

# Module Summary & Student Presentations

# Outline

- Module Summary
- Student Presentation
- Literature synthesis
- Informal Evaluation

Inspire  
Install  
Anchor

# Cases and Connections

## 1 Preface

- Urbanization Out of Sync
  - Is China an Outliner?
  - Fundamentals: Hukou and Migration
- 

## 2 Land & Money

- Land Use and Public Finance Institutions
  - Quota Market in Chongqing and Chengdu: De-spatialize Land Transfer
  - Brownfield in Beijing: How Cities Recycle Industrial Land?
  - Property Tax
- 

## 3 Hardware

- Managing Car Ownership
  - Urban Infrastructure
  - Dispersion of Urban Agglomeration through High Speed Rail
  - Costs of Air Pollution: Human Health Damage
  - Progress in Energy Efficiency: Technology, Policy and Market
  - Financing Urban Access: Transportation, Urban Form and Land Grabbing
  - Untangling Complex Urban Issues through Emerging Big Data
- 

## 4 Software

- Drifting and getting stuck: Migrants in Chinese cities
- Urbanization vs. Citizenization: Migrants in Wangjingxi Market
- Spatial Justice in Affordable Housing Design in Ningbo
- Preserving Beijing's Spatial Tradition in Rapid Urban Development
- Aging Society: Offering Care to the Elderly in the Confucius Society
- Forging Greater Xi'an: New Regional Strategies

Class 01 Multiple Interpretations

Class 02 Is China an Outlier?

**Class 03 Hukou**

**Class 04 Land and Finance**

# Yuan Xiao

Yuan Xiao is a doctoral candidate at DUSP, MIT. Her research interests include property rights theories and practices, urbanization, land markets as well as urban and regional economics. Yuan Xiao's dissertation studies the latest land policy innovation in China, the land quota markets which have de-spatialized land transfers and have important social and economic implications for Chinese urbanization. Prior to coming to MIT, she worked for three years with the World Bank Institute in Washington D.C., focusing on capacity building and training programs in the field of urban management and planning for developing countries. Yuan obtained her master's degree in Political Science from University of Toronto. She was awarded a Bachelor's Degree in International Politics and a concurrent Bachelor's Degree in Economics from Peking University, China.

# Xin LI

Xin Li is a visiting assistant professor in the Graduate School of Architecture, Planning, and Preservation at Columbia University. Her research explores crucial issues linking economic development, environmental protection, and technological innovation in different institutional settings. Through comparative approach, Li is particularly interested in economic restructuring in rapidly deindustrializing regions, environmental and social problems accompanying fast urbanization, and land conflicts arising from rampant urban expansion. Her current work primarily focuses on China, where she examines how brownfield issues in Chinese cities were and currently are managed during industrial sites redevelopment process. She investigates these issues by analyzing the progress of brownfield legislation, property rights of former industrial land, environmental governance related to land contamination, brownfield financing mechanisms, and power balances among stakeholders. Dr. Li has a PhD degree in Urban and Regional Studies from MIT; a Master's degree in Urban Planning from the University of Michigan at Ann Arbor; and a B.A. in Economics from Renmin University of China.

# Yu-Hung Hong

Yu-Hung Hong is the founder and Executive Director of **Land Governance Laboratory** where he studies the use of land tools to facilitate open and **inclusive** decision making processes for land **resource allocation** in **developing** countries. He is also a Lecturer of Urban Planning and Finance at Massachusetts Institute of Technology (MIT) and Visiting Fellow at the Lincoln Institute of Land Policy. He earned his Ph.D. in Urban Development and Masters in City Planning from the Department of Urban Studies and Planning at MIT. His research focuses on property **rights** and obligations, land readjustment/sharing, and local public finance. Specifically, he is interested in investigating how governments can **capture land value** increments created by public investment and community collaboration for financing local **infrastructure** and durable **shelters** for the **poor**.

**Class 05 Land Quota Market**

**Class 06 Brownfields**

**Class 07 Property Tax**

# Class 07 Recap

## Question 1

“The people in China do not own land, why should we pay a property tax on land to the government?”

Courtesy of Yu-Hung Hong. Used with permission.

## Question 2

“Developers had already paid the leasing fees when leasing the land use rights, why do they need to pay additional tax on land?”

Courtesy of Yu-Hung Hong. Used with permission.

## Question 3

“If the government imposes a property tax on land, lease revenues will decrease due to the discounting of future property tax liabilities of holding land. So, the net fiscal effect of creating a new tax instrument could be zero. Why should the government go through this trouble?”

Courtesy of Yu-Hung Hong. Used with permission.

# Class 07 Recap

- Public
- Developer
- Local government

# Class 07 Recap

- Mapping
- Clear Theory vs. Messy Practice
- Political
  - Sense of tax: right and responsibility
  - Farmers vs. Urban middle income

# Proposed Industrial Land Location in Beijing (2020)

City plans removed due to copyright restrictions.

