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URBAN HOUSING REFORMS IN CHINA: A FIRST OVERVIEW

by

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Working Paper

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Melinda Barlow is an economist and a student of China where she has spent three years. She prepared the following working paper in a consulting capacity during the Summer of 1988 under the supervision of Bertrand RENAUD, Housing Finance Adviser. This work is part of a study of the urban housing reforms. The data are partly based on materials collected during a reconnaissance mission in China which Mr. Renaud made in May 1988.

The views and interpretations herein are those of these two individuals and should not be attributed to the World Bank, to its affiliated organizations, or to any individual acting on their behalf.

IMPORTANT NOTE: the data presented in this paper are preliminary. They are based on Chinese sources but may be modified following more in depth work on the urban housing reforms.

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ABSTRACT

Major urban housing reforms have been initiated in China on February 15, 1988. As announced by the State Council, "The objective of reform of the urban housing system is to commercialize housing according to the demands of a socialist planned economy. The reform should begin by changing the low rent system of public housing." The purpose of this paper is three-fold. First, it provides an overview of the urban housing reforms in terms of scope, geographical coverage and schedule as they have been formulated so far. Second, it describes the guidelines for implementation and early reforms experiments in selected cities. This description is based on data collected by the World Bank reconnaissance mission of May 1988. Finally, the paper provides in one convenient place some of the economic data which will be necessary for a more complete evaluation of these housing reforms and their likely impact.

URBAN HOUSING REFORMS IN CHINA: A FIRST OVERVIEW

I. INTRODUCTION

1. "The objective of reform of the urban housing system is to commercialize housing according to the demands of a socialist planned commodity economy. The reform should begin by changing the low rent system of public housing. The current practice of housing distribution will be gradually changed to a housing allowance, and the residents will acquire the ownership of or the right to use houses through purchase or rental. In this way, houses will become a market commodity, causing a beneficial circle of input and output in housing construction and enabling us to blaze a new trail in solving the urban housing problem and promoting the development of real estate business, the building industry and the building materials industry," (State Council, through Xinhua, March 9, 1988).

II. REFORM SINCE 1978: A REALIGNMENT OF PRIORITIES

2. Since 1978, the economic focus of China has been on the "four modernizations," the modernization of industry, agriculture, science and technology and national defense by the year 2000. Pragmatic in comparison to the idealism governing economic policy during most of the post-1949 era, objectives include quadrupling of the gross value of industrial and agricultural output, tripling personal income, and doubling energy output in 20 years.

3. In order to achieve such an ambitious goal, government policy-makers recognized a major restructuring of the existing economic system was necessary. Reform first took place in the countryside in 1978; the responsibility system, which distributes farmland to family-based work teams and allows decentralized decision-making, helped agricultural production to more than double between 1979 and 1985. This success in agricultural reforms paved the way for greater decentralization of decision-making in enterprises and a realignment of investment and production priorities. These limited reforms are given credit for the doubling of industrial production between 1979 and 1986.

4. Although these production increases are impressive, the Chinese economy still suffers from the inefficiencies inherent in a centrally planned economy. The recent production increases are in part a recovery from the effects of ineffective economic policies implemented before 1978. While the introduction of agricultural reforms represents a major change in the political orientation of the government policy-makers, its implementation was relatively easy, essentially a matter of dividing publicly-owned land up to family-based production teams and

TABLE 1: POPULATION AND VALUE OF SOCIAL PRODUCT IN SELECTED YEARS

YEAR	TOTAL ¹ POPULATION		URBAN ² POPULATION		RURAL ³ POPULATION		TOTAL PRODUCT ⁴ OF SOCIETY		INDUSTRIAL PRODUCTION VALUE		AGRICULTURAL PRODUCTION VALUE		OTHERS ⁵	
	MILLION	%	MILLION	%	MILLION	%	BILLION US\$ (RMB)	PER CAPITA US\$ (RMB)	BILLION US\$ (RMB)	PER CAPITA US\$ (RMB)	BILLION US\$ (RMB)	PER CAPITA US\$ (RMB)	BILLION US\$ (RMB)	PER CAPITA US\$ (RMB)
1949	541.67	100	57.65	10.6	484.02	89.4	5.18 (55.7)	28.02 (102.83)	3.81 (14.0)	7.04 (25.85)	8.88 (32.6)	16.40 (60.18)	2.48 (9.1)	4.58 (16.80)
1958	659.94	100	107.21	16.2	552.73	83.8	64.20 (213.8)	96.99 (322.97)	32.52 (103.3)	49.28 (161.11)	17.00 (56.6)	25.75 (85.76)	14.68 (48.9)	22.25 (73.10)
1966	743.42	100	133.13	17.9	612.29	82.1	110.94 (306.2)	148.83 (410.77)	58.81 (162.4)	78.93 (217.86)	32.97 (91.0)	44.23 (122.03)	19.13 (52.80)	25.66 (70.83)
1976	937.17	100	163.41	17.4	773.76	82.6	275.79 (743.3)	294.27 (779.72)	160.3 (415.8)	171.05 (436.97)	69.95 (197.8)	74.64 (197.04)	45.53 (129.7)	48.58 (134.1)
1979	975.42	100	184.95	19.0	790.47	81.0	493.03 (1362.2)	505.46 (1383.16)	289.23 (783.3)	296.52 (783.16)	122.32 (336.6)	125.41 (340.38)	81.48 (226.3)	83.54 (230.8)
1985	1045.32	100	382.44	36.6	662.88	63.4	519.12 (1430.9)	525.42 (1430.19)	291.8 (785.6)	282.03 (767.64)	151.2 (418.0)	147.52 (408.14)	100.1 (277.3)	95.76 (264.41)

1. Referring to population of 29 provinces, autonomous regions and municipalities on the mainland.

2. Referring to population living in areas under the administration of cities and towns.

3. Referring to population of counties but excluding those living in towns of a county.

4. Referring to the sum total of gross output in value terms, produced by the following five material production sectors: agriculture, industry, construction, transport and commerce (catering and supply and marketing of materials included).

5. Referring to the production value of construction, transport and commerce sectors.

Source: State Statistical Bureau (1986). *Statistical Yearbook of China*, Hong Kong: Economic Information & Agency, with the value of RMB calculated from *Statistical Yearbook of China 1986*, p. 481 that in 1985 was 2.97 RMB to US\$1 and its former value of 1950 as 3.67, 1958 as 3.33, 1966 as 2.76, 1976 as 1.97 and 1979 as 1.55

Source: Chu, David K.Y. and Kwok, R. Yin-wang, "Housing Supply in China Since 1978", manuscript, May 1988.

letting them make some decisions on production themselves. Urban and enterprise reforms, however, are far more complicated, requiring the transformation of huge portions of the existing infrastructure. Within the context of the overall reforms, the commercialization of housing is considered not only as one of the basic means to improve China's housing stock, but also as an accelerating factor to development and reform as a whole.

III. URBAN HOUSING SYSTEM: WHY REFORM?

5. What is the need for the massive reform of the urban housing system, which, if implemented, will alter the structure of the entire Chinese economy? What are the shortcomings of the present system?

A. Irregular and Inadequate Investment

6. Until 1978, China's central planners have prioritized productive capital investment; minimal housing was seen as acceptable to a country that wanted to strengthen its industrial base. Housing was regarded as a non-productive capital investment and received irregular allocations, dependent on the investment priorities of the particular year. Investment in housing consisted of 9.1 percent of all investment in capital construction during the First Five Year Plan (1953-1957) but only 4.1 percent during the Second Five Year Plan (1958-1962).

B. Demographic Changes

7. Pressure on the housing stock has increased due to the rising urban population, both from natural increase and migration. The urban population rose from about 60 million in 1949 to about 250 million in 1985. This factor, coupled with the slow growth of new housing caused the per capita area of housing to fall from 4.5 m² in 1952 to 3.6 m² in 1977.

C. Urban Households: Income and Expenditures

8. Urban households spend only about 1 percent on housing, not even enough to cover the cost of maintenance. The income share spent on housing has fallen in recent years, even though between 1978 and 1984 the average real wage increased by 30.1 percent, and the real disposable income of the average urban family rose by 61 percent.

9. There are several reasons for these income gains and space increase. First, the persons supported per wage earner, which had declined from 3.29 in 1957 to 2.06 in 1978, declined further to 1.71 in 1983 as the single-child household increasingly became the norm. Second, the rapid increase in employment during this period reduced the

average age of employees. With many new employees entering at the bottom of the wage scale, the average wage increase would not be as great as the increase for those already employed. Third, improvements in labor insurance, welfare, and pensions are not reflected in the wages; these expenditures rose from 14.3 percent of the wage bill in 1978 to 22.4 percent in 1983. Fourth, the housing construction boom reversed the long-term decline in housing space available per urban resident. (Lippit, Victor, The Economic Development of China, p. 152).

10. With the rise of incomes, demand for higher quality food and consumer goods has increased. In the late 1970's Chinese saved to buy radios, watches and bicycles; now washing machines, color televisions, tape recorders and refrigerators are what people want to buy. The high demand for consumer products has been one cause of relatively high inflation rates of recent years, reaching 10.7 percent in the first quarter of 1988.

11. In commercializing the housing system, policy-makers hope to encourage consumers to view housing as a commodity and use a greater portion of their income on housing, which should lower the demand for durable consumer items and help dampen inflationary tendencies. The rapid growth of urban subsidies most also be stopped.

D. Rapid Growth in Housing Construction Since 1978

12. Since 1978, the government has placed a higher priority on housing construction. Government investment in housing reached 25.4 percent of all investment in capital construction in 1982. The total floor space of newly-built housing in cities and towns built in the last 10 years has exceeded that of the first 30 years after 1949, and nearly 20 million households have moved into new dwellings. Average living space per capita rose to 6.66 m² in 1985.

13. Significant changes in the structure of housing finance have been taking place since 1980. Before 1978, no individual work units could invest in housing without the permission of the central planning committee. With increasing decentralization, work units have authority over investment, which is funded with retained profits or allocations from the state. Much of this goes into housing, and this investment makes up about 60 percent of all investment in urban housing. In most cities the shares of the state and local budgets have fallen while the contribution of enterprises has risen and direct private investment has appeared (Renaud, Bertrand, Housing Finance Reforms in China: Issues and Prospects, 1988). Individuals have also increased their total investment and their investment share in urban housing, rising from 3.14 percent in 1980 to 10.92 percent in 1985.

E. Limitations of Current System

14. Although housing construction has increased, China's housing system is still inefficient and in need of restructuring. The basic

cause lies in a housing finance system that is extraordinarily bad. The origin lies in ideological a priori and operational economic misconceptions:

- (i) housing is a social good, not an industry
- (ii) housing is only a consumption good not an investment
- (iii) housing is part of wage compensation in kind
- (iv) anti-urban bias
- (v) failures of central planning mechanisms

15. From a housing finance viewpoint, the central flaw is that urban households pay little or nothing for their housing, and the structure of incentives in urban housing markets is completely distorted. The share of housing in urban household expenditures is simply too low, with rents accounting for only 1 percent of an urban resident's total annual consumption. Any additional costs must be carried by the state or work unit.

16. As the housing stock increases, the financial burden of the state also increases. The low rents do not even cover the costs of maintenance. In the example of Yantai, rents covered much less than 10 percent of actual maintenance requirements. The state not only spends money on the construction of houses, but also must continue to allocate funds for maintenance (Renaud, Bertrand, Housing Finance Reforms in China: Issues and Prospects, 1988).

Estimates for Yantai before housing reforms:

Average monthly rent	RMB 0.13/m ² (usable space)
Maintenance	
Administration	RMB 0.63/m ²
Depreciation	
Interest and taxes	RMB 0.37/m ²
Land use	
Insurance	RMB 1.00/m ²
Profit	
Total needed	RMB 2.00/m ²

F. Standards of Housing: Planning Norms vs. Current Situation

17. In May 1986 the State Council set the long-term development target for housing: to provide a decent and practical dwelling unit for each household in the urban areas with an average per capita living floor space of eight m². When calculating housing area, China

classifies housing space into three categories. Living or usable space includes living room and bedrooms, and this is the usual figure given when discussing housing space per capita. Auxiliary space includes kitchen, bathroom, balcony, stairways and corridor. Total construction space includes both these amounts (Carlson, Eric, 1987).

18. Projecting this development goal to the year 2000, it is estimated that China will have to build 45 million dwelling units for urban areas, as well as convert or renovate many existing units. In 1985, 3 million urban housing units were built; if this rate continues, and if the urban population remains steady, the goal of eight m² per urban resident may well be met.

19. Recently the Chinese government has issued the designs and standards for urban housing projects. It includes an independent apartment with sitting room, bedroom, kitchen, toilet and storage area. According to the survey of urban housing conducted in 1985, apartments with exclusive use of kitchens and toilets accounted for only 26 percent of the total area of housing.

IV. WHAT IS THE URBAN SECTOR IN CHINA?

20. Chinese cities are administrative areas, including both non-agricultural and agricultural residents. The Chinese classification of city is unlike that in most countries, so clarification of what the urban sector is necessary for identification of the status of urban residents.

21. The Chinese urban system consists of two major components: cities (shi) and towns (zhen). The former is classified into three categories on the basis of the size of a city's nonagricultural population residing in the city proper (shiqu) and suburban districts (jiaoqu). Cities may have jurisdiction over several rural counties; the apparent advantage of this is to ensure stable food supply. Large numbers of agricultural workers may work in the city suburbs; when these are included in the urban population, it may appear that the urbanized population is larger than it actually is. When residents living in the counties administered by the city are included, the urban population figure rises even higher. For example, the total number of people in the area the city of Yantai administers is 8.2 million. Of these, 720,000 lived in Yantai city itself, and only 330,000 were non-agricultural workers.

22. Towns (zhen) fall into two broad groups; designated towns (jianzhi zhen), whose official town status has been approved by the appropriate provincial authorities, and market towns (jizhen or xiangzhen), which do not have official town status. Functionally all towns are local administrative, industrial and commercial centers with close ties to the vast rural population.

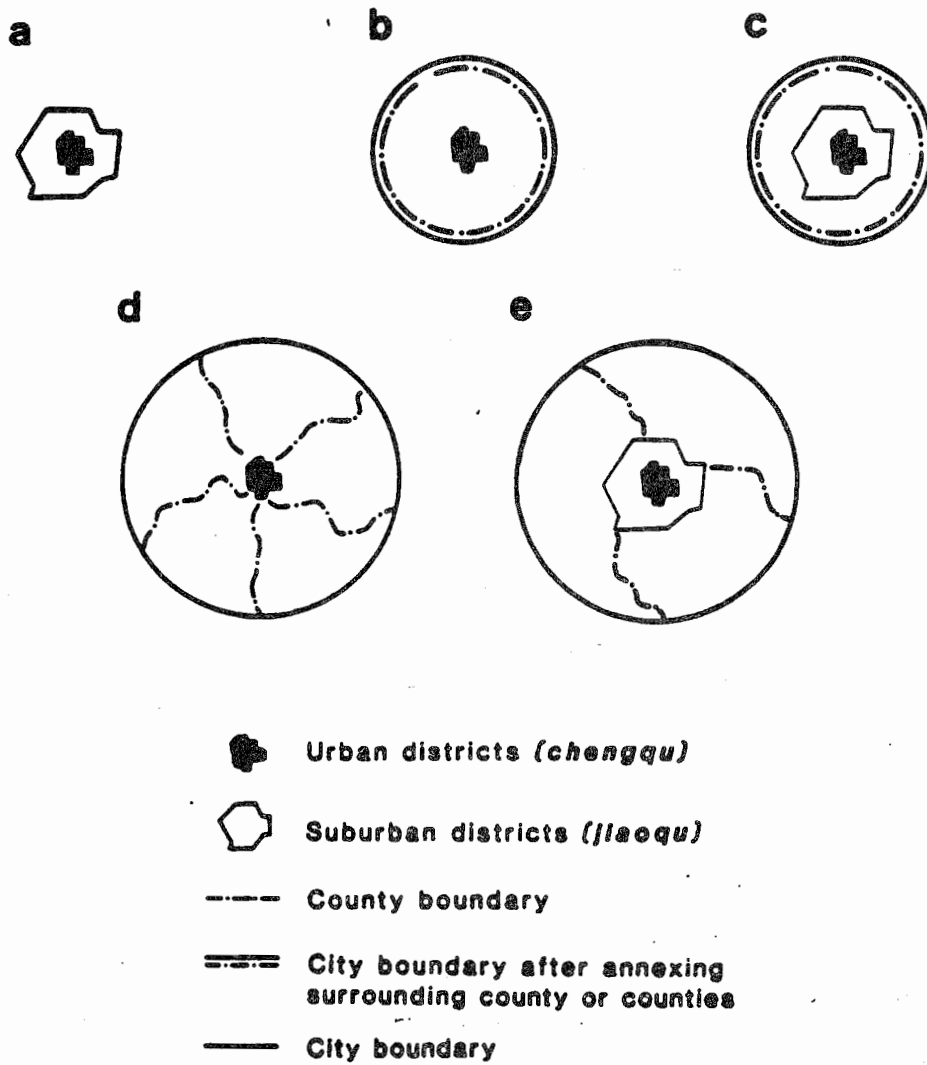


Figure 5. Generalized models of administrative structures of Chinese cities. 1984.

Source: Ma, Laurence J.C. and Cui Gonghao, "Administrative Changes and Urban Population in China", Annals of the Association of American Geographers, Volume 77, Number 3, September 1987.

23. The State Council has recognized 381 cities as official cities, which includes them in the state budget. This makes them eligible for more financial support from the state than other urban centers for the maintenance of urban services and facilities, as well as for urban housing development and other types of construction. At the end of 1984, all county capitals that were not cities were designated towns, as were about 500 towns under the county commonly known as xianxiashen (literally, "town administered by county") located in the suburban districts of cities. At the end of 1984, there were 6,211 designated towns. These are included in China's urban population. Below these are some 50,000 market towns and five million or so villages, whose residents are all categorized as rural (Ma and Cui, 1987).

24. The increase of urban residents appears to take a startling large jump from 1984 to 1985, rising from 220 million to 382 million. This rapid rise, however, is due largely to the increase in number of towns after adjustment of criterion for "town," but still includes a large number of agricultural workers. Although it is difficult to precisely calculate the number of agricultural workers, especially due to the undocumented "floating population," many sources refer to the urban population as about 250 million, slightly more than 20 percent of the total Chinese population.

V. ACCESS TO HOUSING: WHERE IS IT, WHO GETS IT?

25. Since 1949, essentially two distinct housing systems have developed, one in the countryside and one in the city. Urban residents are provided with housing through their work units at little cost, whereas rural residents must provide housing for themselves. Although the housing system reform will undoubtedly affect the situation in the countryside, the focus of the reforms is on urban housing.

A. Control of Urban Housing Stock

26. About 24 percent of all housing stock is built and managed by the municipality's Housing Management Bureau, financed through funds raised both through local taxes and allocated from the central government. Seventeen percent is privately owned, mostly pre-1949 structures owned by individuals who were not classified as capitalists in the early 1950's. Work units are the dominant allocator of urban housing, managing almost 60 percent of urban housing stock.

27. Housing is meant to be distributed by the work units according to seniority and position, but the inefficiency and inequality of distribution are included in the reasons for reforms. Long queues for housing exist for both enterprise and government administered housing, with applicants usually waiting years before being allocated an apartment. Partiality in housing assignment is rampant; those with

TABLE 2: THE OWNERSHIP STRUCTURE OF HOUSING STOCK (FLOOR SPACE) IN
PRC CITIES 1978 - 1984 ('000 SQ. M.)

	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>
<u>Rental Units</u>							
Built and Managed by Municipality's Housing Management Bureau	172,690 (33.4)	184,270 (31.6)	191,550 (29.8)	203,440 (28.7)	213,030 (27.2)	222,700 (25.4)	232,400 (24.1)
<u>Rental Units</u>							
Built and Managed by Various Ministries and State-owned/Collectively- owned Enterprises	238,190 (46.1)	282,730 (48.5)	333,060 (51.9)	380,340 (53.6)	437,160 (55.8)	503,720 (57.6)	567,530 (58.8)
Owned by Urban Individuals	105,900 (20.5)	116,050 (19.9)	117,580 (18.3)	125,770 (17.7)	133,680 (17.0)	148,560 (17.0)	164,600 (17.1)
TOTAL	516,780 (100)	583,050 (100)	642,190 (100)	709,550 (100)	783,870 (100)	874,980 (100)	964,530 (100)

Note: Figures in brackets are percentages.

Source: Qi Ming-Chen (1985) 'China's Urban Housing' in the Almanac of China's Urban Economy and Society, pp 59-62.

Source: Chu, David K.Y. and Kwok, R. Yin-wang, "Housing Supply in China Since 1978", manuscript, May 1988.

influence can jump the queue and obtain the most desirable housing. Some officials may have more than one apartment, while other families crowd three generations into a small flat. The misallocation and corruption is cited as one reason for the reforms.

B. The Diversity of China's Urban Sector

28. Living conditions vary considerably among different urban areas in China. The 1985 annual income per capita was RMB 821.40 in city households, whereas per capita income of residents in county-towns was only RMB 640.08, though this difference is somewhat offset by differences in food prices. In regards to housing, residents in big cities have an average of 6.66 m² living space per capita, while county-town residents have an average of 8.74 m² per person. Rural residents have an average of 14.7 m² (China Statistical Yearbook 1987, Urban Household Survey 1985).

29. Differences also exist between cities. In a survey of 14 cities, monthly wages ranged from RMB 54.27 in Baoji, Shaanxi to RMB 147.78 in Shenzhen, Guangdong. Shenzhen is an atypical case, however; the cities with the next highest incomes are Guangzhou, at RMB 87.21, then Shanghai, at RMB 84.17. Likewise, living space varies among the 14 cities surveyed. The living space per capita ranges from 4.05 m² in Chongqing to 11.81 m² in Shenzhen. No significant difference in rent per m² exists among the cities.

30. Quality of housing also varies among cities. Households classified as crowded or inconvenient make up 29.01 percent of all urban households, but in a survey of 12 cities this ranges from lows of 2 percent in Shenzhen and 9 percent in Shijiazhuang, to 50.60 percent in Shanghai. Crowded households have less than four m² of living space per person, and inconvenient households are households whose family members all share one room, although living conditions may not be crowded and the residential floor may be large.

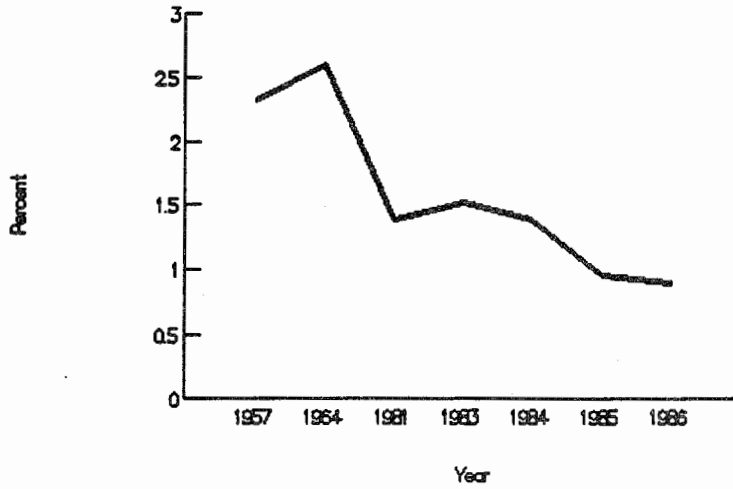
C. Growth in the Countryside: Prelude to Urban Housing Reform?

31. Since 1978 the income of rural households has doubled, and much of this additional income is spent on housing. The investment in housing by rural individuals annually has increased steadily from RMB 3.67 in 1978 to RMB 39.46 in 1985. This contrasts sharply with the almost static amount urban residents have spent on housing over the last 30 years; the average annual rent paid rose from RMB 5.16 in 1956 to RMB 6.48 in 1985. Urban residents' rent payment as a proportion of income has actually dropped from 2.1 percent to 1.1 percent during this period, whereas the proportion of housing costs to income of peasants increased from 3.16 percent to 12.4 percent.

32. Financing of rural housing is strictly from rural savings - individual or collective, and some informal rural financial institutions have developed in recent years. Housing management also remains in

Urban households rent to expenditures

Selected years (%)



Rural housing costs to expenditures

Selected years (%)



Source: China Statistical Yearbook, 1987.

private hands, though peasants who want to construct housing must obtain permission from the local government. One concern of policy-makers is the use of good farmland for building plots, both in the countryside proper and in areas surrounding cities. In the rural areas all land is owned by the local government or by collectives, but houses are owned by individuals.

**VI. MOVING FROM DISTRIBUTION HOUSING TO COMMODITY HOUSING:
BASIC STRATEGY**

33. Deng Xiaoping stated in April, 1980, "We should consider a series of policies concerning the housing construction in the cities and its distribution. Urban dwellers may purchase houses or build houses by themselves. We may sell not only the newly-built houses but also the old ones ... Rents should be adjusted with the prices of houses for sale in mind. In this way people will think that it is reasonable to buy houses ... Those people with low incomes should be given subsidies when the rents are raised," (China City Planning Review, March 1988).

34. The above remark outlines the basic principles of the reforms, which have received support from the highest levels of government. Zhao Ziyang also voiced his support for the reforms, and the State Council's Group on Reforms has supervised the planning and early implementation of the housing sector reforms.

A. Implementation Schedule

35. Since 1980, proposals for reforms have been studied and discussed. Experimental plans have been implemented in several cities, and the general guidelines have been formulated and approved by the State Council. The approved schedule proposes that the reform policies be implemented throughout all cities in the country in three years.

1987 - Three cities initiated experimental reforms.

1988 - Pilot reforms will start in 53 cities, including all provincial capitals.

1989 - 150 to 200 cities and 5,000 to 6,000 counties and towns should start the reform either in all the urban areas or in certain areas.

1990 - The reform of the urban housing system should be carried out in all cities, counties and town in China, except for a few outlying cities and towns.

