Low Income Graduates
Friendly City
Social and spatial integration for low income graduates in periphery area of Beijing

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Acknowledgments

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Chapter 1: Introduction

Introduction
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Introduction

Social issue

At 2008, a sociologist who from Beijing University published a book named “Ant tribe”: the true story of Chinese graduates inhabitant villages to reveal the poor living environment and condition of these low income graduates.

Low-income Graduate (LIG)
(China’s Ant Tribe)

Young: 22-29 (born after 80’s)
High education: (University/college graduates)

Low-income: 217 euro per month (2009)  
( Beijing working people income average : 448 euro )
-Located at periphery area of big cities in China.
Population: 1.5 million in China (over 100,000 in Beijing)
-Part of floating population
-Working as salesman, IT industry, service, etc.
Inhabited in villages at periphery urban area

Chapter 1: Introduction
As a reserved working force with high education and skill, the LIG has great potential for the future development of Beijing. They are potential middle class in the future but now facing the low income fact and very poor condition of living. Below is the now situation of they are income and identity:

**Income**

80% low income graduates (LIG) has full-time work, compare with 2008, it has increased. The proportion of unemployed fell from 18.6% last year to 10.1% is partly reflecting the financial crisis LIG employment has increased. The occupation of LIG is basically business services and professional technical staff. Private enterprises are the LIG the major employment destination. The most valued benefits by LIG are income and personal development. They do not care about the position of the expenditure aspect, the LIG has the average expenditure of 1867 yuan per month, spending most of money on the board expenses which cost 616 yuan per month, followed by 411 yuan on rent and 342 yuan on social activities. Transport cost 107 yuan, 102 yuan on communications. Compared with 2008, rent cost and living cost has increased significantly because the economic growth after crisis.

**Identity**

According the investigation, the LIG do not think that they are vulnerable group and have confidence in future success. It shows that 65% of the respondents consider themselves now is from “ant tribe”, 12% of the interviewers committed that they had been “ant tribe”. Although the current socio-economic status is low, but the vast majority of LIG believe in the next 5 to 10 years their socio-economic status will increase and finally get success in the future.
To deeply understand this LIG social phenomenon, by doing researches, I got three main reasons which caused this issue. And we should say it was synthetically affected by different aspects from the society.

**Higher education reform since 1999**

The consequence of the increase of graduates is they have extreme stress to compete. Incompatible with the rapid expansion of higher education is nurturing students and the job market is still on the construction phase, it is difficult to provide adequate employment opportunities.

In 2009, the number of Chinese college graduates is reach 6,110,000. According to the current 70% employment rate in calculation, there will be more than 1,800,000 graduates may be jobless. When society employment out of proportion with the huge demand for jobs, the majority of graduate students are facing with very big social pressure. However, in the "mycos Chinese college students report, the percentage of students start their own business is less than 10%, Beijing is even lower than the national level, the main reason is that there is no good platform.

**Increas amount of Chinese graduates in 2003-2009**

Data source: [http://www.moe.edu.cn/publicfiles/business/htmlfiles/moe/s4958/list.html](http://www.moe.edu.cn/publicfiles/business/htmlfiles/moe/s4958/list.html)
**Hukou system and Chinese social housing system constrain**

*Houkou system*: the Chinese government officially promulgated the family register system to control the movement of people between urban and rural areas. Individuals were broadly categorized as a "rural" or "urban" worker. People who worked outside their authorized domain or geographical area would not qualify for employer-provided education, social housing or health care.

Most low income graduates are do not have the big cities where their working hokou, therefore they cannot get benefit from any social guarantees. Such as the social housing, social insurance, health care and children education, etc. Form the diagram of statistic indicates that the system of the public rental housing is not complete and the amount of public rental housing is not enough for the large group of LIG.
In 2007, China's urbanization rate are reach 44.9% from the experiences of Japan and America, the urbanization of China is in the rapid development stage and the future population will be the migrant from rural and urban.

