



Study on the Application and Promotion of Self-Update Models in Old Residential Areas

Fang Xiaotao^a, Jiang Zhi^a, Luo Wei^{*a}, Liu XiXi^a, Duan Fang^b, Wei Qiang^c

^aChongqing architectural Design Institute Co., Ltd; Chongqing, 400015, CHINA

^bChongqing Jiangbei District Real Estate Affairs Center; Chongqing, 400025, CHINA

^cChongqing Municipal Government Housing Management Office, Chongqing, 400015, CHINA

*411699087@qq.com

Abstract. Currently, China's urban development has entered an important period of urban stock renewal, and the adoption of Self-Update mode in old residential areas is conducive to making up for the deficiencies of government-led and market-led modes in the mismatch of public goods and transitional real estate. Through literature analysis, this paper concludes that the difficulties and stuck points of the Self-Update mode in old residential areas are mainly concentrated in the two aspects of project profit-and-loss balance and the coordination of owners' opinions, and takes this as an entry point to analyze and compare several typical cases using the case study method to summarize the case coordination mode and the economic balancing scheme, and to further refine the key factors for the application of Self-Update mode. Based on the results of the study, we propose application and promotion suggestions from the perspectives of research pilot, communication platform, planning mechanism, financial and tax policies, and resettlement methods, with a view to further enriching the theory and methodology of Self-Update application in old residential areas.

Keywords: Older residential areas, Self-update, Case studies, Economic equilibrium, Policy mechanisms

1 Introduction

At present, China's urban development has entered an important period of urban stock renewal. The report of the Twentieth Party Congress proposed the implementation of urban renewal actions, the strengthening of urban infrastructure, and the construction of livable, resilient and smart cities. The Decision of the Central Committee of the Communist Party of China on Further Comprehensively Deepening Reform and Promoting Chinese-style Modernisation, adopted at the Third Plenary Session of the 20th CPC Central Committee, further explicitly calls for the establishment of sustainable urban renewal models, policies and regulations. The implementation of urban renewal action is a major strategic decision made by the CPC Central Committee and the State Council with foresight and careful deployment, aiming at transforming the traditional mode of urban development and promoting the realisation of high-quality development.

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By promoting urban renewal projects in a solid and orderly manner, it can effectively stimulate investment vitality and consumption potential, help China's economy continue to grow steadily, create a high-quality living space, and allow the fruits of urban development to benefit a wider range of people. At present, China's urban renewal model is mainly based on the government-led financial subsidy model and the market-led property development model. If urban renewal is only government-led or market-led, there will be problems such as repeated spreading regeneration of urban villages due to insufficient supply or mismatch of public goods such as government-supplied guaranteed housing and distribution imbalance caused by real estate-orientated urban renewal.

The dilemma of social conflict and imbalanced distribution of benefits in urban renewal needs to be solved through the spatial governance innovation of self-update and autonomous renewal^[1]. Self-update of old residential areas is conducive to allowing owners of local residents to independently promote the process of micro-renewal, giving full play to their main role, and making the renewal and iteration of old neighbourhoods more viable. However, the land development-oriented planning and construction system makes the path of self-update closed for a long time, the local knowledge of self-update is lacking, a large number of renewal-demanding subjects have low participation in government- and enterprise-led regeneration, and self-update is excluded from the urban renewal system regulations, which puts the housing self-update in the grey zone of weak management^[2]. In order to further explore the application and promotion of the self-update mode in old residential areas, this paper concludes through literature analysis that the main difficulties and stuck points of the self-update mode in old residential areas are concentrated in the two aspects of the project's profit-and-loss balance and the coordination of the owners' opinions, and takes this as the starting point to analyse and compare several typical cases by using the case study method, to further refine the key factors of the application of the self-update mode, including the increase of the project's plot ratio, the government coordination mechanism, etc., and to further refine the key factors for the application of the self-update mode. The key factors for the application of the self-update model are further refined, including the increase of project plot ratio, government co-ordination mechanism, etc. Based on the results of the study, recommendations for application and promotion are made in the areas of research pilot, communication platform, planning mechanism, financial and tax policies, and rehousing methods, with a view to further enriching the theory and methodology of the application of the self-update model in old residential areas.

2 Literature Review and Research Framework

At present, the application of the self-update model in the field of urban renewal in China is not extensive, and many scholars have already explored the difficulties of this model and its solutions from various perspectives.

