

論文の内容の要旨

論文題目 A Study on Current Residential Status and Housing Demand
 of New College Graduates in China's Large Cities
(中国大都市における新大学既卒者の住居の現状と需要に関する研究)

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Nowadays in China, the rapid economic growth, the high-speed urbanization and the imbalanced regional development have caused a nationwide mass immigration to large cities. College education makes such movement much easier for the young. But the high housing price resulting from the unprecedented residential demand and housing investment hinders their keeping staying in large cities on the other hand. Starting from the appearance of the “ant group” that represents the low-income new college graduates living in poor dwelling conditions for low price, the housing issue of the young educated people has aroused great public concern. Although it starts from an extreme part of the group, the housing unaffordability does exist commonly among the new college graduates. It is hotly discussed, and some popular new words appear to describe this issue, such as “naked marriage” (refers to marriage without housing, wedding, etc.) and “housing slaves” (refers to people struggling for paying back housing loan) reflecting the housing annoyance of the young people vividly.

New college graduates refers to the young educated adults who are at the early stage of their social life as working people, new means have been graduated for short term, a period of less than five years is defined accordingly. College covers a wide range from vocational colleges to universities. Since local new college graduates living with parents have less economic burden than those as immigrants, the main target of this study is focused on the non-native of the group.

The housing issue of new college graduates is a new topic in China. Current studies mainly concentrate on theoretical analysis on macro scale ending with conclusions without empirical evidence and suggestions lacking of feasibility and credibility. Only preliminary quantitative studies are investigated showing the phenomenon as well as the basic information such as housing price and income. Additionally, on the selection of target city, there are always no clear reasons on why. Since housing situation of this group differentiates tremendously among cities, a typical area should be selected. Therefore, the position of this study in academic field is: a deep understanding of the housing choice of young adults in the context of China's political and economical backgrounds and a comprehensive and objective study of the overall housing situation of the new college graduates using both quantitative and qualitative methodologies, which fills the gaps among current studies.

Based on the social concerns and current governmental trials on housing issue of the group, it can be predicted that more detailed policies will be made on housing support on new college graduates in the near future. The study starts from the hypothesis that different residential types can be the main consideration of the hierarchical structure of housing support from the government to new college graduates. Correspondingly, the objective of this study is to give suggestion on the direction of next-step housing policies by finding the structure from clarifying the residential status by residential types & identifying the housing demand of the group on ownership and renting.

A combined investigation of interview, case study and questionnaire survey is utilized. Six related experts and scholars from housing department of Chinese government and universities are interviewed for policy background studying. In addition, nine dwellings of new college graduates are selected as deputation of residential types. And most importantly, 429 effective samples of questionnaires support the majority of analysis. In the data analysis, eight statistical methods are employed in accordance with the structure of data and the intention of specific parts, i.e., Principal Component Analysis, Cluster Analysis, Multinomial Logit Model, Bivariate Correlation, Crosstab Analysis, Analysis of Variance, Factor Analysis and T-test.

Chapter 1 is the introduction. This study starts from the illustration of the social background. The main reasons of the housing problem of the new college graduates are explained from three aspects as the increasing housing price & the housing unaffordability, the urbanization & the population mobility, and the widespread college education & the dilemma of the young generation. The necessity and motivation of this study as well as the social concerns on this topic are then represented. Literature review shows the general picture of previous studies both inside and outside China. Finally, based on the summary of related works, the purpose, methodologies, terminologies as well as the structure of the thesis are defined.

Chapter 2 is the overall review of the housing policies in China and the experiences of other countries and regions to understand the policy background and what can be done on housing support. It is found that the position and dilemma of new college graduates are firstly not being incorporated in the indemnificatory housing system or offered with special-type commercial housing. Secondly, for the majority who rent housing, there are no enough rules to protect the tenants' rights in the inadequate housing rental market. Thirdly, due to the restriction policy on housing purchasing, those non-locals cannot buy any property even if the housing is affordable. Finally, housing fund is a good choice for the native and the new local, but due to the incomplete coverage and the prejudice of quota fixing on working place, the fund still need further perfection. Through the study of experiences in the United States, Germany, Japan and Hong Kong, some preliminary theoretical suggestions are given as intervention policy supporting on housing ownership in commercial housing market, improvement of the housing rental market that give tenants protection and cooperation with enterprises to settle down their employees.

Chapter 3 is the outline of investigation. Beijing, as one of the largest cities in China, is selected as the research site by comparing cities in terms of population, economy and housing market.

