

# **Urbanization in China: Migrant-workers, Hukou and Land**

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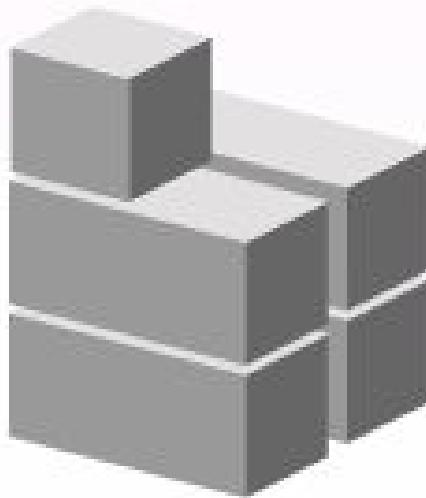
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**CHINA**

**U.S.**

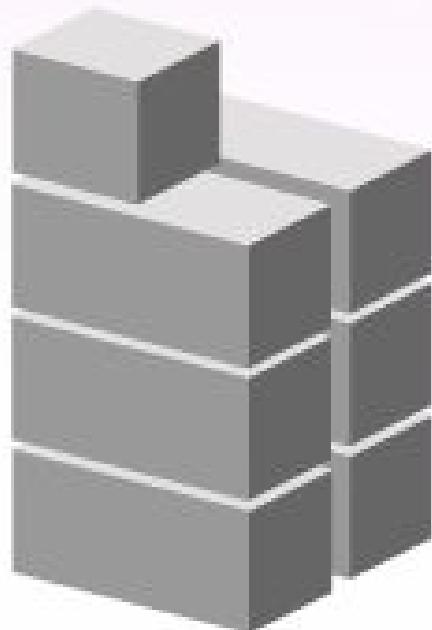
**in 100 years**



**4.5 gigatons**

(1901-2000)

**in 3 years**

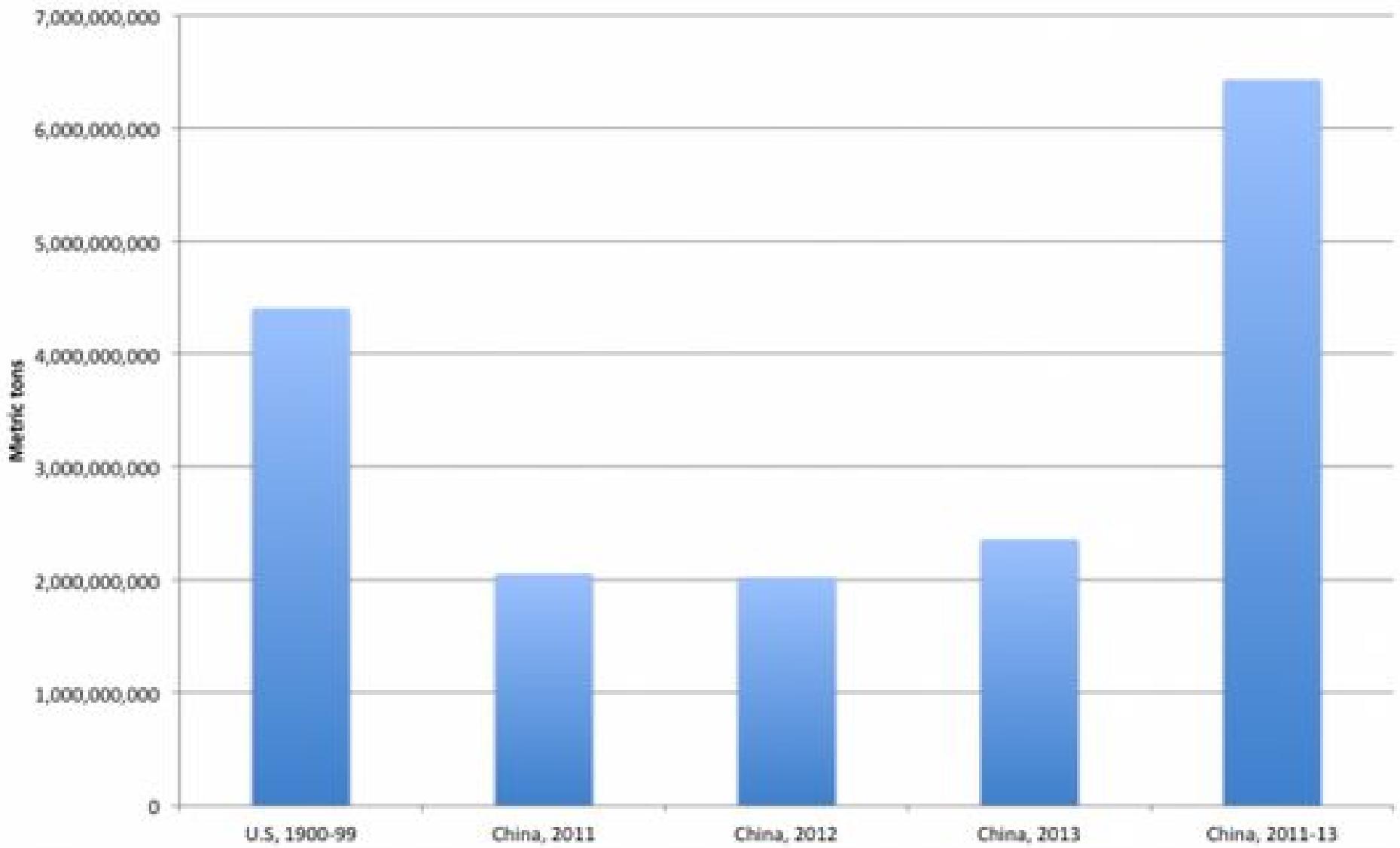


**6.6 gigatons**

(2011-2013)

**Cement consumed in the US and China**

## Cement consumption U.S. vs China



# Urbanization in China



## Urbanization

-- 1.5 million per month



## Industrialization

- Raise productivity
- Monetize economic activities

Pudong of  
Shanghai(1990-2010)



# Rapid Urbanizing

- Over the past decade, China's cities have gained an additional 100 million urban residents, and the annual growth rate of the urban population reached almost 4 percent, five times that of the total population.
- In 2000, China's urban land was about 99,000 square kilometers, or 1 percent of China's surface area; by 2010, it had increased to 127,000 square kilometers, an average growth of 2.5 percent a year.

