

Implementation of the socialized housing system in a second tier coastal city of the People's Republic of China

Wang, Shuai ✉

Graduate School, Lyceum of the Philippines University – Batangas, Philippines
(1289037239@qq.com)

Tamayo, Ma. Rosario B.

Graduate School, Lyceum of the Philippines University – Batangas, Philippines
(chery_tamayo@yahoo.com.ph)



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Abstract

This study aimed to enhance the socialized housing system in Yancheng City, Jiangsu Province, China. Its key objectives were to describe respondent profiles (program implementors and community members), evaluate the implementation of the socialized housing system, identify implementation challenges, analyze differences and relationships based on respondent categories, and propose an action plan for improvement. Quantitative methods were employed, and the participants included Yancheng City officials, Yueda Real Estate employees, department heads, and local community members. The findings revealed that the socialized housing system was perceived as well-implemented, primarily by community members who acknowledged facing implementation issues. Notably, significant implementation differences were observed among respondent categories, while issues encountered did not significantly vary. Furthermore, no significant relationship was found between implementation and problems. The study recommended that the government introduces new management strategies, prioritizes public housing for enterprises and institutions, enhances public housing management, increases low-cost housing square meter requirements, and establishes policies for household occupant allocation. The proposed action plan should be discussed and evaluated by higher authorities, and researchers are encouraged to conduct similar studies, specifically evaluating the system's effectiveness in different Chinese provinces. This research contributes to ongoing efforts to improve social housing and urban development in the region.

Keywords: socialized housing system, public housing, allocation, housing authorities

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1. Introduction

Housing is a necessary material condition for human survival and development. With the acceleration of population growth, urbanization, and industrialization, the demand pressure for urban land and housing supply is increasing. The contradiction between the housing supply shortage and housing prices exceeding the affordability of low-income families has made housing a crucial issue in modern urban society. Having thousands of spacious buildings to protect the faces of the poor in the world. In order to ensure the residency rights of residents, especially low-income individuals, as well as the stability and development of the entire society, the government must regulate the housing market through the arrangement of the housing security system, and provide economic, legal, and other support for families in society who cannot afford to buy or rent a house. In fact, the basic goal of housing security is not to ensure that everyone has housing property rights but to ensure that everyone has a better environment to live in (Sun et al., 2019).

In China, since ancient times, clothing, food, housing, and transportation have been the fundamental foundation for people to settle down, the basic prerequisite for people to pursue a happy life, and a lesson in social harmony and development. This common-sense understanding determines that achieving "homeownership" is the goal of individuals and the government working together. Housing issues cannot be fully market-oriented, and the Chinese government should be responsible for providing housing security for the people (Sun et al., 2019).

In 1980, China initiated a housing reform plan known as the "housing system reform" or simply "housing reform." This reform was a significant aspect of China's economic restructuring and aimed to revamp the housing security system for urban residents. The primary objective of the housing system reform was to create a new urban housing system within the framework of a socialist market, facilitating the commercialization and socialization of housing. This reform led to various changes in how housing systems were constructed, allocated, maintained, and managed by different entities, thereby altering the social and professional operational landscape. It also resulted in a shift in the housing benefits distribution, moving away from an income-based model to one based on an individual's work performance. Additionally, the reform introduced a public rental housing supply system catering to low- and middle-income households, as well as a housing supply system for high-income families. Concurrently, it established a housing provident fund system and a housing credit system, combining policy and commercial elements (Zhang & Huang, 2019).

After the housing reform, the government established a housing security system to ensure that socialized housing is provided to low-income families. It is in this context that the researcher would like to assess the implementation of a socialized housing system in Yancheng City, Jiangsu Province. The result of the study may contribute to the enhancement in the implementation of a socialize housing system. In order to better understand and appreciate every detail of people's lives, studying housing issues is the most direct and crucial issue. In China or around the world, everyone needs a place to live. A place to rest after a busy day, but nowadays, there are still many people who cannot afford to live in a house and even lack the ability to rent. I think improving the social housing system is an urgent matter. So, I chose this direction for my paper research.

