

# 北京大学 - 林肯研究院

城市发展及土地政策研究中心

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# PEKING UNIVERSITY - LINCOLN INSTITUTE

CENTER FOR URBAN DEVELOPMENT  
AND LAND POLICY

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PLC

北京大学 -  
林肯研究院  
城市发展及土地政策研究中心

PEKING UNIVERSITY -  
LINCOLN INSTITUTE  
CENTER FOR URBAN DEVELOPMENT AND LAND POLICY



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## 中心简介

北京大学 - 林肯研究院城市发展与土地政策研究中心（简称“北大 - 林肯中心”）由北京大学与美国林肯土地政策研究院于 2007 年共同创建，是一家非营利的教育研究机构和智库，致力于推动中国城市发展和土地政策相关的学术研究和人才培养。



北大 - 林肯中心专注五个领域：房地产税与地方公共财政、城市发展与规划、土地政策、住房政策、环境政策与生态保护。通过与国内外专家学者和相关政府部门的深度合作，中心开展政策研究、学术交流、研究资助、教育资助、能力建设和成果传播等业务活动，为中国城镇化进程的制度建设提供科学支撑。

中心网站 ([www.plc.pku.edu.cn](http://www.plc.pku.edu.cn)) 详细介绍了组织结构、学者团队、研究领域、学术活动、出版资料、奖学金计划，并设有网上课堂、论文下载等功能。微信公众号（号名：北大林肯中心）用于发布科研动态。


\* 欢迎关注及建议

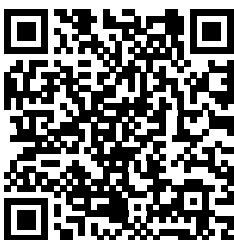


## ABOUT THE CENTER

The Peking University-Lincoln Institute Center for Urban Development and Land Policy ( PLC ) was jointly established by Peking University and Lincoln Institute of Land Policy in 2007. It is a non-profit educational and research institution and a think tank committed to promoting academic research and training in the field of urban development and land policy in China.


The PLC focuses on five thematic areas: property tax and municipal finance, urban development and planning, land policy, housing policy, and environmental policy and land conservation. It maintains close working relationships with Chinese and international experts, as well as governmental agencies, through academic exchange, policy analysis, research fellowships, training, capacity building, and publication. The work of the PLC aims to provide strong scientific support for policy making and institutional capacity building.

The PLC website ( [www.plc.pku.edu.cn](http://www.plc.pku.edu.cn) ) provides information about the PLC's organizational structure, people, research areas, academic activities, publications and scholarship plans. It makes online courses and working papers available for viewing and downloading. The PLC also frequently publishes the latest research findings and announces academic events through the center's public WeChat account ( in Chinese ). 



## 林肯土地政策研究院 Lincoln Institute of Land Policy

美国实业家约翰·林肯深受亨利·乔治《进步与贫穷》(1879)一书中关于土地所有权和财产税观点的影响,于1946年出资创立了林肯基金会,旨在推动与此相关的教育、研究及出版。1974年,林肯土地政策研究院正式成立,专注于土地利用管理与税收政策、城市规划与发展、土地经济以及不动产权益等方面的研究。为扩展国际视野,研究院于1993年设立了拉丁美洲及加勒比地区项目,于2003年设立了中国项目。

The American Industrialist John C. Lincoln founded The Lincoln Foundation in 1946, as he was deeply intrigued by the ideas of American political economist Henry George about land ownership and taxation, expressed in George's famous treatise *Progress and Poverty* (1879). The Lincoln Foundation was committed to promoting education, research, and publication in land-related issues. In 1974, Lincoln Institute of Land Policy was established. It focuses on land related taxation, municipal finance, land value capture, urban forms and planning, and property rights. To expand its knowledge base and global outreach, the Lincoln Institute created its Program on Latin America and the Caribbean in 1993, and the Program of the People's Republic of China in 2003. 