"A result is that while cities enjoy the increasing prosperity brought by economic growth, improvement of urban life and concentration of resources, they are facing increasing challenges of marginalization of certain social groups inside the city and socio-spatial polarization in the metropolitan scale." (Qu, 2010)
The reason of this social issue is synthetically action from the different aspects, from political to economical. The consequence of this social issue is the LIG inhabitant villages. From the google earth picture of north-west of Beijing, these are typical LIG villages in Beijing. It located around new technology and high technology industrial park. The LIG village on the top left side is the most famous LIG village in China because the research of LIG group in the book ant tribe is based in this village called Tangjialing.
Problem statement_LIG villages_spatial problem

Social issue reflect on the urban issue_LIG villages

Tangjialing in the north of Beijing as an example, over 40 thousand LIG rent place to live in the small village which area is 33 ha which has original villager’s population of 3000. Crowded three to six floor housing can be seen everywhere in this village and they are all constructed illegally by villagers themselves which exist a huge security risk. Transportation and living facilities are very poor. But it also appears a lot of small shops and restaurants through the informal way bring different vitality in the village especially after 5 pm when all the working young people come back.

They are living in over compact community here, which brings safety issue such as hidden trouble of fire disaster and overload use of recourse. For the village itself because 90% of the housing was built by villagers themselves, not only the space is not enough but also the quality and facilities are in the poor condition.

Source: http://difang.gmw.cn/Item/43609.aspx
Because the amount of LIG group in the village is the largest group and this group people are the young people in the same ages, the research shows that they communicated with each other very much not only in physical way but by the path of internet. However, under the interest relationship with the original villagers, the LIG group is facing some certain safety problems such as some villagers force them to pay extra fee for different reasons without legal procedures.

In order to keep low cost in LIG’s living expand, they nearly has no communication with other part of urban life in Beijing. With the expansion and new industry happened, some new middle class has moving to the market housing near the LIG villages. But these two groups has less communication.

Now every day life in the LIG villages

The urban villages at periphery which are now in the poor living condition and lack of public facilities are the first catch of developers and investors. In this map, black dots show the 50 villages which the municipality pronounced at the first list of urban village transform in next 5 years. And the red circles are the now existed LIG villages. Most of them are overlapped which means if we follow the trend of developing of periphery area in a few years most of LIG will be pushed away from where they were living now.
Problem statement_urban issue_the Tangjialing LIG villages

Take the Tangjialing LIG villages as an example which was famous by the amount of LIG and also the first LIG village which known by the public. From google earth pictures we could clearly see that in less 5 years this village went through normal village, began has LIG, the illege housing got more and more, then it was planed in the urban village transform process. And the village was began demolish on 2010.04

Consequences:
- Land was used for intensified development
- LIG has been pushed away
- Village is not existed
<table>
<thead>
<tr>
<th>Introduction social issue economic reason</th>
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<tr>
<th>Tangjialing area Planning 2010</th>
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**Government planning principles:**

- Overall plan and regional coordination of rural and urban areas
- The function of the layout of the villages should be intensive integration
- Improve the facilities and living environment for villagers
- Conservation and utilization of local resources, respect local culture and traditions
- Organic updated, and improve the villages economic development level
- Focus on institution and innovation, practical policy, for planning the implementation

**Tangjialing planning:**

- Chaged the villager housing based land to apartment building in new place
- The old village land changed into greening space

Source: [http://www.bjghw.gov.cn/web/static/articles/catalog_102100/article_ff80808127d2aee90127e1adc8a90030/ff80808127d2aee90127e1adc8a90030.html](http://www.bjghw.gov.cn/web/static/articles/catalog_102100/article_ff80808127d2aee90127e1adc8a90030/ff80808127d2aee90127e1adc8a90030.html)
After chaotic land development, the villages in the metropolitan area are facing the challenge of restructuring due to the intention of urban-rural integrated development. Therefore, it is necessary to optimize the development of villages in Beijing.

