

# *The Impact of Urban Planning on House Prices in China*

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**Abstract:** Urban planning is a major part of urban development and leads the future direction of the city. In different times and social situations, urban planning can change, and this change can have an impact on house prices. This paper analyzes the changes in house prices due to urban planning, with China as the main subject. China's real estate market has changed significantly. Housing prices have changed more dramatically and are more susceptible to external factors. Through the collection of data on house prices in Beijing, Jiangsu, and other regions and the development of urban planning, it summarizes the important factors of urban planning affecting house prices and provides an in-depth analysis of different factors. Through the conclusions obtained from different analyses, this essay summarizes the relationship between urban planning and house prices and provides certain suggestions to the government on plans and improvements to address the issues involved.

**Keywords:** Urban planning, house prices, China real estate market.

## 1. Introduction

The real estate industry is an industry that takes real estate as the object of investment or management. Meanwhile, the real estate industry has many downstream industries, such as steel, cement, timber, and transportation. The development of these industries is inseparable from the real estate market. The real estate industry, as one of the major industries in China, is not only related to the basic needs of the people but also affects the national economy. The added value of the real estate industry accounts for more than 6% of GDP and has become a pillar industry of China's national economy. In terms of output value, the total amount of the real estate industry in 2022 will be 737.66 billion yuan, accounting for 6.1% of GDP. 293.6 billion yuan in 2012, accounting for 5.7% of GDP. the total amount of real estate in 2022 compared with 2012 has been raised by 4,440.6 billion yuan, and the proportion of GDP has risen by 0.4% [1,2].

Urban planning, also known as town planning, city planning, regional planning, or rural planning in specific contexts, is a technical and political process that is focused on the development and design of land use and the built environment, including air, water, and the infrastructure passing into and out of urban areas, such as transportation, communications, and distribution networks and their accessibility [3]. Urban planning is not only the allocation of limited resources in a given area, but also a way to improve urban efficiency, reduce the difficulty of urban management, and improve the convenience of citizens' lives.

In recent years, as China has gone through rapid development, this has led to fast growth of cities and a large increase in the urban population. This sets higher expectations for urban planning. This is

because the direct impact of the rise in population is an increase in residents' demand for a better living environment. A larger population means an increase in the size of the city and more congestion in the center. The government needs to plan the city in such a way that traffic flow is maintained and the safety of the residents is ensured. In residential areas, more facilities are needed to ensure the daily needs of the people, such as hospitals, parks, schools, and so on. Most people prefer to live in commercial areas, have full complementary facilities, and have convenient transportation for their daily lives and shopping needs. This is the basic reason why the price of a city varies from one area to another.

This paper discusses the impact of urban planning on house prices, using the Chinese market as an example. The first aspect is the impact of the commercial environment on urban house prices. The commercial environment includes the number of stores, the quality of products, and the flow of people. A good commercial environment provides the goods that residents need. Because there is a wide variety of stores and products, people can compare and choose what they want to buy. It also improves the convenience of shopping for residents who live in busy commercial areas. They do not need to spend a lot of time traveling to shopping malls or pay high transportation costs when buying large furniture. The second impact on housing prices is residential facilities. Unlike the commercial environment, residential facilities are a key factor in meeting the needs of residents in their daily lives. For example, if there is a hospital near a residential area, the area will attract many elderly people to live there, especially those who are suffering from illnesses. This is because this group is not easily moved and requires quick and frequent medical treatment. If hospitals are too far away, not only does it make it more difficult for them to seek medical attention, but they may lose their lives because they do not receive timely treatment. The third aspect is public transportation. Public transportation not only provides a cheaper way for people to travel but also reduces traffic pressure on city roads. If people can travel to their destinations through public transportation such as buses, subways, etc., they don't need to spend money on cars, and they also don't need a lot of garages to park their vehicles. This makes more free space available to be utilized.

Through the research in this paper, you will have a better understanding of the urban planning factors that affect housing prices in China, as well as an understanding of what people want and what they focus on when purchasing a house. Also, it can help to popularize the meaning of urban planning and help the government carry out more scientific and reasonable urban planning in the future.

## **2. Literature Review**

### **2.1. Theories of Urban Planning**

Urban planning is an essential step in the process of building and improving cities. Urban planning is the design and management of the use of space, focusing on the physical form, economic function, and social impact of the urban environment and the location of different activities within it [4].

