



Centre for China Urban and Regional Studies
Hong Kong Baptist University

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ANNUAL REPORT

CURS

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Prepared By
The Centre for China Urban and Regional Studies
Hong Kong Baptist University

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1. Introduction to CURS

The Centre for China Urban and Regional Studies (CURS or the Centre), currently housed at the Department of Geography of Hong Kong Baptist University (HKBU or the University), was established on 1 July 2001. CURS was founded with a major donation from Heung To Educational Fund secured by Professor C F Ng, President and Vice Chancellor of the University.

CURS aims at conducting high quality research and cultivating academic exchange on China's urban and regional developmental issues. Research fellows of CURS include faculty members of the University who come from a variety of disciplinary backgrounds but who share a common interest in urban and regional research on China. It is the objective of CURS to enhance the University's status as an academic hub for the study of China's cities and regions.

Research conducted by CURS research fellows covers a wide range of intellectual and policy-oriented domains: regional disparities, housing privatization and housing market segmentation, transportation and land use, environmental management and sustainable development, social problems and social service provision, cultural landscape, inter-regional and rural-urban migration, social stratification, quality of life, and urban modelling, including the application of geographic information systems and remote sensing techniques in the study of urban and regional change. Since founding, the Centre Director and his research team at CURS have pioneered micro-analysis of urban housing and residential change in China in collaboration with research institutions in Mainland China and elsewhere, such as the Centre for Urban and Regional Studies at Sun Yat-sen University, Guangzhou, the Xinjiang Institute of Geography and Ecology, the Urban China Research Network of the University at Albany, New York, the Urban China Research International Network of Cardiff University, Wales, and the Urban and Regional Research Centre of the University of Utrecht, the Netherlands.

1.1 List of Staff Members



From left to right bottom: Prof. Donggen Wang, Prof. Si-ming Li and Dr. Limei Li
above: Mr. Quan Hou, Miss Cammy Wu, Miss Yushu Zhu and Miss Becky Pang

- **Professor Si-ming Li** (*Department of Geography*), Centre Director
Research interests: Urban; Housing; Regional Development
- **Prof. Donggen Wang** (*Department of Geography*), Associate Director
Research interests: Transport Modelling
- **Prof. Wing Shing Tang** (*Department of Geography*), Chief Editor, CURS Occasional Paper Series
Research interests: Urban Planning under Socialism
- **Mr Quan Hou**, Research Assistant (2006-)
- **Miss Lai Yan Pang**, Research Assistant (1/2009-)
- **Miss Yushu Zhu**, Research Assistant (7/2009)
- **Dr. Limei Li**, Research Associate (7/2009-8/2009)

1.2 List of Research Fellows

- **Dr. Yuk Shing Cheng** (*Department of Economics*)
Research interests: China's Regional Growth Empirics and Economic Reforms (with special interest in rural and fiscal reforms); Hong Kong's Currency Board System and the Asian Financial Crisis.
- **Dr. Matthew M. T. Chew** (*Department of Sociology*).
Research interests: Cultural sociology, cultural policy, urban sociology, social theory, cultural studies
- **Professor Sammy W. S. Chiu** (*Department of Social Work*).
Research interests: Ageism and Social Policy; Youth Culture and Youth Policy; Social Ideology and Social Work; Health Care
- **Professor Larry C. H. Chow** (*Department of Geography*)
Research interests: Energy; Political
- **Professor Cindy Y. Y. Chu** (*Department of History*)
Research interests: Contemporary China; Chinese Foreign Relations; Sino-American Relations (Political and Cultural); Hong Kong Politics
- **Dr. Him Chung** (*Department of Geography*)
Research interests: Regional Geography of China; Urban–Rural Relations; Rural Transformation
- **Professor Stephanie P. Y. Chung** (*Department of History*)
Research interests: Social and Economic History; Business History; History of Business Laws and Customs; Chinese Family Business in South China and Southeast Asia
- **Dr. Gina W. F. Lai** (*Department of Sociology*)
Research interests: Mental Health; Social Networks; Gender Studies
- **Professor Kam Keung Lee** (*Department of History*)
Research interests: History of Fujian and Taiwan; History of Chinese Revolution; History of Christianity in Modern China
- **Dr. Danching Ruan** (*Department of Sociology*)
Research interests: Social Network Analysis; Comparative Sociology; Sociology of Chinese Societies

- **Dr. Yat-ming Siu** (*Department of Sociology*)
Research interests: Fertility and Family Planning; Migration and Residential Mobility
- **Professor Kenneth K. K. Wong** (*Department of Geography*)
Research interests: Environmental Studies
- **Professor Victor C. W. Wong** (*Department of Social Work*)
Research interests: Health; Youth; Social Policy; Public Sector Management
- **Professor Xiaojiang Yu** (*Department of Geography*)
Research interests: Regional Environmental Planning; Environmental Policy; Natural Resource Management in Southeast Asia; Social and Cultural Geography
- **Professor Qiming Zhou** (*Department of Geography*)
Research interests: Geographical Information System

2. Research Activities Conducted

In order to promote academic exchange and networking among scholars in Hong Kong, Mainland China, Taiwan and overseas who are interested in China's urban and regional concerns, CURS has actively organized and sponsored international conferences, workshops, seminars and excursions.

2.1 Conference / Workshop Organized

2.1.1 Conference on China's Thirty Year of Reform, 16-18 December, 2008, Hanoi

A three-day Conference "China's "Thirty Year of Reform: Accomplishments and Experiences (中國改革開放 30 年的成就與經驗)", jointly organised by the Centre for China Urban and Regional Studies (CURS), Hong Kong Baptist University; Hong Kong Society of Asia and Pacific Twenty-One and the Institute of China Studies, Vietnamese Academy of Social Sciences; was successfully held on 16-18 December 2008, in Hanoi, Vietnam. Attending the Conference were more than 40 scholars from Hong Kong, Macau, Mainland China and Vietnam. Prof. Si- Ming Li, Chair Professor of Geography and Director of CURS, presented a paper entitled "Coordination between Hong Kong and the Pearl River Delta at a crossroads (在十字路口的香港和珠江三角洲的協作關係)". Prof Donggen Wang, Professor of Geography and Associate Director of CURS, presented a paper on "Spatial variations of China's transport development (中國交通運輸發展的空間差異)". Also present was Professor Victor Sit, Director of Advanced Institute for Contemporary China Studies, who delivered a paper entitled "China's experience in economic transition and its future trend (中國的轉型經驗與未來發展方向)".



The Hong Kong and Macau Delegation to the Hanoi Conference. From left to right: Professor D G Wang, Professor C L Huang, Professor V F S Sit, Professor S M Li and Mr L L Ho.

Under planning is the conference proceedings, with Professor Si-ming Li (CURS, HKBU), Professor Chih-lien Huang (University of Macau), Professor Phung Thi Hui (Institute of China Studies, Vietnamese Academy of Social Sciences), and Professor Donglin Chen (Institute of Contemporary China Studies, Chinese Academy of Social Sciences) to be the editors. The volume will be published by the University of Macau Publication Centre.

