Urbanism has become a key driver of socioeconomic change in China, with rapid housing privatization, commodification, and urban redevelopment transforming the face of Chinese cities. The Chinese experience challenges the received wisdom of Chinese “gradualism” in economic reform, and goes beyond classical Western notions of “new urbanism” as gentrification, diversity, and higher-density living. This book investigates China’s urban reform, demonstrating how it transcends the centrally planned model of economic growth, and assessing the extent to which it has gone beyond the common wisdom of Chinese “gradualism.” It covers a wide range of important topics, including local land development, the local state, private-public partnership, foreign investment, urbanization, ageing and home ownership. This book provides a clear appraisal of recent trends in Chinese urbanism, putting forward important new conceptual resources to fill the gap between the outdated model of the “Third World” city and the globalizing cities of the West.

**Fulong Wu** is Professor of East Asian Planning and Development and the Director of the Urban China Research Centre at the School of City and Regional Planning of Cardiff University. He is co-editor (with Laurence Ma) of *Restructuring the Chinese City* (Routledge, 2005), editor of *Globalization and the Chinese City* (Routledge, 2006), and co-author (with Jiang Xu and Anthony Gar-On Yeh) of *Urban Development in Post-Reform China: State, Market, and Space* (Routledge, 2007).
Routledge Contemporary China Series

1 Nationalism, Democracy and National Integration in China
   Leong Liew and Wang Shaoguang

2 Hong Kong’s Tortuous Democratization
   A comparative analysis
   Ming Sing

3 China’s Business Reforms
   Institutional challenges in a globalised economy
   Edited by Russell Smyth and Cherrie Zhu

4 Challenges for China’s Development
   An enterprise perspective
   Edited by David H. Brown and Alasdair MacBean

5 New Crime in China
   Public order and human rights
   Ron Keith and Zhiqiu Lin

6 Non-Governmental Organizations in Contemporary China
   Paving the way to civil society?
   Qiusha Ma

7 Globalization and the Chinese City
   Edited by Fulong Wu

8 The Politics of China’s Accession to the World Trade Organization
   The dragon goes global
   Hui Feng

9 Narrating China
   Jia Pingwa and his fictional world
   Yiyan Wang

10 Sex, Science and Morality in China
    Joanne McMillan

11 Politics in China Since 1949
    Legitimizing authoritarian rule
    Robert Weatherley

12 International Human Resource Management in Chinese Multinationals
    Jie Shen and Vincent Edwards

13 Unemployment in China
    Economy, human resources and labour markets
    Edited by Grace Lee and Malcolm Warner
14 China and Africa
Engagement and compromise
Ian Taylor

15 Gender and Education in China
Gender discourses and women’s schooling in the early twentieth century
Paul J. Bailey

16 SARS
Reception and interpretation in three Chinese cities
Edited by Deborah Davis and Helen Siu

17 Human Security and the Chinese State
Historical transformations and the modern quest for sovereignty
Robert E. Bedeski

18 Gender and Work in Urban China
Women workers of the unlucky generation
Liu Jieyu

19 China’s State Enterprise Reform
From Marx to the market
John Hassard, Jackie Sheehan, Meixiang Zhou, Jane Terpstra-Tong and Jonathan Morris

20 Cultural Heritage Management in China
Preserving the cities of the Pearl river delta
Edited by Hilary du Cros and Yok-shiu F. Lee

21 Paying for Progress
Public finance, human welfare and inequality in China
Edited by Vivienne Shue and Christine Wong

22 China’s Foreign Trade Policy
The new constituencies
Edited by Ka Zeng

23 Hong Kong, China
Learning to belong to a nation
Gordon Mathews, Tai-lok Lui, and Eric Kit-wai Ma

24 China Turns to Multilateralism
Foreign policy and regional security
Edited by Guoguang Wu and Helen Lansdowne

25 Tourism and Tibetan Culture in Transition
A place called Shangrila
Åshild Kolås

26 China’s Emerging Cities
The making of new urbanism
Edited by Fulong Wu
PART I
Cities as emerging institution

1 Beyond gradualism: China’s urban revolution and emerging cities
FULONG WU

2 Land property rights regimes in China: A comparative study of Suzhou and Dongguan
YOU-REN YANG AND HUNG-KAI WANG

3 Public–private partnership in the urban water sector of Shanghai
SEUNGHO LEE

4 The dialectics of urban planning in China
DANIEL B. ABRAMSON

PART II
Transitioning economic and social spheres

5 Hong Kong and Taiwan investment in Dongguan: divergent trajectories and impacts
CHUN YANG
Contents

6 Urban labor market changes and social protection for urban informal workers: challenges for China and India 109
SUNIL KUMAR AND BINGQIN LI