# Brownfield

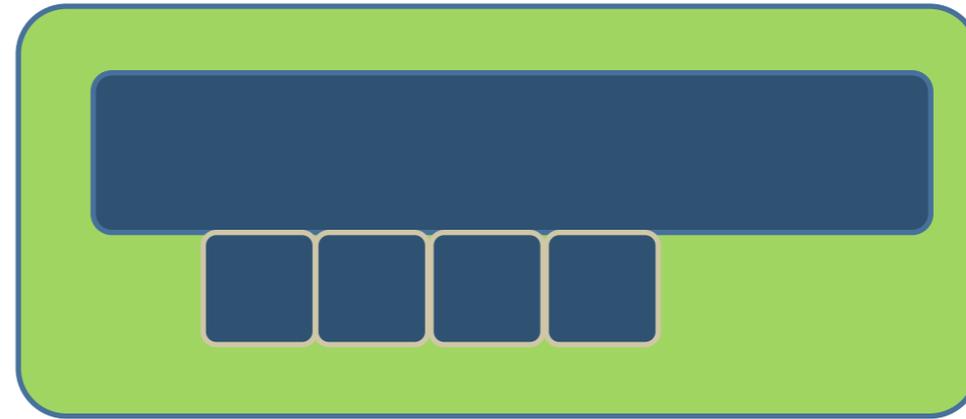
- Environment
- Land developement

# 3. Use Quota for Urban Expansion

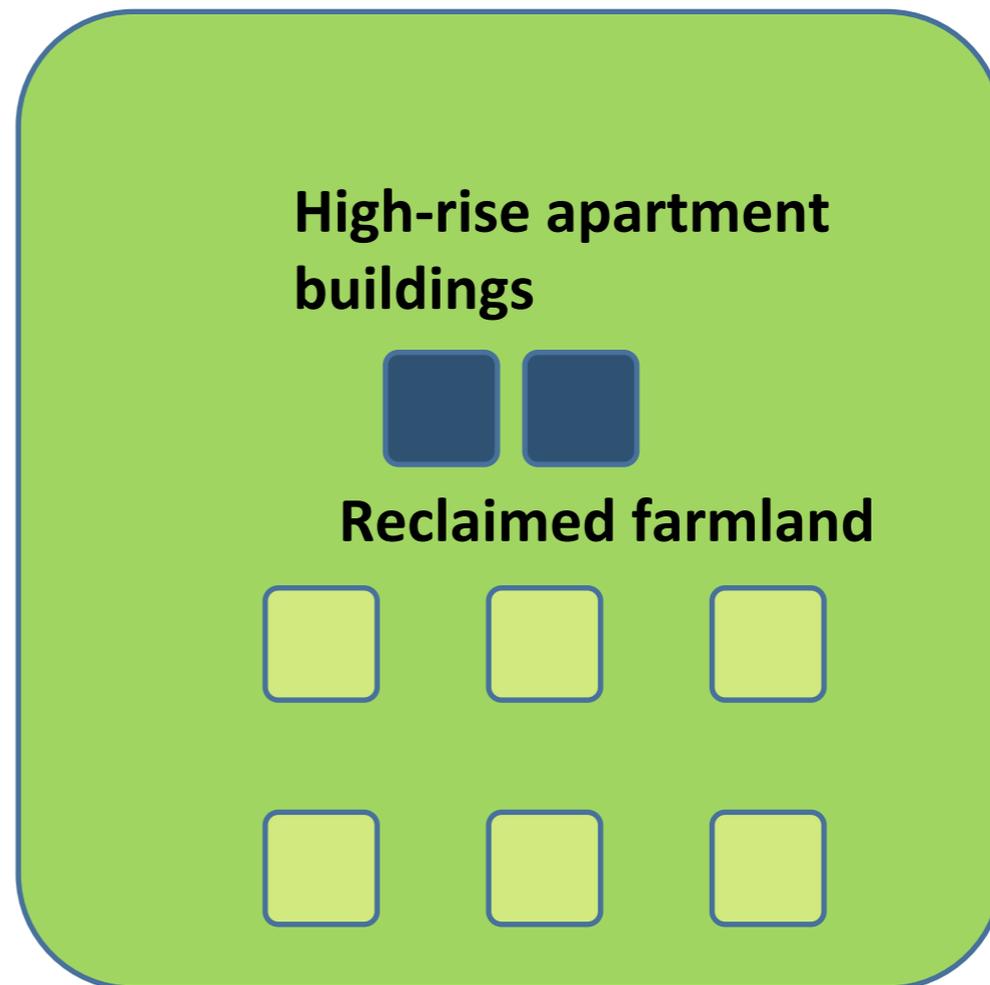
BEFORE

AFTER

URBAN  
FRINGE



RURAL  
AREA



Courtesy of Yuan Xiao. Used with permission.

# New Spatial Logics

## Location

- Proximity
- Continuity
- Density

## Time

# State and Market

**Phenomenon:** crafting of formal market institutions

**Process:** State making a market?

**Result:** More market or more state intervention?

# Origin of Land Finance

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A conversation between a communist prime minister (left) and a capitalist developer (right) in 1981

Prime Minister Zhao Ziyang (赵紫阳): “we lack capital for city developments.”

