

# 2016 APNHR Conference

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

17 – 19 December 2016 |  
Sun Yat-sen University, Guangzhou, China



**Housing** issues in a  
new epoch of **urbanization**

**2016 APNHR Conference**  
17 - 19 December 2016  
Sun Yat-sen University, Guangzhou, China  
[http://fac.arch.hku.hk/upad/apnhr/](http://fac.arch.hku.hk/upad/apnhr/2016-apnhr/)

**Call for papers**  
Important dates:  
Abstract submission deadline (30 Sept. 2016)  
Acceptance of abstracts (20 Oct. 2016)  
Registration (20 Oct. 20 Nov. 2016)  
Please submit abstract and registration form to  
[APNHR2016@gmail.com](mailto:APNHR2016@gmail.com)



For conference details and abstract submission form

**Scan me!**

Sub-themes:

- Housing policy and governance
- Housing and urban regeneration
- Big data in housing research
- Green housing and healthy living
- Residential mobility
- Global investment, financialization, and housing market stability
- Housing policy and social development
- Affordable housing and residential differentiation

Special workshops:

- High density living
- Elderly housing
- Private rental housing
- Urban housing policies and governance in Global South
- Housing and sustainable property development
- Green housing and healthy communities

Organizers:  
The Asia-Pacific Network for Housing Research  
Centre of Urban Studies and Urban Planning, The University of Hong Kong  
Department of Urban and Regional Planning, Sun Yat-sen University



THE UNIVERSITY OF HONG KONG 香港大學  
faculty of architecture 建築學院  
Centre of Urban Studies and Urban Planning 城市研究及城市規劃中心



## Call For Papers

### Important dates:

Abstract submission deadline:	<b>30 September 2016</b>
Acceptance of abstracts:	<b>20 October 2016</b>
Early-bird Registration:	<b>20 October – 20 November 2016</b>
Full paper submission deadline for student paper competition:	<b>20 November 2016</b>

### Online Abstract Submission

**Abstract Submission Form:** [APNHR-2016-abstract-submission-form](#)

You can [submit your abstract online](#) or send the abstract form to [APNHR2016@Gmail.com](mailto:APNHR2016@Gmail.com)

### Conference Theme

In the Asian 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 will bring 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.

#### Sub-themes:

- 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
- Green housing and healthy living

# Conference report and photos

## 2016 APNHR Conference

### Housing Issues in a New Epoch of Urbanization: Challenges and Opportunities

The 8<sup>th</sup> APNHR Conference was held at Sun Yat-sen University, Guangzhou, China from 17<sup>th</sup> to 19<sup>th</sup> December 2016. 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 high-density living, elderly housing, green housing and healthy living, residential mobility and big data in housing research.

The 8<sup>th</sup> 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.



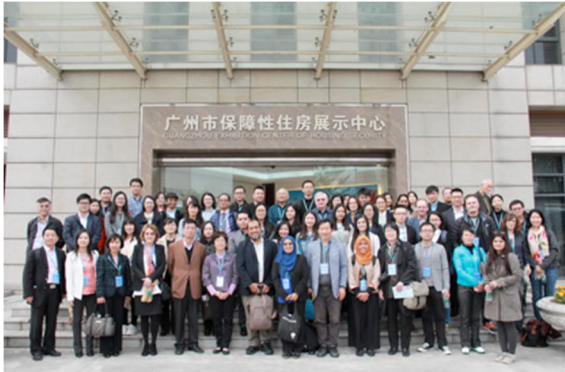
This conference invited six well-established scholars, practitioners and policymakers to deliver keynote speeches. Keynote speakers included Mr. Jun Feng (the Vice Director and Secretary-general of the China Real Estate Association), Prof. Chris Webster (Dean of the Faculty of Architecture, The University 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 17<sup>th</sup> December. Some overseas participants visited UNESCO World Heritage Site- Kaiping Barbican and Villages on 19<sup>th</sup> December.

For more information, please visit APNHR website at <http://fac.arch.hku.hk/upad/apnhr/>.





For more conference photos, please visit: <https://drive.google.com/open?id=0B3sv-18WJuhnWUVLejJpUTJ2a2M>

# Organizations

## Organizers:

[The Asia-Pacific Network for Housing Research](#)

[Centre of Urban Studies and Urban Planning, The University of Hong Kong](#)

[Department of Urban and Regional Planning, Sun Yat-sen University](#)

## Supporting organization:

Guangdong Real Estate Association, China

## Academic advisory Board:

Professor Rebecca L. H. Chiu, The University of Hong Kong

Professor Xueqiang Xu, Sun Yat-sen University

Professor Desheng Xue, Sun Yat-sen University

Professor Lin Liu, Sun Yat-sen University

## Organizing Committee:

Dr. Shenjing He (Conference Chair), The University of Hong Kong

Professor Yungang Liu (Vice Conference Chair), Sun Yat-sen University

Professor Jie Chen (Vice Conference Chair), Shanghai University of Finance and Economics