Social housing refers to affordable housing, public rental housing, and low-rent housing constructed by the government to solve the housing problem of urban residents, with the aim of safeguarding people's basic living rights and promoting social fairness and harmonious development. Social housing has an important impact on urban development, and the following will elaborate on its impact from economic, social, and environmental perspectives and provide suggestions. Firstly, social housing has a positive impact on urban economic

development. Housing is the basic demand of urban residents, and the construction of social housing can provide affordable housing options, effectively solve residents' housing problems, and improve the quality of urban life. Compared to market-oriented commercial housing, the supply of social housing can provide more housing options, promote diversified development of the housing market, reduce the problem of high housing prices in first-tier cities, reduce the housing burden on residents, release more family economic vitality, and promote economic development.

Secondly, social housing plays an important role in urban social stability. The housing problem has always been one of the pain points in urban society, and areas with severe problems are prone to social instability. The construction of social housing can solve the housing difficulties of residents, avoid the exacerbation of social division and injustice, reduce the occurrence of social conflicts, and stabilize social order. In addition, through the allocation mechanism of social housing, housing resources can be distributed more fairly and reasonably, eliminating the uneven impact of housing factors on public resources such as education, employment, and healthcare, and promoting fair and harmonious development of society. Once again, social housing is of great significance for urban environmental protection. Currently, with the acceleration of urbanization, construction activities within cities continue to increase, leading to intensified land resource consumption and ecological environment damage. The construction of social housing can make reasonable use of idle land and old city renovation projects in cities, reduce land consumption, and promote the intensive use of land resources. At the same time, the planning and construction of social housing should focus on green environmental protection

To achieve the positive impact of social housing on urban development, the following issues need to be addressed and corresponding suggestions proposed. Firstly, improve the social housing construction and management system. The current social housing construction is characterized by government leadership but insufficient market participation, resulting in slow construction progress and unreasonable distribution of benefits. The government's planning and organizational capabilities should be strengthened to improve the efficiency and quality of social housing construction. At the same time, introducing diversified market entities, attracting social capital to participate, and promoting the steady development of social housing construction. Secondly, improve social housing supporting services and security mechanisms. Social housing should provide comprehensive supporting services, including the construction and improvement of infrastructure such as public transportation, education, and healthcare, to ensure that residents can enjoy fair and reasonable services. At the same time, it is necessary to establish a sound credit and security mechanism for social housing, strengthen the management and evaluation of tenants, and improve the efficiency and quality of social housing use. Once again, strengthen the sustainable development of social housing. The construction of social housing should focus on environmental protection and energy conservation, promote the use of green building technologies and materials, improve energy utilization efficiency, and reduce negative impacts on the environment. In addition, attention should also be paid to the living environment and community construction of social housing, providing a good living environment and public service facilities, and enhancing residents' sense of community belonging and happiness.

Social housing has a significant impact on urban development and can promote urban economic development, social stability, and environmental protection. However, to achieve this goal, the government needs to strengthen planning and organization, improve the efficiency and quality of social housing construction; Improve supporting services and security mechanisms to ensure coordination between housing supply and social services; Strengthen sustainable development, focus on environmental protection and improvement of living environment. Only through effective policy measures and systematic construction can social housing truly play a positive role in urban development and promote the comprehensive and sustainable development of cities.

Objectives of the Study - This study aimed to enhance the socialized housing system in Yancheng City, Jiangsu Province. Specifically to: describe the profile of the respondents in terms of category (program implementors & community members); assess the implementation of the socialize housing system in Yancheng City, Jiangsu Province, PROC); identify the problems encountered in the implementation of socialized housing

system; test the significant difference in the implementation and problems encountered when respondents were grouped according to category; test the significant relationship between the implementation and problems encountered; proposed an action plan to enhance the implementation of the socialize housing system in Yancheng City, Jiangsu Province, People's Republic of China.

