or infamous 85,000-units housing development programme, under which a homeownership rate target of 70% by 2007 and a queuing time of no more than 3 years for public rental housing (PRH) application were promulgated.

At the very moment when the Hong Kong SAR Government was inaugurated, the Asian Financial Crisis hit East and Southeast Asia. The Hong Kong dollar was under attack, and the interest rates soured. The stock market collapsed, and the over-inflated property bubble burst. Irrespectively, under Tung’s 85,000-unit housing development programme housing supply increased sharply. The supply gut further dragged down the property market. After hitting its peak in summer 1997, home prices in Hong Kong experienced prolonged and sharp declines for the next six years. At its bottom in late 2003, average home price was down by more than 67 per cent. Large numbers of homeowners became negative equity holders in that the mortgage outstanding was more than the market value of the home. Of course, those who were able to hold on would see the value of their property to surge way beyond the 1997 peak in subsequent years. And, those who were fortunate enough to enter the market when the property market was in its doldrums would see the net worth of the homes they own increased by more than ten folds.

Buying at the bottom is primarily a matter of luck. The window through which homes were more accessible was narrow. The great majority of those who entered the labour force since the founding of the SAR would have missed this opportunity to attain homeownership. In 2002 the SAR government undertook an 180<sup>o</sup> policy turn. The 85,000-units programme was scrapped. More importantly, the government pronounced to indefinitely terminate the Homeownership Scheme (HOS), that is to say, the Housing Authority would stop the construction and sale of subsidized flats. Furthermore, the government held back its land sales programme and let private developers dictate the timing and location of government land sales under the so-called “triggering system”. Large-scale new town development was seen as out-dated and put on hold, and inaction characterized urban land development ever since. Under such a circumstance, housing starts and completions experienced rapid declines and stayed at record low levels in the late-2000s and throughout the 2010s, at a time when the housing market recovered strongly after the SARS outbreak, with home prices surpassing the 1997 peak by 2011.

Not even the world financial crisis of 2007-08 and the subsequent Great Recession in USA and elsewhere was able to curtail the increase in home price in Hong Kong. Today, the average home price is more than double that of the 1997 peak (R&D, 2018). A small flat of 55 m2 would easily cost HK\$10 million or more. For such flats, a minimum down payment of HK\$3 million is often required

for home purchase. Without help from the parents, the younger generations in Hong Kong can hardly enter homeownership, even though they represent a much better educated group, with a substantial percentage employed as professional workers. Most have to rely on the private rental market, as their incomes either exceed the eligibility limit for PRH or, even if this is not the case the increasingly long queues would have precluded many of them from PRH allocation. According to the Main Tables of the 2016 Population By-Census, the homeownership rate over the past decade showed consistent declines. In 2006, 36.5 per cent of households were private homeowners; in 2016, the figure dropped to 33.2 per cent. The share of HOS also declined, from 16.3 per cent in 2006 to 15.3 per cent in 2016; so did the share of PRH, from 31.0 per cent in 2006 to 30.4 per cent in 2016. Correspondingly, the share of renting private housing rose from 14.9 per cent in 2006 to 19.8 per cent in 2016, while the percentage in temporary housing remained at 0.8 per cent in both years, and that in non-domestic housing increased from 0.2 per cent to 0.5 per cent (Figures may not add up to 100 per cent due to rounding error; C&D, 2018).

The decline in homeownership rates and also PRH access, surely, pertain primarily to the younger cohorts. No wonder why the younger generations today exhibit widespread discontents. The Umbrella Movement of 2014 under which major thoroughfares in the SAR were occupied by camper-protesters for 79 days was a vivid expression of such discontents. The so-called “Fish Ball Revolution” on the evening of the Chinese New Year Day of 2015 when thousands of youngsters fought a severe battle with riot police on the streets of Mong Kok exemplified further the undercurrents of instability that might inundate the Hong Kong society. Of course, one may cite a host of factors, such as the inability of Hong Kongers to achieve “true” universal suffrage, and the lack of upward mobility of the younger generations as compared with their parents due to much slower economic growth and, paradoxically, also to the phenomenal increase in tertiary education opportunities and corresponding “devaluation” of university degrees, to account for the discontents. But the increasing wealth gap between those who own homes and those who do not own and do not see any chance of owning homes certainly contributes significantly to sowing the seed of social discontents in the SAR.