The purpose of the Village System Planning (3 main goals)

- To promote urban-rural integrated development
- Efficient and sustainable land use in villages
- Effectively guide public investment to the construction and development of rural areas.
With more and more society concern about the LIG groups through publicize of the book. Government made quick response to this LIG group. Tangjialing transformed plan was early born in 2009. However, because constrain of lack of relevant institutions which mentioned at the beginning, in this transform plan only the villagers housing and the environment of neighborhoods are considering. The LIG are facing the danger to push away to other villages more far away to the central urban area. As tangjialing an example, now in 2010 it has been in the process of demolishing and several villages near Tangjialing began to build illegal rental housing for LIG for the big interest.

Problem statement_LIG villages management problem

Now Chinese land development model

Stage 1: Village at periphery area has begin to show the illegal rental housing economic because the development of new and high technology industrial park next to it.

Stage 2: Under the pressure of urbanization, the villages will be transforming. Villagers house based land was turned into the same area of apartment or compensate with money. (The illegal constructions are not counting in which means the villagers have lost the cost of invest to the constructions.) And the collective develop land has been invested by the village committee but without enough investigate and good management, this kind of development are often failed. At the same time, because of the financial support from government, the industrial park has well development and they also planed several residential area but with the market price.

Stage 3: State owned land was developed by big developers such as real estate company.
Problem statement

Because the constraint of the land develop model and social housing system the LIG are facing the danger be pushed away. Even the government willing to considered the LIG people but it is hard to change in a short time.

The low-income graduates as the reserve knowledge cluster of future who have much potentiality are facing vulnerable position in the society, and are not having adequate social and spatial living environment.
Aims of the final project

- Intensive villages land use
- To promote urban-rural integrated development
- Effectively guide public investment to the construction and development of rural areas.

LIG low price rental housing
Spatial and social integration of the LIG village

Government plan aim

--- Added value

Main framework of this project:

To achieve the goals of government plan of Beijing rural urban transform process. Based on that has my own added value of finding a way to keep the LIG group also integration them in the urban area.

Research Question

What is the alternative land development model for LIG villages that can integrate the LIG socially and spatially based on achieve the government plan goals?

SUB-Questions

- What the possibilities could be found in the existing land development model? Can it be adapted?
- What the adequate living quality for LIG?
- If keep the informality activities means to keep the low living cost environment, what kind of urban form could be taken?
- How to consider the urban periphery in the process of urban villages transformation?
- How to manage the LIG rental housing from the development to the maintainess?
**Methodology**

- Possible legal way for LIG housing
- Synergy programming of industrial park and LIG villages
- Social coherence of villagers and LIG
- Keeping neighbourhoods vitality

Government & policy investigation

- Chinese social housing system
- Chinese land system
- Beijing municipality develop plan in 2020
- Beijing economic industrial development plan
- Beijing urban villages transform model

Scientific investigation

- Literature study:
  - Analysis of city, district, local and neighbourhood
  - Relevant Beijing city profile
  - LIG village and LIG profile
  - Social and spatial context of LIG villages
  - Existing problem (site visit)

Creative method

- LIG village land development model
- Social consideration in the process of LIG villages’ urbanization
- Village and normal neighbourhoods vitality research
- Apply of global and local theory
- Mixed functional design

Low income graduates friendly city
Motivation

LIG is newly migrant group with young people who have higher education who mainly worked in the service industry. With rapid urbanization and changed industrial structure, the service industry take more ratio. So the importance of this graduates is obvious, which means they has bigger potentiality and more influence to the society.

-Their settlement mainly decide by the working place and accessibility so they have more flexibility

- The LIG group could have more positive interaction to the social and spatial environment where they settled
- In contemporary china in large cities they are facing basic housing issue and other social welfare issues.
- they weren’t considered into the big plan of cities even though they are indispensable.
- LIG are high educated young people has bigger potentiality and more influence to the society.
- With social polarization has become increasingly and the number of the LIG population are increase. The issue could become more serious.

Relevance_social & scientific relevance

Social relevance:
The low income graduates issue I choose is really one of the most important and urgent issues in contemporary China. By the media massive reported after 2008, the poor living environment and their living situation get not only the society but importantly government concern. In the latest national people’s congress, issue of low income graduates was discussed a lot and how to deal with the housing provide for them to integrate into cities is the main point.

