Index

organizations, tight control in China 116
reassertion 116
Urban China 91
weak tradition 117
civil society organizations
community newspaper 27
crime prevention program 27
neighbourhood of Chicago 27
neighbourhood watch 27
tenant association 27
collective action 16, 27, 149
and group size 118
dilemma 137–9
problems 119–20
collective ownership of building structure
Real Right Law, 2007 9
collective ownership of common elements among homeowners 46
commodity housing 1, 51–2, 171
action types 13
disputes 86
distribution of types 13
fees and services 11–12
housing quality issues 11–12
low quality construction 10
management issues 11–12
neighbourhoods, needs 4–5
non-delivery of promised facilities 10
overpriced property services 10
privately owned, as welfare from public employers 149
public facilities and environment 11–12
common ownership of land 45
common property institutions management regimes 50–51
common-pool resources (CPR) 50–51
assignment problems 52
fisheries, open land, wildlife, forests, ocean 50, 52
natural or man-made 119–21
Communist Party of China 90
diverse societal interests, acknowledgement 188
government, community building movement, Community Party 92–3
community building movement, Renmin University 190
Community Party 92–3
compensation contract
Jingzhou Building, Futian District, Shenzhen 133
compensation requesting, from real-estate developers 134
competitive democracy in Taiwan 33–4
complaint letter to, and threatening call from BP 171–2
‘Comprehensive Governance Committee’
social stability, law and order 7
condominiums
collective ownership of building structure 8
dispute settlement by private means 10–11
governance practices in China 128
individual ownership of units 8
management of 117
neighbourhoods 85
conflicts between Chinese and African residents
Yunshanyu case study 152
Constitution of China 169
construction quality, low level, China 52
consumer protection, absence 131
contract invalidation 137
control of Chinese society
loyalist–activist (jiji fenzi) networks 92
controversial issues, hearings for 125
cooperative action, mobilization 138
Index

corporatism, state and social organizations 148
Cultural Revolution 6

danwei-provided housing 93, 145–6
decoration costs 47
delay of property ownership certificates
legal action on 134
democracy at neighbourhood level 16, 29, 33
developers’ non-cooperation 116–17
development companies, power of 146
displacement strategies 81
disputes and conflicts 121