# Urban / Total Population

(%)	2000	2005	2010	2015	2020	2025	2030
Australia	87.2	88.2	89.1	89.9	90.6	91.3	91.9
China	35.8	40.4	44.9	49.2	53.2	56.9	60.3
Hong Kong	100	100	100	100	100	100	100
India	27.7	28.7	30.1	31.9	34.3	37.2	40.6
Indonesia	42.0	48.1	53.7	58.5	62.6	65.9	68.9
Japan	65.2	66.0	66.8	68.0	69.4	71.1	73
Korea	79.6	80.8	81.9	83.1	84.2	85.2	86.3
Malaysia	62.0	67.6	72.2	75.7	78.5	80.5	82.2
Pakistan	33.2	34.9	37.0	39.7	42.8	46.3	49.8
Philippines	58.5	62.7	66.4	69.6	72.3	74.6	76.7
Singapore	100	100	100	100	100	100	100
Thailand	31.1	32.3	34.0	36.2	38.9	42.2	45.8
Vietnam	24.3	26.4	28.8	31.6	34.7	38.1	41.8
Asia	37.1	39.7	42.5	45.3	48.1	51.1	54.1
US	79.1	80.8	82.3	83.7	84.9	86.0	87.0
Latin America	75.3	77.5	79.4	80.9	82.3	83.5	84.6
Western Europe	75.3	76.1	77.0	78.0	79.1	80.4	81.7

Source: United Nations, CLSA Asia-Pacific Markets

# Urbanization in China

- The scale of urbanization in China is without precedent in human history.
- In 1950, only 13% of people in China lived in cities.
- By 2010... up to 45%
- Twenty-five of the world's largest 100 cities are in China.
- By 2030, projected to reach 60%.



# Migrant Workers: the Dislocated People

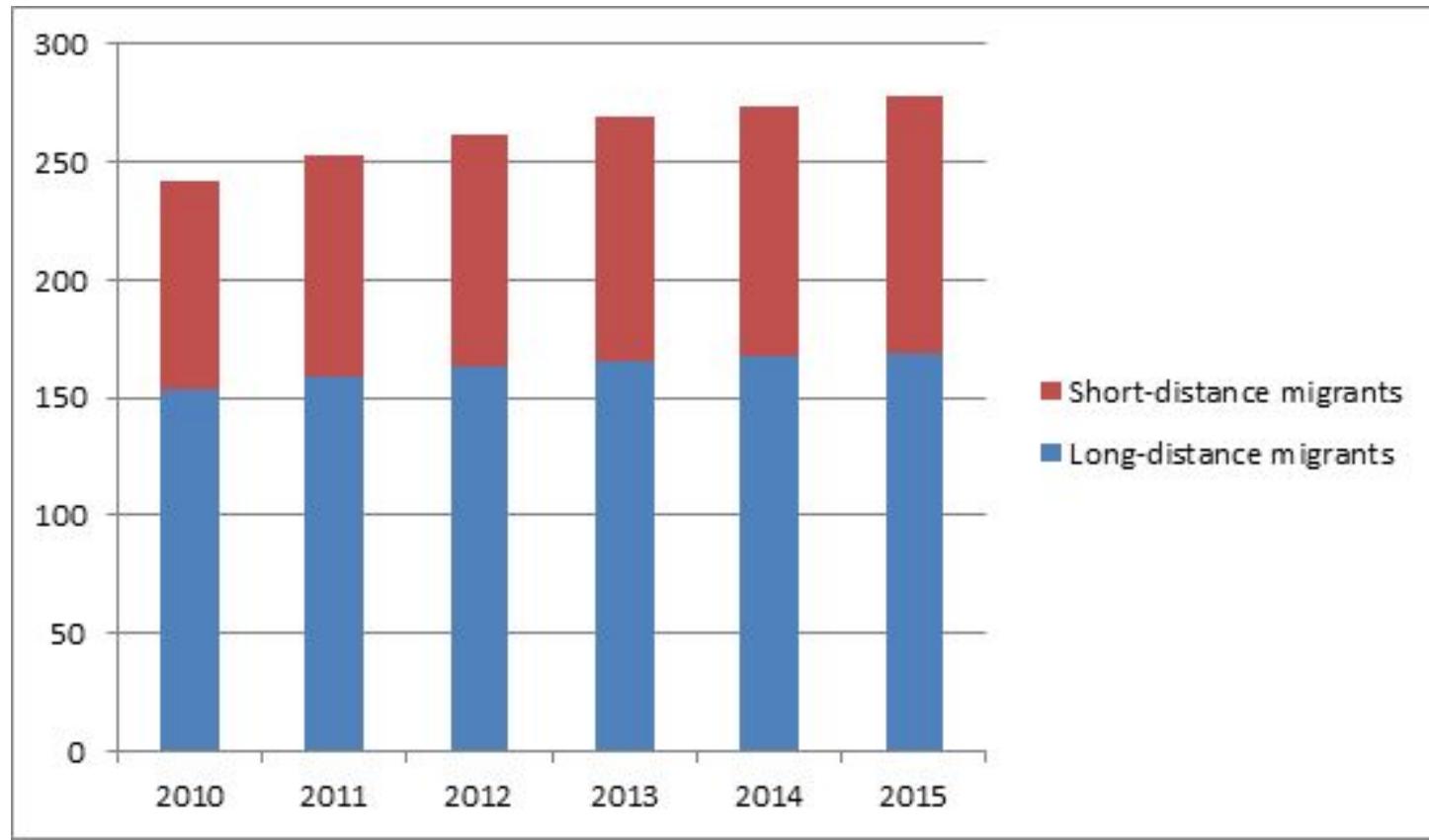


农民工

Peasant  
Workers

# 农民工 Migrant Workers: the Dislocated People

- Migrant workers (农民工) are workers with a rural household registration who are employed in an urban workplace.
- In 2013, Migrant workers number about 269 million



# 农民工

## Migrant Workers: the Dislocated People



- Average income in 2013: 2609 yuan/month
- male: 66.4%      female: 33.6%
- 16-20: 4.9%      21-30: 31.9%
- 31-40: 22.5%      41-50: 25.6%
- >50: 15.1%
- in recent years becoming increasingly older...

