Housing Policy, Wellbeing and Social Development in Asia

This book investigates how housing policy changes in Asia since the late 1990s have impacted on housing affordability, security, livability, culture and social development.

Using case study examples from countries/cities including China, Hong Kong, India, Japan, Taiwan, Korea, Malaysia, Bangladesh, Singapore, Indonesia, Thailand and Vietnam, the contributors contextualize housing policy development in terms of both global and local socio-economic and political changes. They then investigate how policy changes have shaped and re-shaped the housing wellbeing of the local people and the social development within these places, which they argue should constitute the core purpose of housing policy.

This book will open up a new dimension for understanding housing and social development in Asia and a new conceptual perspective with which to examine housing which, by nature, is culture-sensitive and people-oriented. It will be of interest to students, scholars and professionals in the areas of housing studies, urban and social development and the public and social policy of Asia.

Rebecca L. H. Chiu is Professor and Head of the Department of Urban Planning and Design and Director of the Centre of Urban Studies and Urban Planning at the University of Hong Kong, Hong Kong SAR, and Founding Chairman of Asia Pacific Network for Housing Research.

Seong-Kyu Ha is Emeritus Professor, Department of Urban Planning and Real Estate, Chung-Ang University, Seoul, Korea and President of the Korea Research Institute of Housing Management, Seoul, Korea.
The Routledge Studies in International Real Estate series presents a forum for the presentation of academic research into international real estate issues. Books in the series are broad in their conceptual scope and reflect an inter-disciplinary approach to Real Estate as an academic discipline.

Oiling the Urban Economy
Land, Labour, Capital, and the State in Sekondi-Takoradi, Ghana
Franklin Obeng-Odoom

Real Estate, Construction and Economic Development in Emerging Market Economies
Edited by Raymond T. Abdulai, Franklin Obeng-Odoom, Edward Ochieng and Vida Maliene

Econometric Analyses of International Housing Markets
Rita Li and Kwong Wing Chau

Sustainable Communities and Urban Housing
A Comparative European Perspective
Montserrat Pareja Eastaway and Nessa Winston

Regulating Information Asymmetry in the Residential Real Estate Market
The Hong Kong Experience
Devin Lin

Delhi’s Changing Built Environment
Piyush Tiwari and Jyoti Rao

Housing Policy, Wellbeing and Social Development in Asia
Edited by Rebecca L. H. Chiu and Seong-Kyu Ha
Contents

List of figures vii
List of tables ix
Notes on contributors xi
Preface xvii

1 Introduction: conceptual contexts 1
REBECCA L. H. CHIU

2 Housing policy and urban development in China: the public housing perspective 8
JIE CHEN

3 The security-based public housing policy of Hong Kong: a social development interpretation 29
REBECCA L. H. CHIU, MANDY H. M. LAU AND BOKYONG SEO

4 Housing in Japan’s post-growth society 50
YOSUKE HIRAYAMA AND MISA IZUHARA

5 Housing policy challenges and social development in Korea 69
SEONG-KYU HA

6 Changes in housing policy, housing wellbeing and housing justice in Taiwan 88
CHIN-OH CHANG AND BOR-MING HSIEH

7 No one left homeless: universal provision of housing in Singapore 106
CHUA BENGTUAT AND MEISEN WONG
<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Housing policy in Malaysia: bridging the affordability gap for medium-income households</td>
<td>123</td>
</tr>
<tr>
<td></td>
<td>Wan Nor Azriyati Wan ABD Aziz, Noor Rosly Hanif, Aioriza Mohd Aini and Mahazril ‘Aini Yaacob</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>The unfinished agenda: national housing programmes and policy shifts in India</td>
<td>139</td>
</tr>
<tr>
<td></td>
<td>Urmic Sengupta</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Housing affordability problems of the middle-income groups in Dhaka, Bangladesh: a policy environment analysis</td>
<td>161</td>
</tr>
<tr>
<td></td>
<td>Sadique MD Zaber Chowdhury</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Vietnam’s post-reform housing policies: social rhetoric, market imperatives and informality</td>
<td>185</td>
</tr>
<tr>
<td></td>
<td>Hoai Anh Tran and Ngai Ming Yip</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Housing segmentation and diverging outcomes in housing wellbeing in Bangkok, Thailand</td>
<td>207</td>
</tr>
<tr>
<td></td>
<td>Thammarat Marohabutr</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Housing policy and social development in Indonesia</td>
<td>226</td>
</tr>
<tr>
<td></td>
<td>Connie Susilawati</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Conclusion: Asian housing policies in the social development contexts</td>
<td>250</td>
</tr>
<tr>
<td></td>
<td>Rebecca L. H. Chiu</td>
<td></td>
</tr>
</tbody>
</table>