Wang Shifu and others pointed out that the economic ability, cognitive level and consensus maturity of residents' self-update are still not high, the insufficiency of social organisations' governance ability, and the unpredictable high cost constrain the

realisation of rights transfer, transaction and cooperation in the updating, and proposed that we need to be people-centred, guide the systematic logic of 'goal-subject-process' of urban renewal more scientifically, and strengthen the built environment maintenance and cultivation. It is proposed that we should be people-centred, guide the systematic logic of 'target-subject-process' of urban renewal in a more scientific way, strengthen the basic function of built environment maintenance, and cultivate the ability of self-update of the residents^[2]. Yu Wangzai and Zhang Yue, in view of the existence of China's old district renovation is mainly financed by the financial resources, the property rights of the main body of less funding, less attention to the private sector and other issues, summed up the public sector in the United Kingdom, 'subsidies combined with regulation' to empower the private owners of self-update policy experience, and put forward the renovation of old districts can be through the public subsidies and the interests of the financial mechanism of the reduction of It is proposed that the transformation of old neighbourhoods can be carried out through the financial mechanism of public subsidy and benefit restoration, which empowers private house owners to invest in self-update, and at the same time promotes the preservation and appreciation of the value of public funds with appropriate regulatory standards^[3]. Liu Jincheng and Zhao Yanjing take the transformation of Xiamen Hubin Area as an example, and make a comparative analysis of the investment-benefit of the demolition and reconstruction type of piecemeal transformation and the resident-led self-update renewal mode, and put forward that the biggest problem of the self-update is the huge cost of coordination, and that as long as the government can design a system to reduce the cost of coordination dramatically, the sustainable self-update-based transformation of the old districts is completely It is feasible^[4]. Tian Li et al. for a series of problems such as 'nail households' frequent occurrence, damage to public interests, based on the perspective of spatial governance, proposed the establishment of village residents consultative negotiation and participatory planning platform, to reduce the cost dissipation brought about by the extension of time and the profit compression brought about by the limited intervention of the developer, highlighting the villagers' independent resolution, autonomous transformation, autonomous construction, and Selecting the transformation of an urban village in a big city in the south as an example, it is concluded through calculation that the government revenue under the village collective self-update mode is superior to the developer-led mode^[1]. Ye Yuanyuan et al. discuss how community renewal drives the power of self-update from the perspective of 'local culture', and believe that 'local culture' as an important catalyst and endogenous driving force for community renewal can be awakened and cultivated to form a 'self-exploration-cultural regeneration' in which residents can participate. It is believed that the awakening and cultivation of 'local culture', as an important catalyst and endogenous driving force of community renewal, can form a virtuous cycle of 'autonomous excavation - cultural regeneration' with the participation of residents, and promote the innovation of action^[5].

To sum up, the difficulties of self-update at present mainly focus on the two aspects of high cost of project renewal and the difficulty of communication and coordination among owners, and the main coping strategies include government organisation and coordination, public subsidies and so on. Accordingly, the research framework was developed as shown in the Figure 1.

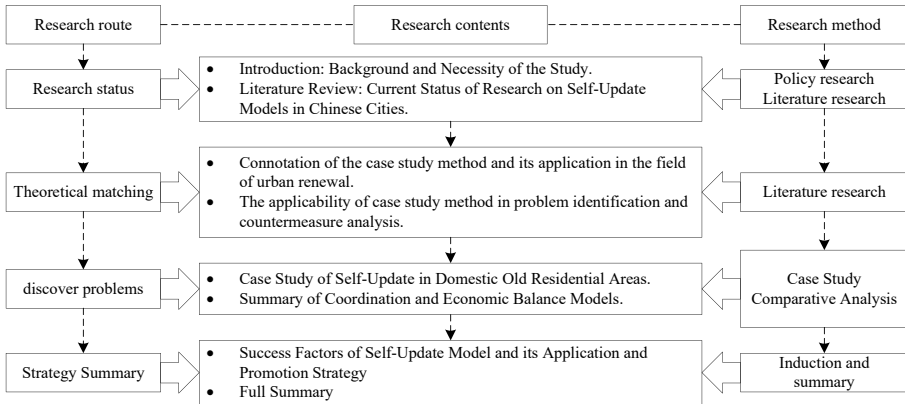


Fig. 1. Research Framework and Roadmap.

