**Industrialized Housing Development in Chongqing, China**

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**Background**

Previous research and publications by the Hong Kong Polytechnic University’s Housing Research Group provided a positional baseline for industrialized housing in Chongqing. The key housing problem in Chongqing is caused by mismatch between supply and demand at different market levels, due to immense housing demand and poor affordability. Chongqing has been identified to be strategically important for opening up the development of Western China. Chongqing’s economy has grown on average by 9.9% per annum. However, the additional wealth created, the science and technology base of the construction industry has not been improved. Construction in Chongqing is mainly of a traditional nature and there are major skill shortages resulting in poor quality workmanship and a subsequent inability to meet the housing demand. Owing to the surging demands for housing, housing industrialization seems an inevitable trend in housing construction particularly for those densely populated and economically progressive cities like Chongqing. The Chongqing Municipal Government and the Ministry of Construction have committed themselves to the exploration of industrialized housing as a means to solving the demand for the fast production of quality housing by using new technologies and materials. But the concept of integrated building systems has not yet been established and ideas associated with system buildings by utilizing modular coordination, integrated design and standardization have not been developed for housing construction in the area. This project attempts to formulate a feasible and most suitable housing system to be adopted in Chongqing in order to promote industrialized housing.
Significance of the Project
Housing industrialization is important for the development of densely populated cities such as Chongqing. This project may result in improving the living conditions of Chongqing citizens by providing a feasible solution to the current problems associated with the provision of an appropriate housing system to satisfy the city’s housing needs. The development of house-building industry can bring along the development of other industries which may cover building material industry, chemical industry, mechanical and electrical industry. Another purpose of industrialized housing is to transfer the principles developed from the manufacturing industry into the house-building industry. The industrialized housing system could also improve labour efficiency and reduce the amount of site work which in turn accelerates the construction process. It is anticipated that changes in traditional construction methods will occur so that the house-building industry could progress to industrialization, standardization and integration.

Aims and Objectives
The aim of the project is to make recommendations to promote housing quality, economies of scale and reductions in production costs, in the hope of meeting the increasing demand in the city’s housing market. The specific objectives of this research are:

1. To explore the feasibility of housing industrialization in Chongqing.
2. To identify suitable housing components for industrialized production in Chongqing.
3. To identify cost advantages of using industrialized housing systems.
4. To recommend an appropriate industrialized housing system to be adopted in Chongqing.

Outcome and Deliverables
The major findings of this project include the identification of suitable housing components for industrialized production in Chongqing, cost advantages of using industrialized housing systems and the evaluation of the most suitable industrialized housing systems for application in Chongqing. The project results suggest that housing industrialization will become an inevitable trend of housing construction for densely populated cities in China such as Chongqing. The approach adopted in this research can be generalized to determine the most suitable industrialized systems for application in other major cities in China, as well as in other developing countries.

Benefits to Community / Government
The investigation results will provide an essential catalyst for the realization of industrialized housing in Chongqing. The use of industrialized housing systems plays a role in delivering affordable housing in the region in the future. It is proposed that local governments should take compulsory measures to boost the development of industrialized housing in major cities in China. The systems, with appropriate modifications, could be used for housing development in other cities in China or densely populated cities around the world which have encountered similar housing problems regarding costs, production quality and affordability. In the long run, it is believed that implications from this research will improve the living conditions of Chongqing citizens by suggesting a feasible solution to the current problems and an appropriate housing system to satisfy the needs and preferences of the potential homebuyers.