*The equal right of all men to the use of land is as clear as their equal right to breathe the air as it is proclaimed by the fact of their existence.*

*— Henry George*



## 房地产税与地方公共财政 Property Tax and Municipal Finance

北大 - 林肯中心以土地作为研究视角和切入点，探讨地方财政的可持续发展问题。主要研究课题：中国财政税收体系、宏观税负、税制结构、城市财政、地方税体系、土地财政等。

中心先后与国务院发展研究中心、国家税务总局、财政部、人大常委会预算工作委员会等机构开展合作，包括房地产税税制国际经验与制度设计研究、房地产税评估与征管培训，房地产税批量评估与征管示范项目。中心开发了北京市金融街写字楼批量评估模型和计算机辅助系统（CAMA），资助并指导杭州和深圳房地产税批量评估技术的研究，推动中国房地产税批量评估技术的发展。



# 发展中国家大都市政府融资国际研讨会 International Symposium on Financing Metropolitan Governments in Developing Countries

主办方：林肯土地政策研

北京大学-林肯研

财政部财政科学研

Institute Center for Urban Development and Land Policy

Science, Ministry of Finance, P.R. China

2013年5月  
May 20, 2013



南风之时兮，可以阜吾民之财兮。

—《南风之歌》

*Like mothers, taxes are often misunderstood,  
but seldom forgotten.*

— Lord Bramwell

With land as its starting and focal point, the PLC brings together research and discussions on municipal fiscal health and sustainability. The main research topics within this research area include China's fiscal and taxation system, macro-level tax burden, tax structure, municipal fiscal systems, and land-based finance.

In cooperation with Development Research Center of the State Council, State Administration of Taxation, Ministry of Finance and Budget Affairs Commission of the Standing Committee of the National People's Congress of China, the PLC has conducted a series of projects including the international comparative studies of property tax systems and institutional designs, training on property tax assessment and administration, and the demonstration project of property tax mass appraisal and administration. The PLC helped develop a Computer-Assisted Mass Appraisal(CAMA) system for office buildings in Beijing Financial District, and provided funding and technical support for developing property tax appraisal methodologies in Hangzhou and Shenzhen. These projects have fostered the technological advancement of property tax assessment in China. 

## 城市发展与规划 Urban Development and Planning

匠人营国，方九里，旁三门。国中九经九纬，经涂九轨。  
—《周礼·考工记》

*The planning program must coordinate the natural resources of the site, its topographic advantages, its economic assets, its social needs and its spiritual aspirations.*

— Athens Charter, 1933



北大 - 林肯中心注重通过科学合理的规划，转变城市发展方式，提升城市发展质量。中心人员曾赴昆明、广州、深圳等多个城市考察，针对经济转型、城市更新、规划改革等问题进行调查。中心多次资助“国际中国规划学会”(IACP)年会，参与承办“北京论坛”(2014, 2016, 2017)的三届城市分论坛，资助并参与“规划、法律、产权”协会(PLPR)2017年会、城市事务协会(UAA)2016年会、区域研究协会(RSA)2012年会、第四届全球经济地理学大会(2015)。

The PLC recognizes the role of urban planning in enhancing the quality of urbanization. The PLC scholars have conducted investigative field research in a number of cities, on urban economic transformation, urban renewal, and planning reform issues. The PLC is an active sponsor and participant of leading international academic conferences. Over the last few years, the PLC has sponsored and participated in the annual conferences of International Association of China Planning (IACP), the Beijing Forum-Sessions on Urban Development (2014, 2016 and 2017), annual conference of the International Academic Association of Planning, Law and Property Rights (2017), Urban Affairs Association Annual Conference(2016), Regional Science Association Annual Conference(2012), and the Fourth Global Conference on Economic Geography (2015). 