7 Ageing urban society: discourse and policy 126
IAN G. COOK AND JASON L. POWELL

8 Transition to homeownership: implications for wealth redistribution 143
SI-MING LI

PART III
Rebuilding residential space 161

9 Residential redevelopment and social impacts in Beijing 163
HYUN BANG SHIN

10 Neighborhood changes and residential differentiation in Shanghai 185
SHENJING HE AND FULONG WU

11 Large urban redevelopment projects and sociospatial stratification in Shanghai 210
YING YING TIAN AND CECILIA WONG

PART IV
Emerging leisure, retailing, and consumption practices 233

12 Spaces of leisure: gated golf communities in China 235
GUILLAUME GIROIR

13 A tale of two cities: restructuring of retail capital and production of new consumption spaces in Beijing and Shanghai 256
SHUGUANG WANG AND CHONGYI GUO

14 When local meets global: residential differentiation, global connections and consumption in Shanghai 284
JIAMING SUN AND XIANGMING CHEN

Index 303
Figures

2.1 The location of the case studies in Suzhou 29
2.2 The location of the case studies in Dongguan 30
3.1 Water projects by private companies in Shanghai from the 1990s to 2004 55
4.1 Dialectical logic of changing urban planning practice in China 74
5.1 Location and administration of Dongguan 93
5.2 Number of foreign-invested firms in Dongguan by sources of origins in 2006 93
5.3 Shares of HK and TW investment in Qingxi Town, Dongguan from 1983 to 2005 95
5.4 Comparison of spatial distributions of HK and TW-invested firms in Dongguan at the town level in 2006 101
8.1 Tenure split in Beijing, 1980–2001 150
8.2 Tenure split in Guangzhou, 1980–2001 150
9.1 A cul-de-sac in Xinzhongjie’s second phase redevelopment area 167
9.2 The Sun City Estate, the end-product of Xinzhongjie’s first phase redevelopment 168
10.1 Changing population density in Shanghai (1990 vs. 2000) 188
10.2 Changing location quotient of population with higher education level (1990 vs. 2000) 189
10.3 The redistribution of population in Shanghai (1990–2000) 190
10.4 The locations and building styles of three neighborhoods 193
10.5 Residents’ evaluation of the current redevelopment approach 198
10.6 Affected residents’ changing housing status after redevelopment 204
11.1 Two housing redevelopment projects in Shanghai 213
11.2 Location of New Fukangli and International Ladoll City 213
11.3 Real-estate investment in Shanghai, 1990–2004 215
11.4 Commodity buildings completed and sold in Shanghai, 1990–2004 216
11.5 New Fukangli before the redevelopment 217
11.6 New Fukangli after the redevelopment 219
11.7 Visions and photos of the International Ladoll City after the redevelopment 223
Figures

12.1 The Shunjingyuan Villas in Beijing 247
12.2 Bihai Fangzhou’s monumental entrance. Notice the bronze statues of golfers 248
12.3 The clubhouse of Tomson Golf Villa 249
12.4 The main entrance at the Mission Hills in Shenzhen 251
12.5 The Mission Hills in Shenzhen has a great luxury villa with pool and a direct view of the golf course 252
13.1 Administrative divisions of Beijing and Shanghai 260
13.2 Existing shopping centers in Shanghai in 2005 272
13.3 A cluster of hypermarkets in Shanghai’s Minhang District 277
14.1 Always pay attention to famous foreign brand goods when shopping 294
14.2 Have been to McDonald’s or KFC by residential differentiation 295
14.3 Have worn foreign brand clothes by residential differentiation 295
14.4 Have been to a bowling alley by residential differentiation 296
14.5 Have watched a western movie recently by residential differentiation 296
14.6 Owning a credit card by residential differentiation 297
### Tables