domination of state in China 147
Dongyue Estate, Guangzhou
homeowners’ committee lawsuit 184–5
economic analysis 16
economic issues, politicization of 68
economic reform, danwei system 1, 6
privatization and marketization of houses 107
Education Bureau as developer of housing
parking space for management company 150
Education Bureau as investor of property 158
electoral legitimation, faux, China and Taiwan 31
empowerment of neighbourhood 27–8, 32
enterprise privatization 6
Environment Protection Bureau (EPB) complaint
about BP workshops near Fangya Garden 171–2
environmental improvement, international standards
Panyu district 178
environmentalism 35
evaluation of institutional performances 126–7
face-losing in admitting mistakes 69
Falun Gong sect, China 31
family planning education and enforcement
absence in Taiwan 31
Fangya Garden, anti-pollution actions
team actions 172–3
BP company workshops 171–2
close to NIMBY situation 178
confrontational campaign 176–7
government as target for action 180
living quarters for work units 171
pollution control measures 173
gains and losses, analysis 128
game politics 134, 136–7
garbage incineration project, Guangzhou
collective action repressed 175
mass media interest 175
online discussion about 173–6
Panyu district government suspension of 172–6
reasons for prosecution of authorities 173–4
gate erection to enhance safety
failure of residents’ committee to prevent 80
gated communities 9
‘German Condominium Law’ 10
governance of public-goods provision 45
‘governance’ in Western context 147
governance structure, power sharing, checks and balances 126
governance systems in private neighbourhoods 45
government
commodity housing, disputes 13
investment in public good 41–2
involvement in cases A and B 160
policy delivering 99
repression 135
governmental policies, giving to residents
loyalist–activist (jiji fenzi) networks 90
grassroots leadership, vital role, altruistic grounds 138
grassroots lobbying, grassroots organizations, rural China, baoja 5, 60
political pressure creating 193
protest in Sichuan province 170
Great Leap Forward, late 1950s 5
green land encroachment, collective
resistance 75
group solidarity, effective defence 84
Guangdong People’s Congress, law
draft and submission 193
Guangdong Property Management
Ordinance, 2008 192, 194
Guangdong Provincial People’s
Congress 194
Guangzhou Homeowners’
Associations Social Club 185
heads of residents’ groups, block
captains 100–101
homeowner activism 69, 128, 186–7
homeowner protests, proliferation of
experiences 177
‘homeowner representative System’ 115
advantages 126–7
homeowners
Beijing study 115–28
case study in Shenzhen 130–42
participation in legislation 184–98
representative model 123–6
rightful protests in China 69, 72–87,
167–82
homeowners’ associations 7–10, 53–4,
59, 76
adaption in China 17–18
conflict with residents’ committee,
City Z 63–6, 74–5
customer choice in public-goods
provision 45
Jingzhou Building, Futian District,
Shenzhen 131, 133
media publicity, bargaining power
enforcement 157
problems faced by 118–19
renters, disenfranchisement of 28
sites for self-government 28, 116
homeowners’ committee
implementation arm of association
124
in urban neighbourhoods 116
homeowners’ interest groups and
lobbying
Beijing and Guangzhou 190–95
homeowners’ rights protection,
Chinese website Baidu 133, 146
Hong Kong, land policy and real-estate
market 9
Hopson Development Holdings private
development company 150–51
modern multi-storey with elevators
151
no social responsibility 159
housing as a commodity 145–6
housing department, dismissal by
Jingzhou Building, Futian District,
Shenzhen 130
housing market growth in China 49
housing reform in urban China 59, 167
housing sector power 189
housing supply as welfare 145
Huanan Xincheng, case study B 150,
154–8
commodity housing estate 150
developer’s private attack on
individual 156
forum use for mobilization 162
homeowners’ association formation
156
Hopson Development Holdings
158–9
Internet word-spreading 156–7
property management founder,
developer 159–60
security guard violence 156
shuttle bus services changes 154–5
vigorous activism, but failure 157–8
human touch 74
identification with Communist Party
loyalist–activist (jiji fenzi) networks
94
Implementation of the Real Right Law,
2010 141
collective action, residents’
committees 77
incineration technology, government
incompetence 178
independence of social organisations
from state 148
from government 26–7
individual homeowners as clients 122
decision rights 125, 146
restrictive covenants 43
Indonesian RT/RW, democratized 34
information disclosure
importance of 87, 96
information manipulation 68–9
interest-group perspective for Chinese
society 67–8, 187–90
internal governance structure, of
homeowners’ associations 123
internal security patrol 5
Internet as powerful platform 146, 181, 190
Internet use, intensification, campaign
in Panyu 177
intervention
successful, Neighbourhood A, or
unsuccessful 82–3
interviews, in-depth, liaison with
government 33
Japan, South Korea, Singapore, Indonesia
neighbourhood organizations 31
Jingzhou Building, Futian District, Shenzhen
distrustful attitudes of local
government 142
experience uncommon 139
homeowners, committee for rights
134
homeowners, committee legal
adviser 135
incorporation into national laws
137
mass collective action against
property developer 130
nationwide attention 137
safeguarding of rights, rational 135
selling not possible 132
successful for homeowners’ rights
133–4
‘Jingzhou model’ of property
management
object lesson at Remin University
137
KMT (Kuomingtang) – Nationalist
Party 31–2
landlord-renter model 44, 47
law and order maintenance, residents’
committees 6–7
laws protecting homeowners’ rights, 169
leadership of homeowners’ association
65
legal ownership determination, no
rules in China 118
legal power of homeowners
firing of property management
company 48
legal relationships, in condominium
management 121
legal rights, successful protection
Jingzhou Building, Futian District, Shenzhen 130
legislation and legal advice 191–2
Legislation Law, 2000 189
legislative participation of homeowners
195–7
litigation
commodity housing, disputes 13–15
lobbying, direct, and grassroots 188,
191–5
local decision-making, housing estate
145
local governance in China 4, 116–17,
147–8
welfare, administrative, ownership,
collective, employment-based
148
local public goods, in geographic
territory 42
local public-goods provision
association-member model 44
local self-governance 130
loyalist–activist (jiji fenzi) networks
active participation, reasons for
doing 102–3
Communist Party 90–93
mobilizing to vote 105
neighbourhood cleaning and patrol
90
network and functions 95–108
recruitment from 101
warm circle 94–108
loyalists, mobilized, various groups 74
maintenance lack in China, private
neighbourhoods 46–9
management of neighbourhood 64–5
management service provider, as sole
owner 47
market economy of China, social
problems 68
market game
Jingzhou Building, Futian District,
Shenzhen 131–3
media
appealing to, commodity housing,
disputes 13
attention for homeowners’ groups
198
in China 146
messages from homeowners’ groups
194–5
report on social movements 161–2
sources for Jingzhou Building
generation of public pressure
135
meetings as venues for mobilization
194
meetings of homeowners’,
impracticality of 124
military service organization 5
mobile phone relay station installation
without homeowners’ consent 81
mobilization level, high in Case A 164
motivation of loyalist activists
citizen volunteerism 92
organizational dependency 93
personal connections 93
state coercion 92
multi-family housing developments,
condominium 8
Municipal Bureau of the Grassroots
and Community Construction
Department, 2001 61
mutual trust, lack, as genuine threat
140
National Association of Property
Management Companies, 2009
189
National People’s Congress 13, 193
negotiation, commodity housing,
disputes 13
neighbourhood affairs
loyalist–activist (jiji fenzi) networks
97–8
neighbourhood and governance 2–5
neighbourhood associations
in East and Southeast Asia, Taiwan
30–34
neighbourhood governance 16, 115,
118, 145
comparative study of housing estates
145–64
institutionalization of 59–70
sociopolitical approach 16
strengthening residential
neighbourhoods 72
neighbourhood information 111
neighbourhood leadership (lizhang)
31, 33–5
Taiwan, independence of 34–5
neighbourhood party activities
recruitment as loyalist–activists
101
neighbourhood wardens, (NWs) and
state domination 31
neighbourhoods, Western and Asian
25–6
neighbourhoods as form of
government 28
neighbourhoods in US cities
The Rebirth of Urban Democracy,
1993 29
Nelson, Robert, Private
Neighbourhoods, 2005 27
new rich, no government confrontation
169
newcomer recruitment
loyalist–activist (jiji fenzi) networks
101
news withholding of attack on
homeowner 160
newspapers 161
NIABY (not in anybody’s backyard),
Panyu 179
NIMBY (not in my backyard), Fangya
Garden 178
noise and pollution problems, Fangya
Garden 171–2
non-governmental organizations (NGOs) 116

