**Opinion survey for young talents in** **first-tier cities on housing purchasing and future migration intentions**

In the era of knowledge-based economy, talents are considered to be one of the most important factors in promoting social and economic development of cities. In recent years, various cities in China have joined the fierce battle for talent. Housing is believed to be an important influencing factor on whether talent settles in a city or not. We would like to know your opinion about buying a house in a first-tier city and whether you intend to stay in a first-tier city in the future, as well as the underlying motivations for these intentions. This survey is an attempt to reveal the motivations and barriers that influence talent intentions to buy a house in a first-tier city, as well as to stay or not to stay and develop in a first-tier city.

Please read each question carefully and answer it to the best of your ability. There are no correct or incorrect responses; we are merely interested in your personal point of view. This survey does not involve personal information such as names, specific addresses, etc., so you can fill in the questionnaire anonymously. We believe that it takes about xx minutes to fill in the questionnaire.

Your participation in this study is highly appreciated! If you have any questions or suggestions about this survey, please feel free to contact us by **Telephone: +86 15023167826 (WeChat has the same sign) or E-mail Chi Jin at: c.jin-1@tudelft.nl**

**Attention:** This survey is specifically meant for young talents in China’s first-tier cities. Young talents in this study are defined as people aged between 20 and 35, who have a bachelor’s degree or above, or have a national vocational qualification certificate, or are professionals or managers of the companies. First-tier cities in this survey refer to four cities namely ***Beijing, Shanghai, Guangzhou and Shenzhen***. Please only fill in the survey if you live in one of these four cities and consider yourself a young talent.

This questionnaire has three sections. Section 1 asks about demographic information. Section 2 asks you some questions related to your future staying/settling intention in a first-tier city. Section 3 asks you about your personal opinions with regard to buying a house in a first-tier city.

# Section 1

**First, we would like to know some basic information about you.**

1. How old are you? \_\_\_\_\_\_\_\_\_\_\_
2. Are you Male □ Or Female □?
3. Are you the only child of your family?

□ Yes □ No

1. Which city is your native place (place of birth)? \_\_\_\_\_\_\_\_\_\_\_(With a drop-down menu)
2. What is your highest educational level?

□ High school and below (go to question 7)

□ Bachelor’s degree

□ Master’s degree

□ Doctorate degree

1. (If applicable) Which city is the university that you attend in the past located in? (With a drop-down menu)

Bachelor\_\_\_\_\_\_\_\_\_\_\_

Master\_\_\_\_\_\_\_\_\_\_\_

Doctor\_\_\_\_\_\_\_\_\_\_\_

1. Which city and district do you currently live in now? (With a drop-down menu)

□Beijing, \_\_\_\_\_\_\_\_\_\_\_

□Shanghai, \_\_\_\_\_\_\_\_\_\_\_

□Guangzhou, \_\_\_\_\_\_\_\_\_\_\_

□Shenzhen, \_\_\_\_\_\_\_\_\_\_\_

Other, \_\_\_\_\_\_\_\_\_\_\_

1. Which city and district do you currently work in now? \_\_\_\_\_\_\_\_\_\_\_(With a drop-down menu)

□Beijing, \_\_\_\_\_\_\_\_\_\_\_

□Shanghai, \_\_\_\_\_\_\_\_\_\_\_

□Guangzhou, \_\_\_\_\_\_\_\_\_\_\_

□Shenzhen, \_\_\_\_\_\_\_\_\_\_\_

Other, \_\_\_\_\_\_\_\_\_\_\_

1. How long have you been living in the first-tier city in which you currently live? \_\_\_\_\_\_\_\_\_\_\_
2. How long have you been working in the first-tier city in which you currently work? \_\_\_\_\_\_\_\_\_\_\_
3. What is your current housing status in the city?

□ Owner of the house (either alone or together with a partner)

□ Social renting;

If yes: □ Talented housing, or □ Public rental housing

□ Private renting

□ Company provided housing

□ Other\_\_\_\_\_\_\_\_\_\_\_

1. What is your Hukou status?

□ Urban/Rural Hukou of first-tier cities

If yes:

Which city? □Beijing, □Shanghai, □Guangzhou or □Shenzhen.