*Index* 256
Figures

1.1 Twelve Asian countries/cities in the book 4
3.1 Number of applicants for public rental housing in Hong Kong (2011–2017) 33
3.2 Waiting time for public rental housing allocation (2011–2017) 33
4.1 Housing new starts by type of fund 57
4.2 Housing investment and its percentage of GDP 57
4.3 New issues of housing loans for individuals 58
4.4 Changes in outstanding mortgage debts and gross assets on residential properties of owner-occupier households with mortgage debt 62
6.1 House price index and various indexes from 2000 Q1 to 2017 Q1 94
6.2 The national price-to-income ratio from 2002 Q4 to 2017 Q2 95
6.3 The national mortgage payment-to-income ratio from 2002 Q4 to 2017 Q2 95
6.4 The price-to-income ratio and mortgage payment-to-income ratio in Taipei City from 2002 Q4 to 2017 Q2 96
6.5 Number of subsidized households in integrated housing subsidy program 96
6.6 Number of subsidized households in housing subsidies for the youth program 97
6.7 Vacancy rates in major cities of Taiwan, 2000 and 2010 101
8.1 Median house price and median household income 127
9.1 The four schemes of PAY 146
10.1 Thematic linkage between provisions of affordable housing and supply-side instruments of policy environment 165
10.2 Percentage increase in housing price against increase in nominal household income 166
10.3 House price-to-income ratio in Dhaka 167
10.4 House price-to-income ratio in major South Asian cities during 2011 167
Figures

10.5 House rent-to-income ratio for different income groups in Dhaka 169
10.6 Housing rent-to-income ratio in Dhaka compared with other major South Asian cities 170
10.7 Percentage of land cost to total construction cost in different income areas in Dhaka 171
11.1 Illegal extension of public housing 189
11.2 Popular housing made up 70 per cent of new housing built between 1995 and 2000 190
11.3 Corporate housing in new urban areas: Ciputra Hanoi International City (model) 191
11.4 Change in housing production over time 192
11.5 Social housing in Viet Hung new urban area, Hanoi 194
11.6a Some Chung Cu Mini in Hanoi, 2017 198
11.6b Some Chung Cu Mini in Hanoi, 2017 198
13.1 Map of Indonesia 229
### Tables

<table>
<thead>
<tr>
<th>Table</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>The construction of public housing in China, 2011–2015</td>
<td>16</td>
</tr>
<tr>
<td>2.2</td>
<td>The supply structure of Chinese public housing, 2011–2015</td>
<td>17</td>
</tr>
<tr>
<td>2.3</td>
<td>The supply plan of the “four-in-one” public housing in Shanghai, 2011–2015</td>
<td>20</td>
</tr>
<tr>
<td>3.1</td>
<td>Linear regression: factors of residents’ social wellbeing in Hong Kong</td>
<td>37</td>
</tr>
<tr>
<td>5.1</td>
<td>Two-million housing unit construction plan, 1988–1992</td>
<td>73</td>
</tr>
<tr>
<td>5.2</td>
<td>Public rental housing stock in 2014</td>
<td>75</td>
</tr>
<tr>
<td>5.3</td>
<td>Number of population of vulnerable social groups</td>
<td>83</td>
</tr>
<tr>
<td>6.1</td>
<td>Public housing built by the public and private sectors, 1976–1999</td>
<td>93</td>
</tr>
<tr>
<td>7.2</td>
<td>HDB net deficit and CPF housing grant, 2009/2010–2014/2015</td>
<td>114</td>
</tr>
<tr>
<td>8.1</td>
<td>Eligibility criteria and various types of <em>Rumah Selangorku</em></td>
<td>131</td>
</tr>
<tr>
<td>8.2</td>
<td><em>Rumah Wilayah Persekutuan – RUMAWIP</em></td>
<td>132</td>
</tr>
<tr>
<td>8.3</td>
<td>Housing for government servants (<em>Perumahan Penjawat Awam 1 Malaysia – PPA1M</em>)</td>
<td>132</td>
</tr>
<tr>
<td>8.4</td>
<td>Eligibility criteria for the application of My First Home Scheme (MFHS)</td>
<td>134</td>
</tr>
<tr>
<td>9.1</td>
<td>Funding disbursement in RAY projects</td>
<td>148</td>
</tr>
<tr>
<td>9.2</td>
<td>Policies and programmes in India</td>
<td>150</td>
</tr>
<tr>
<td>10.1</td>
<td>Different income groups in Dhaka</td>
<td>162</td>
</tr>
<tr>
<td>10.2</td>
<td>Housing affordability using residual-income-based approach</td>
<td>166</td>
</tr>
<tr>
<td>12.1</td>
<td>Performance of the Baan Eua Arthorn scheme by phrase and location, 2003–2006</td>
<td>216</td>
</tr>
<tr>
<td>13.1</td>
<td>Projection of population of Indonesia by major provinces</td>
<td>228</td>
</tr>
<tr>
<td>13.2</td>
<td>Main milestones of Perumnas, 1974–2015</td>
<td>233</td>
</tr>
<tr>
<td>13.3</td>
<td>Operational achievements of Perumnas, 2011–2015</td>
<td>233</td>
</tr>
<tr>
<td>13.4</td>
<td>Perumnas’ income breakdown, 2014–2015</td>
<td>234</td>
</tr>
<tr>
<td>13.5</td>
<td>Maximum simple landed house prices eligible for subsidised home loans in million rupiahs</td>
<td>236</td>
</tr>
</tbody>
</table>
Tables

