

1 Research on the Long-term Mechanism of Housing Supply under 2 Urbanization in Guangzhou

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7 **Abstract**

8 Through analysis of 2011 Guangzhou city housing situation, this paper discusses the tendency
9 of the per capita housing area. The equation of fitting the per capita housing area is $Y =$
10 $7.1955 \ln(x) + 1.7867$, speculated the housing need of Guangzhou (2012-2020), proposed the
11 problems existing in the Guangzhou housing supply. Finally, this paper creates a path for
12 long-term mechanism, according to current situation of housing problems and the future
13 change of housing supply.

15 **Index terms**— guangzhou, housing supply, demand forecast, long-term mechanism.

16 **1 Introduction**

17 a) The research background uangzhou Tenth Party Congress in 2011 has established the first strategic
18 transformation and upgrading, the construction of Guangzhou happiness ideas, goals and major measures, with
19 the Guangzhou grand blueprint of the development of the next. Its spiritual essence converge is to take a new path
20 of urbanization with the characteristic of Guangzhou. New urbanization with no existing standard model, nor is
21 the concept of the renovation, but the concept of urban development system innovation and enhance the shape of
22 urban civilization. Guangzhou as a big city, "city disease" phenomenon is getting worse. Urban village housing,
23 living environment deteriorate, traffic jams, infrastructure and public facilities is not complete, low efficiency of
24 the use become the realistic dilemma of urbanization construction. New urban development will inevitably lead
25 to changes in the way cities use spatial pattern of land and real estate, change people's awareness of the value of
26 the house, in order to protect the housing needs of urban residents, and promote social and economic harmony,
27 sustainable development, the government must establish long-term effective mechanism of housing supply.

28 **2 II.**

29 **3 Situation Analysis and Prediction**

30 of Guangzhou City housing a) Population Status and carrying capacity of Guangzhou City

31 According to the "Guangzhou statistical yearbook 2011" population statistics data, in 2010 the city of
32 Guangzhou (including Zengcheng City, Conghua city) by the end of the year the household register population
33 reached 8061400 people, the resident population reached 12709600 people. According to the fifth, sixth national
34 population census data, Guangzhou, the average annual growth rate is 2.48%, with an average annual increase
35 of the resident population of nearly 275800 people.

36 According to Liang Guiquan's research, the force from the following four aspects is to consider the carrying
37 capacity of Guangzhou city in 2020: the water capacity of 14.13 million people, ecological environment capacity
38 of 19.5 million people, the land resources population capacity of 18 million people, economy, population capacity
39 of 15 million people. As the center of city construction and transformation projects completed, the central city
40 primary real estate has been very little, but there are plenty of second-hand housing transactions. New homes
41 are mainly concentrated in Panyu District, Huadu District, Nansha District and Baiyun district. The transaction
42 price of the highest is in Tianhe District, Yuexiu District, Liwan District and Haizhu District, but the largest price

5 THE EXISTENCE OF GUANGZHOU CITY HOUSING SUPPLY PROBLEMS

43 increases is Baiyun District, Guangzhou City Development Strategy is mainly presented in "North excellent", so
44 the area's infrastructure and living environment quality have been improved, attracting a large number of home
45 buyers to settle in the region.

4 ii. Construction of affordable housing

47 In 2011 the total construction of Guangzhou security housing is 5.29 million square meters, including the
48 construction of public housing, the largest of 2.47 million square meters, accounting for 46% of the total area of
49 affordable housing construction, mainly distributed in Yuexiu, Haizhu, Panyu, Huangpu, Huadu and Liwan; The
50 construction of Capped-price housing is 2.37 million square meters, 45% of the total area of affordable housing
51 construction, the price-limited housing all by developers to invest in the construction, centralized distribution on
52 two districts in Baiyun and Luogang.

53 The construction of low-rent housing of 250000 square meters, accounting for 5% of the total area of affordable
54 housing construction, the low rent housing is mainly distributed in the Baiyun, Tianhe, Haizhu and Liwan four
55 areas; The construction of affordable housing is 200000 square meters, accounting for 4% of the total area of
56 affordable housing construction, mainly distributed in the Tianhe, Baiyun, Haizhu, Liwan and Yuexiu five area.