<table>
<thead>
<tr>
<th>Table</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Four waterworks companies in Shanghai in 2003</td>
<td>46</td>
</tr>
<tr>
<td>3.2</td>
<td>Laws and regulations related to PPP in the Chinese Water Sector</td>
<td>46</td>
</tr>
<tr>
<td>3.3</td>
<td>Options for PPP and responsibility</td>
<td>47</td>
</tr>
<tr>
<td>3.4</td>
<td>PPP water projects in Shanghai since the 1990s</td>
<td>54</td>
</tr>
<tr>
<td>5.1</td>
<td>A profile of the interviewed HK and TW-invested firms in Dongguan from April 2005 to August 2006</td>
<td>94</td>
</tr>
<tr>
<td>5.2</td>
<td>Sectoral composition of manufacturing industries by TW and HK investment (top five) in 2005</td>
<td>98</td>
</tr>
<tr>
<td>5.3</td>
<td>Sectoral composition of HK and TW investment in Dongguan in 2006</td>
<td>98</td>
</tr>
<tr>
<td>5.4</td>
<td>Major products of TW and HK electronics firms in Dongguan in 2006</td>
<td>99</td>
</tr>
<tr>
<td>7.1</td>
<td>A comparison of socioeconomic indicators in large Chinese cities in 2004</td>
<td>129</td>
</tr>
<tr>
<td>7.2</td>
<td>Demographic data by province in China in 2004</td>
<td>131</td>
</tr>
<tr>
<td>8.1</td>
<td>Changing tenure composition of Guangzhou as given by the 2005 survey</td>
<td>155</td>
</tr>
<tr>
<td>9.1</td>
<td>Commercial housing prices and household income in Beijing</td>
<td>172</td>
</tr>
<tr>
<td>9.2</td>
<td>Cash compensation received and housing price paid by displaced interviewees</td>
<td>173</td>
</tr>
<tr>
<td>9.3</td>
<td>Estimation of redevelopment compensation as per 1998 and 2001 Compensation Measures</td>
<td>175</td>
</tr>
<tr>
<td>9.4</td>
<td>Household circumstances of Xinzongjie residents subject to displacement in relation to their opportunities for housing loans</td>
<td>178</td>
</tr>
<tr>
<td>9.5</td>
<td>Monthly housing costs and their proportion to household disposable income</td>
<td>179</td>
</tr>
<tr>
<td>10.1</td>
<td>Population distribution in different areas of Shanghai (1953–2000)</td>
<td>192</td>
</tr>
<tr>
<td>10.2</td>
<td>Built environment in three neighborhoods</td>
<td>195</td>
</tr>
<tr>
<td>10.3</td>
<td>Socioeconomic characteristics of respondents in three neighborhoods</td>
<td>196</td>
</tr>
<tr>
<td>10.4</td>
<td>Correlation between residents’ evaluations of monetary compensation and their socioeconomic indexes</td>
<td>199</td>
</tr>
</tbody>
</table>
10.5 The potential impact of redevelopment on residents’ lives 200
11.1 Comparison of the two case study housing redevelopment projects in Shanghai 226
13.1 City profile of Beijing and Shanghai 259
13.2 Legally-registered retail enterprises in Beijing and Shanghai by ownership 263
13.3 Large retailers in Beijing and Shanghai by ownership, 2003 264
13.4 Foreign operators of major department stores in Beijing and Shanghai, 2006 267
13.5 Major hypermarket operators in Beijing and Shanghai in 2006 269
13.6 Existing shopping centers in Shanghai 273
13.7 Existing shopping centers in Beijing 275
14.1 Education attainment, household income, occupations, and global connections across residential types in Shanghai 291
14.2 Foreign brand household appliances as a percentage of all household items in Shanghai 292
14.3 Regression models predicting global consumer behavior (GCB) 298
Contributors

Daniel Benjamin Abramson is Assistant Professor of Urban Design and Planning and is also on the China Studies Faculty of the University of Washington, Seattle, USA. He received a doctorate in urban planning from Tsinghua University, Beijing, in 1998, and has combined research, teaching and consulting work in China primarily in Beijing and Quanzhou, Fujian Province, with partners at the Chinese Academy of Urban Planning and Design and numerous universities in the PRC and Taiwan, Canada, and the USA. His papers on this work have appeared in Planning Perspectives Journal of the American Planning Association and Journal of Planning Education and Research.

Xiangming Chen is Dean and Director of the Center for Urban and Global Studies and the Paul E. Raether distinguished Professor of Sociology and International Studies at Trinity College in Connecticut. His research focuses on the multiple facets of global–local relations in the urban and regional contexts of China and Asia. He co-authored The World of Cities: Places in Comparative and Historical Perspective (Blackwell, 2003) and published As Borders Bend: Transnational Spaces on the Pacific Rim (Rowman & Littlefield, 2005). His articles have appeared in a variety of international social sciences and urban studies journals.

Ian G. Cook is Professor of Human Geography, program leader in Geography and head of the Centre for Pacific Rim Studies at Liverpool John Moores University. His main research interests are aspects of spatial transformation in China. His books include the co-edited volumes on Fragmented Asia (Avebury 1996) and Dynamic Asia (Ashgate 1998), and he co-authored China’s Third Revolution: Tensions in the Transition to Post-communism (Curzon 2001) and Green China: Seeking Ecological Alternatives (RoutledgeCurzon 2002). He has also contributed to a number of recent and forthcoming edited volumes and journals on such topics as the active elderly in China, Chinese TVEs, and urban and regional pressures of development.