13.6 Number of public flats in Surabaya, Sidoarjo and Gresik 242
13.7 Collaboration across stakeholders on the delivery of low-income housing 245
Contributors

Ainoriza Mohd Aini is a Senior Lecturer and is currently the Programme Coordinator for the Master’s in Real Estate at the University of Malaya. She completed her PhD in the areas of sustainability and responsible property investment. Her current research interest is financing issues for first-time homebuyers and housing challenges for migrants. In the past she has completed national studies on elderly housing, the Housing-Income Index© and corporate real estate as well as sustainability. Dr Ainoriza has been recently been selected as the Youth Member in the TN50 Circles of the Future (Living & Well-being). Her role is to collaborate with other youth leaders and experts to develop recommendations for TN50.

Wan Nor Azriyati Wan Abd Aziz is an Associate Professor in the Department of Estate Management on the Faculty of Built Environment at the University of Malaya, Kuala Lumpur. She holds a doctorate in Housing Policy from the University of Dundee, Scotland, UK. Her areas of expertise and research interests include housing policy and issues, urban studies and property development. She has published many articles in international journals and presented at conferences and seminars related to housing and land development. She has also vast experience in conducting research and consultation projects commissioned by the state and federal government related to housing. Wan Nor Azriyati is currently Deputy Dean of Sustainability Science Research Cluster. She was formerly the Head of the Department of Estate Management on the Faculty of Built Environment. At the national level, she is a Board Member, Board of Valuers, Appraisers and Estate Agents, Malaysia; at the international level, she is appointed as a Governing Council member of the ASEAN Valuers Association.

Chin-Oh Chang is a Distinguished Professor in the Department of Land Economics and the Director of the Taiwan Real Estate Research Centre, National Chengchi University, Taipei, Taiwan. He received his Master’s in Architecture from MIT, USA in 1980, and a City and Regional Planning Ph.D. at the University of Pennsylvania, USA in 1986. He was President of the Asian Real Estate Society (AsRES) in 1997–1998, and President of the Global Chinese Real Estate Congress (GCREC) in 2009–2010. His research
is published in Urban Studies, Housing Studies, Journal of Property Research, Habitat International, International Real Estate Review and several other journals. He has concentrated on areas related to housing and land policy, real estate investment and financial analysis.

**Jie Chen** is a Professor of Real Estate at Shanghai University of Finance and Economics (SHUFE). His research covers various fields in regional, urban and housing-related economic issues. He has published more than 30 papers in reputed international journals and also authored or edited five books including The Future of Public Housing: Ongoing Trends in the East and the West (2013). He works as a housing policy advisor for Chinese central government agencies, as well as a senior consulting expert for a number of international organizations. He is on the Board of Trustees of the Urban Studies Foundation, on the editorial board of Housing Studies, a board member of the Asian Real Estate Society and a steering member of the Asia Pacific Network for Housing Research.

**Rebecca L. H. Chiu** is a Professor and Head of the Department of Urban Planning and Design and Director of the Centre of Urban Studies and Urban Planning at the University of Hong Kong. Her current research interests include housing and urban sustainability issues in high-density Asian cities, especially in China, comparative housing policies in Asia and housing policy transfer. She is the Founder Chairman of the Asia Pacific Network for Housing Research. She has been appointed to government boards and appeal panels related to housing, planning, urban renewal and natural and heritage conservation in Hong Kong.

**Sadeque Md Zaber Chowdhury** works for the Bangladesh Government and currently holds the position of Additional Superintendent of Police. He is responsible for the overall physical infrastructure planning and development of the Bangladesh Police. He received his PhD from The University of Hong Kong. His research interests involve Housing Policy Studies, Planning Regulatory and Institutional Regimes and Urban Environmental Crime. He is also a practicing urban planner and a member of the Bangladesh Institute of Planners.

**Chua Beng Huat** is a Professor in the Department of Sociology, National University of Singapore. His research interests include housing and urban studies, comparative political economy of Southeast Asia and cultural studies in Asia. His most recent book is Liberalism Disavowed: Communitarianism and State Capitalism in Singapore (2017) and he is guest editor of a special issue, “Inter-referencing East Asian Occupy Movements”, of the International Journal of Cultural Studies (2017). He is a founding co-executive editor of the Inter-Asia Cultural Studies Journal.

**Seong-Kyu Ha** is an Emeritus Professor of Urban Planning and Real Estate at the Chung-Ang University, South Korea. He also serves the president of the
Korea Research Institute of Housing Management. He received his PhD from the University College London and an MSc in Urban Planning from the London School of Economics. His current research interests have centred on low-income housing policies, urban residential regeneration and housing management. He has authored numerous publications on housing policy and urban and community regeneration, including *Housing Policy and Practice in Asia* (Croom Helm, 1987). Recently he was elected Chairman of the Korea Housing Service Society, a housing expert consulting and research group in Korea.