CHINA: Survey of housing
 Housing costs in proportion to total expenditure, urban
 Source: China Statistical Yearbook, 1987
 Compiled August 1988, mb

	1957	1964	1981	1983	1984	1985	1986
Living expenditure (RMB per capita)	222.00	220.68	456.84	505.92	559.44	673.20	798.96
Rent	5.16	5.76	6.36	7.68	7.80	6.48	7.20
Proportion of rent to expenditures (%)	2.32	2.61	1.39	1.52	1.39	0.96	0.90

CHINA: Survey of housing
 Housing costs in proportion to total expenditure, rural
 Source: China Statistical Yearbook, 1987
 Compiled August 1988, mb

	1957	1965	1978	1984	1985	1986
Living expenditures (RMB per capita)	70.86	95.11	116.06	273.80	317.42	356.95
Housing costs	1.49	2.69	3.67	32.12	39.46	51.23
Proportion of housing to expenditures (%)	2.10	2.80	3.20	11.70	12.40	14.40

B. Components of the Commodity Housing Market: Three Administrative Challenges

36. Government policy-makers recognize three main components of the urban housing system reforms.

- (i) The low rent system for publicly owned housing must be adjusted to a reasonable level. Those who live in publicly owned houses will receive housing vouchers valued at their housing subsidy. Eventually the issuing of housing vouchers should be replaced with cash.
- (ii) People are encouraged to purchase houses or build houses by themselves, diverting the people's purchasing power to improve their housing conditions.
- (iii) Financing must be made available for housing and reform must be made in the planning, financing, taxation, price and housing management system. The reforms should also stimulate the development of the real estate market, housing construction industry and real estate financial institutions. (China City Planning Review, Vol. 4, No. 1, March 1988)

C. Implementation: Where to Begin?

37. The State Council has set the guidelines of the urban housing reforms, but provinces, cities, and towns have some latitude in developing plans that best suit their local conditions. Several policy options exist for the implementation of the reforms, and are now being used in reforms of the pilot cities. According to the central government plan, every province, municipality and autonomous region will select several cities or counties as a pilot of the housing reform in 1988 in order to get direct experience for other cities which will begin to carry out housing reform in 1989 (Xinhua, March 9, 1988). Although each city's plan may be somewhat unique, the following elements should be universal to the plans of all the cities.

- (i) Rent should be raised to a more reasonable rate.
- (ii) Subsidies or vouchers should be issued to cover the rent increase.
- (iii) Subsidies should reflect the wage of the employee; those with higher wages should receive a higher subsidy.
- (iv) Localities should practice a cash housing allowance for new houses.

- (v) Housing should no longer be allocated according to rank, but rents should be higher for apartments of more space.
- (vi) Residents should be encouraged to buy housing on their own.
- (vii) A housing fund should be developed.
- (viii) Banks should be encouraged to support the housing reforms.

(1) Determining the Appropriate Rent: Maintenance Rent vs. Commercial Rent

38. A major task of the housing reform is to determine a "reasonable" rent for public housing. An excessively high rent will impose strains on the state, enterprises and individuals, while rents that are too low will discourage the purchase of housing.

39. Three levels of rent are discussed with regards to the reforms: commercial rent, maintenance rent and actual rent. The commercial rent represents the full cost of the housing unit, and includes the eight components of depreciation, maintenance fee, interest on funds invested, land development fee, insurance, taxes, management fees, real estate tax and profits. In 1986 Mr. Zhao Ziyang proposed raising the rent to the full commercial price. This apparently is still a long-term objective of the reforms, but at present the commercial rent is not charged in any city.

40. For the time being, the rent that cities are charging for housing is the maintenance rent, which is calculated on the basis of five factors: depreciation, maintenance fee, interest of the funds invested, management fee and real estate tax. The average nationwide monthly rent per m² should be about RMB 1.56. (Text by State Council Leading Group for Reforming the Housing System, February 15, 1988)

41. The actual rent is the amount paid by the households for housing at various stages of reforms. Individual cities are given the option of charging the full maintenance at the beginning of the reform or raising the rent incrementally. Thus, the actual rent charged in different cities may vary dramatically in the first few years of reform.

(2) Changing the Low Wage Structure: Compensating Households for Rent Increase

42. After the rent of public housing is raised, compensation in the form of housing vouchers or cash allowances should be issued to workers and staff which occupy public housing. The value of the subsidy

for each employee should be based on the subsidy coefficient. Nationally, the subsidy coefficient is about 25 percent.

The formula for the subsidy coefficient is:

$$(\text{new rent} - \text{old rent}) / \text{old wage} = \text{subsidy coefficient}$$

43. After the reforms, the majority of people will have subsidies equal to the increase of their new rent. Those households with new rents that exceed the amount of their voucher will have to bear the remaining increase themselves. This should encourage those with unnecessarily large housing to find smaller, less expensive housing. Households with vouchers valued at more than their new rent will be able to deposit the excess into special housing accounts, the funds of which can be used in the future to purchase or build housing.

44. The use of vouchers is known as "empty circulation," with no real transfer in funds taking place. Most cities are adopting this method to subsidize the higher rents, and plan eventually to replace vouchers with cash.

(3) After the Reforms: Fairness in Allocation?

45. A basic principle of the housing reform is that the occupants of more space should pay more rent, and those with less space should get some financial compensation. People with higher wages receive more housing vouchers, which can allow the allocation of housing to be based on market principles. The previous grading method in the housing system should be abandoned in the reform (State Council, February 15, 1988).

(4) Encouraging Individual Ownership After the Reforms

46. A major objective of the housing reform is to encourage workers and staff to buy their own living quarters. Between 1982 and 1985, housing was sold experimentally to urban households at low prices, with the government, the enterprise, and the occupant each paying a third of the price. The sale price was based on how much the households could immediately afford, and averaged less than RMB 20 per m², compared with housing construction costs of RMB 300 per m² and more. This policy was viewed as being unsustainable and incapable of solving the urban housing problem, and was discontinued.

47. After further study of urban housing reforms, guidelines were developed for the commercialization of housing, which includes the sale of new housing and existing stock. While the commercial price of housing can be calculated now, the commercial structure described below does not yet exist, though elements of it are seen in some cities. However, these plans should give some indication of the form the final reforms will take if implemented successfully.

48. The standard price of newly built houses for workers and staff should be based on two factors, the construction costs of the house, and the compensation paid for land requisition, dismantling of the old house, and moving its occupants. The commercial price, which includes expenses for the construction of public utilities, the construction tax, and funds for key energy and communication construction projects should not be included in the estimation of sales price at present.

49. The standard price of old houses should be estimated according to their condition and quality, discounted by their depreciation rate. In general, the sale price of single unit living quarters built with bricks and concrete should be no less than RMB 120 per m².

50. Sale prices of public housing should be examined and approved by local commodity price and real estate departments, and the transactions should be conducted according to prescribed procedures.

51. Workers and staff should be given preferential treatment when buying houses from their own work units, and occupants of old houses should have the priority to buy them. Those making the payment for housing in one lump sum should be given a preferential price. Buyers should make a down payment of at least 30 percent of the total price; the remaining payment needed can be obtained through long-term, low-interest mortgage loans from the bank. The term of a loan should be decided by the buyer's repayment capability and the amount of the loan, but in general the term of a loan should not exceed 20 years at the longest for a new house. Ten years should be the maximum repayment period for an old house. The interest rate should be decided according to the term of the loan. Apart from using the housing vouchers, mortgage payments should account for between 10 percent and 15 percent of the household's cash income.

52. Presently two types of housing property rights exist in China. One is full property rights, and the other is limited property rights. A buyer holding full property rights is able to use, sell or let someone inherit his house. When the house is resold, the original buyer receives only the appreciated portion equivalent to the ratio of the original payment to the comprehensive construction cost of the house (State Council, through Xinhua, March 9, 1988). Owners of houses with limited property rights in Yantai, sold at 70 percent of the full property rights price, cannot transfer ownership, mortgage or rent to others. In addition, they must sell it back to the original (public) owner.

(5) Redesigning the Housing Finance System: Two Main Aspects

53. The urban housing reforms have two major aspects in their drive for commercialization, and corresponding changes in the finance system are vital to the success of both. The first step of the reforms, the raising of rent to a more reasonable level while increasing wages, requires a redistribution of housing funds previously controlled by the government and enterprises to individuals. The second step of the

reforms is the promotion of housing sales. The government's current plan is to encourage banks and other financial institutes to extend mortgages to home-buyers.

(a) The First Step: Adjustment for Rent Increase

54. At present, the money spent by the state, enterprises and institutions on building new housing for workers exceeds RMB 20 billion annually nationwide. With the addition of the billions of yuan spent on maintaining and managing the current 2 billion m² of housing and the rent subsidies given to workers by many units, the total amount comes close to RMB 30 billion. Despite this large investment, the existing housing stock far from meets the needs of urban residents. Government planners credit this to the inefficient use of decentralized funds, and believe a coordinated central plan, with the participation of financial institutions, should be implemented in order to make full use of the available funds.

55. Funds necessary for the housing reform should come from the existing already funds used for housing. The housing investment currently represents about 20 percent of investment for capital construction. Housing funds in cities should be raised from city funds used for housing construction, maintenance and housing subsidies. In addition, the housing construction and real estate taxes and money collected from the sales of houses directly under the city jurisdiction should also be used for the city housing fund.

56. Circulating housing funds needed by enterprises and institutions can be raised from funds originally earmarked for housing construction and maintenance and for housing subsidies, a certain portion of the extra-budgetary funds, and money from the sales of new houses and recovery of old houses. Housing depreciation funds and major repair funds retained by enterprises according to the regulations and portions of their reserve funds, welfare funds, and surplus of the bonuses should all be incorporated into the circulating housing funds.

57. Funds for individual workers and staff to purchase or build houses should be raised from surplus of the individual's housing certificates and that of the funds allocated by enterprises for other consumption by workers and staff.

58. Housing funds of cities, enterprises and institutions should be the main source of funds for issuing housing certificates. A small insufficient portion at the beginning of reform can be incorporated into the costs of enterprises (offices and institutions may list it under their financial budget) (State Council, through Xinhua, March 9, 1988).

(b) The Second Step: Financing the Individual Purchase of Housing

59. The development of financial institutions which extend mortgages is recognized as key to the urban housing reforms. Except for

a few exceptionally successful entrepreneurs, purchase of a home is far beyond the financial capacity of the average person. The development of a system of lending to individuals in the form of mortgages is seen as an important component of the urban housing reforms.

60. The State Council and other reformers have designated the state banking system as an important actor in the field of mortgage lending. All state banks are authorized to accept deposits and to make loans or invest in housing. The China Industrial and Commercial Bank (CICB) and the People's Construction Bank are the two main banks engaged in this activity.

61. CICB grants loans for housing, including building, buying and improvement. Loans for housing totalled RMB 400 million in 1986, and it was estimated by one bank officer that CICB could achieve lending for housing to total RMB 10 billion annually by the year 2000. The People's Construction Bank had loaned RMB 3.9 billion by 1986 for construction of private housing projects (Carlson, Eric, 1987). These loans, however, were made primarily to enterprises or other work units, not to individuals.

62. In carrying out the housing reform, it is necessary to extensively and effectively raise and circulate funds, and to establish a complete system for settling accounts. Housing savings banks in Yantai and Bengbu cities have been established in late 1987 and early 1988. It is hoped that they will provide experience for other cities. Their local governments may entrust the banks to set up real estate credit and loan departments, with independent accounting, authority for self-management, responsibility for their own profits or deficits, and separate tax payment to the state, especially to handle services pertaining to raising the circulating funds for the construction and purchase of residential housing as well as loans for purchases.

63. Another option is to develop cooperative or collective societies to promote savings and construction of housing. Citizens could apply for membership to these societies which would be assisted by more technical organization for project development in specific districts. The cooperative could develop a housing project and apply to a bank for the necessary funding. Each project must show economic viability, with cost recovery and repayment of the loans on a long-term basis. These societies could provide a way for the state banks to liberalize their lending terms and serve as instruments for the beginnings of a full mortgage system (Carlson, Eric, 1987).

64. Beginning in 1988, in keeping with the actual progress of the housing reform and the commercializing of residential housing, the state banks should set an annual target for housing loans so as gradually to readjust the structure of credit and loans.

(6) Revitalization of the Housing Construction Industry

65. Before the reforms, state enterprises in the construction industry were assigned specific capital construction tasks and allocated their equipment and raw materials by central planners. As in other industries, the state would cover the losses and receive the surpluses generated. Construction times were often stretched out. Under the reform, a system of competitive bids is being instituted to promote low-cost production.

66. Housing should be built of different commercial grades, so as to offer buyers a choice of housing commensurate with their needs and financial situation.

(7) The Equity of the Reforms: Who Gains, Who Loses

67. On the whole, because of compensation in the form of vouchers, the raising of rents will not result in a curtailment of other household expenditures. Those households that have occupied more living space than average or live in houses of better quality will have to pay more.

68. A housing norm (set at 16.76 m² in Yantai) is used to differentiate between varying household conditions. Those with larger units will be required to increase their cash payments. Workers in smaller units would receive additional coupons which can be paid in a housing bank (see Renaud, February 1988).

69. The small number of families whose livelihood is adversely affected by increased rent and expenses may be given an exemption, reduction or subsidy for the increased portion of their rent during a given period (for example, three years), depending on the household's per capita income and living space. The amount of the reduction, exemption or subsidy should be strictly controlled to under 5 percent of the total housing certificates issued by the city.

70. The reductions, exemptions or subsidies should not apply to new occupants of public housing, because they choose to buy housing after considering the financial obligations.

71. The impact the sale of houses will have on equity is difficult to foresee. Obviously, those with higher incomes will be able to buy better housing more easily. How the limited better quality housing, which is in high demand, will be allocated without a floating price, will be an important issue. In Shanghai, a lottery distribution system is sometimes used.

VII. FROM CONCEPTS TO REALITY: THE EARLY CITY EXPERIMENTS

72. Presently there are three main models for implementing the reforms, which can be characterized by the experience of some of the pilot cities in which these policies are being implemented. A full comparison of all the experiment cities also needs to be done.

A. Yantai, Shandong

- Increasing rent, issuing vouchers.

73. Increasing rent from its present low level to RMB 1.28 per m² over three years, which is close to the full maintenance price. Enterprises will compensate their workers with a housing subsidy given to their staff and workers in vouchers equivalent to 23.5 percent of their wages. They can use the coupons to pay increased rent or to buy public housing.

B. Changzhou, Jiangsu

- Collecting funds and increasing rent.
- Achieving the goal in one step.

74. In Changzhou, a housing allowance is awarded to workers in cash, not housing vouchers. As with Yantai, Changzhou also allots housing allowance in accordance with a certain percentage of the wages of workers and other employees. The difference is that Changzhou raises compensation first and then increases rent. The new rent is RMB 1.44 per m². This method factors the housing allowance into production costs, which varies according to the enterprise's economic performance.

C. Shenyang, Liaoning

- Large enterprises make the first step.
- Reform will be carried out by stages and in groups.

75. Large enterprises which have public housing rented to their employees and have better economic conditions start to carry our reform ahead of others. Later, the reform will be introduced to other enterprises, administrative organs and institutions. Today the new rent in Shenyang city is RMB 1.42 per m² and the coefficient of housing allowance is not more than 24 percent of the basic wages of the workers and other employees. Funds for housing allowance are mainly drawn from enterprises. This will be the method use in Shanghai, Beijing and Tianjin.

VIII. PROGRESS IN YANTAI: A MORE DETAILED LOOK

76. Yantai was the first city to implement housing reforms, which went into effect on August 1, 1987. If the implementation of the reforms progress smoothly there, which they apparently seem to be doing, Yantai's model will undoubtedly be used by other cities as they carry out their own reform within the next three years.

A. How Is Rent Calculated?

77. Before the reforms were implemented, a four month survey was done covering 40,000 out of a total of 80,000 households in the two urban sub-districts. At each of the 1144 enterprises three persons were involved in gathering the data from the heads of the households. In addition, a housing unit cost survey for residential buildings constructed in 1985 was performed. The costs within a one meter radius were also calculated in the rent, and included water, sewer and electricity connection costs. The result was a unit cost of RMB 303 per m² of living or usable space (see page 6).

78. The next step was to calculate the necessary rent to cover costs. This rent is the sum of the following five factors.

- (i) Depreciation. Calculated over 60 years, with a 2 percent yearly loss in value.
- (ii) Maintenance fee. RMB 2.1/m² annually.
- (iii) Interest on investment. 3 percent annually.
- (iv) Administration fee. 10 percent of three components listed above.
- (v) Tax. Makes up 12 percent of rent.

The full cost of rent comes to RMB 1.53 per m²; the standard rent is RMB 1.28 per m², but currently only RMB 1.16 per m² is being charged.

79. The following formula was used to calculate the housing subsidy using a local housing norm of 16.76 m² per unit.

$$\begin{aligned} & (\text{new rent} - \text{old rent}) / \text{old wage} = \text{housing subsidy} \\ & [(1.16/\text{m}^2 \times 16.4 \text{ m}^2) - 1.09] / 79.42 = 23.5 \text{ percent} \\ & (16.4 \text{ m}^2 \text{ is the size of a standard apartment}) \end{aligned}$$

The subsidy coefficient, or wage increase, is calculated to be 23.5 percent.

CHINA: Status of Urban Housing Reform in Yantai, Shandong
Compiled August 1988 mb

Yantai

Rent (RMB/m ² /month)	
Actual rent	1.16
Full cost rent	1.53
Commercial rent	2.4
Pre-reform rent	
Per household (RMB/month)	1.09
Average pre-reform wage	79.42
Subsidy	
Voucher	yes
Subsidy coefficient (%)	23.5
Price of commercialized new housing (RMB/m ²)	401.04
Preferential price	256.51
Average cost of construction (RMB/m ²)	203.34
Average size of apartment (m ² usable space)	16.78
Work units sell to staff (% of price)	70
Proportion deposit to total price (%)	30
Number of households in public housing	68085
Number of certificates issued	139745
Pre-reform city-wide rent paid by individuals (RMB)	152322
Post-reform total rent (RMB)	2744153

B. How Are the Reforms Being Financed?

80. The surplus rent, which is not needed for maintenance or administrative fees, will be given to the city's finance department, then will be returned to the individual work units as housing certificates.

81. Of the income collected from newly-built housing, 35 percent goes into the city's special housing fund, and 65 percent goes to the property-holding work unit, to be used for maintenance and further production to encourage the development of the real estate industry

82. The Yantai Housing Bank, China's first special bank to provide local residents with loans for house purchases, had attracted RMB 6.4 million in deposits in the first month of its operation. The bank opened on December 1, 1987, and by December 30, 1987 it had raised and lent out RMB 31.76 million (Xinhua, January 30, 1988).

C. Terms and Financing of Housing Sales

83. Five months after the housing reforms were put into place in Yantai, 3000 households had signed up to buy apartments. More than 10,000 people attended a city-wide housing exchange fair, and almost 1000 individuals purchased houses. Because of the lack of appropriate houses to trade, only 45 apartments changed hands. About 100 apartments have been sold by private individuals. Of 100 individuals purchasing housing, about 21 percent planned to pay the total amount from their personal savings. Others borrowed from their enterprises and from friends and relatives.

84. Four types of people bought housing:

- (i) Those with little hope of being allocated housing, totalling approximately 85 percent of the buyers. These are mostly young couples waiting to get married or households whose present housing is too small.
- (ii) Those who will lower their consumption of other goods to buy housing.
- (iii) Those who have enough disposable funds to buy the housing with little or no financial impact on their other expenditures.
- (iv) People "with vision," those who believe the purchase of housing is a good investment.

85. Currently, the problem is that there are not enough houses for sale. The demand for high quality, convenient outstrips supply. In one housing project, consisting of 10 apartments, one apartment was going to be sold and the rest rented out; 16 people signed up to buy it. As a result of the high demand, nine apartments were sold.

URBAN HOUSING REFORMS IN CHINA
YANTAI, SHANDONG
IMPLEMENTATION ISSUES
(BASIC FRAMEWORK)

Policy Components

I. Use of Housing Stock

A. Existing Stock

Rent should be raised to cover maintenance costs
Sale of housing should be encouraged

B. New Stock

Sale of housing to individuals should be encouraged first
Rent should only be allowed after sales made

II. Who Is Affected

A. Households

Occupy public housing: 68,085

Total non-agricultural
households in city: 95,760

% of households affected: 65%

B. Staff and workers

Issued housing vouchers: 139,475

Total staff and workers in
state-owned units: 150,900

Total non-agricultural
labor force: 213,600

% of non-agricultural
labor force affected: 65%

III. Criterion for Inclusion In Reforms

A. All residents in work-units under Central government, provincial, county, city or district administration

B. To Receive Housing Voucher

1. All fixed, contracted and retired staff
2. Long-term urban residents who work temporarily within the central plan
3. Workers with sub-district authorization
4. Salaried workers retained by county level or higher government administered work units
5. Salaried soldiers
6. Those with spouses registered in rural areas if those in urban areas live in public housing (if the individual lives in a collective dormitory or rentless apartment, or works for a commercial ventures, no certificate is given)

C. To Receive Cash

1. Those people who move into new housing will be given cash according to the subsidy coefficient and basic salary

IV. Calculating Rent

A. Basic Rent: RMB 1.28/m²/month

For standard apartment (has electricity, water, toilet, etc); based on 83.7% of maintenance cost.

B. Actual Rent: RMB 1.17/m²/month

Difference from basic rent is due to the large number of apartments that are sub-standard; also, price is increased in stages.

C. Commercial Rent: RMB 2.4/m²/month

Based on 8 factors

URBAN HOUSING REFORMS IN CHINA
YANTAI, SHANDONG
IMPLEMENTATION ISSUES
(Continued)

V. Allocation of Voucher to Compensate for Rent Increase

A. Salaries are increased, based on coefficient of 23.5% of the basic wage of staff or worker affected, to be issued in housing certificates or cash

B. Rent > Voucher
Households with larger than average housing must pay additional rent out of their other income

C. Rent < Voucher
Households with smaller than average housing must deposit the additional value of the vouchers into a special housing account; these deposits can be used when renting future housing or buying housing in the future

D. Special Cases
Households in old housing with new rents that are RMB 3 higher than the voucher's value will be further subsidized

VI. Calculating Sale Price

A. New Stock

1. Commercial price RMB 455.17 old city
RMB 401.04 suburbs

2. Full property rights price = commercial price - (real estate tax + enterprise tax + land development fee)

RMB 258.43 old city
RMB 256.31 new city

3. Limited property rights price
70% of full property rights price

RMB 180.90 old city
RMB 179.56 suburbs

Includes user rights, inheritance rights; cannot transfer ownership, rent to others, give way, or mortgage. Must sell back to original owner (work unit, government office).

B. Existing Stock

1. Full property rights price

RMB 258.43

2. Limited property rights price
70% of full property rights price

RMB 180.90

For both classifications, prices will be adjusted according to the quality of the housing facilities

VII. Sources of Housing Funds

- A. Government housing allocations
- B. Housing funds raised by individual work units
- C. Maintenance and depreciation fees that are included in costs of production
- D. Retained profits of work units; funds retained from workers' bonuses will be deposited in special individual housing fund accounts
- E. A certain percentage of each work unit's new housing fund
- F. Funds raised from selling houses

86. This shortage of supply, however, may only pertain to the downtown area. According to a Bank visit made in early 1987, Yantai has good vacant apartments in the suburbs because people refuse to move away from downtown. A proposal to charge 90 percent of the new rents outside the central district was made, though researchers felt that the 10 percent rent difference was probably not enough to encourage movements to the suburbs. These observations were made before the housing reforms were implemented, and it would be worthwhile to note whether the housing reforms influenced the popularity of these apartments.

D. After the Reforms, Who Gains, Who Loses

87. As a result of the reforms, 46.9 percent of the households now pay more rent, though only 3.6 percent pay more than RMB 20 each month. Two-thirds of the households paying more rent were government officials.

88. In the first five months of reform, more than 1500 households have registered to exchange their large apartments for smaller ones. Only 207 have made the move.

IX. CONCLUSIONS: WHAT IS THE FORECAST FOR URBAN HOUSING REFORMS?

89. The potential scope of the urban housing reforms is enormous. The repercussions on both the economic and social system in China could also have a world impact regarding basic needs policies in developing countries. The question is whether or not the reforms will be implemented according to the ambitious plans currently proposed. The obstacles against full implementation are formidable: bureaucratic inertia; lack of expertise; lack of a sophisticated finance system; political and ideological tension; fears of inflation; and legal ambiguities regarding ownership rights and responsibilities. Any one of these factors could cause the reforms to flounder.

90. During the economic campaign of the Great Leap Forward, begun in 1958, millions of Chinese were called upon to industrialize China. Industrial production rose from an index of 100 to 181 between 1957 and 1960. However, agricultural production collapsed, famine resulted and the increased industrial production was unsustainable, falling to 105 in 1961.

91. Whereas the Great Leap Forward is now generally recognized to have been ill-conceived, the concept of urban housing reforms is based on sound economic principles and meets with the approval of economists and policy-makers in China and abroad. The Chinese government has demonstrated its ability to mobilize large numbers of its citizens to participate in economic and political movements. In this new phase of China's economic history, it remains to be seen whether the urban housing reforms will result in a favorable restructuring of the economic system, or in a marginal or even empty bureaucratic exercise.

ANNEX TABLES

I. CLASSIFICATION OF URBAN AREAS AND POPULATION IN CHINA

Urban Population in China

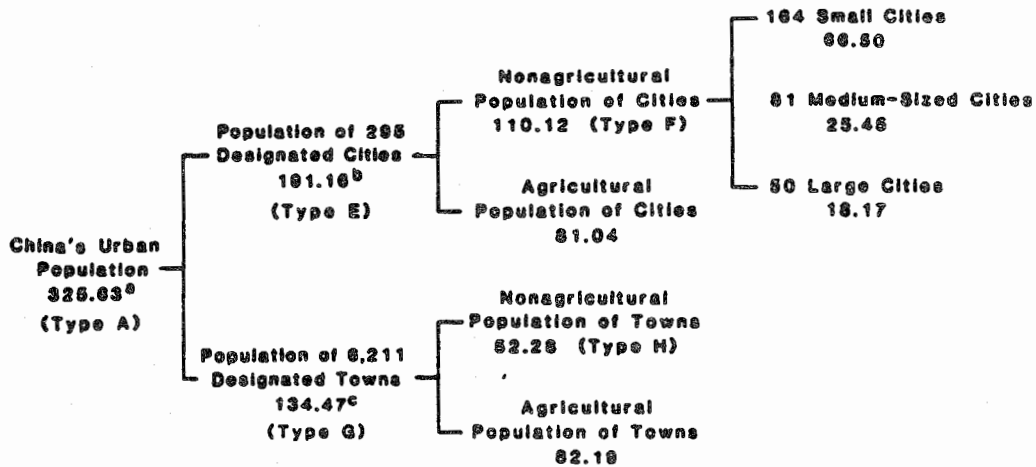


Figure 7. Composition of urban population according to the State Statistics Bureau. Figures are national totals in millions, 1984. Data sources: a. Sum of b and c. This total differs from the aggregate population of the designated cities and towns (330 million) reported by the SSB for 1984 (PRC. SSB 1985b, 20), due in part at least to the inclusion of active servicemen who are supplied with commercial grain and counted as urban. b. All figures in this category are from SSB 1985b, 18-19. c. Figures in this category are from PRC. Ministry of Public Security 1985, 1.