2. Methods

Research Design - The researcher employed the quantitative research of research as it provides descriptive details on the present status of the implementation of a socialized housing system. According to Jackson (2011), the core concept of the survey method is "questioning people on a topic or topics and then evaluating their responses." Also, the descriptive method is used in most branches of science, as well as in the social sciences. In descriptive research, data are gathered without modifying the environment. It is used to define "what exists" with regard to the factors present in a situation and to learn more about the present state of the phenomenon (Posinasetti, 2014).

Participants of the Study - The participants in this survey include officials from Yancheng City, employees of Yancheng Yueda Real Estate, department heads, and local community members. They will come from residents, business owners, and all other relevant personnel. Researchers used random sampling to determine the appropriate number of respondents for this study. Researchers use stratified random sampling, which subdivides the population based on certain characteristics and then selects samples from each subgroup or layer. Therefore, according to statisticians, a total of 430 respondents participated in this study. According to Thomas (2020), researchers divide groups into homogeneous subgroups called "strata" based on specific characteristics, thereby stratifying the groups. In addition, researchers use stratified sampling when the overall features are diverse and they want to ensure that each feature is fully reflected in the sample. In addition, the researchers considered a limited number of individuals with direct experience in the field of study in order to specifically and directly evaluate the overall situation of social housing in Yancheng City. Therefore, the total number of households in each city was determined based on the data from the Yancheng Municipal Government Census Table. In contrast, the sample size for each community was determined using stratified random sampling calculated by statisticians.

Data Gathering Instrument - The researcher utilized a research questionnaire adapted from previous and relevant documents on the construction of the low-cost housing system in Yancheng City and other similar studies. The questionnaire consists of three parts. The first part is an overview of the categories of respondents. The second part is the implementation of the socialized housing system, and the third part is the problems encountered during the implementation process.

Data Gathering Procedure - The researcher submitted the survey questionnaire to his research advisor for approval. Subsequently, a request letter was submitted to the head of the Yancheng Population Data Statistics Department and the selected city's social housing administrators for verification. Then the results are tabulated and explained by statisticians, and the results are considered acceptable. The data collection program lasted for one month, during which the survey questionnaire was distributed to participants under the supervision of the researchers. Then, in the data processing stage, the responses are statistically analyzed and submitted to statisticians for verification.

Ethical Considerations - The target participants were visited or introduced to the online form, introducing them to the introduction of the study, and discussing the goals, content, and results before answering the questionnaire. It was also discussed to the respondents not to disclose personal information, such as emails and information related to their names, which will not be broadcasted or made public. The interviewees were assured that the collected data will be kept to the greatest extent confidential and used only for academic and research purposes. By signing and filling out the form, the respondents agreed to the research purpose.

Data Analysis - To perform data analysis, the following statistical tools were used. Frequency and percentage distribution were used to describe the profile of the respondents in terms of category. Weighted means

and ranking were used to determine the implementation of the socialized housing system and the problems of low-income and low-rent housing in Yancheng City. The result of the Shapiro-Wilk Test revealed that p-values of the main variable were greater than 0.05 which means that the data set was normally distributed. Therefore, an Independent Sample t-test and Analysis of variance were used to test as part of the parametric tests to determine the significant differences. Likewise, Pearson Product Moment Correlation was used to test the significant relationship of the treated variables. In addition, a post hoc test was also conducted. In addition, all data were treated using a statistical software known as PASW version 26 to further interpret the result of the study using an alpha level of 0.05 and 0.01.

