

北京南北差异

作者：肖金成, 中国宏观经济研究院国土开发与地区经济研究所

北京的南北差异实际上和居民的理念有关。为什么呢？北京城北的环境好，空气好，所以老百姓不愿意住在南城，而愿意住在北城。开发商也是这种想法，因为南城的房价低，北城的房价高，开发商愿意在城北搞开发，不愿意在南城搞开发。还有体制因素，城北政府财政实力比较雄厚。北京市在财政体制上不是统一的，而是以区为单元。北京采用分级管理，比如原来的宣武区、崇文区，财政实力非常薄弱，没有多少财力投资搞基础设施建设。基础设施不太完善，开发商也不太愿意去开发。客观上讲，不愿意去的结果就是开发速度慢，所以房地产开发集中到北城。对于北京市来讲，应该限制向北发展。因为北部是上风上水区，向北发展就意味着对主城区的生态将产生比较大的影响。第二，城北集中开发房地产，但无论是中央政府办公、北京市政府办公、金融机构、医疗机构还有众多事业单位，都在北京三环路以里，所以若往北发展，交通压力就会越来越大。

North-south disparity in Beijing

Author: Jincheng Xiao, China Academy of Macroeconomics Research

The north-south disparity is related to the perceptions of residents. Why? (People think) that the environmental quality in Northern Beijing is better, especially the air quality. Therefore, people are not willing to live in Southern Beijing. The developers also prefer the development in Northern Beijing, because housing prices are higher in the north compared to those in the south. There are also institutional (factors). The financial strength of the northern governments is relatively stronger. The fiscal system in Beijing is not unified. It is based at the district level. It is not the same case as Toronto, where the fiscal system is based on only one level. Beijing's system contains more administrative levels. For example, the financial strengths of former Xuanwu and Fengtai districts are very weak and cannot afford infrastructure construction. Of course, the infrastructure should be provided by the government. You cannot rely on the developers. If the infrastructure is not well developed, the developers are not willing to invest there. Consequently, the speed of development in the south is slow and everyone concentrates in the north. For the city of Beijing, development in the north should be restricted. Because moving northward means that the ecology of the main city will be influenced. Second, the north is mainly with outward expansion, but core urban functions are still in the inner city. That is to say, the offices of the central government, the offices of the Beijing Municipal Government, and other organisations and institutions are located within the Third Ring Road. So, if you continue to expand towards the north, you will deviate from the urban core farther and farther.