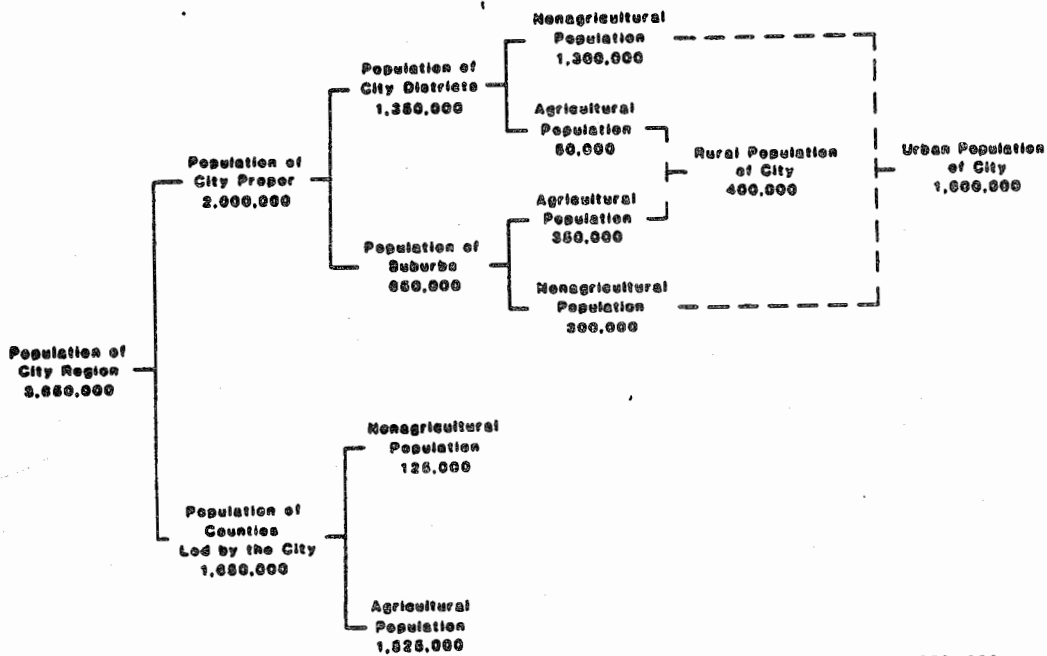


Figure 3. Population composition of the city region of Nanjing, 1982 (based on Yao and Zhang 1982, 308).

Source: Ma, Laurence J.C. and Cui Gonghao, "Administrative Changes and Urban Population in China", Annals of the Association of American Geographers, Volume 77, Number 3, September 1987.

Table 1. Number of Designated Cities in China, 1949-1984

Year	Newly designated	Redesignated	Abolished	Year-end total
1949	—	—	—	135
1950	28	—	18	145
1951	15	2	5	157
1952	5	—	7	155
1953	7	4	2	164
1954	2	1	1	166
1955	2	—	4	164
1956	11	—	1	174
1957	4	—	2	176
1958	17	1	10	184
1959	2	—	7	179
1960	17	3	2	197
1961	10	3	4	206
1962	—	1	13	194
1963	—	—	17	177
1964	—	2	11	168
1965	3	—	1	170
1966	1	2	—	173
1967	—	—	—	173
1968	—	—	—	173
1969	1	2	—	176
1970	2	—	—	178
1971	1	3	—	182
1972	—	—	—	183
1973	—	—	1	182
1974	—	—	—	182
1975	3	3	2	186
1976	4	—	—	190
1977	—	1	—	191
1978	3	—	—	194
1979	10	12	—	216
1980	1	6	—	223
1981	10	—	—	233
1982	10	2	—	245
1983	34	10	—	289
1984	10	2	1	300

Sources: 1949-83: PRC. Ministry of Urban and Rural Construction 1984a; 1984: PRC. State Council, 1984 (various issues); and PRC. Ministry of Urban and Rural Construction 1984b, preface.

Table 2. Number of Designated Towns in China, Selected Years

Year	Number
1949	c. 2,000
1953	5,402
1955	4,487
1956	3,672
1957	3,596
1961	4,429
1963	4,219
1964	3,148
1976	3,260
1979	3,228
1980	2,874
1981	2,843
1982	2,819
1983	2,781
1984	6,211
(1984)	(7,320) ^a

Sources: Unpublished data, Office of Urban and Regional Planning, Department of Geography, Nanjing University. 1949: "Warmly celebrate. . ." 1984: 1956: PRC. Ministry of Civil Affairs 1957; 1984: PRC. Ministry of Public Security 1985. ^aThe number 7,320 includes 612 city-administered towns (*shixiazhen*) and 497 county-administered towns (*xianxiazhen*).

Source: Ma, Laurence J.C. and Cui Gonghao, "Administrative Changes and Urban Population in China", Annals of the Association of American Geographers, Volume 77, Number 3, September 1987.

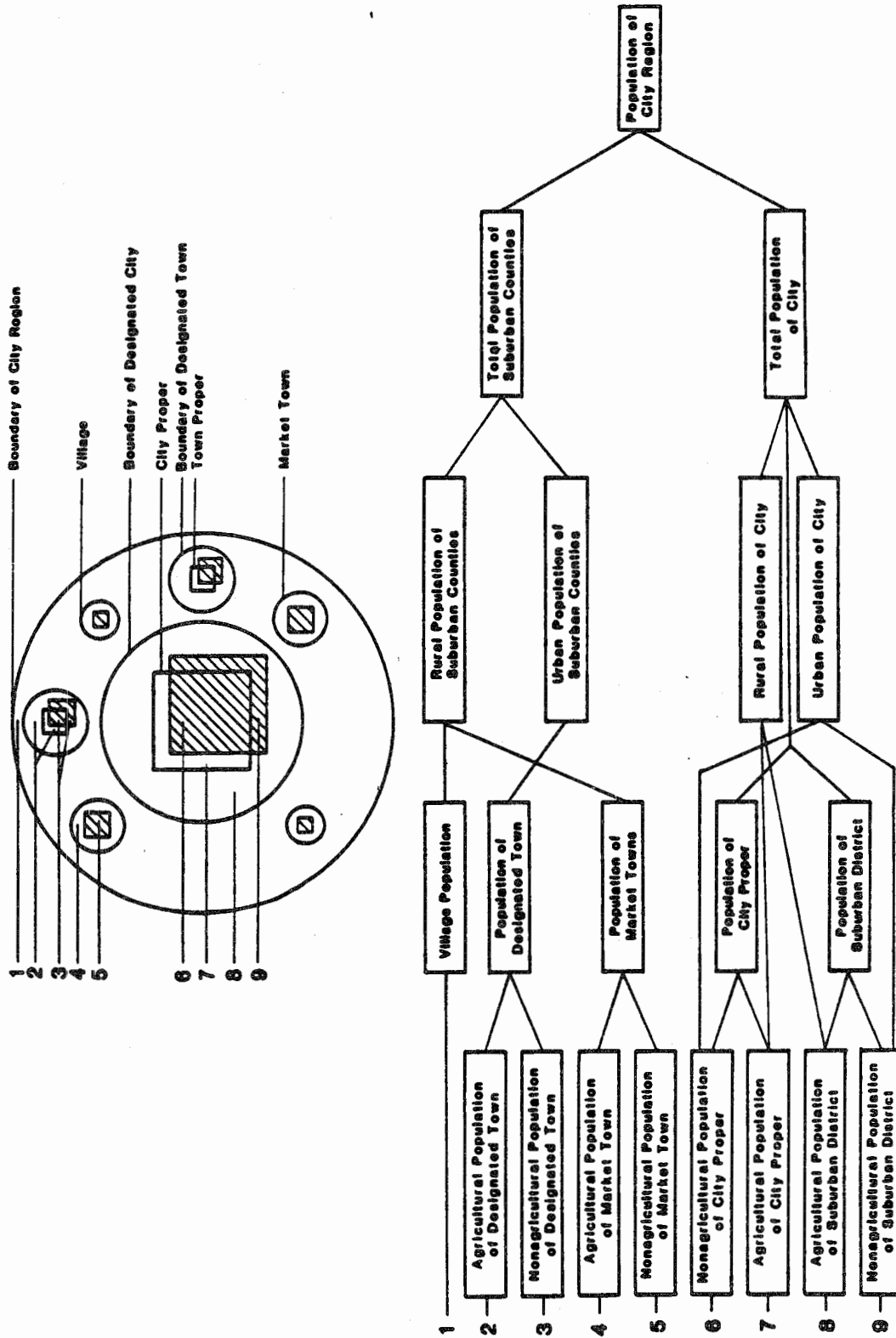


Figure 2. Spatial relationships between population types and urban settlements in a hypothetical city region, China. Shaded areas represent the nonagricultural population.

Source: Ma, Laurence J.C. and Cui Gonghao, "Administrative Changes and Urban Population in China", Annals of the Association of American Geographers, Volume 77, Number 3, September 1987.

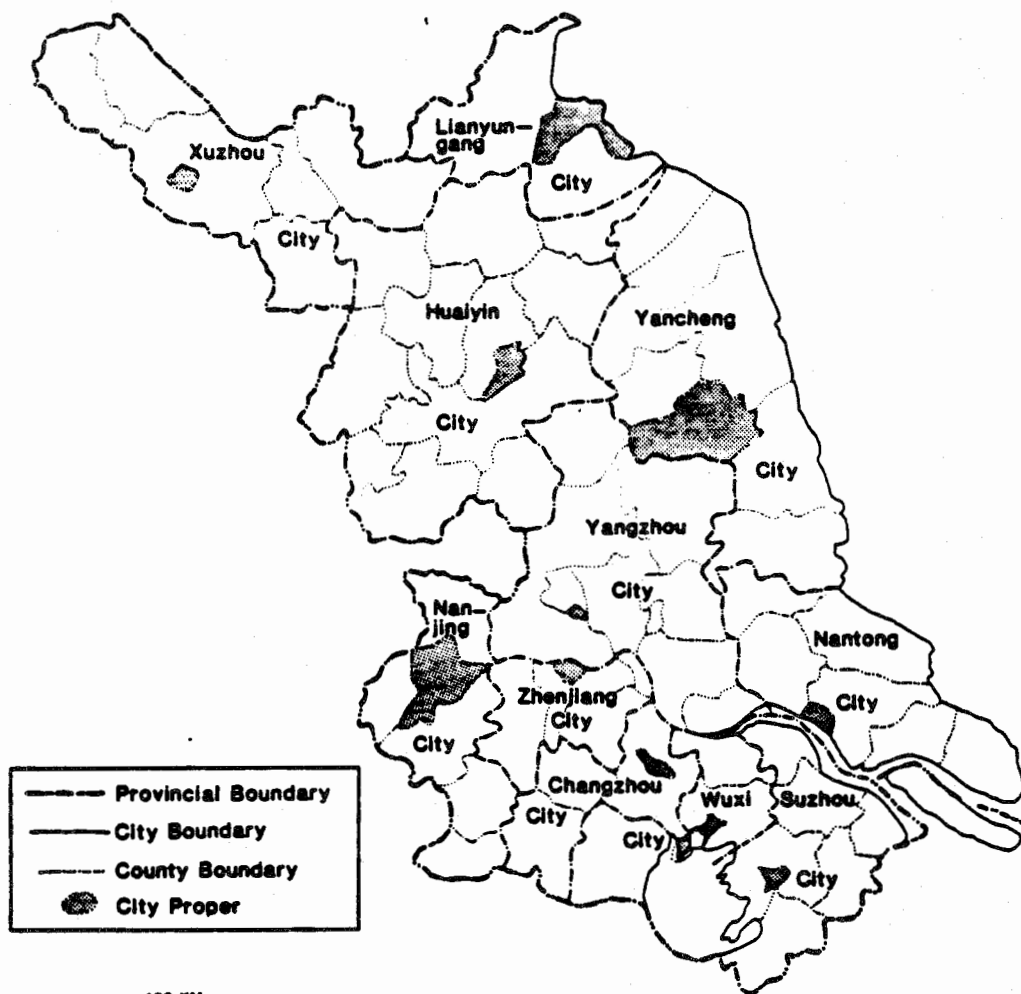


Figure 4. New administrative system of Jiangsu Province, 1984 (PRC. Jiangsu Province...1984, 1).

Source: Ma, Laurence J.C. and Cui Gonghao, "Administrative Changes and Urban Population in China", Annals of the Association of American Geographers, Volume 77, Number 3, September 1987.

Table 8. Increase of Agricultural Population in the City Population Due to Urban Administrative Changes, Selected Provinces, 1982-1984 Years-End

	North China provinces		East China provinces				Liangguang		Southwest China provinces			Total	
	Shanxi	Shandong	Henan	Zhejiang		Jiangsu	Anhui	Guangxi	Guangdong	Guizhou	Yunnan		Sichuan
				jiang	jiang								
Aggregate population of officially designated cities and towns (Type A) 1984 ^a (1,000 persons)	14,530	37,040	12,280	10,180 ^b	13,960	9,150	14,340	16,020	8,540	8,780	18,600	163,420	
Level of urbanization, 1984 (%)													
Based on Type A ^a	55.9	48.5	16.1	25.5	22.6	17.9	37.7	26.4	26.1	18.4	17.9	27.5	
Based on nonagricultural population of cities and towns ^b	18.3	10.7	8.8	11.7	14.5	10.8	9.5	15.4	10.1	9.3	10.4	11.5	
No. of newly designated cities transformed from counties ^c	3	4	1	—	2	1	4	3	1	5	2	26	
Number of redesignated cities ^c	—	4	—	—	—	—	—	—	—	—	—	4	
Number of counties abolished and merged into cities ^c	2	1	—	—	—	1	—	1	1	1	1	8	
Number of newly designated towns ^d	397	467	9	52	36	1	148	213	219	389	55	1,986	
Increase of agricultural population due to the increase of designated cities and towns (1,000 persons)													
Due to city increase ^e	1,769	5,263	970	—	2,202	870	2,826	2,589	583	2,852	1,873	21,803	
Due to town increase ^f	5,863	12,377	42	582	707	234	6,016	455	1,635	1,073	519	29,503	
Total	7,632	17,640	1,018	582	2,909	1,104	8,842	3,044	2,218	3,925	2,392	51,306	
Total as % of Type A	52.5	47.2	8.3	5.7	20.8	12.1	61.6	19.0	26.0	44.7	12.9	31.4	

Sources: ^aPRC. SSB 1985a, 20. ^bUnpublished research material collected by the Office of Urban and Regional Planning, Department of Geography, Nanjing University. ^cCompiled from various issues of PRC. State Council 1983-1984. ^dCompiled from PRC. Ministry of Public Security 1985; and PRC. State Council Population Census Office 1985, 27. ^ePRC. SSB 1985b, 35-42; and PRC. State Council Population Census Office 1985, 154-207.

^fSame as ^e. Calculation is based on the difference between the population of the towns for July 1, 1982 and for 1984 year-end, multiplied by the percentage of agricultural population in the aggregate population of the designated cities and towns for each province.

^bIn 1981, five counties were abolished and merged into five cities, adding a total of 3.7 million persons to this total.

Table 9. The Effect of Annexing Adjacent Counties by Cities on City Population, Selected Provinces, 1984^a

Province	No. of designated cities ^b	No. of cities affected by administrative changes ^c	Total population of cities affected by administrative changes (Type E) ^d	Agricultural population of cities affected by administrative changes ^e	Agricultural population as a % of total population of cities affected by administrative changes
Henan	18	1	1,059,500	945,800	89.3
Hubei	14	8	6,281,900	5,263,000	83.8
Yunnan	10	7	3,228,600	2,692,200	83.4
Ningxia	4	2	412,500	336,000	81.5
Shandong	18	11	10,145,000	8,210,800	80.9
Jiangxi	12	2	645,100	510,300	79.1
Jiangsu	13	2	2,233,000	1,739,100	77.9
Gansu	7	1	363,200	279,800	77.0
Shanxi	10	5	2,366,700	1,794,300	75.8
Fujian	10	3	891,900	616,400	69.1
Heilongjiang	14	3	1,303,700	835,600	64.1
Nei Monggol	15	6	2,219,000	1,299,000	58.5
Xinjiang	13	6	1,307,600	711,800	54.4
Qinghai	2	1	56,700	10,600	18.7
China Total	295	90	51,180,400	40,266,500	78.3

Sources: ^aPRC. SSB 1985b, 35-42. ^bPRC. State Council 1980-84, various issues.

^cPopulation figures do not include people living in the counties administered by cities (shixian).

Source: Ma, Laurence J.C. and Cui Gonghao, "Administrative Changes and Urban Population in China", Annals of the Association of American Geographers, Volume 77, Number 3, September 1987.

Administrative Divisions and Households (year-end 1985)

City	Urban districts	Suburb	Counties under city's administration	Households (10,000 households)	
				City and counties	City only
<i>Total</i>	603	399	644	13,671	5,489
BEIJING	4	6	9	274	168
TIANJIN	9	4	5	217	152
HEBEI	31	7	21	424	195
Shijiazhuang	4	2	2	48	32
Handan	4	1	1	30	23
Xingtai	2	1	—	8	8
Baoding	3	1	1	24	15
Zhangjiakou	6	—	1	27	19
Chengde	3	—	1	20	9
Tangshan	4	1	10	157	39
Qinhuangdao	3	—	4	60	13
SHANXI	7	8	22	263	120
Taiyuan	3	3	3	54	11
Datong	—	2	2	25	25
Yangquan	2	1	2	27	12
Changzhi	1	1	11	65	11
NEI MONGOL	26	3	13	220	130
Hohhot	3	1	2	34	21
Baotou	5	1	2	40	27
Wuhai	3	—	—	6	6
Chifeng	2	1	9	84	20
Yakeshi	1	—	—	9	9
LIAONING	51	9	40	951	499
Shenyang	5	4	2	144	116
Dalian	5	—	4	131	48
Anshan	4	—	1	68	34
Fushun	3	1	3	55	33
Benxi	4	—	2	36	21
Jinzhou	5	—	6	121	22
Dandong	3	—	4	67	18
Fuxin	4	1	2	43	18
Yingkou	4	—	2	51	14
Liaoyang	4	1	2	43	16
Tieling	3	—	6	85	12
Panjin	2	1	1	24	8
Haicheng	—	—	—	—	25
Jinxi	2	1	—	—	17
Wafangdian	—	—	—	—	24
JILIN	17	2	22	434	187
Changchun	4	1	5	136	48
Jilin	4	1	5	95	29
Tonghua	2	—	4	49	10
Hunjiang	3	—	3	29	18
Siping	2	—	3	69	10
Liaoyuan	2	—	2	29	10
Dunhua	—	—	—	11	11
HEILONGJIANG	45	25	37	646	372
Harbin	7	—	2	96	70

Source: China Urban Statistics 1986, compiled by State Statistical Bureau, People's Republic of China.

City	Urban districts	Suburb	Counties under city's administration	Households (10,000 households)	
				City and counties	City only
Kaifeng	4	1	5	80	17
Pingdingshan	4	1	3	57	18
Luoyang	5	1	3	59	25
Xinxiang	3	1	2	30	14
Jiaozuo	3	1	2	23	11
Anyang	3	1	5	81	14
HUBEI	31	40	11	453	293
Wuhan	6	3	4	151	90
Huangshi	4	1	1	26	11
Shiyan	2	2	—	8	8
Shashi	1	1	—	7	7
Yichang	1	1	—	11	11
Xiangfan	3	1	6	134	10
Ezhou	2	—	—	23	23
Jingmen	3	17	—	21	21
HUNAN	32	11	20	612	208
Changsha	4	1	4	125	32
Zhuzhou	3	1	4	74	13
Yueyang	2	1	1	61	13
Xiangtan	4	1	2	61	13
Hengyang	4	1	7	146	16
Shaoyang	3	1	2	54	12
GUANGDONG	35	15	50	930	284
Guangzhou	7	1	8	170	88
Haikou	4	1	—	6	6
Shantou	4	2	8	186	18
Zhanjiang	3	1	5	102	22
Foshan	2	3	4	92	9
Shaoguan	3	—	12	83	8
Chaozhou	—	—	—	—	25
Shenzhen	5	—	1	11	5
Zhuhai	1	—	1	9	4
Zhongshan	1	—	—	—	25
Dongguan	—	—	—	29	29
GUANGXI	19	8	7	181	118
Nanning	5	1	2	48	22
Liuzhou	4	1	2	31	16
Guilin	4	1	2	23	11
Beihai	1	1	—	4	4
SICHUAN	29	30	70	1,515	381
Chengdu	2	3	12	218	69
Chongqing	6	3	12	359	76
Zigong	3	1	2	68	23
Dukou	2	1	2	18	11
Yibin	1	1	—	15	15
Luzhou	1	—	5	97	9
Mianyang	1	1	7	114	21
Leshan	1	3	13	144	24
GUIZHOU	13	21	—	105	105
Guiyang	2	3	—	31	31
Zunyi	10	9	—	8	8
Liupanshui	—	—	—	45	45
YUNNAN	17	122	8	157	116
Kunming	2	2	8	76	35
TIBET	1	1	11	6	6
Lhasa	1	1	11	6	6

Source: China Urban Statistics 1986, compiled by State Statistical Bureau, People's Republic of China.

City	Urban districts	Suburb	Counties under city's administration	Households (10,000 households)	
				City and counties	City only
Hegang	6	5	—	16	16
Shuangyashan	5	1	—	11	11
Jixi	6	—	1	27	21
Daqing	5	—	—	19	19
Qiqihar	6	1	11	128	34
Yichun	—	14	2	31	20
Jiamusi	4	1	13	89	16
Mudanjiang	4	1	7	73	16
Suihua	—	—	—	17	17
SHANGHAI	12	—	10	352	197
JIANGSU	29	12	62	1,639	282
Nanjing	6	4	5	127	65
Xuzhou	4	1	6	164	23
Lianyungang	3	—	3	75	14
Nantong	1	1	6	216	11
Suzhou	3	1	5	153	22
Wuxi	3	1	3	114	27
Changzhou	4	1	3	88	16
Huaiyin	2	—	11	199	11
Yangzhou	1	1	9	237	13
Zhenjiang	1	1	4	77	14
Changshu	—	—	—	—	27
Yancheng	1	1	7	189	32
ZHEJIANG	18	8	46	882	229
Hangzhou	6	—	7	145	35
Ningbo	5	—	6	154	34
Wenzhou	2	—	9	150	14
Huzhou	1	1	3	63	27
Jiaxing	1	1	5	83	21
ANHUI	34	10	14	361	166
Hefei	3	1	3	85	23
Huaibei	3	—	1	30	11
Bengbu	3	1	3	57	16
Huainan	5	—	1	38	26
Ma'anshan	4	1	1	24	10
Wuhu	5	1	4	54	14
Anqing	2	1	—	11	11
FUJIAN	14	10	20	268	101
Fuzhou	3	2	8	114	32
Xiamen	3	2	1	23	13
JIANGXI	15	7	18	276	129
Nanchang	3	2	4	71	26
Jingdezhen	1	3	1	27	15
Pingxiang	4	—	—	26	26
Jiujiang	1	1	10	80	10
SHANDONG	38	5	48	1,231	458
Jinan	4	1	4	97	41
Qingdao	6	—	6	157	35
Zibo	5	—	1	70	59
Zaozhuang	5	—	1	66	37
Weifang	1	2	9	187	25
Yantai	2	—	12	224	21
Jining	1	1	9	136	18
Tai'an	1	1	3	137	32
HENAN	39	19	33	594	213
Zhengzhou	6	2	6	106	37

Source: China Urban Statistics 1986, compiled by State Statistical Bureau, People's Republic of China.

City	Urban districts	Suburb	Counties under city's administration	Households (10,000 households)	
				City and counties	City only
SHAANXI	9	6	29	336	131
Xi'an	3	4	6	131	61
Tongchuan	1	1	2	15	8
Baoji	2	—	10	67	9
Xianyang	1	1	11	84	14
GANSU	13	4	12	189	116
Lanzhou	4	2	3	56	37
Tianshui	2	—	5	51	19
QINGHAI	3	1	1	21	15
Xining	3	1	1	20	14
NINGXIA	5	2	4	37	25
Yinchuan	2	1	2	16	10
Shizuishan	3	1	2	13	7
XINJIANG	7	3	1	97	93
Urumqi	3	3	1	27	23
Shihezi	—	—	—	13	13

Source: China Urban Statistics 1986, compiled by State Statistical Bureau, People's Republic of China.