Dr. Mandy Lau, The University of Hong Kong

Dr. Xingjian Liu, The University of Hong Kong

Professor Xun Li, Sun Yat-sen University

Professor Suisheng Cai, Guangdong Real Estate Association

# Programme

16 December 2016, Friday		
Time	Event	Venue
14:00 - 18:00	Registration	Sun Yat-sen University Kaifeng Hotel, Guangzhou
18:00 - 20:00	Welcome dinner	Weiguo Kitchen
19:00 – 20:00	APNHR Steering Committee Meeting	
17 December 2016, Saturday		
Time	Event	Venue
8:45 - 9:05	Opening Session	Lecture Theatre 801, Xichang Hall, Sun Yat-sen University
	Chair: Dr. Shenjing He, The University of Hong Kong	(Simultaneous interpretation service will be provided)
	Welcoming speeches	
	Prof. Xueqiang Xu, Sun Yat-sen University	
	Prof. Rebecca Chiu, Head, Department of Urban Planning and Design, The University of Hong Kong; Chair, Asia Pacific Network for Housing Research	
9:05 - 9:20	Group Photo	
9:20 - 10:50	Keynote Session 1	Lecture Theatre 801, Xichang Hall, Sun Yat-sen University
	Chair: Prof. Rebecca Chiu, The University of Hong Kong	(Simultaneous interpretation service will be provided)
	Housing policy and its value orientation in China	
	Mr. Jun Feng, China Real Estate Association	
	Urbanization and infrastructure connectivity: implications for housing	
	Prof. Chris Webster, The University of Hong Kong	
	The Housing Affordability Crisis in Global Cities	

16 December 2016, Friday		
Prof. Ed Goetz, University of Minnesota		
10:50 - 11:15	Tea break	
11:15 - 12:45	Roundtable discussion	Lecture Theatre 801, Xichang Hall, Sun Yat-sen University
Chair: Prof. Ed Goetz, University of Minnesota		
Gated communities– controversial to whom?		
Prof. Rachelle Alterman, International Academic Association on Planning, Law and Property Rights		
Prof. Rebecca L.H. Chiu, The University of Hong Kong		
Dr. Wan Nor Azriyati wan aziz, University of Malaya		
Prof. Chris Webster,		

#### Special workshops:

- [High Density Living](#)
- [Elderly Housing](#)
- [Private Rental Housing](#)
- [Urban Housing Policies and Governance in Global South](#)
- [Housing and Speculative Property Development](#)
- [Green Housing and Healthy Communities](#)

#### Roundtable discussion

##### **Gated communities – controversial to whom?**

Gated communities are outcomes of housing consumers' pursuit for safety, self-contained neighbourhoods, prestigious and exclusive lifestyle, and asset protection. They are also corollaries of developers' pursuit of better marketability and profitability through advocating and selling lifestyles which shape, and are simultaneously led by, consumers' preference. They could also be regarded as consequences of government's intention to maximize land utility and public revenue and to minimize spending on neighbourhood security and facilities, while at times, they are also intended outcomes of government's land, housing, planning and spatial policies.

They are often accused of being causes of enclave urbanism and socio-spatial segregation, legal or illegal privatization of public space, and urban ills – traffic congestion, poor air quality, alienation, and etc. They are thus topics of academic debates in relation to: urban planning and land management; property rights; public, private, and club realms; common pool resources management; urban governance especially state role in private properties; local socio-spatial development and wellbeing; commodification of public space and lifestyle.

This roundtable discussion will grapple with the following issues:

1. In the context of rapid urbanization, is high-rise gated community development an efficient, equitable and necessary approach to provide livable homes and environments to middle-income groups by the market, and to the low-income groups by the government?
2. Despite housing consumers' preference, social scientists' criticisms of gated communities are often value-laden and theory-loaded – what are the legitimate grounds for these criticisms, apart from “for the sake of public interests”?
3. What is the role of the state in actual empirical cases of private gated community development and management; and how property rights are affected and re-interpreted?
4. Gated communities partially shape lifestyle, and relatedly individual and community wellbeing (e.g. personal health and public health). Are governments legitimate to enact and enforce laws to control the planning, design and management of private gated communities to ensure individual and community wellbeing?

**Convener:** Professor Rebecca L.H. Chiu

**Panel members:**



Professor Rachelle Alterman



Professor Rebecca L.H. Chiu



Professor Ed Goetz



Dr Wan Nor Azriyati Wan Abd Aziz



Professor Chris Webster



## Speakers

Keynote session 1 :

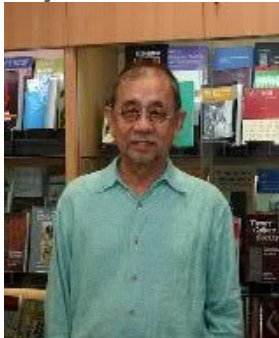


**Mr. Jun Feng**, Vice President and Secretary General, China Real Estate Association. Former Chief Economist of the Ministry of Housing and Urban and Rural Construction, former Director of Housing Reform and Development Division, and former Director of Housing Security Division, the Ministry of Housing and Urban and Rural Construction, China.  
*“Housing Policy and its Value Orientation in China”*



**Professor Chris Webster**, Dean, Faculty of Architecture, The University of Hong Kong.  
*“How connectivity determines everything in cities”*  
In this keynote talk, Professor Webster discussed how the two central laws of urban dynamics shape cities, their morphology, markets and mobilities. With examples, he discusses the relationships between urban network morphology and local housing markets, gated communities and continental-scale regional development.

