

Research on the Rent of College Graduates at the Present Stage

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Abstract. It is reported that in 2015 college graduates will reach 7490000. The number of graduates in each record number is not only the employment pressure, but also the housing problem. To solve the housing problem of the university graduates, not only in relation to the graduates of my life and career choice and development, but also affects the whole family of neural and even affect the social stability and the country's development. However, in the face of the high prices and the more fiery housing market, housing and employment has become the biggest problem for today's graduates. ccording to college graduates nationwide average of the survival of the status quo, analysis of causes of graduates of the housing problems, compare the feasibility of rental housing and, pointed out that housing is to solve the college graduates present housing problem the best way, and gives some policy recommendations.

Introduction

The number of college graduates in 2015 will refresh the high record. They have just been out of school and will face to the problem of looking for work and renting house. As a result of this year, some of the new policies are introduced and implemented.: the formal implementation of real estate registration, the central bank cut interest rates continuously, the government encourages graduates to start their own policies. The implementation of these new policies may have a greater impact on the background of the economic life that graduates are about to, and thus affect their lifestyles and quality of life. University graduates are the main force of social productions, their advanced consumption consciousness also is the potential motivation of stimulating consumption, stimulating domestic demand.

As the survival of the necessary, housing problem can not be compared with employment. To solve the problem of college graduates housing, that not only related to the graduates of their own life, career choice and development, but also affects the whole family of nerves, and even affect to the stability of the whole society and the development of the country.

The Rental Situation and the Impact of College Graduates

The Rental Situation of College Graduates. College graduates have without economic accumulation and material wealth increase, and the work of instability. In general, there are several aspects of the problem:small living area.lege graduates housing, especially in the first-tier cities the most obvious, are mainly characteristics of rental and small living area. Learning from the National Bureau of Statistics data, it is area of 32.9m²per capita housing in China's urban, but the incoming levels of college graduates are low, their average living area are less than half of the national per capita housing area, and most between 5 m² to 10m², which also makes the graduates housing satisfaction low.

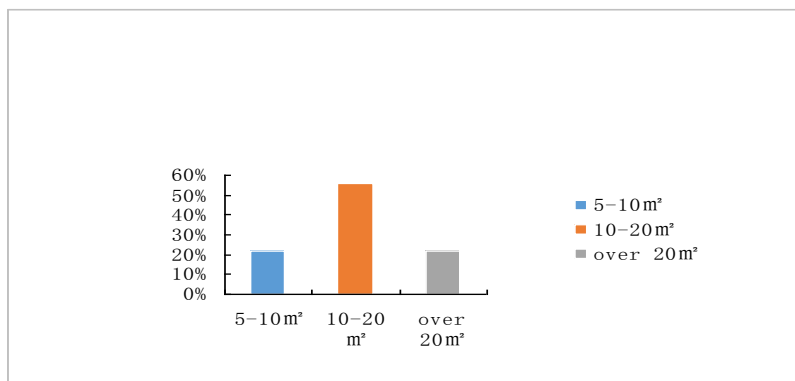


Figure 1. Housing area of college graduates

Large living expenses. The Engel coefficient of college graduates is not very high, but this does not mean that their quality of life is good. Because the Engel coefficient is only to consider the proportion of food expenditure in total expenditure, college graduates a large part of the income are used Paid the rent above. Bad living environment. he college graduates who have just joined the work are often weak in their economic base. In order to save money, they have to choose a small, poorly rented and poorly rented apartment. These bays have some common characteristics: the mixed population, the safety factor Lower, poor infrastructure, poor living conditions.

The Influence of College Graduates' Rent. At present, the college graduates with higher education have become the main force in all areas of our society. The problem of college graduates is no longer a small problem of this group, but a big problem related to the whole society. The problem of renting college graduates will affect many aspects of social life. The Difficulties of College Graduates' Employment. At present, by the high prices of housing prices, as a large part of the graduates looking for work, they will be able to solve the housing or housing subsidies as a unit of choice as one of the criteria. Hinder the development of urbanization process. At this stage, college graduates have becoming the main force of urban construction, attracting graduates of the process of employment has become an important driving force to promote the development of urbanization, high prices and rental prices to a large part of the graduates excluded from the city, Talent can not get, can not help, which will undoubtedly affect the development process of urbanization. Affect social stability. According to the Ministry of Human Resources and Social Security statistics, there will be 7.49 million graduates in 2015 into the community, taking into account the number of people who have not been employed over the years, up to more than 800 million graduates need employment. If this part of the graduates of the rental problem is not well resolved, for the whole society, will undoubtedly be a potential instability.

The Necessity of Solving the Problem of College Graduates' Rent.

The following will be for the purchase and rental of the feasibility of a comparative analysis.

Feasibility of buying a house.

