



**中國城市與區域研究中心
Centre for China Urban and Regional Studies
Hong Kong Baptist University**

**International Conference
on
China's Urban Land and Housing in the 21st Century**

**Lam Woo International Conference Centre
13-15 December 2007**

Preliminary Programme

Co-Organizers:

**Department of Geography, Hong Kong Baptist University
Centre for Urban and Regional Studies, Sun Yat-sen University, China
School of City and Regional Planning, the University of Cardiff, UK
Spatial Structure in the Social Sciences, Brown University, USA**

Sponsors:

**Research Committee, Hong Kong Baptist University
Faculty of Social Sciences, Hong Kong Baptist University
Shui On Group**

Day One – Thursday 13th December		
8:00am	Registration desk opens (WLB 204 Foyer)	
Plenary Session 9.00am – 11.45am		
Venue	WLB 204	
9:00 - 9:30	Opening Ceremony	
9:30 - 10:30	<p>Keynote 1: Prof Xiaopei YAN, Deputy Mayor, Shenzhen Municipal Government, and Centre for Urban & Regional Studies, Sun Yat-sen University, China</p> <p>Topic: Sustainable Urban Development in China under Rapid Urbanization: With Special Reference to Transitions of Shenzhen</p>	
10:30 - 10:45	Group photo	
10:45 - 11:45	<p>Keynote 2: Prof Laurence J. C. MA, Emeritus Professor, Department of Geography and Planning, University of Akron, Akron, Ohio, USA.</p> <p>Topic: The Essence of Chinese urbanism: A macro-historical Interpretation</p>	
Lunch: 11:45am-1:00pm (Renfrew Seafood Restaurant/ 聯福樓)		
Concurrent Sessions:	<i>Urban Housing Reform</i>	<i>Migrants and Villages in the City</i>
Venue	WLB 204	WLB 209
Chair	John R. Logan, Department of Sociology, Brown University	Li Zhang, Department Geography and Resource Management, CUHK
1:00pm – 2:30pm	<p><i>Does the Shanghai's Housing Reform Meet the End? Analysis of the property right economic approach</i> (Ruey-Hua LIU, Department of Economics, National Tsing- Hua University, Taiwan Ping-Hsiang HSU, Department of Tourism and Leisure, Diwan University, Tainan, Taiwan)</p>	<p><i>Housing Conditions of Migrant Workers in Shenzhen</i> (Ya Ping WANG, School of the Built Environment, Heriot-Watt University, Edinburgh, UK Yanglin WANG, College of Environmental Science, Beijing University, Beijing, China Jiansheng WU, College of Environmental Science, Shenzhen Graduate School of Beijing University, Shenzhen, China)</p>
	<p><i>Housing Reform and Housing Affordability in China: A Case Study of Shanghai 1995-2006</i> (Jie CHEN, Management School, Fudan University, Shanghai, China Qianjin HAO, Lecturer, Environmental Science & Engineering Department, Fudan University, Shanghai, China)</p>	<p><i>Through the Eyes of the "Strangers": Residential Satisfaction of Temporary Migrants in Chengzhongcun (Village in the City) in Guangzhou</i> (Yat-ming SIU, Department of Sociology, Hong Kong Baptist University, Hong Kong)</p>
	<p><i>The Forest City: Homeownership and New Wealth in Post-industrial Shenyang</i> (Luigi TOMBA, Department of Political and Social Change, The Australian National University, Canberra, Australia)</p>	<p><i>Urban villages in China's urbanization: 'unregulated' assets and transitional neighbourhoods</i> (Yuting LIU, School of Architecture, South China University of Technology, Guangzhou, China)</p>
	<p><i>Housing Marketization Reform and Social Strata</i> (Yu LI, Survey Research Laboratory, Institute of Sociology, Shanghai Academy of Social Sciences, Shanghai, China; Hanlong LU, Institute of Sociology, Shanghai Academy of Social Sciences, Shanghai, China)</p>	<p><i>Drifting in the City: Residential History and Mobility of China's Internal Migrants</i> (Weiping WU, Department of Urban Studies and Geography, Virginia Commonwealth University, Richmond, VA, USA)</p>
Tea Break: 2.30pm – 2.45pm (Exhibition Hall A)		
Concurrent Sessions:	<i>Residential Mobility and Housing Preferences</i>	<i>Planning and Governance I</i>
Venue	WLB 204	NAB 209
Chair	Reginald Y W Kwok, Department of Urban and Regional Planning, University of Hawaii at Manoa	Xiaopei Yan, Centre for Urban & Regional Studies, Sun Yat-sen University