HONG KONG PLPR 2017

INTERNATIONAL ACADEMIC ASSOCIATION on PLANNING, LAW, AND PROPERTY RIGHTS

11<sup>TH</sup> PLANNING, LAW, AND PROPERTY RIGHTS CONFERENCE  
INSTITUTIONAL INNOVATIONS  
IN LAND DEVELOPMENT AND PLANNING IN 20<sup>TH</sup> AND 21<sup>ST</sup> CENTURIES  
FEBRUARY 19 - 24, 2017

Organizers:  
THE UNIVERSITY OF HONG KONG  
Faculty of Architecture  
HURBAN lab  
World Center for Property Rights Research  
The University of Hong Kong  
香港大學科學發展研究中心

Cooperation with:  
LINCOLN INSTITUTE OF LAND POLICY  
THE UNIVERSITY OF TEXAS AT AUSTIN

Topics: Institutional innovations, Developer Obligations, Informality, Emerging Issues, PLPR, Planning Law, Environmental Market, Climate Change, Property Rights, Governance, Transaction Costs, Housing, Underground, Law Enforcement Development





地诚任，不患无财。  
— 李釜  
《太白阴经·国有富强》

*Labor is the Father and  
active principle of wealth,  
as lands are the Mother.*  
— William Petty

北大 - 林肯中心开展及资助的项目包括征地制度改革、集体土地入市、土地整理、土地财政转型、土地价值增值捕获等。中心与国土资源部、农业部、中国土地学会、国务院发展研究中心等政府部门以及国内外高校合作，举办了一系列高质量的学术研讨会和圆桌讨论会，涵盖《土地管理法》修改、土地税费金改革、土地管理制度改革、土地规划与利用、土地产权、土地市场等议题。



The PLC has conducted or funded research projects on land expropriation reform, land readjustment, land-based finance, and land value capture. In cooperation with Ministry of Land and Resources, Ministry of Agriculture, China Land Science Society, Development Research Center of the State Council, and a number of Chinese and foreign universities, the PLC has organized a series of high quality academic workshops and roundtable discussions covering the topics of China's Land Administration Law amendments, land-based finance reforms, land management institutional reform, land use planning, and property rights and land markets. 



## 住房政策 Housing Policy

北大-林肯中心关注住房市场供应体系、住房可支付性、住房公积金制度改革、住房金融政策、低收入住房等议题。中心和中国国际经济交流中心于2015年合作完成的“中国住房发展的形势、问题和对策建议”课题，得到中央领导批示。中心还与清华大学恒隆房地产研究中心合作编制并按季度发布“中国典型城市同质住房价格指数”，为政策研究与行业发展提供数据支撑。



安得广厦千万间，  
大庇天下寒士俱欢颜。

— 杜甫

《茅屋为秋风所破歌》

*Each man's home is his  
safest refuge.*

— Edward Coke

Urban housing policy is an important subject of the PLC's research agenda. The PLC addresses critical housing issues, including housing supply system, affordability, housing provident fund, housing finance policy, and affordable housing. A study entitled "China's Housing Development Trends, Issues and Countermeasures", which was carried out by the PLC and a few other institutions for the China Center for International Economic Exchanges in 2015, received high-level attention from the central government leadership. The PLC and the Tsinghua University-Hang Lung Center for Real Estate jointly developed a Quality-Controlled Housing Price Index, similar to the Case-Shiller Index, for a number of major cities in China. Prepared and released on a quarterly basis, the index provides more accurate indication of housing price trends for academic research and policy making. PLC





## 环境政策与生态保护

## Environmental Policy and Conservation




青山横北郭，白水绕东城。

— 李白《送友人》

*What we've proven is  
that you can protect the  
environment, use it wisely  
and grow the economy and  
that there is no conflict  
between the two.*

— Bruce Babbitt

北大 - 林肯中心积极推进城市生态发展战略、环境税与环境政策、环境保护投融资机制、土地开发与利用、生态环境保护等方面的研究和实践。组织并参加了“中国城市发展与环境”、“土地与气候变化”、“第三届海峡两岸经济地理学”等大型研讨会，与大自然保护协会 (TNC) 合作，共同推动深圳、珠海海绵城市建设示范项目。

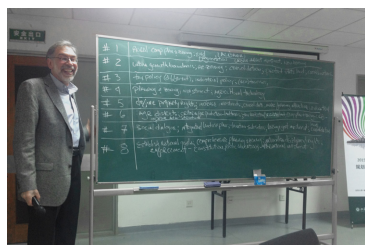
The PLC supports research projects and practices on urban ecological development strategy, environmental taxation and policy, eco-investment and financing mechanisms, land use and redevelopment, and land conservation. The PLC has organized and co-organized workshops and seminars on topics such as China's Urban Development and Environment, and Land and Climate Change. The PLC has recently joined effort with The Nature Conservancy, to support the implementation of a demonstration project for sponge city development in Shenzhen. 