Scientific relevance:
During this project I will generate knowledge of spatial planning policy, housing policy and strategy, quantitative analysis of urban space and social concern in urban planning, global local interactions, neighbourhoods vitality and Chinese land develop model. Specially, the concept of low income graduate friendly could be used for measuring physical environment and social environment which will be the key to research field such as land develop model, public housing system and urban vitality.
Chapter 2: Research & Analysis

- Perspective of Beijing region
- LIG village
- Beijing main developing industries
- Yongfeng as a case study
- Tangjialing as a case study
- Analysis conclusion
- Analysis potential
- City scale vision
With its gross domestic product (GDP) per capita breaching the threshold of $10,000 (approximately 68,280 yuan) last year and successfully hosting the Olympic Games in 2008, the capital city of Beijing is aiming at world city. In the blueprint has presented to the 13th Beijing Municipal People’s Congress positioned Beijing as a “world city” by 2050. To gain more competitiveness, there are two plans Bohai rim economic circle and Beijing municipality decentralization plan in 2020.

However, the rapid raised population which mainly is floating population in Beijing, a lot of urban issues are showed up. Such as some living places poor condition, traffic jam, pollution and so on.
Because the rapid urbanization and the sharp increase of floating population, from the maps of Beijing future development which are the new subway stations and the expansion of residential area, we can find out the conflict of land shortage is more and more severe. Urban periphery area becomes new attraction of developers for the intensification land using.
LIG group could be marked after they inhabit in a scope. -Because the buildings for rent to LIG are illegal constructions by the villagers, the informality of the rental housing is distinguished feature of LIG villages.
The LIG villages formed reason:

1. low rental prices.
2. low living cost.
3. some villages at the peripheral area are overlapped with the LIG group inhabitant places.
The LIG villages formed:
-near the main infrastructure.
in order to control the central urban area congestion and air pollution, Beijing public transportation is very cheap than Chinese other cities. Therefore the villages which is near the main infrastructure is the LIG group inhabitant.
The LIG villages formed:
- near the main employment places
Analysis_Beijing main developing industries
City villages will be transformed in the process of Beijing’s urbanization. In this map, yellow area shows the main new and high technology industry development and most of LIG working in these areas. This kind of global level interventions brings impact on the local level:

Global level
Under the internationalization, global level industry development need more land and employees. The lack of state residential and commercial development land restrain the trend of development.

Local level
The villages owned collective land are need transformed. In the institution of process of urban village transformation, 40% collective land will be turned in to state development reserved land. Besides, the living conditions of these villages are also not fit in the level of urbanization in Beijing.

2009 Chinese college graduates employment rate

Source:
Yongfeng at northwest of Beijing belong in Haidian district. Contains several industrial with the core industrial Zhongguancun Yongfeng High-tech Industry Base. It is also Beijing Science and Technology Innovation Center. And it is not only one of the major planning and development project of Zhongguancun Science Park, but also the major platform of Zhongguancun high-tech achievements transformation and industrialization.

Analysis_Yongfeng as a case study
Yongfeng Industrial Base has the total land area 453 ha, of which 207 hectares of land for industrial research, 26 hectares of land for public buildings, 39 hectares of residential land, 60 hectares of green space focus, municipal road take 121 hectares, the total rate of 35% green space and the total FAR rate of 0.93.