# 农民工 Migrant Workers: the Dislocated People

- Education:
- illiterate: 1.5%
- elementary school: 14.3%
- middle school: 60.5%
- high school: 13.3%
- technical school & above: 10.4%

# 农民工 Migrant Workers: the Dislocated People

- Where do they live?
- 单位宿舍 Domitory: 32.3%
- 工地或工棚 Construction site or shed: 10.4%
- 生产经营场所 in the shop: 6.1%
- 合租住房 rent together: 19.7%
- 独立租赁住房 rent independently: 13.5%
- 每天回家居住 going home everyday: 13.8%
- 在务工地自购房 purchased house or apartment in the city:
- 0.6%!

# 农民工 Migrant Workers: the Dislocated People



# 农民工 Migrant Workers: the Dislocated People

外出农民工参加社会保障的比例

单位：%

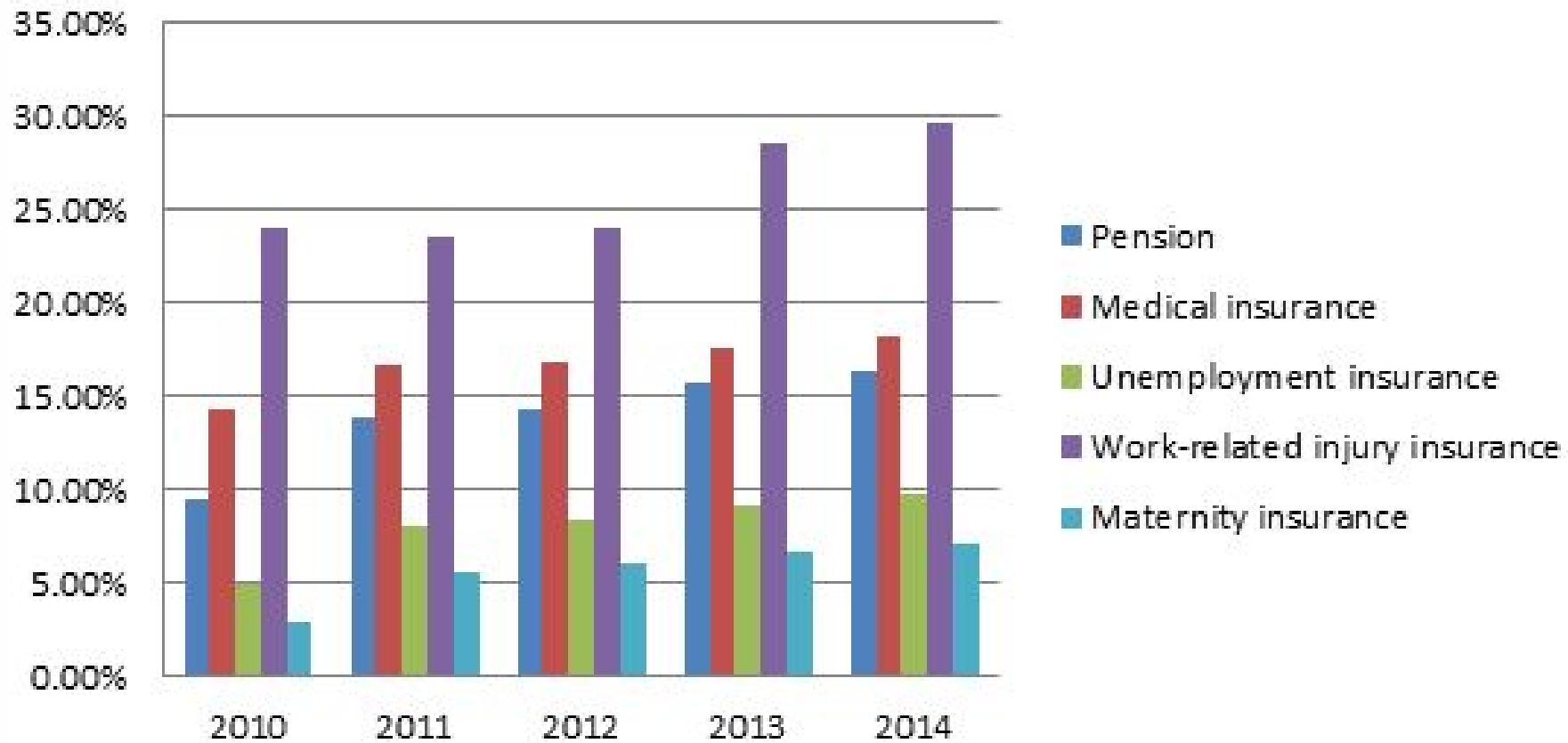
	2008年	2009年	2010年	2011年	2012年	2013年
养老保险	9.8	7.6	9.5	13.9	14.3	15.7
工伤保险	24.1	21.8	24.1	23.6	24.0	28.5
医疗保险	13.1	12.2	14.3	16.7	16.9	17.6
失业保险	3.7	3.9	4.9	8.0	8.4	9.1
生育保险	2.0	2.4	2.9	5.6	6.1	6.6

徐景安《财政部长不谈财政改革、误论速度、错判方向》

[http://www.21ccom.net/articles/china/ggcx/20150602125359\\_all.html](http://www.21ccom.net/articles/china/ggcx/20150602125359_all.html)  
and [http://blog.sina.com.cn/s/blog\\_4aaf6ed30102viq3.html](http://blog.sina.com.cn/s/blog_4aaf6ed30102viq3.html)

# 农民工 Migrant Workers: the Dislocated People

Percentage of long-distance rural migrant workers with social insurance coverage (2010-2014)



Hukou ! 户口 !