2:45pm - 4:15pm	<i>Residential Mobility and Suburbanization in Beijing</i> (John R. LOGAN and Limei LI, Spatial Structures in the Social Sciences, Department of Sociology, Brown University, Providence, RI, USA)	<i>State capacity and market forces in China's urban sprawl – the case of Guangzhou</i> (Xuan LIU, School of Geography and Planning, Sun-Yat Sen University, Guangzhou, China)
	<i>Displacement, Housing Conditions and Residential Satisfaction: An Analysis of Shanghai Residents</i> (Si-ming LI, Centre for China Urban and Regional Studies, Hong Kong Baptist University, Hong Kong Yu-ling SONG, Department of Geography, National Changwa University of Education, Changhua, Taiwan)	<i>Interpretation of Macro-control Effects of China's Town and Country Planning Law: Implications for Integrated Planning Practice in Chongqing</i> (Zheng YI, Chongqing Planning and Design Institute, Chongqing, China)
	<i>Explaining Housing Choice in China by Family and Community Factors</i> (Zhongdong MA, Guowei ZHOU and Haixian WANG, Center for Spatial and Socio-demographics, HKUST)	<i>Regulating Urban Transformation in China: Planning and Institutions in Hong Kong and Guangzhou</i> (Bart WISSINK, Urban and Regional Research Centre, Utrecht University, The Netherlands)
	<i>Changing Population, Housing and Life Style in Mega Cities in China</i> (Zhigang NIE, Tu LAN, Zhihao LV, Zhongdong MA, Centre for Spatial and Socio-demographics, HKUST)	<i>Decoding Urban Land Governance: State Reconstruction in Contemporary Chinese Cities</i> (Jiang XU and Anthony G. O. Yeh, Centre of Urban Planning and Environmental Management, The University of Hong Kong, Hong Kong)
Tea Break: 4:15pm-4:30pm (Exhibition Hall A)		
Concurrent Sessions:	<i>Aspects of Housing Market Analysis</i>	<i>Theories on Urban Land Development</i>
Venue	WLB 204	NAB 209
Chair	Ya Ping Wang, School of the Built Environment, Heriot-Watt University, UK	George Lin, Geography, HKU
4:30pm - 6:00pm	<i>Financing home purchase for first time buyers in Guangzhou and Zhuhai: a tale of two Chinese cities</i> (Chi Keung LI, Faculty of Architecture, University of Sydney)	<i>Marketization of the Urban Land Market: Devolution or Party State Re-formation?</i> (Reginald Yin-Wang KWOK, Department of Urban and Regional Planning, University of Hawaii at Manoa)
	<i>Using Mortgage Loans to Finance Home Purchase in Urban China A Wrestle between Family and Market</i> (Si-ming LI, Quan HOU, Centre for China Urban and Regional Studies, Hong Kong Baptist University, Hong Kong Zheng YI, Chongqing Planning and Design Institute, Chongqing, China)	<i>Constructing the Planning Theory for Transitional China</i> (Tingwei ZHANG, Asia and China Research Program, Great Cities Institute, University of Illinois at Chicago)
	<i>The Price of Housing Services in China</i> (Chao Yue TIAN, Department of Economics, The George Washington University)	<i>Guanxi intensive market: A Sociological Research on the Social Dynamic of Real Estate Market in Mainland China</i> (Linyan LI, Southeast University, China)
	<i>Property Tax in Transitional Urban China: an Institutional Analysis</i> (Bo-sin TANG, The Hong Kong Polytechnic University, Hong Kong Siu-wai WONG, HKU SPACE, University of Hong Kong, Hong Kong Sing-cheong LIU, Evergreen Real Estate Consultants, Guangzhou)	<i>China's Neoliberalization as Great Transitions</i> (Fulong WU, School of City and Regional Planning, Cardiff University, Cardiff, UK)
Conference Dinner I (Riverside Seafood Restaurant / 畔溪海鮮酒家)		