**Noor Rosly Hanif** is an Associate Professor in the Department of Estate Management on the Faculty of Built Environment at the University of Malaya (UM), Kuala Lumpur. He was the Dean of the Faculty of Built Environment, UM, from 2009 to 2014. He is also a professional registered Valuer and Estate Agent with The Board of Valuers, Appraisers & Estate Agents Malaysia, Fellow Member of the Royal Institution of Surveyors Malaysia (FRISM) Malaysia and Member of the Royal Institution of Chartered Surveyors (RICS) United Kingdom. He is as an External Examiner of University Tunku Abdul Rahman (UTAR) and on the Board of Academic Governance INSPEN Ministry of Finance Malaysia. Dr Hanif is also an expert panellist for the Malaysian Qualifications Agency (MQA) to accredit new programs in Real Estate in Malaysia since 2010. His ongoing research is in affordable housing, *waqf* development, urban heat island, ageing shelter needs and auctioneering.

**Yosuke Hirayama** is a Professor of Housing and Urban Studies at the Graduate School of Human Development and Environment at Kobe University, Japan, working extensively in the areas of housing and urban change, homeownership and social inequalities, as well as comparative housing policy. His work has appeared in numerous international and Japanese academic journals, and he is a co-author of *Housing in Post-Growth Society: Japan on the Edge of Social Transition* (Routledge) and also a co-editor of *Housing and Social Transition in Japan* (Routledge). He has received academic prizes from the City Planning Institute of Japan, Architectural Institute of Japan and Tokyo Institute of Municipal Research. He is also a founding member of the Asia Pacific Network for Housing Research.

**Bor-Ming Hsieh** is an Associate Professor and Head of the Department of Land Management and Development and Head of the Bachelor’s Program in Real Estate Finance at Chang Jung Christian University, Tainan, Taiwan. He received his Ph.D. in Urban Studies at the University of Glasgow, UK, in 2002. His current research interests centres on housing market, spatial analysis of housing prices, housing policy and urban regeneration. His research is published in the *Journal of Real Estate Research, Journal of Housing Studies, City and Planning, Journal of Statistics and Management Systems* and several other journals. He is on the Board of Directors of the Asian Real Estate
Contributors

Society and the Steering Committee Member of the Asia Pacific Network for Housing Research.

Misa Izuhara is a Reader in Comparative Policy Research at the School for Policy Studies, the University of Bristol, UK. Misa has been undertaking extensive research internationally in the areas of housing and social change, the life-course and intergenerational relations and comparative policy analysis. Her research projects include cross-national comparative research on ‘Housing assets and intergenerational dynamics in East Asian societies’ funded by the UK Economic and Social Research Council. She is the author of Housing in Post-Growth Society: Japan on the Edge of Social Transition (with Yosuke Hirayama, Routledge 2018) and Housing, Care and Inheritance (Routledge, 2009) and the editor of Handbook on East Asian Social Policy (Edward Elgar, 2013). She is currently the Co-Editor of the peer-reviewed international journal, Journal of Social Policy.

Mandy H. M. Lau is an Assistant Professor in the Department of Urban Planning and Design at the University of Hong Kong. She received her PhD and MPhil from the Department of Land Economy at the University of Cambridge and a BSc in Sociology from the London School of Economics. She is currently Secretary of the Asia Pacific Network for Housing Research. Her primary research interests include urban governance, contentious urban developments, inadequate housing, and planning for affordable housing. Recent publications include: “Framing Processes in Planning Disputes: Analysing Dynamics of Contention in a Housing Project in Hong Kong” in Housing Studies (2017) and “Tackling Uncertainties in Plan Implementation: Lessons from a Growth Area in England” in Town Planning Review (2015).

Thammarat Marohabutr is a Lecturer in the Department of Society and Health of Mahidol University. His research interests lie in the fields of social policy and political economy, including housing and health policy, civil movements and welfare administration. He contributed an article, “Bangkok’s Housing Market and Its Trends: A Slowdown from Recovery since 1997 Economic Crisis”, to Housing Express (Hong Kong: Chartered Institute of Housing, 2008), and completed a PhD thesis, “Housing Policy in Thailand: Implications for Welfare Typology” (2011), at the City University of Hong Kong. He is also a member of the Network of East Asian Think Tanks (NEAT) Working Group on Inclusive Growth.

Urmi Sengupta is an architect/town planner and is currently affiliated with the School of Natural and Built Environment, Queen’s University Belfast, UK. Urmi’s research interest lies at the intersection of housing policies, practice and urban transformation, especially policies that seek to address poverty and inequalities in cities of the global South. Her recent research has focused on the trends and issues in housing in Asia, housing polices and markets, public space and post-disaster space and reconstruction. She has edited a book, Coming of an Age: Trends and Issues in Housing in Asia, 2017 (Routledge with
A Shaw) and is currently working on her new book, *Urbanism in the Global South: Public Space in Cities in Transition*.