# Chinese Concept: Hukou 户口

- Residents : 居民/常住人口 (People lives in an area for at least 6 months per year)
- Registered population : 户籍人口 (People with Hukou)
- Hukou : 户口 (registered permanent residence in a unit of household)
- Dates back to over 2,000 years ago ...
- Since 1950s: Planned economy and socialist system ...



常住人口登记卡			
姓 名	拓永刚	户 主 或 与 户 主 关 系	户主
曾 用 名	拓永岗	性 别	男
出 生 地	陕西省子洲县	民 族	汉族
籍 贯	陕西省子洲县	出 生 日 期	1977年2月10日
本 市(县)其 它 住 址	宗教信仰		
公 民 身 份 证 编 号	612732197702182010	身 高	167厘米 A型
文 化 程 度	初中	婚 姻 状 况	已婚
服 务 处 所	兵 役 状 况		
何 时 由 何 地 迁 来 本 市 (县)	职 业		
何 时 由 何 地 迁 来 本 市	就学情况		
承 办 人 签 章: [刘锐]		登 记 日期: 2010 年 08 月 18 日	

# Hukou 户口 in the context of Planned Economy

## Agriculture Hukou

农业户口/农村户口

- Peasants
- House-land & farmland
- Low income
- Feed themselves
- Agricultural tax
- Selling food/other products at set price to the state
- Poor facility & school
- Poor social welfare

## Non-agriculture Hukou

非农业户口/城镇户口

- Cadres/workers
- House/Apt provided by the state
- High income (salary)
- Coupons: food, oil, meat, cloth, sugar, egg...
- Urban facility & school
- Urban welfare

# **Reformation, Opening-up... (1982 - )**

- The coupon system (“food-oil connection” 粮油关系) ended in 1992
- Agricultural tax ended in 2005
- Hukou stays and still matters:
  - urban welfare system
  - education (provincial quotas for admission into colleges...)
  - voting ...
  - job hunting...
  - real estate purchase, license plate...
  - marriage certificate, passport ...

# **Reformation, Opening-up... (1982 - )**

- Hukou: the major reason of unequal rights and social welfare
- Hukou Reform: Varying
  - Small towns: totally open
  - Middle sized cities: orderly open
  - Big cities: reasonably open
  - Huge cities: reasonably define
  - Super cities: seriously control and score system

# Inter-province Ranking: Admission Ratio into First-tier College

2015年全国各省市高考一本录取率及近三年对比					
排名	省/区/市	2013年一本录取率	2014年一本录取率	2015年一本录取率	平均
1	北京	24.33%	24.81%	24.13%	24.42%
2	天津	24.52%	24.25%	23.39%	24.05%
3	上海	22.64%	21.92%	20%	21.52%
4	宁夏	17.05%	18.74%	新浪高考	17.90%
5	青海	18.61%	17.97%	15.12%	17.23%
6	山东	18.37%	12.20%	18%	16.19%
7	福建	14.19%	14.10%	18.45%	15.58%
8	内蒙古	11.21%	16.38%	14.51%	14.03%
9	浙江	13.38%	13.61%	15%	14.00%
10	陕西	13.21%	13.33%	14.53%	13.69%
11	新疆	12.92%	12.80%	新浪高考	12.86%
12	吉林	14.47%	10.33%	新浪高考	12.40%
13	海南	11.42%	9.49%	14.88%	11.93%
14	湖北	8.20%	10%	14.40%	10.87%
15	云南	12.79%	8.90%	新浪高考	10.85%
16	安徽	10.12%	11.38%	10.60%	10.70%
17	河北	9.03%	10.23%	12%	10.42%
18	黑龙江	9.58%	9.17%	12%	10.25%
19	湖南	9.59%	10.37%	10.10%	10.02%
20	重庆	9.34%	8.74%	11.57%	9.88%
21	江苏	9.00%	9.38%	9.60%	9.66%
22	贵州	13.87%	7.45%	7.60%	9.64%
23	江西	9.07%	8.92%	8.10%	8.70%
24	广西	7.72%	9.20%	8.39%	8.44%
25	甘肃	10.46%	6.30%	7.12%	7.96%
26	广东	5.93%	8.07%	9.56%	7.85%
27	河南	6.79%	7.60%	8.20%	7.53%
28	辽宁	5.74%	6.30%	9.90%	7.31%
29	山西	5.89%	6.17%	9.20%	7.09%
30	西藏	4.78%	6.45%	新浪高考	5.62%
31	四川	5.28%	5.46%	新浪高考	5.37%

(以上数据来自官方统计或根据官方数据计算所得，仅供参考。)

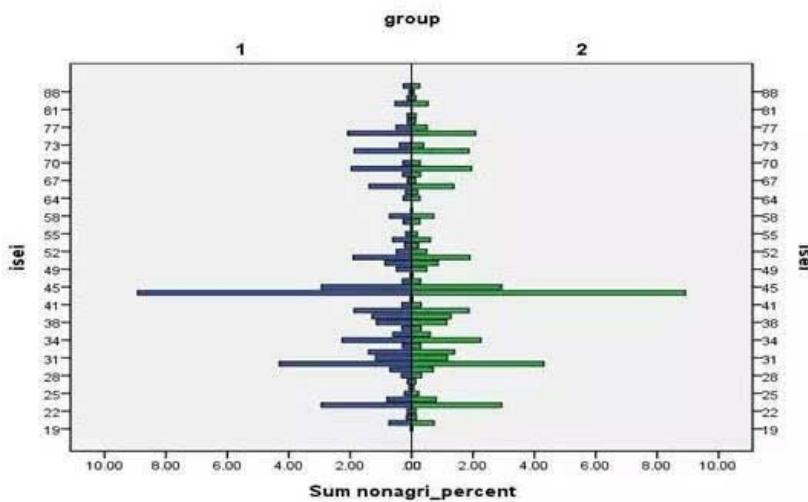
# Inter-province Transfer Plan of College-admission Quota 2016

