

## JOINT RESEARCH SEMINAR

DEPARTMENT OF GEOGRAPHY AND RESOURCE MANAGEMENT &  
CENTRE OF LAND RESOURCE AND HOUSING POLICY,  
INSTITUTE OF FUTURE CITIES, THE CHINESE UNIVERSITY OF HONG KONG

### **New Town Development and Gentrification in Hong Kong: An Aspect from Rail Transit Development**

10 Mar 2022 (Thu)  
4:30–6:00 pm (UTC+8)  
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Government-led commuting towns and their accompanied transit development have gained popularity and wide concern worldwide, as they bring about gentrification in certain areas. Yet there are limited discussions about transit induced development and the inequality issue in these commuting towns. Based on the government-led new town development schemes in Hong Kong, our research has examined the socioeconomic influences brought by these top-down developments and gentrifications. To further provide empirical evidence, we explored the impacts arising from the massive rail transit (MTR) development between 2001 and 2006 (which passes most new towns). Using multiple data sources (e.g., census statistics on tertiary planning units level, census statistics on the household level, and housing repeat sales records) and several empirical strategies (e.g., difference-in-difference approach, multinomial logistic regression, and repeat sales approach), we found a higher degree of gentrification and an outflux of low-income families in the new towns. The results echoed with the invasion theory and suggested potential improvements for future new town development policies to strike a balance between efficiency and equity.



#### **Dr Virginia Yaoxuan Huang**

**Institute of Future Cities, The Chinese University of Hong Kong**

Dr Virginia Yaoxuan Huang holds a PhD degree in real estate and urban economics from The University of Hong Kong. With inspiration from her bachelor's education in law and master's education in building management and housing studies in Tsinghua University (Beijing), she devoted herself to the interdisciplinary research focusing on social justice, inequality issues, housing and urban policies for low-income groups. Currently, she serves as the Honorary Postdoctoral Research Fellow in the Institute of Future Cities under the supervision of Dr Victor Jing Li, conducting new town related research with the support of Public Policy Research Funding Scheme, Policy Innovation and Coordination Office, for the project "Evaluating The Impact Of New Town Development: A Piketty's Framework" (Ref. 2020. A4.071.20D, PI: Dr Victor Jing Li).



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