The Hong Kong SAR Government is not unaware of this. Over the past few years a series of demand control measures including doubling the ad valorem stamp duties for property transactions have been introduced; also, attempts have been made to re-invoke and enlarge the New Development Areas in the northern part of the New Territories identified in the 2030 Planning Study so as to increase land supply. However, particularly in respect to land development very little has been accomplished, and the government land bank remains un-replenished. The property bubble continues to expand. No one knows when the bubble is going to burst again, but if it does the damage it will do to the Hong Kong economy and society will likely to be a severe as if not more severe than what happened in 1997.

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## HOUSING NEWS FROM THE REGION

### CHINA

#### *Increasing Prominence of Rental Housing: Updates of Chinese Housing Market and Housing Policy in the Second Half of 2017*

The most significant phenomena in China's housing market in 2017 was the unprecedented investment boom of residential leasing market. To meet high demand of new-citizens' housing needs through building a housing supplying system that emphasizes both purchase and rental, on July 2017 China's housing authorities urged cities with large net population inflows need to accelerate the development of rental housing market. Policy package includes but not limited to supporting the development of institutional operators in residential leasing market, establishing government-run rental trading platforms, increasing land supplies for residential rental projects and innovating residential leasing management and service system.

According to a circular issued by the Ministry of Housing and Urban-Rural Development of P.R.C, the authorities have launched a pilot program to encourage developing long-term rental housing in 12 cities—Guangzhou, Shenzhen, Nanjing, Hangzhou, Xiamen, Wuhan, Chengdu, Shenyang, Hefei, Zhengzhou, Foshan and Zhaoqing. The circular highlights land policy which enables newly built commercial housing projects to allocate some of the apartments to be leased instead of being sold. Metropolises and large cities can pilot programs to use land for collective rental housing projects. For example, Shanghai transferred 21 land parcels that are for leasing-use only to developers. All the winning bidders for the 21 parcels were State-owned enterprises, which is expected to play key roles in rental housing provision.

It's worth mentioning that the government are encouraging institutional operators to participate more in residential leasing market. Before the government's support for residential leasing market, this market was dominated by individual homeowners rather than institutional operators who operated about 2 percent of properties in the residential leasing market back then (the Ministry of Housing and Urban-Rural Development). With the support from the government, state-owned enterprises, real estate developers and traditional real estate agencies are all expanding their business in residential leasing market. State-owned enterprises with expertise and experience in the real estate sector are encouraged to operate in the residential leasing market by developing and managing large-scale leasing projects. Around a third of the top 30 property companies have entered the long-term leasing market<sup>1</sup>, for example China Vanke, the country's top property developer, announced its plan to issue up to 35 billion yuan (\$5.39 billion) of direct debt financing instruments to boost liquidity or finance long-lease apartment projects<sup>2</sup>; Some financial institutions and internet companies also have jumped on the bandwagon.<sup>3</sup> With professional and organized institutional operators joining this market, the size of China's leasing market, with a total of 1.38 trillion yuan in the end of 2017 (\$212 billion), is expected to reach nearly 2 trillion yuan by 2020 (China Index Academy).

In terms of financing, the circular issued by the ministry of Housing and Urban-Rural Development circular said the authorities encourage banks and other financial institutions to strengthen financial support for rental housing projects. But compared with selling homes, particularly those of good quality in prestigious locations, that can realize a quick return, leasing homes requires developers to have strong liquidity management capacity and rich expertise in property management. Consequently, in October 2017, China gave the green light to a new financing product that is based on rental income from apartments in major cities. The new product is modeled on the lines of quasi-Real Estate Investment Trusts (REIT) which are allowed to use securitization techniques to monetize assets and access funding. It signaled another step by China to further develop its real estate market. Meanwhile, according to the China Securities Regulatory Commission, authorities have been studying policies

<sup>1</sup> Steady progress seen on housing solution, <http://www.chinadaily.com.cn/a/201801/04/WS5a4d61e3a31008cf16da4f23.html>

<sup>2</sup> China Vanke plans financing for investment in long-lease apartments, <http://www.chinadaily.com.cn/a/201801/08/WS5a52d762a31008cf16da5af0.html>

and regulations for REITs which is viewed as an important component for financing long-term rental projects that rely on the strong capability for cash flows and yields from stable rental incomes.