tight control by government 116

non-violent actions 168

offices for Case A and Case B 160–61

online discussion forums

homeowners’ and advice to other citizens 194

owners’ dissatisfaction, Huanan Xincheng 155

opposition of rights activism, by residents’ committees 80

organizational cohesion, effective defence 84

ownership of common areas, clarification on 196

Panyu district 173–82

government as target for action 180

querying installation of plant 179

participation dilemmas, ‘free-rider’ problem 140

participation lack, constraint 140

partnerships between government and neighbourhood 32–3

party loyalty 101–2

patrol service 44

patron-client relationship, urban societies in China 93

payment withholding of property management fees 134

peasantry of China, political passivity 92

peasants’ rights, less high levels of protection 168–9

People’s Political Consultation Committee

Huanan Xincheng case study 157

People’s Republic of China, Residents’ committees 90

personal connections 107

personal relations, personal touch

warm circle loyalist–activist 104

petitioning and litigation strategies 84

planned neighbourhoods in China, big 118

planned-unit developments (PUD), private governance 40

political culture of authoritarian regime 140

political framework formation explanation 66–7

political issue in City Z 61–6

political loyalty, for selection of new leadership 66

political motivation, of rights-defending activities 76–8

political surveillance in China 31

polycentric governance system 120

positive and negative externalities, among club members 49

power forms of neighbourhoods 28

power of exercising property rights 125

power structure in Case A and Case B 163

preference revelation mechanism, local public goods 43

Preparation Committee for Beijing Union of Homeowners’ Associations

assertive action 191

press commercialization 190

price reduction, flats devaluation 132

private governance in China 40

private neighbourhood spread result of privatization of goods and services in home ownership 45–6