3. Results and discussion

Table 1

Percentage distribution of the respondents' category

Category	Frequency	Percentage %
Program Implementor	49	11.4
Community Member	381	88.6
Program Implementor	49	11.4
Composite Mean	3.50	

Table 1 presents the distribution of the respondents' category. It was observed that the majority of the respondents were community members which obtained a frequency of 381 or 88.6 percent while only 49 (11.4%) were program implementors. Overall, implementers were in the minority, and community members were in the majority, as the majority of people still enjoy the policies. implementers are responsible for implementing the policies and allowing more people to truly enjoy the policies brought by the state.

Table 2 displays the respondents' assessment of the implementation of the Socialized Housing System. The composite mean of 3.56 showed that it was highly implemented. Among the items cited the, shift to the commercialization of housing in welfare housing has initially established a multi-level urban housing supply system, established a housing provident fund, established housing finance compatible with housing consumption, and established a standardized and orderly real estate transaction market, housing security department, and the rent standard shall be controlled at about 70% of the market rent in the same lot, and shall be dynamically adjusted and released on an annual basis, free distribution of public housing and low rent policy and price of low- and medium-priced commercial housing is 10% lower than the benchmark price of ordinary commercial housing in similar areas got the highest mean scores of 3.95, 3.93, 3.91, 3.87 and 3.84 respectively and all were rated highly implemented.

According to Huang and Wu (2019), there has been a shift towards commercialization of housing in welfare housing programs, where government-funded housing is sold to individual buyers for profit. This trend is not unique to Yancheng City but rather reflects a broader trend towards market-oriented housing policies in China. However, post-qualification and award, receipt and opening of bids and evaluation, procurement The development of commercialized welfare housing in Yancheng City can be traced back to the early 2000s, when the government began to experiment with various models for financing and providing affordable housing (Li & Shen, 2018). One of the key features of this multi-level urban housing supply system was the use of public-private partnerships to develop and manage housing projects (Zhang & Wang, 2017). While the commercialization of welfare housing has been seen by some as a way to increase efficiency and reduce government expenditure on housing, others have raised concerns about the potential for profit-driven developers to prioritize their own interests over those of low-income residents (Wang & Wu, 2019). As such, it will be important to carefully monitor the implementation and impact of commercialized welfare housing programs in Yancheng City and elsewhere in China.

Meanwhile, the implementation of a housing provident fund, finance, and standardized real estate

transaction market in Yancheng City has been the subject of various studies and research. According to a study conducted by Yang (2020), the establishment of a housing provident fund system has positive effects on the housing market. They found out that the fund system can effectively alleviate the financing difficulties of low and middle-income families and improve the overall housing affordability.

Table 2*Implementation of the Socialized Housing System*

Indicators	Weighted Mean	Verbal Interpretation	Rank
1. Public housing is provided by the Government in a unified manner, and housing construction is integrated into a unified national economic plan and infrastructure plan	3.44	Implemented	13
2. The main body of demand for public housing is enterprises and institutions	2.99	Implemented	17
3. Free distribution of public housing and low rent policy	3.87	Highly Implemented	4
4. Improving public housing only has input but no output, and cannot form a virtuous circle mechanism	3.16	Implemented	16
5. Managed by the property management company, so that the government and units can get rid of the burden of housing management; Distribution method, from physical distribution	2.86	Implemented	18
6. Establish a housing provident fund, establish housing finance compatible with housing consumption, and establish a standardized and orderly real estate transaction market	3.93	Highly Implemented	2
7. The shift to the commercialization of housing in welfare housing has initially established a multi-level urban housing supply system	3.95	Highly Implemented	1
8. For newly approved and newly started housing construction in cities, the proportion of housing area with a built-up area of less than 90 square meters must reach more than 70 percent of the total area of development and construction	3.55	Highly Implemented	12
9. Rental subsidies and rent-in-kind matching	3.61	Highly Implemented	9
10. The profit rate of affordable housing projects implemented by real estate development enterprises is not higher than 3%: Affordable housing directly organized by the government can only be sold at cost price.	3.77	Highly Implemented	8
11. The municipal price department shall formulate in conjunction with the housing security department, and the rent standard shall be controlled at about 70% of the market rent in the same lot, and shall be dynamically adjusted and released on an annual basis	3.91	Highly Implemented	3
12. The price of low- and medium-priced commercial housing is 10% lower than the benchmark price of ordinary commercial housing in similar areas	3.84	Highly Implemented	5
13. The profit rate of affordable housing projects implemented by real estate development enterprises is not higher than 3%: Affordable housing directly organized by the government can only be sold at cost price.	3.83	Highly Implemented	6
14. Selling by means of limited housing prices, limited apartment types, and competitive land prices. The price of low- and medium-priced commercial housing is 10% lower than the benchmark price of ordinary commercial housing in similar areas	3.81	Highly Implemented	7
15. The subsidy standard for low-cost housing rental for subsistence allowances and extremely poor families shall be implemented at 10 yuan per square meter per month	3.60	Highly Implemented	10
16. The subsidy standard for low-rent housing for other low-income housing families with difficulties shall be implemented at 5 yuan per square meter per month	3.59	Highly Implemented	11
17. The guaranteed area standard for low-cost housing is 18 square meters per capita construction area.	3.18	Implemented	15
18. Single-person households are counted as 2 persons and households with more than 4 persons are counted as 4 persons. If the family size is less than 3 people (including 3 people), the maximum monthly rental subsidy is 480 yuan.	3.18	Implemented	14
Composite Average	3.56	Highly implemented	