Guillaume Giroir is Professor in the Department of Geography at University of Orléans (France). He has published many works – both theoretical and empirical – relating to a geographical approach of transition and globalization process in China. His main areas of interest include Chinese megacities
(especially Beijing and Shanghai), satellite towns, state farms, high tech parks, theme parks, and especially gated communities (bieshu qu). More recently he has also studied the environment, particularly natural reserves and biodiversity.

**Chongyi Guo** received his PhD from the Department of Geography at Peking University, China. After two years of working as a retail consultant, he was appointed Lecturer of Marketing and Distribution Science at Beijing Technology and Business University. His teaching and research interests include retail chain management, location analysis, and strategic planning. He has written and published widely in China, and is a regular contributor to *China Chain Store Almanac*.

**Shenjing He** is a Research Fellow at the School of City and Regional Planning at Cardiff University. She has published articles on *TEGS, Journal of Urban Affairs, China Information and Cities*, and book reviews on *China’s Urban Transition* and *Emerging Land and Housing Markets in China*. Her major research interests focus on the political economy of urban redevelopment, spaces of neoliberalism, neighborhood change and new urban poverty.

**Sunil Kumar** lectures on the MSc in Social Policy and Development at the Department of Social Policy, London School of Economics and Political Science. He is an urban social planner with interests in housing, poverty, livelihoods, and informal institutions. He has undertaken work for the United Nations Centre for Human Settlements (UNCHS Habitat) and the UK Department for International Development (DFID). He has written widely on housing and housing tenure and his most recent research publication is entitled ‘Social Relations, Rental Housing Markets and the Poor in Urban India, 2001’. He is currently working on issues regarding social security and social protection in relation to those working in the informal economy in India.

**Seungho Lee** is Lecturer at the School of Contemporary Chinese Studies, University of Nottingham. His research interests are water industry, water policy, environmental NGOs, environmental politics, and water conflicts in China. His recent publications include *Water and Development in China – Political Economy of Shanghai Water Policy* (World Scientific, 2006), “Private Sector Participation in the Shanghai Water Sector” and “Environmental Movements of Social Organizations in Shanghai.” He also works as consultant in water policy, particularly for the South Korean government, and often advises NGOs, the media and governmental organizations in the UK on China's water issues.

**Bingqin Li** is Lecturer on Social Policy at the Department of Social Policy, London School of Economics. She lectures on social economics and policy and international housing courses. Her research interests include urban poverty and social exclusion, and rural urban linkage in China. Her latest publication is on social protection of rural construction workers in Chinese cities (2006).
Si-ming Li is Chair Professor of Geography and Director of the Centre for China Urban and Regional Studies, Hong Kong Baptist University. His current research focuses on housing and residential change in China. He recently co-edited a special theme issue in *Housing Studies* (2006, with Youqin Huang) and another one in *Environment and Planning A* (2004, with Fulong Wu) on urban housing in China. He is a board member of the Urban China Research Network based in the University at Albany.

Jason L. Powell is Lecturer in Sociology and Social Policy at the University of Liverpool. He has 75 published papers on social gerontology and the recent book *Social Theory and Aging* (Rowman & Littlefield).

Hyun Bang Shin received his doctorate from the London School of Economics and Political Science (LSE). He is a postdoctoral research fellow at the White Rose East Asia Centre, University of Leeds, and is also associated with the ESRC Centre for Analysis of Social Exclusion at the LSE. His research interests include urban planning and regeneration, neighborhood renewal and social impacts, urban housing and homeownership, and comparative social policy in developing countries.

Jiaming Sun is Assistant Professor in the Department of Sociology and Criminal Justice at Texas A&M University-Commerce. He had been a faculty member of Sociology Department, International Politics Department in Fudan University for 11 years before coming to the United States. He is author of *Generation Gaps: The Background of Transition Period 1991–1994*. He has also published a number of book chapters and papers on globalization, urban residential life, cultural study, and youth problems in the last twenty years. His recent publications include *Global Sociology: Analysis of Transnational Phenomena* (Tsinghua University Press, 2005); “Personal Global Connections and a New Residential Differentiation in Shanghai, China” (*China: an International Journal*, 2005); “Sociological Perspectives on Urban China: From Familiar Territories to Complex Terrains” (*Contemporary China Studies*, 2006); and “Personal Global Connectivity and Consumer Behavior: A Study in Shanghai” (*Journal of International Consumer Marketing*, 2006).

