



## 2019 The 5th PKU-WASEDA Workshop

Theme: "Urban Governance and Community Participation"

December 20, Peking University

### Speakers:

### Student Presenters:



**Topic: "Research on Urban Residents' Autonomy: the Case Study of the Owners' Committee Institutional Dysfunction in Beijing"**

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This thesis intends to discuss the causes of the Owners' Committee (业委会 /OC) institutional dysfunction. The onset of urbanization gave rise to increasing number of city dwellers which resulted in the growing demand for high-rise residential community (小区 /Xiaoqu). The community managing functions undertaken by the Community Committees(居委会/Juweihui) in the bungalow era were replaced by Property Managing Firms(物业公司/PMF). In order to supervise these firms and prevent it from encroaching on the interests of the owners, the law stipulates that the owners can establish an autonomous organization

— the Owners' Committee. Nonetheless, the problem arises. Apart from replacing the PMF with another, the OC can hardly reach consensus amongst its members while the committee cannot be connected with the grassroots government apparatus to solve actual problems. Thus, the OC is generally unsuccessful. Its failure is manifested in the following aspects: the committee is difficult to be formed at the beginning; its effectiveness is doubtful even if it is formed; it cannot assist the property firms to collect managing fees; unable to utilize the Special Maintenance Fund due to lack of consensus amongst owners; it may lead to corruption of public funds.