In another study by Wang and Li (2019), he emphasized the importance of developing a standardized real estate transaction market. He argued that a standardized market can promote transparency, reduce transaction

costs, and enhance the credibility of the real estate industry. The study also highlighted the need for a sound legal framework and effective regulatory measures to ensure the fairness and efficiency of the market. Furthermore, a research paper by Li et al., (2019) examined the financial support policies for the construction of affordable housing in China. They emphasized the significance of the housing provident fund as an important source of financing for low-income families. The study also highlighted the need for a coordinated and integrated approach to address the challenges of affordable housing, including finance and land acquisition.

On the other hand, items like improving public housing only have input but no output, and cannot form a virtuous circle mechanism (3.16), the main body of demand for public housing is enterprises and institutions (2.99) and managed by the property management company, so that the government and units can get rid of the burden of housing management; Distribution method, from physical distribution (2.86) rated the least. Yancheng Municipal Government (2018) provides reports regarding the challenges faced by the city in implementing its public housing policies. According to the report, the lack of available land for public housing development has been a major obstacle, as has the difficulty of convincing residents to accept public housing in their communities.

Table 3

Problems of Low Income and Low Rent Housing in Yancheng City

Indicators	Weighted Mean	Verbal Interpretation	Rank
Insufficient Construction funds and single financing methods.	2.77	Agree	12
Poor engineering quality supervision	2.41	Disagree	15
Lack of scientific access system, waiting system and exit mechanism	2.21	Disagree	17
Insufficient legal authority.	2.52	Agree	14
Failure to form a multilevel and fully covered housing security systems	1.93	Disagree	18
There are loopholes I property management	3.12	Agree	4
The price of affordable housing is on the high side	2.83	Agree	10
Remote location and lack of humanistic care	2.57	Agree	13
The construction of socialized housing is defective	2.36	Disagree	16
The supply of affordable houses is insufficient	3.02	Agree	5
The supporting social mechanism is not good enough	2.79	Agree	11
Sources of funds is not stable	2.98	Agree	7
The existing mechanism needs improvement.	2.93	Agree	9
Absence of financial fund supply plan.	3.00	Agree	6
Lack of policies on the re-transfer of affordable housing.	3.35	Agree	1
Lack of statistical data from regular housing surveys.	3.31	Agree	2
Absence of statistical data on the income distribution on urban residents..	2.95	Agree	8
Insufficient proportion of affordable housing.	3.13	Agree	3
Composite Mean	2.79	Agree	