2.1.2 Workshop on “Enclave Urbanism as Problem or Solution: European and Asian Perspectives”, 10-12 June 2009, Utrecht, the Netherlands



CURS and the Urban and Regional Research Centre of Utrecht University jointly organized a workshop on “Enclave Urbanism as Problem or Solution: European and Asian Perspectives” on 10-12 June 2009 at Utrecht, the Netherlands. About 25 scholars from Hong Kong, the Netherlands, Britain, Germany, Singapore, Japan, India and Korea took part and presented papers on different aspects of enclave urbanism in the workshop. Professor Si-ming Li and Professor Donggen Wang represented CURS to participate in the workshop. A committee comprising Professor Li of HKBU, Professors Ronald von Kempen and Bart Wissink of the University of Utrecht, and Dr. Yiping Fang of the Institute for Housing and Urban Studies, Erasmus University, the Netherlands would examine publication possibilities and channels based on the papers presented in the workshop.

2.2 Participation in International Academic Activities

CURS takes initiative to promote herself to others by visiting institutions/universities, giving presentations and seminars in most well-known academic activities. This is not only providing an exchange platform for people who are of interest in contemporary China, but also increasing CURS’s reputation.

2.2.1 China Planning Network (CPN) Urban Housing Conference, July 14-15, 2008, Tsinghua University, Beijing, China



Prof. Si-ming Li, director of the centre, was invited to deliver a presentation in the China Planning Network (CPN) Urban Housing Conference, held in Beijing during July 14-15 2008. This conference, as one of a series of events packaged as CPN China Week 2008, has called attention of not only the academia but also the public through its promotion via mass media, such as magazine and Internet. Prof Li's presentation, which was entitled "*Using Mortgage Loans to Finance Home Purchase in Urban China: A Comparative Study of Guangzhou and Shanghai*", was well received by the audience.

2.2.2 Frontier of Geography: National Postgraduate Summer Course 2008. China, July 17, 2008, Peking University, Beijing

Prof. Si-ming Li was invited to give a lecture to over 100 graduate students from universities all over China mainland in the *Frontier of Geography: National Postgraduate Summer Course 2008* (2008 年全國研究生暑期學校: 地理學前沿). Prof Li's lecture was titled "*Urban Development in China*".

2.2.3 The 3rd World Forum on China Studies, Shanghai, 8-9 September 2008

Prof. Si-ming Li presented a paper entitled "Using Mortgage Loans to Finance Home Purchase in Urban China: A Comparative Study of Guangzhou and Shanghai," at the Forum.

2.2.4 The 2009 Annual Meeting of the Association of American Geographers, on 22-27 March 2009, Las Vegas, USA

Prof. Si-ming Li presented a paper entitled "Community Type, Gateness and Neighbourhood Experience: A Study of Guangzhou, China" and served as a panelist of the session on "Transformation of China's Cities and Region", at the 2009 Annual Meeting of the Association of American Geographers, Las Vegas, USA on 22-27 March 2009.

2.2.5 Shanghai Forum, Fudan University, Shanghai, 10-12 May 2009

Prof. Si-ming Li presented a paper entitled “Evolving Residential and Employment Locations and Patterns of Commute under Hyper Growth; The Case of Guangzhou, China,” at the Shanghai Forum, Fudan University, Shanghai, 10-12 May 2009.

2.2.6 A seminar paper presented at the School of Management, Fudan University, Shanghai, 13 May 2009

“Community Type, Gateness and Neighbourhood Experiences: A Study of Guangzhou, China,” a seminar paper by Prof. Si-ming Li presented at the School of Management, Fudan University, Shanghai, 13 May 2009.

2.2.7 Department of Urban and Regional Planning, University of Wales, Cardiff, Wales, June 8, 2009

Prof. Si-ming Li, as an Invited Lecturer, presented a paper titled “Neighbourhood Type, Degree of Gateness and Neighbourhood Satisfaction: A Structural Equations Approach.”

2.2.8 SSP Megacities-Megachallenge of the German Research Foundation (DFG), Dortmund, Germany, 22-23 June 2009

Prof. Si-ming Li participated in the Conference as an advisor to the DFG project.

2.3 Seminar Organized

2.3.1 Seminar on “A Study on the Mosaic Urbanization in Suburbs of China Metropolis”, 21 January 2009, HKBU



Dr. Wang Hongxia, Associate Professor of Centre for Urban and Regional Studies and Population Research Institute, Shanghai Academy of Social Sciences, was invited to give a presentation on “A Study on the Mosaic Urbanization in Suburbs of China Metropolis”. The seminar drew more than 30 students and faculty members who were of interest in urban China. Both the speaker and students enjoyed the discussion very much.

2.4 Visitation

2.4.1. Visitors from New York University in Shanghai on, 4 November 2008

Dr. Mingzheng Shi, Director of New York University in Shanghai and 9 of his students visited the Centre on 04 November 2008. The Centre’s Director, Prof. Si-ming Li introduced the Centre and gave a talk on “Introduction to the Pearl River Delta” which included the history and recent development of the Pearl River Delta.



Prof. Si-ming Li introduced the recent development of Pearl River Delta to the students from New York University in Shanghai.

2.4.2 Visitors from School of Administration and Informatics, University of Shizuoka, Japan, 6 July 2009

Prof. Nishino, Prof. Yoon, Dr. Gao and Dr. Kishi from University of Shizuoka, visited Prof. Li and our Centre. It was a precious chance to gather both Japanese and Chinese scholars to exchange ideas.



From left to right: Mr. Quan Hou, Prof. Si-ming Li, Prof. Nishino, Dr. Gao, Prof. Yoon and Dr. Kishi

2.4.3 Others visitors

1. Dr. Werner Breitung, Associate Professor, School of Geography & Planning, Sun Yat-sen University, visited the centre and had lunch with Prof. Si-ming Li on 22 September 2008 and also on 17 July 2009.
2. Miss Jennifer Choo, University of California, Berkeley, visited the Centre on 16 January 2009.
3. Mr. Zhang Hongliang, Massachusetts Institute of Technology, visited the Centre on 6 February 2009.
4. Gathering with Dr. Yip Ngai Ming, Department of Public and Social Administration, City University of Hong Kong and Prof. Ray Forrest, School for Policy Studies, University of Bristol on 17 March 2009
5. Prof. Chen Hsiao-Hung and Mr. Hu To-Hong, Department of Sociology, National Chengchi University, Taiwan, visited the Centre on 30 April 2009

3. Research Projects / Publications

3.1. Existing Research Projects

The staff and research fellows of the CURS have undertaken a variety of research projects financed by the Hong Kong Research Grants Council (RGC) and Faculty Research Grants (FRG). The following are some of the on-going projects and projects initiated over the year under review.

3.1.1 Transformation of virtuality: Use of internet in reengaging youth in social withdrawal (FRG/07-08//II-16)

Principal Investigator: Prof. Victor C.W. Wong

Exercise Year: 2007-2008

Source of Funding: FRG

Brief Introduction

There are two entirely different perspectives in deconstructing the phenomenon of social withdrawal of young people, the first of which is to take youth's indulging in the internet world and online games in particular, as the fundamental cause of social withdrawal; the second is to take the internet as a venue for virtual interaction and relationship building and as a means to overcome the problem of social withdrawal. Informed by the latter perspective, the aims of this proposed study are to: 1) compare the tactics adopted by professionals and volunteers/laymen in approaching and interacting with social withdrawals in the internet world; 2) examine the different means employed to transform virtual or internet interaction with targeted youth into face-to-face contacts and their eventual participation in the real world; and finally 3) study the characteristics of two different profiles of cases established by social work professionals and volunteers/laymen respectively. Regarding research methodology, young people who have overcome social withdrawal or who are in the process of reengagement will be interviewed, and professionals and volunteers/laymen working with this vulnerable group interested in the internet world will be separately interviewed.

