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 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 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 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.

Source: Beijing Master Plan (2004-2020)
Brownfield

- Environment
- Land development
3. Use Quota for Urban Expansion

**BEFORE**

- **URBAN FRINGE**
  - High-rise apartment buildings

- **RURAL AREA**
  - Scattered farmhouses

**AFTER**

- **URBAN FRINGE**
  - High-rise apartment buildings

- **RURAL AREA**
  - Reclaimed farmland

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

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.

Source: Henry Fok’s Memoir
Splitting the Cake

Distance from city center

Land Rent

To the city government

To the land owners (villagers)

To government-run developers

To other villagers (through land_quota exchange)

a

b

b'

Distance from city center
A Dualistic System

Urban

Danwei

Rural

Collective

Invisible Wall
Mao’s Era

- The Rich
- Urban workers
- Urban Hukou
- Rural Hukou
- Peasants

Present

- Rural Migrant Labor

Urban Area

Rural Area

Image by MIT OpenCourseWare.
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.
China: the Middle Kingdom

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

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

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.
Unbalanced Urbanization

• 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.

Photograph courtesy of kenner116 and sterlingcollege on Flickr. Under CC-BY.

Courtesy of Liyan Xu. Used with permission.
Multiple Interpretations

Built environment
Administration
Economy
Welfare
Lifestyle
Political
Cultural
Tensions
What difference does rapid urbanization make?
Who are the players?  
Who influence whom?  
Who can change the status quo?

*Behavioral Motivations*
# Cases and Connections

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Hardware

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Software

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Idea presentation

- Sep 30

- Oct 02 and following classes
  - Brief
  - Not Graded
  - Comments
  - 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
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](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

<table>
<thead>
<tr>
<th>Project Proposal</th>
<th>Project Report (Draft and Final)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title</td>
<td>Project Title</td>
</tr>
<tr>
<td>Highlights</td>
<td>Highlights</td>
</tr>
<tr>
<td>Abstract (250 words)</td>
<td>Abstract (250 words)</td>
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<tr>
<td>Key words</td>
<td>Key words</td>
</tr>
<tr>
<td>1. Introduction</td>
<td>1. Introduction</td>
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<tr>
<td>2. Objectives / Research questions</td>
<td>2. Objectives / Research questions</td>
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<tr>
<td>2. Literature Review</td>
<td>2. Literature Review</td>
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<tr>
<td>3. Methodology</td>
<td>3. Methodology</td>
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<tr>
<td>1. Data</td>
<td>1. Data</td>
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<tr>
<td>4. Expected results</td>
<td>4. Analysis results and interpretation</td>
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<tr>
<td>5. Expected impact and policy implications</td>
<td>5. Discussion</td>
</tr>
<tr>
<td>6. References</td>
<td>6. References</td>
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</tbody>
</table>

Please use [mendeley](http://mendeley.com) or [zotero](http://zotero.org) 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