

Index

```
acquisition, 6, 105, 119, 162, 164, 181
                                                  Colombia, 178
  fees, 69, 163
                                                  commodification, 103, 176
  of land, 104, 140
                                                    definition of, 34
Africa, 3, 12, 179
                                                    first proponents of, 50
                                                    of housing, 61, 123, 156, 168
agricultural production, 9, 35, 37, 39, 163
Allina-Pisano, Jessica, 25, 178
                                                    of land, 2, 7, 13, 18, 21, 26, 28, 33-4, 40-1,
Asian Financial Crisis, 61, 78
                                                         43, 51, 54, 57, 59, 64-5, 116, 142, 173,
automobile industry, 21, 72, 74, 137, 143
                                                         182
                                                    of real estate, 77
Beihai, 45, 70, 72
                                                    of worker housing, 159
                                                  Corruption Street, 136-7
Bo Xilai, 19, 81, 83, 85, 87-8, 90, 107-8
  campaigns of, 85, 87, 89-90
                                                  Cultural Revolution, 40, 152
  princeling, 87
  sing Red songs, 83, 90
                                                  Dalian Development Area (DDA), 88, 92-4,
Boone, Catherine, 3, 11-13, 179
                                                         97-9, 101, 103, 105, 107-8, 165-6,
Bureau of Land Planning Management
                                                         183-5
  Harbin, 113, 128-9, 134, 137-8
                                                  Daowai district, Harbin, 116, 125-6, 128, 132,
                                                  debt
campaigns, 19, 28, 85, 90, 106
  in Changchun, 156, 169
                                                    municipal, 50, 98
  in Chongqing, 87
                                                  decentralization, 19
  in Dalian, 19, 85, 89, 104, 107, 174
                                                    fiscal, 56, 64
Changchun Coach and Railway Car, 149
                                                    policy, 114, 124, 140
Chen Yun, 42-3, 48
                                                  decollectivization, 1, 39
Chengdu, 71, 190
                                                  demolition (chai, 拆), 107, 112
Chongqing, 71, 83, 87, 90, 190
                                                  Demsetz, Harold, 22
                                                  Deng Xiaoping, 17, 42
class struggle, 1, 37
coastal development strategy, 70, 144
                                                    1978 economic reforms, 55
coastal open cities, 70, 72, 88
                                                    Southern Tour, 43, 89, 93, 104
Coca-Cola, 137
                                                  Development Research Center of the State
collective enterprises, 12, 38, 47, 55-6, 61
                                                         Council (DRC), 6, 182, 189–91
collective production, 7, 38
                                                  development zones, 24, 43-4, 63, 71, 73, 92,
Collier, David, 3, 177
                                                         136, 138, 176
```

