

POLITECNICO DI MILANO

School of Architecture Urban Planning and Construction Engineering

ARCHITECTURE



Identity, activity, accessibility and permeability

- Resilient tactics for reforming the urban village in Nanshan, Shenzhen, China

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Thesis of graduation:
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Fast Urbanization in Shenzhen

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Identity, Activity, Accessibility and Permeability

Resilient tactics for reforming the urban village in Nanshan, Shenzhen, China

Urban village is a phenomenon widely spread in fast urbanized China. It provides affordable and accessible housing for the rural migrants, in the absent of government planning strategy. However, the urban villages are rejected by policy-makers due to the high density and low spatial qualities. Aggressive demolition and construction to replace them with formal urban neighborhoods, such as gated communities and residential towers, are made in the urban renewal programs.

This article explores the development and redevelopment of the spatial features in urban villages based on the on-site surveys of some specific urban villages in Shenzhen, China. In respect of the development traces and current spatial characteristics, some resilient tactics are proposed for upgrading the spatial quality of the Nanshan Village in the aspect of identity, activity, accessibility and permeability, which can become alternative responses to the urban renewal programs.

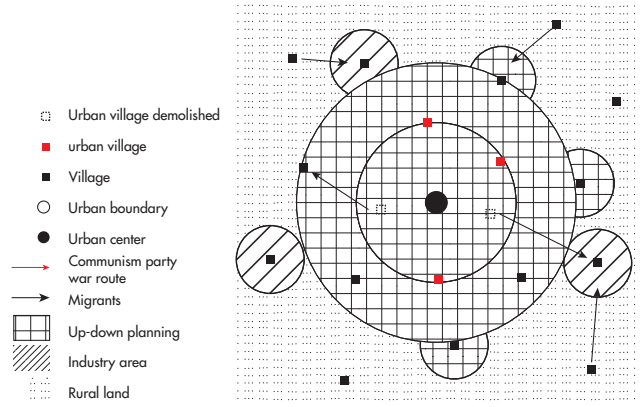
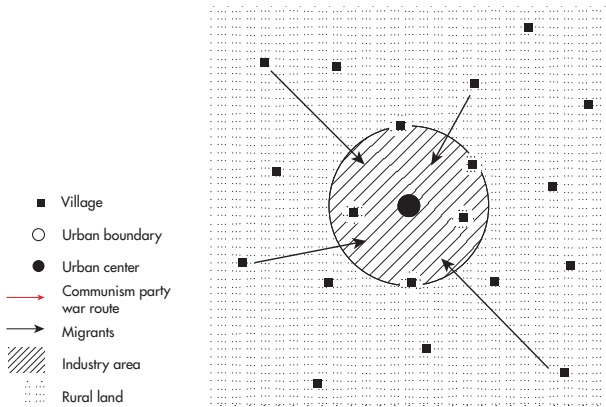
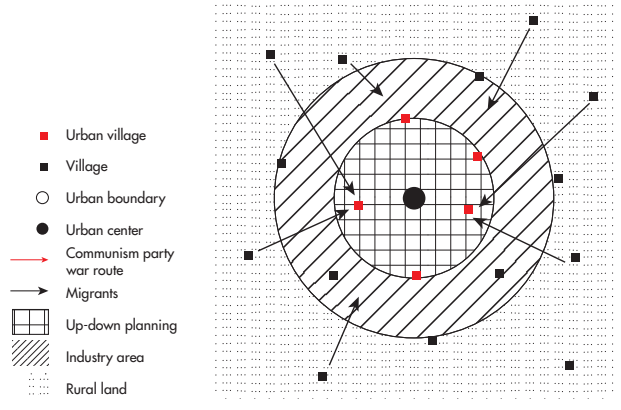
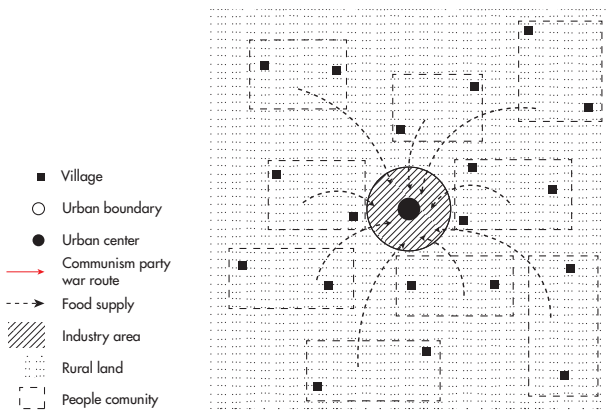
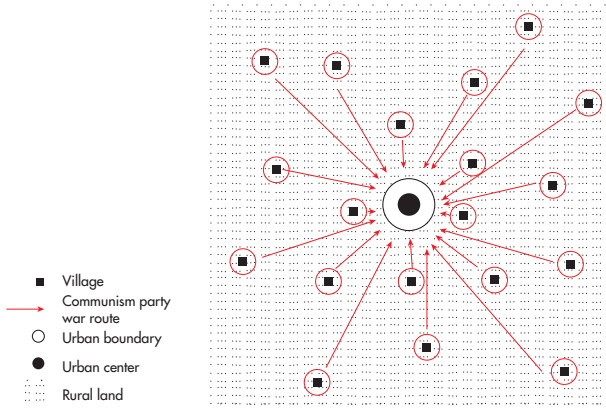
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01

Fast Urbanization in Shenzhen





Introduction of Shenzhen

Since China's economic reform in 1978, spatial expansion of its cities has been sustained as a result of the continuous economic growth and urbanization. The urban development has been encroaching upon rural land and absorbing rural migrant labourers at unprecedented speed and scale, leading to a society in which the urban is interweaving with the rural in both physical and social terms. The two most prominent examples are the existence of the 'floating population' (Goodkind and West, 2002) and the prevalence of urban villages. While the former refers to the rural migrant labourers who live and work in the city but are excluded from urban residency (*hukou*) and its attached value (Chan et al., 1999; Zhu, 2007), the latter emerge as the residential components of rural villages remain intact during the process of urban development. The story of such urban villages is directly interwoven with that of the floating population.

The creation of the floating population was triggered by the increasingly larger urban-rural income gap, which has developed since the mid 1980s (Zhao, 1999). Hundreds of millions of rural migrants have left their homes for cities for job opportunities and better lives, resulting in a huge labour pool in urban areas. As they circulate among jobs in different cities, rural migrants barely have a chance to obtain an urban *hukou*. Consequently, they are overlooked and excluded from state-funded urban resources such as housing, education, and medical care (Liang and Chen, 2007; Song et al., 2008). Their needs for such services must therefore be satisfied through other means.

In the meantime, the government relies on transforming rural land into urban

land to provide new space for urban development, and in the process exacerbates the dislocation of rural populations. By paying compensation to peasants, city governments acquire land from rural villages and prepare the land for urban development. In this process, the government tends to requisition farmland rather than settlement areas so as to avoid costly and time-consuming relocation programmes for the peasants. Consequently, the villages' settlements remain intact while their surrounding environments are dramatically changed.

Over time, the settlements become spatially encompassed or annexed by urban territory, forming urban villages. The indigenous villagers, who have exchanged their farmland for limited compensation, have to find other means to make a living. The government usually entitles dispossessed peasants with an urban *hukou* status and sometimes recruits some for jobs, but those who are without proper education or skills are rejected by urban sectors. Many such villagers become landlords who rent rooms to migrants that are excluded from the formal housing market.

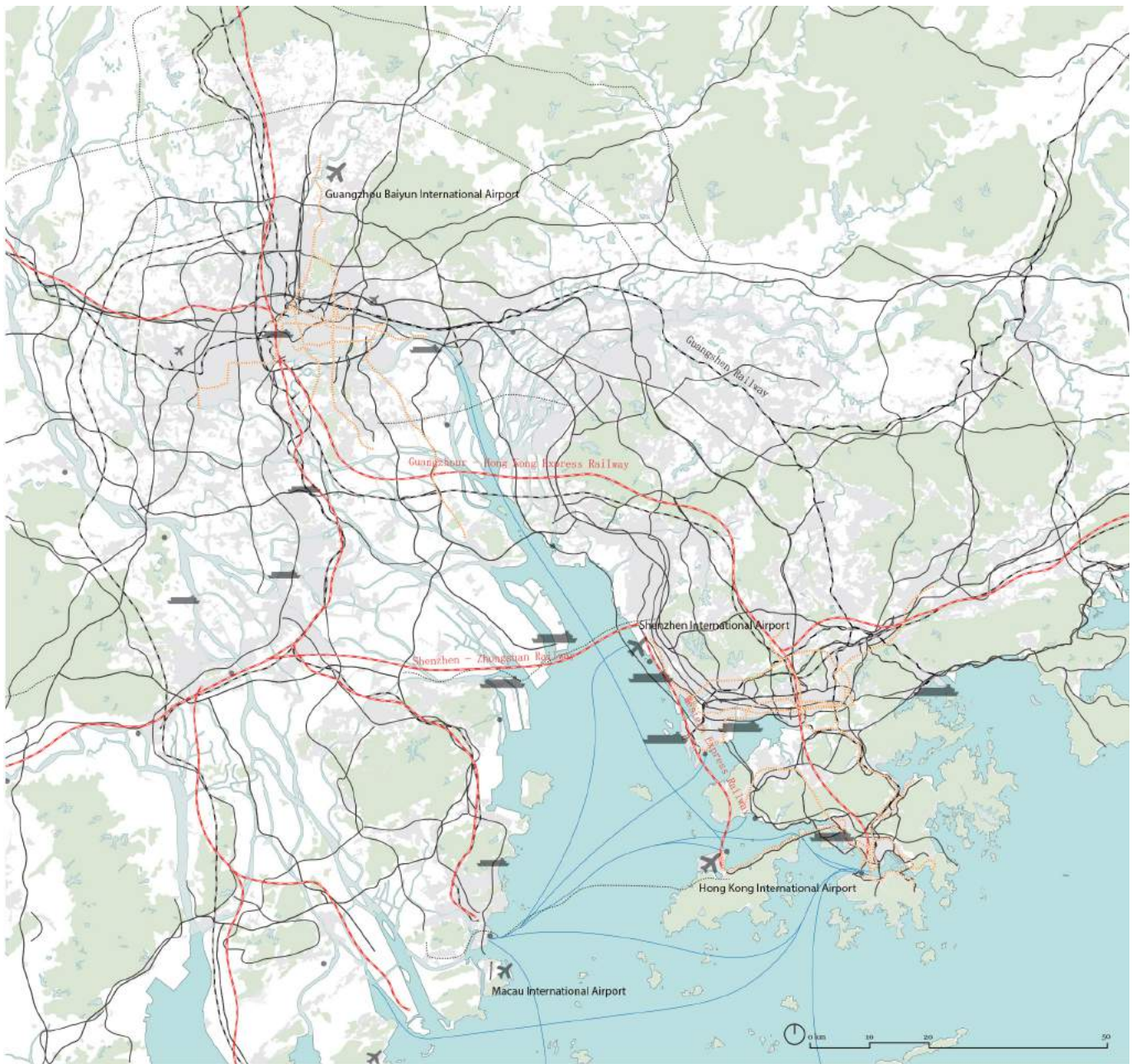
As former farmlands are developed into factories and other urban facilities, urban villages become favourable living places for migrant workers by virtue of their affordability and accessibility to jobs, and the huge demand for low-cost housing from migrants feeds their growth. Economic interests drive the indigenous villagers to increase floor space by expanding plot areas, adding new storeys to existing buildings, and redeveloping the buildings into bigger and taller ones. By doing so, their rental profits rise dramatically. The outward and upward expansion of buildings, especially in well-located villages, becomes a prominent trend.



Shenzhen

Borders & Hinges

- Settlements
- Original SEZ
- Expanded SEZ
- SAR
- Administrative borders
- Bordercrossing



Pearl River Delta

Mobility Infrastructure

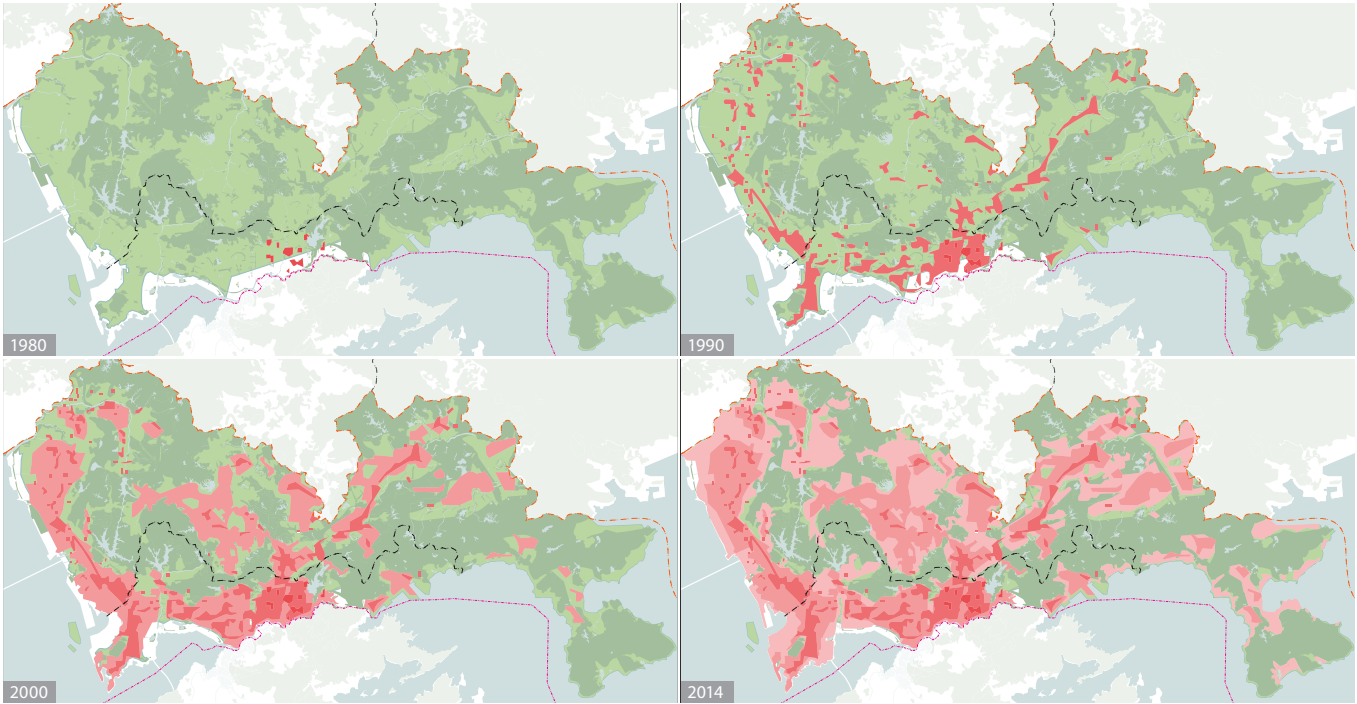
- | | |
|----------------------|-------------------|
| Water | Railways existing |
| Land | Railways planned |
| Mountains | Shipping Route |
| Settlement | Seaport |
| Shenzhen SEZ border | Harbour |
| Hong Kong SAR border | Airport |
| Motorways existing | Metro lines |
| Motorways planned | |