3.1.2 Young people entrapped in social withdrawal: Disengagement versus reengagement in the light of social exclusion (GRF/07-08/244707)

Principal Investigator: Prof. Victor C. W. Wong

Exercise Year: 2007-2008

Source of Funding: RGC (GRF (General Research Fund))

Brief Introduction

The under-researched phenomenon of youth-at-risk who are socially withdrawn from their peers and the community, and disengaged from school, training or work has recently become a growing concern to the public in general and to helping professionals in particular. Youth's reaction to life events or crisis in the form of social withdrawal or disengagement is arguably a social process, which is shaped, amongst other factors, by a set of social norms regarding so-called normal pathway of development, and equally important by the disadvantaged socioeconomic circumstances in the form of social exclusion. With the use of surveys, case studies and interviews, the research study will inquire into four interrelated areas, namely, a) the prevalence of social withdrawal among young people aged 12-24; b) the nature, extent and social processes of social withdrawal and disengagement on relational, cultural and institutional levels; c) the patterns and processes of activities pursued by young people and the responses and actions taken by the significant others at times of withdrawal and reengagement respectively; and finally d) the tactics and strategies employed by social workers in re-engaging young people, and the challenges confronted. Both the subjective and structural dimensions of disengagement and the informality and formality of reengagement attempts and measures are deemed important if the phenomenon is to be critically examined and the needs of this vulnerable youth group satisfied.

3.1.3 Exploring the Social Networks of Residents in Tin Shui Wai

Principal Investigator: Dr. Gina W. F. Lai

Exercise Year: March 1, 2008 – January 31, 2009

Source of Funding: Central Policy Unit, HKSAR

Amount Awarded: HK\$188,639

Brief Introduction

The proposed research adopts the social network approach to examining the personal well-being and community attachment of Tin Shui Wai residents. It addresses four specific issues: (1) What is the structure and composition of social networks of residents in Tin Shui Wai? (2) What are the individual and contextual factors that may influence the formation of social networks? (3) What kinds of resources do the residents get from their social networks? (4) What are the impacts of social networks on the residents' well-being and community attachment? Semi-structured in-depth interviews were conducted to collect information from 21 residents and eight community organizers. Tin Shui Wai North was found to be a loosely-integrated community. The respondents indicated superficial relations with neighbors, a low level of community trust, a strong sense of self-protection, and passive community participation. The short duration of residence and complex population mix were reported as major barriers against building close social ties in the community.

3.1.4 Gender and Family in Contemporary China

Investigator: Dr. Gina W. F. Lai, Odalia Wong, Danching Ruan, Day Wong

Exercise Year: March 1, 2009 – February 28, 2010

Source of Funding: CERG Incentive Award Scheme (2008-09)

Amount Awarded: HK\$148,740

The project aims to conduct literature review and empirical groundwork for a collaborative research project with Nanjing University on gender and the family in contemporary China. The systematic review of research literature will cover five areas, including (1) Gender norms and attitudes in China, (2) Gender relations in the family, (3) Intergenerational relations, (4) Gender inequality over the life course, and (5) Forms of intimate relationships. Preliminary data will be collected in Nanjing on these five areas.

3.1.5 Urban Restructuring and Relocation of Housing and Jobs: Implications for Access to Employment Opportunities and Spatial Mismatch in Chinese Cities

Principal Investigator: Prof. Si-ming Li

Amount Awarded: HK\$785,200

Source of Funding: GRF

Exercise Period: 2007-2009

Brief Introduction

Chinese cities have undergone profound transformation in recent years. To capitalize on rising land prices, many work units have relocated the production plants to the suburbs, leaving behind the workers in dilapidated housing in former work-unit compounds. At the same time, a large number of inner-city dwellers has been relocated to outlying suburbs consequent upon redevelopment projects. Complicating the matter are the millions of migrants seeking their fortune in the city who are trapped in the “villages in the city”. The almost perfect match between job and housing distributions characterising pre-reform China is being rapidly torn apart. The need for commuting is on the rise. Especially caught are the low-income manual workers and the migrants. To them the cost of commuting is exorbitant, both money-wise and time-wise. While rapid economic growth may have generated ample new jobs, for a substantial segment of the population access to jobs has become difficult. A spatial mismatch of job and housing (Kain, 1968; Houston, 2005) could have emerged. Based on large-scale surveys conducted in Guangzhou, Beijing and Shanghai, this project examines the extent to which the spatial mismatch hypothesis holds in the Chinese case and how this may have exacerbated urban unemployment and the problem of rising income inequalities.

3.1.6 Spatial Restructuring, Changing Housing and Community Types, and Residential Experiences in Urban China: A Comparative Study of Guangzhou and Shanghai

Principal Investigator: Prof. Si-ming Li

Amount Awarded: \$768,230

Brief Introduction

The transition from a centrally planned to a socialist market economy in China has engendered incessant spatial restructuring and produced a plethora of housing and community types in urban China. First there are the pre-1949 tenements and courtyard housing in the urban core. Massive redevelopments in recent years have uprooted tens of thousands of residents and impinged heavily on these communities. Second there are the danwei compounds of the socialist planning period located outside the core. Housing sold to sitting tenants under the reform has since been given full property rights and allowed to enter the market. The resultant inflow of unrelated inhabitants is now undermining the homogeneity and integrity of many danwei compounds. Third, there are the commodity housing estates in redeveloped inner-city neighbourhoods and newly developed suburbs populated by China's rising middle class. The new owner-occupiers are eager and relatively well resourced to defend their rights so as to maintain the value of their properties. Finally, there are the urban villages on former urban-rural fringes with concentrations of rural migrants.

A distinguishing feature of Chinese cities is the presence of boundaries and gates. They delineated the danwei compounds before. They are also features of the new commodity housing estates. But the meaning of boundaries and gates could be quite different for the former worker-residents and for the new owner-occupiers. Surely, there are also communities which are more loosely defined physically; yet residents' committees have been empowered to perform community building functions in such communities.

Using data from household survey conducted in Guangzhou and Shanghai in 2005 and 2006-7, together with data from supplementary fieldworks as well as from census and other sources, the proposed study attempt to analyse the interrelationship between community formation and neighbourly relations, on the one hand, and residential experiences, on the other, and examines how such relationships are conditioned by the changing built environment of the residence in light of China's unprecedented urban and economic and social transformation. Special attention is given to the effects of boundaries and gates. Both quantitative and qualitative works are needed to unravel the

richness and diversity of behavioural responses of the residents in adjusting to and making the best out of the changes in structural or institutional forces and environmental features. The quantitative analysis will involve structural equation estimations with built-in feedback loops. The more qualitative works require extensive field observations and in-depth interviews with different stakeholders.