214



```
high-tech, 20, 93, 137, 162, 164-7, 186
                                                   Changchun, 156
  in Beijing, 19
                                                   Dalian, 100
  in Changchun, 21, 141-2, 160, 162, 164-7,
                                                   Harbin, 124
       т86
                                                 growth machines, 34
  in Chongqing, 90
                                                 Gu Mu, 42
  in Dalian, 84, 89, 91-3, 97-8, 104-5, 109,
                                                 Guangzhou, 41-3, 50, 54-5, 67, 70, 72, 138,
       118, 175
  in Harbin, 20, 128, 135-9, 185
                                                   and the real estate bubble, 50
  in Shanghai, 43
                                                   land-use fees in, 55
Eastern Europe, 25, 75, 178
                                                 Hainan, 42, 48, 69, 72
economic and technology development zones
                                                 Hangzhou, 48
      (ETDZs), 72
                                                 Haping cluster, 137
                                                 Harbin Development Zone, 135-6, 212-13
  in Changchun, 162, 164-7
                                                 Harbin Economic and Technology Zone
  in Dalian, 88
  in Harbin, 135-8
                                                        Management Committee, 137
                                                 Harbin High Technology Park, 135-6, 212
economic orders, 14-15, 81
enclosures movement (in England), 191
                                                 Harbin Pharmaceutical Company (HaYao), 138
endogeneity
                                                 Harbin Urban Planning and Design Institute,
  and property rights, 23, 173
                                                        135, 138, 212
                                                 Harbin West, 185
enterprise relocation campaign, 19, 96, 104-5,
                                                 Harvey, David, 34
exchange value, 5, 34, 36, 38, 54, 101, 113, 129
                                                 Heilongjiang Province
  definition of, 28, 32
                                                   growth rate in, 14
  versus use value, 34, 40
                                                 Ho, Peter, 10, 62, 159
                                                 Holland, Alisha, 3, 178
FDI, 15
                                                 Hou Jie, 51, 53-4
  Changchun, 162
                                                 housing
                                                   as a percentage of national GDP, 51
  Dalian, 15, 19, 72, 83-4, 91, 95, 118
  data on, 16, 75, 207
                                                   commodification of, 61, 168
  Harbin, 136
                                                   in Changchun, 160
financial reforms, 57-8
                                                     commodification of, 166
First Automobile Works (FAW), 141, 144-6,
                                                     construction of, 159, 168
       149, 161, 167, 169
                                                     housing distribution fund, 160
fiscalization
                                                      prices, 162
  of the banking sector, 59 see also land
                                                     privatization of, 159, 161
       fiscalization
                                                     reforms, 159, 161, 166
Five-Year Plans (FYP), 37, 68, 70, 121, 136
                                                     renovation, 147, 161
fixed asset investment (FAI), 152
                                                   in Dalian, 98, 100, 104-6, 108
  Changchun, 152, 164
                                                      of workers, 104
  Dalian, 97
                                                   in Harbin, 112, 116, 120-1, 125, 128
foreign-invested enterprises (FIEs)
                                                     commodification of, 123
  Changchun, 163-4
                                                     of workers, 120, 175
  Dalian, 87, 91, 95, 97, 103-4
                                                     reassignment, 125
  Harbin, 127
                                                     redistribution, 128
Fushun, 41
                                                      rehabilitation, 119-20
                                                      renovations, 122, 125, 130, 134
Gallagher, Mary, 77, 86
                                                     state-owned enterprise (SOEs), 120
grafting on, 95, 136, 165
                                                      Yamachang Factory, 122-3
great divergence or "Needham Question", 35-6
                                                   municipal government financed, 185
Great Leap Forward, 37-8, 70, 123
                                                   national, 7
green areas
                                                   of workers, 20, 76, 84
```

216

housing (cont.)

Cambridge University Press
978-1-107-11730-3 - Land Bargains and Chinese Capitalism: The Politics of Property Rights under
Reform
Meg E. Rithmire
Index
More information

landless peasants, 6

land-use fees, 2, 40-1, 50, 55, 61, 92, 158, 163, policy, 19 prices, 49, 188 privatization of, 44 land-use rights, 2, 39, 41-2, 44, 46, 54, 62, 67, programs, 189 97, 100, 153, 157 Larsson, Tomas, 3, 24-5 state-owned enterprises (SOEs), 38 stock, 38 Lee, Ching Kwan, 66, 78, 115-16, 130, 174 subsidized, 61 Liaoning Province village-development, 62 growth rate in, 14 Libecap, Gary, 3, 22, 27 Huang Yasheng, 12, 33, 176, 180 hukou system, 7, 189, 190 Lin, George C.S., 10, 32, 36, 62, 67 Huo Yingdong, 31 Liu Shouying, 6, 188, 190-1 local investment financing vehicles, 98 industrial clusters Looney, Kristen, 8, 62, 106, 187-8 in Changchun, 142, 149, 168, 187 Lou Jiwei, 191 in Harbin, 104, 119-20, 130, 136-8 inflation Mao Zedong, 1, 24, 35-7, 71, 81, 106, 117, 1992 inflation cycle, 58, 62 143, 153, 175, 195-7 in 1992 bubble, 48 Marxism, 34 institutional strength, 177 master (urban) plan iron rice bowl, 78, 148, 167 Changchun, 149, 166, 169 1985, 149 Iilin Province Dalian, 91-2, 96 growth rate in, 14 Harbin, 119, 133, 138 1985, 119 Kelliher, Daniel, 39 Mi Fengjun, 163 migration land banks, 109 and urbanization, 29, 188, 192 in Dalian, 93 land finance. 20 See land fiscalization land fiscalization, 28, 34, 59 Ministry of Construction (MoC), 154, 156 definition of, 29, 34, 57 Ministry of Land Resources, 7, 13, 61-3, 110, emergence of, 33, 173 186 Land Law, 20, 37, 41, 44, 97 moral economy, 27, 73, 114, 116 Land Management Law, 2, 9 moral entitlements, 4, 18, 27, 29, 68, 114, 132, 1998 revision of, 62 143, 174, 182 Land Management Bureau Municipal Bureau of Industry and Commerce Changchun, 142, 153, 156-61, 164, 168 (MBIC), 95, 114