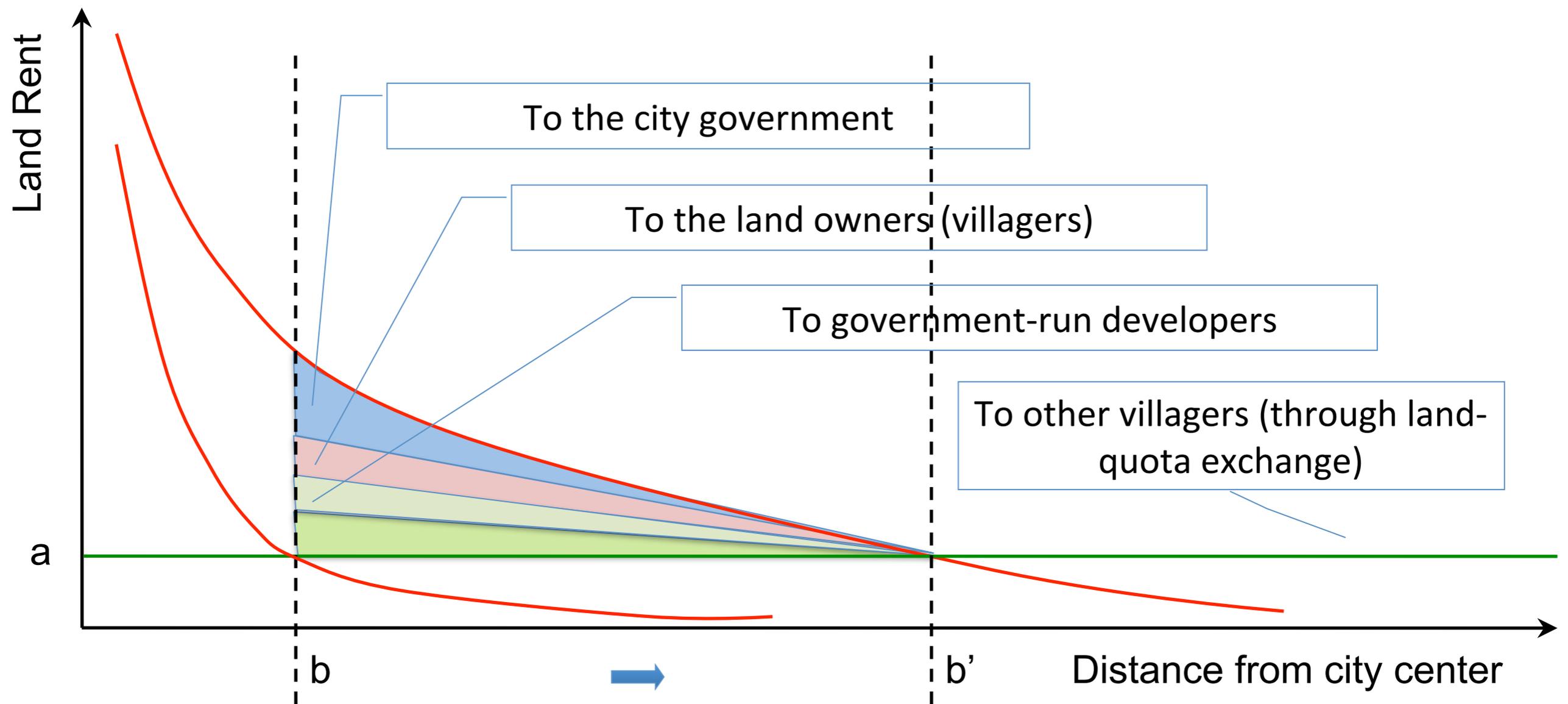
Dr. Huo Yingdong (Henry Fok, 霍英东) the capitalist in Hong Kong: “how come you lack capital if you have land?”

Prime Minister Zhao Ziyang: “We can’t charge people for using land. That’s capitalism.”