3.1.7 Remote Sensing Change Detection and Spatio-temporal Analysis on Environmental Impacts by the Expansion of Irrigated Farmland Expansion in Aridzone of China

Principal Investigator: Prof. Qiming Zhou

Amount Awarded: HK\$317,000

Source of Funding: RGC (GRF (General Research Fund), formerly known as CERG)

Exercise Year: 2007-2009

Brief Introduction

Land cover change is one of the most sensitive indicators that echo the interactions between human activities and natural environment. In arid environment, the rapid expansion of cultivated land in the marginal region has destroyed native rangeland vegetation cover and caused intensive competition on limited water resource. The proposed research is to investigate the environmental impacts due to rapid expansion of cultivated land in the marginal area of arid zone of western China. Multi-temporal satellite imagery will be used to create a spatio-temporal image of changing farmland since early 1990's when the national and local governments' policy stimulated considerable investment on irrigated agriculture in the fringe area of deserts. Landscape metric that is commonly employed in ecological studies will be applied to this spatio-temporal image and change trajectory of farmland will be established. It is expected that the spatio-temporal pattern of the farmland change can be revealed by the interpretation of the landscape metric so that areas and sequence of farmland growth can be identified. The goal of the study is to develop a practical methodology for assessing the growth limit under constraints of water resource, environmental vulnerability and sustainability of the growth.

3.2 Research Outputs of CURS Fellows

Dr. Yuk-shing Cheng

Conference papers:

- (February 2009) <台港貿易的回顧與前瞻>, 發表於『港台經濟合作的趨勢與機會』研討會, 香港理工大學中國商業中心主辦, 2009 年 2 月 10 日。
- (June 2009) “Institutional Characteristics of China’s Market Economy and the Fallacy of the Convergence School”, paper presented at *The Third Interdisciplinary Roundtable Conference* “Between Imitation and Creation: Advantages and Limitations of Copying for Modernisation in China”, organized by German – East Asian Forum of Sciences and Humanities, 3-7 June, 2009 in Huangshan (Anhui, China).
- (November 2008) “Openness, Technical efficiency and Productivity Growth in China’s Industrial Sector”, paper presented at the International Trade Workshop jointly organized by the RCIE at University of International Business and Economics, the RCIE at the University of Washington, and the Department of Economics, Hong Kong Baptist University, 22 November 2008, Beijing.
- (with Li, Sung-ko) (May 2009) , “Technical Efficiency versus Environmental Efficiency under Globalization: An Application to the Industrial Sector in China”, paper presented at the Conference on “China Studies: Past Present, and Future”, 23 May 2009, Hong Kong Baptist University, Hong Kong.

Dr. Matthew M. T. Chew

Journal papers:

- (2008). ‘The founding of universities in modern Japan and China: sponsorship patterns and their consequences.’ *Asian Profile* 36(4): 347-356.

- (2008). 'The department store in Hong Kong: local institutional changes and the concession business model.' *International Business Research* 1(4): 162-168.
- (2008). 'Small fashion boutiques and retail change in China.' *Asian Social Science* 4(8): 12-17.
- (2008). 'How global academic stratification affects local academies: the inflated role of knowledge reception in the philosophy discipline in modern Japan.' *International Education Studies* 1(3): 52-60.
- (2009). 'Intercultural interpretive difficulties of modern Chinese intellectual development: a hermeneutical view.' *Asian Culture and History* 1(2): 34-44.
- (2009). 'The theoretical quandary of subjectivity: an intellectual historical note on the action theories of Talcott Parsons and Alfred Schutz.' *Review of European Studies* 1(1): 23-35.
- (with Sun, Lai N., Robert Kay) (2009). 'Development of a retail life cycle: the case of Hong Kong's department store industry.' *Asia Pacific Business Review* 15(1): 107-121.

Professor Cindy Y. Y. Chu

Conference papers:

- (forthcoming 2009) "The Maryknoll Sisters in Hong Kong since 1945" to be included in the volumes on "History of Religious Orders and Missionary Congregations Working in Hong Kong" compiled by Father Louis Ha, Centre for Catholic Studies, Chinese University of Hong Kong, forthcoming 2009.
- (May 2009) "Human Trafficking and Smuggling in China and Asia," presented at the Hong Kong Baptist University China Studies 20th Anniversary Conference:

“China Studies: Past, Present and Future,” 23 May 2009.

Dr. Him Chung

Book chapters:

- 'Beyond the Reach of Urban Planning? Village-in-the-city in the PRD Region', in Koon-kwai Wong (ed.), *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*, Hong Kong Educational Publishing Co., pp. 343-363.
- 〈行政區域〉，載《中國改革開放 30 年》，羅金義、鄭宇碩編，第 9 章，頁 139-152。

Conference papers:

- (2008) 'Rental Houses and Social-Spatial Segregation in Urban China', Paper presented at the International Sociological Association Research Committee 21 on Sociology of Urban and Regional Development (ISA-RC21) Tokyo Conference 2008 "Landscapes of Global Urbanism: Power, Marginality and Creativity", International House of Tokyo, Tokyo, Japan, 17-20 Dec 2008.
- (2008) 'The Planning of Villages-in-the -city in Shenzhen, China: A State-led Approach', Paper presented at the 5th Meeting of East Asian Regional Conference in Alternative Geographies, Seoul National University, Seoul, Korea, 13-16 Dec 2008.
- (with Woo K Y) (2009) 'Some Preliminary Thought on the Planning of Sustainable Community', Paper presented at the 20th Anniversary Conference on China Studies: Past, Present and Future, HKBU, 23 May 2009.

Journal papers:

- 'Misuse Amministrative E Conflittii D' Uso Dei Suoli. Guangzhou E Il Contesto cinese', (In Italian) (Administrative Measures and Land Use Conflicts in China), *Archivio Di Studi Urbani E Regionali*, 39(92):67-80.

- 'State Regulation and China's Administrative System: A Spatial Perspective', *The China Review*, 8(2) : 201-230.

Dr. Gina W. F. Lai

Book chapters:

- (與李沛良) (2009) 〈城市生活壓力和社會支持對精神健康的影響〉，《費孝通與中國社會學人類學》，馬戎，劉世定等編（北京：社會科學文獻出版社），頁67-77。
- (Forthcoming) Review of Women in China's Long Twentieth Century. Social Transformations in Chinese Societies.

Professor Si-ming Li

Book edited:

- (August 2008)《持續與變遷：當代中國的政經、社會、和空間發展》(Continuity and Change: The Political Economy, Society and Spatial Development of Contemporary China)。李思名、陳峰、邵一鳴主編。(香港：香港教育圖書公司， August 2008, 19 章，480 頁)
- (2009)《巨龍的甦醒：中國改革開放三十年、港澳回歸、與東亞發展新範式——第十二屆中華經濟協作系統國際會議論文集》(*The Awakening of the Dragon: China's Thirty Years of Reform, the Return of Hong Kong and Macau, and New Development Paradigms in East Asia*)。李思名、黃枝連、馮氏惠、陳東林主編。(澳門：澳門大學出版中心，預期 2009 年年底出版)

Book chapters:

- (2009) "The Changing Aquatic Environment in the PRD Region," in Koon-kwai Wong, ed. *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*.