Keynote session 2:



**Professor Chua Beng Huat**, Provost Chair Professor, National University of Singapore.  
*“Blame the Parents: Housing Affordability and for the Post-baby Boom Generation”*



**Professor Ed Goetz**, Director of the Center for Urban and Regional Affairs at the University of Minnesota, and co-Director of the University-Metropolitan Consortium; Associate Dean, the Humphrey School of Public Affairs.  
*“The Housing Affordability Crisis in Global Cities”*

Keynote session 3:



**Professor Yosuke Hirayama**, Graduate School of Human Development and Environment, Kobe University  
*“Housing and Competition-oriented Urban Policy in Japan”*



**Professor Si-Qi Zheng**, Deputy Head, Department of Construction Management, Hang Lung Center for Real Estate, Tsinghua University  
*“Housing Market Consequences of China’s Major Urban and Sustainability Policies”*



**Professor Rachelle Alterman**, Head, Lab on Comparative Planning Law and Land Policy and Founding President, International Academic Association on Planning, Law and Property Rights  
*“The planning regulations and property issues of tower condominium housing.”*

# Registration

Important dates:

- Abstract submission deadline: **30 September 2016**
- Acceptance of abstracts: **20 October 2016**
- **Early-bird Registration: 20 October – 20 November 2016**
- **Deadline for registration form submission: 18 November 2016** (Any submission later than that day will be considered as NOT intended to attend the APNHR conference).
- **Deadline for registration fee payment and for oral presentation: 2 December 2016**
- **Deadline for registration fee payment and for poster presentation: 16 December 2016**

(For those who prefer to do **oral presentation**, please be reminded that **the deadline for registration fee payment is 2<sup>nd</sup> Dec. 2016**. Payment after that day will NOT be considered for oral presentations. **Only poster presentations can be arranged for late payment or onsite payment**. Please note that you need to **prepare your own posters**.)

**Registration fee:**

	<b>Early-bird (Before 20 Nov. 2016)</b>	<b>On-site</b>
Non-Members	US\$230 (CNY 1,500)	US\$280 (CNY 1,800)
APNHR Members	US\$180 (CNY 1,200)	US\$230 (CNY 1,500)
Full-time Postgraduate Students	US\$115 (CNY 750)	US\$140 (CNY 900)

Registration fee include conference materials, Guangzhou Fieldtrip and all lunches and dinners.

Registration fee Payment method: (*Online payment is now available. Please specify the payment is for 2016 APNHR conference registration fee!*)

**International remittance:**

Account name: Sun Yat-sen University

Bank: Industrial and Commercial bank of China, Guang Dong branch, sub-branch of Sun Yat-sen University

Bank address: No. 135 Xin Gang Xi Road Guang Zhou P.R. China

Swift code: ICBKCNBJGDG

Account no. 3602864809100002723

**Bank transfer within China:**

戶口名稱：中山大學

開戶行：工商行廣州中山大學支行

地址：廣州市新港西路 135 號

銀行帳號：3602864809100002723

銀聯行號：102581004113

**Online payment:**

[https://hkuems1.hku.hk/hkuems/ec\\_hdetail.aspx?UEID=46936&quest=Y](https://hkuems1.hku.hk/hkuems/ec_hdetail.aspx?UEID=46936&quest=Y)

(Step1: click 'registration' and fill personal information; Step 2: make the online payment)

After the payment:

Please remember:

1) to send back the receipt to us;

2) to complete the following information (Table 1) for an official receipt from Sun Yat-sen University.

Table 1

姓名	单位	注册费金额	发票抬头	缴费日期	备注
Name	Institution	Fee amount	Name of payee ( please specify the name of the payee you wish us to put down in the receipt )	Date of the payment	Remarks

Please be reminded:

- For bank transfer/ international remittance, the deadline is **2nd Dec.2016**, please return the aforementioned documents to the email: **apnhr2016@gmail.com** by on or before this date.
- For online payment, the deadline is **16th Dec.2016**, please return the aforementioned documents to the email: **apnhr2016@gmail.com** by on or before this date. For those who prefer to do **oral presentation**, please be reminded that **the deadline for online payment is 2<sup>nd</sup> Dec. 2016**.
- If you choose to pay the registration fee on site, please be reminded that you could only get the official receipt on **19<sup>th</sup> Dec. 2016**.

Registration form: [apnhr-2016-registration-form](#)

You could download the registration form for more information.

**Reminder: Participants may need a visa to visit China, please consult your local Chinese consulate. The organizing committee can provide an invitation letter if needed.**