

Land Supply System and Its Impacts on Housing Development in China Cities

LV Ping CHEN Hongbing

(School of Public Administration and Policy, Beijing 100872)

Abstract: The purpose of this paper is to evaluate the effectiveness of China's land supply system and its effects on housing development. Based on the comparative analysis of timing and causation effects in the process of institutional change of land supply system and housing development, we study the effect pathways, interactions and internal mechanism between them from the perspective of institutional arrangements, and then compare the effects of system established before and after, contribution of housing construction in different ways by using the data of land supply and housing construction in Beijing. The results showed that: (1) Land supply system has multiple relationships of indirect effects and direct-acting on housing construction; (2) Land supply system influences building performance from four aspects: supply quantity, supply structure, supply method and supply procedures; (3) Method of construction land supply to affordable housing is single and has a strong policy intervention. The paper concludes that improving land supply system and clearing institutional disorders of construction land will contribute to healthy development of housing market. Therefore, it's suggested that take advantage of alternate evolution law in housing construction and land supply can promote the second reform of land system, which is helpful of stable housing market and housing system improvement.

Keywords: land supply system, housing system, housing development, affordable housing, action mechanism

Contact person: CHEN Hongbing