Population
(Year-end figure)

10 thousand

Year	Total population	By sex				By residence			
		Male		Female		Urban ²⁾		Rural ³⁾	
		Population	Proportion (%)	Population	Proportion (%)	Population	Proportion (%)	Population	Proportion (%)
1949	54,167	28,145	51.96	26,022	48.04	5,765	10.6	48,402	89.4
1950	55,196	28,669	51.94	26,527	48.06	6,169	11.2	49,027	88.8
1951	56,300	29,231	51.92	27,069	48.08	6,632	11.8	49,668	88.2
1952	57,482	29,833	51.90	27,649	48.10	7,163	12.5	50,319	87.5
1953	58,796	30,468	51.82	28,328	48.18	7,826	13.3	50,970	86.7
1954	60,266	31,242	51.84	29,024	48.16	8,249	13.7	52,017	86.3
1955	61,465	31,809	51.75	29,656	48.25	8,285	13.5	53,180	86.5
1956	62,828	32,536	51.79	30,292	48.21	9,185	14.6	53,643	85.4
1957	64,653	33,469	51.77	31,184	48.23	9,949	15.4	54,704	84.6
1958	65,994	34,195	51.82	31,799	48.28	10,721	16.2	55,273	83.8
1959	67,207	34,890	51.91	32,317	48.09	12,371	18.4	54,836	81.8
1960	66,207	34,283	51.78	31,924	48.22	13,073	19.7	53,134	80.3
1961	65,859	33,880	51.44	31,979	48.56	12,707	19.3	53,152	80.7
1962	67,295	34,517	51.29	32,778	48.71	11,659	17.3	55,636	82.7
1963	69,172	35,533	51.37	33,639	48.63	11,646	16.8	57,526	83.2
1964	70,499	36,142	51.27	34,357	48.73	12,950	18.4	57,549	81.6
1965	72,582	37,128	51.18	35,410	48.82	13,045	18.0	59,493	82.0
1966	74,543	38,189	51.23	36,353	48.77	13,313	17.9	61,229	82.1
1967	76,368	39,115	51.22	37,253	48.88	13,548	17.7	62,820	82.3
1968	78,534	40,226	51.22	38,308	48.78	13,838	17.6	64,696	82.4
1969	80,671	41,289	51.18	39,382	48.82	14,117	17.5	66,554	82.5
1970	82,992	42,686	51.43	40,306	48.57	14,424	17.4	68,568	82.6
1971	85,229	43,819	51.41	41,410	48.59	14,711	17.3	70,518	82.7
1972	87,177	44,813	51.40	42,364	48.60	14,935	17.1	72,242	82.9
1973	89,211	45,876	51.42	43,335	48.58	15,345	17.2	73,866	82.8
1974	90,859	46,727	50.43	44,132	48.57	15,595	17.2	75,264	82.8
1975	92,420	47,564	51.47	44,856	48.53	16,030	17.3	76,390	82.7
1976	93,717	48,257	51.49	45,460	48.51	16,341	17.4	77,376	82.6
1977	94,974	48,908	51.50	46,066	48.50	16,669	17.6	78,305	82.4
1978	96,259	49,567	51.49	46,692	48.51	17,245	17.9	79,014	82.1
1979	97,542	50,192	51.46	47,350	48.54	18,495	19.0	79,047	81.0
1980	98,705	50,785	51.45	47,920	48.55	19,140	19.4	79,565	80.6
1981	100,072	51,519	51.48	48,553	48.52	20,717	20.2	79,901	79.8
1982	101,541	52,310	51.52	49,231	48.48	21,154	20.8	80,387	79.2
1983	102,495	52,865	51.58	49,630	48.42	24,126	23.5	78,369	76.5
1984	103,475	53,423	51.63	50,521	48.37	22,006	31.9	70,469	68.1
1985	104,532	54,011	51.67	50,521	48.33	38,244	36.6	66,288	63.4
1986	150,721	54,605	51.65	51,116	48.35	43,753	41.4	61,938	58.6

Notes: 1 Figures in this table refer to population of 29 provinces, autonomous regions and municipalities on the mainland, including servicemen.
 2 Referring to population living in areas under the administration of cities and towns. Fast increase in urban population in 1984 is due to increase in number of towns after adjustment of criterion for 'town' in 1984.
 3 Referring to population of counties but excluding those living in towns of a county.

Population in Cities, Towns and Counties

Province	Total population	Population in cities and towns			Population in counties ^②
		Sub-total	City ^①	Town	
Total of 29 provinces, autonomous regions and municipalities	1,003,942,528	206,309,144	145,523,071	61,056,073	797,633,384
Beijing	9,230,663	5,970,198	5,597,955	372,243	3,260,465
Tianjin	7,764,137	5,333,616	5,142,560	191,056	2,430,521
Hebei	53,005,507	7,258,935	6,048,144	1,210,791	45,746,572
Shanxi	25,291,450	5,314,517	4,252,430	1,062,087	19,976,933
Inner Mongolia	19,274,281	5,561,343	3,193,588	2,367,755	13,712,938
Liaoning	35,721,694	15,132,301	11,878,587	3,253,714	20,589,393
Jilin	22,560,024	8,941,116	5,515,103	3,426,013	13,618,908
Heilongjiang	32,665,512	13,110,473	8,773,063	4,337,410	19,555,039
Shanghai	11,859,700	6,975,136	6,320,829	654,307	4,884,564
Jiangsu	60,521,113	9,572,190	6,745,009	2,827,181	50,948,923
Zhejiang	38,884,593	9,996,931	6,860,501	3,136,430	28,887,662
Anhui	49,665,947	7,031,468	4,885,043	2,146,425	42,634,479
Fujian	25,872,917	5,480,122	3,311,248	2,168,874	20,392,795
Jiangxi	33,185,471	6,452,917	4,219,182	2,233,735	26,732,554
Shandong	74,419,152	14,190,681	8,690,330	5,500,351	60,228,471
Henan	74,422,573	10,771,790	7,186,024	3,585,766	63,650,783
Hubei	47,808,118	8,279,094	5,474,998	2,804,096	39,529,024
Hunan	54,010,155	7,674,066	5,074,058	2,600,008	46,336,089
Guangdong	59,299,620	11,042,758	7,117,770	3,924,988	48,256,862
Guangxi	36,421,421	4,307,094	2,477,666	1,829,428	32,114,327
Sichuan	99,731,264	14,233,199	9,880,427	4,352,727	85,480,047
Guizhou	28,552,942	5,402,205	4,056,447	1,345,758	23,150,737
Yunnan	32,553,699	4,216,109	2,434,611	1,781,498	28,337,590
Tibet	1,892,224	179,185	105,866	73,319	1,713,039
Shaanxi	28,904,369	5,490,516	4,058,077	1,432,439	23,413,853
Gansu	19,569,191	3,002,495	1,980,463	1,022,032	16,566,696
Qinghai	3,895,695	797,907	690,197	107,710	3,097,788
Ningxia	3,895,576	875,941	667,737	208,204	3,019,635
Xinjiang	13,081,538	3,714,841	2,615,113	1,099,728	9,366,697

Notes: ^① Excluding residents in counties under the city's administration.
^② Excluding residents in county towns.

Source: China Statistical Yearbook, 1987.

Table 7. Population^a of Officially Designated Cities and Towns in China, 1949-1984

Year	Total population of China ^c	Type A population ^d	Type A population as a % of total ^e	Nonagricultural population of Type A ^f		Agricultural population of Type A		Nonagricultural population of Type A as a % of total
				No.	%	No.	%	
1949	541,167	57,650	10.6	49,000	85.0	8,650	15.0	9.1
1950	551,960	61,690	11.2	52,440	85.0	9,250	15.0	9.5
1951	563,000	66,320	11.8	56,370	85.0	9,950	15.0	10.0
1952	574,820	71,630	12.5	60,890	85.0	10,740	15.0	10.6
1953	587,960	78,260	13.3	64,640	82.6	13,620	17.4	11.0
1954	602,660	82,490	13.7	68,140	82.6	14,350	17.4	11.3
1955	614,650	82,850	13.5	68,430	82.6	14,420	17.4	11.1
1956	628,280	91,850	14.6	75,870	82.6	15,980	17.4	12.1
1957	646,530	99,490	15.4	82,180	82.6	17,310	17.4	12.7
1958	659,940	107,210	16.2	89,840	83.8	17,370	16.2	13.6
1959	672,070	123,710	18.4	103,670	83.8	20,040	16.2	15.4
1960	662,070	130,730	19.7	109,550	83.8	21,180	16.2	16.5
1961	658,590	127,070	19.3	106,480	83.8	20,590	16.2	16.2
1962	672,950	116,590	17.3	87,700	83.8	18,890	16.2	14.5
1963	691,720	116,460	16.8	98,990	79.7	17,470	20.3	14.3
1964	704,990	129,500	18.4	98,850	76.3	30,650	23.7	14.0
1965	725,380	130,450	18.0	101,700	78.0	28,750	22.0	14.0
1966	745,420	133,130	17.9	99,650	74.9	33,480	25.1	13.4
1967	763,680	135,480	17.7	102,730	75.8	32,750	24.2	13.5
1968	785,340	138,480	17.6	101,360	73.2	37,120	26.8	12.9
1969	806,710	141,170	17.5	100,650	71.3	40,520	28.7	12.5
1970	829,920	144,240	17.4	100,750	69.8	43,479	30.2	12.1
1971	852,290	147,110	17.3	102,450	69.6	44,660	30.4	12.0
1972	871,770	149,350	17.1	106,240	71.6	47,210	28.4	12.2
1973	892,110	153,450	17.2	109,020	71.0	44,430	29.0	12.2
1974	908,590	155,950	17.2	110,080	70.6	45,870	29.4	12.1
1975	924,200	160,300	17.3	111,710	69.7	48,590	30.3	12.1
1976	937,170	163,410	17.4	113,420	69.4	49,990	30.6	12.1
1977	949,740	166,690	17.6	114,950	69.0	51,740	31.0	12.1
1978	962,590	172,450	17.9	119,940	69.6	52,510	30.4	12.5
1979	975,420	184,950	19.0	128,620	69.5	56,330	30.5	13.2
1980	987,050	191,400	19.4	134,130	70.1	57,270	29.9	13.6
1981	1,000,720	201,710	20.2	138,700	68.8	63,010	31.2	13.9
1982	1,015,410	211,540	20.8	142,910	67.6	68,630	32.4	14.0
1983	1,024,950	241,260	23.5	149,610	62.0	91,650	38.0	14.6
1984	1,034,750	330,060	31.9	163,010 ^b	49.4	167,050	50.6	15.7

Sources: ^aPRC. SSB 1984, 81-82 and 1985a, 19-20. ^b1949: Hu and Zhang 1984, 279. 1950-52: Calculated on the basis of 85 percent of the Type A population being nonagricultural, as suggested by the Ministry of Urban and Rural Construction and Environmental Protection. Personal correspondence, November 18, 1985. 1953-63: Calculated on the basis of the findings of Hu and Chen (1984, 40) which suggest that, from 1953 to 57, 17.4 percent of the Type A population were agricultural and that, from 1958 to 1962, 16.2 percent were agricultural. 1964-84: Unpublished research material, collected by the Office of Urban and Regional Planning, Department of Geography, Nanjing University from the Ministry of Urban and Rural Construction and Environmental Protection.

^cPopulation in thousands.

^dThis figure is slightly larger than SSB's total of 162.4 discussed in the text. The reason for the minor discrepancy is not clear.

Note: "Type A" population is aggregate population of cities and towns.

Source: Ma, Laurence J.C. and Cui Gonghao, "Administrative Changes and Urban Population in China", Annals of the Association of American Geographers, Volume 77, Number 3, September 1987.

Components of Urban Population Growth, 1949-81 (thousands)

Period	Estimated Natural Increase		Implied Net Migration		Total Increase
	Absolute Number	%	Absolute Number	%	
1949-53	5,828.60	29.11	14,190.92	70.89	20,019.52
1953-7	12,492.98	57.25	9,327.50	42.75	21,820.48
1957-63	17,928.93	98.44	-36,141.83	-198.44	-18,212.9
1963-5	3,889.56	19.05	16,533.34	90.95	20,422.9
1965-78	23,148.53	126.91	-4,908.53	-26.91	18,240
1978-81	3,194.36	17.03	15,565.64	82.97	18,760
1949-81	61,482.96	82.03	14,567.04	17.97	81,050

Source: The natural increase figures are estimated from the natural population growth rates for the urban population in the relevant years, as found in Zhu (1981, see Note 29). The total increase figures are from Table 1.1.

Source: Victor Sit (Ed.) Chinese Cities

- II. INVESTMENT IN HOUSING
 - A. National
 - B. By Sector
 - C. By Province and City

Table 1. Area of completed urban residential structures since the founding of the People's Republic of China

	(1)	(2)	(3)	(4)	Unit: 100,000 sq. m	
					(5)	(6)
Total	135705.9	109974.1	12279.6	3997.9	9454.3	
1950-1952	1462	1462				
First Five-Year Plan	9454	9454				
Second Five-Year Plan	11012	11012				
1963-1965	4271	4271				
Third Five-Year Plan	5400	5400				
Fourth Five-Year Plan	12573	12573				
Fifth Five-Year Plan	26688	23486	1850	452	900	
1979	7476.6	6255	300	171.6	250	100.4
1980	10210.9	8230.5	1050	280.4	650	113
Sixth Five-Year Plan	64845.4	42316.1	10429.6	3545.9	8554.3	
1981	11068.7	7904	1439.5	425.2	1300	128
1982	13151.5	9019.6	2108.5	661.4	1362	135
1983	12947	8124.5	2654	790.4	1380.1	150
1984	12354.3	7703	2207	772.3	1672	160
1985	15322.4	9565	2020.6	896.6	2840.2	177

Key

- (1) Total
- (2) Capital construction investments
- (3) Converted capital
- (4) Capital invested through "System of Collective Ownership"
- (5) Privately owned buildings
- (6) Construction cost per square metre (RMB. Yuan)

Table 2. Capital invested in urban residential structures since the founding of the People's Republic of China

	(1)	(2)	(3)	Unit: RMB 100 million Yuan		
				(4)	(5)	(6)
Total	1582.8	1286.4	167.1	58.6	70.7	
1950-1952	8.3	8.3				10.6
First Five-Year Plan	53.79	53.79				9.1
Second Five-Year Plan	49.56	49.56				4.1
1963-1965	29.09	29.09				6.9
Third Five-Year Plan	39.32	39.32		887.04		4
Fourth Five-Year Plan	100.74	100.74				5.7
Fifth Five-Year Plan	294.49	277.29	8.4	3.3	5.5	11.8
1979	78.33	77.28			1.5	14.8
1980	127.36	111.66	8.4	3.3	4	20
Sixth Five-Year Plan	1007.5	728.34	158.7	55.3	65.2	21
1981	145.1	111.19	20.4	6	7.5	25.1
1982	187.65	141.05	28.8	9.2	8.6	25.4
1983	188	125.1	41.9	11	10	21.1
1984	195.9	135.8	34.3	12.2	13.6	18.3
1985	290.9	215.2	33.3	16.9	25.5	20

Key

- (1) Total
- (2) Capital construction investments
- (3) Converted capital
- (4) Capital invested through "System of Collective Ownership"
- (5) Privately owned buildings
- (6) Amount of housing construction capital as a percentage of all capital construction investments

Source: Carlson, Eric, "China Achieves Record Housing", Habitat International, Vol. 11, No. 4, 1987.

■ New Urban and Rural Housing

	1978	1979	1980	1981	1982	1983	1984	1985
Floor space of new housing for workers and staff members (million sq. m), of which:	37.52	64.28	97.16	97.69	117.90	115.69	106.820	124.86
investment by state-owned units	37.52	62.56	82.30	79.04	90.20	81.25	77.030	95.65
state investment and collective investment in cities and towns		1.72	14.86	18.65	27.70	34.44	29.794	29.21
Housing built by peasants (million sq. m)	100.00	400.00	500.00	600.00	600.000	700.00	600.000	700.00

Investment in Capital Construction — Productive and Non-productive Construction

Year	Value (Rmb 100 million)			Proportion (total investment = 100)		
	Productive construction	Non-productive construction		Productive construction	Non-productive construction	
		Sub-total	Of which: Residential buildings		Sub-total	Of which: Residential buildings
1953-1957	394.50	193.97	53.79	67.0	33.0	9.1
1958-1962	1,029.66	176.43	49.56	85.4	14.6	4.1
1963-1965	335.05	86.84	29.09	79.4	20.6	6.9
1966-1970	818.02	158.01	39.32	83.8	16.2	4.0
1971-1975	1,455.16	308.79	100.74	82.5	17.5	5.7
1976-1980	1,729.94	612.23	277.29	73.9	26.1	11.8
Of which: 1980	359.28	199.61	111.66	64.3	35.7	20.0
1981-1985	1,956.51	1,453.58	726.99	57.4	42.6	21.3
1981	252.43	190.48	111.19	57.0	43.0	25.1
1982	302.90	252.63	141.05	54.5	45.5	25.4
1983	346.44	247.69	125.07	58.3	41.7	21.1
1984	443.40	299.75	134.50	59.7	40.3	18.1
1985	611.34	463.03	215.18	56.9	43.1	20.0
1986	712.15	463.96	189.41	60.6	39.4	16.1

Source: China Statistical Yearbook, 1987.

**Floor Space of Buildings under Construction or Completed through
Investment in Technical Updating and Transformation**

10 thousand sq.m

Type of building	Building under construction		Buildings completed	
	1985	1986	1985	1986
NATIONAL TOTAL	8,784.45	10,515.85	4,596.04	5,741.57
Factories	3,711.65	3,953.62	1,750.77	2,023.85
Warehouses	686.40	713.09	400.68	425.49
Buildings for commercial business	271.07	313.92	117.61	147.77
Buildings for service activities	174.54	233.78	80.24	117.93
Office buildings	382.00	476.76	221.32	261.06
Residential buildings	2,194.74	3,288.95	1,268.17	1,885.69
Dormitories	252.82	302.39	165.84	185.01
Buildings for educational uses	232.91	246.27	129.47	143.66
Buildings for cultural and sport uses	78.77	83.49	38.28	43.91
Buildings for medical purposes	103.36	126.46	47.69	65.78
Buildings for scientific researches and experiments	108.49	95.64	46.32	53.07
Other	587.69	681.48	329.62	388.35
Of which: Buildings for business uses	137.95	184.98	70.46	93.76

Other Investment in Fixed Assets and Composition

Item	Investment (Rmb 100 million)		Proportion (national total = 100)	
	1985	1986	1985	1986
NATIONAL TOTAL	157.00	183.18	100.0	100.0
1. By type of project				
Of which:				
(1) Oilfield maintenance and development projects	93.33	96.86	59.4	52.9
(2) Exploitation and expansion projects	10.90	11.14	6.9	6.1
(3) Highway reconstruction projects using highway maintenance fund	11.34	16.95	7.2	9.2
(4) Warehouse projects using simple construction fund	3.02	5.23	1.9	2.9
(5) Fragmental investment in fixed assets	38.33	53.00	24.4	28.9
2. By nature of work				
Construction and installation projects	108.45	128.62	69.1	70.2
Purchase of equipment, tools and instruments	42.89	46.38	27.3	25.3
Other	5.66	8.18	3.6	4.5
3. By purpose of construction				
Productive construction	132.40	150.02	84.3	81.9
Non-productive construction	24.60	33.16	15.7	18.1
Of which: Residential buildings	8.07	10.40	5.1	5.7

**Floor Space of Buildings through Other Investment
in Fixed Assets**

10 thousand sq.m

Item	1985	1986	Change in 1986 over 1985	
			Value	%
Floor space under construction	522.78	643.74	120.96	23.1
Floor space completed	366.15	508.77	142.62	39.0
Of which: Residential buildings	107.24	108.08	0.84	0.8

Source: China Statistical Yearbook, 1987.

L'INVESTISSEMENT POUR LA CONSTRUCTION DE LOGEMENTS
- 1953-1982 -

	Investissement (milliards de renminbi)	% de l'investissement total*	Surface construite (millions de m ²)	Unités construites (millions)
Ier plan 1953-1957	5,379	9,3	94,54	1,8
IIème plan 1958-1962	4,956	4,6	110,12	2,20
1963-1965	2,909	7	42,71	0,85
IIIème plan 1966-1970	3,932	4,3	54,00	1,08
IVème plan 1971-1975	10,074	5,7	125,73	2,5
Vème plan 1976	2,284	6,1	24,20	0,48
1977	2,630	6,9	28,28	0,56
1978	3,921	7,8	37,52	0,75
1979	7,728	14,8	62,56	1,25
1980	11,166	20,0	82,30	1,64
VIème plan 1981-1985				
1981	11,119	25,1	79,04	1,58
1982	14,105	25,4	90,20	1,80
1983	12,500	21,1	115,69	2,3

* Il s'agit de l'investissement dans la construction de base qui correspond à la formation de capital fixe.

Source : Zhongguo Tongji nianjian (Annuaire statistique de Chine), 1983.

Pour 1983 : Quotidien du Peuple, 30/04/1984 - China Trade Report, 1983/7.

Source: Fabre, Guilhem, La Production De Logement A Shanghai: Identification Des Besoins: 1986-2000, Institut Francais d'Architecture.

**Total Investment in Residential Buildings and
Floor Space Completed by Province, 1986**

Province	Investment in residential buildings (Rmb 100 million)	Investment			Floor space completed (10 thousand cu.m)	Floor space completed		
		State-owned units	Collective-owned units	Urban and rural individuals		State-owned units	Collective-owned units	Urban and rural individuals
NATIONAL TOTAL	729.35	242.85	32.52	453.98	117,667.4	11,094.3	4,870.3	101,702.8
Beijing	21.61	16.31	1.33	3.97	1,035.5	478.4	87.1	470.0
Tianjin	11.75	6.62	0.83	4.30	811.1	291.1	55.7	464.3
Hebei	34.89	6.09	0.57	28.23	5,839.6	345.1	67.5	5,427.0
Shanxi	17.58	6.76	0.72	10.10	2,383.3	334.2	56.9	1,992.2
Inner Mongolia	7.71	3.81	0.27	3.63	926.9	177.8	25.6	723.5
Liaoning	35.88	19.70	1.47	14.71	2,786.3	871.3	101.6	1,813.4
Jilin	18.25	6.41	0.41	11.43	1,973.6	287.6	24.6	1,661.4
Heilongjiang	18.90	11.50	0.61	6.79	1,262.6	473.0	28.0	761.6
Shanghai	23.41	17.13	0.44	5.84	1,491.8	459.6	53.4	978.8
Jiangsu	86.59	11.96	6.13	68.50	11,226.6	609.8	414.0	10,202.8
Zhejiang	39.02	7.45	3.12	28.45	6,001.4	421.9	481.0	5,098.5
Anhui	32.84	5.97	1.07	25.80	5,808.7	324.0	160.8	5,305.9
Fujian	15.18	4.78	0.97	9.43	3,499.9	273.1	167.7	3,059.1
Jiangxi	15.01	3.00	0.39	11.62	3,879.9	229.7	66.7	3,583.5
Shandong	57.81	8.44	2.59	46.78	11,418.7	456.4	421.2	10,541.1
Henan	56.99	6.56	1.50	48.93	10,756.2	414.0	291.5	10,050.7
Hubei	28.33	9.02	1.32	17.99	6,385.4	592.8	226.1	5,566.5
Hunan	32.02	6.40	0.99	24.63	8,255.4	395.9	224.9	7,634.6
Guangdong	55.11	23.42	4.05	27.64	4,691.6	791.4	716.9	3,183.3
Guangxi	18.56	4.28	0.57	13.71	3,424.9	276.9	99.4	3,048.6
Sichuan	33.46	14.46	1.22	17.78	9,196.5	908.6	805.5	7,482.4
Guizhou	7.44	3.58	0.17	3.69	3,403.1	204.8	45.9	3,152.4
Yunnan	11.26	5.16	0.72	5.38	3,630.6	294.7	25.2	3,310.7
Tibet	0.66	0.49	0.04	0.13	64.7	19.9	2.5	42.3
Shaanxi	16.08	6.81	0.38	8.89	2,798.0	341.9	116.5	2,339.6
Gansu	5.25	3.73	0.35	1.17	2,695.1	168.8	76.7	2,449.6
Qinghai	2.84	2.12	0.04	0.68	212.2	74.9	3.2	134.1
Ningxia	2.11	1.25	0.05	0.81	352.0	74.9	6.9	270.2
Xinjiang	7.74	4.58	0.19	2.97	1,187.5	215.4	17.3	954.8
N.E.C.	6.90	6.90			268.5	268.5		

Source: China Statistical Yearbook, 1987.

LES INVESTISSEMENTS PAR PROVINCE EN 1982
(en milliards de yuans)

Province	Investissements productifs	Investissements non productifs	
		Total	dont : logement
TOTAL NATIONAL.....	30,290	25,263	14,105
Pékin.....	0,792	1,713	0,809
Tianjin.....	0,827	1,113	0,669
Hebei.....	1,508	1,041	0,606
Shanxi.....	0,948	0,753	0,423
Mongolie intérieure...	0,604	0,630	0,341
Liaoning.....	1,336	1,593	1,124
Jilin.....	0,646	0,551	0,345
Heilongjiang.....	1,649	1,413	0,805
Shanghai.....	3,308	1,055	0,531
Jiangsu.....	1,072	0,891	0,532
Zhejiang.....	0,728	0,503	0,317
Anhui.....	0,801	0,514	0,302
Fujian.....	0,587	0,529	0,293
Jiangxi.....	0,622	0,386	0,235
Shandong.....	1,603	1,071	0,658
Henan.....	1,137	0,849	0,486
Hubei.....	1,392	1,137	0,707
Hunan.....	0,756	0,844	0,531
Guangdong.....	2,110	1,637	0,905
Guangxi.....	0,419	0,441	0,251
Sichuan.....	1,147	1,380	0,933
Guizhou.....	0,404	0,320	0,195
Yunnan.....	0,717	0,580	0,336
Tibet.....	0,077	0,065	0,028
Shaanxi.....	0,810	0,717	0,379
Gansu.....	0,434	0,435	0,246
Qinghai.....	0,509	0,213	0,100
Ningxia.....	0,107	0,157	0,079
Xinjiang.....	0,777	0,545	0,295
Autres.....	2,463	2,187	0,644

N.B. : La répartition des investissements destinés au logement témoigne fort bien du dualisme du développement chinois actuel. Le peloton de tête est occupé par les régions fortement industrialisées, qui dépassent de loin les régions périphériques, laissées pour compte de la croissance économique. A noter l'étrange faiblesse des investissements à Shanghai.

Source : Zhonguo tongji nianjian (Annuaire statistique de la Chine), 1983, p. 340.

Source: Fabre, Guilhem, La Production De Logement A Shanghai: Identification Des Besoins: 1986-2000, Institut Francais d'Architecture.