private neighbourhoods in China 40, 50–53

club theory 41–6

failure of Tiebout model 43

legal regulation of Real Right Law 40

serving by property management companies 46

private property ownership constitutional right 9, 115

homeowners’ associations 85

newly created social space 8–10

private property rights, real estate confidence 9

private provision of public goods neoliberalist policy line 16

privatization of housing services 47

profit maximisation by management companies 48

profit pursuit by developers 121
Neighbourhood governance in urban China

property
boom in China 189
developers in China, neighbourhood
upkeep, less importance than
profit generation 48
development for revenue generation
189
non-subsidized, private developers
145
management
agents 77–8
companies
hidden financial anomalies 141
no ownership of individual
units 47
non-cooperation 116–17
opportunism in China 47
short-term profit scramble 48
company in case A, was neutral
159–60
company, dismissal of, H & M
Company 62–5
fees, no completion permit 131
property interests of homeowners
121–2
service, value measurement 48–9
trade 9
Property Management Law, 2003 9–10
Property Management Ordinance
(State Council, 2007) 76
Property Management Regulations 153
property owners
establishment of homeowners’
associations 145
social status, Hopson Development
Holdings 151
property ownership disputes
Beijing, Guangzhou, Shenzhen,
Shanghai, differences 15
property rights boundaries,
clarification of, 18, 51, 118, 126
property rights defence, homeowners’
associations 85
prosecution for real-estate developer
Jingzhou Building, Futian District,
Shenzhen 136
protection of rights 167
in social life of Chinese urbanites
167
protest tactics in Panyu 181
protests by homeowners at Urban
grassroots 167
provision problems, extinction and
maintenance 53
public goods and services, private
provision 40, 43
public opinion abduction, social
disputes, confrontation 69
public service provision in
neighbourhood 16
public spirit of grassroots leaders 139
public-private partnerships 147
radical action
commodity housing, disputes 14–15
rational safeguarding of rights
‘organizational psychology’ 135
real-estate 1, 68
companies, lawyer hiring influence
189
economic and legal disputes 66
Real Right Law (2007), China
condominium concept, 9–10
homeowners’ associations 13, 46–7,
122–4, 169, 190, 196
homeowners’ views, submission 193
sinking fund, 133
Regulations on Property Management,
2003 123, 137, 169
Regulations on Property Management,
2010 197
removal of residents from committee
security measures 2010 World Expo
99
renewal efforts in San Francisco 26
renters’ disenfranchisement,
poor models of democracy 28
renting, illegal, of common areas 50
renting out public spaces 47
rent-seeking power 68
representatives of homeowners 124–5
residential neighbourhoods,
management of
Shanghai, homeowners’ associations
72
Residents’ Committee Organization
Law 1989 73
residents’ committees (RCs) 1, 5–6, 61
birth control, public health 6