Along with the encouragement for residential leasing market comes the reformation in land supplying system, in August 2017, a circular issued by Ministry of Land and Resources have allowed rural collective economic organizations to build and rent housing on rural construction land by themselves or through joint ventures on a trial basis in 13 Chinese cities, including Beijing, Guangzhou and Shanghai. As China diversify sources of residential land supply to promote the development of residential leasing market, gradually the government may no longer be the sole provider of residential land.<sup>3</sup>

“We must insist that housing is for living but not for speculation”, said President Xi Jinping, also the general secretary of the Communist Party of China (CPC) Central Committee, in the general conference report delivered at the opening ceremony of the 19th CPC National Congress in Beijing in October 2017. China is working on a solution to ensure that houses are used as primary residences rather than for speculative profit. The solution, which aims to ensure supply through multiple sources to meet demand, is thought to include a long-term leasing mechanism, shared ownership and property tax. During the annual Central Economic Work Conference, which concluded in December, long-term leasing was first officially proposed and regarded as a cornerstone in developing the rental housing market. With long-term leasing as one of its highlights, seeking a long-term solution to addressing the country’s housing affordability challenges is expected to advance substantially in 2018.<sup>3</sup>

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<sup>3</sup> China to diversify sources of residential land supply,  
<http://www.chinadaily.com.cn/a/201801/16/WS5a5d7152a3102c394518f872.html>

## **HONG KONG**

### ***New ‘Starter Homes’ scheme for Hong Kong***

First-time buyers hoping to get onto the property ladder in Hong Kong have been faced with yet another year of disappointment. Although the price index for private domestic properties dropped slightly by 3.6% in 2016, it resumed its climb in 2017 and increased by as much as 16.7%. Meanwhile, those who are eligible for subsidized sale flats are facing a tough scramble – when the Housing Society launched two new developments in late 2017, more than 85,000 applications were received for just 620 flats. Competition was particularly fierce for so-called ‘White Form’ applicants – applicants who are non-sitting tenants and who do not qualify for public rental flats. This group constituted the majority (99%) of all applications, yet only 50% of the available flats were set aside for them. This means that more than 270 White Form applicants were competing for each flat.

In the midst of this housing market frenzy, the new administration of 2017 announced in its Policy Address that a new subsidized housing scheme would be launched in 2018, known as the Starter Homes Scheme, which is aimed at households who have not owned property before. This scheme is differentiated from existing subsidized sale flats. The new scheme is expected to cater for middle-income families with monthly household income over HKD 52,000 (around USD 6,700), which is above the upper income limit for the conventional Home Ownership Scheme. The upper income limit for the new scheme is expected to be HKD 68,000 per month (around USD 8,700). The pilot scheme is expected to provide around 1,000 flats.

The details of the new scheme are yet to be announced, so there are lots of question marks as to whether the scheme is going to provide truly affordable flats. As some commentators have pointed out, families with income between HKD 52,000 and 68,000 are probably able to afford tiny flats on the private market, although at the expense of living quality. It is not clear whether flat prices in the new scheme will be linked to market prices, what the discount rate would be, and what types of flat sizes would be available. Nor is it clear whether the scale of this scheme would be expanded. The answers to these questions will determine whether the new scheme could quench the thirst of aspiring first-time buyers.

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## **INDIA**

### ***Rapid Urbanization and the housing market: “Is the glass half empty or half full?”***

When we talk about Indian housing, we only talk about Indian cities, slums, air pollution, lack of infrastructure in the cities and so on and so forth. In major conferences or forums, it has been increasingly common to discuss the consequences of rapid urbanization, especially, how countries like India or China are urbanizing and their deteriorating housing conditions. History tells us, statistically, only 11.4 per cent of Indian population lived in cities in the year 1901. As per the Census 2011, 31.1% of the total population in India or 377 million people lives in urban areas. This figure is likely to increase to 40% by the year 2030. From global experience, we know ‘development’ or ‘economic growth’ is synonyms to ‘urbanization’ and when countries develop (economically), rural-to-urban migration accelerates, boosting the number of cities; purchasing power of the society improves. As a result more housing enter the market lifting the overall standard of many. Now if the official figure and future projections are correct, and India is not actually far more urbanized than the official measure, we can be hopeful that the future does not completely hold a ‘doom’ scenario. This is because the urbanization is still at adolescence and it can be influenced and managed to our advantage. Despite much clamour about over-urbanization, experts (Kundu, 2011; p.8) have argued that, urban growth has been quite modest in India and questioned the popular theories of “urban explosion”, or “over-urbanization”. If we hark back to the seventies, the country recorded an all-time high urban growth rate of 3.8 per cent. The annual growth rate lowered to 3.1 per cent during