Total Investment in Fixed Assets by Province, 1986

Rmb 100 million

Province	Total investment in fixed assets	State-owned units				Collective-owned units	Urban and rural individuals
		Sub-total	Capital construction	Technical updating and transformation	Other		
NATIONAL TOTAL	3,019.62	1,978.50	1,176.11	619.21	183.18	391.74	649.38
Beijing	105.17	87.65	54.20	32.88	0.57	13.31	4.21
Tianjin	72.04	61.03	25.56	31.51	3.96	6.02	4.99
Hebei	134.03	73.89	39.22	24.87	9.80	20.17	39.97
Shanxi	94.80	70.77	50.81	17.54	2.42	10.00	14.03
Inner Mongolia	46.25	35.69	21.92	11.29	2.48	2.52	8.04
Liaoning	177.71	137.42	66.80	62.80	7.82	16.98	23.31
Jilin	63.42	42.12	23.25	15.92	2.95	4.38	16.92
Heilongjiang	123.13	101.10	57.12	23.02	20.96	7.20	14.83
Shanghai	141.16	119.00	71.37	46.83	0.80	13.99	8.17
Jiangsu	236.27	93.81	57.29	34.04	2.48	61.52	80.94
Zhejiang	130.18	49.45	31.49	16.76	1.20	37.53	43.20
Anhui	100.30	52.92	33.04	18.64	1.24	10.90	36.48
Fujian	60.01	40.04	29.03	10.46	0.55	6.00	13.97
Jiangxi	51.98	30.32	17.81	11.69	0.82	4.04	17.62
Shandong	223.07	121.95	62.11	26.43	33.41	43.73	57.39
Henan	156.51	72.55	37.04	22.42	13.09	16.33	67.63
Hubei	102.25	63.85	40.57	22.23	1.05	12.43	25.97
Hunan	94.37	45.51	24.75	20.03	0.73	13.35	35.51
Guangdong	232.09	156.50	108.90	45.25	2.35	37.37	38.22
Guangxi	55.23	30.38	19.09	10.84	0.45	3.83	21.02
Sichuan	155.03	101.81	54.87	39.24	7.70	24.40	28.82
Guizhou	31.02	23.23	13.13	9.07	1.03	1.71	6.08
Yunnan	58.53	33.60	19.59	12.90	1.11	11.94	12.99
Tibet	4.57	4.36	4.10	0.26		0.07	0.14
Shaanxi	62.73	44.79	28.28	15.93	0.58	4.25	13.69
Gansu	37.40	29.54	17.97	10.76	0.81	3.17	4.69
Qinghai	17.61	15.78	13.95	1.70	0.13	0.59	1.24
Ningxia	15.86	13.25	9.23	3.80	0.22	1.09	1.52
Xinjiang	51.74	41.03	24.35	8.49	8.19	2.92	7.79
N.E.C.	132.18	132.18	119.28	11.62	1.28		

Note: 1 The total of other investment of state-owned units includes Rmb 5.3 billion worth of investment in sporadic projects of construction or purchasing fixed assets, each valued at Rmb 20,000 to 50,000.

Investment of Urban Collective-owned Units by Purpose of Construction, by Nature of Work and by Province, 1986

Rmb 100 million

Province	Total	By purpose of construction			By nature of work		
		Productive construction	Non-productive construction	Residential buildings	Construction and installation projects	Purchase of equipment and instruments	Other
NATIONAL TOTAL	146.39	113.03	33.36	18.84	77.06	61.90	7.43
Beijing	6.89	3.51	3.38	1.27	3.99	2.40	0.50
Tianjin	3.20	2.25	0.95	0.79	1.54	1.44	0.23
Hebei	5.14	4.54	0.60	0.28	2.12	2.74	0.28
Shanxi	2.58	1.97	0.61	0.28	1.53	0.92	0.13
Inner Mongolia	1.54	1.20	0.34	0.21	0.91	0.56	0.06
Liaoning	8.78	6.48	2.30	1.37	4.83	3.56	0.40
Jilin	2.33	1.83	0.49	0.30	1.10	1.10	0.12
Heilongjiang	2.63	1.77	0.86	0.48	1.35	1.13	0.15
Shanghai	4.19	3.00	1.19	0.42	2.44	1.56	0.19
Jiangsu	23.76	17.56	6.14	3.82	12.57	10.10	1.03
Zhejiang	11.70	9.62	2.08	1.18	6.06	5.07	0.57
Anhui	3.97	3.34	0.63	0.35	1.93	1.87	0.17
Fujian	1.82	1.41	0.42	0.25	1.00	0.70	0.12
Jiangxi	1.33	1.14	0.20	0.07	0.65	0.67	0.01
Shandong	11.96	10.08	1.87	1.27	5.64	5.70	0.61
Henan	5.28	4.26	1.02	0.45	2.97	2.11	0.19
Hubei	7.36	6.16	1.20	0.77	3.22	3.71	0.43
Hunan	4.97	3.77	1.20	0.61	3.07	1.57	0.33
Guangdong	16.64	12.79	3.85	2.46	8.31	7.57	0.76
Guangxi	1.97	1.61	0.36	0.15	1.04	0.77	0.15
Sichuan	8.12	6.51	1.61	0.98	4.14	3.54	0.43
Guizhou	0.68	0.60	0.07	0.04	0.37	0.26	0.05
Yunnan	4.73	3.92	0.81	0.36	2.99	1.43	0.31
Tibet	0.07	0.01	0.06	0.04	0.07		
Shaanxi	1.49	1.13	0.35	0.23	0.91	0.51	0.07
Gansu	0.81	0.53	0.28	0.20	0.59	0.19	0.04
Qinghai	0.36	0.27	0.09	0.03	0.27	0.09	...
Ningxia	0.63	0.54	0.09	0.04	0.37	0.23	0.03
Xinjiang	1.53	1.21	0.32	0.13	1.10	0.39	0.04

Source: China Statistical Yearbook, 1987.

Investment in Fixed Assets by Purpose of Construction
by Province, 1986

Rmb 100 million

Province	Total	Productive construction				Non-productive construction			
		Sub-total	State-owned units	Collective-owned units	Urban and rural individuals	Sub-total	State-owned units	Collective-owned units	Urban and rural individuals
NATIONAL TOTAL ...	3,019.62	1,839.33	1,376.67	299.32	163.34	1,180.28	601.83	92.41	486.04
Beijing	105.17	50.45	41.05	9.22	0.18	54.72	46.60	4.09	4.03
Tianjin	72.04	47.98	42.58	4.75	0.65	24.06	18.45	1.27	4.34
Hebei	134.03	83.61	56.17	16.66	10.78	50.42	17.72	3.51	29.19
Shanxi	94.80	63.21	53.44	6.67	3.10	31.59	17.33	3.33	10.93
Inner Mongolia	46.24	30.38	24.89	1.80	3.69	15.86	10.80	0.71	4.35
Liaoning	177.72	114.70	95.95	12.96	5.79	63.02	41.47	4.03	17.52
Jilin	63.41	36.48	29.25	3.09	4.14	26.93	12.86	1.29	12.78
Heilongjiang	123.12	89.82	76.96	5.27	7.59	33.30	24.14	1.92	7.24
Shanghai	141.16	87.70	75.43	12.10	0.17	53.46	43.57	1.89	8.00
Jiangsu	236.27	124.67	67.21	50.01	7.45	111.60	26.60	11.51	73.49
Zhejiang	130.19	74.43	33.08	30.52	10.83	55.76	16.37	7.02	32.37
Anhui	100.30	59.10	40.97	8.07	10.06	41.20	11.95	2.83	26.42
Fujian	60.01	35.29	27.60	3.96	3.73	24.72	12.43	2.05	10.24
Jiangxi	51.98	30.14	22.87	2.83	4.44	21.54	7.45	1.21	13.18
Shandong	223.07	143.65	99.41	33.78	10.46	79.42	22.54	9.95	46.93
Henan	156.51	83.51	55.08	11.76	16.67	73.00	17.47	4.57	50.96
Hubei	102.23	57.82	42.06	9.36	6.40	44.41	21.78	3.06	19.57
Hunan	94.36	51.17	31.01	9.53	10.63	43.19	14.49	3.82	24.88
Guangdong	232.09	137.64	101.64	26.99	9.01	94.45	54.86	10.38	29.21
Guangxi	55.22	29.27	19.53	2.84	6.90	25.95	10.84	0.99	14.12
Sichuan	155.03	97.13	70.02	17.28	9.83	57.90	31.79	7.12	18.99
Guizhou	31.01	18.46	15.05	1.13	2.28	12.55	8.17	0.58	3.80
Yunnan	58.53	38.37	22.17	9.81	6.39	20.16	11.43	2.13	6.60
Tibet	4.57	2.64	2.62	0.01	0.01	1.93	1.74	0.06	0.13
Shaanxi	62.74	35.68	28.30	3.20	4.18	27.06	16.50	1.05	9.51
Gansu	37.41	25.52	20.91	2.34	2.27	11.89	8.64	0.83	2.42
Qinghai	17.61	12.07	11.09	0.43	0.55	5.54	4.69	0.16	0.69
Ningxia	15.86	11.30	9.73	0.93	0.64	4.56	3.52	0.16	0.88
Xinjiang	51.74	36.44	29.91	2.01	4.52	15.30	11.12	0.91	3.27
N.E.C.	132.18	104.81	104.81			27.37	27.37		

Note: ↓ The total investment in productive construction and non-productive construction of state-owned units excludes sporadic investment projects in fixed assets valued at Rmb 20,000 to 50,000. Similarly in the following table.

Source: China Statistical Yearbook, 1987.

**Investment in Capital Construction by Type of Construction and
by Province, 1986**

Province	Value (Rmb 100 million)			Proportion (total investment = 100)		
	New construction	Expansion	Reconstruction	New construction	Expansion	Reconstruction
NATIONAL TOTAL . . .	549.89	415.01	81.92	46.8	35.3	7.0
Beijing	22.72	23.26	1.33	41.9	42.9	2.5
Tianjin	8.89	12.21	1.57	34.8	47.8	6.1
Hebei	11.93	18.89	1.47	30.4	48.2	3.7
Shanxi	24.83	21.49	2.28	48.9	42.3	4.5
Inner Mongolia	10.01	9.96	0.78	45.7	45.4	3.6
Liaoning	16.87	36.29	6.33	25.3	54.3	9.5
Jilin	5.54	12.50	2.14	23.8	53.8	9.2
Heilongjiang	22.91	26.76	2.81	40.1	46.8	4.9
Shanghai	35.71	19.63	9.58	50.0	27.5	13.4
Jiangsu	25.61	24.34	3.82	44.7	42.5	6.7
Zhejiang	14.11	11.64	1.55	44.8	37.0	4.9
Anhui	17.09	10.65	1.73	51.7	32.2	5.2
Fujian	18.04	7.17	0.95	62.1	24.7	3.3
Jiangxi	6.65	7.58	1.66	37.3	42.6	9.3
Shandong	40.58	15.19	2.97	65.3	24.5	4.8
Henan	10.61	20.94	3.06	28.6	56.5	8.3
Hubei	14.47	18.26	3.50	35.7	45.0	8.6
Hunan	11.54	8.31	1.74	46.6	33.6	7.0
Guangdong	71.03	24.01	5.91	65.2	22.0	5.4
Guangxi	8.21	7.75	1.30	43.0	40.6	6.8
Sichuan	20.54	21.39	6.94	37.4	39.0	12.6
Guizhou	4.80	5.89	0.96	36.6	44.9	7.3
Yunnan	9.78	6.11	1.76	49.9	31.2	9.0
Tibet	1.93	1.04	0.38	47.1	25.4	9.3
Shaanxi	12.64	10.47	1.78	44.7	37.0	6.3
Gansu	9.00	6.10	1.45	50.1	33.9	8.1
Qinghai	8.79	3.69	0.91	63.0	26.5	6.5
Ningxia	5.57	2.58	0.45	60.3	28.0	4.9
Xinjiang	7.93	8.22	6.47	32.6	33.8	26.6
N.E.C.	71.54	12.72	4.32	60.0	10.7	3.6

Note: ① Investment in removal and restoration projects is excluded from this table, as is investment for purchasing equipment without construction or installation work.

Source: China Statistical Yearbook, 1987.

Floor Space of Buildings under Construction or Completed
through Capital Construction by Province, 1986

10 thousand m²

Province	All buildings			Of which: Residential buildings		
	Under construction	Completed	Completion rate (%)	Under construction	Completed	Completion rate (%)
NATIONAL TOTAL	33,086.24	15,940.35	16,650.45	8,915.47	50.3	55.9
Beijing	1,953.30	1,151.20	596.00	376.40	30.5	32.7
Tianjin	610.06	312.21	320.78	176.76	52.6	56.6
Hebei	1,299.00	548.00	622.00	297.00	47.9	54.2
Shanxi	1,248.04	557.62	522.92	268.33	41.9	48.1
Inner Mongolia	561.08	198.23	308.92	126.79	55.1	64.0
Liaoning	1,961.10	1,082.30	1,001.30	622.50	51.1	57.5
Jilin	801.27	401.01	443.40	262.15	55.3	65.4
Heilongjiang	1,210.88	550.64	693.39	362.75	57.3	65.9
Shanghai	1,702.82	987.58	635.41	411.35	37.3	41.7
Jiangsu	1,730.00	827.00	946.00	519.00	54.7	62.8
Zhejiang	1,303.23	646.01	679.52	376.48	52.1	58.3
Anhui	1,003.02	528.69	514.25	303.24	51.3	57.4
Fujian	1,054.72	437.44	496.11	251.43	47.0	57.5
Jiangxi	680.32	274.16	369.05	177.75	54.2	64.8
Shandong	1,405.00	578.60	732.60	360.40	52.1	62.3
Henan	1,120.27	494.47	634.16	300.68	56.6	60.8
Hubei	1,764.39	870.56	990.24	547.91	56.1	62.9
Hunan	1,077.87	487.35	621.35	309.14	57.6	63.4
Guangdong	2,305.07	1,035.75	1,197.87	582.64	52.0	56.3
Guangxi	820.56	381.15	429.40	228.19	52.3	59.9
Sichuan	2,289.71	1,186.00	1,241.46	725.91	54.2	61.2
Guizhou	626.54	290.82	325.94	169.55	52.0	58.3
Yunnan	732.83	328.61	413.47	199.18	56.4	60.6
Tibet	60.56	23.74	44.90	19.61	74.1	82.6
Shaanxi	1,162.29	561.94	494.97	268.32	42.6	47.7
Gansu	697.65	357.30	269.92	133.90	38.7	37.5
Qinghai	244.22	116.58	125.67	66.67	51.5	57.2
Ningxia	211.20	62.23	108.61	41.03	51.4	65.9
Xinjiang	685.60	264.84	387.53	173.77	56.5	65.6
N.E.C.	763.64	398.32	483.31	256.64	63.3	64.4

Source: China Statistical Yearbook, 1987.

**Investment in Capital Construction by Purpose
of Construction and by Province, 1986**

Province	Value (Rmb 100 million)			Proportion (total investment = 100)		
	Productive construction	Non-productive construction	Residential buildings	Productive construction	Non-productive construction	Residential buildings
NATIONAL TOTAL ...	712.15	463.96	189.41	60.6	39.4	16.1
Beijing	15.43	38.77	13.32	28.5	71.5	24.6
Tianjin	16.48	9.08	4.07	64.5	35.5	15.9
Hebei	23.78	15.44	5.29	60.6	39.4	13.5
Shanxi	36.99	13.82	5.49	72.8	27.2	10.8
Inner Mongolia	13.74	8.18	2.68	62.7	37.3	12.2
Liaoning	35.94	30.85	14.05	53.8	46.2	21.0
Jilin	12.30	10.95	5.69	52.9	47.1	24.5
Heilongjiang	38.10	19.02	9.02	66.7	33.3	15.8
Shanghai	38.22	33.14	15.20	53.6	46.4	21.3
Jiangsu	35.14	22.15	10.09	61.3	38.7	17.6
Zhejiang	17.07	14.42	6.72	54.2	45.8	21.3
Anhui	22.55	10.49	5.23	68.3	31.7	15.8
Fujian	17.33	11.70	4.41	59.7	40.3	15.2
Jiangxi	12.09	5.73	2.30	67.9	32.2	12.9
Shandong	44.08	18.03	6.74	71.0	29.0	10.9
Henan	24.43	12.60	4.89	66.0	34.0	13.2
Hubei	20.77	19.80	8.35	51.2	48.8	20.6
Hunan	12.75	11.99	5.01	51.5	48.4	20.2
Guangdong	64.87	44.03	17.84	59.6	40.4	16.4
Guangxi	10.27	8.82	3.48	53.8	46.2	18.2
Sichuan	29.73	25.14	11.40	54.2	45.8	20.8
Guizhou	6.39	6.73	2.94	48.7	51.3	22.4
Yunnan	11.22	8.37	3.43	57.3	42.7	17.5
Tibet	2.39	1.71	0.48	58.3	41.7	11.7
Shaanxi	14.89	13.40	5.52	52.7	47.4	19.5
Gansu	11.14	6.83	2.88	62.0	38.0	16.0
Qinghai	9.58	4.38	1.96	68.7	31.4	14.1
Ningxia	6.79	2.44	0.66	73.6	26.4	7.2
Xinjiang	14.96	9.39	3.83	61.4	38.6	15.7
N.E.C.	92.71	26.58	6.45	77.7	22.3	5.4

Source: China Statistical Yearbook, 1987.

TABLE 5: INVESTMENTS DEVOTED TO RESIDENTIAL BUILDINGS

	1982		1983		1984		1985	
	US\$ M. ('00M RMB)	US\$ M. ('00M RMB)	US\$ M. ('00M RMB)	US\$ M. ('00M RMB)	US\$ M. ('00M RMB)	US\$ M. ('00M RMB)	US\$ M. ('00M RMB)	US\$ M. ('00M RMB)
Stated-owned Units	9,184	(169.91)	8,480	(167.06)	7,539	(168.87)	8,367	(248.51)
of which for capital construction	7,624	(141.05)	6,349	(125.07)	6,004	(134.50)	n a	n a
for technical updating and transformation	1,560	(28.86)	2,131	(41.99)	1,534	(34.37)	n a	n a
Urban Collectives	n a	n a	560	(11.04)	546	(12.23)		(2)
Urban Individuals		(1)	794	(15.65) ⁽³⁾	1,209	(27.09)		(1)
Rural Collectives	n a	n a	396	(7.81)	805	(18.04)		(2)
Rural Individuals		(1)	10,868	(214.10)	10,686	(239.38)		(1)
TOTAL			21,122	(416.10)	20,786	(465.61)	21,603	(641.63)

Notes: (1) The sum of urban and rural individuals in 1982 was US\$9,783M (19,100M RMB) whilst in 1985 was US\$12,206M (36,254M RMB). According to China Encyclopaedia Yearbook 1982, pp 665, rural individuals' contribution in that year amounted to US\$8,649M (16,000M RMB).

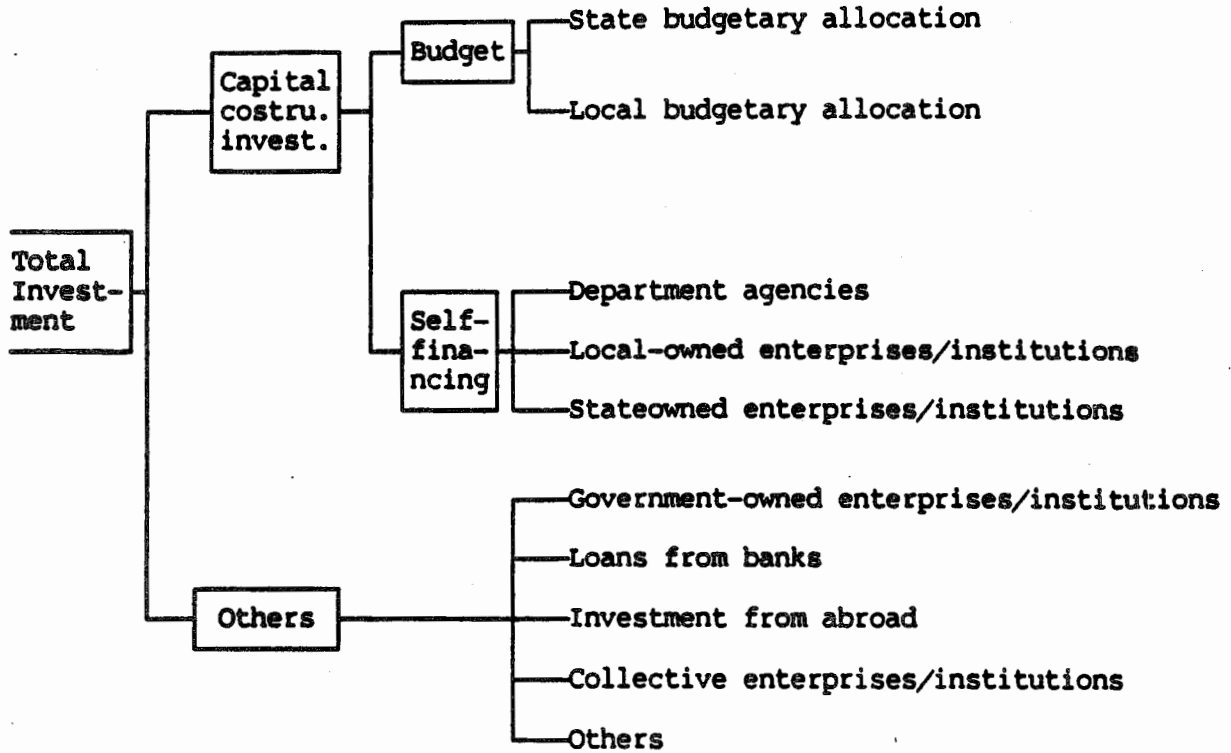
(2) The sum of urban and rural collectives in 1985 was US\$1,030M (3,058M RMB).

(3) According to Qi (1985), the policy of housing construction by urban individuals with their own finance or aids from their working units were officially endorsed in May 1983, but the activity began as early as 1979, see also Table 8.

Source: Statistical Yearbook of China 1983, (pp 302 and 303); 1984 (pp 299); 1985 (pp 413); 1986 (pp 369), with the value of RMB calculated from Statistical Yearbook of China 1986, p 481 that in 1985 was 2.97 RMB to US\$1. Its former value was 2.24, 1.97, 1.85, 1.67, 1.49, 1.55, 1.72, 2.78 and 3.37 for 1984-1978, 1965 and 1957 respectively.

Source: Chu, David K.Y. and Kwok, R. Yin-wang, "Housing Supply in China Since 1978", manuscript, May 1988.

1.3 Urban Housing Investment



Source: Wang, Yukun, "Dynamics of China's Housing Finance System", unpublished paper, March 4, 1988.

Investment in Fixed Assets of Rural Individuals by Province, 1986

Rmb 100 million

Province	Total investment	Investment in completed buildings		Purchase of fixed assets for production
		Sub-total	Residential buildings	
NATIONAL TOTAL	574.82	503.01	388.56	71.82
Beijing	3.96	3.77	3.72	0.19
Tianjin	4.29	3.97	3.62	0.32
Hebei	35.98	30.83	24.54	5.15
Shanxi	10.65	9.60	7.39	1.05
Inner Mongolia	5.98	5.01	1.78	0.97
Liaoning	21.01	17.41	12.45	3.60
Jin	14.19	10.51	8.90	3.68
Heilongjiang	11.38	9.02	3.48	2.36
Shanghai	7.99	7.99	5.66	
Jiangsu	76.67	72.58	64.61	4.09
Zhejiang	35.23	33.68	21.56	1.55
Anhui	33.66	29.73	23.54	3.93
Fujian	11.65	10.25	7.46	1.40
Jiangxi	15.08	13.87	9.25	1.21
Shandong	51.67	47.17	41.50	4.50
Henan	64.39	53.74	45.88	10.65
Hubei	19.70	17.07	13.27	2.63
Hunan	31.60	27.74	21.37	3.86
Guangdong	31.96	27.66	22.09	4.30
Guangxi	18.53	13.50	11.41	5.03
Sichuan	26.86	22.49	16.24	4.37
Guizhou	5.12	4.35	2.88	0.77
Yunnan	11.98	10.40	4.45	1.58
Tibet				
Shaanxi	11.89	9.86	7.42	2.03
Gansu	4.07	3.36	0.61	0.71
Qinghai	0.95	0.75	0.43	0.20
Ningxia	1.47	0.95	0.76	0.52
Xinjiang	6.93	5.75	2.28	1.18

TABLE 8: HOUSES BUILT BY INDIVIDUALS IN CITIES AND TOWNS

<u>YEAR</u>	<u>FLOOR AREA BUILT (I) IN TOWNS ('000H)</u>	<u>FLOOR AREA BUILT (II) IN CITIES ('000M)</u>	<u>TOTAL INVESTMENT US\$M. (M RMB)*</u>	<u>% OF (I) & (II) AGAINST THE TOTAL URBAN FLOOR AREA* IN THE RESPECTIVE YEAR</u>
1979	n a	951	n a	n a
1980	1,326	2,423	154.28 (230)	3.9
1981	3,709	4,703	203.55 (340)	8.0
1982	8,382	5,243	431.40 (800)	10.4
1983	8,047	5,756	512.22 (1,010)	10.7
1984	10,158	6,562	606.34 (1,360)	13.5
TOTAL	30,671	25,645		

Note: * Both set of figures differ to various extent from Table 4, this is probably because of different system of data collection.

Source: Qi Ming-chin (1985) 'China's Urban Housing' in the Almanac of China's Urban Economy and Society, pp 59-62.

Source: Chu, David K.Y. and Kwok, R. Yin-wang, "Housing Supply in China Since 1978", manuscript, May 1988.

Tableau 1.1 INVESTISSEMENTS ET PRODUCTION DE LOGEMENT A SHANGHAI, 1950-1985.

	1	2	3
1950	50	2.7	3.19
1951	444	7.2	7.06
1952	2.786	16.8	25.77
1953	7.133	23.4	109.84
1954	3.856	14.2	54.95
1955	880	3.1	15.67
1956	1.990	6.0	29.61
1957	4.605	10.5	84.05
1958	4.479	4.0	138.04
1959	5.188	3.5	94.96
1960	4.771	2.8	67.04
1961	2.208	3.3	43.95
1962	1.380	4.0	31.32
1963	2.413	5.1	16.50
1964	3.583	5.6	55.46
1965	3.861	5.6	65.08
1966	2.668	4.2	52.77
1967	1.842	4.7	34.83
1968	1.946	5.1	45.63
1969	193	0.3	52.28
1970	1.116	1.2	21.65
1971	2.121	2.1	39.68
1972	3.445	2.9	42.18
1973	4.515	3.1	67.33
1974	6.986	3.4	90.64
1975	10.602	3.6	105.67
1976	12.730	5.9	88.99
1977	9.171	6.0	108.73
1978	22.744	9.4	199.61
1979	27.269	8.4	215.99
1980	43.407	10.6	304.32
1981	56.106	12.3	297.57
1982	62.055	9.9	394.60
1983	64.253	9.7	405.89
1984	81.986	10.6	438.24
1985	129.468	13.0	488.55

Source : SHTJNJ, 1986.

