ABSTRACT

Job-housing relations, job accessibility and commuting efficiency have been the concerns of academics and policy makers alike, and a large body of literature has been published on relevant topics. Although various hypotheses from the West have been tested in research on some Chinese major cities, most neglects the role of the hukou system, the most essential and unique institution influencing every aspect of people’s daily life in China. This thesis responds to this deficiency by placing hukou at the forefront in the analysis of job-housing relations and commute. The data used in this thesis is from a household survey in Guangzhou as well as the population and economic census. Firstly, it analyses the job-housing relationship and commuting patterns in Guangzhou as well as the influence of hukou system. Secondly, it examines the spatial pattern of job accessibility in Guangzhou and accessibility inequality between local and non-local hukou holders. Also, the differential influences of land use and mobility on different hukou holders’ job accessibility are evaluated. Thirdly, it estimates and compares the commuting efficiency of Guangzhou with other cities, and evaluates the roles of hukou system and other socio-economic factors in the commuting efficiency of Guangzhou. Meanwhile, the present research highlights the mechanism underlying the interactions between hukou system, job-housing relations and commute, and discusses the influences of hukou system on job/housing market and public services/welfare provisions. Taking hukou into consideration, this thesis contributes to the fields of jobs-housing relationship and commute in urban China by addressing the complex influences of local context on job-housing relations and commute as well as providing a mapping of inequalities between different hukou holders.
# Contents

DECLARATION ............................................................................................................................ i
ABSTRACT .................................................................................................................................... ii
ACKNOWLEDGEMENTS ............................................................................................................ iii
LIST OF TABLES ........................................................................................................................ viii
LIST OF FIGURES .................................................................................................................... x

Chapter 1. Introduction ................................................................................................................ 1

1.1 *Hukou* and the dual societal structure ............................................................................. 1

1.1.1 Urban versus rural division ............................................................................................. 2

1.1.2 Local versus non-local division ..................................................................................... 2

1.2 Job-housing relations and commute .................................................................................. 5

1.2.1 Job-housing relations, commuting and influencing factors ......................................... 6

1.2.2 Job accessibility and local context ............................................................................... 7

1.2.3 Commuting efficiency and socio-demographic attributes ............................................. 8

1.3 Research questions and conceptual framework ............................................................... 9

1.4 Outline of the thesis .......................................................................................................... 13

Chapter 2. Literature Review ..................................................................................................... 16

2.1 Interactions between job-housing relations and commutes ............................................ 16

2.1.1 Urban models, job-housing relations and commute .................................................... 16

2.1.2 Urban sprawl and spatial mismatch ............................................................................. 18
Chapter 4. Job-housing Relations, Commuting Patterns and Hukou Division.......................... 58

4.1 Job-housing relations, commuting patterns and hukou status ........................................ 58

4.1.1 Commuting cost of different socio-demographic groups .......................................... 58

4.1.2 Job and housing distributions and commuting patterns ........................................... 64

4.2 The influence of hukou status on commuting cost ......................................................... 70

4.2.1 The relation between hukou status and commuting cost .......................................... 70

4.2.2 The differential influences of socio-demographic variables on different hukou holders .................................................................................................................. 74

4.2 Summary .......................................................................................................................... 77

Chapter 5. Land Use Arrangement, Mobility and Dualistic Job Accessibility ....................... 80

5.1 Different capability of reaching job opportunities .......................................................... 80

5.2 Job and housing distributions and jobs accessibility ...................................................... 82

5.3 Simulations of changed land-use arrangements and mobility ........................................ 88

5.3.1 Scenario one: job suburbanization ........................................................................... 88

5.3.2 Scenario two: improved mobility for non-local workers ........................................... 93

5.4 Summary .......................................................................................................................... 97

Chapter 6. Commuting Efficiency, Socio-economic Attributes and Hukou ......................... 99

6.1 Comparison between Guangzhou and other cities ....................................................... 99

6.2 Commuting efficiency variations among different socio-economic groups .............. 102

6.2.1 Socio-economic status attributes and commuting efficiency ................................. 102
6.2.2 Transportation attributes and commuting efficiency ................................................. 105

6.2.3 Household and residential attributes and commuting efficiency .......................... 107

6.3 Mechanisms underlying the interactions between hukou status and commuting efficiency
.................................................................................................................................................. 111

6.3.1 Socio-economic status attributes, hukou status and commuting efficiency ............ 111

6.3.2 Transportation attributes, hukou status and commuting efficiency ....................... 113

6.3.3 Household and residential attributes, hukou status and commuting efficiency ........ 114

6.4 Summary ......................................................................................................................... 117

Chapter 7. Conclusion and Outlook ..................................................................................... 118

7.1 Contextualization ............................................................................................................ 118

7.2 Conclusions and implications ........................................................................................ 120

7.2.1 Relatively balanced job-housing relations and modest commuting cost of Guangzhou
.................................................................................................................................................. 120

7.2.2 The significant role of the hukou system in labour and housing markets and provisions
of public service and welfare ..................................................................................................... 121

7.2.3 Inequalities in job accessibility and commuting efficiency between different hukou
holders ........................................................................................................................................... 124

7.3 Limitations and outlook for future research ................................................................. 125

Bibliography ........................................................................................................................ 128

CURRICULUM VITAE ............................................................................................................... 143