Overall, urban planning theory should be divided into urban theory and planning theory. Both of their research objects are cities, but the focus is different. Urban theory focuses on the mechanisms of urban problems, which generally does not discuss solutions to specific problems [5]. Urban theory will combine a variety of different disciplines to analyze cities. For example, economic theories are used to analyze the economic benefits and tax implications of cities, and sociological theories are used to analyze what affects crime rates in cities. This allows us to view and analyze the various problems that arise in the city from a correct and objective point of view and with scientific theories. This also provides a theoretical basis for improved urban planning, which can be used by city managers to make more rational decisions. The planning theory focuses on humans' efforts to intervene in urban development and solve urban problems [5]. Unlike urban theory, planning theory

does not focus on the problems that cities create, but rather on how they should be planned in solving urban problems.

The evolution of urban planning theories can be mainly divided into four stages. The first stage began with the “garden city movement” proposed by Ebenezer Howard at the end of the 19th century [5]. The architectural concepts of this period were mainly aesthetic, emphasizing a design style based on spatial aesthetics. Compared to practicality, designers paid more attention to the aesthetic sense and coordination of the building. The second stage is the creation of the paradigm of planning theories from the 1940s to the 1960s. This phase of urban planning began the transition from being completely artistic to being practical and rational. More scientific theories were applied to urban construction, and the process of building became more standardized. People gradually focused on making effective use of urban space through urban planning. In the third stage, from 1960 to 1975, urban planning began to turn to social science. Social issues are beginning to become the focus of urban planning. The main direction of planning changed from considering only the environment to planning the city from all aspects. At the same time, emphasis was placed on the timing and sequencing of the planning process, as well as on the study of policies related to urban planning. The fourth phase began in 1975 and continues to this day. The most important characteristic of urban planning theories at this stage is diversity. Many different urban planning theories began to appear, and these theories, through cooperation and learning, gradually formed the current mainstream urban planning direction. The current urban planning theories combine theories from all kinds of humanities and social sciences, which can analyze the problems faced by cities from a variety of different perspectives and give city managers a reference to improve their cities with improvement plans.

## 2.2. Factors of Urban Planning

**Factors of urban planning** Urban planning is the first condition to satisfy urban development. Correct and reasonable urban planning can make full use of urban resources and space, and people's living needs can be satisfied. Factors in urban planning can be divided into three main parts: natural, social, and economic factors.

Among these three factors, natural factors are the most important. The most important consideration in the planning of a city is whether the natural environment of the area can support the construction of houses and accommodate a large population. At the same time, it is also necessary to consider whether the natural environment will be seriously damaged in the process of urban construction. At the 20th National Congress of the Communist Party of China (CPC), Chinese President Xi Jinping proposed to promote green development and harmonious coexistence between human beings and nature [6]. In the process of industrial and technological development, if people do not pay attention to the protection of the natural environment, excessive emissions from factories cause harm to the natural environment, which not only reduces the resources available to human beings but also makes the urban environment worse, and a large number of people will choose to move out of the city, which is a major strike to the future development of the city. The location is also a very important aspect. In 2018, the gross regional product (GRP) of eastern and western China reached 48.1 trillion yuan and 18.4 trillion yuan. From 1979 to 2018, the GRP of eastern and western China grew at an average annual rate of 11.3% and 10.3% [7]. As the eastern part of China is a coastal region, transportation is more convenient, making it easier to carry out trade activities. Western China, which is inland and has a more complex terrain, requires longer transportation times. Therefore, the eastern part of the country is better developed than the western part and has more resources to utilize.

Social factors focus on the impact of residents in the process of meeting their basic needs and getting along with each other. For example, people who need to commute to work have a higher demand for transportation in the area where they live. For those who are retired or have medical conditions, they need hospitals with good facilities nearby. For families with children, they may place

more emphasis on the availability of schools in the neighborhood. These different social needs then need to be realized through urban planning. Urban planning can meet people's needs by allocating functions to different areas and planning adequate public facilities.

The last factor is economic. Planning for economic regions can effectively drive the city's economy. Silicon Valley is a very good example. As a world-famous high-tech industrial area, the establishment of Silicon Valley has not only attracted a large number of technology companies but also attracted many scientific and technological talents to study and work here. The arrival of these companies and people has not only led to a significant increase in the economic income of this area but also greatly improved the level of innovation and technology. This provides the city with more technological help for its future development.

### 2.3. The Ways of Urban Planning in China

China, as one of the four ancient civilizations, has a long history of development in urban planning due to its long history, and there have been great changes at different times. International scholars usually divide Chinese urban development into four periods: traditional (pre-1842), early modern (1842–1949), socialist (1949–1978), and post-reform (post-1978) [8].