生源计划调出省份	生源计划调出总数
合计	160000
吉林省	13000
黑龙江	13000
上海市	5000
江苏省	38000
浙江省	18000
福建省	5300
湖北省	40000
陕西省	5600
青海省	2600



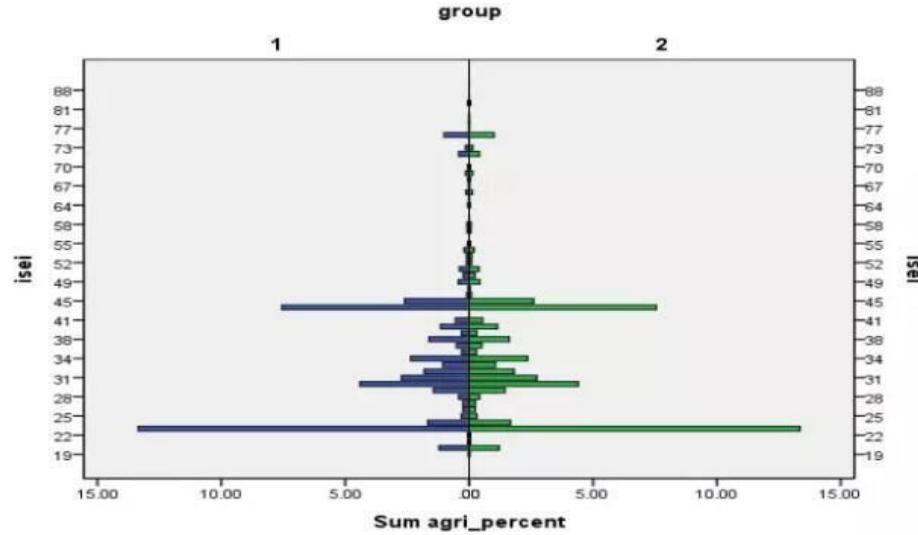
# Huge gap between urban residents with Hukou and those without Hukou:

全国城市户籍人口社会结构



Urban Residents with Hukou:  
Social Structure 2010

城市外来农民工、打工者社会结构



Newcomers in Urban Areas without Hukou:  
Social Structure 2010

# Arable Land in China: 1.35亩 per capital 0.222 acre

## I、类型分布

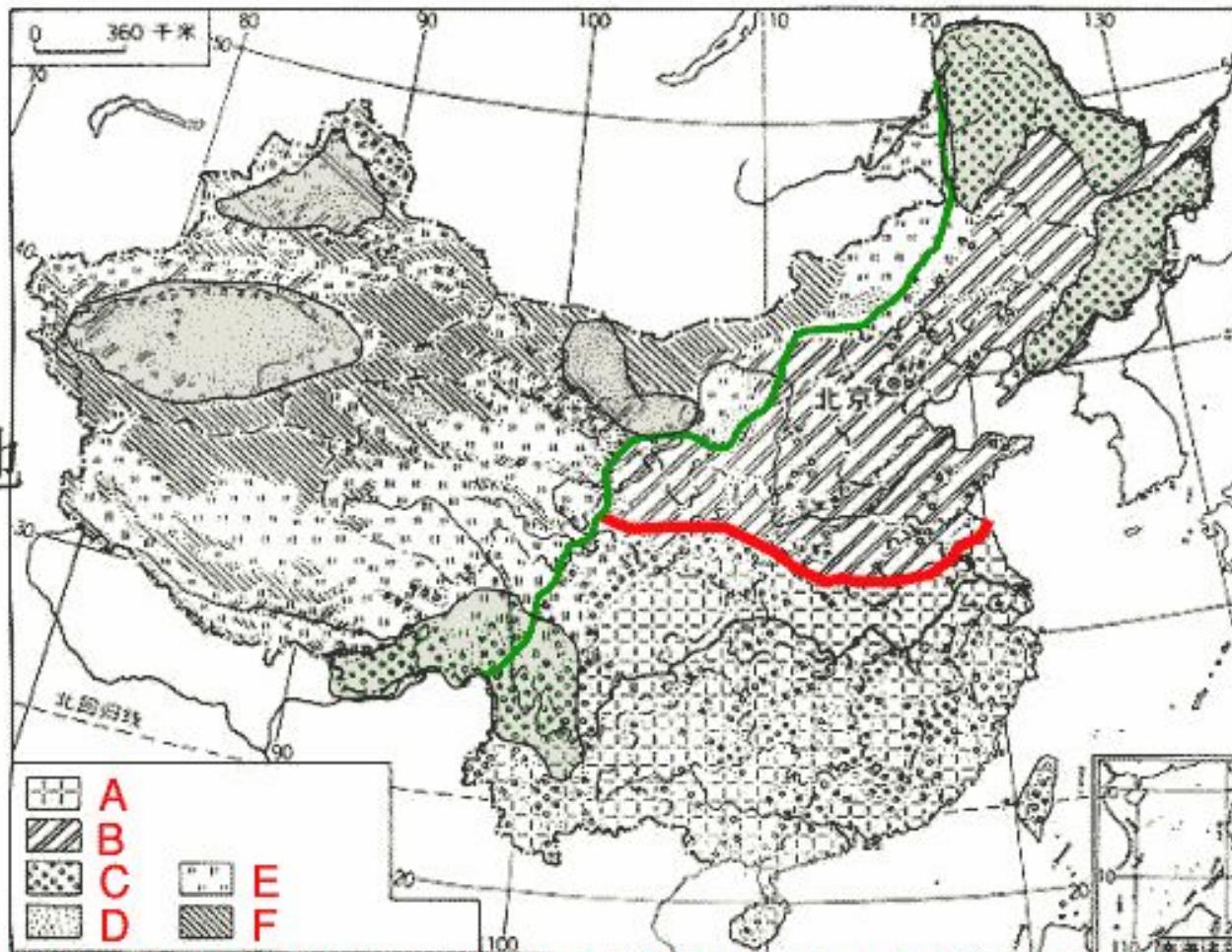
- A——水田
- B——旱地
- C——森林
- D——沙漠
- E——草原草地
- F——荒漠

