

Residential Development of Kunshan City

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The author considered the housing development in Kunshan City in the scope of its historical process and the system frame of the housing market formation in the present study. The housing market of urban areas in contemporary China is constructed under the socialist-market economy. Kunshan City is not the same situation of the major cities such as Beijing and Shanghai that it is rather small scale in its population and also has grown by introducing manufacturing industry.

Manufacturing industry has pushed the economic growth of Kunshan City, and it introduced a lot of population mainly engaging manufacturing industry. The housing market has progressed with the economic development of the city, though in the viewpoint of the preeminence of the housing market, there is a time lag for several years compared with the leading city of the whole country Shanghai.

The planning system of the housing development in Kunshan City is different in the economic development districts and other regions. The committees of the districts are responsible for the housing development in the districts, and the several bureau of the city council is managing the rest of the city area. The feature of the planning process is that the housing development project is planned and executed in the cooperation of the real estate enterprise from the planning stage.

In the development of the commercial house of Kunshan City, the ratio of the luxury home is large. This type of house is supplied for the upper-income group of not only the city but also other cities like Shanghai adjacent the city. It is a feature that the ratio of the economical house intended for the purchase of lower and medium income groups is small on the other hand. The economical house is developed for some households to move out by a downtown remodeling project in addition to the lower income group. The housing supply of other type of welfare purpose is also limited according to a similar condition.

Keywords: China, industrialization, urban planning, housing reform