nail house, 5, 109
National Development and Reform
Commission (NDRC), 62
Naughton, Barry, 68, 71, 75–7, 188
New Institutional Economics (NIE), 22
North, Douglass, 3, 12, 22, 36, 67, 191
Oi, Jean, 10, 55, 180

Changchun, 148-9, 151, 154, 164

Harbin, 113, 121-2, 126, 133

Dalian, 104-5

Patriotic Cleanliness Campaign, 107 People's Liberation Army (PLA), 37

local dependence on, 31, 33, 57, 177, 182,

Dalian, 105, 108-9

collective, 2, 7, 40, 191 state, 2, 7, 191 land reform

1940s-1950s, 1, 36-7

184-5, 190-1

Land Resource Management Bureau

land ownership

1980s, 2 future of, 190-1

Dalian, 100

Harbin, 131 land revenues, 190

data on, 59



```
Perry, Elizabeth, 71, 106, 130
                                                 Song Qilin, 50
                                                 Songbei New Area, 185
Peru, 3, 23, 24, 177
preferential policies, 17, 24, 69-71, 78, 81, 117,
                                                 special economic zones (SEZs), 17, 40, 42-3,
       143-4, 162, 164, 166, 184-5
                                                        48-9, 69, 92
  coastal development strategy, 70-2
                                                   in Shenzhen, 42, 69, 92
  in Dalian, 18-19, 82, 84
                                                 State Planning Commission (SPC)
private enterprise, 10, 12, 69
                                                   Changchun, 145
  in Changchun, 149
                                                 state-owned enterprises (SOEs), 14, 21, 69,
  in Harbin, 125-6, 132-5
                                                        74-5, 77, 95, 146, 152, 184
                                                   and land ownership, 157, 159-60, 162
property rights, 5, 15, 18, 19
                                                   in Changchun, 80, 142-7, 152, 155, 157,
  collective varieties of, 2, 4
  endogenous change in, 5, 10, 23, 30
                                                        159-60, 162, 165-7, 170
                                                   in Dalian, 80, 97, 105
  neo-classical ideas about, 4, 8
                                                   in Harbin, 80, 115, 118, 120, 127-8, 130-1,
  regimes, 3-5, 11-13, 17-18, 20, 177, 179
    privatization of, 181, 187
                                                        137-8, 140
  state ownership of, 2-3
                                                   reform and restructuring in, 112, 117, 126
public ownership: 191
                                                 strikes
Public Security Bureau (PSB), 94
                                                   in Changchun, 155
                                                   in Harbin, 130-1
Qunli New Area, 185
                                                 Sun Yatsen, 1
quotas, 7, 39, 55, 62, 129, 154, 190
                                                 Sun Zhongli, 43
Real Estate Bureau
                                                 tax reforms
  Changchun, 21, 156, 160
                                                   of 1994, 57
  Dalian, 102-3
                                                   of 2006, 181
  Harbin, 114
                                                 tax-free zone, 93
Real Estate Housing Bureau
                                                 Thailand, 3, 25
                                                 the commons, 191
  Changchun, 156, 159, 161
rejuvenate Harbin, 128
                                                 Thun, Eric, 145, 167
relocation of urban residents, 5
                                                 Tiananmen protests, 31, 33-4, 87
  in Changchun, 153
                                                 Tianjin, 38, 42, 70-1, 138
  in Dalian, 19, 85, 100, 106-7, 109
                                                 titling, 24
  in Harbin, 113, 124, 130, 133-4, 138
                                                 town and village enterprises (TVEs), 12, 47, 56,
                                                        103, 159
                                                 Trade Union Council, 120