Shenzhen

Mobility Infrastructure

- | | | | |
|--|----------------------|--|----------------|
| | Water | | Shipping Route |
| | Land | | Harbour |
| | Mountains | | Airport |
| | Settlement | | Metro |
| | Shenzhen SEZ border | | Existing lines |
| | Hong Kong SAR border | | Planned lines |
| | Motorways existing | | Station |
| | Motorways planned | | Bordercrossing |
| | Railways existing | | |
| | Railways planned | | |



Shenzhen

Settlement Expansion -
Agriculture Expulsion

- Settlement 1980
- Settlement 1990
- Settlement 2000
- Settlement 2014
- Agriculture
- Hills
- Shenzhen SEZ border
- Hong Kong SAR border

The fast urbanization in Shenzhen

Shenzhen lies in Guangdong Province in South China (Figure 2.3: top left), located between longitude 113°46' to 114°37' and latitude 22°27' to 22°52'. The city is located in the south of the Pearl River Delta (PRD) (Figure 2.3: top right), one of the most developed and affluent regions of China; to the south it neighbours Hong Kong, the Special Administrative Region (SAR) returned to China in 1997. Shenzhen is a city with a moderately hilly terrain and its urban extent has spread in a linear fashion. The terrain of the city is undulating, particularly in the eastern region. The northwest of the city is relatively low lying, with sea plains along the west coast. It has a sub-tropical maritime climate, with an average annual temperature of 22.4°C (Ng, 2003).

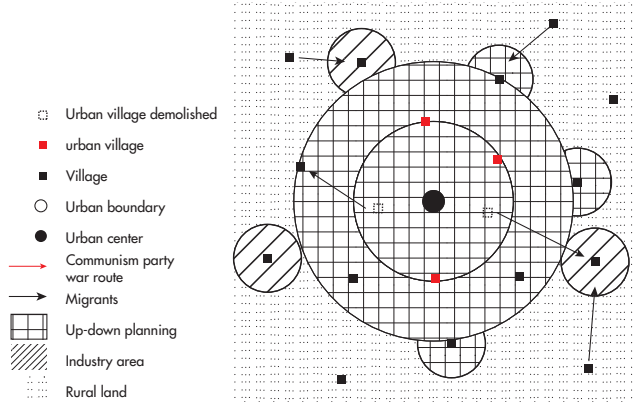
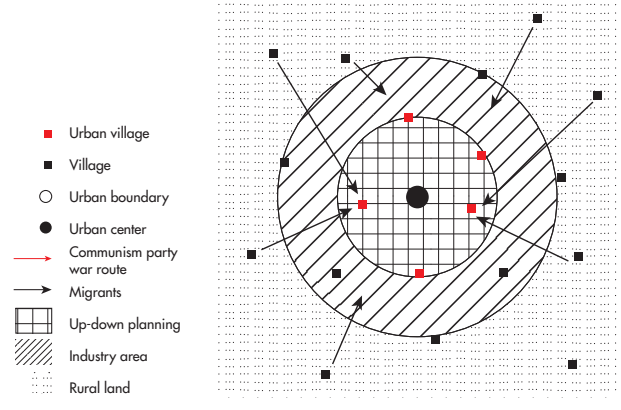
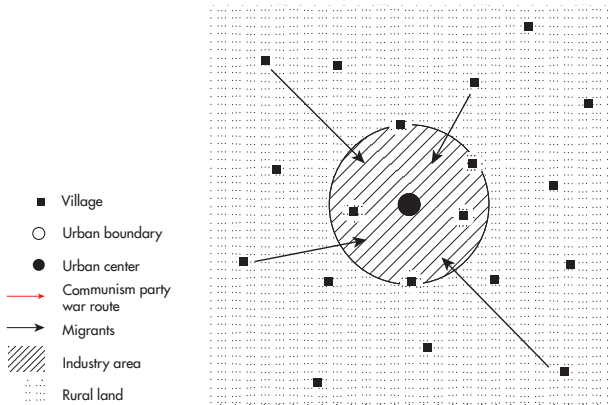
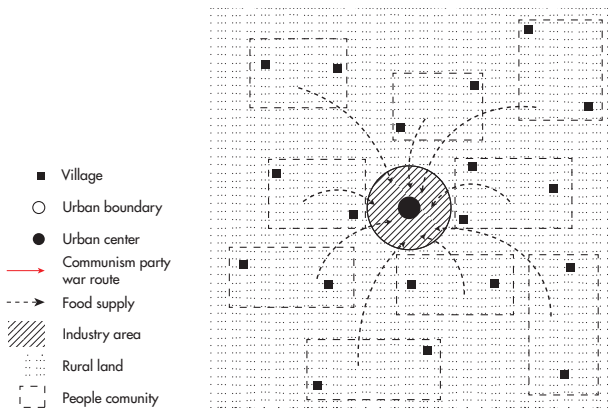
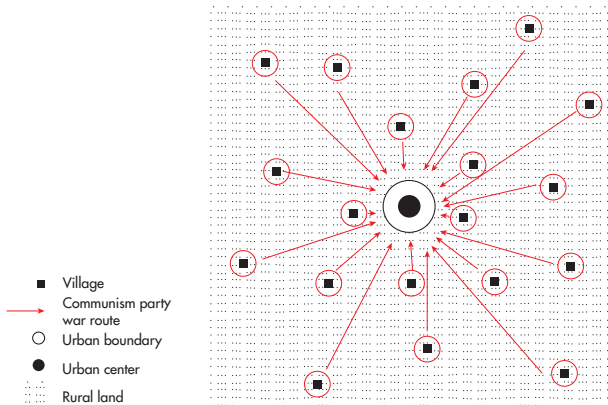
In 1980, Shenzhen was established as a Special Economic Zone (SEZ) with an area of 327.5 km², 40 km from east to west and 7 km from north to south. The Shenzhen SEZ has been used by the central government of China to experiment with a market economy and has had to deal with a range of uncertainties that were previously barely recognized or understood in China (Bruton et al., 2005). This has included the introduction and consolidation of a series of policy reforms and 'opening-up'; the attraction of foreign capital and foreign companies; and the provision of infrastructure to accommodate incoming investment (Leaf, 1996; Ng, 2003). Shenzhen also initiated reforms in terms of its urban land, which marked the beginning of the private real estate developments in China since the establishment of the People's Republic in 1949.

Benefiting from its strategic location and preferential political position, Shenzhen has been a flagship of the economic

rise of China. It is also probably the fastest-growing city in the world. From 1979 to 2009, its population rose from about 310,000 to 14 million. Meanwhile, its urban land expanded from 20 km² in 1983 to 813 km² in 2009. The Shenzhen Municipality now has an administrative area of 1969 km², with six districts (Figure 2.3: bottom). Four of these—Luohu, Futian, Yantian and Nanshan—comprise the Shenzhen SEZ, which covers 410 km². The other two—Baoan and Longgang—were incorporated as districts into the Shenzhen Municipality in 1993. These are to the north of the SEZ, covering an area of 714 km² and 845 km², respectively.

Urban village as a phoneme due to the fast urbanization in Shenzhen

In Shenzhen, the dramatic expansion of urban space that has been sustained over three decades has contributed to the creation of 320 urban villages (Figure 2.4). In 2004, these covered 93.5 km², equivalent to 13.3% of the built-up land area and 50.3% of the residential land. They were composed of approximately 350,000 buildings, with a total floor area of 106 million m². Most of the urban villages were located outside the SEZ, covering 85.5 km² and accounting for more than 90% of the city's urban village land. In the SEZ, urban villages covered only 8 km². However, as these urban villages are significantly denser, they provided about 20% of the total floor space of urban villages in the city.



The distribution of urban village in Shenzhen

Urban villages are distributed across the city, on both the outskirts and in the downtown segments. In the SEZ, urban villages are close to the city centre and district centres, where they are separated by newly developed urban space. These villages are therefore relatively distant from one another. The appearance of such urban villages, especially their extremely high built-up density, significantly distinguishes them from the formal areas of the city (Figure 2.1). Outside the SEZ, urban village developments are mostly located in district centres, sub-district centres and close to major transportation nodes, forming many clusters. Urban village buildings are often mixed with formal urban land uses, so that quite often their boundaries are rather blurred in comparison to those in the SEZ.

The distribution of urban villages in Shenzhen, 2005 (Source: Shenzhen Urban Planning Bureau).

In 2004, the average floor area ratio and built-up density of urban villages in Shenzhen was 1.13 and 35% respectively, indicating that urban villages were much denser than the overall built-up area of the city. The construction intensities between the SEZ and the non-SEZ areas were significantly different (Table 2.1). With houses generally above six storeys, the average floor area ratio of urban villages in the SEZ was 2.7 and the average floor space of a single building was 506 m². However, with much lower buildings, the floor area ratio of urban villages outside the SEZ was only 1.0 and the average floor space was 275 m² (Urban Planning and Design Institute of Shenzhen, 2005b). Statistics of the physical characteristics of urban villages in Shenzhen, 2004 (Source: Shenzhen Urban Planning

Bureau).

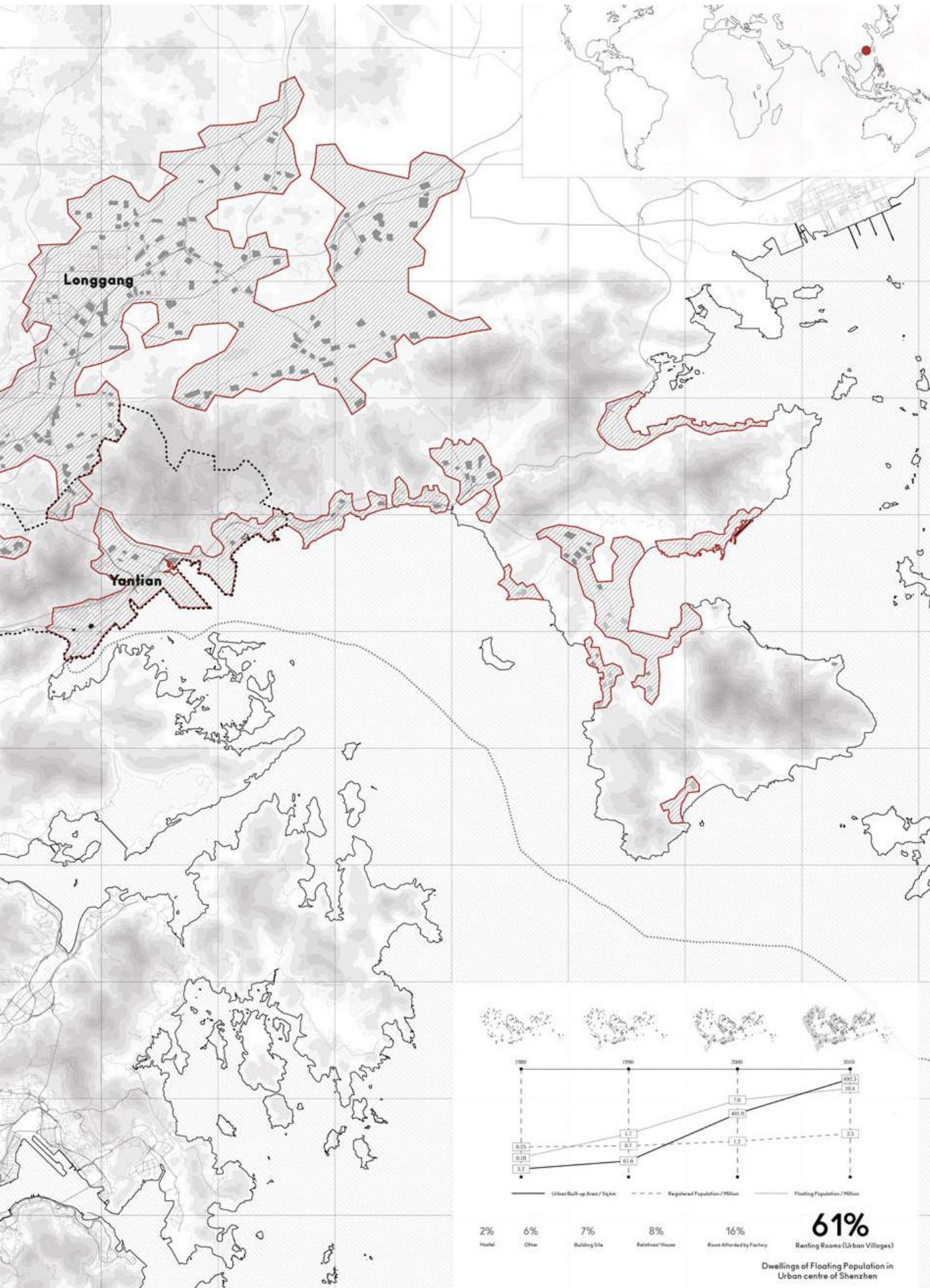
Urban village as a supplement of low rent housing

As a migrant city, the growth of the floating population of Shenzhen outweighs its permanent population. This is one of the most significant characteristics of Shenzhen. From 1979 to 2008, the annual growth rate of the floating population was 33.5%, significantly outpacing the growth rate of the population with local hukou, which was only 7.1%. Consequently, the proportion of the floating population in Shenzhen has been constantly increasing. Population growth of Shenzhen during the period 1979–2008 (Source: Shenzhen Statistics Bureau).