During the traditional period, the biggest feature of Chinese urban planning was the focus on feng shui. Being in the imperial era, the royals and people of the time generally believed in feudalism and considered feng shui as an important factor affecting luck and the environment. Therefore, when planning cities, all facilities were planned by Feng Shui, except for major functional areas, such as defense facilities and agricultural areas, which depended on the natural environment. This is one of the main reasons why most ancient Chinese cities have a square shape. Also, since most ancient Chinese cities were the economic and cultural centers of their regions, square city roads provided convenience for trade and cultural activities, as well as an all-round defense against enemies. This not only allows for greater economic and cultural development but also guarantees the security of the city.

The Opium War, which took place in 1842, was the beginning of China's modern history and a huge change in its history. At that time, because the rulers of the Qing Dynasty had been pursuing a closed-door policy, the Opium War not only dealt a heavy blow to the Qing Dynasty, but at the same time, a large number of Western ideas flooded into China within a short period, which had a certain impact on traditional Chinese thinking. At the same time, a large number of foreign invaders occupied Chinese lands and used them as special economic zones. The old parts of many cities were destroyed as a result of the ripples of war. As a result, the urban planning of China in that era was based on the original city structure, with the main purpose of building military facilities and fortifications as well as planning commercial activities around the special economic zones. In short, urban planning in China during this era was shrouded in war and aggression.

During the war against Japan, most of the city was destroyed due to the ravages of war. Therefore, the reconstruction of cities became one of the most important social issues after the founding of China. Since the new government at that time did not have sufficient experience, many cities were modeled after the Soviet Union. Like the corresponding “micro rayon” of the early Soviet Union, it applied the principle of “self-containment,” in which the residents would live and work inside the site of the work unit [9]. A flat is not only a place where people work, but it is also their main place of residence. In a flat, there are all kinds of public facilities such as schools, hospitals, shopping malls, gymnasiums, and so on. People's life needs and relaxation can be satisfied in the flat. The flat is more like a miniature city. This model not only makes it easier for the government to manage but also saves government expenditure as there is no need to think about the planning and construction of large infrastructures.

After 1978, due to the influence of the idea of reform and opening, people's thinking and the direction of urban planning have changed a lot from before. The direction of urban planning began to combine the modern theories of the West with the actual situation in China. For example, China popularized the concept of condominiums by constructing a large number of high-rise apartment buildings. These buildings not only solve the problem of large urban populations and tight housing but also enable more urban space to be rationally utilized. This direction has also been adopted in many African countries [6]. By combining with specific national conditions and with the concept of sustainable development, China focuses on the protection of the ecological environment in the process of developing efficient and scientific cities. At the same time, with President Xi Jinping's "Belt and Road" initiative, China began to try to bring in a lot of foreign investment and established several ports of entry for business. This has allowed China to gradually become an open and prosperous country.

## **2.4. The Factors that Affect Housing Prices**

Although the price of a house is generally a large amount, it can vary and change considerably depending on different factors. The main factors can be categorized into external and internal factors.

The most important external factor is location. Geographically, the trend in housing prices is decreasing from the city center to the suburbs. This is because city centers tend to be more developed, both as centers of business districts and as concentrations of office space. It is easy for the residents living there to purchase what they need. Because city centers often have multiple shopping centers, residents in the surrounding area can not only compare the differences in the prices of different goods but also do not need to spend a lot of time costs and transportation costs on shopping. And they don't have to spend a lot of time on the way to work.

The second external factor is facilities. For example, many hospitals with a high level of medical care and conditions choose to build in the center of the city. This is because city centers are not only easy to get to for residents living in different areas, but they can also be the first place to send patients to in the event of an emergency. At the same time, the cost of transportation of medical supplies will be reduced. Many excellent schools also choose to build in city centers. Because many high-income people live in city centers, they will pay more attention to their children's education. Schools built in city centers can not only attract students more easily but also improve the convenience of education.

The third external factor is accessibility. Since city centers are responsible for the travel needs of most city residents every day, city planning and construction will focus on city centers with wider and more roads. The government will also set up several metro stations and bus stops in the city center to ensure people's mobility. Even during peak times, these roads and public transport are great at ensuring that city centers don't experience serious traffic jams. Also, being in the city's center, it won't take much time to get to any part of the city.