Conference Program

Day Two: Friday 14th December		
8:30am	Registration desk opens (NAB 209 Foyer)	
Concurrent Sessions:	<i>Urbanization in Arid Environment</i>	<i>Workshop on the disaggregate approach to studying urban issues in China I</i>
Venue	WLB 204	NAB 209
Chair	Qiming Zhou, Department of Geography, HKBU	Donggen Wang, Department of Geography, HKBU
9:00am - 10:45am	<i>A Study on Urban Land Conversion and Mechanism in Urumqi City</i> (Xi-huan ZHANG, De-gang YANG and Xi CHEN, Xinjiang Institute of Ecology and Geography, Chinese Academy of Science, Urumqi, China)	<i>Activity-based Approach to Human Spatial Behavior Research</i> (Yanwei CHAI and Wenjia ZHANG, School of Urban and Environment, Peking University, Beijing, China)
	<i>Analysis on Regional Structure and Spatial Characteristics of Oasis Urban Agglomerations on Northern Slope of Tianshan Mountains</i> (Yu-fang ZHANG, De-gang YANG and Xiao-lei ZHANG, Xinjiang Institute of Ecology and Geography, Chinese Academy of Science, Urumqi, China)	<i>Structural Equations Analysis of Relationships among Household Projects, Time Allocation and the Entire Daily Activity Pattern (DAP): a Case Study of Tianjin, China</i> (Wenjia ZHANG and Yanwei CHAI, School of Urban and Environment, Peking University, Beijing, China)
	<i>Oasis Urbanization and Regional Governance of Oasis Metropolitan Area in Arid Land of China: A Case study in Urumqi of Xinjiang</i> (Hongru DU, Xinjiang Institute of Ecology and Geography, Chinese Academy of Science, Urumqi, China)	<i>Household Members' Time Allocation to Daily Activities and Decision to Hire Domestic Helpers</i> (Donggen WANG and Jiukun LI, Department of Geography, Hong Kong Baptist University, Kowloon Tong, Kowloon, Hong Kong, China)
	<i>Spatio-temporal Pattern Analysis of the Built-up Area Expansion in China's Aridzone</i> (Jing QIAN and Qiming ZHOU, Department of Geography, Hong Kong Baptist University, Kowloon)	<i>Research of Pedestrian Flow in the World Expo 2010 Shanghai Based on Internet Survey</i> (De WANG, Li MA and Wei ZHU, Department of Urban Planning, Tongji University, Shanghai, China)
	<i>Evaluating Urban Expansion and Spatial Characteristics in Urumqi, China, by Using GIS and Remote Sensing</i> (Wen DONG, Xiaolei ZHANG and DeGang YANG, Xinjiang Institute of Ecology and Geography, Chinese Academy of Sciences, Urumqi, China)	<i>Characteristics Changes in Disparity of Urban Transportation Development Level Rank in China</i> (Xiaoshu CAO, Desheng XUE, Dapeng WANG, School of geography and planning, Sun Yat-sen University, Guangzhou, China Limin ZHANG, Guangzhou Kecheng Planning & Survey Technological Co. Ltd., Guangzhou, China)
		<i>The Situation of Job-housing Mismatch in urban China: A Case Study of Guangzhou</i> (Suhong ZHOU, School of Geography and Planning, Sun Yat-sen University, Guangzhou, China)
Tea Break: 10:45 am-11:00 am (Exhibition Hall A)		
Concurrent Sessions:	<i>Social and Consumption Spaces</i>	<i>Inequalities and Uneven Growth</i>
Venue	WLB 204	NAB 209
Chair	Fulong Wu, School of City and Regional Planning, Cardiff University, UK	Jianfa Shen, Department Geography and Resource Management, CUHK