## 暑期培训 Training the Trainers

## 能力建设 CAPACITY BUILDING


北大 - 林肯中心每年暑期举办专业培训或学术交流工作坊，选取热点主题，邀请 3-4 位国际知名专家授课。开设课程涵盖房地产经济、城市规划、公共财政与房地产税、城市经济学等领域。该项活动每年招收 60 余名国内青年学者，中心官网在线提供历年培训课程。

Each summer, the PLC offers a Training the Trainers course on a selected topic relevant to the current policy debates. Typically, three to four internationally distinguished scholars and experts are invited to deliver the lectures to about 60 young scholars and practitioners selected from applicants across China. So far, the program has covered a range of topics, such as real estate economics, urban planning and finance, property tax, spatial planning and property rights, and urban economics. Lecture materials of the training sessions are posted on the center's website and are free for public access. [PLC](#)



## 林肯讲座 Lincoln Distinguished Lectures

中心邀请国际知名学者来北京大学开展主题讲座，先后达 40 余场。演讲嘉宾有哈佛大学 Edward Glaser 教授、英国社会科学院院士及伦敦大学学院吴缚龙教授、原林肯土地政策研究院总裁 Gregory Ingram 博士、“国际规划、法律与产权”学术协会创始人 Rachelle Alterman 教授、荷兰代尔夫特理工大学 Marja Elsinga 教授等等。

The Center has invited internationally renowned scholars to hold more than 40 lectures at Peking University. Previous guest speakers include Professor Edward Glaser from Harvard University, Fellow of Royal Society and UCL Professor Fulong Wu, former President of Lincoln Institute of Land Policy Dr. Gregory Ingram, founder of PLPR Professor Rachelle Alterman, Professor Marja Elsinga from Delft University of Technology and many others. 



Andres  
Rodriguez-Pose



Mark  
Stephens



Natacha  
Aveline



Peter  
Calthorpe



刘守英  
Shouying Liu





Maxine Griffith



Kurt Zorn



Peter Murphy



John Mikesell



Steven  
C. Bourassa



Richard  
Klosterma



Jo Beall



Jean C. Oi



Andrew  
Reschovsky



Gregory  
K. Ingram



刘志  
Zhi Liu



Randy Crane



Brian Atwood



傅军  
Jun Fu



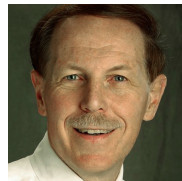
满燕云  
Joyce Yanyun Man



康宇雄  
Hong Yu-Hung



Robert  
J. Stimson



Ronald  
C. Fisher



邹至庄  
Gregory Chow



Michael  
Dunford



曾智华  
Douglas Zhihua Zeng



John Anderson



Uma Lele



黄佩华  
Christine Wong



梁鹤年  
Hok-Lin Leung



宋顺锋  
Shunfeng Song



Harvey  
M. Jacobs



Annette Kim



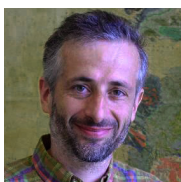
Malcolm Tait



Rachelle  
Alterman



王辑宪  
Jixian Wang



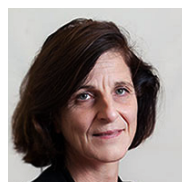
Luca Bertolini



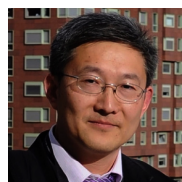
Edward Glaeser



Stephen  
Gibbons



Marja Elsinga



吴缚龙  
Fulong Wu

## 人才培养 Education

中心每年招收两名硕士研究生、两名博士研究生和一至两名博士后研究人员。中心为人才培养提供充足的资源和经费，创造丰富的学术交流机会。

Each year the PLC admits two master degree students, two doctoral students, and one or two post-doctoral researchers who are given access to the center's resources and funding support, and a great number of academic exchange opportunities. [PLC](#)