In 2008, within the total population of 8.77 million, the floating population was 6.49 million, accounting for 74%. However, it is believed that these statistics excluded a large number of migrant workers who had not been officially recorded. The government estimates that the total population had already exceeded 14 million in 2007. If this is the case, the floating population could comprise as much as 84% of the total population. This group of people are unevenly distributed over the city, and many reside in urban villages. Outside the SEZ, where labour-intensive industries are mostly located, the rate of the floating population is higher than the rate in the SEZ.

A large proportion of migrants are accommodated in urban villages. According to a survey taken by the Public Security Bureau of Shenzhen in 2005, the floating population living in urban villages amounted to around 4.8 million, more than 13 times the number of indigenous villagers. Moreover,





the increased size of the low-income population was closely linked to the construction of rental living space in urban villages. From 1999 to 2004, the total floor area provided by urban villages increased by 96%, from 54 million m² to 106 million m². The number of urban village buildings increased from about 240,000 to 349,000, and their land coverage expanded from 73 km² to 93 km².

The development of urban villages in Shenzhen during the period 1999–2009.

The growth of urban village land mainly happened outside the SEZ (Figure 2.6). The increase in the quantity and the size of houses contributed to an increasing provision of cheap rooms in the housing market. In the late 1990s, the urban villages in the SEZ were already over-developed, with little remaining space for more buildings. Moreover, there were also many large-scale residential and commercial developments often associated with urban village redevelopment, which resulted in a decrease of land coverage by urban villages. Consequently, from 1999 to 2004 in the SEZ, urban village land increased by only 0.2 km², from 781 ha to 800 ha. In the SEZ, the number of urban village buildings

increased by 20%, from 35,290 to 42,300. The total floor area doubled, from 10.4 million m² to 21.4 million m². In the meantime, in the outer districts where land was more abundant, villagers were competing with urban expansion to occupy more land by constructing new houses. Land coverage by urban villages increased by 20.7 km², from 64.8 km² to 85.5 km². The number of urban village buildings increased by 50%, from 204,870 to 306,594, and their total floor space increased by 41 million m², which was 95% of the total floor space in 1999.

From 2004 to 2009, land expansion slowed down and the number of buildings declined due to the regeneration of buildings by the indigenous villagers or government-led redevelopment. In general the growth of urban villages was sustained in terms of floor space and building heights. Such intensification of land use accommodated most of the population growth in this period.

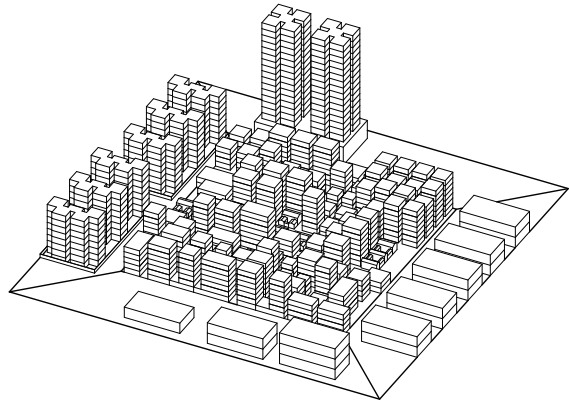
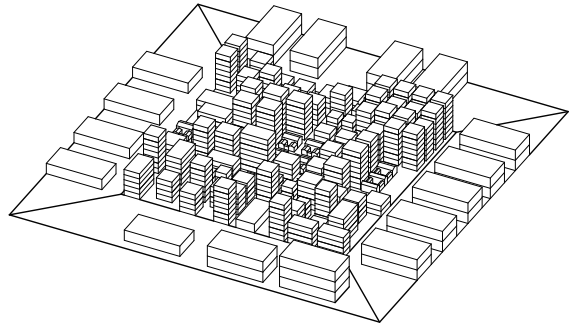
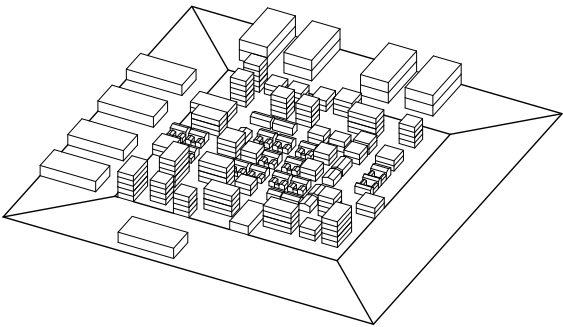
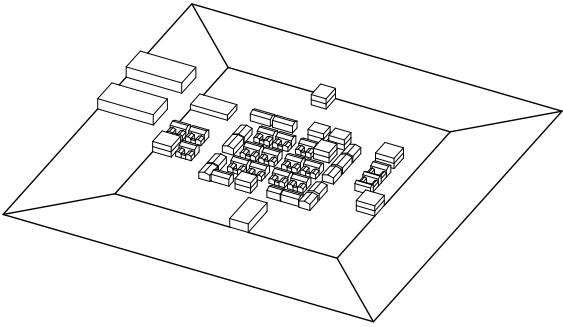
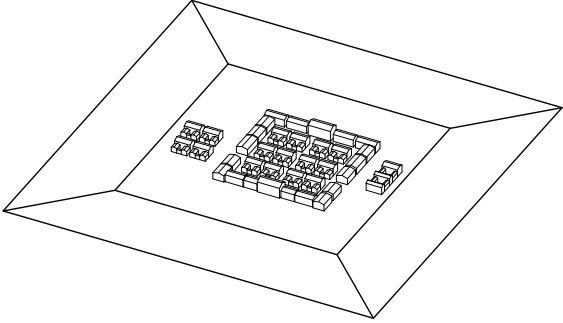
In the six districts, urban villages are at different stages of development, just like the formal urban areas in which they are situated. This coincides with the different social characteristics between the districts. For instance, there are fewer and smaller urban villages in the SEZ. However, many more tenants are accommodated in each urban village. In 2004, the average ratio of landlords to tenants ranged from 1:20 to 1:40 in the four districts of the SEZ. Outside the SEZ, the lower living density of each urban village led to a lower ratio of landlords to tenants of about 1:10 (Urban Planning and Design Institute of Shenzhen, 2005b). Although on average the landlords of urban villages inside and outside the SEZ possess similar areas of floor space, those in the SEZ usually gain more revenue, as the greater demand in the urban centre determines higher rents (Urban Planning and Design Institute of Shenzhen, 2005a).

In all six districts, urban villages serve as a lower-end product in the housing market. However, each district is distinguished from the others by its location and economic functions. Thus the different districts have different social structures (Table 2.2). In Futian and Nanshan, where most office buildings are situated, a large proportion of tenants are white-collar employees. In Luohu and Yantian, where the commercial sector and tourism are prominent, respectively, more than half of the tenants are

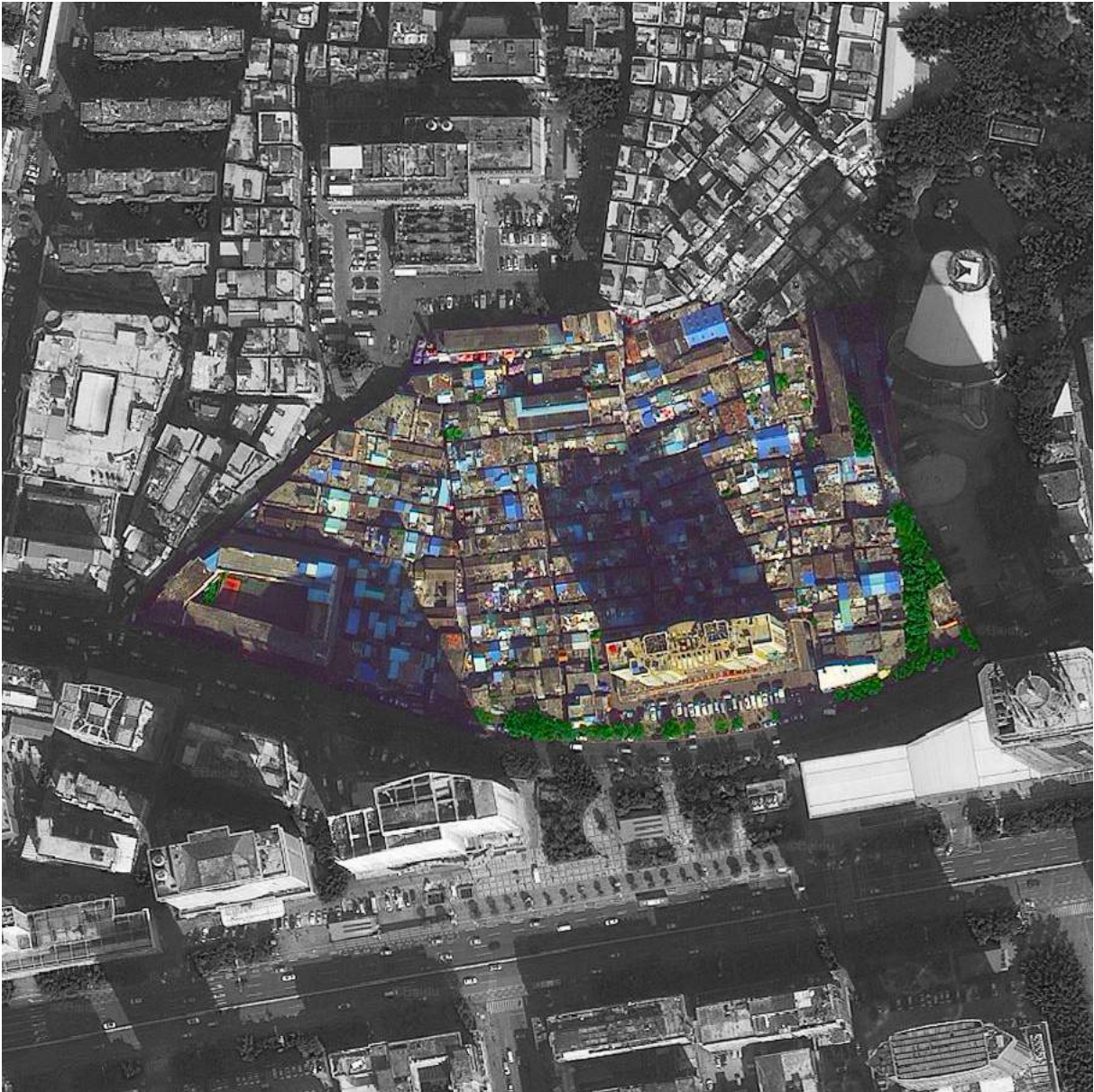
employed in these sectors. In Baoan and Longgang, the majority of tenants in urban villages work in the industrial and service sectors. Furthermore, as Baoan accommodates a large amount of small businesses, a large proportion of tenants are the owners of these enterprises (Urban Planning and Design Institute of Shenzhen, 2005b). These patterns indicate that Shenzhen's urban villages function as a diverse housing market, similar to what is found in the formal housing market.

02

**From
Village
to
Urban Village**







Hubei, preserve the history or urban renewal

the increased size of the low-income Hubei Village is a small village in Luohu District, Shenzhen. It has a history of more than 500 years, with a special status in the development of Shenzhen. After research on the houses of the village, including old and new ones, a strategy was developed to reflect the heritage value of the houses. The old houses were divided into four classes for their value for preservation or reconstruction. Many of the old houses are rebuilt or transformed a lot. However, the footprint of the old village, its morphology, was preserved well. In the project, I demolish the new intrusive residential buildings in the whole village and create a big ellipse of residential and social accommodation around the old village, as a strong protective barrier against the encroaching development of the city