**Bokyong Seo** is a Research Associate in the Department of Urban Planning and Design at the University of Hong Kong. She received her Ph.D. in Urban Planning from the University of Hong Kong and her MSc in Urbanism from the Delft University of Technology. Her research interests have been focused on housing policy and social changes, urban shrinkage, urban regeneration and gentrification and age-friendly cities. Her major publications include: ‘Dual Policy to Fight Urban Shrinkage: Daegu, South Korea’ in *Cities* (2017); and ‘Social Cohesiveness of Disadvantaged Communities in Urban South Korea: The Impact of the Physical Environment’ in *Housing Studies* (2014).

**Connie Susilawati** is a Course Coordinator and Senior Lecturer in Property Economics at Queensland University of Technology, Australia. Her passion for providing real-world learning and international opportunities shows in her teaching, research, leadership and engagement. Her work focuses on housing policy for both developing and developed countries. She led the Economic Impact on Sustainable Housing section of an ARC-Linkage funded project. Susilawati offers multiple international education opportunities for both Australian and Indonesian students/leaders in infrastructure, asset management and property development. She has worked for the largest housing development company (Ciputra Group) and led property students to attend summer program at the University of Surabaya, Indonesia.

**Hoai Anh Tran** is an Associate Professor in Urban Studies at Malmö University, Sweden, and the Program Manager of the graduate program in Urban Development and Planning at the Department of Urban Studies, Malmö University. She researches urban development and housing policies, urban planning and socio-spatial consequences, modernization and urban changes with a focus on Vietnam. Her most recent project deals with urban space production and urban qualities with examples from the new urban areas of Hanoi.

**Meisen Wong** is a PhD Fellow in the International Graduate Research Program, Centre for Metropolitan Studies (CMS), Berlin Technical University. Her current research is on ‘ghost cities’ in China.

**Mahazril ‘Aini Yaacob** is currently a Lecturer on the Faculty of Administrative Science and Policy Studies at Universiti Teknologi MARA, Seremban Campus. She is also a PhD student in the Department of Social Administration and Justice, Faculty of Arts and Social Sciences, at the University of Malaya. Her research interests focus on social policy, housing studies, public administration, public management and human resource management. She has also experience in conducting research and has acted as principal investigator in several research projects. She has experience teaching subjects

Ngai Ming Yip is a Professor in the Department of Public Policy at the City University of Hong Kong and convenor of the Urban Research Group in the department. He researches housing and urban policy and governance of the neighbourhood as well as urban activism in East and Southeast Asian countries. He publishes extensively in international journals. He is an editor of *Housing Studies* and participates actively in the professional and policy communities. He is a member of the commercial property committee of the Hong Kong Housing Authority and chairman of the Chartered Institute of Housing Asian Pacific Branch (2013, 2014).
Preface

This book has been gestating for some years. Since the establishment of the Asia Pacific Network for Housing Research (APNHR) at The University of Hong Kong in 2001, bi-annual conferences have been held for housing and related researchers working on Asia Pacific and beyond to meet and exchange ideas. In the meantime, while book volumes on housing in Asia were published, none were led by Asian housing researchers themselves or included a more comprehensive social dimension. Thus, the idea of filling the gap came, and in some ways it is incumbent upon APNHR to take the lead as it has members and connections throughout the Asian region. While outsiders’ views and international perspectives are as important as those of the insiders, perhaps the more intricate social dimensions of housing are better experienced and told by local researchers, especially if the understanding is framed by conceptual interpretation and compared with international experiences. There nonetheless still need to be platforms for local researchers to disseminate their insights and visions. This book provides such a platform, not only discussing over a dozen Asian countries but also attempting to include all major housing systems of various stages of development and socio-economic and political circumstances.

The aim of the book is thus to investigate how social changes have impacted housing policy in Asia since the late 1990s and, in turn, how housing policy changes have impacted housing wellbeing and social development, including the welfare implications of housing policy. It seeks to answer the following research questions collectively and in each individual housing system where appropriate:

1. How have global economic trends and local socio-economic and political conditions incurred housing policy changes since the late 1990s, given the path-dependent nature of housing and the role of housing in addressing the local socio-economic and political challenges?
2. What are the effects of housing policy changes in enhancing housing wellbeing, in terms of housing affordability, housing security, livability and housing culture?
3. Have the policy changes transformed the welfare nature of housing policy and their social functions, and if so, how?
The chapters are organized according to geographical locations, starting with East Asia, and then South East Asia and South Asia. Given the diversity in economic conditions, social environment, housing culture and urban contexts, the focuses of discussion vary; however, all attempt to address the above issues from specific dimensions and critical lenses. Although naturally we could not include all Asian countries, we are confident that this volume provides a much-needed insiders’ interpretation of housing policy change and social development in rapidly developing Asia, and hopefully will stimulate further research on this important topic.

To accomplish this book project, we are indebted to Elizabeth M. Fox for the text-editing, Sandra Mather for re-drawing the figures, and Bokyong Seo for coordinating the editorial work. Most importantly, we would like to thank all contributors for sharing their fascinating housing stories. We believe that our efforts give the world insights into our housing experience. We await feedback from near and far to enable better housing and social development in the future Asia.