1981-91, which went further down to 2.7 per cent during 1991-2001. This suggests urbanization has not completely wrong-footed us as we still have time and opportunity to plan new cities and put new strategies to house the millions who are yet to have an adequate and affordable shelter by global standards. We can create safety nets and propose more low income housing along with housing units for the middle and high income population and make this urbanization more 'inclusive'. New cities and neighbourhoods will be built and these cities can be conceived as 21st-century metropolises, equipped to meet modern challenges like climate change, energy efficiency, transport, public health in ways that established cities like Kolkata, Delhi, Mumbai or Chennai couldn't in the past. We can plan for the 300 million Indians expected to migrate to Indian cities over the next two decades, earning 60 percent less than \$1 per day per capita. It is projected that these new urban dwellers will eventually pile up and join existing slums and squatters settlements. But if we have low income housing provision in our new cities, we could reverse the outcome of the three decades of 'so called' transformation. Over the last three decades, the country has witnessed two contradictory trends - a housing boom in the middle and high income housing sector and simultaneously, a severe housing crisis in the low income segment. But how?

According to Tilotia (2015; p.98-99), India is in the curious position of having more houses than it has households today. According to Indian Census 2011, India's household increased by 60 million to 247 million from 187 million between 2001-2011 and the number of houses went up by 81 million (from 250 million houses in 2001 to 331 million in 2011). The increase in urban housing in our cities is telling: There are 38 million new houses for 24 million new households. If there is an oversupply of housing units, one may wonder why there is still a severe shortage. The housing shortage lies in the affordable segment (particularly, at the low income segment) with shortages being distinctively pronounced at the bottom tier of the population, whose ability to pay is severely constrained. In the past decades, private sector has supplied high or at the most middle income housing units yielding higher profits. The recent trend, however, shows the slow absorption of high income units reflected from many neighborhoods in the peripheries turning into ghost towns. So there may be an opportunity of plan it right for the next wave of urbanization. It is important that private developers change their perception about affordable housing development and channelize their efforts by scaling up of their operation. The call for the day is: 'mass affordable housing', the materialization of which can be shaped by the demands and needs of local context.

In terms of Urban Policies, The NITI Aayog, also known as National Institution for Transforming India, has now replaced Planning Commission (1951-2014) and announced a departure from Five year planning process. NITI Aayog is now the new policy think tank of the Government of India, established with the aim to achieve Sustainable Development Goals, enhance cooperative federalism and most importantly, use a democratized governance based on broad-based bottom-up approach. One of the key functions of NITI Aayog is 'To pay special attention to the sections of our society that may be at risk of not benefiting adequately from economic progress'. So 'inclusion' and a 'bottom up approach' are the two themes that underpin its policies and investment strategies. Accordingly, Pradhanmantri Awas Yojana-Housing for All was launched in 2015 to provide housing to all by 2022. Concomitantly, Atal Mission for Rejuvenation and Urban Transformation (AMRUT) has been launched to provide the hard infrastructure such as piped water, sewerage, green spaces and parks and the most talked about scheme - Smart Cities mission to convert 100 existing cities into Smart Cities.

NITI Aayog's action agenda proposes going vertical with skyscrapers, flexible land-conversion rules (mainly through higher floor space index) leading to increased availability of affordable housing. The Niti Aayog has also recommends releasing substantial chunks of urban land belonging to central and state governments that have remained unused or have been encroached upon. Whilst the principles are right, the question is whether or not these recommendations are based on real research and statistics or whether the clamour for increasing the floor space index (FSI) in the cities is achievable at all given decrepit infrastructure? These are indeed controversial points. The permitted floor space index (FSI) in Indian cities is extremely low, ranging from 1 to 1.5, and it is believed that by relaxing the permitted FSI, it would be easier for the resource starved urban bodies to attract private developers to build homes, infrastructure and cities.

All these point towards the fact that existing cities will receive a much awaited ‘smart retrofitting’ along with planning new cities from the scratch. New water systems, sewerages, homes will be built. More than 50 percent of Mumbai or Kolkata, for example, live in slums, so their houses are not yet built. So there is a real opportunity turn the tide, to start fresh and start right. Whether new or recycled ‘policies’, public or private capital, if we treat urbanization wisely affordable housing is then Not an Oxymoron!

