

Chapter 5:

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~~This~~ this chapter aims to discuss the different roles of ~~it~~ involves three different actors in the housing developments in Shanghai. As previously mentioned, these actors are the government, the developers and the residents ~~as the government, developer and resident~~. ~~This~~ the first section ~~it~~ aims to look at the inter-government relationships among the central, local and district governments. In order to understand the changes of their inter-relationship ~~when~~ dealing with housing development after the reforms, it is important to look at three main aspects: the changes of political structure, ~~the~~ and fiscal system, and the new land provision in China. ~~This~~ the second section ~~places emphasis~~, on discussing ~~it~~ emphasizes the roles and relationships between the local government and the private developer. This is ~~an~~ also experience which greatly changes during the transition period ~~as~~, the private developer is continuously becoming a more important ~~figure~~, especially in housing provisions. In many cases, a pro-growth coalition between the entrepreneurial local government and private developer is often formed due to common land-related interests and objectives. ~~Finally~~, ~~Then~~ ~~in~~ the third section ~~it~~ focuses on two aspects; firstly, it analyses the role of the residents in the housing development ~~ing~~ process by looking at the concept of the right to the city ~~and~~. ~~And~~ secondly, it looks at the concept of residential satisfaction in different contexts; ~~it reveals the importance of taking research of residential satisfaction in the newly built affordable housing programmes in Shanghai.~~

a) Inter-government relationship:

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Political structure:

By looking at the inter-relationship between the central and local governments in affordable housing development, it is vital to understand ~~the~~ its political structure, fiscal system and land provision, particularly during the post-reform era in China. The Chinese government ~~is~~ consist~~ed~~ of five administration levels: the central (zhongyang 中央), provincial (sheng 省), prefectural (diqu 地区), county (xian 县) and township (zhen 镇). Additionally, there are four municipalities in China including: Beijing, Shanghai, Chongqing and Tianjin; they are all centrally administrated and treated as the same government level as the province. China is well known to the world as a single party country and its political and governmental structure is generally recognised as highly centralised. However, Xu (2011) argued

that during the post-reform era, China ~~was~~ actually mixed of ~~both~~ elements from ~~both~~ of centralisation and decentralisation after a series of reform. The current inter-governmental structure is featured as “regional decentralised authoritarian system” and, the central government contains political authority to instruct the lower-level governments to take on ~~be~~ a certain amount of fiscal and political responsibilities. Furthermore, ~~and~~ the local government generally has responsibilities of local development and its economic development may have influential impact on ~~the~~ national economic performance (Xu, 2011).

In contrast to many developed western countries such as ~~the Britain~~ the United Kingdom and United States of America ~~and America~~, local officials in China are not elected by democratic vote but, instead they are appointed by the higher level government officials based on a complex and internal evaluation system. After the implementation of the reform policies in the late 1970s and 1980, the central government adopted ~~has~~ rigorous personal controls that permeate to every lower-level government officials (Chan, 2004; Li & Zhou, 2005). Although the political loyalty still plays an important role in promotion, three more criterions have been introduced to the evaluation system. The government officials with younger age, better educational background and professional knowledge in administrative management are more likely to be promoted. However, in practice based on Li and Zhou’s empirical research and analysis, the economic development and achievement within the ~~its~~ administrative area has become the most important indicator of evaluation for both the promotion and dismissal of local government officials, and, among the provincial leaders in China, the likelihood of promotion increases ~~goes up~~ with better economic performance within their ~~its~~ local area (Li & Zhou, 2005). Due to ~~Because of~~ the current bureaucratic and hierarchical system in China, local government officials are supervised and only evaluated by the higher-level government; consequently, they worry more about the higher-level government rather than the local residents in general.