11:15 am - 12:45 pm	<p><i>Emerging Landscapes of Consumption in China: Independent Retail, Urban Form and Urban Life in Post-Reform Beijing</i> (Nadia SBAIHI and Pierre GAUTHIER, Department of Geography Planning and Environment, Concordia University, Montréal, Canada)</p>	<p><i>Multiple Deprivation in Transitional Chinese Cities: A Case Study of Guangzhou</i> (Yuan YUAN, Department of Urban and Regional Planning and Centre for Urban and Regional Research, Sun Yat-sen University, Guangzhou, China Fulong WU, School of City and Regional Planning, Cardiff University, Cardiff, UK)</p>
	<p><i>Night-time Consumption Spaces and Urban Renewal: Construction of the Baizetan Bar-street in Fangcun, Guangzhou</i> (Matthew CHEW, Department of Sociology, Hong Kong Baptist University, Kowloon, Hong Kong)</p>	<p><i>Trends in Housing Inequality and Social Stratification in Urban China, 2000-2005</i> (Xiaogang WU, Social Science Division, Hong Kong University of Science & Technology, Hong Kong)</p>
	<p><i>Combining and Separating of the Living Space: Discussion on the space of the traditional dwellings with mapping changes</i> (Ke FENG, Department of Architecture, School of Civil Engineering & Mechanics, Yan Shan University, Qin Huang Dao, China)</p>	<p><i>Poverty Concentration and Determinants in Urban China</i> (Shenjing HE, Fulong WU and Chris WEBSTER, School of City and Regional Planning, Cardiff University, Cardiff, UK)</p>
	<p>The Cultural Production of Consumerist Landscapes in Global Cities -- The Housing Landscape in Shanghai Hsin-Ling Wu, Department of Geography, National Taiwan University, Taiwan</p>	<p><i>Uneven Intraurban Growth in Chinese Cities: A Study of Nanjing</i> (Dennis Yehua WEI, Department of Geography & Institute of Public and International Affairs, University of Utah, Salt Lake City, UT, USA Jun LUO, Department of Geography, Geology and Planning, Missouri State University, Springfield, MO, USA)</p>

Lunch: 12:45pm – 2:00pm (Renfrew Seafood Restaurant)

Concurrent Sessions:	<i>Urbanization and Urban Restructuring</i>	<i>Planning and Governance II</i>
Venue	WLB204	NAB 209
Chair	Yehua Dennis Wei, Department of Geography, University of Utah	Roger Chan, Centre of Urban Planning and Environmental Management, HKU
2:00pm - 3:45pm	<p><i>Control of Urban Land Use in the Process of Suburbanization of Metropolises in China</i> (Dong JING, Shanghai JRL Design Institute, Shanghai, China)</p>	<p><i>Regenerate the Historical City? -- Analysis on the urban governance mechanisms and planning implementations in Xi'an, China</i> (Bingqing ZHAI, Centre of Urban Planning and Environmental Management, the University of Hong Kong)</p>
	<p><i>Foreigners' Land Acquisition and Urban Development of Treaty Ports in China: Case Study on Xiamen</i> (Yu CHEN, Asia Research Institute, National University of Singapore)</p>	<p><i>Review on Land Banking Practice in China and Its Possible Impact on City Development</i> (Dingxi HUANG, Centre of Urban Planning and Environmental Management, The University of Hong Kong)</p>
	<p><i>Spatial Restructuring in Urban China amid Globalization: The Case of Guangzhou in Comparative Perspective</i> (Lachang LU, Guangzhou University Linda McCARTHY, University of Wisconsin-Milwaukee, USA)</p>	<p><i>Industrial Land Use Policy and Entrepreneurial Regional Governance in Pei-Pei-Kee Metro Triangle – A Multi-Scalar Examination in the Context of Greater China Intercity Network</i> (I-Chih LAN, Department of Real Estate and Built Environment, National Taipei University, Taiwan)</p>
	<p><i>The City, Urbanisation and Modernity in China</i> (Ian MORLEY, Department of History, Chinese University of Hong Kong)</p>	<p><i>Establishing A Credible Land Institution in Transitional Chinese Cities: Shanghai's practice, problems and strategies</i> (Yawei CHEN, Department of Real estate and Housing, Faculty of Architecture, Delft University of Technology, Delft, The Netherlands)</p>

Tea Break: 3:45pm – 4:00pm (Exhibition Hall A)

Concurrent Sessions:	<i>Urbanization and Urban Form</i>	<i>Workshop on the disaggregate approach to studying urban issues in China II</i>
Venue	WLB 204	NAB 209

