

Article

Research on the Urban Village Renewal Mechanism Based on Rent Gap Theory: A Case Study in Xi'an, China

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Abstract: Urban renewal is a critical approach to address issues such as the scarcity of urban spatial resources and infrastructure aging in the later stages of urbanization. Urban village renewal is one of the typical practices of urban renewal. Based on China's unique dual urban–rural land system and urbanization process, this study localizes the rent gap theory. It applies the modified rent gap theory to conduct a case study on Wangjiapeng Village in Xi'an using the process-tracing method. It explores the internal mechanisms of urban village renewal and the key factors influencing the progress of renewal projects. The findings reveal that the size of the rent gap directly determines the attractiveness and timing of urban village renewal. However, issues such as interest conflicts, administrative redundancy, and government supervision during the renewal process significantly increase transaction costs, raising the rent gap threshold and thereby affecting the progress and outcomes of the renewal. This paper proposes a rent gap theory that is more suited to China's context and further expands its applicability through case study research. The practical experience of Wangjiapeng Village provides important policy implications for other major cities in China and cities currently in the late stages of urbanization.

Keywords: urban village renewal; rent gap theory; dual urban–rural land system; process-tracing method; China



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1. Introduction

From a global perspective, urbanization has profoundly influenced the development of cities and societies. In developed countries, industrialization-driven urbanization has led to rapid urban expansion and structural restructuring, accompanied by challenges such as overpopulation and housing shortages. Similarly, developing countries, propelled by economic globalization, are experiencing accelerated urbanization while grappling with challenges such as urban growth and informal settlements [1]. These global trends provide essential references for understanding China's urban transformation and its unique issues, particularly the formation and renewal of urban villages.

Since the reform and opening-up policy 1978, China has undergone rapid industrialization and urbanization. Along with the rapid population growth, the urbanization rate has steadily increased, with the urban population expanding from 173 million in 1978 to 933 million in 2023 [2]. Cities have continuously expanded to accommodate the growing population. Rural farmland surrounding cities was converted into urban construction land during this process, while rural villages were preserved. Initially located on the outskirts of cities, these villages became part of the urban–rural fringes and eventually transformed into urban villages as cities continued to expand. The formation of urban villages is closely related to China's Dual Urban–Rural Economic and Social Management System. In China,

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The Rent Gap and Urban Change Eric Clark, 1987 **Urban Land Rent** Anne Haila, 2015-12-14 In *Urban Land Rent* Anne Haila uses Singapore as a case study to develop an original theory of urban land rent with important implications for urban studies and urban theory Provides a comprehensive analysis of land rent theory and the modern city Examines the question of land from a variety of perspectives as a resource ideologies interventions in the land market actors in the land market the global scope of land markets and investments in land Details the Asian development state model historical and contemporary land regimes public housing models and the development industry for Singapore and several other cities Incorporates discussion of the modern real estate market with reference to real estate investment trusts sovereign wealth funds investing in real estate and the fusion between sophisticated financial instruments and real estate **The Commodification Gap** Matthias Bernt, 2022-05-16 *THE COMMODIFICATION GAP* In an elegant and careful theoretical analysis this book demonstrates how gentrification is always entwined with institutions and distinctive contextual processes Matthias Bernt develops a new concept the commodification gap which is tested in three richly researched cases With this the concept of gentrification becomes a multiplicity and the possibility of conversations across different urban contexts is expanded A richly rewarding read Jennifer Robinson Professor of Human Geography University College London UK Urban studies has reached a stalemate of universalism versus particularism Matthias Bernt is breaking out of this deadlock by being very precise about what exactly is universal and what is not and how one can conceptualize both The Commodity Gap is a key contribution to not only gentrification studies but also to comparative urbanism and urban studies at large Manuel B Aalbers Division of Geography Tourism KU Leuven Belgium *The Commodification Gap* provides an insightful institutionalist perspective on the field of gentrification studies The book explores the relationship between the operation of gentrification and the institutions underpinning but also influencing and restricting it in three neighborhoods in London Berlin and St Petersburg Matthias Bernt demonstrates how different institutional arrangements have resulted in the facilitation deceleration or alteration of gentrification across time and place The book is based on empirical studies conducted in Great Britain Germany and Russia and contains one of the first ever English language discussions of gentrification in Germany and Russia It begins with an examination of the limits of the widely established rent gap theory and proposes the novel concept of the commodification gap It then moves on to explore how different institutional contexts in the UK Germany and Russia have framed the conditions for these gaps to enable gentrification *The Commodification Gap* is an indispensable resource for researchers and academics studying human geography housing studies urban sociology and spatial planning

