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## **Who owns China's housing? An evolutionary account of convoluted residential rights**

When considering development and urbanization, a critical question relates to the institutions on the basis of which these ought to be achieved. Formal, private and titled property rights are oft considered as essential in this. However, contrary to the notion that such rights can be exogenously designed and implemented, this presentation ascertains that the property rights of Chinese housing stem from endogenous development. The institutional amalgam of contradictory, overlapping and opaque rights points to endogeneity – resultant from actors' multitudinous interactions, bargaining and conflict – rather than the reverse. The housing property rights are analyzed in an evolutionary sense around ownership as an idealized concept. In so doing, the presentation describes how the Chinese housing rights' structure developed into its current form; what has been commercialized and what not; and what is formally defined and what not. The analysis covers 70 years, since the founding of the PRC until today. The analysis includes the main types of housing. In light of the endogenous structure of China's housing, the presentation cautions against precipitous institutional intervention, and contends that formalization policies should proceed with great care.

**Peter Ho** is Qiushi Chair Professor at Zhejiang University, Professorial Fellow at the London School of Economics, and the Founding Editor of the *Elements on Global Development* published by *Cambridge University Press*. Prof. Ho is fairly well-cited in his field and has published numerous papers in leading journals of development, environment, geography, and Area Studies, while his books have appeared, amongst others with *Oxford University Press*, *Cambridge University Press*, and *Wiley-Blackwell*. In recognition of his scientific achievements, Prof. Ho was awarded the Consolidator Grant by the European Research Council, the William Kapp Prize for Evolutionary and Political Economy, and the China Rural Development Award. He serves on the boards of various journals, such as *Land Use Policy*, *Conservation and Society*, the *Journal of Peasant Studies*, and *Chinese Rural Economy*. He is also Chief Editor of the Routledge Series on Emerging Asia.

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