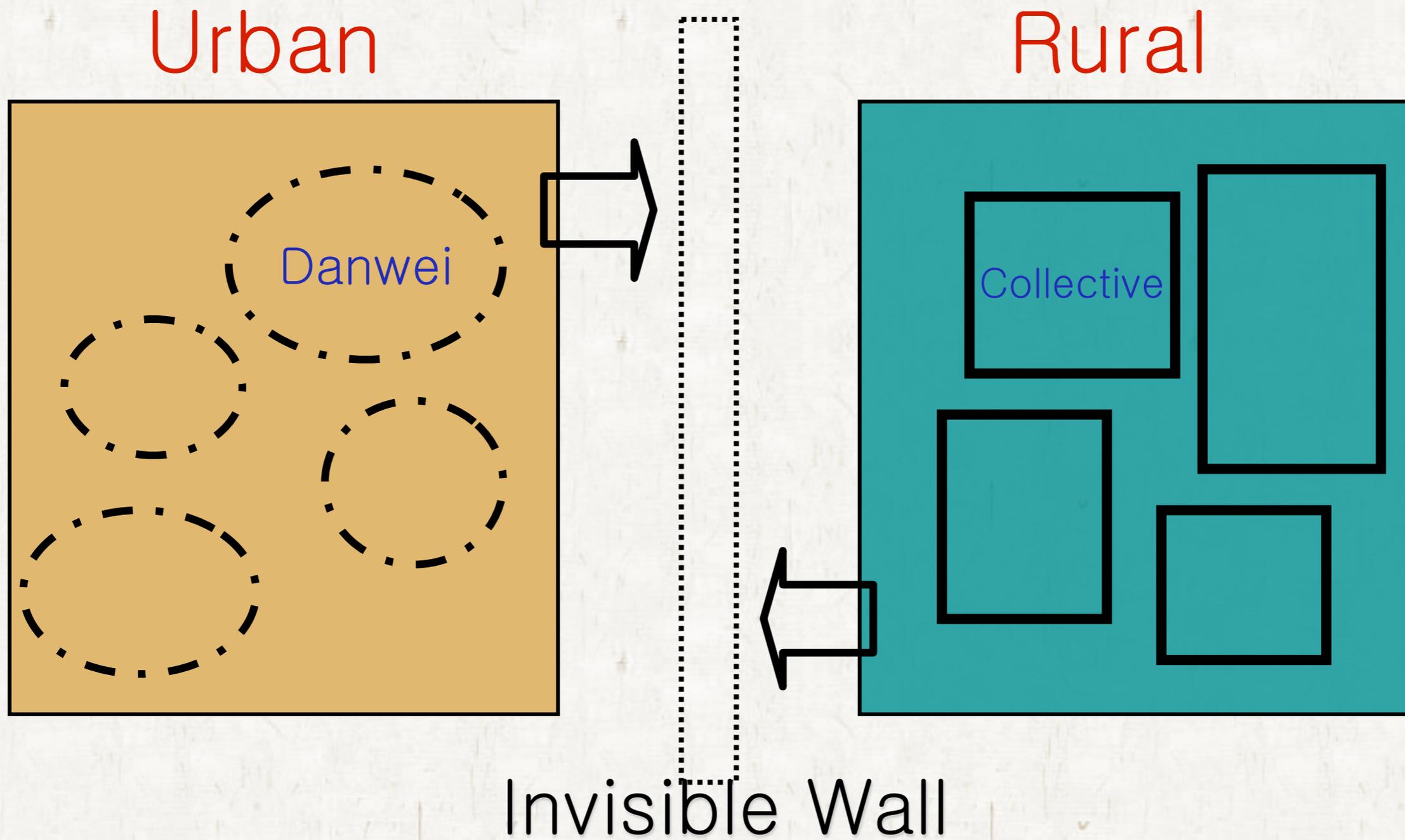
Dr. Huo Yingdong: “Well, even capitalism has got some merits.”

Courtesy of Liyan Xu. Used with permission.

# Splitting the Cake



# A Dualistic System



Cover of Chan, Kam Wing. *Cities with Invisible Walls: Reinterpreting Urbanization in Post-1949 China*. Oxford, 1994, and political cartoon about hukou from China Daily removed due to copyright restrictions.

