

## PhD studentship (Full-time)

Institution	Xi'an Jiaotong-Liverpool University, China
School	Department of Urban Planning and Design, Design School
Supervisors	Principal supervisor: Dr. Yunqing Xu (Department of Urban Planning and Design, XJTU) Co-supervisor: Professor Alex Lord (Department of Geography and Planning, UoL) External Co-supervisor: Dr. Sheng Zhong
Application Deadline	Open until the position is filled
Funding Availability	Funded PhD project (world-wide students)
Project Title	Incentive-based Regeneration of Traditional Blocks in China: FAR Incentives for Quality and Equity 传统街区的激励型更新：品质和公平下的容积率奖励
Contact	Please email <a href="mailto:Yunqing.Xu@xjtlu.edu.cn">Yunqing.Xu@xjtlu.edu.cn</a> (XJTU principal supervisor's email address) with a subject line of the PhD project title

### **Requirements:**

The candidate should have a first class or upper second class honours degree, and a master's degree (or equivalent qualification), in urban and regional planning, public policy, governance, urban economics, real estate or relevant fields in urban studies. Evidence of good spoken and written English is essential. The candidate should have an IELTS score of 6.5 or above, if the first language is not English. This position is open to all qualified candidates irrespective of nationality.

This PhD studentship should be of interest to those who are passionate about urban regeneration in both international and Chinese contexts, as well as energized by developing flexible mechanisms and market instruments to not only leverage participation and improve viability but also balance interwoven issues of quality, efficiency and equity with complex interests, needs and processes. The successful candidate should be highly self-motivated, organised and prepared for challenges. Relevant capacities and skills may include but not limited to:

- Urban regeneration and urban planning
- Institutional economics and analytics
- Conceptualisation and visualisation skills
- Inter-disciplinary and system thinking

However, the core requirement is for an enquiring mind with a passion and critical thinking and enduring personality with a determination.

**Degree:**

The student will be awarded a PhD degree from the University of Liverpool (UK) upon successful completion of the program.

**Funding:**

The PhD studentship is available for three years subject to satisfactory progress by the student. The award covers tuition fees for three years (currently equivalent to RMB 80,000 per annum) and provides a monthly stipend of 5,000 RMB as a contribution to living expenses. It also provides up to RMB 16,500 to allow participation at international conferences during the period of the award. It is a condition of the award that holders of XJTLU PhD scholarships carry out 300-500 hours of teaching assistance work per year. The scholarship holder is expected to carry out the major part of his or her research at XJTLU in Suzhou, China. However, he or she is eligible for a research study visit to the University of Liverpool of up to six months, if this is required by the project.

**Project Description:**

Urban regeneration is in a critical moment to explore a new mechanism with both high quality and effective implementation. The recent national requirements towards a more scientific combination of “retaining, retrofitting and demolishing”, combined with the increasing unsustainability of government direct investment, pushes the need to improve both governance capacity and enterprise operation capacity, so as to empower government and leverage market contribution to quality public goods via market-based public interventions and incentives. This research aims to examine influential factors and barriers for low-cost and enforceable planning incentives for regeneration of traditional blocks, often lack public funds and investment interests despite being more malleable in function and space changes. It further puts forward institutional rearrangements and technological advancement contributing to the balance of quality and equity in Chinese context. It employs theories and approaches of institutional analysis and transaction costs, as well as conducts case studies with visualization on abstract cause-effects, this research conceptualizes the suitability, efficacy and limitations of FAR incentives, and institutions and designs for effective motivation, viability evaluation and quality management.

This studentship involves three principal areas of investigation:

- Conceptualise the key features of traditional blocks and the specific institutional and market barriers for effective urban regeneration of quality and vitality.
- Examine the transaction costs, enforcement conditions, local-adapted innovations and outcomes of FAR incentives towards greater motivation, quality and equity.
- Identify the essential mechanism designs to enable incentive-based urban regeneration of traditional blocks in China.

For more information about doctoral scholarship and PhD programme at Xi'an Jiaotong-Liverpool University (XJTLU): Please visit

<https://www.xjtlu.edu.cn/en/admissions/doctoral/entry-requirement-phd/>

<https://www.xjtlu.edu.cn/en/admissions/doctoral/postgraduate-research-scholarships>

### **How to Apply:**

Interested applicants are advised to email **Yunqing.Xu@xjtlu.edu.cn** (XJTLU principal supervisor's email address) the following documents for initial review and assessment (please put the project title in the subject line).

- CV
- Two reference letters with company/university letterhead
- Personal statement outlining your interest in the position
- Proof of English language proficiency (an IELTS score of 6.5 or above)
- Verified school transcripts in both Chinese and English (for international students, only the English version is required)
- Verified certificates of education qualifications in both Chinese and English (for international students, only the English version is required)
- PDF copy of Master Degree dissertation (or an equivalent writing sample) and examiners reports available

**Informal enquiries** may be addressed to Dr. Yunqing Xu (Yunqing.Xu@xjtlu.edu.cn), whose personal profile is linked below,

<http://www.xjtlu.edu.cn/en/departments/academic-departments/urban-planning-and-design/staff/yunqing-xu>