Il s'agit des investissements réalisés par les entreprises d'Etat et les entreprises collectives 1 -
Montant des investissements en logement (unité : 10.000 yuan). 2 : Part dans les
investissements en capital fixe (En %). 3 Surface construite (En 10.000 m²)

Source: Fabre, Guilhem, La Production De Logement A Shanghai: Identification Des Besoins: 1986-2000, Institut Francais d'Architecture.

Living space per capita, m²

Source: A Survey of Income and Expenditure of Urban Households in China, 1985

City	Living space per capita
Beijing	6.17
Tianjin	4.98
Shanghai	5.40
Shenyang	4.42
Guangzhou	5.59
Chongqing	4.05
Xian	4.69
Shijiazhuang	5.60
Changzhou	5.77
Yantai	5.63
Baoji	4.75
Shenzhen	11.81
Bengbu	5.64
Tangshan	7.37
National average	5.31

III. HOUSEHOLDS: INCOME AND EXPENDITURE, LIVING CONDITIONS

TABLE 6: THE SIGNIFICANCE OF HOUSING IN HOUSEHOLD INCOME AND EXPENDITURE

YEAR	AVERAGE PER CAPITA LIVING EXPENDITURE				OF WHICH ON HOUSING				% ON HOUSING	
	RURAL		URBAN		RURAL		URBAN		RURAL	URBAN
	US\$	(RMB)	US\$	(RMB)	US\$	(RMB)	US\$	(RMB)		
1957	21.03	(70.86)	65.88	(222.00)	0.44	(1.49)	1.53	(5.16)	2.1	2.32
1964	n a	n a	78.26	(220.68)	n a	n a	2.04	(5.76)	n a	2.61
1965	34.21	(95.11)	n a	n a	0.97	(2.69)	n a	n a	2.8	n a
1978	67.48	(116.06)	n a	n a	2.13	(3.67)	n a	n a	3.2	1.93
1981	n a	n a	273.56	(456.84)	n a	n a	3.81	(6.36)	n a	1.39
1982	n a	n a	254.59	(471.00)	n a	n a	3.82	(7.08)	n a	1.80
1983	126.04	(248.29)	256.81	(505.92)	13.98	(27.56)	3.89	(7.68)	11.1	1.82
1984	122.23	(273.80)	249.75	(559.44)	14.32	(32.12)	3.48	(7.80)	11.7	1.39
1985	106.87	(317.42)	246.54	(732.24)	13.29	(39.46)	2.67	(7.92)	12.4	1.08

Source: Except for 1978 percentage figure, which was given by Lin Zhiqun (1986) "On the Construction Use and Expenditure of Housing", China City Planning Review, Vol 2, No 1, pp 97, the rest is taken from Statistical Yearbook of China 1986, pp 577, 583 and other issues.

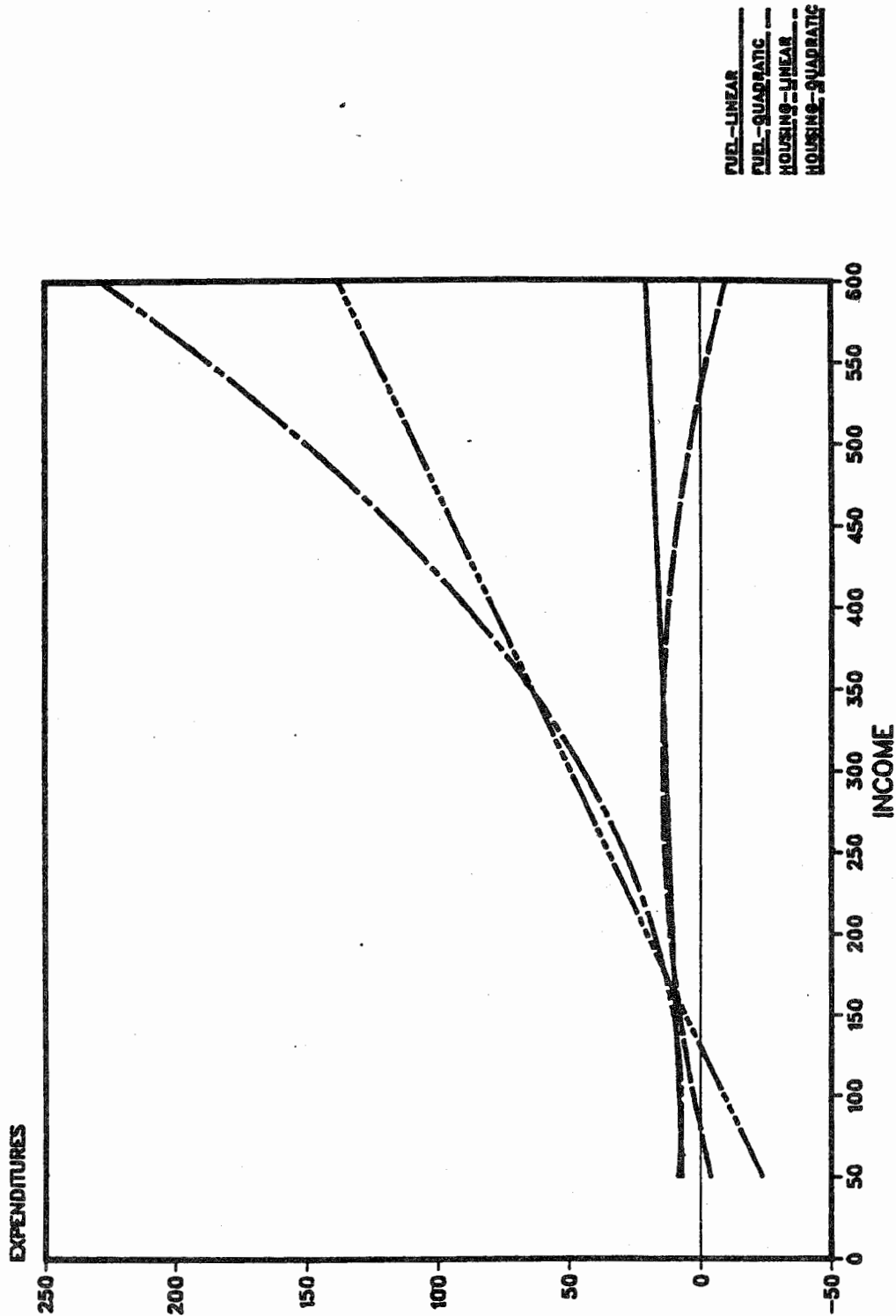
Source: Chu, David K.Y. and Kwok, R. Yin-wang, "Housing Supply in China Since 1978", manuscript, May 1988.

Consumption Budget Shares (%), Selected Years

	1918	1928	1929	1954	1955	1956	1957	1958	1961	1962	1963	1964	1965	1979
Food	72	71	64	55	55	69	67	66	67	58	63	68	68	67
Clothing	19	7	7	16	10	13	10	11	7	8	10	10	12	13
Fuel		11	10	15	24	11	12	11	12	14	12	8	7	6
Housing	7	8	5	2	3	1	2	1	1	6	5	3	4	5
Other	3	3	5	5	7	4	7	9	8	9	8	8	7	7
Cultural and services			9	7	1	2	1	2	4	4	2	2	3	2

Source: van der Gaag, Jacques, Private Household Consumption in China, World Bank Staff Working Papers, No. 701, 1984.

FIGURE 3—LINEAR AND QUADRATIC EXTRAPOLATIONS OF FUEL AND HOUSING EXPENDITURES



Source: van der Gaag, Jacques, Private Household Consumption in China, World Bank Staff Working Papers, No. 701, 1984.

Household Income and Expenditure of Peasants
4. Net Income per Capita by Nature

Item	Unit	1978	1980	1981	1983	1984	1985	1986
I. Net income per capita	Rmb	133.57	191.33	223.44	309.77	355.33	397.60	423.76
Net income, productive	Rmb	122.86	166.39	194.51	272.91	315.06	350.07	374.68
Agricultural production	Rmb	113.47	149.62	170.58	221.77	250.36	263.81	278.98
Non-agricultural production	Rmb	9.39	16.77	23.93	51.14	64.70	86.26	95.70
Net income, non-productive	Rmb	10.71	24.94	28.93	36.86	40.27	47.53	49.08
II. Proportion (total net income = 100)								
Net income, productive	%	92.0	87.0	87.0	88.1	88.7	88.0	88.4
Agricultural production	%	85.0	78.2	76.3	71.6	70.5	66.3	65.8
Non-agricultural production	%	7.0	8.8	10.7	16.5	18.2	21.7	22.6
Net income, non-productive	%	8.0	13.0	13.0	11.9	11.3	12.0	11.6

Notes: ① Referring to net income of peasants by engaging in farming, forestry, animal husbandry, sideline occupation and fishery.
 ② Referring to net income of peasants by engaging in rural industry, construction, transport, commerce and catering trade.
 ③ Referring to income, both in cash and in kind, sent or brought back by those working elsewhere, income received from collective accumulation fund and public welfare fund, and income received from state budget, etc.

Household Income and Expenditure of Peasants
5. Per Capita Net Income from Household Production

Item	1984	1985	1986	Item	1984	1985	1986
Net income from household production	285.44	322.53	345.28	7. Income from gathering and hunting	8.79	10.13	9.97
1. Income from agriculture	181.86	191.46	205.03	8. Income from construction	4.23	7.41	8.81
Of which: Grain	114.12			9. Income from transportation	7.16	8.47	8.42
2. Income from forestry	4.81	6.16	5.87	10. Income from productive labour service ..	20.93	26.55	32.00
3. Income from animal husbandry	39.55	44.36	43.28	11. Income from commerce			5.66
4. Income from fishery	1.64	6.59	4.72	12. Catering trade	13.40	16.13	1.28
5. Income from handicrafts	6.30	8.11	8.70	13. Income from service trade	1.82	3.25	3.69
6. Income from industry		2.18	3.14	14. Other	4.95	4.73	4.71

Household Income and Expenditure of Peasants
6. Per Capita Living Expenditure and its Composition

Item	1957	1965	1978	1984	1985	1986
Average per capita living expenditure (Rmb)						
Total	70.86	95.11	116.06	273.80	317.42	356.95
1. Expenditure on consumer goods	69.63	92.53	112.90	267.27	308.35	345.71
Food	46.59	65.11	78.59	161.52	183.33	201.17
Clothes	9.52	10.00	14.74	28.33	31.34	33.74
Fuel	7.11	7.90	8.28	15.04	18.16	18.57
Housing	1.49	2.69	3.67	32.12	39.46	51.23
Daily articles and other	4.92	6.83	7.62	30.26	36.06	41.00
2. Costs for cultural activities and service	1.23	2.58	3.16	6.53	9.07	11.24
Proportion (%)						
Total	100.0	100.0	100.0	100.0	100.0	100.0
1. Expenditure on consumer goods	98.3	97.3	97.3	97.6	97.1	96.9
Food	65.8	68.5	67.7	59.0	57.7	56.3
Clothes	13.5	10.5	12.7	10.4	9.9	9.5
Fuel	10.0	8.3	7.1	5.5	5.7	5.2
Housing	2.1	2.8	3.2	11.7	12.4	14.4
Daily articles and other	6.9	7.2	6.6	11.0	11.4	11.5
2. Costs for cultural activities and services	1.7	2.7	2.7	2.4	2.9	3.1

Household Income and Expenditure of Peasants
7. Expenditure on and Composition of Consumer Goods Purchased or Self-produced

Year		Total	1. Food	2. Cloth	3. Housing	4. Fuel	5. Daily articles and other
I. Value (Rmb)							
1978	Total	112.90	78.59	14.74	3.67	8.28	7.62
	Purchased	44.84	18.91	13.12	3.49	2.64	6.68
	Self-produced	68.06	59.68	1.62	0.18	5.64	0.94
1980	Total	157.95	100.19	19.99	12.80	9.66	15.31
	Purchased	79.62	31.13	19.61	11.36	2.77	14.75
	Self-produced	78.33	69.06	0.38	1.44	6.89	0.56
1981	Total	186.17	113.83	23.57	18.67	10.59	19.51
	Purchased	104.35	41.70	23.25	17.59	2.66	19.15
	Self-produced	81.82	72.13	0.32	1.08	7.93	0.36
1983	Total	242.81	147.24	27.65	27.56	13.47	26.89
	Purchased	142.87	59.14	27.14	26.95	3.01	26.63
	Self-produced	99.94	88.10	0.51	0.61	10.46	0.26
1984	Total	267.27	161.52	28.33	32.12	15.04	30.26
	Purchased	156.70	64.14	27.69	31.49	3.33	30.05
	Self-produced	110.57	97.38	0.64	0.63	11.71	0.21
1985	Total	308.35	183.33	31.34	39.46	18.16	36.06
	Purchased	185.62	76.46	30.70	38.66	3.92	35.88
	Self-produced	122.73	106.87	0.64	0.80	14.24	0.18
1986	Total	345.71	201.17	33.74	51.23	18.57	41.00
	Purchased	216.97	88.61	33.11	50.33	4.07	40.85
	Self-produced	128.74	112.56	0.63	0.90	14.50	0.15
II. Proportion (%)							
1978	Purchased	39.7	24.1	89.0	95.1	31.9	87.7
	Self-produced	60.3	75.9	11.0	4.9	68.1	12.3
1980	Purchased	50.4	31.1	98.1	88.8	28.7	96.3
	Self-Produced	49.6	68.9	1.9	11.2	71.3	3.7
1981	Purchased	56.1	36.6	98.6	94.2	25.1	98.2
	Self-produced	43.9	63.4	1.4	5.8	74.9	1.8
1983	Purchased	58.8	40.2	98.2	97.8	22.4	99.0
	Self-produced	41.2	59.8	1.8	2.2	77.6	1.0
1984	Purchased	58.6	39.7	97.7	98.0	22.1	99.3
	Self-produced	41.4	60.3	2.3	2.0	77.9	0.7
1985	Purchased	60.2	41.7	98.0	98.0	21.6	99.5
	Self-produced	39.8	58.3	2.0	2.0	78.4	0.5
1986	Purchased	62.8	44.1	98.1	98.2	21.9	99.6
	Self-produced	37.2	55.9	1.9	1.8	78.1	0.4

Source: China Statistical Yearbook, 1987.

Household Income and Expenditure of Peasants
8. Per Capita Consumption of Major Consumer Goods

Item	Unit	1978	1980	1981	1983	1984	1985	1986
Grain (unhusked grain)	kg.	248	257	256	260	267	257	259
Of which: Wheat and rice	kg.	123	163	173	197	209	209	212
Vegetables	kg.	142	127	124	131	140	131	134
Edible oil	kg.	1.96	2.49	3.13	3.53	3.97	4.04	4.19
Meat	kg.	5.76	7.75	8.71	9.97	10.62	10.97	11.79
Poultry	kg.	0.25	0.66	0.71	0.82	0.94	1.03	1.14
Eggs	kg.	0.80	1.20	1.25	1.57	1.84	2.05	2.08
Fish and shrimps	kg.	0.84	1.10	1.28	1.57	1.74	1.64	1.87
Sugar	kg.	0.73	1.06	1.10	1.26	1.30	1.46	1.59
Liquors	kg.	1.22	1.89	2.32	3.20	3.48	4.37	4.96
Cotton cloth	kg.	5.63	4.30	4.21	3.18	2.82	2.54	1.98
Cotton	kg.	0.40	0.38	0.33	0.40	0.42	0.43	0.34
Chemical fibre cloth	kg.	0.41	0.94	1.23	2.34	2.48	2.50	2.53
Woolen fabric	kg.	0.02	0.06	0.06	0.05	0.07	0.14	0.13
Silk and satins	kg.	0.02	0.06	0.05	0.07	0.09	0.07	0.06
Knitting wool and knitwear	kg.	0.02	0.05	0.05	0.04	0.05	0.04	0.05
Rubber shoes, gyms and leather shoes	kg.	0.32	0.51	0.49	0.49	0.57	0.55	0.66

Household Income and Expenditure of Peasants
9. Durable Consumer Goods per 100 Households at Year-end

Item	1978	1980	1981	1983	1984	1985	1986
Bicycles	30.73	36.87	44.41	63.41	74.48	80.64	90.31
Sewing machines	19.80	23.31	27.68	38.07	42.57	43.21	46.99
Radio sets	17.44	33.54	42.25	56.82	61.13	54.19	54.24
Clocks and watches	51.75	68.53	89.03	132.09	151.54	163.64	195.80
Of which: Wrist-watches	27.42	37.58	55.09	91.44	109.44	126.32	145.06
TV sets		0.39	0.87	3.99	7.24	11.74	17.28

Source: China Statistical Yearbook, 1987.

**Urban Household Income and Expenditure —
Households by Size of Cities**

Item	Unit	All cities	Largest cities	Large cities	Medium cities	Small cities	County towns
Number of households surveyed	household	31,126	7,400	3,396	6,951	5,901	7,478
Proportion	%	100.00	23.77	10.91	22.33	18.97	24.02
Average number of persons per household	person	3.82	3.60	3.79	3.78	4.01	3.92
Average number of employees per household	person	2.12	2.17	2.21	2.18	2.12	2.05
Percentage of employment per household	%	55.50	60.30	58.31	57.67	52.88	52.30
Number of persons supported by each employee (including the employee himself)	person	1.80	1.66	1.71	1.73	1.89	1.91
Annual income per capita	Rmb	909.96	1,063.80	937.92	951.00	911.16	792.84
Annual living expenditure per capita	Rmb	798.96	951.12	823.32	820.20	761.88	699.72

**Urban Household Income and Expenditure —
Basic Indicators**

Item	Unit	Total average	Lowest income	In strained circumstances	Low income	Medium-low income	Medium income	Medium-high income	High income	Highest income
Proportion	%	100.00	10.00	5.00	10.00	20.00	20.00	20.00	10.00	10.00
Average number of persons per household	person	3.82	4.50	4.53	4.48	4.07	3.82	3.63	3.47	3.19
Average number of employees per household	person	2.12	1.73	1.65	2.06	2.07	2.13	2.22	2.26	2.25
Percentage of employment per household	%	55.50	38.46	36.34	45.85	50.76	55.82	61.19	65.00	70.38
Number of persons supported by each employee (including the employee himself)	person	1.80	2.60	2.75	2.18	1.97	1.79	1.63	1.54	1.42
Annual income per capita	Rmb	909.96	496.32	456.00	632.40	733.92	950.20	993.60	1,160.52	1,478.04
Annual income available per capita	Rmb	827.88	446.46	407.16	570.36	663.24	772.92	905.0	1,054.56	1,347.12
Annual living expenditure per capita	Rmb	798.96	496.80	440.28	573.96	650.88	747.36	855.24	987.48	1,262.88

Source: China Statistical Yearbook, 1987.

**Urban Household Income and Expenditure —
Durable Goods Possessed by Every 100 Households**
(Year-end figure)

Unit

Item	1981	1983	1984	1985	1986
Bicycles	135.90	159.93	162.67	152.27	163.45
Sewing machines	70.41	76.21	77.52	70.82	73.85
Wristwatches	240.76	268.24	282.95	274.76	298.96
Electric fans	42.62	63.61	66.41	73.91	90.01
Washing machines	6.31	29.08	40.13	48.29	59.70
Refrigerators	0.22	1.65	3.22	6.58	12.71
Wardrobes	86.09	101.48	102.91	102.08	104.03
Sofas	89.33	123.77	131.63	131.49	140.00
Writing desks	55.17	70.67	74.41	80.06	84.10
Radio sets	100.52	104.55	103.11	74.52	68.71
Black and white T.V. sets	57.06	80.58	82.04	66.86	65.42
Colour T.V. sets	0.59	2.57	5.38	17.21	27.41
Recorders	12.97	27.11	34.17	41.16	51.66
Cameras	4.29	7.28	8.92	8.52	11.91

**Urban Household Income and Expenditure —
Annual Purchase of Major Commodities per Capita**

Item	Unit	1957	1964	1981	1983	1984	1985	1986
Grain	kg	167.16	155.76	145.44	144.48	142.08	134.76	137.88
Fresh vegetables	kg	109.14	130.32	152.34	165.00	149.04	144.36	148.32
Edible vegetable oil	kg	4.20	2.22	4.80	6.54	7.08	5.76	6.24
Pork	kg	6.72	18.22	16.92	18.00	17.10	16.68	18.86
Beef and mutton	kg	1.20	1.68	1.68	1.86	2.76	2.64	2.64
Poultry	kg	1.20	0.48	1.92	2.58	2.88	3.24	3.72
Fresh eggs	kg	3.29	2.04	5.22	6.90	7.62	6.84	7.08
Fish and shrimps	kg	7.62	4.68	7.26	8.10	7.80	7.08	8.16
Sugar	kg	1.44	1.62	2.88	2.76	2.94	2.52	2.64
Cigarettes	pack	27.72	23.52	35.88	33.48	34.08	36.12	41.40
Liquors	kg	2.52	1.00	4.38	5.34	6.78	7.80	9.36
Cotton fibre cloth	m	2.40	1.25	1.55	1.74	3.00	2.61	2.54
Chemical fibre cloth	m			1.67	2.26	1.95	1.47	1.79
Woollen fibre cloth	m	0.05	0.08	0.22	0.31	0.37	0.36	0.39
Silk and satin cloth	m	0.09	0.18	0.43	0.45	0.49	0.50	0.51
Cotton clothes	piece	0.66	0.41	0.47	0.46	0.41	0.47	0.44
Chemical fibre clothes	piece			0.73	1.04	1.14	1.22	1.37
Woollen fabric clothes	piece	0.04	0.03	0.11	0.14	0.18	0.19	0.20
Silk and satin clothes	piece	0.01	0.01	0.02	0.03	0.05	0.07	0.10
Knitted garments	piece		0.56	1.15	1.59	1.73	1.45	1.65
Leather shoes	pair	0.23	0.15	0.46	0.51	0.62	0.55	0.99
Soap	cake		5.92	10.20	9.72	10.32	7.95	8.33
Toilet soap	cake		0.57	1.68	1.92	2.04	1.63	1.78
Coal	kg	274.62	285.48	240.00	229.26	254.82	270.57	267.58

Source: China Statistical Yearbook, 1987.

**Urban Household Income and Expenditure —
Composition and Annual Living Expenditure per Capita**

Item	1987	1984	1981	1983	1984	1985	1986
TOTAL OF LIVING EXPENDITURE (Rmb)	222.00	220.88	456.84	505.92	559.44	673.20	738.96
I. Expenditure on commodities	190.88	188.40	420.36	464.04	514.32	621.48	734.84
Of which: 1. Food	129.72	130.68	258.84	299.52	324.24	351.72	418.92
Grain	50.52	49.44	59.16	61.56	63.12	60.24	64.80
Non-staple food	59.52	62.16	140.28	166.08	180.96	202.92	242.52
Tobacco, liquors and tea	8.88	7.80	23.16	26.76	30.36	35.76	44.52
Other foods	10.80	11.28	36.24	45.12	49.80	52.80	67.08
2. Clothing	26.64	24.24	67.56	73.56	86.88	98.04	113.04
3. Articles for daily use	16.92	13.20	43.68	45.72	50.64	71.88	88.92
4. Articles for cultural life and recreation	16.92	2.40	25.92	20.76	24.60	51.96	54.48
5. Books, newspapers and magazines	1.32	2.52	4.32	4.92	5.88	6.12	6.96
6. Medicine and medical articles	4.08	4.08	2.76	3.12	3.36	6.24	7.56
7. Fuels	8.64	9.36	8.88	8.76	9.21	11.52	12.00
II. Non-commodity expenditure	31.32	32.28	36.48	41.88	45.12	51.72	64.32
Of which: 1. House rent	5.16	5.76	6.36	7.68	7.80	6.48	7.20
2. Water and electricity	3.24	3.84	4.44	5.76	6.24	6.84	8.88
3. School fees	1.44	2.76	2.64	3.24	4.44	7.68	8.76
4. Child care	2.88	3.48	2.76	2.40	2.52	3.36	3.72
5. Transportation	5.28	3.84	6.12	6.96	7.56	6.72	8.40
6. Posts and tele-communications			0.48	0.60	0.72	0.60	0.72
7. Cultural life and recreation	2.40	1.56	2.88	2.28	2.16	2.28	2.88
COMPOSITION OF LIVING EXPENDITURE (%) ..	100.00	100.00	100.00	100.00	100.00	100.00	100.00
I. Commodity expenditure	85.99	85.37	92.01	91.72	91.83	92.32	91.95
Of which: 1. Food	58.43	59.22	56.66	59.20	57.97	52.25	52.43
Grain	22.76	22.40	12.95	12.17	11.28	8.95	8.11
Non-staple food	26.81	28.17	30.71	32.83	32.35	30.14	30.35
Tobacco, liquors and tea	4.00	3.53	5.07	5.29	5.43	5.31	5.57
Other foods	4.86	5.12	7.93	8.91	8.91	7.85	8.40
2. Clothing	12.00	10.98	14.79	14.51	15.53	14.56	14.15
3. Articles for daily use	7.62	5.98	9.56	9.04	9.06	10.68	11.13
4. Articles for cultural life and recreation		1.09	5.67	4.10	4.40	7.72	6.82
5. Books, newspapers and magazines	0.59	1.14	0.95	0.97	1.04	0.91	0.87
6. Medicine and medical articles	1.84	1.85	0.60	0.62	0.60	0.93	0.95
7. Fuels	3.89	4.24	1.94	1.73	1.66	1.71	1.50
II. Non-commodity expenditure	14.11	14.63	7.99	8.28	8.07	7.68	8.05
Of which: 1. House rent	2.32	2.61	1.39	1.52	1.39	0.96	0.90
2. Water and electricity	1.46	1.74	0.97	1.14	1.12	1.02	1.11
3. School fees	0.65	1.25	0.58	0.64	0.79	1.14	1.10
4. Child care	1.30	1.58	0.06	0.47	0.45	0.50	0.47
5. Transportation	2.38	1.74	1.34	1.38	1.35	1.00	1.05
6. Posts and tele-communications			0.11	0.12	0.13	0.09	0.09
7. Cultural life and recreation	1.08	0.71	0.63	0.45	0.39	0.34	0.36

Source: China Statistical Yearbook, 1987.