(Hong Kong: Hong Kong Educational Publishing Co., 2009), pp. 154-176.
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- (2009) “The Pearl River Delta: The Fifth Asian Little Dragon?” in Koon-kwai Wong, ed. *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*. (Hong Kong: Hong Kong Educational Publishing Co., 2009), pp. 178-199.
- (2009) “The Impact of Variations in Urban Registration within Cities,” in Martin Whyte, ed., *One Country, Two Societies? Rural-Urban Inequality in Contemporary China* (Cambridge, Mass: Harvard University Press, forthcoming) (Limei Li and Si-ming Li).
- (2009) “Hong Kong's Changing Economy in National and Global Context,” in Koon-kwai Wong, ed. *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*. (Hong Kong: Hong Kong Educational Publishing Co., 2009), pp. 210-235.

Journal papers:

- (with Yu-ling Song) (2009) “Redevelopment, Displacement, Housing Conditions, and Residential Satisfaction: A Study of Shanghai”, *Environment and Planning A*,

2009, Vol. 41, No. 5, pp. 1090-1108.

- (with Quan Hou, Susu Chen and Chunshan Zhou) (forthcoming) “Work, Home and Market: the Social Transformation of Housing Space in Guangzhou, China,” *Urban Geography*, forthcoming.
- (forthcoming) “Evolving Residential and Employment Locations and Patterns of Commute under Hyper Growth: the Case of Guangzhou, China,” *Urban Studies*, forthcoming (Vol. 47, No. 10, 2010).

Dr. Danching Ruan

Book chapter:

- (2008) <中國社會分層>，《持續與變遷：當代中國的政經、社會和空間發展》 (Continuity and Change: The Political Economy, Society and Spatial Development of Contemporary China)，李思名、陳鋒、邵一鳴主編。(香港：香港教育圖書公司，2008) 頁 102-119。

Conference papers:

- (with Cameron Campbell, James Lee, Lan Li, Chen Liang, Shanhua yang and Hao Zhang) (2009) “Social Origins and University Matriculation at Peking University and Suzhou University, 1933-2002.” Presented at the International Sociological Association, Research Committee 28 on Social Stratification and Mobility Conference, Beijing, China, May 2009.
- (with Fung Ka Yi) (2009) “Social Capital in the Creation of Human Capital--the Case of Rural Students in Contemporary China” Presented at the International Sociological Association, Research Committee 28 on Social Stratification and Mobility Conference, Beijing, China, May 2009.
- (with Fung, Ka Yi) (2008) “Social Capital and Educational Achievement: A study of rural students in China.” Presented at the Annual Meeting of the Hong Kong Sociological Association, Hong Kong, December 2008.

Journal paper:

- *Social Survey Research in Practice: Chinese Experience and Analysis* by Bian, Yanjie, L. Li, and H. Cai (eds.). *Social Transformations in Chinese Societies* 3:269-271.

Professor Donggen Wang**Book chapter:**

- (2009) 'Hong Kong as a Transportation Hub in the Pearl River Delta: The Way Ahead', in Koon-kwai Wong (ed.), *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*, Hong Kong Educational Publishing Co., pp. 263-287.

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- (2008) 'Built Environment Transformation and Activity-travel Behavior Change in Beijing, China', Paper presented at the 13th International Conference of Hong Kong Society for Transportation Studies (HKSTS), Hong Kong, 13-15 Dec 2008.
- (2009) 'Do Cultural and Physical Factors Explain Differences in E-shopping? A Cross-country Analysis', Paper presented at the 2009 Annual Meeting of the Association of American Geographers, Las Vegas, USA, 22-27 Mar 2009.
- (2008) 'Do Culture and Physical Factors Explain Differences in E-shopping Rates? A cross-Country Analysis', Paper presented at the Hong Kong Geography Day 2008, HKU, Hong Kong, 15 Nov 2008.
- (with Li F) (2009) 'Emerging Built Environment and Individuals' Daily Use of Time and Space in Beijing, China', Paper presented at the workshop on Enclave Urbanism as Problem or Solution: European and Asian Perspectives, University of Utrecht, The Netherlands, 11-13 Jun 2009.
- (2009) 'Urban Decentralization and Commuting Pattern Changes in Hong Kong', Paper presented at the 3rd Workshop on Space and Behavior, Tongji University,

Shanghai, China, 10-11 Jan 2009.

- (2008)〈現實空間與虛擬空間中的時間利用的相互作用：理論模型及驗證〉Paper presented at the 2008 Annual Conference of Geographical Society of China, Changchun, China, 14-15 Jul 2008.

Journal papers:

- (with Li J) 'A Model of Household Time Allocation Taking into Consideration of Hiring Domestic Helpers', *Transportation Research Part B*, 43(2):204-216.
- 'The Jobs-housing Relationship and Commuting in Beijing, China: The Legacy of *Danwei*', *Journal of Transport Geography*, 17(1):30-38.

Professor Kenneth K. K. Wong

Book edited:

- (2009) *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*, Hong Kong Educational Publishing Co..

Book chapters:

- (2009) 'A Geographical Survey of the Region', in Koon-kwai Wong (ed.) , *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*, in Koon-kwai Wong (ed.) , Hong Kong: Hong Kong Educational Publishing Co., pp. 1-23.
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- (with Li S M) (2009) 'The Changing Aquatic Environment in the PRD Region', in Koon-kwai Wong (ed.), *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*, in Koon-kwai Wong (ed.), Hong Kong: Hong Kong Educational Publishing Co., pp. 154-175.

- (2009) 'The Sustainable Future of the Region', in Koon-Kwai Wong (ed.), *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*, in Koon-Kwai Wong (ed.), Hong Kong: Hong Kong Educational Publishing Co., pp. 366-378.

Conference paper:

- (2009) 'The Green Infrastructure Network in Hong Kong, China: A Connectivity Analysis of Urban Green Space', Paper presented at the 2009 Annual Meeting of the Association of American Geographers, Las Vegas, USA, 22-27 Mar 2009.

Journal paper:

- 'Urban Park Visiting Habits and Leisure Activities of Residents in Hong Kong, China', *Managing Leisure*, 14(2):125-140.

Professor Victor C. W. Wong

Book chapters:

- (2008) 〈中國醫療衛生改革〉，刊李思明、陳鋒、邵一鳴(編)《持續與變遷：當代中國的政經、社會和空間發展》，頁 211-232。香港：香港教育圖書公司出版。
- (2008) 〈社會政策課程在社會工作教育的位置：以香港情況為例〉。刊梁麗清、陳啓芳(編)《知而行・行而知：香港社會工作教育的反思與探索》頁 35-52。香港：中文大學出版社出版。

Conference papers:

- (2008) 'Young people in social withdrawal: An extreme form of social exclusion? Policy agenda and organizational practices'. A paper presented at the 5th East Asian Social Policy International Conference Welfare Reform in East Asia: Meeting the Needs of Social Change, Economic Competitiveness and Social Justice held in National Taiwan University, Taiwan, 3-4 November 2008.