When did you get it? Year\_\_\_\_\_\_\_\_\_\_\_

□ Other urban Hukou

□ Other rural Hukou

1. What is your marital status?

□ Single (skip question 14)

□ Cohabiting

□ Married

□ Divorced/Widowed (skip question 14)

1. Do you live with your spouse or partner?

□Yes □No

1. Do you have any (adopted) children?

□ Yes, what is the number of (adopted) children: \_\_\_\_\_\_\_\_\_\_

□ No (If no, skip question 16)

1. Do you live with your children:

□Yes □No

1. Do you have a national vocational qualification certificate?

□Yes □No

1. What is your current occupation?

□ Working in government/public institutions

□ Working in a state-owned enterprise

□ Working in a private enterprise

□ Self-employed

□ Other\_\_\_\_\_\_\_\_\_\_

1. What is your job title?

□ Leader/Boss □ General manager

□ Professional and technical staff □ General staff □ Other\_\_\_\_\_\_\_\_\_\_

1. What are roughly your individual monthly after-tax income and expense?

Income: \_\_\_\_\_\_\_\_\_\_ (CNY/month)

Mortgage:\_\_\_\_\_\_\_\_\_\_ (CNY/month) (for homeowners)

Rent:\_\_\_\_\_\_\_\_\_\_ (CNY/month) (for renters)

□ Do not want to answer

1. What is roughly your family’s monthly after-tax income? (including family members who live with you )

Income: \_\_\_\_\_\_\_\_\_\_ (CNY/month)

□ Do not want to answer

# Section 2

**In this section, we would like to ask you some questions related to your future migration decision and some related factors such as your thoughts and perceptions about the current city, life and residential satisfaction, and your risk attitude. Please tick the number or box that best describes your opinion.**

1. How long do you think you will stay in the current first-tier city?

□ <1 year

□ 1-5 years

□ 5-10 years

□ More than 10 years (skip question 23)

1. Which city do you plan to live in if you plan to move in the future?

□ Hometown city

□ The capital city of the hometown province

□ Other cities: \_\_\_\_\_\_\_\_\_(With a drop-down menu)

1. In general, how satisfied are you with your life in the current city?

Very unsatisfied □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □ 10 Very satisfied

1. In general, how satisfied are you with your current housing situation?

Very unsatisfied □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □10 Very satisfied

1. To what extent do you feel attached to the current city?

No attachment at all □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □ □10 Very strong attachment

1. To what extent do you feel socially integrated into the current city?

Not at all □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □ □10 Very high

1. What is the number of close relatives in the current city? \_\_\_\_\_\_\_\_\_\_
2. What is the number of good friends in the city? \_\_\_\_\_\_\_\_\_\_
3. In general, how satisfied are you with the liveability in the current city? (Livability means the suitability for human living which usually includes the components of job opportunities, cost of living, public transport and roads, safety, security and culture)

Very unsatisfied □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □10 Very satisfied

1. Assuming you would stay in the current city for the next 3-5 years, what do you think about the future livability of the current city? Compared to the livability of the current situation, the livability of the city in 3-5 years will be \_\_\_\_\_\_\_\_\_\_?

□ much worse

□ worse

□ the same

□ better

□ much better

1. In general, how satisfied are you with your current housing conditions? (Housing condition means the physical quality of the dwelling including the size of the living space, access to an independent kitchen, sanitary facilities, heating and cooling system, and other facilities)

Very unsatisfied □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □10 Very satisfied

1. Assuming you would stay in the current city for the next 3-5 years, what do you think about your future housing conditions? Compared to my current housing conditions, my housing conditions in 3-5 years will be \_\_\_\_\_\_\_\_\_\_.

□ much worse

□ worse

□ the same

□ better

□ much better

1. In general, how satisfied are you with your current job career?

Very unsatisfied □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □10 Very satisfied

1. Assuming you would stay in the current city for the next 3-5 years, how do you think your career will develop then? Compared to my current career, my career in 3-5 years will \_\_\_\_\_\_\_\_\_\_.

□ develop much worse

□ develop worse

□ remain the same

□ develop better

□ develop much better

1. In general, how satisfied are you with the proportion of housing expenses that currently accounts for your income?

Very unsatisfied □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □10 Very satisfied

1. Assuming you would stay in the current city for the next 3-5 years, taking into account your future income and future housing situation, how much of your income will you spend on housing? Compared to my current situation, \_\_\_\_\_\_\_\_\_\_ of my future income in 3-5 years will be spent on housing.

□ much less

□ less

□ remain the same

□ more

□ much more

1. How do you see yourself: “Are you generally a person who is fully prepared to take risks or do you try to avoid taking risks?” Please tick a box on the scale, where the value 0 means: ‘unwilling to take risks’ and the value 10 means: ‘fully prepared to take risk’.

□ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □10

1. When it comes to moving to another city, how do you see yourself: “When you consider moving out, are you a person who is fully prepared to take risks or do you try to avoid taking risks?” Please tick a box on the scale, where the value 0 means: ‘unwilling to take risks’ and the value 10 means: ‘fully prepared to take risk’.

□ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □10

# Section 3

**In this section we would like to ask you whether or not you plan to buy a house in a first-tier city in the next five years. (Note that if you are currently a home-owner and live in your own house in a first-tier city, you can still answer these questions. You then focus on whether or not you have the intention to buy another house in a first-tier city in the next five years). *Some of the questions may appear to be similar, but they do address somewhat different issues.*** ***These are designed to enable us to measure a question more accurately. Please read each question carefully.* To respond, you can select a number between 1 and 7. Please tick the number that best describes your opinion.**

1. The first questions ask you about your plans of buying a house in a first-tier city in the next five years. Can you indicate to what extent you agree or disagree with the following three statements?

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| I ***expect to*** buy a house in a first-tier city in the next five years | Strongly disagree | 1  □ | 2  □ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| I ***want to*** buy a house in a first-tier city in the next five years | Strongly disagree | 1  □ | 2  □ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| I ***intend to*** buy a house in a first-tier city in the next five years | Strongly disagree | 1  □ | 2  □ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |

1. Next, we would like to know how you feel about buying a house in a first-tier city in the next five years.

**I think buying a house in a first-tier city in the next five years is:**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Bad | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Good |
| Worthless | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Useful |
| The wrong thing to do | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | The right thing to do |

1. Buying a house is a big step in one’s life. It brings along various consequences, which will be negative for some and positive for others. Some of the potential consequences of buying a house are provided below. Could you indicate, for each potential consequence below, how you feel about these factors when you would buy a house in a first-tier city in the next five years?

**When I would buy a house in a first-tier city in the next five years:**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| My own house would be a financial investment | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| My own house would ascertain better educational resources for my (future) children (if any) | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| Because of my own house, I would enjoy excellent medical services easier | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| I can live in my own house which is more convenient for me to work in the current city | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| My own house would give me a sense of belonging | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| I would have to spend a lot of money for the down payment | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| I would have high pressure for paying the monthly mortgage | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| I can live in my own house so that I would not have to cope with a sudden increase in the rent | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| I can live in my own house so that I would have the certainty not to be evicted by the landlord | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |

1. People around you might apply social pressure with respect to your intention (not) to buy a house in a first-tier city in the next five years. We would like to know how much influence they have on your plans. Do you agree or disagree with the following three statements?

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Most people who are important to me think that I should buy a house in a first-tier city in the next five years | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| Most people whose opinions I value would approve of me buying a house in a first-tier city in the next five years | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| Most of the young people around me will buy a house in a first-tier city in the next five years | Extremely unlikely | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Extremely likely |

1. How important are the opinions of others to you? Please indicate for each of the following groups of persons how much you value their opinion when it comes to buying a house in a first-tier city in the next five years.

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Parents’ opinions | Not at all | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Very much |
| Relatives’ opinions | Not at all | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Very much |
| Partner’s opinions | Not at all | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Very much |
| Employer/supervisor’s opinions | Not at all | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Very much |
| Friends and colleagues | Not at all | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Very much |
| People around me who bought a house | Not at all | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Very much |

1. To what extent do you think that you have any control over buying a house in a first-tier city in the next five years?

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Whether or not I buy a house in a first-tier city in the next five years is completely up to me | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |
| For me, to buy a house in a first-tier city in the next five years is | Extremely difficult | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Extremely easy |
| I am confident that if I want to, I could buy a house in a first-tier city in the next five years | Strongly disagree | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Strongly agree |

1. When considering buying a house in a first-tier city in the next five years, do you think that the following factors and circumstances play a role in your situation?

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| I expect that I can accumulate enough money to afford the down payment in the next five years | Extremely unlikely | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Extremely likely |
| I expect my salary will rise in the next five years to allow me to pay the monthly mortgage (more easily) | Extremely unlikely | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Extremely likely |
| I expect to decide to settle down for more than 10 years in a first-tier city | Extremely unlikely | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Extremely likely |
| I expect that I can get family financial support to buy a house in the next five years | Extremely unlikely | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Extremely likely |
| I expect that I can get a Hukou in a first-tier city in the next five years (If already got one, indicate Extremely likely) | Extremely unlikely | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Extremely likely |
| I expect the purchasing restrictions in first-tier cities to be more relaxed in the next five years | Extremely unlikely | 1□ | 2□ | 3□ | 4□ | 5□ | 6□ | 7□ | Extremely likely |