Shanghai, 72, 139
  comparison to Changchun, 145
  comparison to Dalian, 108
                                                 uncertainty, 3, 5, 26, 43, 128, 132, 172-4,
  comparison to Harbin, 117
  Free Trade Area, 70, 72
                                                 urban built-up area, 15, 63
  land leasing in, 42
                                                 urban expansion, 10, 20, 33, 109, 139, 162,
  real estate firms in, 50
                                                        182-3, 187-8, 190
  real estate prices in, 48-9
                                                 urban planning, 19, 21, 43, 99, 114, 139
Shenzhen
                                                   in Changchun, 143, 147, 149-51, 156,
  comparison to Dalian, 108-9
                                                        169
  land leasing in, 42-3, 54-5
                                                   in Dalian, 83, 89
  land prices in, 49
                                                   in Harbin, 20, 131, 185
  real estate in, 43
                                                   journals, 51, 89, 92
Shi Zhongxin, 131
                                                 Urban Planning Bureau (UPB)
socialism with Chinese characteristics, 110,
                                                   Changchun, 21, 156-7, 159, 167-8
                                                   Dalian, 91-2, 100, 103
       191
socialization campaign of 1957, 38
                                                   Harbin, 113-14, 122-4, 128, 131, 134-5,
  in Changchun, 143
                                                        138, 140, 185
```



```
Urban Real Estate Law, 54
                                                   in Harbin, 112, 128, 133, 175
urbanization, 29, 62, 188-9, 192
                                                     data on, 80
                                                   layoffs, 4, 61, 77-8, 95, 105, 113, 115-16,
Verdery, Katherine, 23, 25, 178
                                                       121-2, 125, 130-3, 142, 162, 174
                                                   migrant, 73, 84, 87, 94-5
Volkswagen, 74, 145
                                                   protests, 116
Walder, Andrew, 10
                                                   rights, 159
Wallace, Jeremy, 190, 192
                                                   state-owned enterprises (SOEs), 4, 14, 69, 77,
Wei Fuhai, 92
                                                       84, 130, 147
White, Tyrene, 106
                                                 World Bank, 6, 23, 168, 182, 189-90
Whiting, Susan, 3, 7, 10, 29, 34, 44, 55-7, 67
                                                 Wu Yixia, 144, 154
work units, 7
                                                 Wukan, 6, 66
workers
  and housing, 76, 104, 160, 175
                                                 Xi Jinping, 188
  and land distribution, 20, 39
                                                 Xia Deren, 86, 183
  and legitimacy, 170, 174
                                                 Xiamen, 49-50, 69, 72, 92
  and protests, 43
                                                 Xinghai Square, 86, 100
  and resource distribution, 20, 50
                                                 Xinhua News: report on land prices in 49
  as claimants, 120-1
  data on, 80, 115
                                                 Yamachang Factory, 121-2
  in Changchun, 21, 145, 147-8, 155-6, 160,
                                                 Yu Binyang, 125, 139
      T62
                                                 Yu Deman, 164, 166
    data on, 80
                                                 Yu Jianrong, 6, 182
    wage arrears, 78, 146-7, 155
  in Dalian, 73, 84-5, 93, 97, 108, 166, 174-5
                                                 Zhao Ziyang, 31, 42
    data on, 80
                                                 Zhou Wenhua, 112, 118
    relocation, 105, 109
                                                 Zhu Rongji, 47, 57-8, 78
```