Ying Ying Tian received her PhD from the Department of Civic Design, University of Liverpool. Her thesis is on institutionalist approach to the analysis of built environment change in housing regeneration in central Shanghai. She was a qualified architect and experienced masterplanner working for Tongji University. Currently she is working for one of the UK’s leading community planning and urban design practices, John Thompson and Partners, committing herself to the creation of sustainable communities.

Hung-Kai Wang is a Professor at the Graduate Institute of Building and Planning at the National Taiwan University. His research interests include urban planning in developing countries, local development in postreform China, and
sustainable cities. He has published numerous papers on subjects such as urban land use patterns in Taipei and Shanghai, local land property rights in China, and sustainable tourism in Taiwan.

**Shuguang Wang** is Professor and Chair of the Department of Geography at Ryerson University, Canada. His research interests include the changing retail structure in Chinese cities and the impacts of foreign retailers on China’s retail sector. His recent publications include “The New Retail Economy of Shanghai,” “Penetrating the Great Wall and Conquering the Middle Kingdom: Wal-Mart in China,” and “Opportunities and Challenges of Shopping Centre Development in China: A Case Study of Shanghai.” He is currently conducting policy research to examine how China has responded to the new challenges brought about by the foreign retailers after its admission to the WTO.

**Cecilia Wong** is Professor of Spatial Planning and Director of the Centre for Urban Policy Studies at the University of Manchester. Her research interests include quantitative measures, socioeconomic analysis, strategic and spatial planning, national spatial planning frameworks, and policy monitoring and evaluation.

**Fulong Wu** is Professor of East Asian Planning and Development and the Director of the Urban China Research Centre at the School of City and Regional Planning of Cardiff University. His recent research is urban poverty and transition. He is co-editor (with Laurence Ma) of *Restructuring the Chinese City* (Routledge, 2005), editor of *Globalization and the Chinese City* (Routledge, 2006), and co-author (with Jiang Xu and Anthony Gar-On Yeh) of *Urban Development in Post-Reform China: State, Market, and Space* (Routledge, 2007).

**Chun Yang** is Research Assistant Professor in the Department of Geography at the University of Hong Kong. Her research interests include cross-border interaction and governance between Hong Kong and China (especially the Pearl River Delta), industrial clustering of Hong Kong and Taiwan investment in the Pearl River Delta and the Yangtze River Delta. She has recently published papers on cross-border integration and governance of the Greater Pearl River Delta and transition of overseas Chinese investment in China, in *Political Geography, Environment and Planning A, Eurasian Geography and Economics, Habitat International* and *International Development Planning Review*.

**You-Ren Yang** is a post-doctoral researcher in the Department of Geography at National Taiwan University. His research interests include geography of production, land use regulation in postreform China and geography of innovation. He has published papers on Taiwanese IT companies’ trans-border investment in China in *Environment and Planning A.*
More than 25 years have passed since China’s embarking on economic reform. China seemingly adopted a different trajectory of market transition – in contrast to the shock therapy in Central and Eastern Europe, a gradualism approach allows political and social stability while the economy is experiencing rapid growth. But market reform has dramatically transformed urban landscapes. It is now the time to assess whether the idea of gradualism still fits to the reality of Chinese cities. Within China, the thought of the so-called New Left claims the radical nature of marketization. It is therefore important to explore whether the Chinese city is becoming an emerging space of new institutions, new working and living practices.

With the development of several networks of urban China scholars, the chance is ripe for this endeavor. Among these networks, I would like to particularly mention the Urban China Research Network based in Albany, of which I am a member of the steering committee, a British Higher Education Link project with China on urban poverty, of which I am the coordinator, and more recently the Urban China Research International Network (UCRIN) under the Leverhulme Trust, of which I am the project director. The financial support from the Leverhulme Trust (F/00 407/AM) is acknowledged.

The majority of chapters in this volume are revised versions initially presented at the RGS/IBG 2005 Annual Conference. I would like to thank Dr Shenjing He for helping organize China sessions in the conference. I also want to thank many people for helping the development of this edited volume, in particular John Logan, Laurence Ma, Anthony Gar-On Yeh, George Lin, Weiping Wu, Jiang Xu, Bin Qin Li, You-Ren Yang, Chun Yang, Eric Heikkila, Christian Kesteloot, Alana Boland, Canfei He, Shuguang Wang, and Hyun Bang Shin. The support from Peter Sowden, editor at Routledge, is critical to the completion of this publishing journey. I appreciate his long-term collegial trust.
Part I

Cities as emerging institution