Gentrification as a Global Strategy Abel Albet, Núria Benach, 2017-07-14 This book memorializes the work of one of Geography's leading critical thinkers and a public intellectual known world wide Neil Smith It presents a rich collection of insights from leading international and interdisciplinary experts drawing on Neil Smith's ideas for inspiration and debate

This book demonstrates the relevance and usefulness **Handbook of Gentrification Studies** Loretta Lees, Martin Phillips, 2018-04-27 It is now over 50 years since the term gentrification was first coined by the British urbanist Ruth Glass in 1964 in which time gentrification studies has become a subject in its own right This Handbook the first ever in gentrification studies is a critical and authoritative assessment of the field Although the Handbook does not seek to rehearse the classic literature on gentrification from the 1970s to the 1990s in detail it is referred to in the new assessments of the field gathered in this volume The original chapters offer an important dialogue between existing theory and new conceptualisations of gentrification for new times and new places in many cases offering novel empirical evidence **Reanimating Places** Tom Mels, 2016-12-05 Time space relationships are central to human geography This book seeks to reanimate time space by considering the links between lived experience various temporalities and particular places in terms of compounded and contested rhythms Time space rhythms emphasize the practical symbolic everyday and embodied qualities in the experience and making of our geographical environment Bringing together a team of renowned geographers who have been exploring such ideas over the past decades this book provides a unique and varied set of geographical approximations to the reanimation of place nature and landscape revealing a complex disputed world of politics sensory experiences and representations of space time Including case studies from Europe and North America the book addresses some important issues ranging from the symbolic orchestrations of landscape to deeply personal memories of particular natural rhythms

Research Handbook on Urban Sociology Miguel A. Martínez, 2024-04-12 Emphasising the social critical and situated dimensions of the urban this comprehensive Research Handbook presents a unique collection of theoretical and empirical perspectives on urban sociology Bringing together expert contributors from across the world it provides a rich overview and research agenda for contemporary urban sociological scholarship **Gentrification in a Global Context** Rowland Atkinson, Gary Bridge, 2004-12-10 Gentrification a process of class neighbourhood upgrading is being identified in a broader range of urban contexts throughout the world This book throws new light and evidence to bear on a subject that deeply divides commentators on its worth and social costs given its ability to physically improve areas but also to displace indigenous inhabitants Gentrification in a Global Perspective brings together the most recent theoretical and empirical research on gentrification at a global scale Each author gives an overview of gentrification in their country so that each chapter retains a unique approach but tackles a common theme within a shared framework The main feature of the book is a critical and well written set of chapters on a process that is currently undergoing a resurgence of interest and one that shows no sign of abating **Emergent Phenomena in Housing Markets** Lidia Diappi, 2012-08-04 The housing market like every market is the product of thousands of interacting buyers and sellers driven by different interests But unlike other markets the housing market is able to profoundly transform the socioeconomic structure and the image of a city Very often changes in urban space are the result of the imperceptible operation of a multitude of micro transformations which act with such great

energy and decisiveness that they can transform the DNA of entire urban neighborhoods These qualitative novelties unpredictable and non deducible on the basis of the previous properties are defined emergences Namely emergence means a pattern formation characterized by a self organizing process driven by non linear dynamics This book explores housing market emergence in light of three different phenomena search for housing social polarization and gentrification The book is divided into two parts The first part presents contributions on modelling emergence of different phenomena formalised in multi agent systems The second part gathers empirical research and analyses aimed at supporting the findings of the models

Gentrification Loretta Lees, Tom Slater, Elvin Wyly, 2013-10-18 This first textbook on the topic of gentrification is written for upper level undergraduates in geography sociology and planning The gentrification of urban areas has accelerated across the globe to become a central engine of urban development and it is a topic that has attracted a great deal of interest in both academia and the popular press Gentrification presents major theoretical ideas and concepts with case studies and summaries of the ideas in the book as well as offering ideas for future research

Neoliberalism and Urban Development in Latin America Camillo Boano, Francisco Vergara-Perucich, 2017-08-15 In the 1970s and following on from the deposition of Salvador Allende the Chilean dictatorship of Augusto Pinochet installed a radical political and economic system by force which lent heavy privilege to free market capitalism reduced the power of the state to its minimum and actively suppressed civil society Chicago economist Milton Friedman was heavily involved in developing this model and it would be hard to think of a clearer case where ideology has shaped a country over such a long period That ideology is still very much with us today and has come to be defined as neoliberalism This book charts the process as it developed in the Chilean capital Santiago and involves a series of case studies and reflections on the city as a neoliberal construct The variegated technocratic and post authoritarian aspects of the neoliberal turn in Chile serve as a cultural and political milieu Through the work of urban scholars architects activists and artists a cacophony of voices assemble to illustrate the existing neoliberal urbanism of Santiago and its irreducible tension between polis and civitas in the specific context of omnipresent neoliberalism Chapters explore multiple aspects of the neoliberal delirium of Santiago observing the antagonists of this scheme reviewing the insurgent emergence of alternative and contested practices and suggesting ways forward in a potential post neoliberal city Refusing an essentialist call Neoliberalism and Urban Development in Latin America offers an alternative understanding of the urban conditions of Santiago It will be essential reading to students of urban development neoliberalism and urban theory and well as architects urban planners geographers anthropologists economists philosophers and sociologists