Table 3 illustrates the problems of low-income and low-rent housing in Yancheng City. The composite mean of 2.79 indicates that they agreed on the presented problems. Lack of policies on the re-transfer of affordable housing ranked first (3.35), followed by a lack of statistical data from regular housing surveys, insufficient proportion of affordable housing, there are loopholes in property management and the supply of affordable houses is insufficient. Results show that Yancehng City faces several housing challenges, including the surplus of vacant affordable housing units due to a lack of re-transfer policies, limited statistical data on the housing market, and persistent issues with housing affordability. Clear policies are needed to ensure that these units remain affordable and accessible to those who need them.

According to a study by Guo and Wang (2018), the lack of policies on re-transfer has resulted in a surplus of affordable housing units in Yancheng City. The study found that many developers are reluctant to accept re-transfers due to a lack of incentives, resulting in a significant number of vacant units. The study also noted that the absence of clear policies has created confusion among developers, leading to delays in the transfer process. Yancheng City has implemented several policies to promote the development of affordable housing, there is a lack of reliable data on the city's housing market, which has hindered the effectiveness of these policies. The authors suggest that regular housing surveys could provide valuable insights into the city's housing market

and help policymakers make informed decisions (Li & Wu, 2017).

According to a report by China Daily, the city's population has been growing rapidly in recent years, resulting in a shortage of affordable housing for low-income families (Liu, 2019). The government has been trying to address this issue by implementing various policies and initiatives. One of the policies is the "Five Prohibitions" policy, which prohibits local governments from using land designated for affordable housing for other purposes (Liu, 2019). However, this policy has not been effectively enforced, leading to a lack of affordable housing options. Another policy is the "rental housing pilot program," which encourages the construction of affordable rental housing by offering subsidies to developers. While this policy has increased the supply of rental housing, the demand for affordable housing still exceeds the supply.

On the other hand, they disagreed on poor engineering quality supervision (2.41), construction of socialized housing is defective (2.36), lack of scientific access system, waiting system and exit mechanism (2.21), and failure to form a multilevel and fully covered housing security systems (1.93).

Yancheng City is known for its rapid urbanization and industrialization. However, with the influx of people from rural areas looking for better opportunities, the demand for affordable housing has increased. This has resulted in the construction of socialized housing units for low-income families. However, there have been issues concerning the quality of construction and maintenance of these housing units. In the study of Huang et al. (2020) examined the quality of low-income housing in China and found that inadequate supervision during the construction process was a significant contributor to poor engineering quality. Similarly, a study by Liu et al. (2019) investigated the quality of affordable housing in Qingdao, China and found that the lack of supervision during construction was a major factor contributing to poor quality. Li et al. (2019) examined the factors affecting the quality of construction of socialized housing in China. The study found that the lack of skilled labor, inadequate supervision, and the use of low-quality construction materials contributed to the poor quality of socialized housing units. In conclusion, while socialized housing has provided low-income families with affordable housing options, there is a need for better construction standards and maintenance practices to ensure the safety and well-being of the residents. Additionally, community facilities and services should be provided to enhance the living conditions of the residents.

Table 4

Relationship Between the Implementation of the of the Socialized Housing System and Problems Encountered

	r-value	p-value	Interpretation
Implementation of the Socialized Housing System vs. Problems of Low Income and Low Rent Housing	-0.039	0.416	Not Significant

Legend: Significant at p-value < 0.05

Table 4 presents the association between the implementation of the Socialized Housing System and the problems encountered in low-income and low-rent housing. It was observed that the computed r-value indicates almost negligible indirect correlation and the resulting p-value was greater than the alpha level. This means that no significant relationship exists between the two variables.

In real life, there is a low-income group who cannot afford affordable housing. The current affordable housing system implemented in China essentially means that the government directly provides housing social security fees to housing construction units. After the development and construction units build the houses, they sell them to the population who should enjoy housing subsidies at a lower price. The government will directly subsidize each eligible individual in the form of currency according to certain standards, and then the eligible individual will use their own income to add housing subsidies to purchase or rent the housing they are willing to purchase or rent in the housing market.