After that, the group description is done and it is found that new college graduates are those young educated adults, mostly single or married people without children, with not low income but far less deposit compared to the average level of the city. Besides the local ones, no matter awarded a local Hukou (the identity in China's household registration system) as new immigrants or not as floating population, they mostly have a strong will of settling down in the city they are working in. Some of the new college graduates are still getting financial support from their parents for daily consumption. Meanwhile, based on the group classification, it is concluded that the group cannot be simply classified by financial level or by educational degree as commonly considered. The features of the whole group are more important than the individual characteristics. According to the commonality in personal socio-economic characteristics, a distinctive research on residential types is meaningful instead.

Chapter 4 describes the residential type of new college graduates from the housing decision, details of each residential type and their lifestyles. Self-owned housing, self-rent (family-rent), co-rent, dormitory of company and living in parents' housing are defined as main dwelling ways. Dormitory and parents' housing are only offered to special groups as either family support or job welfare. By analyzing the housing decision of the new college graduates, it is found that the married people, native or new local people and those can get financial support from parents tend to be housing owners. On the other hand, between different renting ways, married people and those with higher income prefer self-rent (family-rent). The residential situation is then studied by type. Firstly, for self-owned housing, it is detected that family support is the main money resource for most new college graduates as housing owners. Besides, for those who have to pay back for loans, commonly the monthly payment exceeds the rational scope. Secondly, for housing renting, rental price is the most importance consideration on co-rent over self-rent (family-rent). Meanwhile, although the tenants feel pressure on paying for rent, their housing consumption is still within the acceptable amount. A harmonious living style on timing and shared space is detected in co-rent, but the lost function of housing and the psychological instability weaken the performance of housing co-rent. Thirdly, for dormitory of company, the dwelling brings a low level of satisfaction among the group. Finally, living in parents' housing is the choice of most natives, which strengthens and completes the important role of parents in early housing life of new college graduates. Additionally, their lifestyles of simplified indoor activities and low requirements on clearly classified function of rooms help explain the variety of residential types as supplementation.

Chapter 5 evaluates the residential environment of the group. The evaluation is based on psychological scoring that is also called the residential satisfaction. According to the result, a not-high-level residential satisfaction is detected, and housing ownership makes the highest residential satisfaction. Meanwhile, the result shows that local identity, financial capability and environment indices on comfort, convenience and health have important impact on residential satisfaction. In addition, it is also found that the higher income, the more dissatisfied on residential environment, which indicates it is a group issue that even the high-income cannot find or afford for a satisfying dwelling. The disadvantages of residential environment in each residential type are also investigated. It is indicated that except for self-owned housing, all dwelling types brings about dissatisfaction on residential environment, and dormitory has the

significantly lowest satisfaction level. Self-owned housing and living in parents' housing are found to be better in almost all aspects. However, a less comfort and dissatisfying interior environment but better exterior environment are investigated in self-rent (family-rent) housing. In co-rent housing and dormitory of company, a comprehensively poor residential environment is detected. As for detailed evaluation, the improvement of the dissatisfactory ones will be of great potential for further study.

Chapter 6 analyzes the housing demand of new college graduates on ownership and renting. Housing preference standing for housing demand is studied by the subjective importance scoring of respondents. According to the results, housing ownership is important to the new college graduates, and convenience of daily life, necessity of marriage and psychological stability are found to be the main motivations of homeownership. When doing specific decision on housing ownership or renting, their preference can be defined by five factors as financial, ease of access, basic residential environment, basic housing attributes and promotions, and the first three are also the most important factors in either decision. On the other hand, tenants express a more casual consideration with weaker emphasis on importance of elements, and they care more on ease of access than owners. Basic housing attribute is more important for housing owners, and they care both interior and exterior environment. For tenants, inner residential environment is more important with emphasis on basic furniture and fine decoration as an additional requirement of short-term living. Another result that government subsidy or preferential policy are of more importance in housing purchasing than renting confirms the social reality that currently some support are offered to housing buyers, rather than tenants who are the majority, the fact also verifies the strong desire of the group for governmental support on housing.

Chapter 7 concludes the whole study. It summarizes the findings from group level and inner-group level. The structure of housing support based on residential type is demonstrated as the final findings of the study with suggestions on next-step policymaking. The limitations of the study stand at the lack of macro data and related research for reference and comparison, as well as limitation of investigation on the level of both scope and amount. Finally, study on details of each category in the proposed housing support structure, same study to other cities and study on co-rent housing are recommended as future works.

This study gives suggestion on the direction of the next-step housing policies by setting up a hierarchical structure of housing status and housing demand based on residential types. Beside, the detailed findings in each part as residential situation, residential satisfaction and housing preference can provide references for further effective policymaking or appropriate housing supply on who will be helped on what part and which need should be firstly met.