## 资助项目 Fellowship



## EDUCATION AND FELLOWSHIP

为支持城市土地利用政策、城市财政和房地产税、住房市场和政策、城市空间结构与规划等领域的研究，中心每年开展国内研究基金、学位论文奖学金、北京大学本科生研究基金和国际基金四个资助项目。具体如下表所示：

To support academic research in urban land use policy, municipal finance, property tax, housing policy, and urban spatial structure and planning, the PLC offers four scholarship and fellowship opportunities: the Domestic Research Fellowship, the Dissertation Fellowship, the Peking University Undergraduate Fellowship, and the International Fellowship. [PLC](#)

类别 Category	国内研究基金 Domestic Research Fellowship	学位论文奖学金 Dissertation Scholarship	北大本科生研究基金 PKU Undergraduate Fellowship	国际基金 International Fellowship
资助对象 Recipient	国内高校或科研机构的研究人员 Researchers from domestic universities or research institutions	国内高校在读硕士或博士研究生 Master-degree students or doctorate students from Chinese universities	北京大学三年级及以上本科生 Third-year PKU undergraduate students or above	国际上从事中国问题研究的学者 International Scholars conducting China studies
资助名额 Number of recipients	6-12	8-15	5-10	3-4
申请时间 Application period	1月1日 - 5月15日 January 1 to May 15	1月1日 - 5月15日 January 1 to May 15	9月1日 - 10月31日 September 1 to October 31	9月1日 - 次年1月31日 September 1 to January 31 of the following year
资助时间 Funding period	1年 1 year	1年 1 year	8个月 8 months	1年 1 year
资助金额 Funding amount	60,000-80,000 RMB	25,000-40,000 RMB	5,000 RMB	35,000 USD
历年情况 Past funding history	10年内资助70项课题，人员来自30多家单位。 Funded 70 research topics by scholars from over 30 institutions in the past 10 years.	10年内资助国内20多所高校的130名研究生。 Funded 130 postgraduate students from over 20 universities in the past 10 years.	7年内资助50名北大本科生。 Funded 50 PKU undergraduate students in the past 7 years.	6年资助了来自25家国际机构的20多项课题。 Funded more than 20 research projects from 25 international institutes in the past 6 years.



北大 - 林肯中心编制各类传统印刷品与电子刊物，最大限度地扩大中心各领域研究成果的传播与应用，使更多关注于城市、土地、财政相关领域的学者及公众获取基础调查数据与详实研究资料。

The PLC publishes a variety of traditional print materials and electronic journals regularly. The goal is to disseminate the Center's research findings and knowledge to the extent possible, and inform policy makers, scholars and the general public interested in urban development, land policy and public finance. [PLC](#)

## 林肯译介 Translated Works

中心组织科研力量及时翻译林肯土地政策研究院的最新成果，中心网站设有专栏发布“政策聚焦报告”及“总裁评论”以飨读者，并设立微信公众号“北大林肯中心”，传播研究成果。

The PLC translates selected research publications of Lincoln Institute of Land Policy into Chinese for dissemination in China. The PLC website dedicates a special column for these translations—such as Policy Focus Report and Land Lines articles including "Message from the President"—to benefit general readers. The WeChat public account is another online platform to share our work products. [PLC](#)



请扫微信公众号  
北大 - 林肯中心

## 工作论文 Working Papers

中心网站支持最新工作论文的免费下载。通过中心网站出版搜索界面，利用关键字搜索、领域分类等工具，为读者提供准确、快捷的查阅服务。

The Center's most recent working papers can be downloaded free of charge on the center's website, where users can search for documents by languages, keyword, and research area. This platform provides users with fast and accurate references to online resources. [PLC](#)

