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Author

Yongmei Li

Title

The Bottom-up State-Society Relation in Post-Unit Era: From the Micro-perspective of the Interrelation between Local Government and Homeowner Association

Abstract

Since 1980s, the market economy has diffused to housing system and the housing commoditization becomes an overwhelming trend, meanwhile, the disintegration of Unit System has accelerated the process of social exclusion. Individual identity varied as the property rights changed and homeowner rights emerged as a new type of citizen right. Subsequently, the increasing awareness of property right and the identity of property owner prompt these homeowners to develop the necessary space for property right protection, which has a profound implication on local governance context. During the transition period, the relationship between administration system and newly emerging group of homeowner varies in individual context along a continuum, depending on the tension between bureaucratic system and homeowner group and the permeation of bureaucratic system into homeowner groups. For instance, on the end of this continuum, the operation of some property with the bureaucratic background is still affected by governmental intervention deeply. This paper adopts small-number case study to generalize and analyse the origins, process of governmental intervention and the way it functions in the governance of Changsha’s property. The cases fall into three categories along the continuum illustrated above according to state-society interrelations. Ultimately, this paper offers an interpretation of the role and function of administrative organization in coping with state, society and market in current stage and in the future.

Keyword

State-society relationship; Governmental Intervention; Property Governance; Post-Unit Era