

論文内容要旨

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学位論文の 題 目	Transformation of Beijing City under the Comprehensive Reform and Opening-up since the 1990s (1990 年代以降の総合的改革開放下での北京の再編)		

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論文內容要旨

Since the comprehensive reform and opening-up policies started in 1992, China has undergone a transformation from the planned economy to the ‘socialist market economy’. A remarkable level of urban development has taken place in Beijing along with this transformation. With the disintegration of the unit yard system and the introduction of a new land distribution policy, a remarkable demolition-reconstruction process could be seen in the inner areas. Moreover, large-scale suburban expansion driven by real estate development was also evident in the Beijing suburban area. In this dissertation, we at first focus on both of this two development process in Beijing city. We paid particular attention to the development of new business centers, and also the social and economic characteristics of migrants living in suburban Beijing. We can summarize main findings in this dissertation as follows:

In the inner area of Beijing city, a remarkable reconstruction process has been witnessed since the reform and opening up, especially after 1992. The old and low buildings used to locate inside the unit yards were demolished, and replace by high rise commercial and residential buildings. On the other hand, the new development zones and high-tech industry bases were constructed in the suburban areas, surrounded by the new type of commercial housing built by developers. The expansion of areas of high residential buildings became the main driving force behind this urban transformation process. After 2000, the speed of development and construction significantly increased, and residential development of suburban areas was seen on a large scale.

After the demolition of unit yard, new commercial centers were constructed in the inner area of Beijing city, such as Beijing CBD area. Many offices of domestic and multinational companies agglomerated in the CBD. Offices vary in size, activity, main customers, and establishment period. It was the prestige of a CBD address that many companies valued most in choosing their office location. Following this, high availability of offices, high quality of infrastructure and agglomeration of supporting

services were evaluated as important advantages of the CBD. In addition, most offices in the CBD were small or mid-size offices.

Furthermore, a large number of migrants visited Beijing city to look for better job opportunities since the 1980s; they became the main factor of population growth in Beijing. In the 1980s and 1990s, migrant workers engaged in primary and secondary industries. Their works were largely simple, unstable, temporary, unskilled and low-income jobs. They lived in shanties, temporary and illegal buildings located in urban villages. After the 2000s, however, new migrants had higher educational backgrounds, and were more competitive in terms of obtaining a stable job in a suburban area. They tried to rent commercial housing instead of living in urban villages, and had a strong desire to purchase housing in Beijing. However, questionnaire survey showed the income level of most migrants remained low. Compared with local residents, migrants were unable to benefit from social welfare, and bore more of the load of their children's upbringing due to having more children. As a result, the migrants had poor living conditions compared with local residents, and a large number chose room sharing, together with public transportation for their commute to work.

論文審査の結果の要旨

中国は、1978 年末の改革開放政策の決定以降著しい経済発展を遂げてきたが、1980 年代は主に人民公社の解体と生産請負制度への移行に代表される農村部の改革に特徴づけられるものであった。しかし、1992 年以降には市場経済の本格的な導入に特徴づけられる包括的改革開放政策と呼ばれる段階に至った。北京では、1980 年代後半から部分的に外国直接投資を伴う都市開発が見られたが、包括的改革開放政策実施以降大規模な都市開発が進展した。

顧江論文は、1990 年代以降の北京の都市成長に伴う空間構造の再編を実証したものである。北京の空間構造の変化を、主に 3 つの側面から検証した。一つは、郊外地域を含めた土地利用変化、また一つは都心部の大規模な再開発である CBD の開発経緯と立地企業特性、そして今一つは郊外に展開する商業住宅に居住する移住者の社会経済的特性について、それぞれ分析することで、包括的改革開放政策実施後の北京の成長と都市空間の構造変化の特徴を析出した。

土地利用変化に関しては、リモートセンシングの分析により、農地の市街地への転用の時系列的推移およびその空間パターンを描くとともに、中国都市を特徴づけてきた職住一体の社会組織「単位」が分布する都心周辺部においてみられた福祉住宅から高層の商業住宅への転換を、リモートセンシングのイメージにおける建物の影と緑地を指標にして商業住宅を判別することで、把握した。CBD の再開発に関しては、「単位」の移転によって開発用地を確保し、北京が標榜する世界都市に相応しい業務空間の創出を意図したオフィスビル建設が進められ、国内企業のみならず外資系企業が多く進出して様子が提示された。しかも、インタビュー調査により、当地区に進出した企業の多くは、CBD が有する場所の威信を高く評価して、立地している点を指摘した。

一方、移住者の分析では、郊外に立地し、非登録者の子弟の入学を認める高校を通したアンケート調査により、現在の移住者はかつて農民工と呼ばれた農村からの出稼ぎ者とは異なり、高卒以上の学歴を有し、恒常的勤務者が多く、多くは郊外の新しく開発された賃貸住宅に居住している。ただし、所得は全体的に低く、賃貸住宅を共同使用することで家賃負担の軽減を図る世帯が多い。

上記した顧江論文の成果は 1990 年代、とくに 2000 年代以降の北京の空間構造の変化を多面的に分析したものとして高く評価できる。また、リモートセンシングおよびアンケート調査を併用したアプローチは中国都市の研究方法としても注目される。このことは著者が自立して研究活動を行うに必要な高度な研究能力と学識を有することを示している。したがって、顧江提出の論文は、博士（理学）の学位論文として合格と認める。