



Housing and Building National Research Center

HBRC Journal

<http://ees.elsevier.com/hbrcj>



Living conditions—The key issue of housing development in Beijing Fengtai District



Liu Wen Tao

Anyang Normal University, Anyang, Henan Province, China

Received 5 June 2014; revised 29 June 2014; accepted 23 July 2014

KEYWORDS

Living conditions;
Opinion;
Preference;
Housing

Abstract Good life cannot be achieved without having good living conditions. Living conditions are the most important factor in people's lives. In the Beijing Fengtai District, the second largest district in Beijing (area: 306 km²; population: 1,360,000), there were three types of housing that had been chosen for the survey: apartment, traditional house and terrace house. The objectives contained in this research are to study residents' perspectives and preferences of future living conditions in Beijing's Fengtai District. Also, the study is to know the government's opinion on living conditions and for future housing development. The close-ended questionnaire with the five-point Likert scale is used as the study methodology. It includes eight attributes of living conditions, residents' opinion on living conditions now and preferences in the future. A random sample was selected in order to choose the potential respondents for the survey purposes. Additionally, residents' positive satisfaction can also produce the high return rate to housing development. Based on this research, residents' in Beijing Fengtai District showed their high aspirations regarding future housing and desired good living conditions. Therefore, to improve the living conditions of their houses, the government, developers and residents should cooperate together to contribute to housing development in the Beijing Fengtai District. Finally, it is hoped that this research could give some suggestions to the other areas in housing development.

© 2014 Production and hosting by Elsevier B.V. on behalf of Housing and Building National Research Center.

Introduction

Living conditions affect people's lives, be it at home or in the workplace. It represents the economy and raises some concern in literature development, also becomes a direct factor for people to live happily and with contentment. Without good living conditions, people's health and work will be affected. Nowadays, with development and growth, the living conditions increased a lot during the recent years, although some social problems have yet to be dealt with. Here we mainly focus on

E-mail address: wentaoliu@126.com

Peer review under responsibility of Housing and Building National Research Center.



Production and hosting by Elsevier

<http://dx.doi.org/10.1016/j.hbrcj.2014.07.003>

1687-4048 © 2014 Production and hosting by Elsevier B.V. on behalf of Housing and Building National Research Center.

the **housing price, housing facility and housing environment etc.** as living condition factors.

Housing from basic forms of shelter to modern cutting-edge type of housing suggests that the living standard is now improving. Now everyone hopes to live in a settlement that is comfortable, healthy and technology standards well advanced. But in some areas especially in the developing countries, there are still billions of people who live in inadequate housing, having the substandard basic housing needs and are applicable to the national issue of urban poverty.

Until now, the dilemma in housing is still a challenge for every country. For the next 30 years, solving the housing shortage problem and improving the living conditions especially for low and middle income people, is a big task for every country [1].

By average, two million people increase each year which exacerbates the living condition issue. Beijing is the capital and is located in the northern part of China, and the city is established for its rapid development. Every year a lot of people surge into Beijing to search for jobs and live in Beijing. Now around 30 million people live and work in Beijing thus resulting in some problems in housing and living conditions especially in the urban center of Beijing [2].

Until now, the Beijing government has used several methods to solve the living condition problem. Yet, the results are unsatisfactory. Every year, the population increases 2 million in Beijing, so the housing construction cannot keep up with the ever-increasing population. Also, around 12 million floating population live and work in Beijing. Therefore, living conditions are said to have a large stratification [3].

Residents cost of housing would equate their whole life's saving. Therefore, the housing problem is the biggest issue in Beijing. According to the Ministry of Construction of the People's Republic of China, to solve the Beijing housing problems it would take decades. And living conditions remain a big social issue for future development.

Housing price is an important index to determine whether people could afford housing or not. According to the World Bank investigation [4], a house should be able to be maintained more than the family total income by 3–6 times, if higher than 6 times, people could hardly to afford the housing. In most countries, this rate is between 2 and 6 times. In the US, this rate is between 3 and 4 times; in Japan, this rate is between 4 and 7 times; in Germany, this rate is between 4 and 6 times; in Korea, this rate is very high, that is, around 8 times. So housing purchase for middle-income families is difficult especially in Korea. Similarly, in Beijing, this rate reaches 6–10 times. So housing price should be maintained equal to a family's total year income by 4–6 times, if higher than 6 times, it is difficult for the middle and low income people to afford.

Commonly, in the high-income countries, living conditions are good. But in some rich countries, living conditions are different. In some cities, the average income is more than 10,000 dollars per year, more than enough to maintain the average housing area of less than 20 m² like in Hong Kong [5].

Methodology

Fengtai District/Precinct (simplified Chinese: 丰台区; traditional Chinese: 豐台區; pinyin: *Fēngtái Qū*) is a suburban district of the municipality of Beijing. It lies to the southwest of

the urban core of the city (Fig. 1). The research is in the—Fengtai District. Fengtai District is located in the south-west of Beijing and is the second largest district in Beijing. The south and western parts of the Fengtai District connect the rural area, with a span of 306 km². The distance from the Fengtai local government to the center of Beijing (Tiananmen Square) is only 12 km. It is 306 km² in the area, making it the third-largest precinct in the greater urban part of Beijing, and is home to 1,363,000 inhabitants. It is divided into 14 sub districts of the city of Beijing, 2 towns, and 5 townships (2 of which are suburbs of the city proper of Beijing). This precinct is newly urbanized in comparison to those precincts in the old city, and until mid-1980s, it was still a mostly rural area: pig pens and goat pens were common, and major parts of the precinct had no electricity. It was only during the recent rapid economic development that the precinct was urbanized [6].

According to Fengtai local council, in the Fengtai District there are 1,363,000 inhabitants, and according to the local government, the average number of numbers per household is 3.16, so the number of households is 431,329. The housing number is only around 410,000, so some of the families would tend to share the housing together.

Fengtai District has three main types of housing: traditional house, apartment and terrace house (Fig. 2). The traditional house was built by the local residents with their own land, and it could be designed and built with their own

Fengtai District	
— District —	
Chinese transcription(s)	
- Chinese	丰台区
- Pinyin	Fēngtái Qū
	
Fengtai District in Beijing	
Country	People's Republic of China
Region	Beijing
Area	
- Total	306 km ² (118.1 sq mi)
Population	
- Total	1,360,000
- Density	4,444.4/km ² (11,511.1/sq mi)
Time zone	China Standard (UTC+8)
Postal code	100071
Area code(s)	010
Website	http://www.bjft.gov.cn/

Fig. 1 Fengtai District location map. Source: Beijing Travel Guide (2009).

Download English Version:

<https://daneshyari.com/en/article/274649>

Download Persian Version:

<https://daneshyari.com/article/274649>

[Daneshyari.com](https://daneshyari.com)