Rebecca Lai Har Chiu and Seong-Kyu Ha, Editors
November 2017
1 Introduction

Conceptual contexts

Rebecca L. H. Chiu

Preamble

The few book volumes on housing in Asia have discussed mainly the socio-economic and political factors and functions of housing policy. None has comprehensively investigated the impact and causes of housing policy changes on housing wellbeing and social wellbeing, especially those brought about by the sharp economic fluctuations, social trends and rapid urbanization since the late 1990s. The book of Groves, Murie & Watson (2007) aims to investigate the role of housing in welfare states and the emerging importance of asset-based welfare in six Asian countries and compares them generally to those of the U.K. and European countries. They argue that expanding ownership rather than citizens’ right marks a significant departure of the Asian models from the European ones, although the latter has actually reversed the trends to be more akin to the Asian cases. The welfare function of housing policy is undoubtedly an important topic, although it is only one social dimension of housing and social wellbeing. The book of Doling & Ronald (2014) is concerned with how the housing systems in East Asia have contributed to the success of the region, as well as how they are adapting to new, more challenging conditions and how they are likely to fare in the future. Thus, although it covers nine Asian countries, its focus of investigation is to identify and update the East Asian housing model in its varied economic, demographic and developmental contexts. This book, in contrast, addresses the housing wellbeing and social outcomes of the housing policy changes triggered by social and broader transformations in twelve different Asian cultural settings.

While this book contextualizes Asia’s housing policy development in the global and local socio-economic and political changes and the non-housing functions of housing policy, its central theme is how social changes have triggered housing policy changes, which in turn have shaped and re-shaped the housing wellbeing of the local people and the social development of a place. Housing as an element of social development encompasses the security of basic living standards not only in the short-term but also after retirement, a safe living environment and the community development associated with the place of residence. Underpinned by these objectives, this book attempts to open up a
new dimension for understanding the relationships between and among housing, social change and social development in Asia and to innovate a new conceptual perspective to understand housing, which, by nature, is culture-sensitive, people-focused and socially-constituted. We thus need to form a conceptual foundation for this study.

Concepts

Although this book contextualizes the housing policy development of Asia in the global and local socio-economic and political changes and the non-housing functions of housing policy, as described above, its central theme is how the different social settings and their changes have influenced housing policy development which subsequently shaped and re-shaped the housing wellbeing of the local people specifically and the social development of a place generally. We believe that improving housing and social wellbeing constitute a core purpose of housing policy. Housing wellbeing encompasses affordability, security and the tangible and intangible aspects of liveability, qualified by the specific housing culture of a locality, for example, acceptance of housing space standards, residential form and the social meaning of housing. Social development related to housing policy pertains to the security of basic living standards not only in the short-term but also in the long-term (thus the welfare nature of housing policy is relevant), a safe living environment, community development in terms of social cohesiveness reflected in the sense of community, identity, neighbourliness and social inclusiveness, as well as the ability of housing to enhance other forms of the wellbeing of its users such as the post-retirement protective function of home ownership (Chiu, 2004; Grzeskowiak, Sirgy, Lee & Claiborne, 2006; Hulchansky, 1995; Seo & Chiu, 2014).

This book interprets housing policy as a form of organized effort designed and orchestrated by the government to make use of public and private resources and both regulatory and other means to solve housing problems to improve housing standards as well as to bring about the wellbeing of a society through the housing endeavours. The policy approaches, or forms of government intervention in the housing sector, are diversified and influenced by political and economic ideology, resources availability, governance modes and specific policy objectives. Accordingly, the extent and nature of government subsidies form a spectrum, spanning a range from in-kind, through regulatory means, to in-cash and hybrid forms. It needs to be acknowledged, nonetheless, that in some places, policy goals and policy tools may not be formulated or available, or even if they are, enforcement may not be forthcoming (Chiu, 2008).

The meaning of social development varies in different contexts and to different people. Midgley (2014) summaries its attributes: it involves processes; it is progressive in nature; it is part of a larger multifaceted process; it is interventionist as it requires human agency to take action; it is productivist as it contributes to economic development; it is universalistic in scope involving the whole community; it is committed to promote social wellbeing. Pawar & Cox (2010)
summarize the definitions into three categories. First are definitions that emphasize the need for systematic planning and the inseparable relationship between social and economic development. These definitions take social development as a totality comprising economic, political, social and cultural aspects, and the aim of development is to improve people’s general welfare. Second are definitions that focus on producing structural change as the core element of developing the society and the change involves the re-organization and reorientation of entire economic and social systems. Third are definitions that focus on achieving human potential, fulfilling needs and attaining a satisfactory quality of life. Given the multifaceted nature of housing and its intricate relationships with all sectors in a society, this book adopts all three categories of definitions. The first two categories are pertinent to the diversity of macro social changes and growth that Asian countries are going through, and the third are specific social wellbeing that housing policy intend to produce. Social development in this volume therefore refers to the whole societal contexts and more fundamental structural reforms that precipitate housing policy changes as discussed above and improve the quality of life; more equitable distribution of resources; greater public participation in making decisions on housing affairs; inclusion and empowerment of disadvantaged groups; improvement of the relationships between people and social/economic institutions and those between human needs and social policies and programmes; and release of human potential to eliminate social inequities and problems and to enhance life-sustenance, self-esteem and freedom and to improve relationships between people and their institutions.