The internal factors mainly include community planning and the design of the house. For example, some neighborhoods will combine sidewalks and driveways, while others will separate them. For families with elderly or young children, they may prefer the latter. This is because this design is safer and can provide protection for groups with less mobility. For the design of the house, some houses may focus more on the utilization of space, while others may tend to have better lighting. These are all factors that consumers consider when buying a house.

## **2.5. China Real Estate Market**

As one of the pillar industries of the national economy, the real estate industry is an important industry related to the national economy, people's livelihood, and social stability, and plays an important role



in promoting the rapid development of the national economy, improving the living conditions of the residents and accelerating the construction of urbanization.

In recent years, China's economy has entered a difficult phase of development due to the impact of the COVID. As the economy declines, people's spending power gradually decreases. Although real estate is highly valued by the Chinese, consumers are maintaining a cautious attitude toward purchasing property in the face of declining home prices and reduced savings. In 2023, the national investment in real estate development was 110,913 billion yuan, down 9.6% from the previous year. Among them, residential investment was 8,382 billion yuan, down 9.3% [9]. As the real estate industry has a very important position in the national economy, the government pays more attention to the real estate industry and will give certain policy support for the difficulties in the real estate industry. For example, the government will give certain incentives to real estate developers in the sale of land, making the cost of real estate development lower. The government can also adjust urban planning by building many facilities near the new developments, such as hospitals, schools, subway stations, etc., to attract more home buyers.

Realtors are also an important part of the real estate market. China's real estate enterprises are dominated by private enterprises and public-private partnerships. This system provides a certain amount of vitality and freedom for the development of the real estate market, but it is also subject to more risks. For example, China Evergrande Group used to be one of the very famous real estate developers in China. But not long ago, Evergrande Group faced a serious debt crisis due to a broken capital chain. All of its real estate properties also stopped working. This made consumers who bought Evergrande Group's real estate suffer great losses. This hurts the real estate market as the downstream industries concerned will experience a crisis, while consumer confidence will also be lowered.

### **3. Discussion**

#### **3.1. The Impact of The Education Environment on House Prices**

Since the establishment of the People's Republic of China, the State has attached great importance to the development of education, and with the improvement of the nine-year compulsory education system, the vast majority of school-age children have been allowed to receive an education. China's Compulsory Education Law proposes the abolition of entrance examinations for compulsory education and introducing a system whereby schools are divided according to the area of residence and enrolled in the nearest school. The Government divides schools into zones, with each street and each neighborhood having a clear distinction, and school-age children are required to enroll in the corresponding school zone [10]. Against this background, the concept of "school district housing" has emerged. School district housing refers to residential housing surrounded by educational resources of schools. Although the distribution of schools in different districts is more reasonable and ensures that every child has access to education, the problem of uneven and unequal distribution of education resources still exists because quality education resources are limited.

Take the Haidian and Chaoyang districts of Beijing as an example. Haidian District, a traditional education district in Beijing, has seen a 15% increase in primary and secondary kindergarten enrollment in the five years from 2016-2020, accounting for one-fifth of Beijing's school scale and continuing to expand, and is ranked as the top of the 16 urban districts in Beijing [11]. Looking at the changes in Haidian District home prices throughout 2023, the fluctuations ranged from RMB 99,670 per square meter to RMB 102,306 per square meter, an increase of 0.73% from last year. In 2023 in the face of the downward economic downturn brought about by COVID-19 in the context of the impact of the Haidian District, the price of housing tended to stabilize and tends to rise. Education, as one of the main factors affecting house prices, plays a role. Many parents want their children to attend schools in Haidian District due to its strong educational resources and the implementation of

different innovative policies to increase the number of students that schools can accept. This has caused the demand for schoolhouses in the Haidian District to only increase and prices to rise. In contrast to the Chaoyang District, a newer district, the prices of houses in the Chaoyang District show a more variable and overall decreasing trend. Prices in Chaoyang District fell from RMB 79,424 per square meter in January 2023 to RMB 75,210 per square meter in December 2023, a decrease of 3.79% from last year. The reason for this is that many of the schools are newly constructed and are relatively lacking in terms of upward mobility and teachers, thus leading to mistrust on the part of parents.

Within a smaller area, the zoning of different primary schools can also make a more significant difference in house prices. For example, in Suzhou Industrial Zone, the average listing price of Xinxin Garden is 62,000 per square meter, and the average listing price of Guido Garden is 41,000 per square meter. The two communities are geographically separated by only one road, Suzhou Avenue, and the environmental quality and public service facilities of the two neighborhoods are basically the same, but only because the school districts belong to the Xinghai Experimental Primary School and Xingang School Donggang Campus respectively, which makes the difference between the two communities in the average price of 21,000 yuan per square meter [10].