Table 1 List of prices for major cities in China

| main city | Sample price (yuan / m ²) | Ring Change (%) |
|-----------|---------------------------------------|-----------------|
| Beijing | 32131 | 2.12 |
| Shanghai | 31670 | 1.13 |
| Shenzhen | 30615 | 0.08 |
| Sanya | 25064 | 0.60 |
| Xiamen | 18747 | 0.49 |
| Guangzhou | 18484 | 1.02 |
| Hangzhou | 18208 | 0.87 |
| Fuzhou | 15569 | 0.12 |
| Wenzhou | 14870 | 0.98 |
| Nanjing | 13877 | 0.12 |
| Tianjin | 12033 | -0.49 |
| Dalian | 11508 | 0.04 |
| Suzhou | 11503 | -0.03 |
| Shaoxing | 11218 | 0.16 |
| Zhuhai | 10495 | -0.04 |

The table is a survey of the prices of major cities in China in March 2015. From the China Business Times data in March 2015, it shows that the 100 cities nationwide average price of 10523 Yuan / m², and Beijing and other 10 major cities residential average price of 18938 Yuan / m². There are two ways of College graduates to buy a house: one is self-financing to buy a house, the other is loans to buy a house. One is based on the income level of graduates and savings and family economic level has a high demand, which at this stage of our country can not be regarded as a universal solution to the housing problem. For most college graduates who can not afford housing, renting is the main way to solve the housing problem.

Feasibility of Renting a House. For graduates, the choice of an ideal rental depends on these points, commute costs, nominal wage levels, urban housing prices and urban comfort. Commute costs (We assume that the work of the traffic limited to the bus and subway) naturally refers to the distance from the workplace distance to Beijing as an example (the reason to choose Beijing as an example, because the situation in Beijing is typical, with representatives), According to Xinhua survey, Beijing has half of the floating population living outside the rings, the average daily commute time reached 50 minutes, ranked first in the country. Closely related to commuter costs is the nominal wage level and the price of urban housing, if the wages are high enough to pay within the rings within four or five thousand of the rent, or workplace near the rent is low, that will not account for the monthly wage A large part of the people, they will not be forced to work nine to five every day in the bus and subway on the consumption of considerable energy. The fact is that college graduates are generally lower wages, however urban housing rents are even higher than wages, they can only choose a small living area, lots of remote, poor environment, and these bays have a common Point that is the safety factor not high, poor living conditions, dwelling, ant or city village phenomenon intensified. The data released from the National Bureau of Statistics shows that housing rental prices since its own record has been up for 45 months, February CPI rose 1.4%, which rose 2% year on year. The accumulation of a variety of factors, so that the current housing

market problems become prominent, not only the rise in rents, many cities is a room hard to find, which, there are traditional factors, there are new regulatory policies led to the imbalance between supply and demand reasons. Specific reasons for the analysis, we will in the following length to analyse.

Analysis of the Reasons for the Difficulty of College Graduates' Rent.

Small Supply of College Graduates. Real estate business is limited to profit, ignoring the demands of the graduates. As the main supplier of the housing market, the real estate business has become the main factor that affects the housing price. Although previous government introduced a series of measures to control high prices, but it does not work. Try to analyze the reasons, it is the following: Rapid economic development, enjoy the increase in consciousness. As a result of rapid economic development, people generally enjoy the sense of enjoyment, resulting in short housing time, thus increasing the market demand space. The process of urbanization boosts house prices. At present, China's urban level is only about 40%, but the average level of developed countries is more than 70%. There is a big gap from this level, which means that a large number of farmers will go into the city. And farmers who go into City need housing. So it naturally pulled up the housing needs. Inflation is expected to increase, driving prices rose. Because building materials prices rise, the cost increases. Due to soaring prices soared housing prices rise Land prices soared, urging high prices. The government policy idoes not take into account the situation of the graduates the coverage of policy is narrow, that does not include the college graduates into the system. The graduates of the housing has not been included in the housing security system. 3.1.2.2 Affordable housing construction areas are small, that are difficult to meet the demand. So college graduates can not enjoy the spill effect. There are 6.3 million graduates in 2010. The vast majority of university graduates face housing problems. But the government in 2010 to provide 4.78 million sets of affordable housing simply can not meet the housing needs of graduates. And the number of graduates graduated annually in the country showed a rising trend. Coupled with the government to provide affordable housing is basically the face of low - income groups, graduates simply can not share the direct effect of affordable housing and even spill effectiveness.

Too Large Speculation Caused by Short-Term Demand. Beginning in March 2015, "Real Estate Registration Provisional Regulations" formally implemented, professional analysis that, with the beginning of real estate registration, many people have higher expectations of falling house prices, so to suspend the purchase of houses or even wait and see, rent the crowd Also increased, the demand for rent will increase, rent prices naturally rose then. More people sell second - hand housing, and the market for rental housing will be reduced. So there is a unilateral increase in rent situation. Moreover. If the property tax levy, holding the cost of real estate will increase, the landlord in order to ensure profits, will increase the cost of the transfer to the tenants, the rent will also rise and rise.

Conclusion

College graduates are the main forces of social production, and ahead of the consumer awareness also let the crowd to stimulate consumption, stimulate domestic demand potential. At high prices at this stage, to solve the problem of housing graduates, not only related to graduates My life, career choice and development, but also affects the whole family of nerves, and even affect the stability of the whole society and the development of the country. To solve the problems encountered by graduates, it should be as Premier Li Keqiang said, to take effective measures to effectively ensure

that the level of employment of graduates is not reduced, there are improved, the implementation of various types of subsidies, so that graduates in the work Life is guaranteed.

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