南水北旱

东耕西草

林地边远

荒漠西布



我国土地利用类型的形成与分布，是自然条件与人类长期活动共同作用的结果。

# The 386199 Army "386199部队"

- Leaving behind age-old parents and kids in the countryside where social welfare system, nursing home, and education are poorly facilitated...
- The issues of the remaining kids(留守儿童), remaining age-old(留守老人), and remaining housewives(留守妇女) in the countryside ...

# “Peasant Workers”: The Property

- Farmland & House-land



# Urban Planning: Who Control?

- 发改委 Development and Reform Commission
- “经济开发区” Economic Development District
- “旧城改造” Old Town Renewal



# Urban Planning: Who Control?

- 发改委 Development and Reform Commission
- “经济开发区” Economic Development District
- “旧城改造” Old Town Renewal

- 拆迁 Demolish



- the exploitation and deprivation of vulnerable groups...

# Urbanization in China



Shenzhen, 2007: A house stands isolated in the middle of a construction site in the business district of the city. The Hong Kong-born owner refused to move out, demanding more compensation from developers.

woody wu/AFP/Getty Images

# Urbanization in China



Chongqing, 2007: A house, whose owner refused to accept a compensation deal by a property developer, is surrounded by the ongoing excavation at a construction site

China Photos/Getty Images AsiaPac

# Urban Planning: Who Control?

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- 拆迁 Demolish

F\*\*\* 发改委 !



- the exploitation and deprivation of vulnerable groups...

# Land Finance 土地财政

## • 土地出让金 The Land Transfer Income



- 2013: 59.8% (of local/municipal revenue)
- 2014: 56.2%
- 2015: 38.2%

# Urban Planning: Who Control?

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- House/apt. for 3.4 billion?
- Chinese population: >1.4 billion

# URBAN CLUSTERS IN CHINA



Urumqi Ct



Yangtze  
River Delta



Pearl River Delta



Shandong  
peninsula



Beibu Gulf



Taiwan Straits



百度春运迁徙图  
The Spring Transportation:  
Cell phone Tracking by Baidu

# The Structural Transition and Challenges of Contemporary Chinese Society II

- Huge gap between areas:



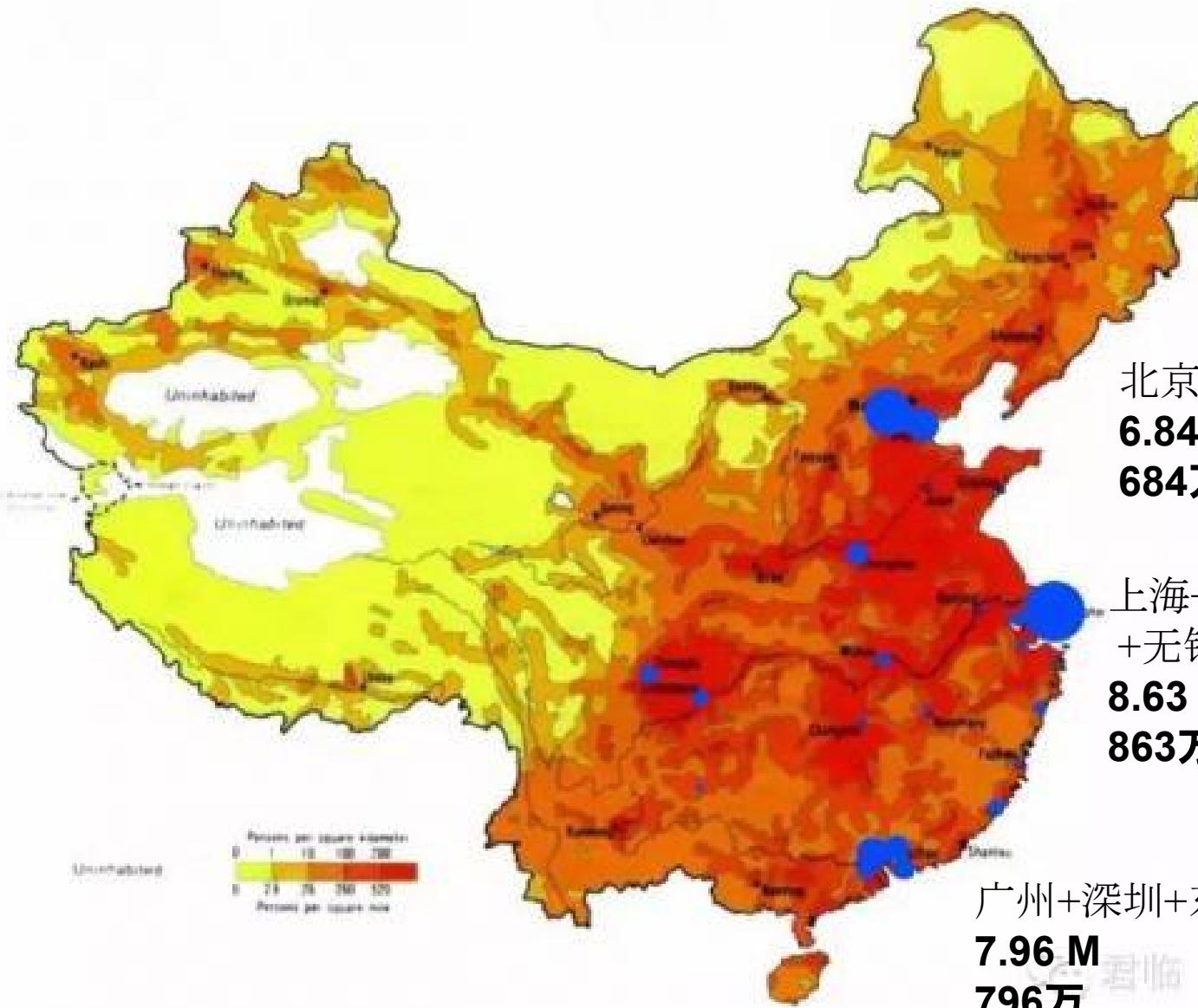
# 2009-2014年一二线城市 人口流入情况

## Population flow into first-tier & second-tier cities 2009-2014

注:数据来自各地政府统计公报  
或人口普查数据。  
单位:万人。

城市	2009年人口	2014年人口	流入人口
上海	1921	2425	504
北京	1755	2151	396
天津	1228	1516	288
广州	1033	1308	275
东莞	635	834	199
深圳	891	1077	186
郑州	752	937	185
成都	1286	1442	156
佛山	599	735	136
重庆	2859	2991	132
厦门	252	381	129
苏州	936	1059	123
武汉	910	1033	123
温州	807	906	99
杭州	810	889	79
长沙	664	731	67
南昌	464	524	60
福州	684	743	59
贵阳	396	455	59
青岛	850	904	54
大连	617	669	52
南京	771	821	50
宁波	719	767	48
沈阳	786	828	42
济南	670	706	36
无锡	615	650	35
呼和浩特	268	303	35
昆明	628	662	34
合肥	735	769	34
常州	445	469	24
石家庄	1038	1061	23
南宁	666	685	19
西安	843	862	19
长春	756	772	16
哈尔滨	990	992	2

China: Population Density



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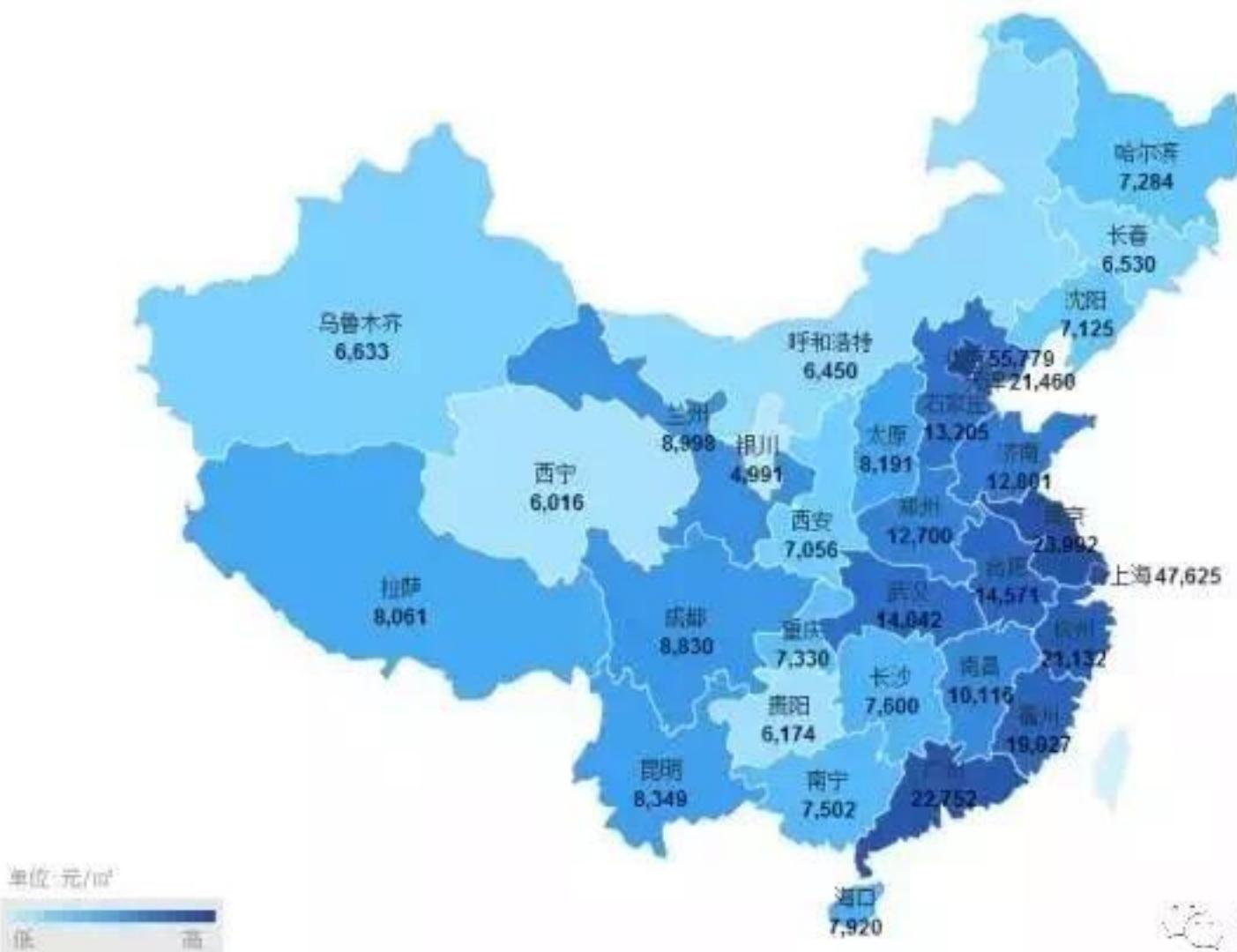
郑州 1.85 m  
成都 1.56 m  
重庆 1.32 m  
厦门 1.29 m  
武汉 1.23 m