3 Theoretical Content and Applicability Analysis

The case study method, a method of examining an object of study in detail from a holistic perspective, case studies include single case analysis and multiple case analysis^[6]. The method originated at Harvard University in the early 1880s and was designed to be used to train senior managers and workplace elites. After years of educational practice, the case study method has gradually been adopted and borrowed by a number of subject areas, including education^[7], engineering risk management^[8], medicine^[9], and business and commerce^[10]. Professor Zheng Jinzhou is one of the early scholars in China to explore the concept of ‘case’ in depth. In his academic work, it is clearly pointed out that: case is a detailed description of the real situation containing one or more problems, which not only reveals the existence of the problem, but also contains a solution to such problems and specific means^[11]. Ma Jimei combines a questionnaire distributed to kindergarten teachers with a case study to find out the causes of child abuse by kindergarten teachers and propose targeted countermeasures^[12]. Zhang Xin through China's engineering contracting market in Africa through the combination of empirical analysis of the factors affecting the market and specific project case studies, constructed the risk indicator evaluation system and operational methods for China's enterprises to carry out engineering projects in the African region^[13].

It can be seen that the case study method has a good guiding role in problem identification and countermeasure analysis. For the stock of old residential areas in China's cities, how to achieve reconstruction through the self-update mode, summarising the elements of success or failure of self-update cases, and analysing the main points of application and promotion of the self-update mode according to the case revelations, the case study method has good applicability.

4 Case Studies

The article collects cases of self-update through literature research method, and the sources of literature include ‘Chinese Core Journals List’ of Peking University Library, ‘Chinese Social Science Citation Index (CSSCI) Source Journals’ of China Social Science Research and Evaluation Centre of Nanjing University, ‘Chinese Science Citation Database Source Journals’ (CSCD) of Documentation and Information Centre of Chinese Academy of Sciences, ‘Chinese Humanities and Social Sciences Core Journals List’ and other core academic journals. The articles included in the core academic journals are used to ensure the authenticity and reliability of information and data. It is found that there are fewer projects in China that have started the redevelopment of stocked residential areas through the self-update mode, and a total of seven representative self-update projects have been collected, such as Hangzhou Zhegong Xincun, Chengdu Central Garden Phase II, Chengdu Junping Street No. 89 House, Nanjing Hugu Beilu No. 4 and 5 Building, Nanjing Xiaoxihu Neighbourhood, Xiamen Shapao-wei Old Town Area, and Foshan Guihua Estate Community. Excluding the strong government-led and lesson learnt repetitive projects, the remaining three projects are compared and analysed. According to the literature review, the key to project self-update lies in economic balance and residents' communication and coordination, so these two perspectives are used to develop the analysis, which is further enriched with the information of the cases themselves, as shown in Table 1.

Table 1. Analysis and Comparison Table of Typical Cases of Self-Update in Residential Areas.

Project name	Hangzhou Zhegong Xincun	Qeshqer Ancient City	Chengdu Central Garden II
Project Type	Old District	Earthquake-stricken Area, Old residential areas	Old District
Renewal method	Original demolition and original construction	Original demolition and original construction mainly	Original demolition and original construction
Total number of households	548 households	49,083 households	3292 households
Mode of fund balance	Self-financing by owners and government subsidy	Self-financing by owners and government subsidy	Developer advances funds and achieves profit-and-loss balance through the sale of increased floor area.
Co-ordinating body	Government department: Chaohui Street Office of Gongshu District People's Government of Hangzhou	Government department: Urban Renewal Command Office	Promoted by owners' committee in the first stage, co-ordinated by owners' committee and the government in the second stage.