The definitions of social wellbeing concepts vary across studies, and each chapter defines the terms in its own context. The following indicative definitions were supplied to the book contributors for reference at the outset. Social cohesion: a state of interactions among members of society characterized by trust, a sense of community and the willingness to participate and help, as well as the actual supportive behaviour (modified from Chiu, 2004 and Chan, To & Chan, 2006). Sense of community: feeling and acknowledgement of being part of a larger, dependable and stable social structure, reflected in emotional attachment, shared identity and frequent social interaction (Chiu, 2004; Unger & Wandersman, 1985). Social capital: a set of productive resources underlying interpersonal trust, trustworthiness, solidarity, reciprocity and engagement in community affairs (Chan et al., 2006). Social inclusion: a situation where there is universal access to resources and decision-making processes and mutual respect for differences and ability to contribute (Cappo, 2002; Oxoby, 2009).

Chapter themes: housing stories of Asia

We organize the chapters according to geographical locations, starting with East Asia, and then South East Asia and South Asia (Figure 1.1).

For the East Asian region, the chapter on China contextualises and interprets the transformation of housing provision regimes in urban China since the
Figure 1.1 Twelve Asian countries/cities in the book.
abolishment of the urban welfare housing system in 1998. Public rental housing provision in Shanghai is examined to offer insights into the complexity of the societal-economic dynamics in post-reform urban China. The chapter on Hong Kong elucidates the social changes that have given rise to the dominance and limitations of public rental housing and their implications and impacts on the social wellbeing of the lower income groups. This chapter argues that the rental-biased subsidy policy constitutes a security-based welfare policy engendering welfare benefits similar to that offered by an asset-based welfare policy in terms of housing security, affordability and social wellbeing. The Japan chapter focuses on the changing role of housing in Japan’s transitions into a post-growth and super-aged society, exploring the key issues of shrinking housing and mortgage markets, affordability problems in the deflationary economy and housing market and generational fractures associated with housing. The Korea chapter acknowledges the vast improvement in housing supply and government intervention in housing markets, warns of the persistent divisiveness of housing issues to the country and calls for the government’s attention to the social function of housing, especially its implications for the vulnerable groups. The Taiwan chapter points out that housing policy, housing wellbeing and housing justice have dramatically changed in the past several decades, the most significant being re-focusing the goal of housing policy on enabling every citizen to live in an appropriate home. However, the skyrocketing house prices and the low holding costs for property owners have worsened housing inequality and injustice.

In the South East Asian region, the Singapore chapter points out that as the economy enters into slow growth with inflation in costs of living and housing assets, groups excluded from home ownership appear, even with government subsidies. As home ownership is linked to retirement funding, the government is caught in the dilemma of being unable either to take radical measures to deflate housing prices or to expand rental schemes as they reinforce rising housing inequality. The Malaysia chapter demonstrates that the government plays an important role to ensure adequate access to home ownership by all. The role of the state has evolved from enabling only the bottom 40 per cent income groups to home ownership to include the middle-income households.

In contrast to the East and South East Asian countries and cities, the South Asian countries rely more heavily on the informal sector to solve the housing problems of the lower-income families. The India chapter traces the shifts and continuities in housing policy development in the past decades, contending that India’s housing transformation remains unfinished. The hurdles are little or no penetration of housing finance into the low-income segments, weak institutional structure and resource base of the implementing bodies and governance gaps in the broad (non)coalition of interests across the community spectrum. The Bangladesh chapter argues that the formal housing market in Dhaka fails to provide affordable housing to the middle-income groups, who struggle to maintain a minimum standard of living and to access affordable rental housing. The regulatory and infrastructure development regimes and the institutional
environments are found to be non-enabling, constituting the major underlying causes of the severe housing affordability problems faced by the middle-income groups, who are the pillars of the economy. The Vietnam chapter elucidates the huge increase in housing inequality consequent to the housing reform. It highlights the complex state-market relation that leads to the paradox of the state-supported, corporate-led formal sector’s producing a small share of urban housing while the much-suppressed informal sector supplies the majority of urban housing. The Thailand chapter delineates the big divide in housing conditions between the middle- to high-income segment and the low-income segment and calls for attention to this blatant inequality. The slum upgrading scheme advocating participatory democracy is seen as a way to push forward the living standards of the urban poor. Finally, the Indonesia chapter considers the diverse approaches adopted to enable different income groups to acquire home ownership. Housing finance schemes, subsidized housing improvement programs and private housing with government subsidies and support are provided to different income groups. However, the lack of affordable housing in the city centre has increased transportation cost and time and worsened the social well-being of vulnerable groups.

Acknowledgement

The chapter described in this chapter was funded by grants from the Research Grants Council of the Hong Kong Special Administrative Region, China (Project no. HKU 742811H).

References


References

1 Introduction: conceptual contexts


2 Housing policy and urban development in China: the public housing perspective


Economic Intelligence Unit. (2011). Building Rome in a day: The sustainability of China’s housing boom. London: Economic Intelligence Unit.


