

## **The study of urban communities' openness under the background of China's institutional Change - A case study of the Zhongyuan District in Shanghai**

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As an important part of urban life, urban communities have long been focused and hot issue of research. In the present institutional framework of China, institution has become a major factor sculpturing the urban space. Under the background of economic and social transformation as well as institutional change, China's urban communities have been in deep and rapid change also. Since market-oriented reform, China's economic system transforms from planned economy to socialist market economy gradually, at the same time, great changes on the system of urban land supply and housing supply system have also taken place. China's urban land supply system has undergone a transformation from the mechanism of administrative allocation, the land lease old system, urban land reserve system to the stage of urban land supply basing on the macro-economic control. Its evolution dominated by the central government, driven by the local governments, is affected by the economic system and economic structure. It represented as the adjustment of land property right. China's country housing supply system also experienced from the founding of the benefits distribution system to the monetization of housing distribution system.

This paper tries to explore the change of value behind the institutional change by combing the cause of the urban land supply system and urban housing supply system change, process and result. With the reform of our welfare system, social stratification, the housing market, and such as a series of social and economic reforms, the gap between the rich and the poor is widening because of the redistribution of China's social and economic resources, the socio-spatial differentiation is increasingly manifesting, social isolation and social exclusion has been quietly formed, and Chinese

traditional communities has disrupted, especially since the reform and opening up. The gated communities happened to meet people's pursuit of status and identity of the living psychological, social unrest and the gap between rich and poor caused by the sense of stability. Thus, a large number of gated communities began to appear in Chinese cities, and has gradually developed into the dominant mode of the city of new communities. Gated communities have not only become the standard form of the outskirts of major new residential areas, but also appear in the traditional downtown urban renewal real estate or alteration residential area. As a new mode of living space, gated communities have been changing the face of communities in China cities.

With the growing scale of the communities, the simple pattern of gated communities gradually has been showing their drawbacks, the mass of gated communities have led to great deal of city problems. The city is divides into an isolated island. While the city's transportation, public spaces and supporting facilities have been difficult to form a perfect, unified system, but due to gated communities in the role of security to prevent external interference. The openness of gated communities involves multiple interests, in the current socio-economic environment, the openness of urban communities in spatial is still a multi-disciplinary to explore.

This thesis establishes the measure index system of residential space openness on the basis of the literature research, using factor analysis. A case study of Zhongyuan area in Shanghai, which is constructed since the early reform and opening, with highly representative, is verified to qualify the spatial openness of urban communities via Excel and ArcGIS software on the basis of data obtained by field investigation and questionnaire.

Finally, this paper summarizes the development trend of urban communities' spatial openness under the background of institutional change. Based on the above analysis, this thesis considers that, the development of the economic system, land supply system and the housing supply system has important influence on our country's urban residential space openness. With the above systems changing, the construction of urban communities in China presents two main characteristics. Firstly, the openness of urban residential construction, on the whole, shows a trend of lower. Secondly, there appears a small amount of construction practice with high openness, while this

residential space mode is still in discussion and needs further explored in the actual residents living experience and its management of operation. This paper hopes to provide research basis and research basis for the development of the urban communities' theory and construction practice by the above analysis and summary.