Three different types of village in this area

1. Very high density LIG village: too much safety issue inside and the whole village is in the process of demolishing

2. New density LIG village: LIG newly moving in to this villages because demolish of Tangjialing

3. Normal village: might to be the LIG villages
Analysis_Tangjialing as a case study

Tangjialing: LIG village (33 ha)  
Original villagers: 3000  
LIG before it demolishing (2010.8): 40000

Over construction areas make over crowded living condition. Overload resources, crowded public transportation, poor condition of public facilities, etc. are all the obstructive force in the LIG village
Analysis_Tangjialing as a case study

The form process from a normal village to an LIG village

Illegal rental housing built along mian street

Brought small business at the first floor

More illegal rental housing came up

The structure of old village provide a lots of space for informal economic such as small breakfast stall, small restaurant, retail business, etc.
Analysis conclusion

Exsiting land develop model

Spatial

Social

economy

- LIG group was pushed away
- Villagers lose their way of earning money
- Village collective industry has no opportunity to develop

Spatial

- Village structure are not existed, totally demolished
- No connection with industrial park
- No more facilities besides the basic facilities

Social

- LIG group still on the vulnerable position
- Social segregation with new residents and villagers

Possible social segregation after village transform
Analysis_potential

Social
- LIG are highly educated/skilled / creative future potential middle class
- In the process of village transformation. Villagers need the opportunity of urbanization
- Government support

Spatial
- Urban periphery villages transform (three kinds of villages)
- New developing Centralities at periphery area
- New infrastructure planning
Scenario vision_neighbourhood vitality

- UG low rent housing
- Public space
- Informal commercial area
- Small studio and mixed using house
- Bicycle route
- Green environment
Chapter 3: Strategy

Yongfeng district level strategy
Site choice of Xiao niufang village
Xiao niufang village SWOT analysis
Main strategy of new land development model
Main Strategy of new Housing typology
Main Strategy of new management institutions
Strategies summaries
**Main Strategy**

**District level**

- Shangzhuang technology industry park
- Life sciences park
- Zhongguancun environmental protection demonstration park
- Yongfeng high technology and new technology industrial base
- Aerospace R&D park
- Badalin highway
- 6th ring road villages need to transform
- Technology industrial park
- Keeping farmland and woodland
- Local roads
- Mian roads
- Shangdi technology park
- Zhongguancun software park

**Local level**

- **Land development model**
- **New Housing typology**
- **New management institutions**

**Added value**

- Intensive villages land use
  - To promote urban-rural integrated development
  - Effectively guide public investment to the construction and development of rural areas.

**Government plan aim**

- **Upgrad the local center**

**Intensive villages land use**

- To promote urban-rural integrated development

**Government plan aim**

- **Intensive villages land use**
  - To promote urban-rural integrated development
  - Effectively guide public investment to the construction and development of rural areas.
Main Strategy New land development model District level

Because this area has been developed as a global center with high technology and Science Park, several centers are served on the city and big district level. On the other hand, the villages in these areas have begun to form small center bottom up by the local villagers. But in between these two levels of centralities there are missing level of centrality which can influence on the small district level.
In addition, the goal of original government plan is to intensive use of land and form new centralities. So my strategy on district level is to choose the potential village as strategic village to upgrade them as new centrality in a bigger scale.

Shift density

Shift the density of LIG from Tangjialing village which is under the process of demolishing to several villages around.
Site choice_xiao niufang

Xiao niufang village is the suit site because first, it is the second kinds of LIG village which mentioned before. It began to emerge the illegal constructions by villager themselves. Second, LIG who lived in Tangjialing befoure are moving into this new village and this village is on the next transform list of municipality’s document. Third, it is next to the Yongfeng new and high technology industrial base and the main infrastructure Yongfeng road.
Xiao niufang village SWOT analysis

Strength:
- The mixed function
- Vitality
- Informal activities
- Location

Weakness:
- The housing quality is bad
- Safety issue
Xiao niufang village SWOT analysis

Opportunity:
- Under the process of urban village transformation
- A lot of LIG moved here
- Only commercial streets in the big area
- Good Quality neighborhood built next to the village

Threaten:
- The process of village transformation is going in 3 years.
- No housing manage institutions before.
Main Strategy

Spatial

- legalized rent housing
- adequate rent housing with low price
- low living cost environment (keep informality activities)

Social

- new social structure
- gain opportunities for LIG and Villagers

Management

- LIG rental housing management institution

- Land development model
- New Housing typology
- New management institutions
Main Strategy_New land development model

Existing model

- Farm land
- Villager housing based land
- City green/nature land
- State owned land

New model

- Farm land
- Villager housing based land
- City green/nature land
- Villager housing based land
- State owned land

Compensate for 50m² per person for housing
50m² per work force for collective developing land

- Lost their way of earn money
- Lost their money which invested on built illegal housing

LIG moved away because they don't have Houkou
Main Strategy: New land development model

This land was villagers housing based land because more density in the village and these lands should be state owned land. But now it could be compensate for villagers for the loss of their profit to keep the rent price is lower than market rent price. Which should managed by the LIG rent housing institution.