He, S. (2010). New- build gentrification in central Shanghai: Demographic changes and socioeconomic


3 The security-based public housing policy of Hong Kong: a social development interpretation


Census and Statistics Department. (2016). Thematic household survey report No. 60: Housing conditions of subdivided units in Hong Kong. Hong Kong: Census and Statistics Department.


Census and Statistics Department. (2017b). Median rent to income ratios by type of quarters and year. Hong Kong: Hong Kong Special Administrative Region.


HKSAR Government. (2003b). Landlord and tenant (consolidation) ordinance (cap. 7) security of tenure and related provisions: Result of consultation exercise. Hong Kong:

Hong Kong Housing Authority. (2006). Waiting list income and asset limits. Hong Kong: Hong Kong Housing Authority.


Hong Kong Housing Authority. (2016). 2015/16 Annual report: Caring for people, committed to progress. Hong Kong: Hong Kong Housing Authority.

Hong Kong Housing Authority. Hong Kong Housing Department. (2010). Design for a green & healthy living in public rental housing estate in Hong Kong. Paper presented to the 22nd IFPRA World Congress, November 2010. Hong Kong: Leisure and Cultural Services Department, Hong Kong Recreation Management Association. Hong Kong Institute of Architects. (2012). Hong Kong today: Public housing - improvement in quality of life. Hong Kong: Hong Kong Institute of Architects.


4 Housing in Japan's post-growth society


5 Housing policy challenges and social development in Korea


Korea Research Institute of Human Settlement (2013). Housing policy. Anyang: KRIHS.


University of Dundee.


6 Changes in housing policy, housing wellbeing and housing justice in Taiwan


Hsia, C. J. (1988). Taiwan’s housing policy: The social aspect of public housing program. Taipei: Department of Civil Engineering, Urban Planning Studio, National Taiwan University.


investors after the implementation of specifically selected
goods and services tax act –

The case of Kaohsiung City. Chinese Society of Housing Study 2014 Annual Conference


7 No one left homeless: universal provision of housing in Singapore


Heng, J. (2013a, 6 June). Slower rise in 2012 private-sector pay; real wages dipped because of high inflation; this year likely to be better. The Straits Times.


Lim, D. (2012, 29 July). Not easy when families share flats; scheme helps families with short-term housing, but conflicts lead to calls for review. The Straits Times.


Ong, C. (2011, 4 March). New S$20,000 grant to help needy buy a flat. The Straits Times.


Housing policy in Malaysia: bridging the affordability gap for medium-income households


The unfinished agenda: national housing programmes and policy shifts in India


KPMG. (2014). Indian real estate opening doors. Delhi: KPMG.


Housing affordability problems of the middle-income groups in Dhaka, Bangladesh: a policy environment analysis


65–118.


Sadeque, C. M. Z. (2013). The Housing affordability problems of the middle-income groups in Dhaka: A policy environment analysis. Doctoral thesis submitted to the University of Hong Kong.


11 Vietnam's post-reform housing policies: social rhetoric, market imperatives and informality


Nhà Riêng Ta · i Hà Nội · i (2018). Nhà Riêng Ta · i Hà Nội · i (Full apartment for rent, private rental in Hanoi). Available at: http://phongnhatro.com/cho-thue-nha-nguyen-can/ha-noi.html, accessed on 7 February 2018.
income people in the urban areas.

Prime Minister. (2011). Decision 2127/2011/QĐ-TTg national housing development policy for the year 2020 with the vision to 2030.


Thue chung cu mi ni (2018). Thue chung cu mi ni (Chung cu
mini for rent). Available at

Tienphong.vn (2016, 5 July). “Chay” nha o cho thue (High
demand for social housing for
rent). Tienphong.vn. Available at www.tienphong.vn/Kinh-
Te/chay- nha-o- xa-hoi-

CTr12/UBND Chuong trinh
phat trien nha o Hanoi den nam 2000 va 2010 (Hanoi housing
development plan for the
years 2000 to 2010).

Tran, H. A. (2015). Urban space production in transition:
The cases of the new urban

tenants: Privatisation of
state owned housing in Hanoi. Housing Studies, 20(6),
897-929.

Tran, H. A & Yip, N. M. (forthcoming). Neoliberal urbanism
meets socialist modernism:
Vietnam’s post reform housing policies and the new urban
areas of Hanoi. In Y. L.

Chen, S. Asato & H. B. Shin (Eds.) Contesting urban space
in East Asia: Recasting neo
liberalism upon housing. New York, USA: Palgrave Macmillan.

UN Habitat. (2014). Vietnam housing sector profile. Hanoi:
UN Habitat.

assistance report. Washing

12 Housing segmentation and diverging outcomes in housing wellbeing in Bangkok, Thailand


Community Organizations Development Institute (CODI).


Tanaboriboony, Y. (1997). Bangkok traffic. IATSS Research,


13 Housing policy and social development in Indonesia


Conclusion: Asian housing policies in the social development contexts