The history of Hubei village,

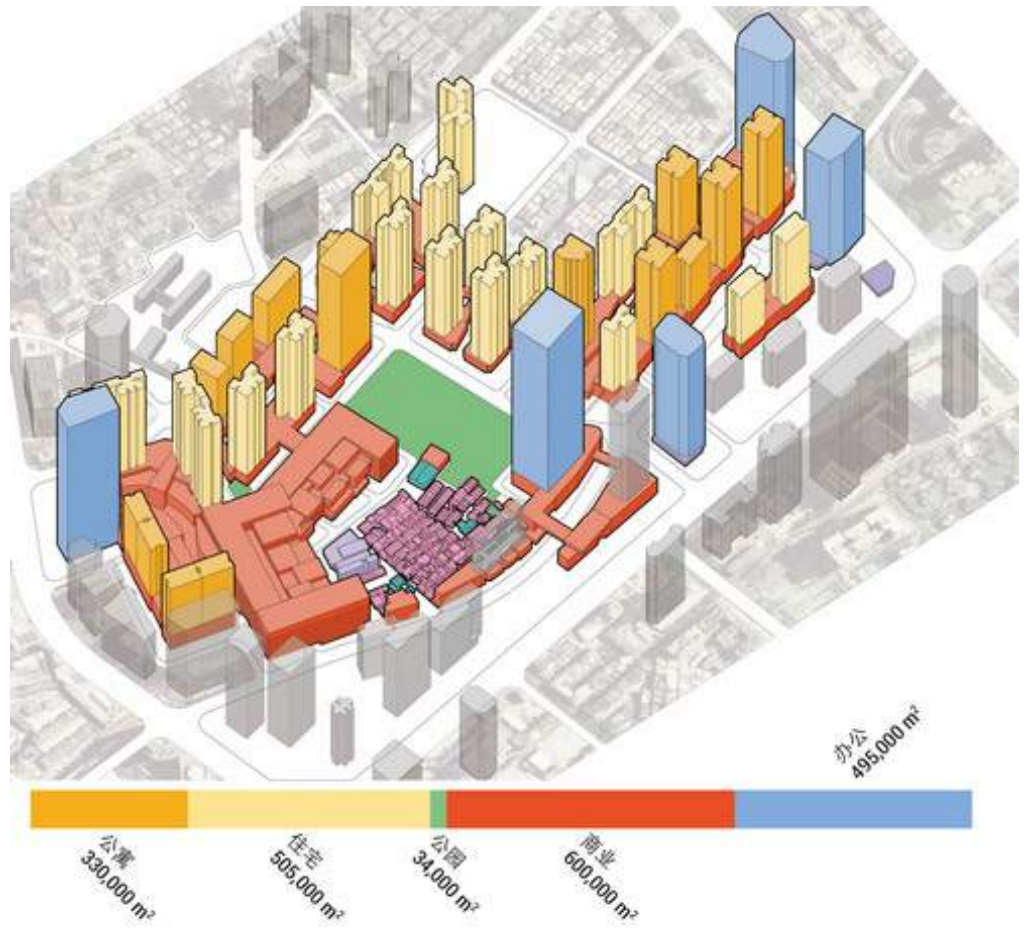
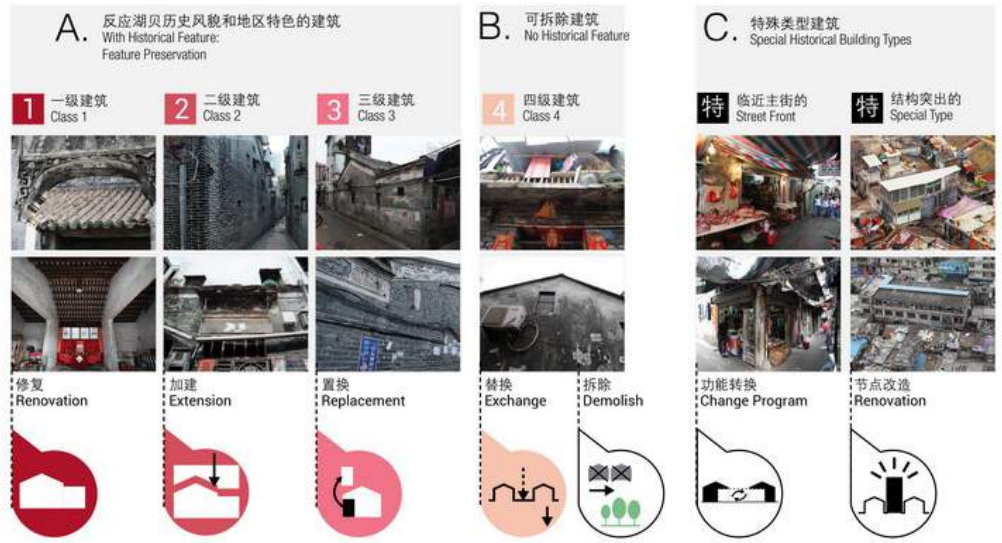
- In 1466, the village was established on this site when the third and fourth sons of the 12th patriarch Zhang Yue Gong moved from Shuibei to Hubei;
- During the 18th year of the reign of the Shunzhi Emperor (1661), the ban on sea travel was issued and all villages and towns in coastal Guangdong had to move inland; Hubei village and its Hall for Zhang Yue Gong were demolished;
- During the 22nd year of reign of the

Kangxi Emperor (1683), the ban was lifted and villagers returned to their hometowns;

-In 1804, the Hall for Zhang Yue Gong was rebuilt:

-During the Republican era, the Hall for Zhang Yue Gong was restored.







Dafen village, urban upgrade through art industry

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Dafen village, urban upgrade through art industry

Dafen, home to more than 1,200 galleries crammed into less than half a square kilometre in a few tightly packed suburban blocks in the city's northeast, has undergone an artistic revolution.

Six years ago, one could barely move amid replicas of Van Gogh's Sunflowers, Da Vinci's Mona Lisa and Monet's Sunrise and Garden series, while streams of overseas traders combed the village to source and export an estimated 60 per cent of the world's replica oil paintings.

Dafen is a suburb of Buji, Longgang, Shenzhen in Guangdong province, China. In the early 1990s a group of about twenty artists under the leadership of the painter and businessman Huang Jiang took up residence in this town. They specialised in the making of large numbers of replicas of oil paintings by masters such as Van Gogh, Dalí, da Vinci, Rembrandt or Warhol[1]

These replicas were sold in many countries for relatively low prices. The endeavor was quite successful and the demand for replicas increased. In order to fulfill the demand more and more artists took up residence and started to make a living, the estimate (2006) being in the thousands.

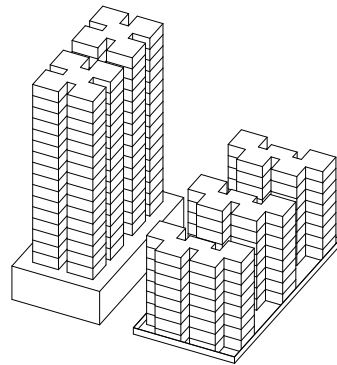
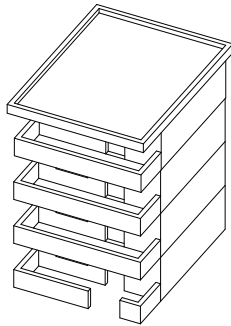
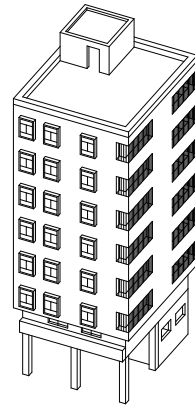
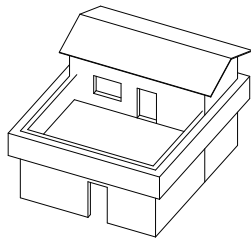
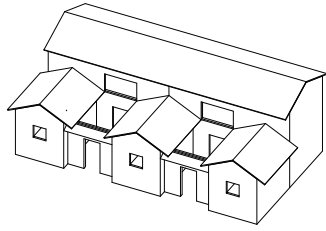
Many of the artists are trained at art academies in the required techniques and produce dozens of replicas daily. The official policy states that these

replicas are of paintings of artists who have died more than seventy years ago and consequently out of copyright. An obvious exception to this would be Andy Warhol (cited above) who died in 1987, and Dalí, who died in 1989.

The only requirement is that it is made clear that these paintings are replicas. Currently, the village sells both originals and replicas. It is possible to commission paintings for low prices. The village is a gated development, recognizable by the large sculpture of a hand holding a paintbrush outside its gates.

03

Nanshan Village







Nanshan Village, traces of development phases

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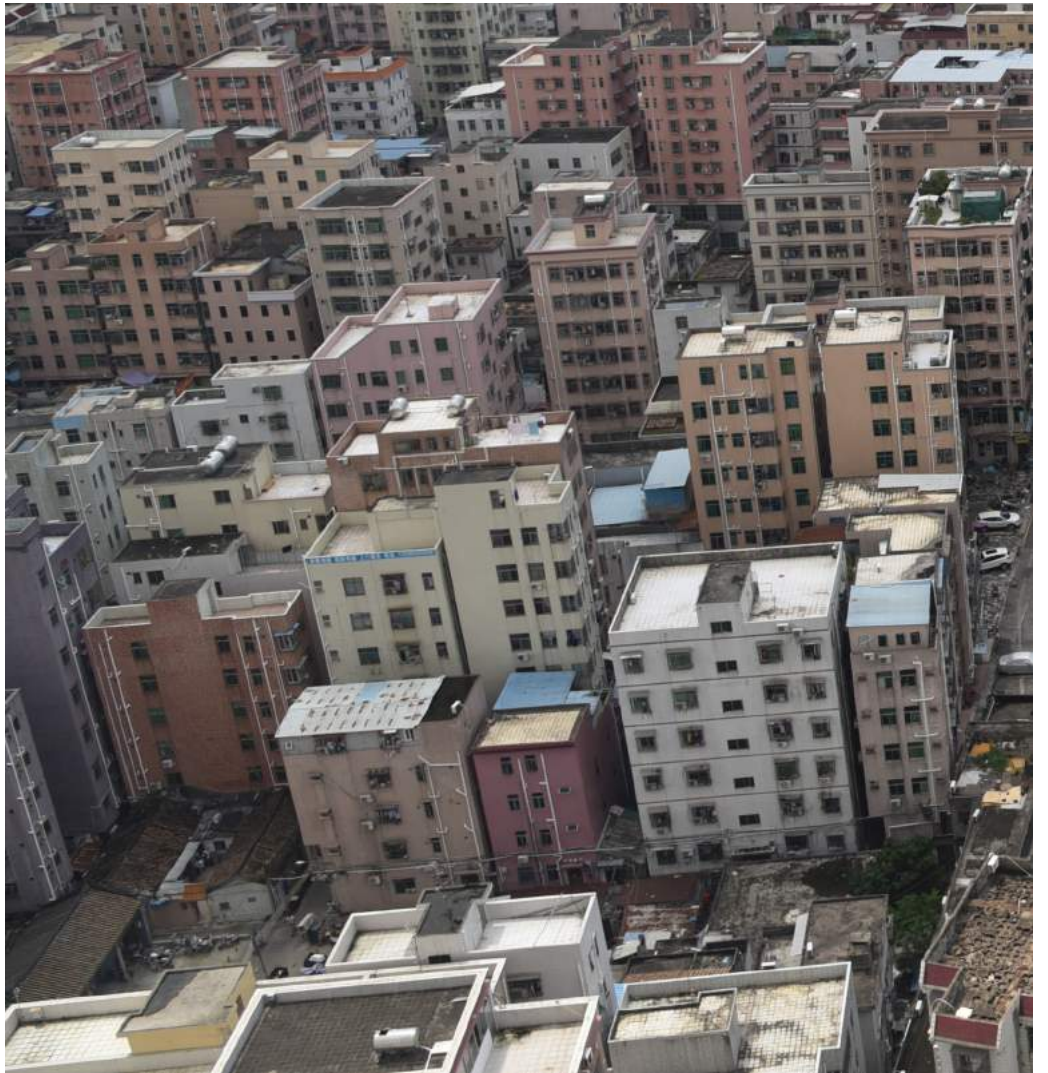






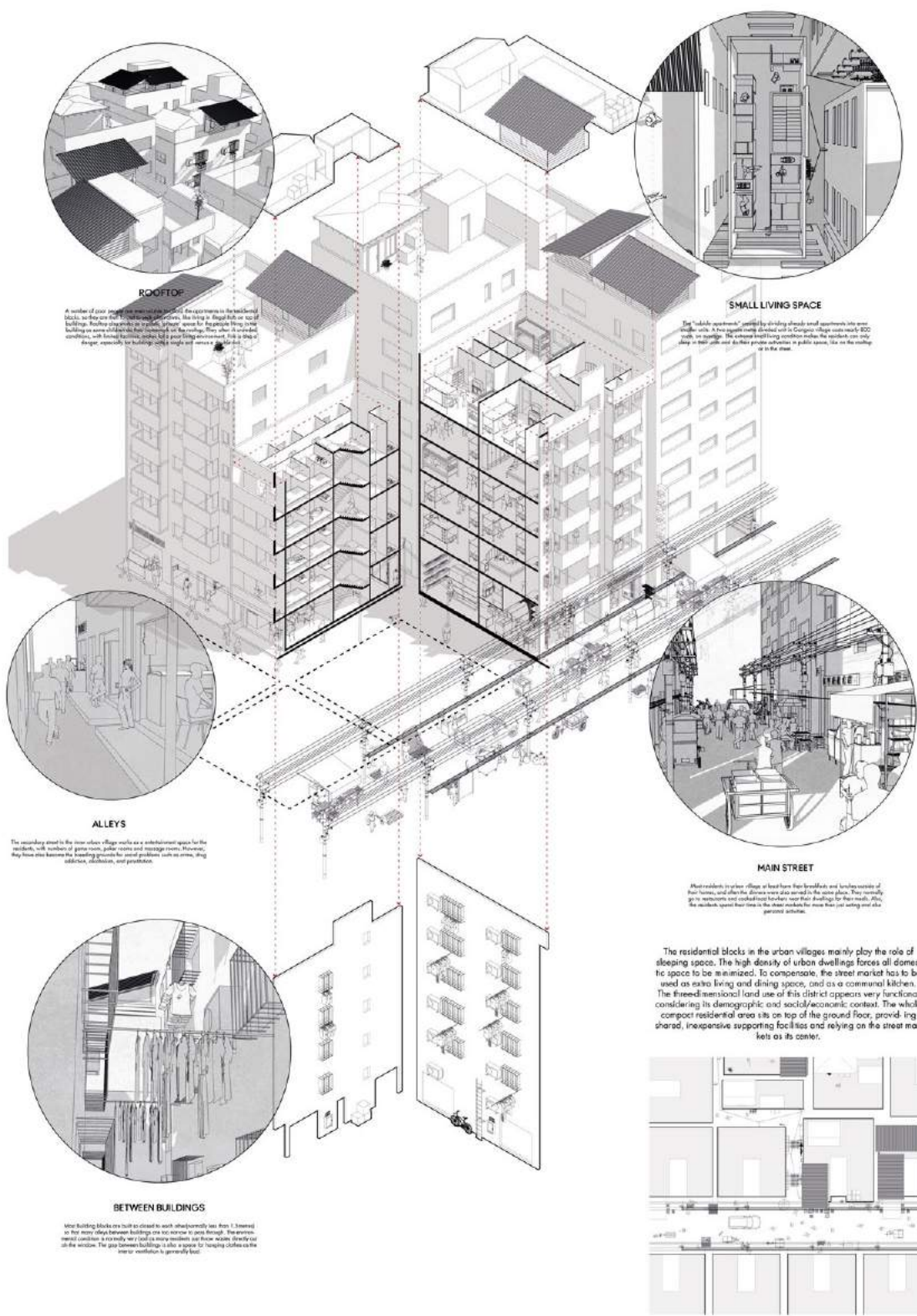












ROOFTOP

A number of floor heights are maintained in the residential blocks, and the area that is left over is used as a rooftop. Rooftop is popular as a place to play, exercise for the people living in the building, or even as a place to hang clothes when it is needed. However, with limited facilities, it is a poor living environment. Risk is also a danger, especially by building collapse and strong wind.