These are new upgrade centre in the area which is developing by formal investors:
- It could be the marking housing for coming white collar class
- Formal development could bring formal facilities and infrastructure and the village could take advantages for that.

This land was villagers housing based land because more density in the village and these lands should be state owned land. But now it could be compensate for villagers for the loss of their profit to keep the rent price is lower than market rent price. Which should managed by the LIG rent housing institution.

New model

Existing model
Collage for now development model

New development model will not only keep the original mixed function area but also upgrade it into district level meanwhile keep the original urban vitality.
Main Strategy_New land development model_local level

Land for LIG rent housing and villagers selves living

Land for compensate for villagers to keep the low rent
Main Strategy_New land development model_ local level

Land for formal investment to develop district level center

Land for public spaces
Main Strategy_New land development model_local level

- State owned formal market development land
- Collective owned land for compensate development
- Villager invest LIG low rent housing

State owned
Formal developing market housing and commercial building
Main Strategy_New land development model_local level

- State owned formal market development land
- Collective owned land for compensate development
- Villager invest LIG low rent housing

States owned but for villagers developing
LIG rent housing
Villagers owned housing
New LIG and Villagers mixed housing
Main Strategy: New land development model _local level_

- State owned formal market development land
- Collective owned land for compensate development
- Villager invest LIG low rent housing

Compensate land for village develop land use for market developing
Main typy of the housing here is the one story house for villager living and the illege rental housing for LIG
Main Strategy_New Housing typology

Morphology and functions of Xiao niufang village

LIG rental housing: villagers self organizing rental housing:

LIG housing (new) 10–20m²
different layout
Old industry building transform
With small studios for LIG to start their own business
With small shops or restaurant on the first floor
Main Strategy_New management institutions

LIG rental housing management institution

- Organize villagers to collective funds to build LIG rent housing
- Manage the whole plan and provide architecture design
- Manage the rules and flexibility of LIG rent housing
- Measure the qualifications of LIG groups
- Maintenance the LIG rent housing
Main Strategy: Conclusion

- Upgrade Centralities
  - New land development model
  - Villagers into urban citizens
- Integrate LIG groups:
  - low rent housing
  - low living cost environment
  - New social structure

- New individuals into urban citizens
- New LIG rental housing
  - New LIG rental housing management institution
Chapter 4. Design

Location Choice
Main design strategy
Rules of new land development model
Keep the urban vitality
Create new identity
Design proposal
Collages
Process of development
Follow the old structure of the village; I divide it into several plots. The village will transform step by step, consider of the connectivity and the living amount of LIG and villagers. I choose the spot which next to the main street in the village and villager households here are begin to construct the illegal LIG rental housing.
Main design strategy

Rules of new land development model

- The LIG housing development land use
- The state rules
- Street structure
- Connectivity
- Adding programs
- LIG housing typologies
- The front and back sides
- Different neighbourhoods
- Creative public space for LIG

Main design strategy

- Keep the urban vitality
- Create new identity

Rules of new land development model_Property of land-use

- State owned formal market development land
- Collective owned land for compensate development
- Villager invest LIG low rent housing
Rules of new land development model _the LIG housing development land

The form of new interventions which consider the entrances, adding programmes and public spaces.
Rules of new land development model - the state rules

Beijing urban village transform housing compensate

area: 200 m² + 100 m² = 300 m²
every household has 4 people, the area of compensation is 50 m²/per
every household has 2 labour, the area of village development land is 50 m²/labour