# Urbanization in China: 3 + 5 ?

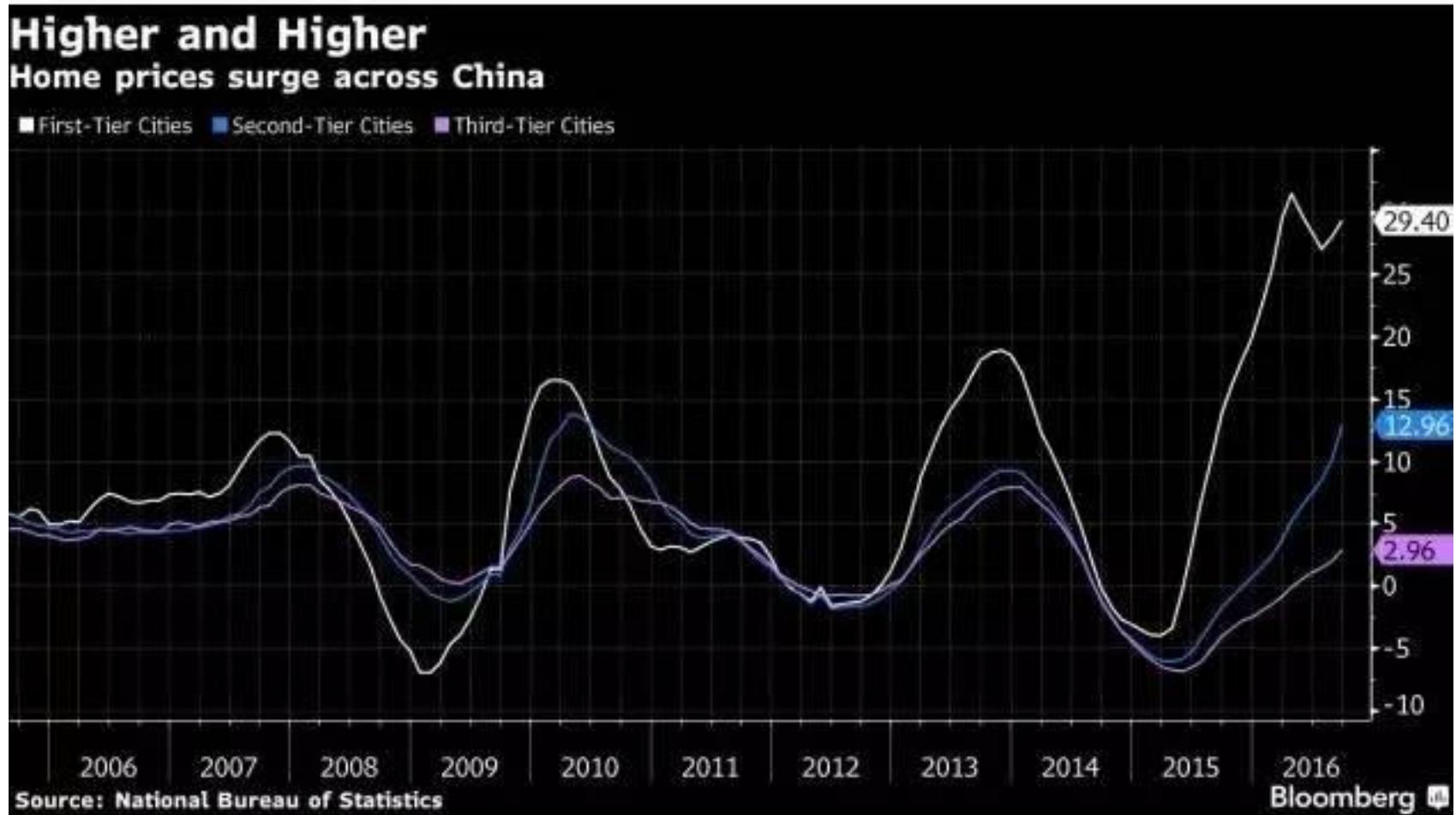
- Three city belt 三大城市带
- Yangtze Delta 长三角 ..... 2167 km
- Pearl River Delta 珠三角 ..... 1365 km
- Beijing + Tianjin 京津地区 30+14:1563 km
- Five Hub 五大枢纽城市 By 2020
- 郑州 Zhengzhou 5:167 km
- 成都 Chengdu 13:500 km
- 重庆 Chongqing 18:820 km
- 厦门 Xiamen 4:137 km
- 武汉 Wuhan 17:400 km



百度春运迁徙图  
The Spring Transportation:  
Cell phone Tracking by Baidu



# Home Prices: First-tier, Second-tier and Third-tier Cities



# **Ghost City 鬼城**

- [Ghost City in China](#) Ghost City in China 中国的鬼城
- [Top Fourty Ghost Cities](#) 四十大鬼城
- [The Map of Ghost City](#)
- [Tianjin Xiangluowan](#) Tianjin Xiangluowan 天津 响螺湾
- [60-billion-Yuan Investment: Ghost City](#) 60-billion-Yuan Investment: Ghost City 人烟稀少
- [The Map](#)

# **Urbanization in China: Migrant-workers, Hukou and Land**

- Unprecedented urbanization
- Migrant workers: dislocated, vulnerable group, exploited and deprived again and again...
- Hukou: major reason for unequal rights and social welfare
- Land issue, land finance...
- Housing bulb
- Ghost city ...

# Urbanization in China

## Opportunity and Challenge

- 400 million people will be added to the nation's urban population in the coming decade
- each new urban resident requires 100,000 yuan (\$16,130) in fixed-asset investments, total investment demand from urbanization would be at least 40 trillion yuan...
- environmental challenge: green energy, pollution, food safety, sustainable development ...
- social challenge and reform: Hukou, social welfare system, land system, housing system, education system ...
- developmental issue in rural areas ...
- Gap between great, medium, and small cities/towns?
- Gap between East, Middle and West ?

# **Questions and Comments**

**Thank you!**