Whether it has succeeded	Success	Success	Failure
Characteristics of regeneration target	Faculty and Staff Dormitory of Zhejiang University of Technology, Faculty and Staff Groups.	Minority gathering area, historical and cultural city	First batch of commercial housing tenants in Chengdu
Agreement rate	100%	100%	99% (only 3 households disagree)
Time-consuming of harmonisation of residents' wishes	5 years	3 years	5 years
Government subsidies and policy support	Policy subsidies of about 0.6 billion yuan, accounting for 11% of the total investment; government temporary rental subsidies of 63 yuan/m ² /month.	The central government contributes 2.02 billion yuan and the local government contributes 2.24 billion yuan, accounting for 57 per cent of the total investment	Government funding to support public support, plus the old district transformation related support, about 1 billion yuan can be invested, accounting for nearly 1/3 of the total construction investment; allow owners to withdraw provident fund for the construction
Residents' contribution	Residents self-financing about 470 million yuan, accounting for 89% of the total investment.	Residents self-financed 2.57 billion yuan, accounting for 34 per cent of the total investment	Residents do not contribute
Volume ratio policy	Average household floor area increases by about 20 m ²	No increase in floor area ratio	Increase in floor area ratio, but not exemption from land premium
Reasons for Failure / Pros for Success	High property value-added income, a variety of house types to choose from; increase in lifts compared to the original; improvement in the overall quality of the environment	Elimination of potential safety hazards and enhancement of living environment	Unable to reduce tax, increase plot ratio, but not exempt from land premium, developer can not achieve break-even

In terms of communication and co-ordination, both Hangzhou Zhegong Xincun and Qeshqer Ancient City are based on co-ordination by government departments, and each has its own unique and practical mode of practice. Hangzhou Zhegong Xincun is a Self-Update project for a single residential block with only 13 buildings and 548 households.

Under the guidance of the government organisation, the renewal was carried out in an orderly manner by a government platform company. In terms of the internal management and coordination of the owners of the residential community, the government departments provided policy protection and voluntary assistance on the basis of the ‘acquaintance society’ advantage of the faculty community, and the self-organised communication of the owners in the community was dominant, which was one of the reasons for the failure of the Chengdu Central Garden II project's Self-Update. The Self-Update organisational model of Hangzhou Zhegong Xincun project is shown in Figure 2.

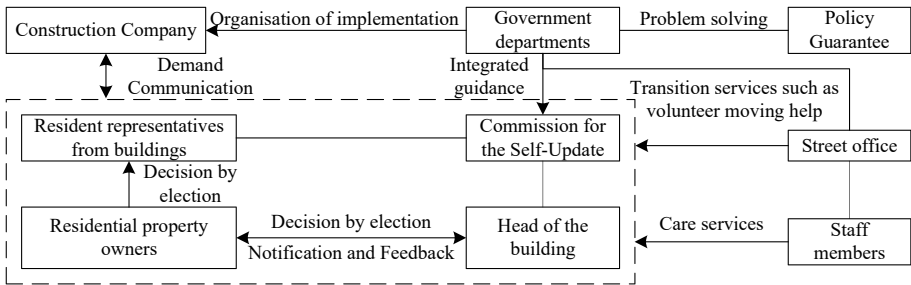


Fig. 2. Organisational model of Self-Update for Hangzhou Zhegong Xincun project.

Self-Update of Qeshqer Ancient City is orientated towards the core area of the ancient city and the 27 peripheral areas of the ancient city of a wide range of residential areas, involving 49,083 households, 5,072,100 square metres of old and dilapidated buildings for renovation, as well as the construction of ancillary infrastructure in the area, the construction of resettlement housing and other content. Self-Update, also under the leadership of the government, the project is worth noting that the government departments first through the two districts for the pilot, respectively, using ‘self-demolition and unified construction of the main structure’ and ‘unified demolition and unified construction of the building,’ the transformation method, through the pilot district's success, accumulated transformation experience, won the general residents Through the success of the pilot districts, we have accumulated working experience and won the trust of the residents, thus promoting the smooth implementation of the large-scale renewal and transformation work. Due to the large scope involved, government departments co-ordinated the organisation of construction units and design teams, reducing the cost of renewal by taking advantage of the scale of the project, and at the same time proposed corresponding policy mechanisms to guarantee the speed of approval for renewal and reconstruction in response to the demands of village residents. The organisational model of Self-Update for the Qeshqer Ancient City project is shown in Figure 3.

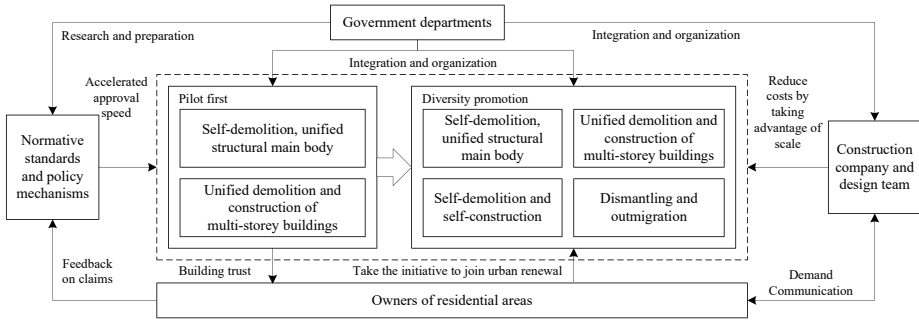


Fig. 3. Diagram of the organisational model of Self-Update for the Qeshqer Ancient City project.