Chair	Chunshan Zhou, Centre for Urban and Regional Studies, Sun Yat-sen University	Yanwei Chai, School of Urban and Environment, Peking University
4:00 pm - 5:45 pm	<i>China's Rapid Urbanization: Is Compact Shanghai Sustainable?</i> (Rebecca L.H. CHIU, Centre of Urban Planning & Environmental Management, The University of Hong Kong)	<i>Modeling Institutional Constraints on Housing Preferences and Choices: Current Conceptual and Methodological Challenges Facing China Scholars</i> (Zhilin LIU, School of Public Policy & Management, Tsinghua University, Beijing, China)
	<i>Measurement of the Degree of Compactness of Large Cities in China: A Conceptual Analysis</i> (Roger C.K. CHAN and Yongqing XIE, Centre of Urban Planning and Environmental Management, The University of Hong Kong)	<i>Understanding Consumers' Housing Preference and Aspiration: A Comparative Review of Two Research Approaches</i> (Yizhao YANG, Planning Public Policy and Management, University of Oregon, Eugene, USA)
	<i>The development of Guangzhou's University Town Project: China's Old Wine of Revanchist City in a New Bottle?</i> (Daniel You-Ren YANG, School of Environment and Development, University of Manchester; Hong-Kai WANG and Ming-Yi HSIUNG, Graduate Institute of Building and Planning, National Taiwan University)	<i>Challenges in the Transport Development in China's Mega-Cities</i> (Fengjun JIN, Institute of Geographic Sciences and Natural Resources Research, Chinese Academy of Sciences, Beijing, China)
	<i>Urban Expanding Process along Transport Line and The Policy Framework: The Case of Nanjing City</i> (Shuang CHEN, CAS, Nanjing, China)	<i>The Change of the Industrial Structure and Human Activity Spaces in Chinese Mining Cities</i> (Yungang LIU, Centre for Urban & Regional Studies, SUN Yat-Sen University, Guangzhou, China)
	<i>Study on the Impact of Accessibility on Housing Demand in Beijing</i> (Longjuan HE, School of Geography, Beijing Normal University, Beijing, China. Lihua ZHAO, Faculty of Built and Environment, University of New South Wales, Sydney, Australia Dianting WU, School of Marketing, University of New South Wales, Sydney, Australia)	<i>A Reactive Location-based Service for Georeferenced Individual Data Collection and Analysis</i> (Xiujun MA, Department of Machine Intelligence, Peking University)
	<i>The Dispersed Regional Concentration: Emerging Extended Metropolitan Region in China</i> [Ms. Yanting ZHENG, Department of Geography, University of Hong Kong]	<i>Residents' Perspective on Liveability Evaluation of Dalian</i> (Wenzhong ZHANG and Li CEN, Institute of Geographical Sciences & Natural Resources Research, Chinese Academy of Sciences, Beijing, China)
Conference Dinner II (Rainbow Seafood Restaurant, Lamma Island / 南丫島天虹海鮮酒家)		