- (2009) 'Social work registration/licensing and professionalism: The cases of Hong Kong, Taiwan and China'. A keynote speech presented in the International Conference on Social Work, Social Welfare and Children's Rights in Chinese Culture held in Providence University, Taichung, Taiwan, 1-2 May 2009.
- (2009) 'Professionalization and licensing of social work in China'. A keynote speech presented in the International Conference on Social Welfare and Social Work: Cross Cultural Perspective East and West held in United International College, Zhuhai, 2 July 2009.

Publications:

- (2008) 'Working with young people in social withdrawal: In search of indicators and practice implications', Working Paper Series, Centre for Youth Research and Practice, HKBU, No. 1, 17 pp.

Dr. Xiaojiang Yu

Book chapters:

- (2009). "Prosperity and challenge: the Macau Special Administrative Region (SAR)", in Wong K (ed) *Hong Kong, Macau and the Pearl River Delta: a geographical survey*. Hong Kong: Hong Kong Educational Publishing Co., pp236-262.
- (with Wong, K) (2008). 'The challenge of China's environmental issues and sustainable development', in Li, S, Chen, F and Shao, Y (eds) *Continuity and change: the contemporary China's development in politics, economy, society and space*. Hong Kong: Educational Publishing, pp.276-302 (in Chinese)
- (with Wong, K) (2008). 'The status and outlook: China's energy development', in Li, S, Chen, F and Shao, Y (eds) *Continuity and change: the contemporary China's development in politics, economy, society and space*. Hong Kong: Educational Publishing, pp.305-325 (in Chinese).

Journal papers:

- (with Uddin N and Taplin R) (2009). “Sustainable energy future in Vietnam: evolution and implementation of effective strategies”. *International Journal of Environmental Studies*, **66(1)**:83-100.
- (2009). “Intrinsic culture, the public space use, and Filipina domestic helpers in Hong Kong”. *Journal for Cultural Research*, **13 (2)**: 97-114.
- (2008). “Growth and degradation in the Orient’s ‘Las Vegas’: issues of environment in Macau”. *International Journal of Environmental Studies*, **65(5)**: 667-683.

Prof. Qiming Zhou**Book edited:**

- “*Advances in Digital Terrain Analysis*”, in Q. Zhou, B. Lees and G. Tang (eds), Springer-Verlag, Berlin, Germany, pp. 462.

Book chapters:

- (2008). “Processing of Multi-temporal Data and Change Detection”, in Z. Li, J. Chen and E. Baltsavias (eds.) *Advances in Photogrammetry, Remote Sensing and Spatial Information Sciences: 2008 ISPRS Congress Book*, London: Taylor & Frances, pp. 227-247.
- (with Hou Q) (2009). “The Broad Landuse Pattern and Landuse Change in the Last Two Decades”, in Koon-kwai Wong (ed.), *Hong Kong, Macau and the Pearl River Delta: A Geographical Survey*, Hong Kong:Hong Kong Educational Publishing Co., pp. 68-98.

Conference papers:

- (2008). “A Review of Multi-temporal Remote Sensing Data Change Detection Algorithms”, *Proceedings of the 21st ISPRS Congress Beijing 2008 (The International Archives of the Photogrammetry, Remote Sensing and Spatial Information Sciences, in J. Chen, J. Jiang and J. Van Genderen (eds.))*, Beijing,

China, 3-11 Jul 2008, 37(B7):757-762.

- (2008). “Analysing the Spatio-temporal Pattern of Changing Farmland in China's Aridzone”, in C.M.U. Neale, M. Owe and G. D'Urso (eds.), *Proceedings (Remote Sensing for Agriculture, Ecosystems, and Hydrology X.) of SPIE Europe Remote Sensing Conference*, Cardiff, United Kingdom, 15-18 Sep 2008, 7104:71040U.
- (with Sun B) (2008). “Modelling Spatio-temporal Pattern of Landuse Change Using Multi-temporal Remotely Sensed Imagery”, *Proceedings of the 21st ISPRS Congress Beijing 2008 (The International Archives of the Photogrammetry, Remote Sensing and Spatial Information Sciences, in J. Chen, J. Jiang and J. van Genderen (eds.))*, Beijing, China, 3-11 Jul 2008, 37(B7):729-734.
- (with Sun B) (2009). “Modelling Spatio-temporal Pattern of Land Cover Change”, (土地覆蓋變化的時空模型) Paper presented at the 2nd Conference on Remote Sensing for the Pearl River Delta Region, (第二屆珠江三角洲區域環境遙感研討會) Sun Yat-sen University, Guangzhou, China, 13-14 Jun 2009.
- (with Sun B) (2009). “Spatial Pattern Analysis of Water-driven Land Cover Change in Aridzone, Northwest of China”, *Proceedings of the 2nd International Conference on Earth Observation for Global Changes*, Chengdu, China, 25-29 May 2009
- (2008). “Spatial Pattern of Farmland Change Trajectories in Arid Zone of China”, in D. Li, J. Gong and H. Wu (eds.), *Proceedings of International Conference on Earth Observation Data Processing and Analysis (Proceedings of SPIE)*, Wuhan, China, 28 Dec 2008, 7285:72854J.
- (2009). “From Data to Service: The Developing Trend of Geo-Spatial Information Technology”, (地球空間信息技術的發展：從數據到服務) Paper presented at the seminar at the 4th Survey and Design Institute of China Rail Group (中鐵集團第四勘測設計院), China, 26 Jun 2009.

Journal papers:

- (with Li B) “Accuracy Assessment on Multi-temporal Land-cover Change Detection Using a Trajectory Error Matrix”, *International Journal of Remote Sensing*, 30(5):1283-1296.
- (with Li B and Kurban A, A.'Spatial) “Pattern Analysis of Land Cover Change Trajectories in Tarim Basin, Northwest China”, *International Journal of Remote Sensing*, 29(19):5495:5509.

3.3 CURS Occasional Papers

To facilitate academic exchange and to disseminate research findings in the quickest manner, CURS has launched an occasional paper series, with Dr. Wing Shing Tang serving as the Chief Editor. Authors of CURS Occasional Papers include Centre’s fellows and other staff members of HKBU, as well as scholars from other academic institutions in Hong Kong, Mainland China, and overseas. In the period July 2008 - June 2009, a total of 7 occasional papers were published. The paper abstracts are available on the CURS website ([www.hkbu.edu.hk~curs](http://www.hkbu.edu.hk/~curs)). The full papers are priced at HK\$30 per copy. Subscribers of CURS Occasional Papers include libraries of local and overseas universities and research units of business enterprises. Below is a list of CURS Occasional Papers published over the period. The abstracts of the occasional papers are given in Appendix 1.