## Mao's Era

## Present

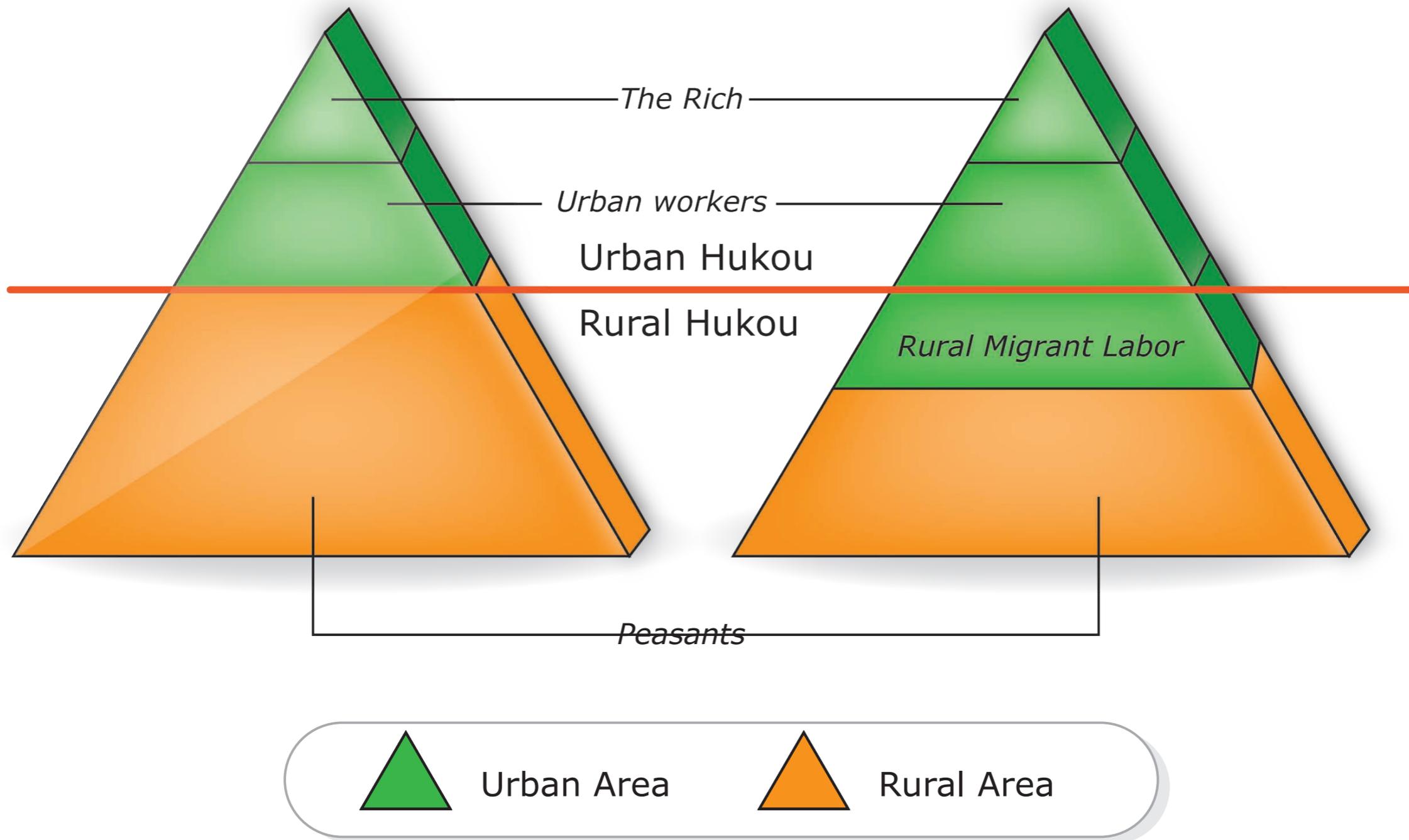
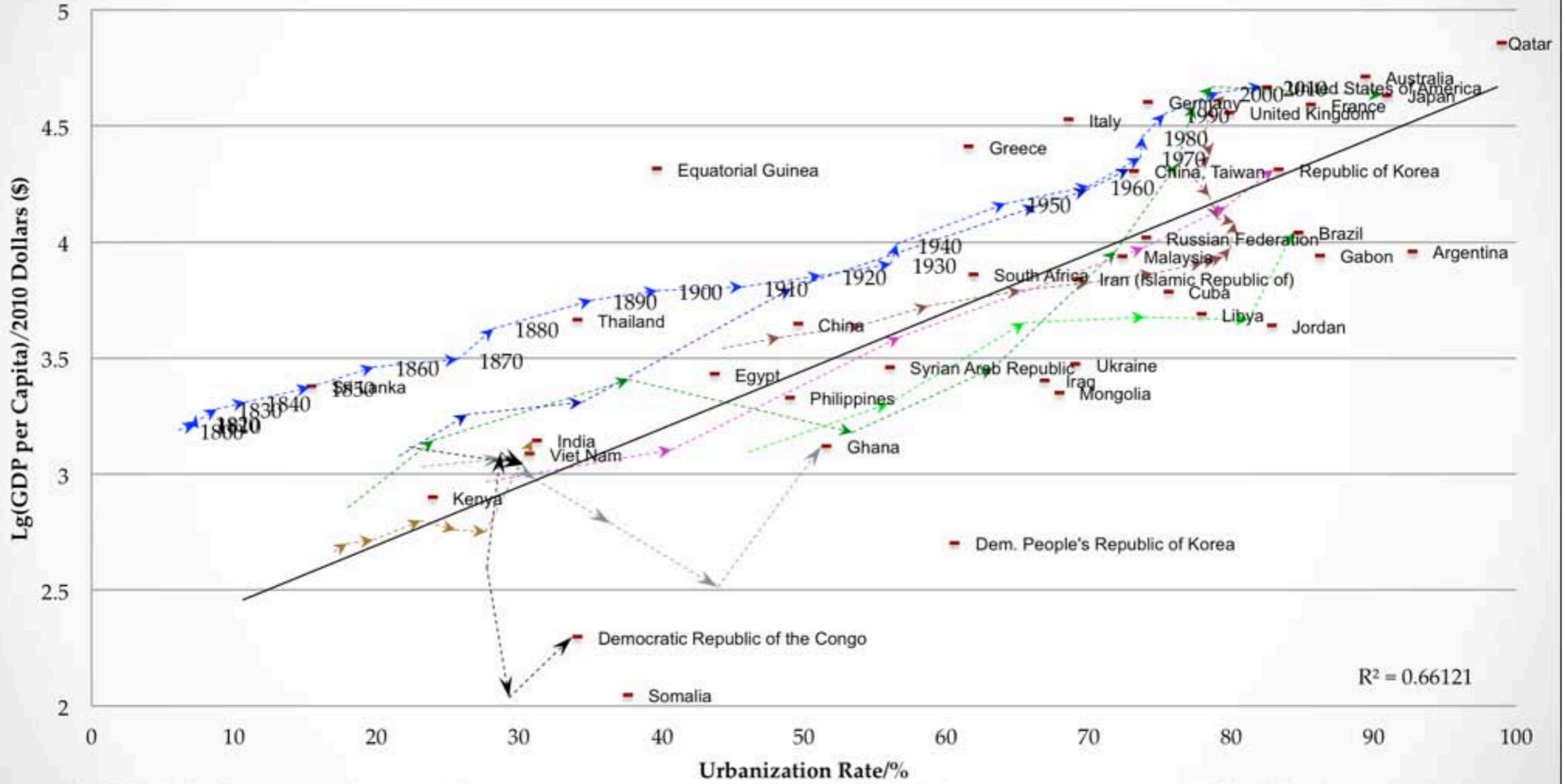