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## ***TAIWAN***

### ***Social and Rental Housing Market Reform and Housing Reconstruction***

Taiwan’s housing market experienced a warm recovery in 2017 ending three straight years of recession. After dipped in the lowest point in 2016, housing transactions rose 8 percent to 266,086 units in 2017 according to the data from Ministry of the Interior (MOI). Among six major cities, housing transactions in Taipei city and New Taipei city, the most watched markets in Taiwan, increased up to 9% and 21.6%, respectively. The rebound in housing transactions also drove housing prices to slightly rise in 2017 after 10%-15% declines in last two years. The higher housing prices in major cities have led to a crucial affordability problem for most households. In particular, households in Taipei city faced most severe affordability problem in the nation. The price-to-income ratio and mortgage payment-to-income ratio in Taipei city remain at the highest levels of 15.12 and 62.08%, respectively in the nation by the third quarter of 2017, according to data from Construction and Planning Agency of MOI.

To improve severer affordability problem for most young and lower households in major cities, the government has made many efforts to provide social housing units and to make reforms on rental housing market. Since the social housing plan got off the ground in the middle of 2016, around 9,700 units have been put on the housing market for rent to vulnerable households and about 2,500 units were built in 2017, according to data from Construction and Planning Agency of MOI. Another 10,000 units are under construction and renovation, and by the end of 2020, about 50,000 social housing units will be put on the rental housing market.

In addition to social housing construction, the Social Housing Chartering and Management Plan was initiated in May 2017. The government provides financial subsidies and tax deduction to private owners to encourage them to release their idle units subletting to eligible social tenants. Private landlords who participate in the plan can claim Land Tax and House Tax reliefs, and also have income tax exemption up to NT\$10,000 per month. Eligible social tenants who participate in the plan can also receive rent allowances. Moreover, the Statute for Rental Housing Market Development and Management passed in December 2017 but it will be enacted in June, 2018. The Statute provides legal basis for lease contracts and for regulating landlords, tenants and real estate professionals who participate in subletting and property management.

After the big earthquake hit Tainan city in February 6, 2016 which caused more than 100 deaths, the government has actively planned to require or encourage seismic hazard assessments of commercial and residential buildings and their reinforcement as necessary to prevent deadly collapse of structures in earthquake. The Statue for Expediting Reconstruction of Urban Unsafe and Old Buildings was enacted in April, 2017. Based on the statute the government offers substantial grants and tax incentives to private owners to rebuild and renovate their homes with the age more than 30 years. Unfortunately, a magnitude 6.0 earthquake struck Hualien on February 6, 2018 caused similar collapse of structures which happened in the same day two years ago. As a result, the reconstruction and renovation of old and unsafe residential units have currently been the top issue of housing and regeneration policy in Taiwan.

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## **UPCOMING HOUSING EVENTS**

### **2018 Joint APNHR and AHRC Conference**

#### **Smart and Sustainable Housing Futures: Towards an Efficient and Equitable Housing Delivery System**

Date : 6 - 8 June 2018  
Venue : Griffith University, Queensland, Australia  
Organizer (s) : Australian Housing Researchers Conference, Cities Research Institute of Griffith University and Asia Pacific Network for Housing Research  
Website : <https://www2.griffith.edu.au/cities-research-institute/news-and-events/seminars-and-events/2018-joint-apnhr-and-ahrc-conference/>

### **ENHR 2018 Conference**

#### **More together, more apart: Migration, densification, segregation**

Date : 26 – 29 June 2018  
Venue : Uppsala, Sweden  
Organizer (s) : European Network for Housing Research  
Website : <http://www.enhr2018.com/>

The conference theme refers to developing realities throughout the world and Europe, including Sweden and the host city Uppsala. With migration across international borders, and rural-urban migration within countries, growing numbers of people are concentrating in urban areas.

At the same time, concerns about human environmental impacts and urban sustainability, among other forces, are energizing a push to increase residential densities in urban areas and otherwise tighten the urban fabric, all with the support of new policies, technologies and design approaches. Yet, just as more people are gathering in growing and densifying urban agglomerations, physical and social boundaries are solidifying between neighborhoods and communities, defined with regard to ethnicity and socio-economic status.

The dynamics of migration, densification and segregation can be mutually reinforcing and powerful, creating intractable problems and yet also opening opportunities for governmental entities at all scales. To avoid, ameliorate or resolve problems and to create opportunities, understandings from the social sciences will be needed.