57 From the situation of Guangzhou security housing construction, the indemnificatory housing type is complete,
58 including low-cost housing, public rental housing, affordable housing, low-cost, etc. From the perspective of
59 various types of security, the number of public rental housing and low-cost housing are the most, and the least
60 number is low-cost housing. At the same time, the unit area of low rent housing is small, only 8 square meters
61 /room. From the distribution of the indemnificatory housing , affordable housing distribution of the original
62 is quite reasonable, closer to the center of the city, but the price-limited housing and several security housing
63 planning is far away from the downtown, and is not conducive to the community living.

64 c) The housing demand forecast in Guangzhou

65 5 The Existence of Guangzhou City Housing Supply Problems

66 For the operation of Guangzhou commercial housing, affordable housing in the analysis, combined with the future
67 housing demand forecast, summarizes the Guangzhou housing supply and demand on the following problems:

68 1. Housing site selection and layout is unreasonable, And publicfacilities based local area pressure.

69 According to 2010 Guangzhou sixth national census data, the city's resident population, the urban area of less
70 than 50% of the land area gathered nearly 90 percent of the population, at present, the resident population is
71 mainly concentrated in the old eight areas. The concentration of Yuexiu District household population density
72 reached a maximum of34239 people / km², and the household register population density in the area of Conghua
73 was only 301 people per square kilometer. Urban planning to improve the urban land development intensity,
74 cause local high population density, lead to serious overload of the foundation of the local city and public facilities
75 become the important factor of deterioration of living environment. 2. The structure of housing units needs to
76 be improved and property needs clarity. Before 2008, because there was no limit housing units, the developers
77 were keen to develop large-family housing, led to the development of the low proportion of small units of housing.
78 Rural housing units are in the area of 110 square meters to 229 square meters, with an average of 152 square
79 meters, most of these houses are single-layer or multi-layer, large area, low efficiency in the use of. Meanwhile,
80 rural housing lack of unified planning, building and acceptance procedures, but also lack of a unified base
81 construction investment and public facilities. Besides the rural housing property is not clear, homestead house
82 mixed with small property construction, disrupting the normal real estate market, affecting the government's
83 management and decision-making of the real estate market. 3. Affordable housing cannot be fully functional.
84 In the construction of housing, although a substantial increase in the number of homes affordable than ever, but
85 relatively speaking commodity housing, whether in quantity or in the location of choice, are not comparable.
86 Meanwhile, the number of various types of affordable housing also needs to determine accurate prediction. In the
87 use of affordable housing, especially public housing and low rent housing, are not fully in accordance with the
88 market rules and regulations procedures for the allocation and use of effects, affect the persistent and fairness
89 of the affordable housing consumption. 4. Part of the conditions of the regional living facilities need to be
90 improved. In addition to the old town has an excellent education, health care, transportation, entertainment,
91 shopping, sports, leisure facilities and other conditions, the new city infrastructure, there is a big imperfect,
92 affecting the quality of living of residents. Such as Panyu plate, Huaduplate, Zengcheng plate, etc., prices are
93 relatively cheap, but there exists a problem of supporting facilities. The latest development of Nansha district
94 and Luogang area is also a complete lack of appropriate infrastructure.

95 IV. Creating Ways of Guangzhou City Housing Supply of Long-term Mechanism a) Increase the supply of
96 affordable housing and renovation of commercial stocks 1. Increase the development and investment in affordable
97 housing construction. The guide used in accordance with the Guangzhou municipal industry, reasonable to
98 determine the number of housing construction in Guangzhou City, the type and location, to ensure everyone
99 has a house to live in, but also does not cause the housing vacant waste. Increase efforts to develop affordable
100 housing to solve the housing needs of low-income people. Give full play to the decisive role of the market in the
101 allocation of resources, and better regulation of the regulatory role of the government. By speeding up the low
102 rent housing, public rental housing construction, expansion of low rent housing and public rental housing benefit

103 coverage, invest in the construction of affordable housing and launch the limit commercial housing. Further
104 research should formulate specific affordable housing property management approach, the implementation of the
105 housing property management system in the districts, the play value of property management services. 2. Clean
106 up idle land, remediation backlog of vacant housing, inefficient development of rural collective construction land,
107 prompting the stock of housing to enter the market as soon as possible. For the idle land resumption, Guangzhou
108 City has taken a series of measures, but how to re-enter the market after the land is recovered? will have to be
109 carefully considered. Under no violation in the early period of the overall urban planning, can be appropriately
110 increased the intensity of land development, appropriate changes to the affordable housing purposes.