### 3.2. The Impact of The Medical Environment on House Prices

After entering the 21st century, with the continuous improvement of science and technology and medical level, as well as the extensive popularization of medical knowledge, people pay more attention to physical health. In a society that is constantly urbanizing and industrializing, people's health is also facing more complex challenges. At the same time, because of COVID-19, people also have higher expectations of the level of care and location of hospitals, as this determines whether they can receive timely and effective treatment in the event of emergencies. However, due to limited medical resources, it is still a widely recognized social problem that it is difficult and expensive to see a doctor. In Shanghai, for example, there are 33 first-class hospitals, 87.9% of which are in the center of the city, making the distribution of the city very uneven [12]. This has led to differences in housing prices in different parts of the city.

For example, as a district-level 3A hospital in Nanning, Guangxi Province, Riverside Hospital boasts a high level of medical care. This paper chooses "Yangguangcheng Jiangshan Jingyuan" which is 800 meters away from this hospital and "Zhangtai Binjiang Xuefu" which is 2,000 meters away from this hospital as the comparison samples. The reason why these two communities were chosen was that fewer other factors interfered with the study, and the hospitals were an important factor in the price of housing in these two communities. According to the latest home price data, it can find that the average home price of "Yangguangcheng Jiangshan Jingyuan" is 21,000 RMB per square meter, while the price of "Zhangtai Binjiang Xuefu" is 17,976 RMB per square meter. Comparing the data it can see that the distance between the neighborhood and the hospital is an important factor in the price of the neighborhood. This is because it is more convenient and at the same time safer for patients who have mobility problems or are not accompanied by family members to travel to the hospital. Shorter distances can be walked to the hospital, while longer distances must be taken by public transportation, which also increases the cost of transportation for residents. However, it can find that there are very few new buildings in the area within 500 meters of most of the tertiary hospitals in Nanning. This is because hospitals, as places for treating illnesses and saving lives, inevitably produce medical waste, and certain diseases are also contagious. Therefore, the proximity of hospitals will, on the contrary, make people feel that their health is at risk, so they are reluctant to go and live there, resulting in a sudden drop in the density of the population. The demand for housing will also be reduced [12]. So even with the advantage of short travel time to the hospital, the surrounding housing prices are not too high.

### 3.3. The Impact of Public Transport on House Prices

With the continuous development of science and technology, the modes of transport have become diversified, people have more choices for traveling, and the commuting time has been reduced a lot. However, most public transport is saturated due to urban expansion and the rapid rise in urban population. Also due to the design problems of different stations, such as metro stations and airports, it is not possible to cover all areas, thus leading to the problem of affecting house prices due to public transport.

In the Daxing District of Beijing, for example, the most famous public transport project is the Beijing Daxing International Airport. Beijing Daxing Airport was built in 2014 and officially opened in 2019. Before that, there was only one airport in Beijing, and as the capital of China, this airport carries a huge amount of passenger traffic. Not only did this cause traffic jams around Beijing's capital airport, but it also required a lot of investment in airport security to avoid the chaos caused by too many travelers and to ensure that it could operate properly. The Beijing Daxing Airport not only alleviates this problem but also saves the residents of the Daxing District time in traveling to the airport. According to the change in house prices in Daxing District from 2015 to 2023, the average house price in Daxing District was RMB 25,511 per square meter in 2015, while it rose to RMB 46,323 per square metre in 2023, an increase of 81.6%. This shows that the development of public transport is not only one of the important factors for the rise in property prices but also drives the development of neighboring industries, improves the regional economy, and attracts more people to move here.

On the other hand, from the analysis of the metro, which is a more widely used public transport, the metro has to a certain extent expanded the spatial area of urban people's activities, and optimised the spatial layout and effective utilisation of the city [13]. At the same time, it can also promote the development of the neighbouring real estate industry. According to the data of Anjuke website, taking Nanning Metro Line 1 as the reference sample, the community "Xiangheyuan" within the range of 500 metres and "Ronghe Shanshui Meidi" within the distance of 1 kilometre were selected as the samples for comparison. According to the latest data, the average property price of "Xiangheyuan" is around RMB 13,000 per square imetre, while the average property price of "Ronghe Shanshui Meidi" is RMB 11,000 per square metre. With less influence of other factors, it can find that the neighbourhoods closer to the metro station will have more advantages, because people will choose the metro as their priority mode of travel, as the fastest and most convenient and inexpensive public transport, people's travelling needs can basically be satisfied. In the case of neighbourhoods that are farther away, residents may give up taking the metro because they need to spend a lot of time walking to the metro station and choose to travel by bus or other modes of transport. However, due to the relatively slow speed and small coverage of this mode, residents will generally consider travelling inconvenient or costly, thus affecting the changes in housing prices.