## 网上课堂 Online Education

为拓展中心专业培训的受惠面，中心网站开设“网上课堂”专区，集中展示历年举办的培训课程。对中心研究领域感兴趣的人士可以获取全天候、无障碍、自由选择的在线学习体验。

To maximize the benefit of the PLC training courses, the Center's website provides access to Online Education which hosts all past training courses. Those interested in the Center's research areas can log onto the website at any time, and start their learning experience in the areas they are interested. [PLC](#)

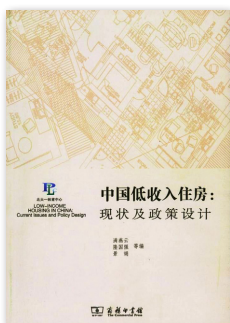
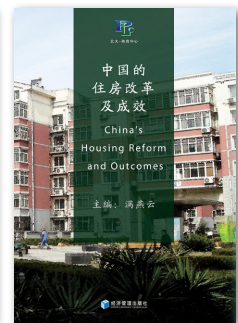
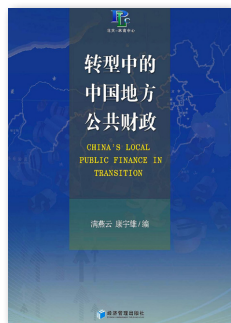
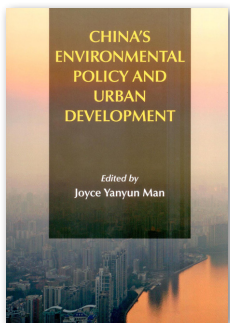
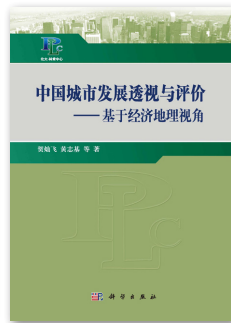
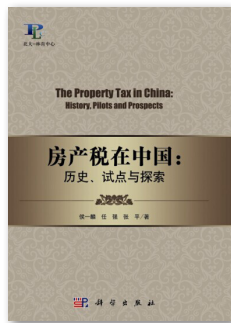
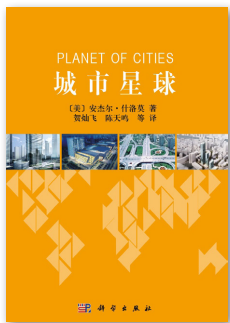
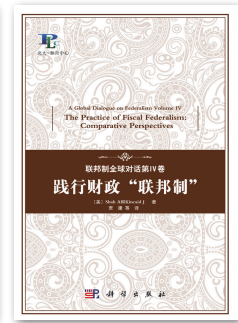
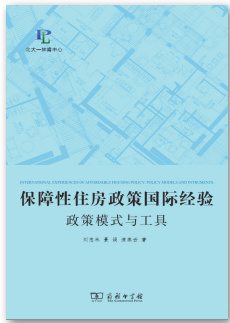
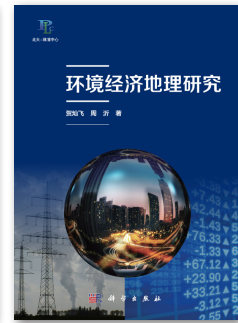
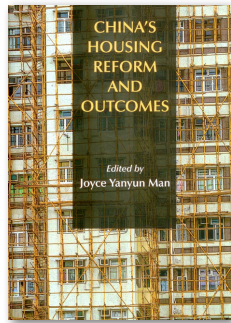
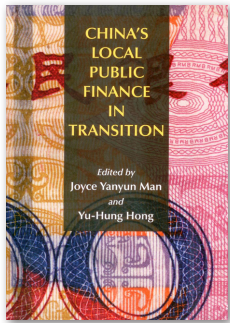


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## 联系我们

---

北京大学廖凯原楼 508 室 (100871)  
Leo KoGuan Building, Suite 508, Peking  
University, Beijing, P.R.China 100871

T: 8610-6275 6535

F: 8610-6275 7884

plc@plc.pku.edu.cn  
www.plc.pku.edu.cn



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