SMALL LIVING SPACE

The "double movement" created by dividing already small apartments into even smaller units, is a huge problem in dense urban areas. In some cases, the living space is only 10-15 sqm. In such cases, the extreme living conditions make the residents can only sleep on their beds and do their private activities in public spaces. Life on the rooftop is in the state.

ALLEYS

The remaining area in the inner urban village works as a recreational space for the residents, with numbers of game room, public toilets and massage rooms. However, they have also become the breeding grounds for social problems, such as crime, drug addiction, and prostitution.

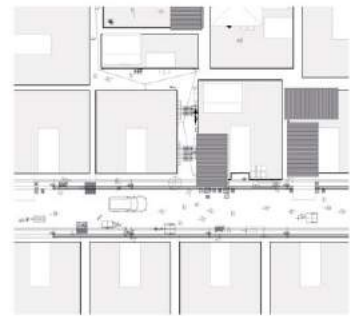
MAIN STREET

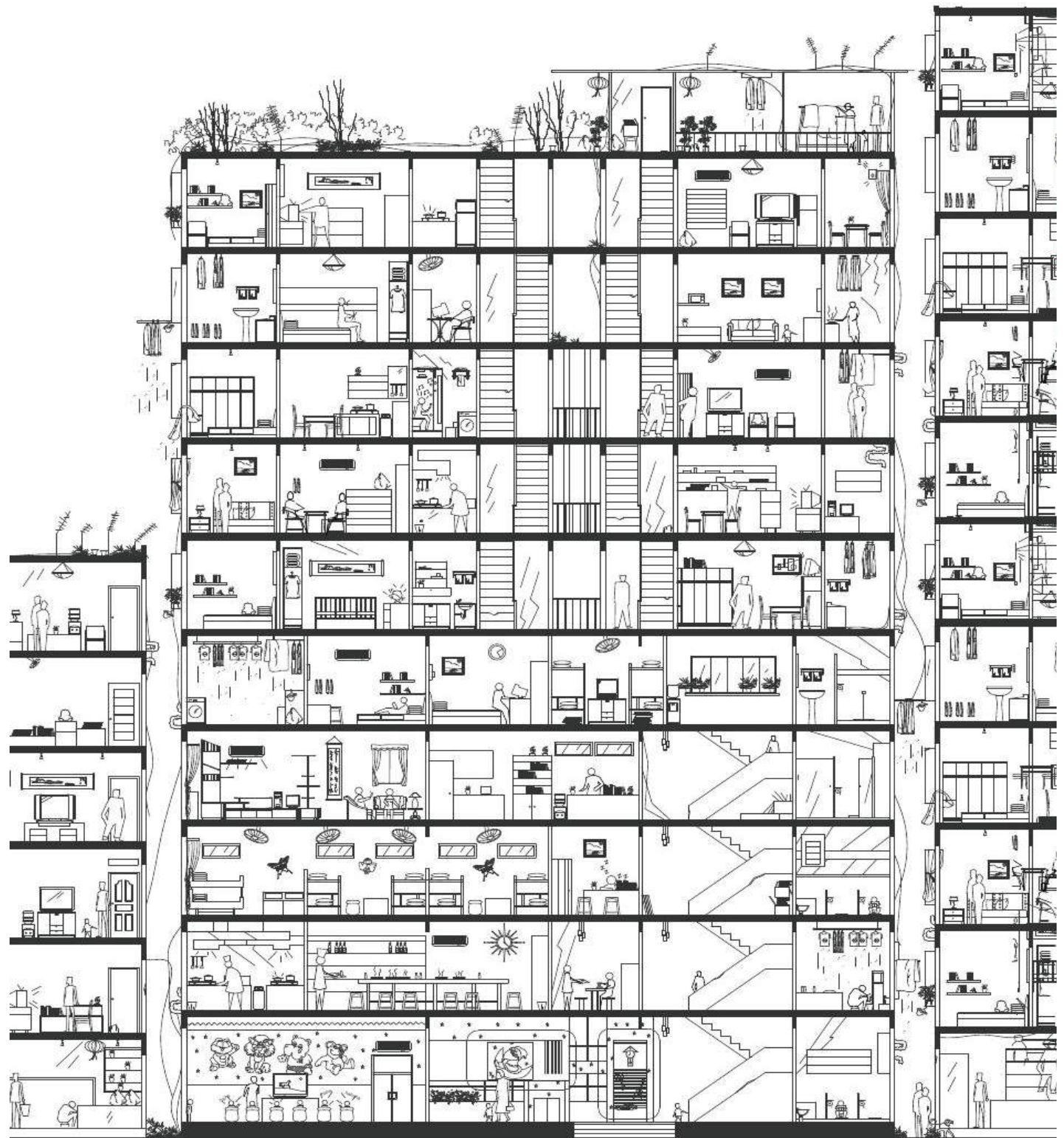
Most residents in urban villages do not have their breakfast and lunch outside of their homes, and often the dinner is also prepared in the same place. They normally go to restaurants and eat food outside their homes. However, for the residents, the main street space that runs in the street makes for more time and energy for their personal activities.

BETWEEN BUILDINGS

Most building blocks are built so close to each other normally, not from 1.5 meters to 2 meters. When the buildings are too close to each other, the environmental condition is naturally very bad as many residents are those adults who live all the winter. The gap between buildings is also a space for hanging clothes on the inner ventilation is generally bad.

The residential blocks in the urban villages mainly play the role of sleeping spaces. The high density of urban dwellings forces all domestic space to be minimized. To compensate, the street market has to be used as extra living and dining space, and as a communal kitchen. The three-dimensional land use of this district appears very functional considering its demographic and socio-economic context. The whole compact residential area sits on top of the ground floor, providing shared, inexpensive supporting facilities and relying on the street markets as its center.





Home behind shop
商住混合

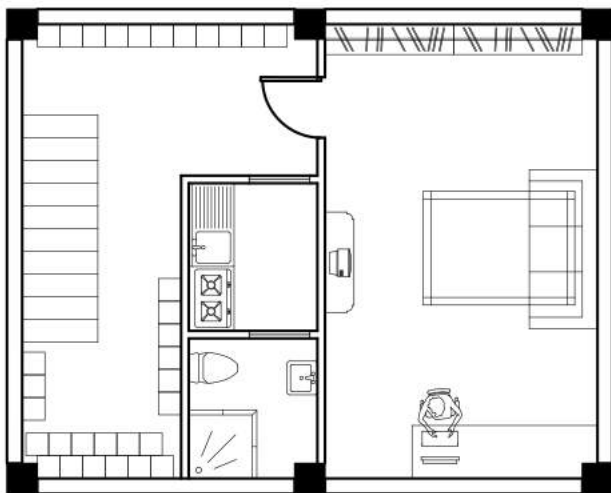
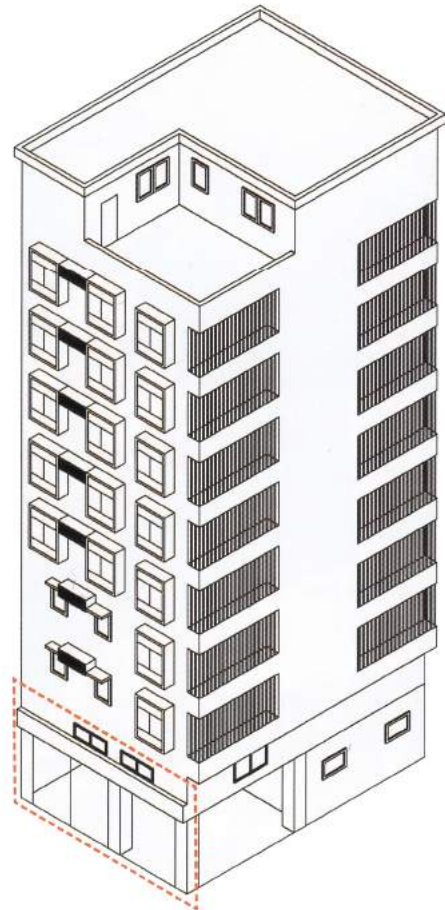
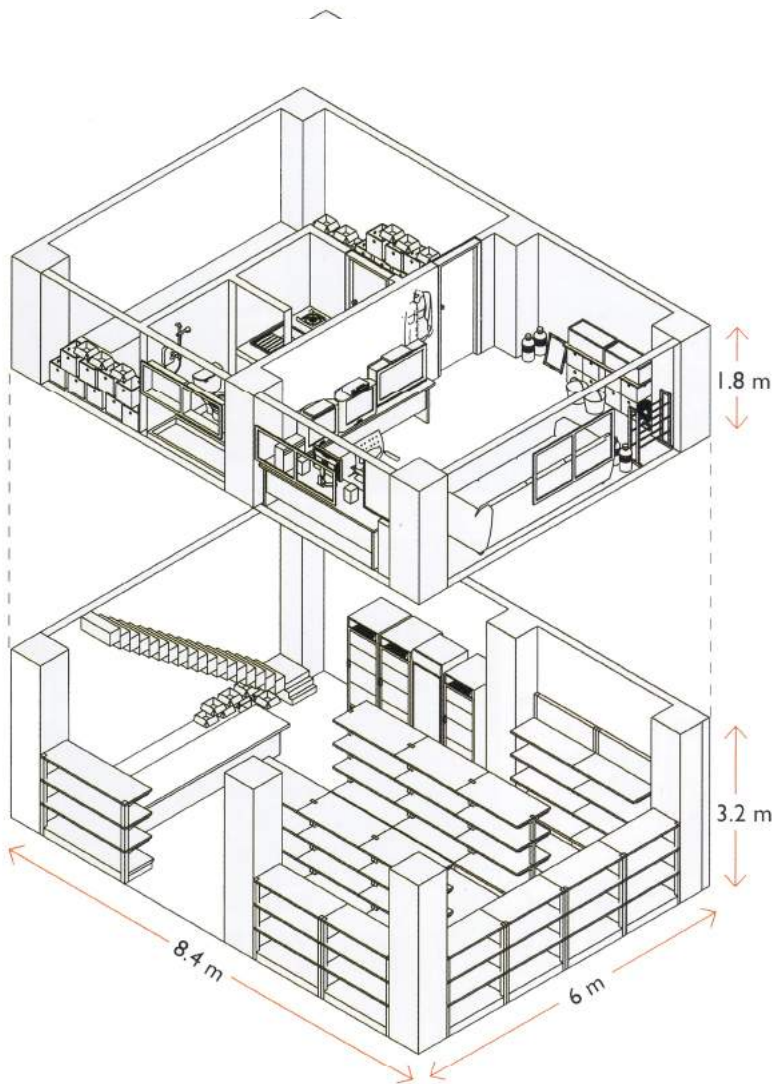
Boss

"I am from HK. I decide to move to SZ because housing price were a lot cheaper here as compared to those in HK. I wanted to open a store to kill time.

I have lived in the village for over ten years now. Initially, I did not choose to live here for any particular reason. I was just looking for a good location to open a convenient store.

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If you not after the luxury lifestyle, you can be like me and retire young. You don't need a lot to live and eat in Shenzhen, since living costs are still lower than those in HK. Nevertheless, be careful at night! There are many pickpockets in this are at night when a lot of people pour into the village for the entertainment parlors. So hide your expensive items. "



- 
Commercial and residential
商住兩用單位
- 
1 person
1人
- 
Area: 100 m² (incl. retail shop)
面積：100 平方米（包括商店）
- 
Monthly rent: ~4,000 RMB
月租 ~4,000 元人民幣