Image by MIT OpenCourseWare.

# China: the Middle Kingdom

Urbanization Rate vs. Lg(GDP per Capita), World, 2010 with Urbanization Trajectories of Various Countries



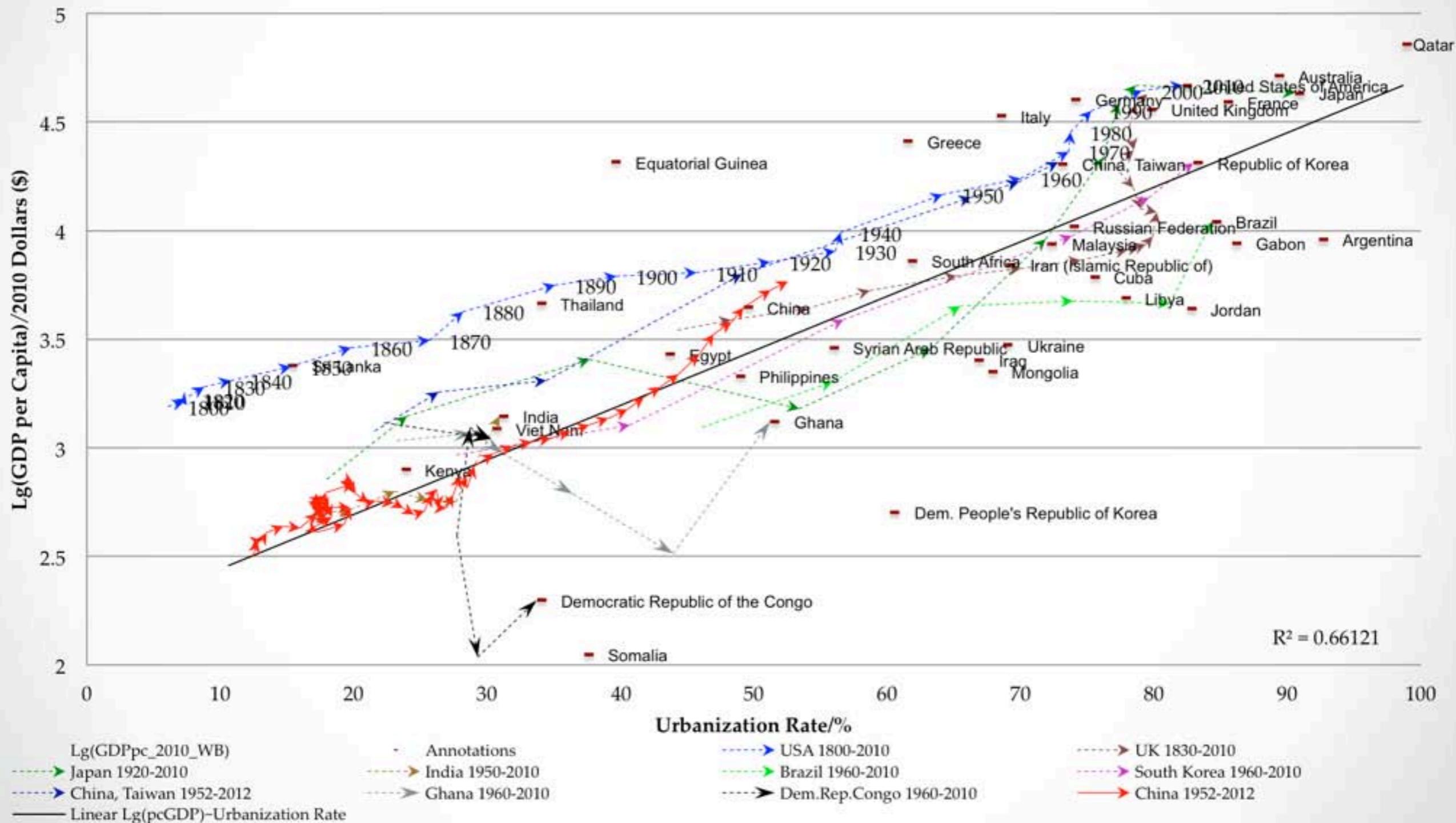
- Lg(GDPpc\_2010\_WB)
- Japan 1920-2010
- China, Taiwan 1952-2012
- Linear Lg(pcGDP)-Urbanization Rate
- Annotations
- India 1950-2010
- Ghana 1960-2010
- USA 1800-2010
- Brazil 1960-2010
- Dem.Rep.Congo 1960-2010
- UK 1830-2010
- South Korea 1960-2010
- China 1952-2012

Source: Own calculation based on the UN World Urbanization Perspective 2012, World Bank PPP per capita data 2012.

