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Recent Trends of Housing Development in Beijing Metropolitan Area

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In this research, the recent regional trends of the housing development in Beijing were considered. Beijing is the capital of China, and an economic city representing China as well as Shanghai. Therefore, it is important to consider the feature of the housing development of Beijing in order to understand the land use change affected by the economic growth, living condition of the citizens and political changes concerning urban area in China.

The results of the consideration are as follows. The housing development of Beijing developed rapidly after 2000. However, the population and the housing development of Beijing after 2005 are showing the tendency to stagnate though it has increased continuously after 2000. Because the decline is not seen in the increasing tendency as for the development of the luxury condominium and villa, the city government has not put out a new development permit at the luxury home. A large amount of luxury home including the detached house has already been developed in Beijing, and it has appeared in the market. Higher socioeconomic population who generally has a good private car is hoping to take better living environment even though in the area of far from the downtown of Beijing.

A large amount of residential house has been developed in the area within the range of 10 to 30 kilometers from the city center. The maintenance of road and subway system advances, and the access with the city center has improved to these suburban areas. On the other hand, the housing development area has drastically decreased in the city center and its surrounding area influenced by the surging land prices and the intensification of economic urban function in recent years.

The Beijing government is relatively advancing the supply of secured house of the lower price to the citizens who cannot correspond to the soaring house prices. A lot of houses of such a low price are not developed in the city center, and constructed in the suburban areas left from the urban area. The housing development of the suburban area progresses in Beijing in recent years, and the land use change from the farmland to the housing lot is dominating. The Beijing government is planning a multi-nuclear urban structure for the spatial expansion of the built-up area and restructuring of the economic structure by maintaining the new towns. The Economic-Technological Development Area of Beijing has been designated as one of the new towns, and the role as the residential area is expected in the area. It is necessary to pay attention to that the economic-technological development area developed as a means of industrialization and economic development before is changing to have its role in the urban structure from the city center to the suburban area.

Keywords: economic growth, residential house, suburban area, urban spatial structure