### 3.4. Other Factors Affecting House Prices

Through the above exploration and analysis it can see that although urban planning does not have a direct impact on house prices, the price of a house will change as a result of changing the lifestyle of the residents. Since real estate as a more expensive product, consumers consider a wider range of factors when making a purchase. Different groups of buyers may have different aspects or certain specific needs, such as needing easy access to public transportation or being in a good school district.

At the same time, there are several other factors that can affect home prices. The city's green facilities are a good example. In today's era of rapid urban and industrial development, much of the city's original natural environment has been destroyed. This not only adversely affects the purification of air in the city, but also affects the aesthetics of the city. New York's Central Park is the best example



of modern construction of green facilities. New York's Central Park not only mitigates the noise pollution and exhaust emissions of downtown New York, but also solves the problem of overpopulation and overcrowding of the entire area. As it can be seen from the map, New York's Central Park occupies a large area despite the surrounding high-rise buildings, which also reflects the importance of urban green facilities and the strong demand for them. This results in the prices of properties around Central Park being slightly higher than other properties in the same area. The distribution of shopping malls will also have an impact. People will have more desire to buy after satisfying the basic needs of life. If people live close to shopping malls, they don't need to waste a lot of time and travel costs for their shopping needs, and it is also easier for them to pick up their favorite products.

It can be seen that urban planning is inextricably linked to many urban facilities and buildings. Urban planning mainly means the planning of various facilities and buildings with different functions so that they can be distributed in the city more rationally. These facilities and buildings are the ones that have the greatest impact on people's daily lives. That's why urban planning is so relevant to housing prices. Urban planning can not only meet the needs of residents but also play a role in guiding the direction of house price changes.

#### 4. Conclusion

In the course of historical development, China's urban planning and construction have focused more on production attributes, with deficiencies in urban infrastructure and public services, and insufficient attention to the ecological environment. Since the implementation of the high-quality development strategy in recent years, the development of cities has continued to improve steadily. Urban infrastructure and public services have significantly improved, and the level of ecological environment quality has risen significantly, as has the level of urban planning and construction. Based on this situation, China's current direction for urban development has been refined into building more livable cities, cities with higher emergency response capacity, and more digitized cities. These three directions address the current shortcomings of Chinese cities, while covering all aspects of high-quality urban development.

There are still many areas that can be improved for China's future urban development. The first component is the allocation and utilization of educational resources. Citizens' demand for colleges and universities continues to grow as the number of Chinese taking middle school and college entrance exams increases and more people want to enter better high schools and universities. In response to this phenomenon, the Government should focus more of its efforts on the rational distribution of outstanding educational talent and on promoting the construction of new schools. One of the advantages of this is that the education level of students in different districts can be made more even, and there will not be more serious inequalities in education, which will lead to the problem of unbalanced and uncoordinated regional development. Secondly, more students can be accommodated to meet the increasing demand for education, thus avoiding the problems of difficult enrollment and overcrowded schools. Third, it can attract more people to move into new communities, promote regional development, and solve the problem of lack of labor and slow development in new areas. The second point concerns medical care. As a result of the epidemic and the spread of medical knowledge, people are paying more and more attention to the issue of physical health. As a result, people are demanding higher quality and efficiency from hospitals. The government should reasonably allocate advanced medical equipment and excellent medical talents to hospitals in different regions. This will not only ensure the balanced development of the medical level in each region but also avoid the problem of skewed population groups. If the medical level of a certain area is much higher than the average, it may lead to a large number of sick people going to live in that area. This could lead to labor imbalances, traffic congestion, and the spread of disease. Thus, it has a

greater impact on house prices. This is why there is a need to rationalize the allocation of healthcare resources.

All in all, the development of cities should be oriented towards better meeting people's needs and more convenient management, so that both residents and administrators can realize the benefits of urban planning. In this way, urban planning can not only be widely supported but also change a city into a better place.

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