In terms of economic balance, the greatest advantage of the Self-Update model is that it saves the cost of compensation for evictions and relocations due to the replacement of property rights and can mobilise residents to contribute to the project, thus reducing the pressure on the economic balance of the project. At the same time, Self-Update avoids the problems of inefficient use of assets and resources caused by land financing and large-scale demolition and construction in the real estate development model. Hangzhou Zhegong Xincun and Qeshqer Ancient City projects are mainly financed by government subsidies and owner's self-financing, and their Self-Update economic balance model can be summarised as shown in Figure 4.

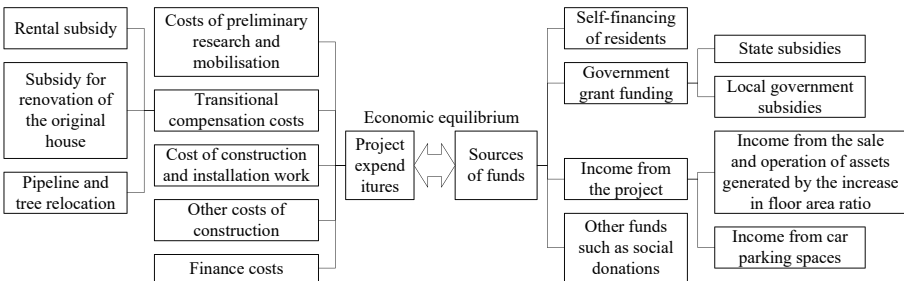


Fig. 4. Schematic diagram of the economic balance of the Self-Update project.

5 Results and Discussion: Success Factors of the Self-Update Model and its Application and Promotion

According to the above case study, it can be seen that under the self-update mode, the co-ordinating body of the project can be the Owners' Committee, a government department or a combination of the two, and the implementing body is a government platform company or a social enterprise commissioned by the co-ordinating body. The key matters that stand out are summarised below:

(1) It is difficult to unify the opinions of owners' self-update. The existence of more than 1,000 rented households, 32 mortgaged houses, and 2 seized houses in the Chengdu Central Garden Phase II project made it difficult to unify opinions, and the achievement of 99% of its consent rate was attributed to the unremitting mediation by volunteers of the Owners' Committee for six years, especially elderly volunteers who were off duty and at home, and who had a great deal of time and energy to devote to the project. The residents of the whole community of ZJG New Village are mostly retired faculty and staff or descendants of staff of Zhejiang University of Technology, which reduces the difficulty of coordination to a certain extent in terms of economic base and communication paths, etc. However, it has also taken 5 years of hard work to get more than 90% of the owners to sign the consent for this work.

(2) There are policy barriers to increasing the project's plot ratio. In addition to the owner's self-financing and government subsidies, there is an important source of funds is the project's own income, the project's own source of income depends on the floor area of the floor area increase, including the sale or operation of all kinds of nature of the floor area. For the owners, the increase in living area and asset appreciation brought about by the increase in plot ratio is one of the main motivations for their willingness to contribute. However, there are still policy restrictions on the increase of floor area ratio for self-update projects in China, which makes it difficult to realise.

(3) The government co-ordination mechanism of the self-update mode is crucial. In the field of self-renewal of residential areas, the implementation of the self-update model mainly relies on government co-ordination because of the limitations of the residents' own input in terms of time and energy, and the need for external forces such as developers to join in with additional project revenues as a counterbalance, and because of the risk of social stability arising from their profit-seeking nature. For example, in the case of No. 89 Junping Street in Chengdu, the government co-ordinated the project and successfully completed the renewal with a 50% contribution. A mature communication and coordination mechanism and benefit distribution mechanism is crucial to the implementation of self-update. Take the project of Block 05, No. 4 Hugu North Road, Nanjing, for example, as the first self-update project in Nanjing in which the property owner self-financed the demolition of the dangerous house and then rebuilt it in-situ, the successful rebuilding of the building was mainly due to the implementation of the 'Nanjing Urban Dangerous Houses Danger Elimination and Management Special Work Programme', which specifies that 'The cost of renovation of Class C dangerous houses shall be apportioned in accordance with the ratio of 2:2:6 between the city and district finance and the property owner'.