Studio
手工作坊

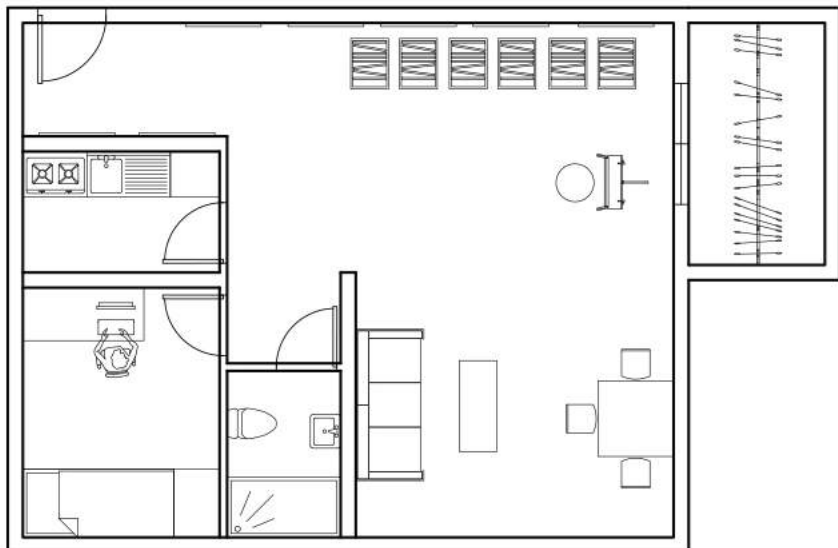
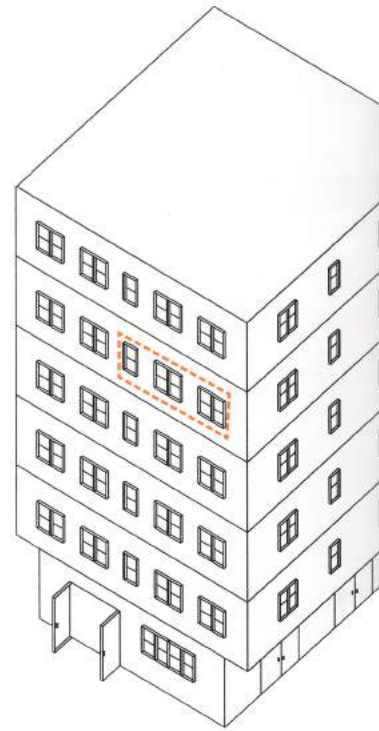
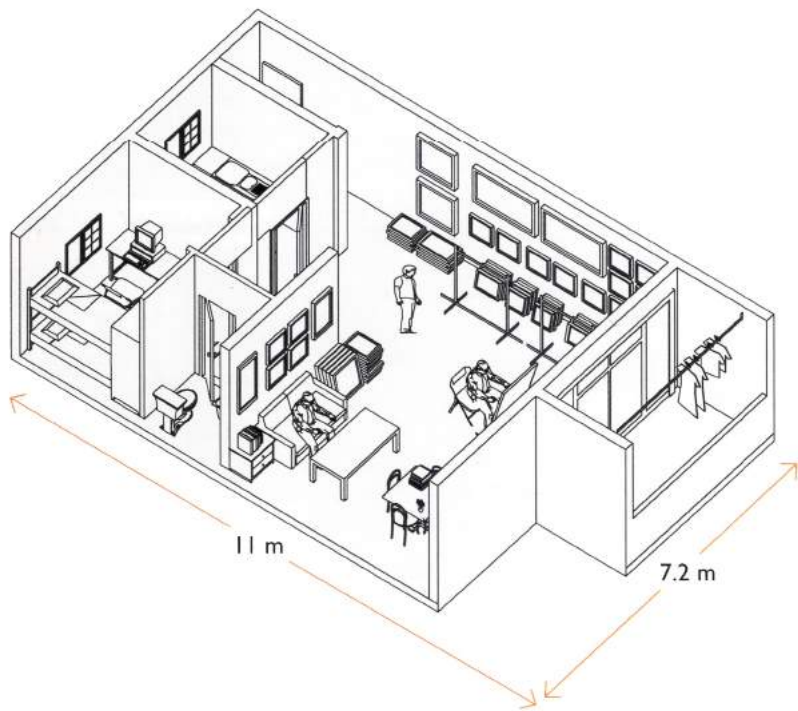
Wang Wei

I graduated from Sichuan Music and Art College. Having worked as a graphic designer in the advertising industry, I started to feel bored, so I sold my business and move to Dafen in Shenzhen to seek a new life.

Unfortunately, due to the financial crisis, I couldn't find a job in Dafen village. I relied on my family to support me. I felt so ashamed of having the decision to move in Dafen village. Eventually, I found a job in an electronic factory with a monthly salary of 900 RMB.

In my spare time, I started to paint, but my landlord dislike the smell of oil painting. I was forced to move into a dormitory in the factory.

After Chinese New Year in 2010, I resigned from the factory and rented a small exhibition area here. It is about 2 square meters and costs 500RMB each month. Since than I have started painting again. So I am now a painter in Dafen.

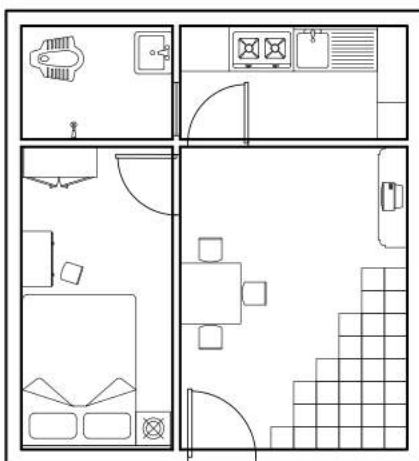
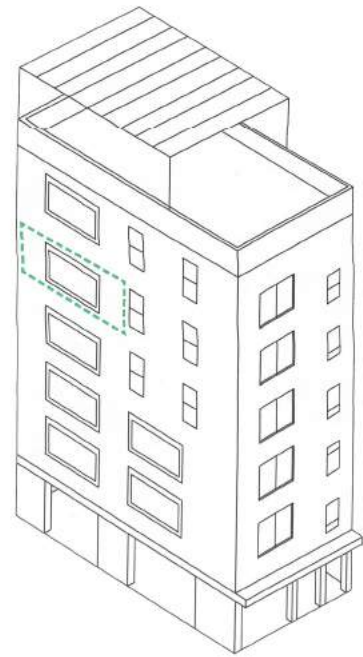
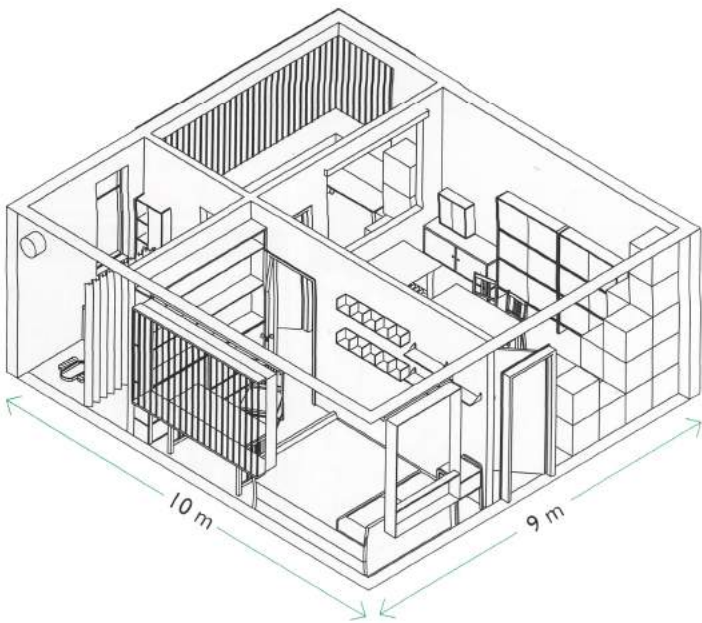


- 
1-bedroom family un
 一房家庭單位
- 
3 people
 3人
- 
Area: 68 m²
 面積：68 平方米
- 
Monthly rent: ~2,500
 月租 ~2,500 元人民幣

Home as warehouse
仓库 + 居住

Mr. Zhang

I am Zhang, from Hubei. I came here 3 years ago. Together with two friends from my hometown, I now run a small computer-screen shop. I rent a single-room unit and use all the empty space for storing computer components. After paying for material costs and the rents for the shop and my room, I earn over 3000RMB a month, but material costs keep rising. My wife works as a saleswoman in another IT company. She manage to save about 1200RMB her month. We plan to have our first child next year.



 1-bedroom family unit
一睡房家庭單位

 1-2 people
1-2 人

 Area: 32 m²
面積：32 平方米

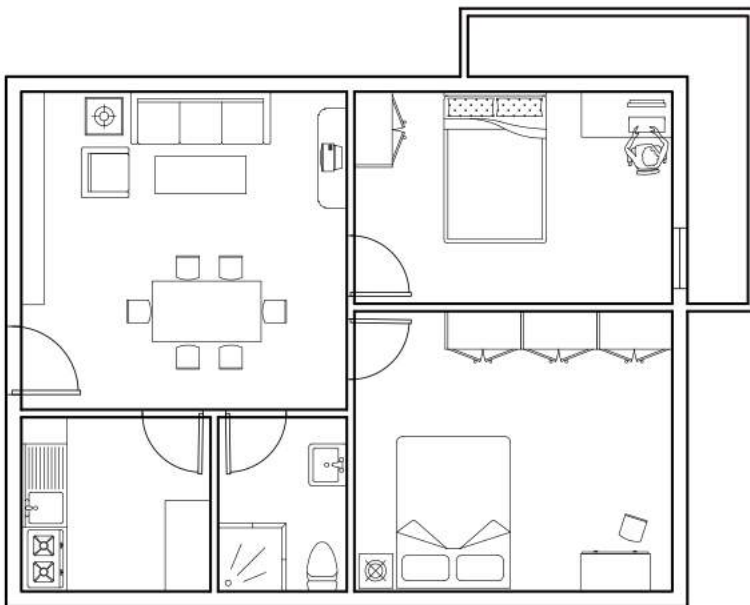
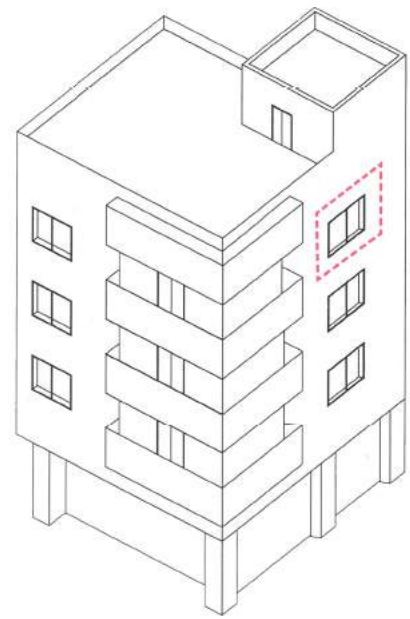
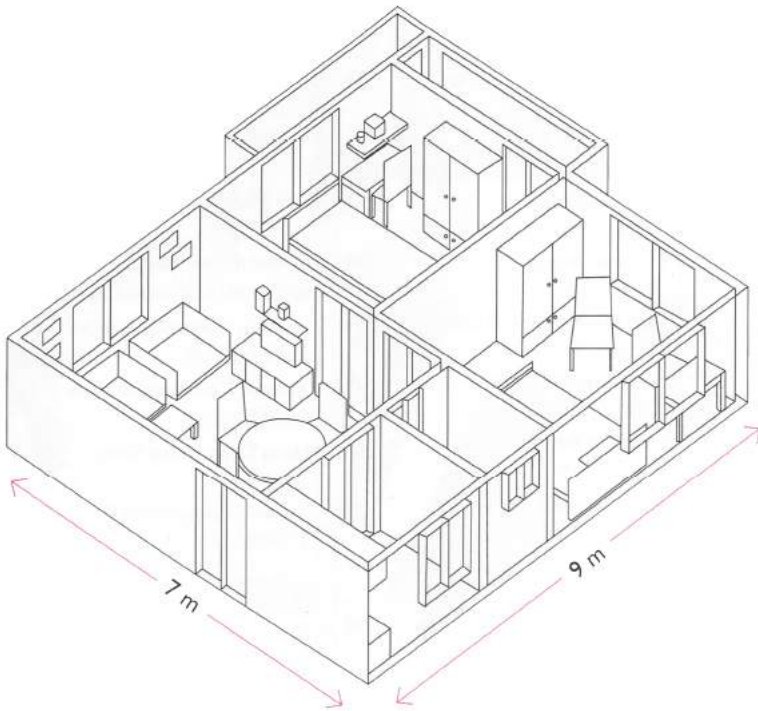
 Monthly rent: ~1,200 RMB
月租 ~1200 元人民幣

Traditional housing
乡村住宅的延续

Granny Qiu

Here is my birthplace. I own a three story building. I live in a single room while renting the other rooms. I earn 1600 RMB from renting out the place. This village is a nice place to live although many migrants have moved here in the last 20 years and, over time, I know fewer people. My two children are no longer here either. They don't come to see me because they are very busy.

I have nothing much to do. Sometimes, it is enjoyable to see the film crews shooting. I know a lot of actors and actress.



2-bedroom family unit
兩睡房家庭為單位



4-5 people
4-5 人



Area: 65-70 m²
面積：65-70 平方米



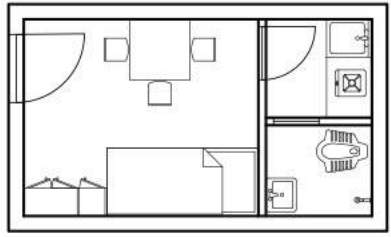
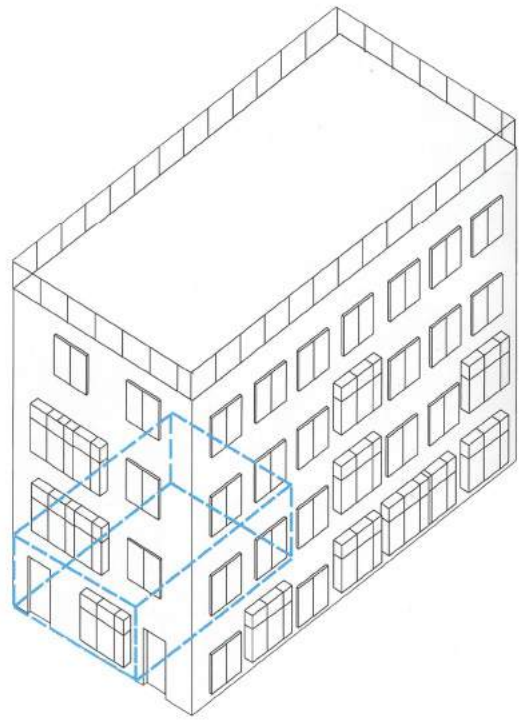
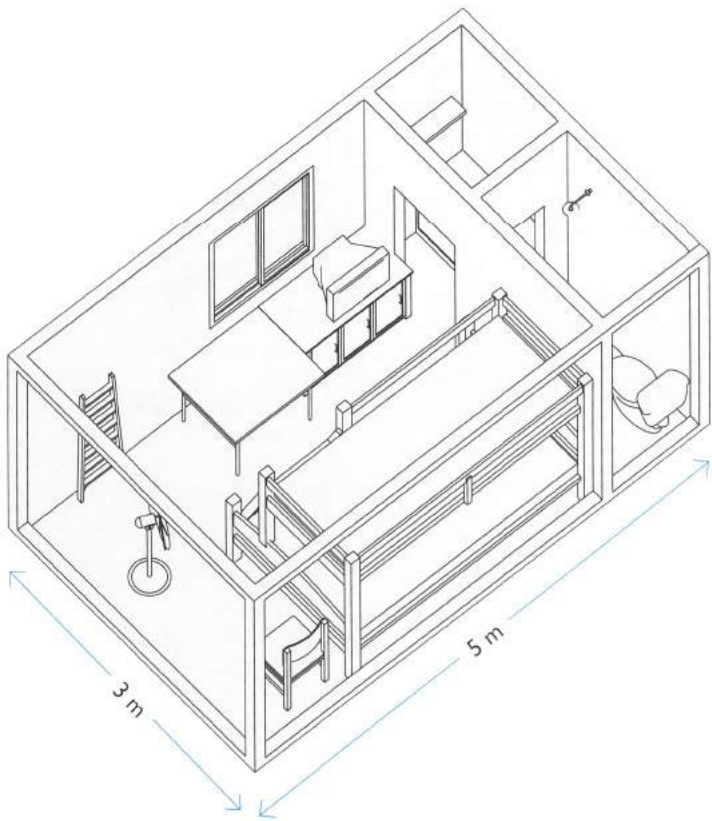
Monthly rent: ~200-300 RMB
月租 200-300 元人民幣

Couple apartment
情侣公寓


Yang

You can call me Yang, I am 21 years old, and originally from Jiangxi province. My hometown is poor, so after my graduation from Junior high school, I came to here when I was 14 years old. I want to make money for myself and for my family. I am a finishing laborer for the services and projects around this area. I have been here for more than 6 years. My brother, who came here eight years ago, showed me this place and taught me my trade. He has had some interesting experiences in his time here, too.