census enumeration 6

competition with homeowners’ associations 16

corporatist structure with homeowners’ association 161

hurdles in way of activists 80–81

infrastructure power of state 7

interaction with homeowners’ associations 72

intervention of rights-defending activities 76–8, 80–81

non-government body 160–61

‘right’ people as leaders 7

routine tasks, ‘women’s work’ 105

social assistance, neighbour disputes, mediation 6

staff younger and more educated 7

state domination 31

urban areas 116

resistance, collective, increase in rural and urban China 4

resistance and non-resistance space 68

resource monitoring of neighbourhood 16

restrictive covenants 43, 46, 49, 53–4

right consciousness of peasants 170

rightful resistance 167, 168–71, 178, 181

failure of authorities to uphold policies 168

limited political significance 170

peasants, rural China, government as intercessor 179–80

resistance in rural China 168

safety valve for state domination 170

rights assertion and collective action 10–15

rights consciousness 170, 179, 198

rights of homeowners and manager of trustees 122

rights-defending activities 74–8, 84

prevention of 77

role of homeowners’ associations 75–8

rivalry and excludability 41

rule consciousness to rights consciousness 170, 178–80

rural rightful resistance, petitions to higher authorities 169

scrutiny of local state 116

self-governance

novel right in China 115

system of homeowners 127–8

operation of, principles of institutional design 120–21

self-rule, local 25

service change 74

service demanders 44–5

service quality for City Z

parking spaces used by company 62

poor security, thefts 62

service quality, less attention 47

Shanghai

homeowners’ associations greater autonomy 72

homeowners’ lack of cohesion 86

Shanghai local governments

sourcing temporary management companies 77

Shanghai, HJY neighbourhood

commodity housing 75

Shenzhen Municipal Housing Bureau

refusal to endorse election results of homeowners’ committee 137

order to dismiss committee director 133

shuttle bus services changes, 2006

commuting times increase, protest 156

dissatisfaction cause 155

social autonomy of residents versus neighbourhood penetration 16–17

social capital in warm circle loyalist–activist (jiji fenzi) networks 106

social control, weakening capacity of state 74

social mobilization of fellow homeowners

Zou Jiajian, resident of Jingzhou Building 138–9

social movements in Western societies research on collective action 149

social service provision 4

social setting, confrontational, in urban China 73

social trust in social development 121

social workers 7
socialist (state) ownership of land 8
soft power of party state 7
softer political control 74
stakeholders and interaction 158–62
housing estate 145
standard quality tests of elevators, no
pass Jingzhou 132
state
continual dominance 170
control over society 59
corporatism 32
domination, China 31
enterprise closures 4
influence, strong, no government
confrontation 169
interference in China in ‘self-
governance’ of homeowners 115
political system 67
society confrontation 67
state-in-society approach 5–7, 32–3
government level 16
state-socialist systems 32
state–society paradigm 2, 67–8
state–society relation, ‘conglutination’
74
Stockholm Convention, international
standards 178
Street Office Party Branch 65
support networks in neighbourhood 17
supply-side provision problems 53
suspicious incident reporting 99
Taiwan
absence of political surveillance 31
neighbourhood leadership voting 31
Taiwan Democratic People’s Party 31
Taiwan Nationalist Party 31
tax matters, unfair treatment 168
Telecommunications Ordinance of
China, Article 47, 79
Tiebout model 43
democratic decision-making by
demander 44
tie-in mechanism
binding covenants with unit
ownership 43, 46
top-down control, costliness 25, 69
townhouse unit price, patrol service
exclusion 44
trade unions 116
transaction disputes, exclusion of 11
transition economy in China 118
transitional urban China
comparative study of housing estates
145–64
trust assets 121–2
‘Trusteeship of Property Management
System’ 115, 121–3, 126
trusteeship property management
model 121–3
urban commons concept 16
urban commons creation in China
and neighbourhood governance 40
urban democracy in Asia, ultra-local
34
urban governance, differentiated and
neighbourhood 146–9
urban middle-class activism 148–9
urban neighbourhoods
institutional identification in
90–109
local government control 86
urban social movement 16, 26
urban social structure changes 59
villagers’ committee 116
violent actions, high-risk 169
volunteer groups 84–5
warm circle
self-sufficient and loyal 94–5
warm circle and loyalist–activists
100–107
water, electricity, gas supply, failure
Jingzhou Building, Futian District,
Shenzhen 131
websites 161
‘welfare housing’ 145
Western governance theory 147
women, elderly
warm circle, loyalist–activists 102–7
women, retired, low income
loyalist–activists 100
women’s federations 116
work unit (danwei) system 5, 74
hierarchical chain of command 3
loyalist–activist (jiji fenzi) networks
90–91
unit of social management 59–60
Index

working homeowners' association replacement with state-sponsored one 81
working-class backgrounds 'politically trustworthy' 102
work-unit system, collapse, 1990s 4
World Expo in Shanghai loyalist–activist (jiji fenzi) networks 90
World Expo in Shanghai, 2010 99
Yunshanyu case study 151
apartments in multi-storey buildings, no elevators 150
drug dealing, kidnapping, theft 153
homeowners' association, Mr W convenor 151
homeowners' association establishment 154
homogeneous property owners 150
mobilization activities 151–2
no legal regulations for homeowners' associations 152
noise of decoration of homes 152
property management office 154
property management, private company 150
residential estate for teachers 150
residents' committee support 161
residents' committees, duties 153–4
thefts, case for homeowners' association 152
Zou Jiajian, resident of Jingzhou Building 131–42, 140
‘Golden Pen Award’ as amateur journalist 138
Internet posting of elevator scene 135
property homeowners' rights website 138
skilful communicator, good relationships 138
sued for libel, fined, case lost 135–6