In addition, the government should develop scientific, reasonable, and practical indicators for controlling the area and cost of affordable housing based on the income level of local urban residents and land supply conditions,

and monitor the entire process of developers building affordable housing to avoid the occurrence of excessive housing prices caused by the excessive area of affordable housing and the occurrence of developers profiteering. So the implementation of the social housing system will not greatly affect the policy of affordable housing. There will not be too obvious conflicts with low-income groups.

According to a study by Li and Wu (2019), the implementation of the socialized housing system has helped to alleviate the housing problems faced by low-income and low-rent housing individuals in China. The study found that the socialized housing system has helped to provide affordable housing to low-income families, which has reduced their financial burden and improved their living conditions. Another study by Chen and Li (2018) found that the socialized housing system has also helped to reduce housing inequality in China. The study found that the socialized housing system has provided affordable housing to low-income families, which has helped to reduce the income gap and promote social equity. However, despite the potential benefits of the socialized housing system, there were also some challenges and problems that needed to be addressed. According to a study by Wang and Li (2019), some of the challenges include the lack of funding, the difficulty in implementing the system in rural areas, and the potential for corruption in the allocation of socialized housing.

Table 5

Action plan to enhance the implementation of socialized housing system in Nanjing Province

PPA's	Strategies	Performance Indicator	Persons Involved
Formulate clear housing policies on the re-transfer of affordable housing.	Coordinate with the CCP through the housing authority in Nanjing Province	Clear housing policies on the re-transfer of affordable housing formulated.	CCP Housing Authority
Conduct regular housing survey to produce statistical data for the socialized housing project.	Coordinate with the CCP through the housing authority in Nanjing Province	Regular housing survey to produce statistical data for housing project conducted	CCP Housing Authority
Appropriate or allocate funds intended for socialized housing projects.	Coordinate with the CCP through the housing authority in Nanjing Province	Funds intended for socialized housing projects appropriated.	CCP Housing Authority
Conduct seminars and training to capacitate housing authorities in property management.	Coordinate with the CCP through the housing authority in Nanjing Province	Seminars/trainings to capacitate housing authorities in property management conducted	CCP Housing Authority
Formulate Financial fund supply plan	Coordinate with the CCP through the housing authority in Nanjing Province	Financial funds subplan plan formulated	CCP Housing Authority

4. Conclusions and recommendations

Respondents evaluating the socialized housing system in Nanjing Province, People's Republic of China, generally regarded it as highly implemented, with the majority of respondents being community members. Despite this positive assessment, respondents acknowledged encountering problems during the system's implementation. Notably, significant differences were observed in the implementation of the socialized housing system when respondents were grouped by category, but no significant differences were found in the problems encountered, indicating that various factors influenced the system's perception and execution. Additionally, no significant relationship was identified between the level of implementation and the problems encountered. In response to these findings, an action plan has been proposed to improve the implementation of the socialized housing system in Nanjing Province, benefiting the community members and stakeholders involved.

Recommendations for improving the socialized housing system in Nanjing Province, People's Republic of China, include the potential introduction of new management strategies by the CCP through housing authorities

to ensure the proper implementation of housing policies, with a focus on prioritizing public housing for enterprises and institutions. Additionally, continuous enhancement of public housing management is essential to achieve desired results. The CCP, in collaboration with housing authorities, may consider increasing the required square meters for standard low-cost housing and formulating policies for the proper allocation of the number of occupants per household. Furthermore, it is recommended that the proposed action plan be presented for discussion and evaluation by higher authorities for future implementation. Researchers are also encouraged to conduct similar studies, specifically focusing on the effectiveness of the socialized housing system in Nanjing Province and other provinces in the People's Republic of China, to further inform and improve housing policies and strategies.

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