My brother and I have moved around in the city several times and, compared to the other urban villages, here is still affordable in fact, my brother still lives here, just several buildings away from my place. At the moment, I am renting room with my girlfriend in this small studio unit. Her income is not stable now, but we can still afford the rent here at 350RMB per month, excluding the facility bills.



 Studio unit
開放式單間

 1-2 people
1-2人

 Area: 15 m²
面積：15 平方米

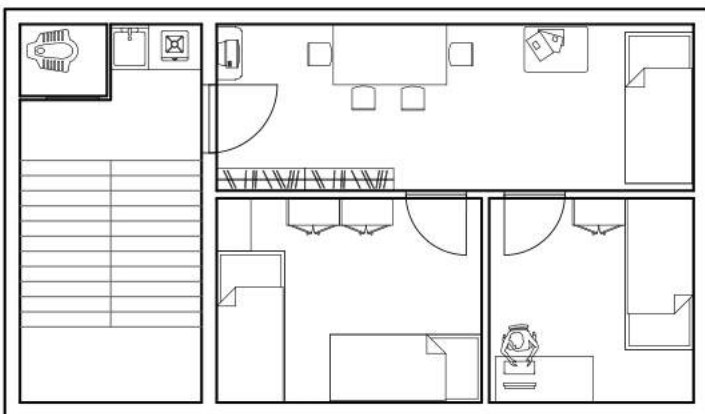
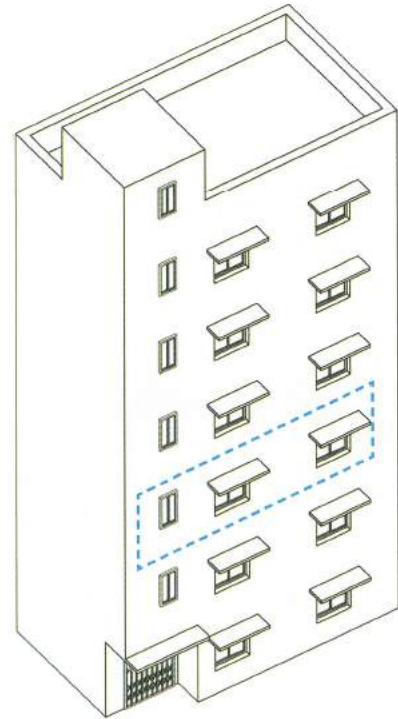
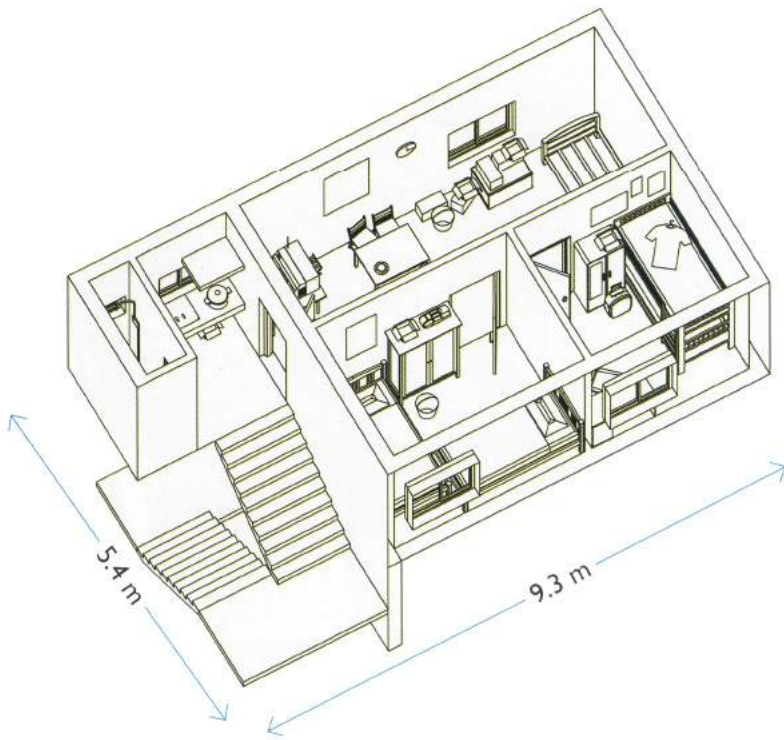
 Monthly rent: 350 RMB
月租：350 元人民幣

Mixture apartment
混合公寓

Jin Gao

I have been living in this house for two years, since I came to Shenzhen with my sister. For half a year we operated a food stall selling fried food. One day, my sister told me that she was dating with a local man. So she moved out the house, found a new job, and start a new life.

Now I live with somebody from my hometown. Besides selling fried food, we also do delivery jobs, I am trying to save 50000 RMB. Then I will go back to my hometown and open a small restaurant. Life is not that desirable here.



- 

2-bedroom family unit
 兩睡房家庭單位
- 

3-5 people
 3-5 人
- 

Area: 42 m²
 面積：42 平方米
- 

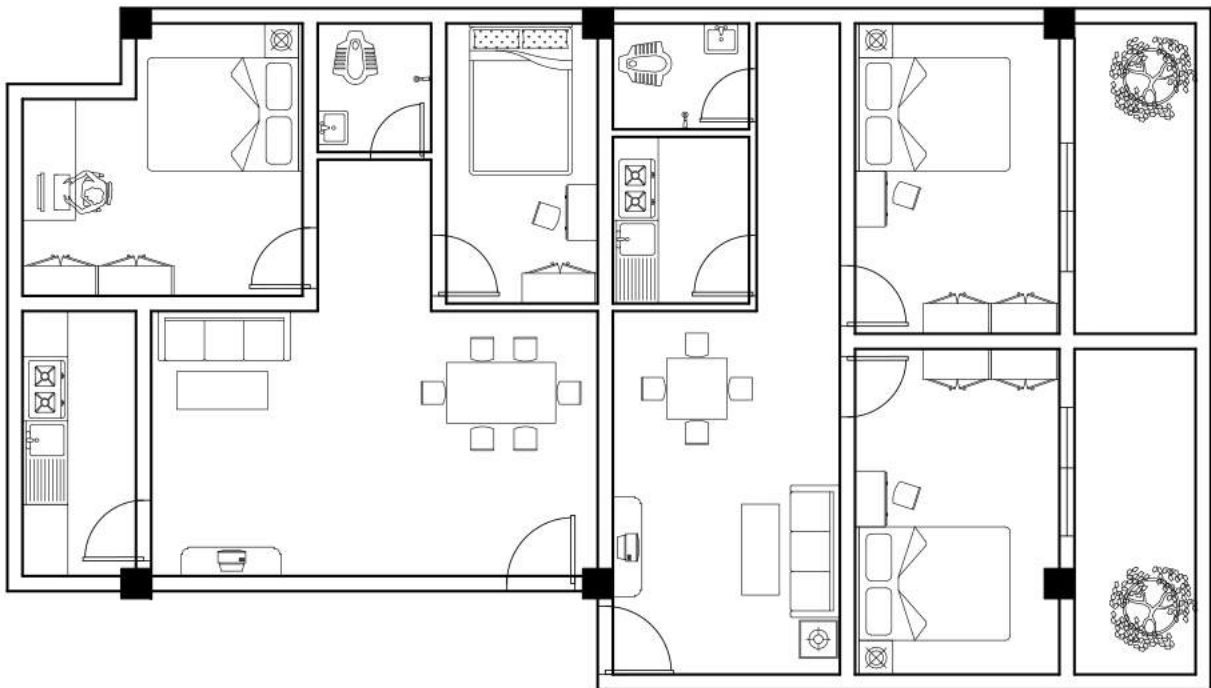
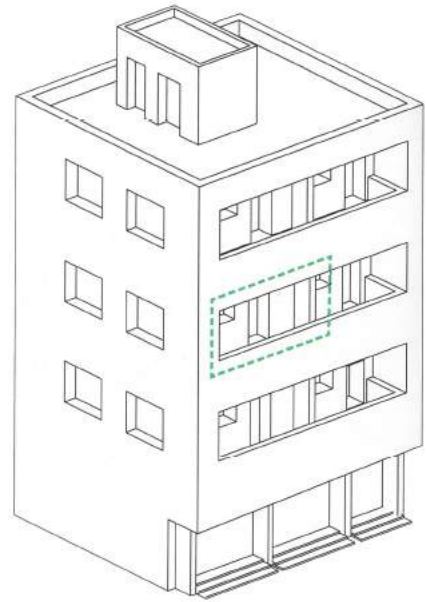
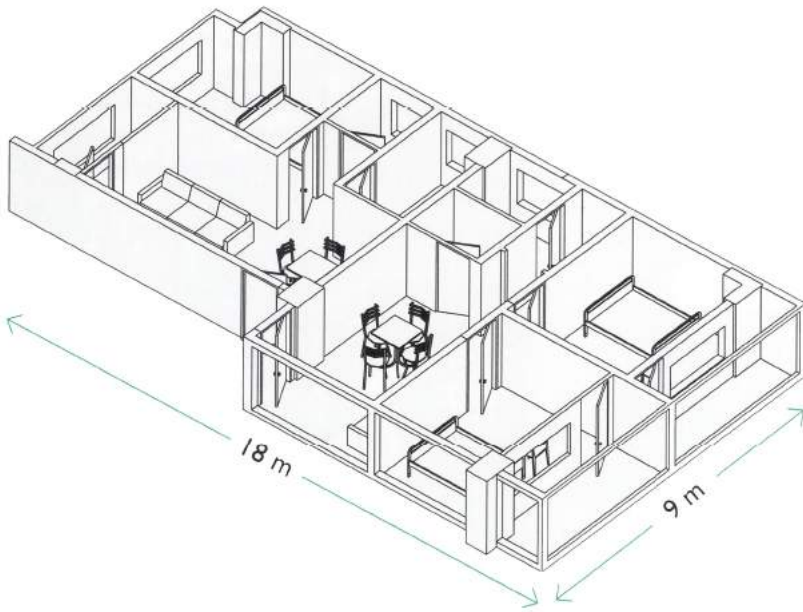
Monthly rent: ~1,000 RMB
 月租 ~1,000 元人民幣

Family Apartment
家庭公寓

Uncle Yuan

I am a construction worker from Wuzhou city, Guangxi Province. I have been living here for 15 years and have witnessed the growth of the village. I am very proud to tell you that I have built many of the new houses in this village with my own hands.

We used to build only as the family grew, a new floor would be added when one of the family member married, for example. Now, we build housing for renting in the market, and the higher, the better. Of course, it is still a rural house, so we don't use machines. We even lift the steel bars by ourselves with sling rope. Timber poles support the floor slabs and stabilize the bare frame. We sleep when we build, any free space big enough for a wooden plank is fine. I have settled down here and enjoy a leisurely life. With so many college graduates eager to make money. I am very confident about the future development of this village.



Hostel

This is the most common type of apartment inside the urban village.