#### **Important dates (2018)**

April 13 - Deadline for submission of abstracts

April 30 - Notice of abstract approval

May 14 - Deadline for Early Bird registration

June 1 - Submission of full papers, including papers to be considered for the Bengt Turner Award

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

### ***AUSTRALIA***

Byles, J., Curryer Cassie, Vo Kha, Forder Peta, Loxton, D., & McLaughlin, D. (2018). Changes in housing among older women: Latent class analysis of housing patterns in older Australian women. *Urban Studies*, 55(4), 917-934.

Davison, G., Han, H., & Liu, E. (2017). The impacts of affordable housing development on host neighbourhoods: Two Australian case studies. *Journal of Housing and the Built Environment*, 32(4), 733-753.

Harris, A. (2018). Youthful socialities in Australia's urban multicultural. *Urban Studies*, 55(3), 605-622.

Liu, E. (2018). The Australian dream: Housing experiences of older Australians. *Housing Studies*, 33(1), 140-141.

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Morris, A. (2018). Housing tenure and the health of older Australians dependent on the age pension for their income. *Housing Studies*, 33(1), 77-95.

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*, 35(4), 373-390.

Ruming, K., & Dowling, R. (2017). PhD students' housing experiences in suburban Sydney, Australia. *Journal of Housing and the Built Environment*, 32(4), 805-825.

Ziersch, A., Arthurson, K., & Levin, I. (2018). Support for tenure mix by residents local to the Carlton housing estate, Melbourne, Australia. *Housing Studies*, 33(1), 58-76.

### ***CHINA***

Chen, J., Wu, Y., Guo, F., & Wang, H. (2018). Domestic property and housing class in contemporary urban China. *Journal of Housing and the Built Environment*, 33(1), 91-109.

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## ***HONG KONG***

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## **MEMBER ACHIEVEMENTS**

### **BOOKS**

#### **Anti Gentrification: What is to be Done [In Korean]**

Author (s) : Edited by Hyun Bang Shin  
Date published : 13 November 2017

In this volume published in Korean, the editor brings together activists, artists, professionals and academics, who have been at the forefront of fighting gentrification in South Korea in recent years. Chapters visit key issues that are pertinent to the understanding of how gentrification unfolds in South Korea's uneven geography, and what measures can be envisaged to fight gentrification at both micro and macro scales.

#### **Housing in Post-Growth Society: Japan at the Edge of Social Transition**

Author (s) : Yosuke Hirayama and Misa Izuhara  
Date published : 29 January 2018

In a globalising world, many mature economies share post-growth characteristics such as low economic growth, low fertility, declining and ageing of the population and increasing social stratification. Japan stands at the forefront of such social change in the East Asian region as well as in the Global North. It is in this context of 'post-growth society' that housing issues are examined in this volume, using the experiences of Japan at the leading edge of social transition in the region.

### **RESEARCH PROJECTS**

#### **Articulating Social Value in Housing Cooperatives**

Author (s) : Dr Louise Crabtree (Western Sydney University), Dr Sidsel Grimstad (University of Newcastle), Dr Emma Power (Western Sydney University), Dr Neil Perry (Western Sydney University), Professor Peter Phibbs (University of Sydney), Dr Joanne McNeill (Western Sydney University).

Status : On-going

This project will perform a review of Australian and selected international cooperative housing sectors, with a focus on how the Australian sector might grow and diversify in light of the parameters of the Australian sector and overseas models and histories. The project will also establish and deploy an appropriate methodology to capture the current economic return on investment and other forms of value (e.g. social, health, wellbeing) in the Australian rental housing cooperative sector.

#### **Circulations of Urbanism and Real Estate Capital**

Author (s) : Hyun Bang Shin  
Status : On-going

This project examines the regional and transnational flow of real estate capital originating from East and Southeast Asia. The initial focus is on the investment in Vietnam (Hanoi and Ho Chi Minh City) by South Korean and Singaporean developers. The project aims to examine the extent to which such developers' participation in the destination country's urban and housing development reflects their own visions of urbanism accumulated through their participation in urban and housing development in their countries of origin.

## **ENQUIRY AND MEMBERSHIP**

For enquiry and membership, please contact the Secretary of APNHR at [apnhr@hku.hk](mailto:apnhr@hku.hk), or write to the Centre of Urban Studies and Urban Planning, The University of Hong Kong, Pokfulam Road, Hong Kong

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