Savings Deposits in Urban and Rural Areas
(Year-end figure)

Rmb 100 million

Year	Total	Urban areas			Rural peasant households
		Sub-total	Fixed deposits	Current deposits	
1952	8.6	8.6	4.8	3.8	
1953	12.3	12.2	6.8	5.4	0.1
1954	15.9	14.3	9.8	4.5	1.6
1955	19.9	16.9	13.3	3.6	3.0
1956	26.7	22.4	15.6	6.8	4.3
1957	35.2	27.9	19.6	8.3	7.3
1958	55.2	35.1	23.9	11.2	20.1
1959	68.3	47.3	31.6	15.7	21.0
1960	66.3	51.1	37.3	13.8	15.2
1961	55.4	39.2	29.7	9.5	16.2
1962	41.1	31.4	25.6	5.8	9.7
1963	45.7	35.6	29.4	6.2	10.1
1964	55.5	44.8	37.0	7.8	10.7
1965	65.2	52.3	43.4	8.9	12.9
1966	72.3	57.7	46.9	10.8	14.6
1967	73.9	59.8	48.9	10.9	14.1
1968	78.3	62.3	50.3	12.0	16.0
1969	75.9	61.0	49.4	11.6	14.9
1970	79.5	64.5	53.8	10.7	15.0
1971	90.3	73.3	61.4	11.9	17.0
1972	105.2	85.1	69.6	15.5	20.1
1973	121.2	94.1	77.7	16.4	27.1
1974	136.5	105.8	86.7	19.1	30.7
1975	149.6	114.6	94.5	20.1	35.0
1976	159.1	122.2	100.6	21.6	36.9
1977	181.6	135.1	111.7	23.4	46.5
1978	210.6	154.9	128.9	26.0	55.7
1979	281.0	202.6	166.4	36.2	78.4
1980	399.5	282.5	228.6	53.9	117.0
1981	523.7	354.1	289.4	64.7	169.6
1982	675.4	447.3	365.2	82.1	228.1
1983	892.5	572.6	463.9	108.7	319.9
1984	1,214.7	776.6	615.3	161.3	438.1
1985	1,622.6	1,057.8	841.2	216.6	564.8
1986	2,237.6	1,471.5	1,189.3	282.2	766.1

Source: China Statistical Yearbook, 1987.

Table 1. Basic demographic and economic statistics: urban households
(in deciles or quintiles, by income in RMB)

Item	All income groups	First decile	Second decile	Second quintile	Third quintile	Fourth quintile	Ninth decile	Tenth decile
Number of households surveyed	17,143	1,714	1,714	3,429	3,429	3,429	1,714	1,714
Percentage of households	100.00	10.00	10.00	20.00	20.00	20.00	10.00	10.00
Number of persons per household	3.82	4.47	4.19	3.99	3.80	3.62	3.48	3.24
Number of employees per household	2.20	1.82	2.03	2.12	2.22	2.30	2.43	2.41
Employees as percentage of persons per household	57.59	40.72	48.45	53.13	58.42	63.54	69.83	74.37
Number of persons supported per employee								
One employee	1.74	2.46	2.06	1.88	1.71	1.57	1.43	1.34
Two employees	1.63	2.34	1.98	1.78	1.61	1.47	1.32	1.21
Number of retired persons per household	0.24	0.22	0.18	0.21	0.23	0.25	0.28	0.32
Annual income per capita	821.40	482.76	599.16	691.68	805.20	935.52	1,098.24	1,383.72
Annual income available for living expenses per capita	752.40	437.40	546.72	632.88	737.28	861.96	1,012.32	1,276.20
Annual living expenses per capita	732.24	455.64	551.28	626.88	724.20	830.28	963.24	1,162.92

Table 3. Basic demographic and economic statistics: county-town households
(in deciles or quintiles, by income in RMB)

Item	All income groups	First decile	Second decile	Second quintile	Third quintile	Fourth quintile	Ninth decile	Tenth decile
Number of households surveyed	7,195	720	720	1,439	1,439	1,439	719	719
Percentage of households	100.00	10.00	10.00	20.00	20.00	20.00	10.00	10.00
Number of persons per household	4.00	4.74	4.45	4.32	3.95	3.75	3.57	3.21
Number of employees per household	2.07	1.72	1.90	2.05	2.10	2.17	2.25	2.20
Employees as percentage of persons per household	51.75	36.29	42.70	47.45	53.16	57.87	63.03	68.54
Number of persons supported per employee								
One employee	1.93	2.76	2.34	2.11	1.88	1.73	1.59	1.46
Two employees	1.85	2.67	2.25	2.03	1.81	1.65	1.48	1.34
Number of retired persons per household	0.17	0.14	0.16	0.16	0.14	0.16	0.23	0.26
Annual income per capita	640.08	341.52	450.96	530.40	630.96	743.88	877.20	1,156.08
Annual income available for living expenses per capita	584.76	310.32	409.92	484.20	574.56	679.56	808.44	1,057.80
Annual living expenses per capita	584.52	336.12	433.32	486.00	569.64	666.00	792.84	1,041.96

Source: A Survey of Income and Expenditure of Urban Households in China, 1985, State Statistical Bureau, People's Republic of China.

Table 31. Monthly expenditure per capita, by type of expenditure: urban households
(in deciles or quintiles, by income in RMB)

Type of expenditure	All income groups	First decile	Second decile	Second quintile	Third quintile	Fourth quintile	Ninth decile	Tenth decile
Total living expenses	61.02	37.97	45.93	52.24	60.35	69.19	80.27	96.91
Commodity expenditures	56.29	34.91	42.16	48.01	55.71	63.87	74.34	89.76
Food	32.53	23.24	26.63	29.37	32.73	35.90	39.49	45.51
Grain	5.19	4.59	4.68	4.94	5.21	5.42	5.73	6.20
Nonstaple food	18.91	13.64	15.68	17.02	18.99	20.73	22.85	26.72
Tobacco, liquor, and tea	3.17	2.00	2.37	2.76	3.16	3.67	4.10	4.74
Other	5.26	3.01	3.90	4.65	5.37	6.08	6.81	7.85
Clothing	9.36	5.00	6.78	7.98	9.46	10.88	12.72	14.89
Articles for daily use	6.79	2.98	4.26	5.24	6.43	8.03	9.87	13.92
Books, newspapers, and magazines	0.58	0.38	0.46	0.52	0.58	0.64	0.71	0.85
Culture and recreation	4.57	1.55	2.11	2.90	4.16	5.73	8.10	10.82
Medicine and medical supplies	0.46	0.38	0.42	0.42	0.48	0.49	0.50	0.55
Housing and building materials	0.39	0.24	0.22	0.20	0.28	0.43	0.91	0.83
Fuel	0.84	0.76	0.78	0.79	0.84	0.90	0.90	1.01
Other	0.77	0.38	0.50	0.59	0.75	0.87	1.14	1.38
Noncommodity expenditures	4.73	3.06	3.77	4.23	4.64	5.32	5.93	7.15
House rent	0.66	0.46	0.54	0.59	0.63	0.73	0.82	1.04
Water	0.15	0.12	0.13	0.14	0.15	0.16	0.17	0.19
Electricity	0.48	0.36	0.39	0.44	0.45	0.52	0.58	0.70
Gas	0.08	0.05	0.06	0.07	0.08	0.08	0.11	0.14
Urban transportation	0.30	0.19	0.25	0.28	0.31	0.33	0.37	0.39
Other transportation	0.40	0.18	0.26	0.29	0.40	0.47	0.54	0.89
Mail and telecommunications	0.07	0.02	0.03	0.05	0.06	0.09	0.10	0.15
Medical and health service charges	0.16	0.14	0.16	0.16	0.18	0.16	0.18	0.17
School fees	0.58	0.54	0.58	0.62	0.56	0.59	0.55	0.56
Child care	0.34	0.21	0.33	0.38	0.36	0.43	0.36	0.22
Culture and recreation	0.22	0.11	0.16	0.19	0.22	0.25	0.30	0.32
Repairs and service	0.83	0.42	0.57	0.66	0.80	0.99	1.19	1.47
Other	0.46	0.26	0.31	0.36	0.44	0.52	0.66	0.91

Table 32. Percentage distribution of annual living expenses, by major category of expenditure: urban households
(in deciles or quintiles, by income in percentages)

Type of expenditure	All income groups	First decile	Second decile	Second quintile	Third quintile	Fourth quintile	Ninth decile	Tenth decile
Total living expenses	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Commodity expenditures	92.25	91.93	91.78	91.90	92.33	92.31	92.62	92.62
Food	53.31	61.21	57.97	56.23	54.24	51.89	49.20	46.96
Clothing	15.34	13.16	14.75	15.23	15.68	15.72	15.85	15.36
Articles for daily use	11.14	7.85	9.27	10.02	10.66	11.61	12.30	14.36
Books, newspapers, and magazines	0.94	1.01	1.01	0.99	0.97	0.92	0.88	0.87
Culture and recreation	7.50	4.09	4.58	5.56	6.89	8.28	10.10	11.16
Medicine and medical supplies	0.75	0.99	0.92	0.81	0.79	0.71	0.63	0.57
Housing and building materials	0.64	0.64	0.48	0.38	0.46	0.62	1.13	0.86
Fuel	1.38	2.01	1.71	1.51	1.38	1.30	1.13	1.05
Other	1.25	0.97	1.09	1.17	1.26	1.26	1.40	1.43
Noncommodity expenditures	7.75	8.07	8.22	8.10	7.67	7.69	7.38	7.38

Source: A Survey of Income and Expenditure of Urban Households in China, 1985, State Statistical Bureau, People's Republic of China.

Table 33. Monthly expenditure per capita, by type of expenditure: county-town households
(in deciles or quintiles, by income in RMB)

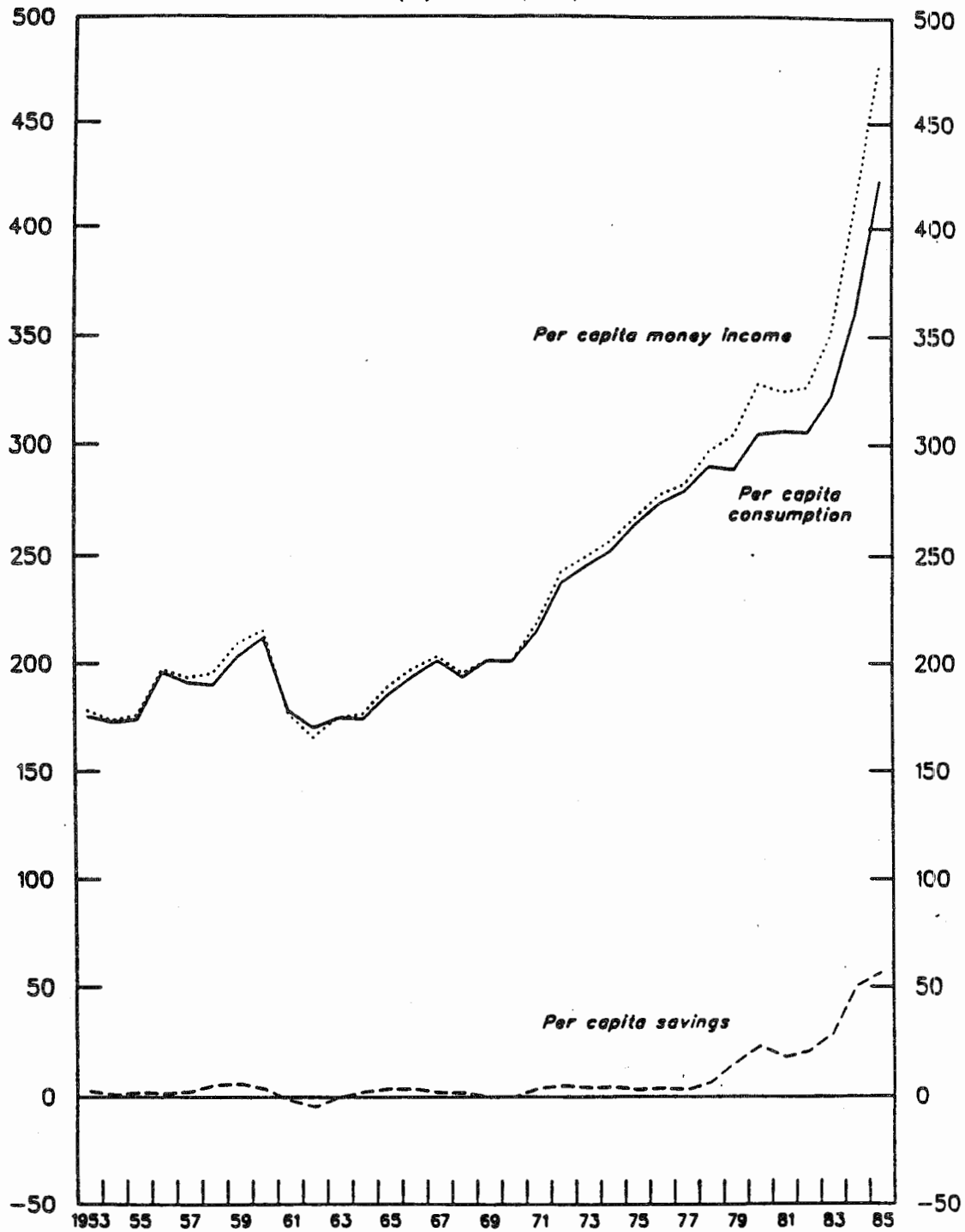
Type of expenditure	All income groups	First decile	Second decile	Second quintile	Third quintile	Fourth quintile	Ninth decile	Tenth decile
Total living expenses	48.71	28.01	36.11	40.50	47.47	55.50	66.07	86.83
Commodity expenditures	45.05	25.70	33.29	37.37	43.91	51.45	61.17	80.67
Food	24.49	16.16	19.82	21.85	24.44	27.35	30.67	36.98
Grain	4.76	4.15	4.55	4.55	4.74	4.96	5.23	5.63
Nonstaple food	13.91	9.12	11.14	12.42	13.86	15.58	17.45	21.18
Tobacco, liquor, and tea	2.69	1.51	2.03	2.28	2.59	3.03	3.66	4.77
Other	3.12	1.37	2.10	2.59	3.24	3.78	4.34	5.39
Clothing	6.39	3.36	4.40	5.37	6.24	7.64	9.00	10.92
Articles for daily use	4.79	1.71	3.45	3.45	4.48	5.95	7.07	10.47
Books, newspapers, and magazines	0.40	0.24	0.31	0.37	0.39	0.45	0.52	0.55
Culture and recreation	3.98	1.19	1.82	2.23	3.97	4.69	6.35	11.58
Medicine and medical supplies	0.61	0.49	0.55	0.56	0.61	0.66	0.74	0.77
Housing and building materials	1.94	1.07	1.05	1.34	1.37	2.01	3.57	5.48
Fuel	1.14	0.86	0.99	1.08	1.14	1.24	1.37	1.48
Other	1.31	0.64	0.91	1.12	1.27	1.45	1.88	2.45
Noncommodity expenditures	3.65	2.30	2.82	3.13	3.56	4.05	4.90	6.16
House rent	0.37	0.23	0.32	0.33	0.37	0.41	0.47	0.59
Water	0.10	0.07	0.09	0.10	0.11	0.11	0.12	0.13
Electricity	0.37	0.25	0.30	0.33	0.36	0.39	0.47	0.57
Gas	0.01	0.00	0.01	0.01	0.00	0.01	0.01	0.01
Urban transportation	0.02	0.01	0.01	0.01	0.02	0.02	0.02	0.04
Other transportation	0.32	0.16	0.17	0.25	0.30	0.40	0.43	0.66
Mail and telecommunications	0.03	0.02	0.02	0.02	0.03	0.04	0.06	0.08
Medical and health service charges	0.15	0.12	0.14	0.14	0.13	0.19	0.15	0.21
School fees	0.72	0.68	0.70	0.76	0.70	0.69	0.79	0.72
Child care	0.20	0.08	0.11	0.16	0.24	0.25	0.32	0.25
Culture and recreation	0.15	0.09	0.11	0.13	0.14	0.17	0.21	0.23
Repairs and service	0.74	0.35	0.51	0.51	0.65	0.89	1.25	1.52
Other	0.49	0.25	0.34	0.38	0.51	0.50	0.63	1.15

Table 34. Percentage distribution of quarterly living expenses, by major category of expenditure: county-town households
(in deciles or quintiles, by income in percentages)

Type of expenditure	All income groups	First decile	Second decile	Second quintile	Third quintile	Fourth quintile	Ninth decile	Tenth decile
Total living expenses	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Commodity expenditures	92.50	91.77	92.20	92.28	92.51	92.70	92.58	92.90
Food	50.27	57.66	54.89	53.96	51.48	49.28	46.42	42.58
Clothing	13.13	12.00	12.19	13.26	13.14	13.76	13.62	12.58
Articles for daily use	9.84	6.10	9.56	8.51	9.45	10.72	10.70	12.05
Books, newspapers, and magazines	0.81	0.86	0.87	0.91	0.83	0.82	0.79	0.64
Culture and recreation	8.17	4.24	5.03	5.52	8.35	8.46	9.61	13.34
Medicine and medical supplies	1.26	1.74	1.52	1.39	1.29	1.19	1.11	0.88
Housing and building materials	3.99	3.83	2.89	3.30	2.88	3.63	5.40	6.31
Fuel	2.34	3.06	2.73	2.67	2.41	2.23	2.07	1.70
Other	2.68	2.29	2.52	2.77	2.67	2.61	2.85	2.82
Noncommodity expenditures	7.50	8.23	7.80	7.72	7.49	7.30	7.42	7.10

Source: A Survey of Income and Expenditure of Urban Households in China, 1985, State Statistical Bureau, People's Republic of China.

CHART 1
CHINA
URBAN PER CAPITA HOUSEHOLD INCOME, CONSUMPTION, AND
SAVINGS, 1953-85
(in yuan, 1950 prices)



Source: Statistical Yearbook of China, various issues.

Source: Qian, Yingyi, "Urban and Rural Household Savings in China", IMF Working Paper, March 18, 1988.

Table 12. China: International Comparisons

(1) MPS out of current income

<u>Time Period</u>	<u>MPS</u>	<u>Country</u>	<u>Author</u>
1950-64	0.203	Asian countries <u>1/</u>	Williamson
1955-71	0.066	U.S.S.R.	Pickersgill
1955-73	0.077	Poland	Portes and Winter
1956-83	0.072	China	De Wulf and Goldstein
1955-83	0.044	China	Feltenstein et. al.
1984 (rural)	0.580	China	Armitage
1955-78 (urban)	0.040	China	Qian <u>2/</u>
1979-85 (urban)	0.270	China	Qian <u>2/</u>
1982-84 (rural)	0.480	China	Qian <u>2/</u>

(2) MPS out of permanent income

<u>Time Period</u>	<u>MPS</u>	<u>Country</u>	<u>Author</u>
1950-64	0.205	Asian countries <u>1/</u>	Williamson
1955-71	0.058	U.S.S.R.	Pickersgill
1956-83	0.048	China	De Wulf and Goldstein
1955-83	0.009	China	Feltenstein et al.
1984 (rural)	0.360	China	Armitage
1955-78 (urban)	0.010	China	Qian <u>2/</u>
1979-85 (urban)	0.270	China	Qian <u>2/</u>
1983-84 (rural)	0.290	China	Qian <u>2/</u>

(3) MPS out of transitory income

<u>Time Period</u>	<u>MPS</u>	<u>Country</u>	<u>Author</u>
1950-64	0.32	Asian countries <u>1/</u>	Williamson
1955-71	0.34	U.S.S.R.	Pickersgill
1956-83	0.17	China	De Wulf and Goldstein
1955-83	0.08	China	Feltenstein et. al.
1984 (rural)	1.23	China	Armitage
1955-85 (urban)	0.24	China	Qian <u>2/</u>
1983-84 (rural)	1.26	China	Qian <u>2/</u>

Source: Qian, Yingyi, "Urban and Rural Household Savings in China", IMF Working Paper, March 18, 1988.

TABLE 4: LIVING SPACE PER CAPITA IN SELECTED YEARS

	<u>Living space Per Capita in Chinese Urban Households¹</u>	<u>QI's Estimates of Living Space Per Capita in the Chinese Cities (Sq.m.)²</u>	<u>Floor Space Per Capita in Chinese Peasant Households</u>	<u>Living Space Per Capita in Chinese Peasant Households</u>
1949-52		4.5		
1957			11.30	
1977		3.6		
1978	4.2	3.6	10.11	8.1
1979	4.4	3.7		8.4
1980	5.0	3.9	11.59	9.4
1981	5.3	4.1		10.2
1982	5.6	4.4		10.7
1983	5.9	4.6	14.25	11.6
1984	6.3	4.8	15.38	13.6
1985	6.7		17.34	14.7

Source 1, 3, 4 from Statistical Yearbook of China 1986, pp 582 and 595.

2 from Qi Ming-Chin (1985) 'China's Urban Housing' in th Almanac of China's Urban Economy and Society, pp 59-62 but as indicated by Qi, his statistics include cities with towns excluded.

Source: Chu, David K.Y. and Kwok, R. Yin-wang, "Housing Supply Since 1978", manuscript, May 1988.

TABLE 3: HOUSING CONDITIONS IN 1985

	<u>LARGEST CITIES</u>	<u>LARGE CITIES</u>	<u>MEDIUM CITIES</u>	<u>SMALL CITIES</u>	<u>RURAL AREAS</u>
Average Number of Persons per Household ¹	3.68	3.86	3.86	4.08	5.12
Average Living Space per Household ²	22.30	26.57	27.59	29.28	75.26
Average Number of Rooms per Household ³	1.81	2.09	2.15	2.26	5.11
Average Living Space per Capita (sq.m.)	6.00	6.91	7.19	7.28	14.70
Average Auxilliary Floor ⁵ Space per Capita (sq.m.)	1.92	1.47	2.14	2.20	2.64

Sources: 1 - from Statistical Yearbook of China 1986, pp 579 & pp 582.

2, 3, 4, 5 from Statistical Yearbook of China 1986, pp 595.

Source: Chu, David K.Y. and Kwok, R. Yin-wang, "Housing Supply in China Since 1978", manuscript, May 1988.

Living Conditions of Urban and Rural Residents

100 million m²

Year	Floor space of newly built residential buildings for staff and workers in cities		Floor space of newly built houses in rural areas	Living space per capita (m ²) ^①	
	Through capital construction by state-owned units	Through investment in updating and transformation of state-owned units and investment by collective units in cities and towns		Urban	Rural
1950-1985	11.00				
Of which: 1978	0.38		1	4.2	8.1
1979-1985	5.68	1.52	41		
1979	0.63	0.02	4	4.4	8.4
1980	0.82	0.10	5	5.0	9.4
1981	0.79	0.19	6	5.3	10.2
1982	0.90	0.28	6	5.6	10.7
1983	0.81	0.34	7	5.9	11.6
1984	0.77	0.30	6	6.3	13.6
1985	0.96	0.29	7	6.7	14.7

Note: ① Based on data from sample survey of staff and workers households and peasants households similar hereinafter.

Living Conditions of Residents by Size of Cities

Item	Average of all cities	Largest cities	Large cities	Medium cities	Small cities
I. Living conditions (m²)					
1. Average per household					
1) Floor space occupied	32.96	27.78	34.77	35.98	39.67
2) Living space	25.48	22.30	26.57	27.59	29.28
3) Auxiliary floor space	7.48	5.48	8.20	8.39	10.39
4) Rooms (room)	2.02	1.81	2.09	2.15	2.26
2. Average per capita					
1) Floor space occupied	8.60	7.48	9.05	9.40	9.78
2) Living space	6.66	6.00	6.91	7.19	7.28
3) Auxiliary floor space	1.92	1.47	2.14	2.20	2.51
II. Proportion of households grouped by living space per capita (%)					
	100.00	100.00	100.00	100.00	100.00
1) Households with no rooms	1.16	1.40	0.66	0.32	0.44
2) Crowded households	17.96	21.07	10.77	8.72	6.56
3) Inconvenient households	11.05	12.02	11.34	5.45	5.60
4) 4-6 m ²	23.60	24.15	23.68	22.87	16.80
5) 6-8 m ²	21.31	20.33	23.79	24.96	23.28
6) over 8 m ²	24.92	21.03	29.76	37.68	47.32

Living Conditions of Residents in Rural Areas

Item	Unit	1978	1980	1984	1985
Average number of rooms occupied per household (year-end)	room	3.64	4.06	5.07	5.11
Of which: Number of rooms newly built..	room	0.11	0.23	0.25	0.30
Proportion to total rooms occupied	%	3.02	5.67	4.93	5.87
Average floor space per capita (Year-end)	m ²	10.17	11.59	15.38	17.34
Of which: Floor space newly built	m ²			0.82	1.08
Living space per capita	m ²	8.10	9.40	13.64	14.70
Value of houses	Rmb/room		269.17	387.78	465.75
Of which: New houses	Rmb/room			631.70	747.43

Source: China Statistical Yearbook, 1987.