集体宿舍 (原型, 中国大学的宿舍, hostel)

在外打拼, 宿舍只不过是他们的临时居所,

重要的是, 便宜, 便利

缺失: 公共空间

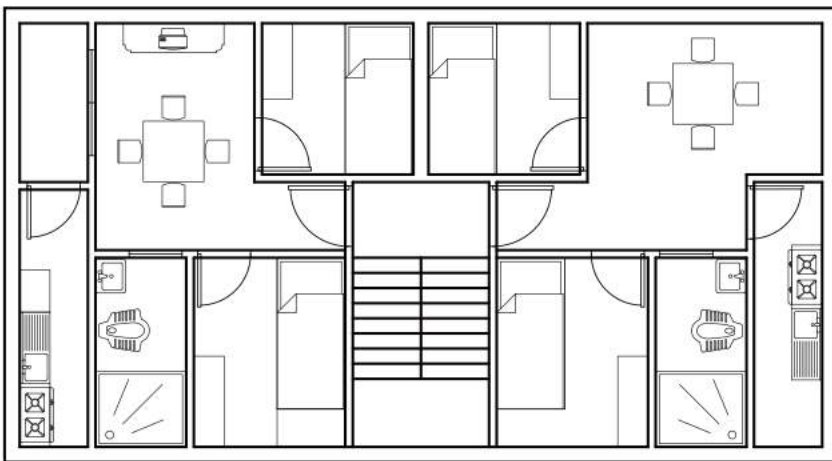
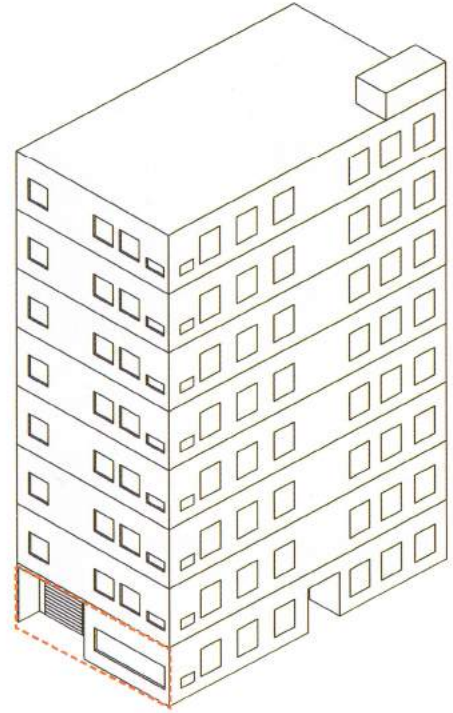
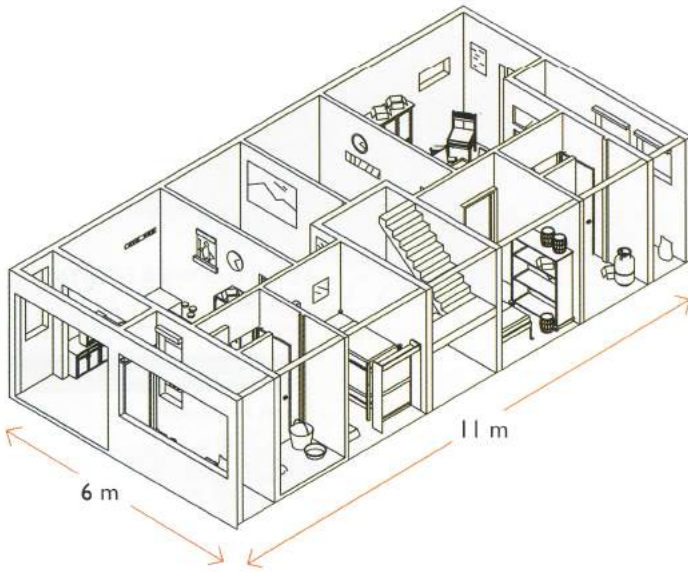
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2-bedroom family unit
兩睡房家庭單位



2-3 people
2-3 人



Area: 33 m²
面積：33 平方米



Monthly rent: ~1,000 RMB
月租 ~1,000 元人民幣

Mixture apartment
混合公寓

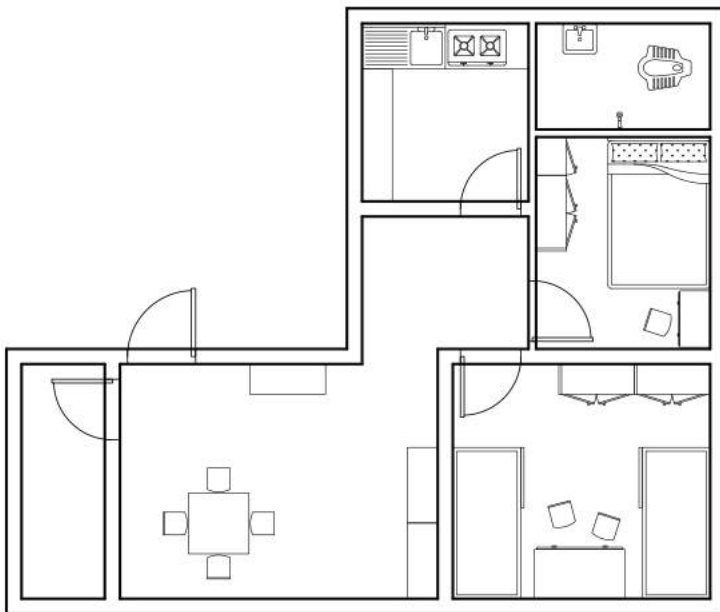
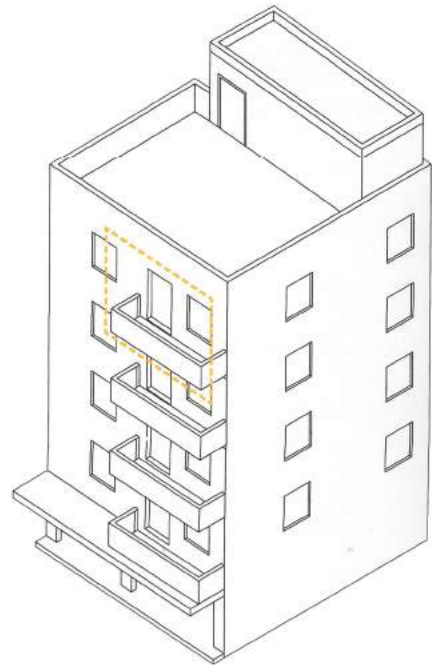
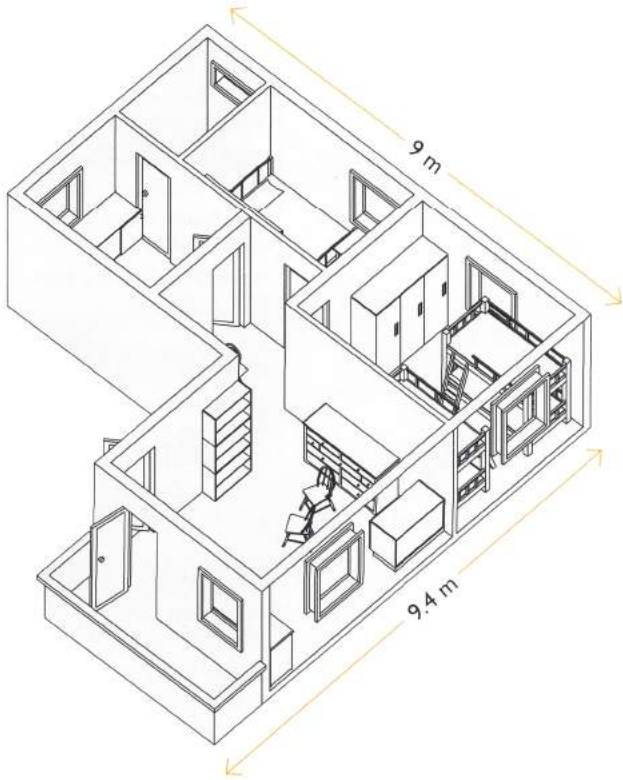
Xiao Zhou

I come from Hunan and I am 29 years old. I live here, but I work as a barber in the neighboring village.

As a young migrant, I have little private time. I usually work in the shop for 12 hours each day and at least 6 days per week. I end up with only 3 or 4 days off every month. I would like to find a flat closer to my workplace. At the moment, my girlfriend and I rent a unit for about 800 RMB per month. Compared with 2000 RMB monthly rent for an ordinary apartment in the city, the price here in the village is practical and economical.

Of course, I know this is not my home...

My goal is to earn enough money and return to Hunan to open a salon of my own. To this end, I am devoted to making money, just like every migrant working in this city, I suppose.



2-bedroom family unit
二睡房家庭單位



3-5 people
3-5人



Area: 64 m²
面積: 64 平方米



Monthly rent: ~1,600 RMB
月租 ~1,600 元人民幣

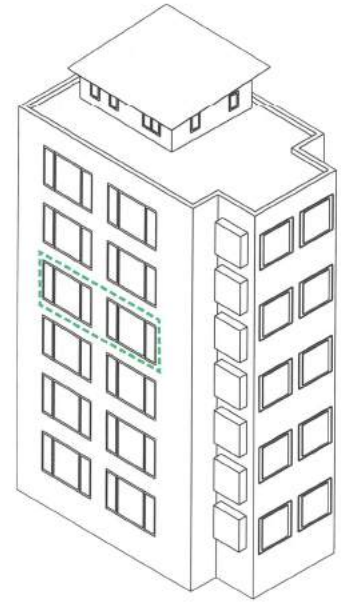
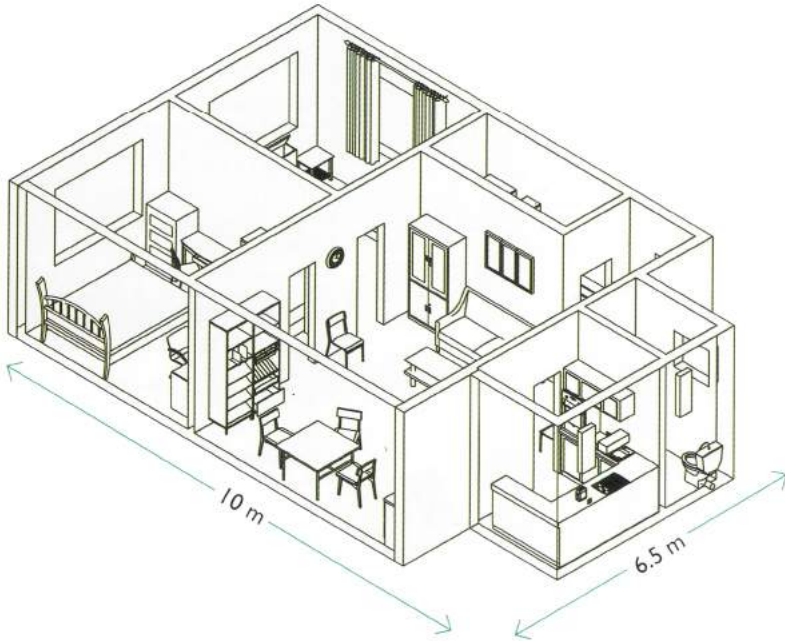
MB

Single apartment
单身公寓

Uncle Liao

I am an administrator of a shoe warehouse. I am from Hebei in the north of China. After being laid off, I came here and found the job. I live in rental unit in the village which costs 1100RMB per month. This warehouse is the transfer stop for the shoe material wholesale market nearby. The goods are transported from the market and then shipped across the country. Most workers here are from other provinces and rent units in the village.

The working hours vary and depend on the supply and demand of the wholesale market. I usually read newspapers and chat with my fellow workers when we are not busy. But sometimes, I can be too busy too even have meal.



2-bedroom family unit
兩睡房家庭單位



2-4 people
2-4 人



Area: 60 m²
面積：60 平方米



Monthly rent: ~1,500 RMB
月租 ~1,500 元人民幣

Hostel

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Wang Wei

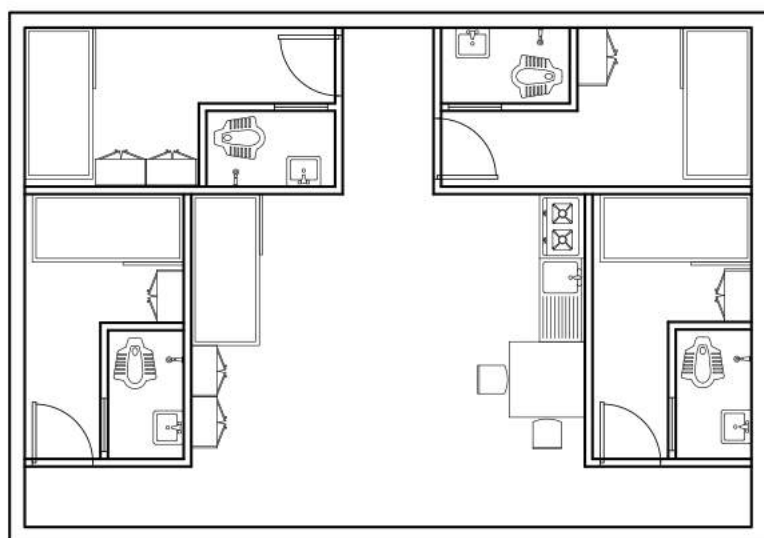
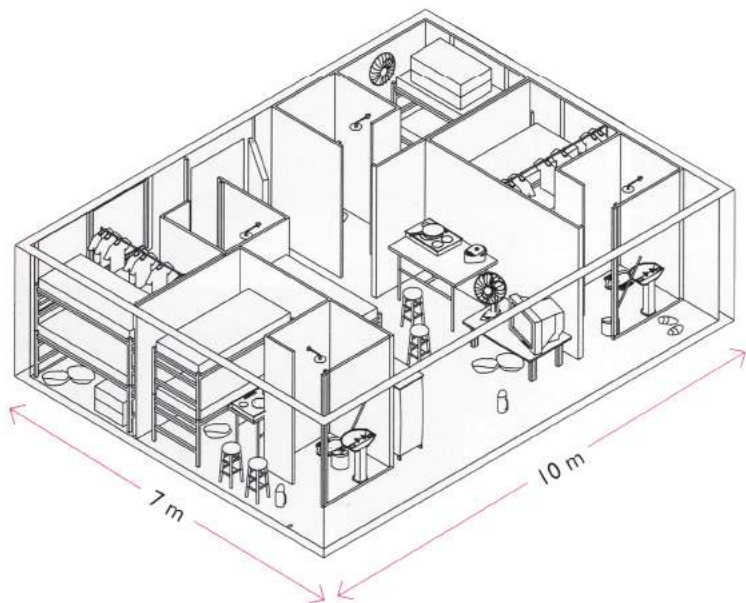
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I relied on my family to support me. I felt so ashamed of having the decision to move in Dafen village. Eventually, I found a job in an electronic factory with a monthly salary of 900 RMB.

In my spare time, I started to paint, but my landlord dislike the smell of oil painting. I was forced to move into a dormitory in the factory.

After Chinese New Year in 2010, I resigned from the factory and rented a small exhibition area here. It is about 2 square meters and costs 500RMB each month. Since than I have started painting again. So I am now a painter in Dafen.



- 
5-bedroom unit
 五睡房單位
- 
6-10 people
 6-10 人
- 
Area: 70 m²
 面積：70 平方米
- 
Monthly rent: ~350 RMB
 每房間月租 ~350 元人民幣