List of CURS Occasional Papers Published, July 2008-June 2009

No.	Title	Author
82	天水圍：怎一個「虧」字了得？	鄧永成 (July 2008)
83	Mortgage Loan as a Means of Home Finance in Urban China: A Comparative Study of Guangzhou and Shanghai	Si-ming Li, Quan Hou and Zheng Yi (August 2008)
84	Innovative Strategies for Management of China's Urban Communities	Dongxia Zhao, Lin Gao and Xiuping Wang (December 2008)
85	清代福州及其腹地物產之研究	李金強 (January 2009)
86	10+6 FTA 中的東亞發展範式：兼論印尼華族社會在印尼和中國發展範式中的溝通作用	黃枝連 (February 2009)
87	中國的「轉型」經驗與未來發展方向	薛鳳旋 (February 2009)
88	在十字路口的香港和珠三角的協作關係	李思名 (February 2009)

4. Financial Review (1 July 2008 – 30 June 2009)

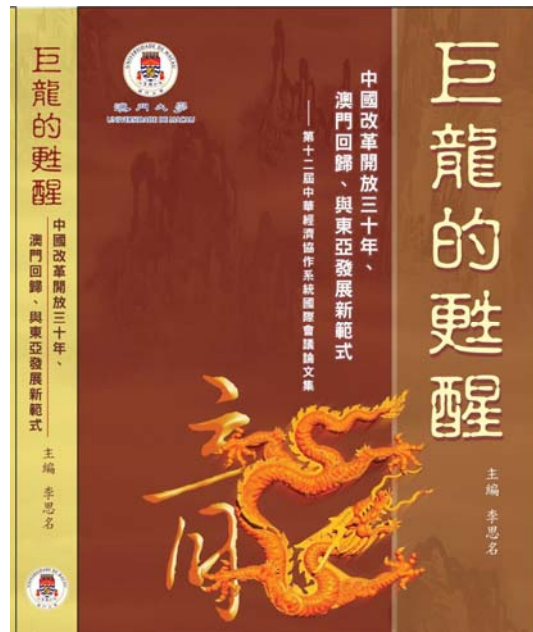
	Amount (HKD)
Previous Balance on June 2008	980,169.70
Income (+)	
A. Hong Kong Baptist University Research Committee (RC) standard allocation	100,000.00
B. Investment Interests/ Income Interests	- 173,119.48
<u>Total Income</u>	<u>-70,265.48</u>
Expenditure (-)	
A. Staffing	
1. Full-time staff	108,420.00
2. Student helper	4,203.90
3. MPF for staff	5,631.21
4. Medical & Dental Provision	3252.61
<u>Subtotal of Staffing Costs</u>	<u>121,507.72</u>
B. General Expenses	
1. Computer expenditures and reference materials	680.00
2. Hospitality expenses	2936.80
3. Photocopying	1,300.00
4. Postage	2543.16
5. Printing and publication	6,096.00
6. Stationary	1000.00
7. Fax and telecom	187.90
8. Travelling	18,121.00
9. Conference / Board meeting	26,364.54
10. Miscellaneous	30,269.76
11. Honorarium	1,000.00
12. Reference materials	(231.70)
<u>Subtotal of General Expenses</u>	<u>84,178.42</u>
<u>Total Expenditure</u>	<u>205,686.14</u>
<u>Total Income – Total Expenditure</u>	<u>-275,951.62</u>
<u>Balance Brought forward to Year 2009/2010</u>	<u>704,218.08</u>

5. On-going Activities and Future Development

5.1 The 14th HKSTS International Conference

The centre will jointly organise an international conference on transportation and geography during 10-12 December 2009. The other two partners are the Hong Kong Society for Transportation Studies (HKSTS) and the Department of Geography, HKBU. Professor Donggen Wang chairs the organising committee, and CURS acts as the conference secretariat. The conference covers a wide variety of topics, including the interrelation between transportation and geography, transportation, land use and built environment, etc. Up to date, about 100 full papers and 160 abstracts authored by academics and professionals from all over the world have been received. The conference are expected to foster excellence in investigation of transportation and related issues, stimulate professional interchange, and provide a forum for exchanging ideas on transportation developments.

5.2 Publication of the book ‘Awakening of the Dragon: China’s 30 Years of Reform, the Return of Hong Kong and Macao, and New Development Paradigms in East Asia’ 《巨龍的甦醒：中國改革開放三十年、港澳回歸、與東亞發展新範式》



As a continuing effort for the 12th International Symposium on Coordination of Chinese

Economic Systems held in December 2008 at Hanoi, the proceedings are being edited for publication. Professor Si-ming Li of CURS chairs the editorial committee. Other committee members include Professor Chih-lien Huang of the University of Macau, Professor Donglin Chen of the Institute for Contemporary China Studies, the Chinese Academy of Social Science, and Professor Phung Thi Hui of the Centre for China Studies, the Vietnamese Academy of Social Science. The book will comprise 29 chapters written by academics and media commentators from mainland China, Hong Kong, Macau, Vietnam, and Japan. The topics include the experience of China's reform, the relationship between China and her neighbouring countries especially ASEAN members, future developments in the early 21st century, and the like. A distinguishing feature of the book is to explore the compatibility of China's experience in Vietnam. According to the publisher, The Publications Centre of the University of Macau, the book will be in print in December 2009. (see Appendix 2)

5.3 Journal special issues on enclave urbanism

Subsequent to the holding of the workshop on "Enclave Urbanism as a Problem or Solution: European and Asian Experience" at Utrecht, the Netherlands in June 2009, the organising committee comprising Professor Ronald van Kempen and Dr Bart Wissink of the University of Utrecht, Dr Yiping Fang of Erasmus University, and Professor Si-ming Li of CURS is currently working on two journal special issues based on papers presented in the workshop. The first is an issue in *Urban Geography* entitled "Living in Enclave Chinese Cities". The second is a special issue in *Geoforum* focussing on the experience of European and Asian cities other than cities in China. The four members of the organising committee now acts the guest editors of these two special journal issues.

5.4 Planned Conference on China Urban Development

CURS and the Centre of Urban Studies and Urban Planning of the University of Hong Kong are currently planning to hold a major conference on urban development in China in late 2010 or early 2011. This conference, which will mark the 10th Anniversary of the Centre, will further ascertain the position of CURS as a major centre of urban and regional research on China.

6. Overall Self Evaluations

Over the years the CURS occasional paper series has served a useful channel for the CURS research fellows and other scholars working on China urban and regional studies to disseminate their latest research findings in the quickest manner possible so as to facilitate academic exchange. In addition, CURS has actively involved in a variety of collaborative works with research institutes and scholars in Hong Kong, mainland China, and overseas. In the academic year under review, CURS joint force with the Hong Kong Society of Asia and Pacific Twenty One and the Vietnamese Academy of Social Sciences to hold the “12th International Symposium on Coordination of Chinese Economic Systems” at Hanoi in December 2008. CURS also joint force with the Centre for Urban and Regional Studies of the University of Utrecht, the Netherlands, to hold the “Workshop on Enclave Urbanism as Problem or Solution: European and Asian Perspectives” in June 2009.

These conferences, which were attended by leading scholars as well as by aspiring younger academics, have formed the basis of a subsequent book project, the *Awakening of the Dragon*, which will be in print in the latter part of 2009, and special issues in two of the most renowned international journals in urban studies, namely, *Urban Geography* and *Geoforum*. Currently, CURS is joining force with the Hong Kong Institute of Transportation Studies to hold the conference “Transportation and Geography”, which will be held in December 2009. CURS is also collaborating with the Advanced Institute of Contemporary China Studies of Hong Kong Baptist University to undertake consultancy study for the Planning Department of the Hong Kong SAR Government on cross border transport development between Hong Kong and the mainland.