Based on the above study, combined with the current downturn in the real estate market, the difficulty in raising the profit and loss balance of projects in old residential areas, and the immaturity of the policy mechanism related to self-update, the application and promotion of the self-update model can be gradually explored in the following aspects.

(1) Actively explore pilot projects and accumulate practical experience. Pilot projects can be carried out in old residential areas with relatively simple property rights such as national public housing, staff quarters of state-owned enterprises, and school staff quarters, to explore the relevant economic balance and coordination and

communication modes, and to accumulate experience in problem solving and policy implementation.

(2) Establishing a mechanism for communication and coordination among property rights holders. Actively mobilise the power of retired and idle personnel in residential areas and owners' committees to improve the affinity and efficiency of communication; with the help of the government's credibility and relevant favourable policies, set up an electronic information platform to assist in the announcement of policies, solicitation of opinions, and multi-subject communication and voting, and strengthen the policy publicity and guidance of the process, so as to avoid the blind spot of information; respect the regional dependence of the residents, and protect the cultural integration of community life and the local culture, and reduce the cultural resistance of the elderly groups. cultural resistance.

(3) Improve the compensation mechanism for planning indicators. In order to improve the economic balance of the project, on the basis of meeting the rigid conditions such as regional planning limits, the project's own income from real estate sales or operation can be increased by increasing the floor area to attract the participation of social professional forces. At the same time, increasing the living area is more conducive to mobilising the enthusiasm of property owners.

(4) Make good use of existing financial and tax support policies. At present, China's cities in the field of urban renewal has a more complete financial support policies, including the old district to increase the special subsidies for lifts, urban renewal tax and government funds preferential, housing projects supporting infrastructure projects within the central budget investment, urban dilapidated housing renovation special subsidies and so on. In terms of residents' contribution, it is also possible to flexibly release the provident fund withdrawal policy to improve residents' ability to contribute.

(5) Innovative self-update resettlement methods. For residential self-update projects, based on the establishment of unified rules for value assessment and conversion, and based on the ability to realise project assets, it is still possible to provide a wide range of options such as original demolition and construction resettlement, purchase of stock housing resettlement, monetised resettlement, and in-situ long-term lease resettlement, in accordance with the demands of the property owner, so as to flexibly explore the mode of economic equilibrium.

6 Conclusion

This paper analyses the main difficulties and cardinal points of the self-update model of old residential areas through literature research, and takes this as an entry point to analyse and compare a number of typical cases using the case study method to further refine the key factors of the application of the self-update model, and puts forward the application and promotion suggestions based on the research, and arrives at the following conclusions.

(1) For self-update projects in old residential areas with many participants and complex project processes, based on sufficient literature research and interviews, the case study method can be used to better identify and sort out the difficulties in project

implementation, and to explore the key factors affecting communication coordination and economic balance, which is conducive to targeted analysis of solutions and the formulation of coping strategies.

(2) The key factors of self-update in old residential areas include communication coordination and economic balance. Communication coordination is affected by the complexity of project property rights, the diversity of owners' demands, communication methods, communication subjects, etc. The economic balance is mainly affected by the ability of residents to contribute to hospitals, the strength of government subsidies and policy support, and the ability of the project to generate revenue based on the increase in the plot ratio.

(3) The application and promotion of the self-update model can be carried out on a pilot basis from the projects with simple property rights structure, continuously accumulating practical experience, and comprehensively exploring the establishment of a communication and coordination mechanism for property rights subjects, the improvement of the compensation mechanism for planning indexes, the utilisation of the existing financial and tax support policies, and the innovation of the self-update resettlement methods.

The article provides a research idea based on the case study method for the old residential area self-update mode problem sorting and countermeasure research, and puts forward relevant suggestions in the specific application and promotion, which is expected to be able to provide a reference for the implementation of self-update work in the old residential area. At the same time, this study needs to be further deepened in terms of investment and financing, cultural protection and other aspects of the self-update projects in residential areas.

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