Courtesy of Liyan Xu. Used with permission.

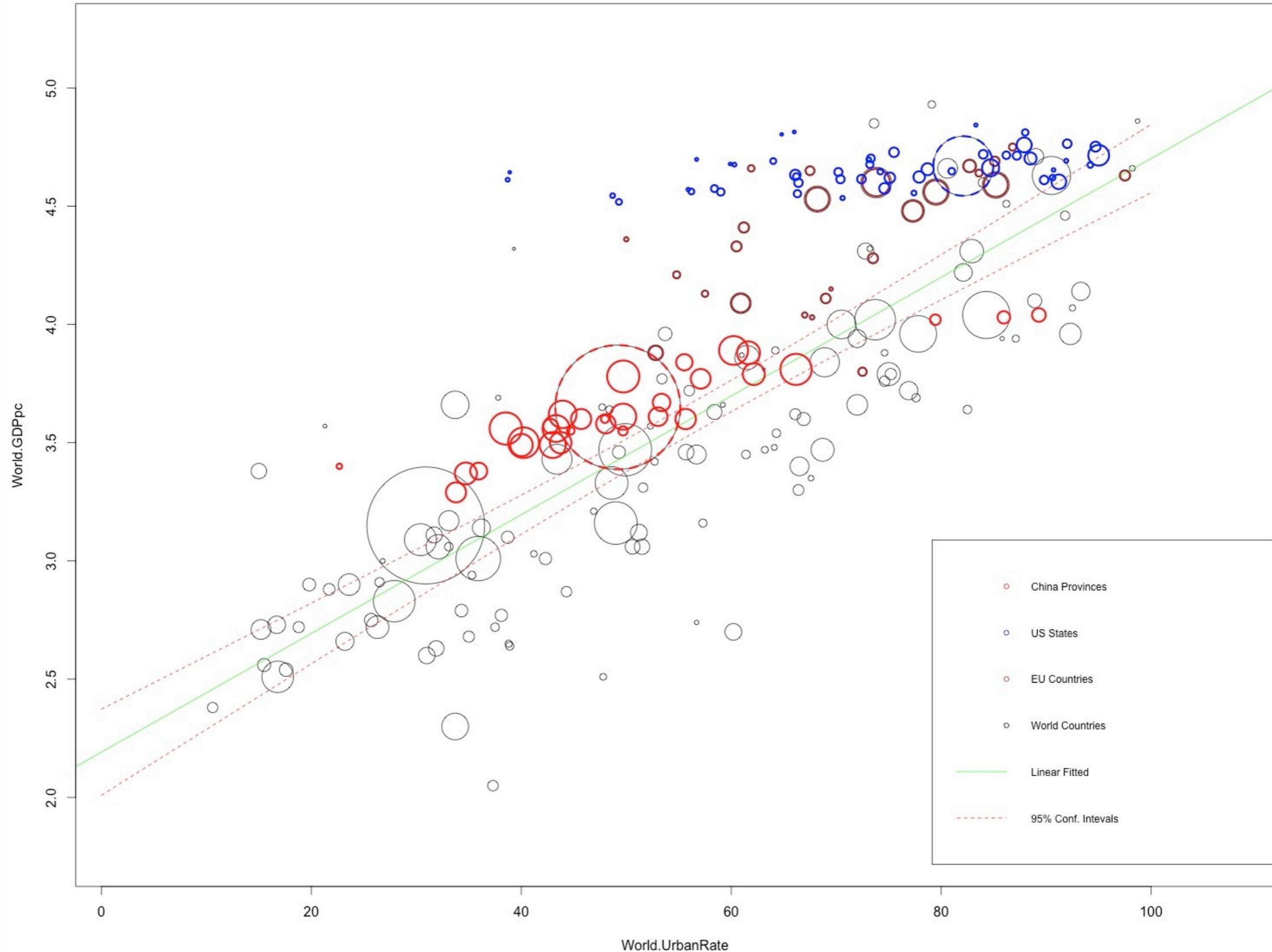
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Source: Own calculation based on the UN *World Urbanization Perspective 2012*, World Bank PPP per capita data 2012.

# Internal Complexities



Courtesy of Liyan Xu. Used with permission.

# Unbalanced Urbanization



Photograph courtesy of [kenner116](#) and [sterlingcollege](#) on Flickr. Under CC-BY.