The Wiley-Blackwell Encyclopedia of Urban and Regional Studies Anthony M. Orum, 2019-04-15 Provides comprehensive coverage of major topics in urban and regional studies Under the guidance of Editor in Chief Anthony Orum this definitive reference work covers central and emergent topics in the field through an examination of urban and regional conditions and variation across the world It also provides authoritative entries on the main conceptual tools

used by anthropologists sociologists geographers and political scientists in the study of cities and regions Among such concepts are those of place and space geographical regions the nature of power and politics in cities urban culture and many others The Wiley Blackwell Encyclopedia of Urban and Regional Studies captures the character of complex urban and regional dynamics across the globe including timely entries on Latin America Africa India and China At the same time it contains illuminating entries on some of the current concepts that seek to grasp the essence of the global world today such as those of Friedmann and Sassen on global cities It also includes discussions of recent economic writings on cities and regions such as those of Richard Florida Comprised of over 450 entries on the most important topics and from a range of theoretical perspectives Features authoritative entries on topics ranging from gender and the city to biographical profiles of figures like Frank Lloyd Wright Takes a global perspective with entries providing coverage of Latin America and Africa India and China and the US and Europe Includes biographies of central figures in urban and regional studies such as Doreen Massey Peter Hall Neil Smith and Henri Lefebvre The Wiley Blackwell Encyclopedia of Urban and Regional Studies is an indispensable reference for students and researchers in urban and regional studies urban sociology urban geography and urban anthropology

Cities at the Heart of Inequalities Clementine Cottineau, Denise Pumain, 2022-06-01 Cities have become the major habitat for human societies They are also the places where the starkest social inequalities show up Income social land and housing inequalities shape the built environment and living conditions of different neighborhoods of cities and in return unequal access to services environmental quality and favorable health conditions in different neighborhoods and cities fuel the reproduction of interpersonal inequalities This book examines how inequalities are produced and reproduced both within and between cities In particular we review land rent and social segregation theories from diverse disciplinary references and through examples taken from around the world The attraction of urban centralities which is further reinforced by the growing financialization of property and urban capital is also analyzed through the lens of its influence on rent seeking mechanisms and the ever increasing pressure of population migration

A Companion to the City Gary Bridge, Sophie Watson, 2002-08-16 A Companion to the City provides the reader with an indispensable and authoritative overview of the key debates controversies and questions concerning the city from a variety of theoretical vantage points with an international perspective Indispensable companion for students of the City Multidisciplinary approach of interest across several fields Includes contributions from major scholars in the field

Housing Displacement Guy Baeten, Carina Listerborn, Maria Persdotter, Emil Pull, 2020-10-14 This book examines reasons processes and consequences of housing displacement in different geographical contexts It explores displacement as a prime act of housing injustice a central issue in urban injustices With international case studies from the US the UK Australia Canada India Spain Denmark Sweden and Hungary this book explores how housing displacement processes are more diverse and mutate into more new forms than have been acknowledged in the literature It emphasizes a need to look beyond the existing rich gentrification literature to

give primacy to researching processes of displacement to understand the socio spatial change in the city Although it is empirically and methodologically demanding for several reasons studying displacement highlights gentrification s unjust nature as well as the unjust housing policies in cities and neighborhoods that are simply not undergoing gentrification The book also demonstrates how expulsion though under researched has become a vital component of contemporary advanced capitalism and how a focus on gentrification has hindered a potential focus on its flipside of displacement as well as the study of the occurrence of poor cleansing from a long term historical perspective This book offers interdisciplinary perspectives on housing displacement to academics and researchers in the fields of urban studies housing citizenship and migration studies interested in housing policies and governance practices at the urban scale