IV. TABULATION OF 14 CITIES (INCLUDING EXPERIMENTAL CITIES)

Space per household and per capita at year's end: urban households, by city (in m²)
 Source: A Survey of Income and Expenditure of Urban Households in China, 1985

City	Total space	Living space	Auxiliary space	Total space	Living space	Auxiliary space	Number of rooms per household
Beijing	30.75	24.91	5.84	8.23	6.67	1.56	2.09
Tianjin	25.06	20.50	4.56	6.95	5.68	1.26	1.66
Shanghai	25.77	21.74	4.03	6.99	5.89	1.09	1.72
Shenyang	21.71	16.36	5.35	6.02	4.56	1.49	1.33
Guangzhou	32.56	26.43	6.13	8.12	6.59	1.53	2.07
Chongqing	23.58	23.54	5.09	8.01	6.58	1.42	1.94
Xian	32.00	25.43	6.57	8.51	6.76	1.75	2.06
Shijiazhuang	33.56	27.23	6.33	9.25	7.51	1.74	2.17
Changzhou	38.73	26.30	12.43	11.60	7.87	3.72	1.74
Yantai	36.43	24.79	11.64	10.87	7.40	3.47	2.40
Baoji	34.76	28.21	6.55	9.39	7.62	1.77	2.12
Shenzhen	60.38	46.04	14.34	14.73	11.23	3.50	3.47
National average	32.96	25.48	7.48	8.60	6.66	1.94	2.02

Housing characteristics: urban households, by city
 Source: A Survey of Income and Expenditure of Urban Households in China, 1985

City	All types	No house	Crowded	Inconvenient	4-6 m ²	6-8 m ²	8+ m ²
Beijing	100.00	1.70	15.80	13.20	21.70	21.80	25.80
Tianjin	100.00	0.10	23.00	14.90	24.80	21.10	16.10
Shanghai	100.00	0.00	38.60	12.00	22.00	13.40	14.00
Shenyang	100.00	8.33	33.67	13.00	26.00	13.00	6.00
Guangzhou	100.00	3.00	21.33	10.67	21.00	19.00	27.67
Chongqing	100.00	0.67	10.25	6.00	28.25	27.00	25.50
Xian	100.00	6.00	12.00	8.00	26.67	26.67	26.33
Shijiazhuang	100.00	0.00	4.00	8.00	22.67	29.33	36.00
Changzhou	100.00	0.00	9.00	11.00	21.00	25.00	34.00
Yantai	100.00	0.00	11.00	2.00	24.00	28.00	35.00
Baoji	100.00	0.00	6.00	3.00	19.00	28.00	44.00
Shenzhen	100.00	0.00	2.00	0.00	3.00	11.00	84.00
National Average	100.00	1.16	17.96	11.05	23.60	21.31	24.92

Population of 13 cities, 1985, in millions

Source: A Survey of Income and Expenditure of Urban Households in China, 1985

City	Total population		Non-agricultural population	
	City and county	City only	City and counties	City only
Beijing	9.57	5.86	5.72	5.10
Tianjin	8.08	5.38	4.47	4.20
Shanghai	12.16	6.98	8.43	6.87
Shenyang	5.32	4.20	3.40	3.25
Guangzhou	7.10	3.28	3.17	2.56
Chongqing	14.05	2.77	3.35	2.01
Xian	5.53	2.32	2.01	1.73
Shijiazhuang	1.75	1.15	0.97	0.93
Changzhou	3.06	0.52	0.93	0.46
Yantai	8.19	0.71	1.14	0.32
Baoji	3.05	0.35	0.58	0.28
Shenzhen	0.47	0.23	0.22	0.18
Bengbu	2.59	0.61	0.55	0.40
Tangshan	6.08	1.38	1.26	0.93
National total	556.52	212.90	161.51	118.44

Monthly income available for living expenses per capita: urban households, by city

(in deciles or quintiles, by income in RMB)

Source: A Survey of Income and Expenditure of Urban Households in China, 1985

City	All income groups	First decile	Second decile	Second quintile	Third quintile	Fourth quintile	Ninth decile	Tenth decile
Beijing	75.64	44.39	54.80	63.04	73.51	86.27	101.19	132.52
Tianjin	67.75	41.51	51.15	57.84	66.17	75.94	87.51	102.91
Shanghai	84.17	51.44	64.10	71.99	82.96	94.64	107.56	127.10
Shenyang	60.05	37.74	46.72	52.61	59.24	67.52	76.20	89.49
Guangzhou	87.21	50.44	62.14	72.76	84.87	99.30	114.35	149.13
Chongqing	63.53	38.51	48.33	55.31	62.66	72.30	82.44	101.78
Xian	59.89	33.31	42.73	49.45	57.30	68.32	79.72	105.20
Shijiazhuang	61.11	38.13	46.50	51.83	59.70	67.29	81.25	103.34
Changzhou	68.61	39.24	50.23	58.73	66.38	76.54	87.13	109.74
Yantai	64.40	39.90	46.81	54.41	62.26	72.69	85.37	108.18
Baoji	54.27	32.29	39.30	46.11	53.05	65.14	73.43	90.53
Shenzhen	147.78	72.12	94.65	117.56	145.24	178.31	221.53	291.37
National average	62.70	36.45	45.56	52.74	61.44	71.83	84.36	106.35

V. INFORMATION OBTAINED FROM MAY 1988 RECONNAISSANCE MISSION

CHINA: Data Collected on the Housing Sector Survey Mission, Spring 1988
 Information Requested From Cities
 TIANJIN
 Arranged July 1988 mb

	1980	1981	1982	1983	1984	1985	1986	1987
Total Social Output (RMB 100 million)	267.97	259.59	284.69	311.48	346.05	426.82	473.45	528
Agricultural Output	17.5044	18.53	21.1	22.87	29.91	41.63	47.64	17.4699
Industrial Output	188.257	499.38	211.86	229.2	251.47	285.8	300.4	325.8568
State-owned	157.17	165.84	174.32	187.87	203.28	225.26	235.15	250.695
Collective	30.72	32.41	35.94	39.3	44.8	55.41	57.1	63.9962
Other	0.47	1.13	1.6	2.28	3.41	5.13	8.15	11.1656
Retail Sales (RMB 100 million)	37.4968	40.3007	42.2957	47.1264	55.3687	66.8861	76.948	102.5331
Number of Enterprises	4117	4286	4411	4422	4649	5278	5831	5852
State-owned	1180	1148	1192		1156	1267	1962	1850
Collective	2981	3102	3177	3186	3450	3954	3780	3866
Other	10	36	42	44	43	57	87	136
Number of Staff and Workers (10,000)	242.7	253.9	260.53	268.23	273.69	276.5	280.2	281.53
State-owned	188.1	194.02	198.91	201.27	201.29	205.3	210	212.1
Collective	54.6	59.88	61.62	66.96	71.42	69.7	68.5	66.89
Urban Self-Employed (10,000)								
Total Wage Bill (RMB 100 million)	19.32	19.93	21.03	22.895	28.984	31.81	38.22	42.85925
State-owned	15.77	16.04	16.98	18.1978	22.482	24.689	30.0832	34.02986
Collective	3.55	3.89	4.05	4.6973	6.4386	6.9379	7.8743	8.41532
Number of Retail Units	8196	10876	18890	31010		60350	64246	75173
Persons Engaged in Retail (10,000)	11.1343	12.3456	3.9834	16.3691		20.9262	19.8953	22.6396
Municipal Revenue (RMB ??)	407427	401991	380967	364092	404594	482137	545000	552392
Enterprise Income	192187	179841	187217	133992	112674	102735	122734	103100
Industrial Income	182575	180673	172609	140922	122529	123523	119694	117351
Commercial Income	14227	11769	9414	6471	4219	6367	13636	7670
Grain Income	1297	-883	-869	-1103	-4583	-11655	-12433	-22191
Other Income	-3912	-11718	-13997	-12378	-9491	-15500	1837	270
Tax income for each item	206815	220370	229509	266933	279625	335808	372160	399105
Industrial and Commercial Tax	173328	189699	195717	207256	238118	2649	29665	314227
Income Tax	26451	24283	28074	30648	33746	66952	66906	66886
Other Industrial and Commercial Taxes	318	538	439	1025	294	2678	7088	18914
Salt Tax	5618	6942	6052	6881	6248	7031	7300	4924
Agricultural Tax	1244	1108	1227	1123	1219	1541	1648	
Funding Tax						5769	4219	3507
Construction Tax						6879	8334	10647
Other Income	2807	173	824	509	2836	2540	3811	3917

Remitted Depreciation	7624	8537	9136	8738	9459			
Special Revenue								
Const. and Maint. Tax						23081	24423	23000
						17963	21832	23270
Budget Expenditures	146690	14443	2214180	204885	18785	269658	358509	330616
(RMB ???								
Capital Const. Investment	45835	49592	110575	99732	75410	112690	73859	50651
Enterprise Fund	15660	15773	9424	9248	13542	9773	112690	6800
Science and Tech. Fee	3809	2577	2691	4451	5620	5277	6593	5300
City Defense Fee	8474	12678	12831	15148	15981	20903	67748	48694
Extra Budgetary Income	156977	170054	207065	252508	310677	308504	349258	
Extra Budget Expenditures	141600	145200	192885	215632	256888	286221	335559	

(RMB 10,000)									
State-owned	11817	12589	13981	15626	19909	23056	28273	32518	
Collective	5879	6219	6953	7505	9174	10474	12776	14512	
Total Revenue	54963.7	57765.2	53303.5	54604.9	59012.4	72062.6	71841	75374	
Industrial and									
Commercial Tax	27328.8	29878.1	30594.4	32520.9	36049.9	46575.4	50117.9	53585	
Products Tax					4842.1	24212	12747.1	11612	
Taxes for Incremental Value			270.8	2074.6	3310.8	6762.4	17270	18517	
Business Tax					706.1	5215.2	6818.1	8140	
Industrial and									
Commercial Tax	23183.8	25961.1	24996.3	24524.7	21061.2	15.7	33.7	121	
Property Tax	4079.9	3848.4	5253.9	5832	6072.1	7112.3	8986.5	10318	
Urban Construction Tax						2437	2716.3	2771	
Real Estate Tax						462.4	801	832	
Agricultural Tax	39.2	39.6	38.2	34.6	34	43.7	41.9	130	
Tax for Cultivated Land									
Occupancy	27572.5	27812.2	22564	21459.1	21995.5	24017.9	20198.8	19785	
Enterprise Income Tax									
National Tax		221.4	289.1	15132.8	16312.4	20909.9	18750.5	19201	
Adjusted Tax						1326.1	2682.3	1693	
Profit Remitted to Government	27718.5	27736.8	22420.9	7163.7	6653	24.2	15.2	13	
Charge for Disposing Sewage				488	893.3	1149.8	1320.4	138.3	
Other Income	23.2	35.3	106.9	107.3	39.7	75.8	162	349	

VI. PRICE LEVEL

GENERAL PRICE INDEXES

(1950=100)

YEAR	GENERAL RETAIL PRICE INDEX	GENERAL INDEX OF COST OF LIVING OF STAFF AND WORKER	GENERAL INDEX OF EX-FACTORY PRICES OF INDUSTRIAL PRODUCTS	GENERAL INDEX OF PURCHASING PRICES OF FARM AND SIDELINE PRODUCTS	GENERAL INDEX OF RETAIL PRICES OF INDUS -TRIAL PRODUCTS IN RURAL AREAS	GENERAL INDEX OF PRICE PARITIES BETWE -EN INDUSTRIAL AND AGRICULTURAL PRODUCTS ----- GENERAL GENERAL INDEX OF INDEX OF PURCHAS RETAIL -ING PRICES OF PRICES INDUSTR- OF FARM IAL AND SIDE PRODUCTS -LINE IN RURAL PRODUCTS AREAS=100 =100	
1951	112.2	112.5	113.9	119.6	110.2	92.1	108.5
1952	111.8	115.5	113.2	121.6	109.7	90.2	110.8
1953	115.6	121.4	109.5	132.5	108.2	81.7	122.5
1954	118.3	123.1	107.8	136.7	110.3	80.7	123.9
1955	119.5	123.5	106.4	135.1	111.9	82.8	120.7
1956	119.5	123.4	98.5	139.2	110.8	79.6	125.6
1957	121.3	126.6	98.7	146.2	112.1	76.7	130.4
1958	121.6	125.2	98.1	149.4	111.4	74.6	134.1
1959	122.7	125.6	98.7	152.1	112.4	73.9	135.3
1960	126.5	128.8	98.0	157.4	115.5	73.4	136.3
1961	147.0	147.6	102.9	201.4	121.2	60.2	166.2
1962	152.6	155.3	106.9	200.1	126.6	63.3	158.1
1963	143.6	146.1	106.3	194.4	125.3	64.5	155.1
1964	138.3	140.7	104.2	189.5	122.9	64.9	154.2
1965	134.6	139.0	99.3	187.9	118.4	63.0	158.7
1966	134.2	137.3	95.1	195.8	115.0	58.7	170.3
1967	133.2	136.4	93.9	195.5	114.1	58.4	171.3
1968	133.3	136.5	91.9	195.2	113.8	58.3	171.5
1969	131.8	137.8	88.8	194.9	112.1	57.5	173.9
1970	131.5	137.8	84.9	195.1	111.9	57.4	174.4
1971	130.5	137.7	84.4	198.3	110.2	55.6	179.9
1972	130.2	137.9	83.9	201.1	109.6	54.5	183.5
1973	131.0	138.0	83.5	202.8	109.6	54.0	185.0
1974	131.7	138.9	82.7	204.5	109.6	53.6	186.6
1975	131.9	139.5	82.4	208.7	109.6	52.5	190.4
1976	132.3	139.9	82.2	209.7	109.7	52.3	191.2
1977	135.0	143.7	81.4	209.2	109.8	52.5	190.5
1978	135.9	144.7	81.6	217.4	109.8	50.5	198.0
1979	138.6	147.4	82.9	265.5	109.9	41.4	241.6

NOTE: INCLUDING LIST PRICES, NEGOTIATED PRICES, MARKET PRICES
AND INCREASED PRICES FOR ABOVE-QUOTA PURCHASE OF FARM AND
SIDELINE PRODUCTS (SIMILARLY IN FOLLOWING TABLES).

Source: China Trade and Price Statistics, Compiled by State
Statistical Bureau, People's Republic of China, 1987.

GENERAL PRICE INDEXES (CONT'D)

(1950=100)

YEAR	GENERAL RETAIL PRICE INDEX	GENERAL INDEX OF COST OF LIVING OF STAFF AND WORKER	GENERAL INDEX OF EX-FACTORY PRICES OF INDUSTRIAL PRODUCTS	GENERAL INDEX OF PURCHASING PRICES OF FARM AND SIDELINE PRODUCTS	GENERAL INDEX OF RETAIL PRICES OF INDUS -TRIAL PRODUCTS IN RURAL AREAS	GENERAL INDEX OF PRICE PARITIES BETWE -EN INDUSTRIAL AND AGRICULTURAL PRODUCTS ----- GENERAL INDEX OF INDEX OF PURCHAS -ING PRICES OF FARM AND SIDE -LINE PRODUCTS AREAS=100 =100	GENERAL INDEX OF RETAIL PRICES OF INDUSTR- IAL PRODUCTS IN RURAL AREAS=100 =100
1980	146.9	158.5	83.4	284.4	110.8	39.0	256.7
1981	150.4	162.5	83.6	301.2	111.9	37.2	269.2
1982	153.3	165.8	83.4	307.8	113.7	36.9	270.7
1983	155.6	169.1	83.3	321.3	114.8	35.7	279.9
1984	160.0	173.7		334.2	118.4	35.4	282.3
1985	174.1	194.4		362.9	122.2	33.7	297.0
1986	184.5	208.0		386.1	126.1	32.7	306.2

Source: China Trade and Price Statistics, Compiled by State Statistical Bureau, People's Republic of China, 1987.

POSSESSION OF DURABLE CONSUMER GOODS

(AT YEAR-END)

ITEM	UNIT	1978	1979	1980	1981
I. TOTAL POSSESSION OF THE SOCIETY					
SEWING MACHINES	10 THOUSAND	3.396	3.936	4.604	5.534
URBAN	10 THOUSAND	1.478	1.752	2.050	2.448
RURAL	10 THOUSAND	1.918	2.184	2.554	3.086
WRIST-WATCHES	10 THOUSAND	8.206	10.150	12.765	15.709
URBAN	10 THOUSAND	5.036	6.300	8.100	9.808
RURAL	10 THOUSAND	3.170	3.850	4.665	5.901
BICYCLES	10 THOUSAND	7.426	8.380	9.617	11.209
URBAN	10 THOUSAND	4.012	4.480	5.087	5.803
RURAL	10 THOUSAND	3.414	3.900	4.530	5.406
RADIO SETS	10 THOUSAND	7.546	9.185	11.910	14.933
URBAN	10 THOUSAND	3.475	4.164	5.400	5.982
RURAL	10 THOUSAND	4.071	5.021	6.510	8.951
TV SETS	10 THOUSAND	304	485	902	1,562
URBAN	10 THOUSAND	273	436	815	1,429
RURAL	10 THOUSAND	31	49	87	133
II. POSSESSION BY 100 PERSONS					
SEWING MACHINES	UNIT	3.5	4.0	4.7	5.5
URBAN	UNIT	8.6	9.8	11.2	13.0
RURAL	UNIT	2.4	2.7	3.2	3.8
WRIST-WATCHES	UNIT	8.5	10.4	12.9	15.7
URBAN	UNIT	29.3	35.2	44.4	52.2
RURAL	UNIT	4.0	4.8	5.8	7.3
BICYCLES	UNIT	7.7	8.6	9.7	11.2
URBAN	UNIT	23.3	25.0	27.9	30.9
RURAL	UNIT	4.3	4.9	5.6	6.6
RADIO SETS	UNIT	7.8	9.4	12.1	14.9
URBAN	UNIT	20.2	23.3	29.6	31.8
RURAL	UNIT	5.1	6.3	8.1	11.0
TV SETS	UNIT	0.3	0.5	0.9	1.6
URBAN	UNIT	1.6	2.4	4.5	7.6
RURAL	UNIT	0.04	0.1	0.1	0.2

Source: China Trade and Price Statistics, Compiled by State Statistical Bureau, People's Republic of China, 1987.

POSSESSION OF DURABLE CONSUMER GOODS

(AT YEAR-END) (CONT'D)

ITEM	UNIT	1982	1983	1984	1985	1986
I. TOTAL POSSESSION OF THE SOCIETY						
SEWING MACHINES	10 THOUSAND	6.667	7.675	8.741	9.833	10.936
URBAN	10 THOUSAND	2.839	3.249	3.665	4.090	4.482
RURAL	10 THOUSAND	3.828	4.426	5.076	5.743	6.454
WRIST-WATCHES	10 THOUSAND	19.111	22.855	30.092	36.069	41.373
URBAN	10 THOUSAND	10.707	11.668	13.626	15.011	16.063
RURAL	10 THOUSAND	8.404	11.187	16.466	21.058	25.310
BICYCLES	10 THOUSAND	13.314	15.840	19.407	22.364	25.803
URBAN	10 THOUSAND	6.510	7.328	8.120	9.026	10.161
RURAL	10 THOUSAND	6.804	8.512	11.287	13.338	15.642
RADIO SETS	10 THOUSAND	18.476	21.313	22.373	24.181	25.390
URBAN	10 THOUSAND	6.301	7.039	6.883	7.296	7.536
RURAL	10 THOUSAND	12.175	14.274	15.490	16.885	17.854
TV SETS	10 THOUSAND	2.761	3.611	4.763	6.965	9.214
URBAN	10 THOUSAND	2.513	3.248	3.815	4.942	6.067
RURAL	10 THOUSAND	248	363	948	2.023	3.147
II. POSSESSION BY 100 PERSONS						
SEWING MACHINES	UNIT	6.6	7.5	8.4	9.4	10.3
URBAN	UNIT	14.8	16.6	18.6	20.1	21.3
RURAL	UNIT	4.7	5.3	6.1	6.8	7.6
WRIST-WATCHES	UNIT	18.8	22.2	29.1	34.5	39.0
URBAN	UNIT	55.8	59.5	69.2	73.7	76.5
RURAL	UNIT	10.2	13.5	19.7	25.0	29.8
BICYCLES	UNIT	13.1	15.4	18.8	21.4	24.3
URBAN	UNIT	33.9	37.4	41.2	44.3	48.4
RURAL	UNIT	8.3	10.2	13.5	15.8	18.4
RADIO SETS	UNIT	18.2	20.8	21.6	23.1	24.0
URBAN	UNIT	32.8	35.9	35.0	35.8	35.9
RURAL	UNIT	14.8	17.2	18.5	20.1	21.0
TV SETS	UNIT	2.7	3.5	4.6	0.7	8.7
URBAN	UNIT	13.1	16.6	19.4	24.3	28.9
RURAL	UNIT	0.3	0.4	1.1	2.4	3.7

Source: China Trade and Price Statistics, Compiled by State Statistical Bureau, People's Republic of China, 1987.

GENERAL INDEXES OF RETAIL LIST PRICE

YEAR	AVERAGE BETWEEN 1930 AND 1936=100	DECEMBER, 1949=100	1950=100	1952=100	1957=100
1951	263.4	201.8	112.2		
1952	261.1	201.7	112.1		
1953	269.5	208.1	115.7	103.2	
1954	275.5	212.8	118.3	105.5	
1955	277.5	215.2	119.6	106.3	
1956	277.5	215.2	119.6	106.3	
1957	283.6	218.4	121.4	108.6	
1958	284.1	218.8	121.6	108.8	100.2
1959	285.9	220.2	122.4	109.5	100.8
1960	293.7	226.3	125.8	112.5	103.6
1961	311.8	240.0	133.4	119.4	109.9
1962	324.5	250.1	139.0	124.3	114.5
1963	319.1	246.3	136.9	122.2	112.8
1964	313.6	241.2	134.1	120.1	110.5
1965	309.1	238.0	132.3	118.4	109.0
1966	307.1	236.6	131.5	117.6	108.3
1967	306.8	236.4	131.4	117.5	108.2
1968	307.1	236.6	131.5	117.6	108.3
1969	303.7	233.9	130.0	116.3	107.1
1970	303.4	233.7	129.9	116.2	107.0
1971	300.3	231.4	128.6	115.0	105.9
1972	299.7	230.8	128.3	114.8	105.7
1973	300.0	231.0	128.4	114.9	105.8
1974	300.0	231.0	128.4	114.9	105.8
1975	300.0	231.0	128.4	114.9	105.8
1976	300.3	231.2	128.5	115.0	105.9
1977	300.5	231.5	128.7	115.1	106.0
1978	301.1	232.0	129.0	115.4	106.3
1979	305.6	235.5	130.9	117.1	107.9
1980	319.0	245.9	136.7	122.3	112.6
1981	323.1	249.1	138.5	123.9	114.1
1982	327.3	252.3	140.3	125.5	115.6
1983	329.9	254.3	141.4	126.5	116.5
1984	351.4	271.5	150.3	134.6	123.9
1985	378.8	292.7	162.0	145.1	133.6
1986	400.0	309.1	171.1	153.2	141.1

NOTE: INDEXES FROM 1984 ON ARE CALCULATED AT STATE
COMMERCIAL DEPARTMENT PRICES, INCLUDING LIST PRICES AND
NEGOTIATED PRICES (SIMILARLY IN FOLLOWING TABLES).

Source: China Trade and Price Statistics, Compiled by State
Statistical Bureau, People's Republic of China, 1987.

**TABLE 7: UNIT COSTS OF COMPLETED RESIDENTIAL
BUILDINGS (STATE-OWNED SECTOR)**

YEAR	COST	
	<u>US\$/SQ.M.</u>	<u>(RMB/SQ.M.)</u>
1957	13.94	(47)
1962	13.41	(56)
1965	21.18	(59)
1978	51.71	(89)
1979	64.50	(100)
1980	75.80	(113)
1981	76.63	(128)
1982	72.80	(135)
1983	76.58	(151)
1984	71.33	(160)
1985	59.60	(177)

Source: Statistical Yearbook of China 1986, pp 385.

Source: Chu, David K.Y. and Kwok, R. Yin-wang, "Housing Supply in China Since 1978", manuscript, May 1988.

Chronology of Major Events Related to Urban Development in China, 1949-81

Year	Planning Period	Major Related Events	Year	Planning Period	Major Related Events
1949			1958	Great Leap Forward	August: Politburo passes 'Resolution on the Establishment of People's Communes in the Rural Areas'.
1950		Founding of the PRC (Liberation). Mao declares shift of focus of Party's work from village to city.	1959		Rural communes seen as way to stem the drift to cities. Urban communes started in cities. March: Xizang rebellion. Worst natural calamities in decades. 'Xia Fang' intensified.
1951	Post-War Reconstruction		1960		
1952		State Statistical Bureau and State Planning Commission set up. Street Committees become lowest level of government administration in cities, responsible for urban registration.	1961	Failure of Great Leap Forward, years of calamities	'Sixty Articles on Agriculture' completely abandoned. Great Leap Forward: worsening food supply in cities; urban communes organize small street factories.
1953	First Five-Year Plan	Industries reorganized into network of hierarchies under ministries which exercise vertical control through the major regions and municipalities down to enterprise units.	1962		CCP Central Committee meeting adopts 'Nine Measures on Unbalancing City Population and Holding Down Food Demand in Urban Areas'. Target to decrease urban population by 30 million in 3 years (by 1964). Control of city size becomes one of the ten national tasks.
1954		August: First National Urban Construction Conference concludes that 'New China's cities must serve socialist industrialization'.	1963		
1955		July: Mao delivers famous speech on 'The Question of Agricultural Co-operation'.	1964	Economic Readjustment	Re-establishment of active national birth-control programme.
1956		Mao calls for 90 per cent completion of the 'socialist transformation of commerce and industry by 1957', which was to reorganize commerce and industry under Party-led management bureaux. Notion of 'Xia Fang' put forward by Zhou Enlai at 8th Party Congress.	1965		
1957		Legislations to control rural-urban migration and population registration regulations passed. 'Xia Fang' unfolded. Decision by Shanghai to build facilities to decentralize its industries adopted by Shanghai CCP in December.	1966	Third Five-Year Plan (Cultural Revolution)	August: Emergence of Red Guards.
			1967		Revolutionary committees take over administration of many cities. Policy stresses 'walking on two legs'. Emphasis on rural industrialization.
			1968		October: Mao's call for 'Shang Shan Xia Xiang' starts a major rustication programme.
			1969		Beijing University admits first batch of first-year undergraduates.
			1970		Universities begin to function 'normally'.
			1971	Fourth Five-Year Plan (Cultural Revolution)	Move towards radicalism again in campaigns to criticize Lin Biao and Liu Shaoqi.
			1972		
			1973		
			1974		
			1975		

Year	Planning Period	Major Related Events
1976	Fifth Five-Year Plan	October: Fall of the 'Gang of Four' in coup led by Hua Guofeng.
1977		Resolution of the 3rd Meeting of the Central Committee of CCP that the major policy of the Party and the People is to strive to achieve the modernization of agriculture, industry, defense, science and technology (the Four Modernizations) by the end of the century. Document 13 of Central Committee of CCP requests serious attention to city planning and formulation of master plans for major cities by 1982.
1978		
1979		Deng Xiaoping calls for economic readjustment.
1980	Economic Readjustment, Reorientation and Restructuring	5-15 October: National Conference on City Planning under auspices of State Capital Construction Commission to discuss Draft Urban Planning Law decided on the basic principles for guiding urban development and planning.
1981		June: Central Committee of CCP adopts 'Resolution on Certain Questions in the History of Our Party Since the Foundation of the PRC'. Resolution identifies modernization and economic construction as the major tasks of the Party.

Sources: Compiled from *Almanac of China's Economy 1981, Major Events in the History of the Chinese Communist Party* (Guangdong, People's Press, 1982) (in Chinese); and B. Brugger, *Contemporary China* (London, Croom Helm, 1977).

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