- Despite similar urbanization level, rural Vermont(right) is different from rural Guizhou(left).
- In the developed countries, the countryside and the city imply different styles of life; however in developing countries, they mean different qualities of life.
- The two differ in terms of infrastructure accessibility, consumption level, educational quality, or even life expectancy.

# Multiple Interpretations

Built environment

Administration

Economy

Welfare

Lifestyle

Political

Cultural

# Tensions

Beijing Smog

Urban vs. Region

Land Quota

Real Estate Development

Market

Urban Finance Energy Efficiency

Housing market

Affordable housing

Urban Agglomeration

Property Tax

Cultural Heritage

Connections

Car Love Affair

Infrastructure

Spatial Equity

High Speed Rail

Big Data Brownfields

Aging Society

Migrant workers

Urban Form

Governance

What difference does rapid urbanization make?

Who are the players?

Who influence whom?

Who can change the status quo?

*Behavioral Motivations*

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# Idea presentation

- Sep 30
  - Brief
  - Not Graded
  - Comments
- Oct 02 and following classes
  - Project idea or literature synthesis idea
  - What, Why, How
  - Visual

# Design of the course

- Top-down and bottom up
- Cases vs. theories
- Content and format
- Findings and research methods
- Students, Guest, Liyan and Jinhua

# Dialogue

# Programming of a Class

- Guests present the **case** (15 min)
- **Dialogue** (25 min): students and Jinhua “interview” the guest
- Guests **reflect** on the discussion (10 min)

# On the idea notes

- **inspire** you to think
- **connect** to other topics
- **personal** experience
- **change** of your prior notions
- What if you were the **presenter** today
- **research design**
- Ideas for team **project**

# Idea Notes

- Prior notes posting
- Comment on others
- Threading
- Title: short, meaningful, unique

# Office Hours

- Jinhua: Tue 3pm-4:30pm

# Literature Synthesis

- Purpose
  - The purpose of a literature synthesis is to ADD value.
  - It is NOT simply a catalog of papers you have read.
- Difference from a project
  - Data: existing literature
- Deliverable
  - written report: 3000 words;
  - presentation: 15 min including Q&A

# Literature Synthesis (Components)

- Problem formulation
  - overview of the subject, issue or theory
  - clarify the objectives of the literature review
- Literature search
  - google scholar, web of science, ScienceDirect, MIT Vera, google, TRB online
- Data categorization and evaluation
  - Four typical structures of organization
    - Chronological (By trend)
    - Thematic
    - Methodological
    - Opinion: support, again, neutral, alternative perspectives
  - Critical appraisal of papers
    - Contribution: method, data, theory
    - Impact on practice
    - Limitations

# Literature Synthesis (Components)

- Data analysis, interpretation and synthesis
  - Similarity of papers: identify trends and patterns
  - Difference between papers: resolve conflicts
  - Relationships between papers
  - New perspectives / new interpretations
  - Gaps in the existing literature
  - Point the way forward for further research
- Conclusions

# Literature Synthesis

- Bibliography
  - Please provide full reference information, and follow the APA style: <http://library.concordia.ca/help/howto/apa.php>
- How to start
  - Read other papers' literature review sections and follow good styles.
  - Identify a few core papers (e.g., 7-15) and supplemental sources (e.g. 20~50)
  - Read the core papers carefully and summarize each separately as the starting point
  - Then follow section 2 components.
  - Read the tips provided in the separate document

# Team project deliverables

Project Proposal	Project Report (Draft and Final)
<p>Project Title</p> <p>Highlights</p> <p>Abstract (250 words)</p> <p>Key words</p> <ol style="list-style-type: none"><li>1. Introduction<ol style="list-style-type: none"><li>1. Context / Significance</li><li>2. Objectives / Research questions</li></ol></li><li>2. Literature Review</li><li>3. Methodology<ol style="list-style-type: none"><li>1. Data</li><li>2. Models / theories / methods</li></ol></li><li>4. Expected results</li><li>5. Expected impact and policy implications</li><li>6. References</li></ol>	<p>Project Title</p> <p>Highlights</p> <p>Abstract (250 words)</p> <p>Key words</p> <ol style="list-style-type: none"><li>1. Introduction<ol style="list-style-type: none"><li>1. Context / Significance</li><li>2. Objectives / Research questions</li></ol></li><li>2. Literature Review</li><li>3. Methodology<ol style="list-style-type: none"><li>1. Data</li><li>2. Models / theories / methods</li></ol></li><li>4. Analysis results and interpretation</li><li>5. Discussion<ol style="list-style-type: none"><li>1. Summary of research findings</li><li>2. Impact and Policy Implications</li><li>3. Limitation and future research</li></ol></li><li>6. References</li></ol>

Please use [mendeley](#) or [zotero](#) for references. Follow the [APA](#) style. I'll provide two examples papers for you to learn about the formatting.

# Informal Evaluation

- Good
- Bad
- Anything else

# Urbanizing China

A reflective dialogue

MIT OpenCourseWare  
<http://ocw.mit.edu>

11.S945 Urbanizing China: A Reflective Dialogue  
Fall 2013

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