Multivariate scaling methods and the reconstruction of social spaces Alice Barth,Felix Leßke,Rebekka Atakan,Manuela Schmidt,Yvonne Scheit,2023-10-02 Der Sammelband vereint Beitr ge von f hrenden Forscherinnen und Forschern im Bereich statistischer Methoden und deren Anwendung in den Sozialwissenschaften mit einem besonderen Fokus auf sozialen R umen Multivariate Skalierungsmethoden f r kategoriale Daten speziell Korrespondenzanalyse werden verwendet um die wichtigsten Dimensionen aus komplexen Kreuztabellen mit vielen Variablen zu extrahieren und Zusammenh nge in den Daten bildlich darzustellen In diesem Band werden statistische Weiterentwicklungen grunds tzliche methodologische berlegungen und empirische Anwendungen multivariater Analysemethoden diskutiert Mehrere Anwendungsbeispiele thematisieren verschiedene Aspekte des Raumes und deren soziologische Bedeutung die Rekonstruktion sozialer R ume mit statistischen Methoden die Illustration r umlicher Beziehungen zwischen N he Distanz und Ungleichheit aber auch konkrete Interaktionen in urbanen R umen Der Band erscheint zur W rdigung der wissenschaftlichen Leistungen von Prof J rg Blasius

The Planetary Gentrification Reader Loretta Lees,Tom Slater,Elvin Wyly,2022-12-30 Gentrification is a global process that the United Nations now sees as a human rights issue This new Planetary Gentrification Reader follows on from the editors 2010 volume The Gentrification Reader and provides a more longitudinal backward and forward in time and broader turning away from Anglo Euro American hegemony sense of developments in gentrification studies over time and space drawing on key readings that reflect the development of cutting edge debates Revisiting new debates over the histories of gentrification thinking through comparative urbanism on gentrification considering new waves and types of gentrification and giving much more focus to resistance to gentrification this is a stellar collection of writings on this critical issue Like in their 2010 Reader the editors who are internationally renowned experts in the field include insightful commentary and suggested further reading The book is essential reading for students and researchers in urban studies urban planning human geography sociology and housing studies and for those seeking to fight this socially unjust process

The New Urban Frontier Neil Smith,2005-10-26 Why have so many central and inner cities in Europe North America and Australia been so radically revamped in the last three decades converting urban decay into new chic Will the process continue in the twenty first

century or has it ended What does this mean for the people who live there Can they do anything about it This book challenges conventional wisdom which holds gentrification to be the simple outcome of new middle class tastes and a demand for urban living It reveals gentrification as part of a much larger shift in the political economy and culture of the late twentieth century Documenting in gritty detail the conflicts that gentrification brings to the new urban frontiers the author explores the interconnections of urban policy patterns of investment eviction and homelessness The failure of liberal urban policy and the end of the 1980s financial boom have made the end of the century city a darker and more dangerous place Public policy and the private market are conspiring against minorities working people the poor and the homeless as never before In the emerging revanchist city gentrification has become part of this policy of revenge New Global Cities in Latin America and Asia Pablo Baisotti, 2022-04-19 New Global Cities in Latin America and Asia Welcome to the Twenty First Century proposes new visions of global cities and regions historically considered secondary in the international context The arguments are not only based on material progress made by these metropolises but also on the growing social difficulties experienced e g organized crime drug trafficking slums economic inequalities The book illustrates the growth of cities according to these problems arising from the modernity of the new century comparing Latin American and Asian cities This book analyzes the complex relationships within cities through an interdisciplinary approach complementing other research and challenging orthodox views on global cities At the same time the book provides new theoretical and methodological tools to understand the progress of Third World cities and the way of understanding globality in the 21st century by confronting the traditional views with which global cities were appreciated since the 1980s Pablo Baisotti brings together researchers from various fields who provide new interpretative keys to certain cities in Latin America and Asia **The Oxford Handbook of Urban Economics and Planning** Nancy Brooks, Kieran Donaghy, Gerrit-Jan Knaap, 2012-01-12 This volume embodies a problem driven and theoretically informed approach to bridging frontier research in urban economics and urban regional planning The authors focus on the interface between these two subdisciplines that have historically had an uneasy relationship Although economists were among the early contributors to the literature on urban planning many economists have been dismissive of a discipline whose leading scholars frequently favor regulations over market institutions equity over efficiency and normative prescriptions over positive analysis Planners meanwhile even as they draw upon economic principles often view the work of economists as abstract not sensitive to institutional contexts and communicated in a formal language spoken by few with decision making authority Not surprisingly papers in the leading economic journals rarely cite clearly pertinent papers in planning journals and vice versa Despite the historical divergence in perspectives and methods urban economics and urban planning share an intense interest in many topic areas the nature of cities the prosperity of urban economies the efficient provision of urban services efficient systems of transportation and the proper allocation of land between urban and environmental uses In bridging this gap the book highlights the best scholarship in planning and

economics that address the most pressing urban problems of our day and stimulates further dialog between scholars in urban planning and urban economics

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