All these efforts have helped to establish CURS’s position as a leading centre of China urban and regional research, and enhanced its function as a platform facilitating academic collaboration on the study of China’s cities and regions. Irrespective of its size, CURS is on way to make substantial impacts in the international academic arena and beyond.

Appendix 1: Occasional Paper Abstracts, No. 82 – 88

Occasional Paper No. 82 (July 2008)

天水圍：怎一個「虧」字了得？

鄧永成

文章從歷史地理的維度入手，抽絲剝繭，解開天水圍發展的疑團，論證「規劃失誤」論的貧乏。文章把天水圍發展放在特定時空演化的土地發展體制中去分析，由一個選定在水圍土地上投機的地產項目說起，港英政府為了減低由地產市道不景而導致此體制崩潰的可能性，不惜動用公帑，挽救這個項目，計劃在水圍建設起一個新市鎮。新市鎮的規劃建設，是先有私人屋苑、後有公共屋邨，就這樣，水圍強調以交換價值為主的空間，而輕視使用價值的空間。公屋居民苦於缺乏就業機會、公共設施、對外交通等絕對空間和相對空間，對比區內設備比較齊全的私人屋苑居民、又無法與區內原居民聯繫、繼而關聯舊日在市區（或大陸）的生活，從而普遍滋生強烈的無奈及無助，導致種種悲情事件發生。因此，輿論把問題簡化為「規劃失誤」，是徹頭徹尾的去政治化行動。如要改變現況，只有把水圍發展問題從「規劃失誤」的非政治化來一個再政治化，放回到土地發展體制的層面來探究。

Occasional Paper No. 83 (August 2008)

Mortgage Loan as a Means of Home Finance in Urban China: A Comparative Study of Guangzhou and Shanghai

Si-ming Li, Quan Hou and Zheng Yi

This paper examines the use of mortgage loan to finance home purchase in transitional

China, using data derived from household conducted in Guangzhou in 2005 and in Shanghai in 2006-07. In both cities demographic and socioeconomic attributes on the whole have little effects on the decision of whether or not to employ mortgage loan, or on how much to borrow in relation to the value of the property, given that mortgage loan is employed. Given that mortgage finance is a very new development in China, the lack of association is not surprising. It takes time for individual homeowners to fully appreciate the pros and cons of employing mortgage finance, and for the banks to assess the prospective borrowers' mortgage needs and repayment abilities. In the mean time, the majority of homebuyers in urban China continue to rely heavily on personal savings and parental contributions to finance home purchase.

Keywords: Housing finance, mortgage loan, HPF, Shanghai, Guangzhou

Occasional Paper No. 84 (December 2008)

Innovative Strategies for Management of China's Urban Communities

Dongxia Zhao, Lin Gao, and Xiuping Wang

The paper identifies several contradictions between theory and practice in the field of urban community management and based on a survey conducted in Dalian in 2007, argues that there is a shortage of professionals who have the skills to design, run and evaluate community service projects. It also offers strategies for innovative solutions for China's urban community management in terms of the organizational system, social security mechanisms and performance evaluations. Implications of these findings and suggestions for future research are provided at the end of this paper.

Keywords: urban communities, community management, system innovation strategy

清代福州及其腹地物產之研究

李金強

福州爲福建之省會，至清季因五口通商而成爲沿海重要港市之一。至 1853 年更因茶葉貿易而聞名於世。本文即利用「港市－腹地」地理概念架構，透過對清代福州腹地——閩江流域府、縣的物產分佈及產銷，說明清代福州港市及其腹地區域的經濟發展趨勢。全文共分五部份，包括（一）福州腹地之特徵，（二）福建農作物分析，（三）糧食作物（稻米、甘薯），（四）經濟作物（茶、木材、竹、蔗糖、煙草、荔枝、龍眼、綿織、絲織、夏布及其它，（五）礦產等，進而說明清代福建區域經濟發展的形態及其局限性。

10+6 FTA 中的東亞發展範式：兼論印尼華族社會在印尼和中國發展範式中的溝通作用

黃枝連

前言：在境內外-國內外的層面上探索發展範式

人們可以推論：自 1949 年新中國建立以來，中國的發展模式如果成氣候，自成一體，或另有其特色；勢將影響形勢的發展...

-----印尼華人華僑的“印尼觀-中國觀”；

-----印尼人的“華人觀-中國觀”；

----印尼華人華僑與中國 [祖國-祖籍國] 的關係；

----印尼與中國的關係；

----東盟與中國，東盟華人華僑與中國以及東盟-華人華僑-中國等層面的關係...

這裏，人們關心的是另一些問題：中國發展模式-範式的改變及成形-成型，它對於...

----印尼-東盟-東亞今後的發展模式-範式會有什麼影響呢？

----印尼-東盟-東亞各國內外政策及其主體民族和華裔人士的關係，會有什麼影響？

----印尼-東盟的華人華僑對於中國和印尼-東盟的新範式，能有什麼樣的參與與貢獻？

很清楚地，自中國到印尼，東盟，東亞以及於整個亞洲地區，各處對其發展範式的探索----所謂“典範轉移-體制創新”者，必須在境內-國內，境外-國外，即境內外-國內外的層面上來開發開展；範圍而化之，隨著全球化區域協作時代的開展，“閉門造車-自力更生”的方式已經不能取得優質化的“可持續發展”了！

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中國的「轉型」經驗與未來發展方向

薛鳳旋

自 1960 年代以來，前「社會主義國家」紛紛嘗試「轉型」以尋求更有效的經濟與社會發展方略。近四十年的經驗證明了：中國的穩定漸進的改革開放方略和「社會主義市場經濟」的方向，能使國家的經濟和社會步向高速、穩定的發展道路。中國的人民生活得以改善，經濟和社會建設已進入中級發展水平。中國不但成為經濟大國，而且其穩定與和諧的主張，更成為全球的重要穩定力量。在未來的 30 年，中國的政經發展將以其固有特色，在全球「金融海嘯」後為自己和世界，作出更大的貢獻。

在十字路口的香港和珠江三角洲的協作關係

李思名

香港和珠江三角洲在推動中國的改革開放和經濟高速發展，曾經扮演非常重要的角色。廣東省一也就是珠三角一被譽為改革的排頭兵和先行者。在整個八十年代以及九十年代的初期和中期，珠三角的經濟成長率一直領先全國，珠三角也是海外直接投資最集中的區域，其中，港資佔了絕大部分。超過 5 萬家以加工外貿為主的港資企業，雇用一千多萬來自全國各地的工人，產品堆滿歐美各國百貨公司貨架。珠江三角洲成為世界工廠。然而，珠三角的出口工業，特別是港資加工工業榮景不再。當前的金融風暴更為不少港資企業敲響喪鐘，大量工廠倒閉，導致大量工人失業。緊張的勞資關係，也帶來社會不穩。本文嘗試探討當前的困境，是否代表香港和珠三角在中國經濟建設的任務已經完成；而香港和珠三角有甚麼比較優勢，在新的情勢下有哪些出路。

Appendix 2: Chapters of the book ‘Awakening of the Dragon: China’s 30 Years of Reform, the Return of Hong Kong and Macao, and New Development Paradigms in East Asia’ 《巨龍的蘇醒：中國改革開放三十年、港澳回歸、與東亞發展新範式》

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