Fire resistance requirement

Duration of sunshine requirement

Due south 1.6h
Due East 1.5h
<60degree 1.4h
In LIG rent housing land keep it in 4~6 floors which means h is between 14m ~ 16m
Rules of new land development model _the LIG housing development land

LIG rent housing development land
Compensate development land

1000 LIG
39 households

1600 LIG
47 households
adding from the compensate development land
Keep the urban vitality, informality, street structure.
Keep the urban vitality _connectivity
Keep the urban vitality_ adding programs

**Adding programs:**

studio for UG:  
innovation  
art & design  
training center  
business incubator  
entertainment:  
bar  
cafe  
public space:  
sports  
pleasure

- commerical
- schools and kindergarten
- factory
- hospital
- village committee
- studio
- entertainment
Keep the urban vitality - LIG housing typologies

Different architecture could be accepted in the LIG neighbourhood with the rule before.

Could be:
cheap construction materials
flexibility design with multifunctional
Create new identity_ the front and back sides

front side
the front side:
keep the informal activities

back side
the back side:
meeting and quite places for
LIG & villagers
Create new identity different neighbourhoods

Different identities of different LIG neighbourhoods
Create new identity _ creative public space for LIG
Design proposal
Collages
Collages
Process of development phasing

- Collective owned land for compensation development
- State owned formal market development land
- Villager invest LSG low rent housing land
Process of development phasing

- collective owned land for compensate development
- state owned formal market development land
- villagers invested LIG low rent housing land
Process of development _ phasing

- Collective owned land for compensate development
- State owned formal market development land
- Villager invest LIG low rent housing land
Conclusions
Intensive villages land use
to promote urban-rural integrated development
Effectively guide public investment to the construction and development of rural areas.

LIG: low-price rental housing
Spatial and social integration of the LIG village

Goal of urban village transformation
Consider LIG

Investor

Added value

Government plan aim

Institution management role

normal citizens

new LIG

LIG & villager
Chapter 5. Evaluation

Evaluation
Bibliography
Evaluation

From the social issue to the urban issue

The low income students issue is a social issue which turned into more and more severe under the circumstance of the rapid urbanization of Beijing. And the causes of this social issue are including many aspects of our society. And as an urbanism student I try to deal with this problem from the urban point of view, and my aim is not mean to totally solve the LIG social issue but to using the methods of urbanism point of view to think about it.

What I am doing is try to bring the positive affection to this group of people and the whole urban development.

Added value

In the process of analysis the LIG village issue, I found the government plan about the urban village transformation strategy, it mainly present the government thinking of to intensification of periphery land and transform some of the urban village into urban area and getting new centralities from it. Under the fast development of Beijing, this plan can solve most of urban problem such as lacking of living places the transportation problem and the waste of resources in these days. Therefore to think about the LIG problems, firstly I should think about to follow the whole strategy of government plan.

To realize the government plan and meanwhile to solve the LIG living issue is what I called the added value.

Added value

- New land development model
- Villagers into urban cityzens
- Integrate LIG groups: low rent housing, low living cost environment, New social structure
- New LIG rental housing
- LIG rental housing management institution
New strategic locations of LIG in Beijing periphery area

- Liu Langzhuang village
- Xiao Yuehe village
- Xiao jiahe village
- Xiajia Hutong village
- Cao Changdi village
Strategy: the alternative land development model

The land development model is the basic model for the urban development. But it has many examples that in different cases some of the steps could be done instead by alternative ways to adapt the different situation. Therefore it brought me the idea through the alternative land development model to deal with the problem that the LIG faced. And this alternative way is based on the original concept of the whole plan of Beijing’s city development.

Strategy: the LIG management institution

This is a new concept which I brought out in the project. To connect with the land development model I added this LIG low rental housing management institution to manage the different contracts with villagers and investors and also qualified the LIG groups. This kind of institutions is from the government and built to balance the influence of the marketization.

Design proposal from different point of view

The difference of my design proposal of the LIG housing is the design concept came from the ideal of management. Because the management of different household of villagers. So every households of rental housing as a basic unit to form the final design proposal.


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