111 b) Increase the number of construction land, control the residential dwelling size.

112 1. According to the Guangzhou city land for industry guidelines, under the total cultivated land ownership
113 control indicators, moderately reduce the amount of construction land; explore the potential to make full use of
114 the stock of urban construction land. Meanwhile, the moderate increase in urban land development intensity,
115 increase floor area ratio and building density, retained space for urban development. In addition to determine the
116 reasonable housing vacancy rate, the appropriate housing vacancy, meet the needs of city of Guangzhou under
117 the background of the rapid development of urbanization. 2. Strict control of residential dwelling size, with a
118 reasonable size and area. Small family policy implementation increases the small and medium-sized residential
119 family homes, increasing the residential land and commercial housing supply and to crack down on hoarding
120 and speculation, increasing the real effective commodity houses. According to the above forecast of Guangzhou's
121 the planning scheme of Guangzhou city residential construction is published. The government or developers
122 in determining the plots in each apartment layout control indicators, per site should build more small family
123 model, away from the city center to increase the appropriate proportion of apartment layout, away from the
124 city center to increase the proportion of units appropriate to ensure that the intensive use of land resources.

125 c) Establish a unified real estate registration information platform Establish a unified real estate registration
126 information platform; promote the process of legislation of property tax. The establishment of a unified real estate
127 registration information platform can play a clear background, to fully grasp the role of real estate information,
128 so that the future of real estate regulation is more well-founded. In addition, after the enforcement of the real
129 estate registration, the property tax will also get technical support, on the basis of "through the reasonable rate
130 setting, the scope of Taxation setting, forcing many property owners to release the idle housing market, increasing
131 the market supply, promoting the house prices down". Regulation of the real estate market economic means to
132 become more prominent, with tax means changing the structure of market demand, adhering to the "investment",
133 to bring the market back to rationality, the property market longterm regulation mechanism gradually formed.
134 d) Reform the transfer ways of the land use right 1. Reform the transfer ways of the land use right and implement
135 annual rent system of the housing land.

136 Practicing a system of paid use of land in China for over 30 years has made great achievements. Increasing land
137 revenue greatly enhances the government's financial strength, improves the urban infrastructure construction,
138 and improves the urban residents living conditions and office. But the land transfer system also has many
139 disadvantages, such as in pursuit of political achievements, local government sold a large amount of land, which
140 not only makes a lot of "land Kings" and indirectly boosts house prices and affect the healthy development of
141 the housing market, also affects the intensive and sustainable utilization of land resources. Reason should be
142 innovative land system; land lease mode should be modified as rent mode, which maintains the stability of the
143 market. Using the way of partial payment for transfer fee of the right to use the land for decades is beneficial to
144 people in country.

145 V.

146 6 Conclusion

147 The new development of urbanization, urban land use patterns and spatial pattern of real estate will be great
148 changes, which will change consumers' attitude and awareness of the value of residential. In order to protect the
149 housing needs of urban residents, the government must establish a long-term mechanism housing supply. This
150 paper takes the current situation of Guangzhou city housing in 2011 as the research object, analyzes the existing
151 problems of Guangzhou city housing supply, and to predict the future demand for housing in Guangzhou City,
152 and finally puts forward to create the path to Guangzhou city housing supply of long-term mechanism.

153 Through the analysis of the housing needs of Guangzhou, This paper creates long-term effective mechanism of
154 the housing supply in Guangzhou; it has reference significance for the development of the city. Study of housing
155 supply of long-term mechanism is a systematic project, it involves many fields, and this paper is hard to avoid
156 the omission. Path way in future studies still need to be more comprehensive and detailed market survey, to get
157 more practical long-term mechanism housing path.^{1 2}

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6 CONCLUSION

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