Conference Program

Day Three – Saturday 15th December		
8:30am	Registration desk opens (NAB 209 Foyer)	
Plenary Session 9:00am - 10:00am		
Venue	WLB204	
9:00am - 10:00am	Keynote 3: Prof Deborah DAVIS, Department of Sociology, Yale University Topic: Space and Place after the Privatization of Urban Housing: The Personal and Societal Consequences of New Property Relations and Expanded Zones of Privacy	
Concurrent Sessions:	<i>Neighbourhoods and Communities</i>	<i>Emerging Developmental Issues in Hong Kong and Shenzhen</i>
Venue	WLB 204	NAB 209
Chair	Deborah Davis, Department of Sociology, Yale University	Donggen Wang, Department of Geography, HKBU
10:00am-11:30am	<i>Ethnic enclave of Transnational Blacks in Xiaobeilu, Guangzhou</i> (Zhigang LI, Department of Urban and Regional Planning, Sun Yat-sen University)	<i>Cross-boundary Urban Development in Hong Kong and Shenzhen 1997-2007</i> (Jianfa SHEN, Department of Geography and Resource Management, The Chinese University of Hong Kong, Shatin, NT, Hong Kong)
	<i>Intruding Elite Group, Local Authorities, the Formulation of Foreign Enclaves in Shanghai, China: The Case of Gubei New District</i> (Jun WANG, Post-doctoral fellow, Department of Architecture, University of Hong Kong)	<i>Cross Border Residential Mobility</i> (Chi Man Eddie HUI, Department of Building and Real Estate, The Hong Kong Polytechnic University, Hong Kong)
	<i>Living with Gates: Functions, Effects and Psychology of Walls and Gates in Chinese Commodity Housing Estates</i> (Werner BREITUNG and Michael ARRI, School of Geography & Planning, Sun Yat-sen University, Guangzhou, China)	<i>A Transitional City of China the Case Study of Shenzhen, China, 1980-2005</i> (Liou XIE, The University of Hong Kong)
	<i>Compact Neighbourhood and Its Effects on Residents' Sense of Community</i> (Yingqing OU, Beisi JIA, S. S. Y. LAU and Minzhi LIN, Department of Architecture, The University of Hong Kong)	<i>Sustainable Small House Policy in Hong Kong</i> (Nelson Che Keung YEUNG, Department of Public and Social Administration, City University of Hong Kong, Kowloon Tong, Hong Kong)
Tea Break: 11.30am-11.45am (Exhibition Hall A)		
Concurrent Sessions:	<i>Urban Redevelopment and Rehabilitation</i>	<i>Comparative Perspectives</i>
Venue	WLB 204	NAB 209
Chair	Laurence J C Ma, Department of Geography and Planning, University of Akron	Xiaojiang Yu, Department of Geography, HKBU
	<i>Urban Renewal in Shanghai: A Case Study on Role of the Borderland between Old and New in the Creation of Socio-Spatial Identities</i> (Deljana IOSSIFOVA, Tokyo Institute of Technology, Tokyo, Japan)	<i>Changing the landscape of the city from mess to modern: Lessons learned from Kuala Lumpur</i> (Rosly Hanif NOOR and Wan Nor Azriyati Wan Abd AZIZ, Centre for Studies of Urban and Rural Real Estate, Faculty of Built Environment, University of Malaya, Kuala Lumpur, Malaysia)
	<i>Beijing: Lost in Translation?</i> (Eric J. HEIKKILA, School of Policy, Planning, and Development, University of Southern California, CA, USA)	<i>Using negotiation to steer urban growth: Lessons learned from Malaysia</i> (Wan Nor Azriyati Wan Abd AZIZ and Rosly Hanif NOOR, Centre for Studies of Urban and Rural Real Estate, Faculty of Built Environment, University of Malaya, Kuala Lumpur, Malaysia)

	<p><i>Evaluating the Success of Urban Redevelopment from the Viewpoint of Urban Design: A Comparative Study of Xin Tiandi in Shanghai and the Inner City Redevelopment of Tainan</i> (Kang-Li WU and Chong-Syong HONG, Department of Urban Planning, National Cheng-Kung University, Tainan, Taiwan)</p>	<p><i>The Sustainable Development of Urban Green Open Space Policy and Urban Form: A Comparative Study of Hefei and Tainan City</i> (Kang-Li WU and Kang-Cheng LIU, Department of Urban Planning, National Cheng-Kung University, Tainan, Taiwan)</p>
	<p><i>State Exploited Urban Renewal? The Redevelopment of "Village in the City" in Urban China: The Case of Shenzhen</i> (Daniel You-Ren YANG, School of Environment and Development, University of Manchester; Hong-Kai WANG and Leng-Yi CHIU, Professor, Graduate Institute of Building and Planning, National Taiwan University)</p>	<p><i>"Metropolitanizing" the State: Scalar Transformations and Mega-Project Development in Shanghai and Mumbai</i> (Xuefei REN, Global Urban Studies Program and Department of Sociology, Michigan State University; Liza WEINSTEIN, Department of Sociology, Michigan State University)</p>
Lunch: 1:15pm-2:15pm (Wonderland Tea House/ 桃源閣)		
Concurrent Sessions:	<i>Multi-city Survey Project Private Meeting</i>	
Venue	NAB 207	
Chair		
2:15pm-4:00pm	<i>Project Members: John Logan, Fulong Wu, Ya Ping Wang, Weiping Wu, Hanlong Lu, Yu Li, Limei Li, Quan Hou, Zheng Yi, Si-ming Li</i>	