

## **From 'Segregation' to 'Integration': The Dynamic Mechanism of Residential Segregation and the Responsive Sustainable Regeneration Methods in China**

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**Abstract :** The property-led regeneration has played an important role in the process of rapid urbanization during the past twenty years in China, but it is also been criticized unsustainable as it always focuses on the economic aspect and overlooks the social issues, especially it has exacerbated the residential segregation in the inner city. Based on author's studying the area around Nanjing railway station, this paper demonstrates that residential segregation indeed exists in the inner city through synthetic analysis on patterns of residents' living, consumption and welfare, and to some extent, the segregation distribution characteristics represent in a concentric ring model. According to author's further investigation on the property right and age of the dwelling buildings, the housing-commercialization-led regeneration is defined as the mainspring of the segregation. To solve these problems, the system of sustainable community should be established in both policy and practice, above all, well-designed public facilities including green infrastructure will be appropriate to promote the residential integration and sustainable development in contemporary China.

**Keywords :** China, dynamic mechanism, residential segregation, sustainable regeneration

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