

Chapter 29 Improving the Quality of Cities in an All-Round Way

We will work faster to transform urban development models, take a holistic approach to urban planning, construction and management, and implement an urban renewal action plan to improve the spatial structures and quality of our cities.

Section 1 Transforming Urban Development Models

We will define the scale and spatial structures of cities according to their environmental and resource carrying capacities and coordinate urban construction, industrial development, ecological conservation, infrastructure, and public services planning. We will implement an intensive and compact growth model that is characterized by multi-functional and multi-dimensional development with a public transit orientation. We will utilize space above and below ground, increase the number of green nodes and open public spaces in cities, and promote the construction of city-block style residential communities. We will promote urban design and landscape management based on a principle of practical, economical, green, and aesthetically pleasing construction in the new era, with tighter controls being exerted over new high-rise buildings. Faster steps will be taken to renew urban areas, refine the functions of old urban areas through the renovation and rebuilding of old residential areas, old factory areas, old streets and urban villages, and old buildings, and build and expand parking lots and electric vehicle battery charging facilities.

Section 2

Promoting a New Type of City

To adapt to new ideas and trends in city development, we will conduct pilot demonstration programs on urban modernization, as we work to build livable, innovative, smart, green, culturally rich, and resilient cities. To make our cities smarter, we will promote digital city management through a holistic design for buildings, public spaces, and underground pipe networks and advance the unified management of urban operations based on a single network. We will make well-designed plans for the layout of green belts, green corridors, green wedges, and greenways, and implement projects to restore urban ecosystems and improve urban functions. We will prioritize the development of urban public transportation and install cycle lanes, sidewalks, and other slow traffic networks. We will develop smart construction, encourage the use of green building materials, promote the construction of prefabricated modules and steel understructures, and develop low-carbon cities. We will see that the cultural heritage of our cities is protected and preserved; excessive demolition and reconstruction will be prohibited so that cities preserve their historical and cultural memory banks and local history and hometown memories live on in the minds of local people. We will build urban flood prevention and drainage systems that reduce drainage water at the source, combine drainage and storage, address dangers caused by waterlogging, and build in emergency response contingencies for extraordinary flooding. Through these actions, we will make substantial progress in the management of urban flooding. We will strengthen the capacity of public facilities to respond to storms, droughts, and geological disasters and improve the functions of public facilities and buildings so they can better cope with emergencies and disasters. Stronger progress will be made toward creating barrier-free environments. We will expand the funding sources and channels for urban development and build

sustainable and diversified financing mechanisms with mortgage terms suited to circumstances.

Section 3

Enhancing Urban Governance

Continuing to take the task of strengthening Party organizations as our guide, we will shift the focus of urban governance to the community level and empower it through science and technology to make it more methodical, meticulous, and intelligent. We will modernize municipal social governance, and reform and refine the urban management system. Certain primary-level management mechanisms and practices will be applied more broadly, including the policies of having competent departments immediately report for duty when called on by sub-district offices and township governments and having authorities handle complaints on receipt. Resources, management, and services will be shifted to sub-districts and communities to accelerate the building of modern communities. Digital technologies will be used to innovate urban management methods, models, and concepts so as to meet people's needs in a more targeted and effective manner. Property management services will come under stricter supervision, have a wider purview, and meet higher quality standards.

Section 4

Improving the Housing Market and Housing Support System

Upholding the principle that houses are for living in and not for speculation, we will ensure access to housing for all our people and strike an overall job-housing balance by moving faster to build a housing system with multiple types of suppliers and support channels that encourages both

rentals and purchases. We will adopt a combination of policies in light of local conditions to strengthen the responsibility of local governments to keep the prices of land and housing as well as market expectations stable. We will establish a linkage mechanism for housing and land, strengthen regulation of real estate finance, and, by giving play to the regulating role of housing taxes, support reasonable demand for personal residences while curbing the demand that is fuelled by investment and speculation. We will work faster to cultivate and develop the rental market and put existing housing stock to good use to steadily and effectively expand the supply of rental housing in cities. We will refine the policies on long-term rental housing to gradually ensure homeowners and tenants have equal rights for accessing public services. Laws and regulations on rental housing will be improved, and the rental market will be put under more intensive supervision to protect the legitimate rights and interests of both tenants and landlords. We will effectively increase the supply of government-subsidized housing and improve the fundamental housing support system and supporting policies. With the focus on cities with large population inflows and high housing prices, we will expand the supply of government-subsidized rental housing to tackle the housing problems faced by disadvantaged groups and new urban residents. We will formulate a plan for designating land for rental housing, explore ways to use collective land designated for construction and idle land owned by enterprises and public institutions for rental housing developments, and encourage the rebuilding of non-residential housing into government-subsidized rental housing units. We will improve the mechanism for distributing proceeds from land sales and strengthen fiscal, taxation, and financial support. Shared ownership housing will be developed based on local realities. We will appropriately handle the relations between basic and non-basic housing support, improve the ways of providing housing support, and refine the policies for determining the targets of housing support, setting the thresholds for accessing such support, and

managing the discontinuation of support. We will reform and upgrade the housing provident fund system and improve the mechanisms for depositing, using, managing, and operating housing provident funds.

Box 11 New Urbanization Construction Projects	
01 Metropolitan areas	<ul style="list-style-type: none"> ▪ Develop modern metropolitan areas, promote infrastructure connectivity, and encourage mutual recognition and shared access for public services in regions where central cities are highly integrated with and play a strong role in driving the development of surrounding cities.
02 Urban renewal	<ul style="list-style-type: none"> ▪ Complete the renovation of 219,000 old urban residential communities built before the end of 2000; ▪ Basically finish the renovation of old factory areas in large cities; ▪ Rebuild a number of large areas of old streets; ▪ Renovate a number of urban “villages” based on local conditions.
03 Urban flood prevention and drainage	<ul style="list-style-type: none"> ▪ With the focus on 31 key flood control cities and cities along China’s major rivers, upgrade and transform flood prevention and drainage facilities such as detention basins, levees, bank revetments, river courses, flood prevention projects, and drainage pipe networks; ▪ Build sponge cities according to local realities and eliminate serious flooding in all flood-prone sections in cities.
04 Addressing areas of weakness in county towns	<ul style="list-style-type: none"> ▪ Improve general hospitals, centers for disease prevention and control, elderly care centers, kindergartens, municipal pipe networks, municipal transportation, parking lots, electric vehicle battery charging facilities, sewage and waste treatment facilities, and supporting facilities for industrial platforms in county towns, urban areas of county-level cities, and large towns; ▪ Complete 120 demonstration tasks in addressing areas of weakness in county towns based on high standards.
05 Cultivation of modern communities	<ul style="list-style-type: none"> ▪ Improve the service networks and online platforms for community elderly care and childcare, healthcare, culture and sports, logistics and distribution, convenience stores and supermarkets, and housekeeping and property management services, and realize full coverage of comprehensive service facilities in urban communities; ▪ Implement a plan to encourage college graduates to serve as community workers and ensure 18 community workers for every 10,000 permanent urban residents.
06 Integrated urban and rural development	<ul style="list-style-type: none"> ▪ Build national pilot zones for integrated urban and rural development in Jiaying-Huzhou region, eastern Fuzhou region, Qingyuan-Guangzhou region, Nanjing-Wuxi-Changzhou region, Jinan-Qingdao region, western Chengdu region, western Chongqing region, Xianyang-Xi’an region, Changchun-Jilin region, Xuchang, Yingtan, etc., and strengthen relevant authorized reform and policy integration.