

# Analysis of Aging Transformation Strategy of Old District in Shenyang

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**Abstract.** With the development of society, the number of elderly population in China is increasing year by year. According to the current level of economic development and aging characteristics in China, the home pension model is the current mainstream pension model in China. As an important carrier to meet the needs of the elderly, the degree of "aging" in old residential areas is directly related to the quality of life of most elderly people. As times change, many old village due to the construction age, long use fixed number of year, old related facilities, difficult to meet the needs of the elderly increasingly rich life, letter to repair, so the implementation of old village suitable aging transformation, is in order to ensure the elderly health and safety, the key to improve the quality of life, has the social value and research significance.

**Keywords:** home care; old residential area; suitable for aging transformation.

Aging society refers to the population structure model in which the elderly population reaches or exceeds a certain proportion of the total population. According to the relevant regulations of the United Nations, the population over 65 or above accounts for 7% of the total population, or the population over 60 or above reaches 10%, which is defined as an aging society. According to the forecast of relevant departments, by 2035, China's elderly population will reach 400 million, and Chinese society will enter a highly aging platform. The aging population is an important and urgent practical problem to be solved in front of our lives. By the end of December 2020, the registered population of Shenyang is 7.622 million. From the perspective of age structure, among the total registered population of Shenyang, the population of 60 and above is 2.008 million, accounting for 26.35% of the total population. The aging degree of Shenyang has been relatively serious. At present, most of the elderly in China have home care, and their daily life cannot be separated from the community where they live. The reasonable allocation of community public facilities directly affects the quality of activities and life of the elderly. This study is based on the background of the population aging, from the perspective of sustainable development, in view of Shenyang old community related public facilities widespread the problem of aging, with general design as the key point to solve the problem, for the old community public facilities upgrade develop optimization design measures for the elderly, respect and meet the actual needs of the elderly to the facilities, enhance the elderly life happiness index.

## 1. Analysis of the current situation of the old residential area reconstruction in Shenyang

The report to the 19th CPC National Congress called for a social governance pattern featuring joint contribution, joint governance, and shared benefits, and improved the social governance system featuring party committee leadership, government responsibility, social coordination, public participation, and rule of law. The old community is the embodiment of the grass-roots work of social governance, and the special group living in the old community is also an important part of social governance. The governance is related to the development level of the whole city. This also highlights the necessity and urgency of the governance of the old residential areas.

At present, in Shenyang, there are more than 4050 residential areas, including more than 2300 old residential areas, 1680 residential areas managed by property enterprises, and more than 700 old



residential areas. Since the reform and opening up to now, Shenyang city has carried out two large-scale renovation of old residential areas. One of them is the comprehensive renovation project of the old residential area from 2010 to 2012. It is planned to invest 1.5 billion yuan to complete the renovation of the old residential area in 3 years. A total of 1,502 old residential areas have been renovated, covering a construction area of 39.73 million square meters. Through the renovation, 780,000 households and a population of 165. [] 50,000 people have benefited. At that time, it was mainly to maintain the housing body and solve the problems of residential functions that affect residents' lives. The other is after the 18th National Congress of the Communist Party of China, from 2014 to 2016 to improve the living environment of the old residential area project, mainly to improve the hard environment of the community, improve the environmental quality of the community. A total of 1,483 old residential areas have been renovated, covering a construction area of 37.06 million square meters, benefiting 770,000 households with a population of about 1.6 million. The renovation content is 6 major items and 21 minor items, mainly including greening promotion, road maintenance, courtyard drainage, additional fitness, culture and entertainment facilities, etc.

In 2018, Shenyang city formulated a three-year pilot program for the renovation of old residential areas, implementing four key renovation contents: housing body, supporting facilities, community environment and service facilities; achieving 11 basic standards of smooth pipelines, smooth roads, easy lighting and beautiful greening. By the end of 2018, a total of 151 old residential areas had been renovated, exceeding 31 residential areas more than expected. The construction area of housing renovation was 3.81 million square meters, and the renovation results benefited 71,000 residents. In 2020, Shenyang city plans to complete the transformation of 63 old residential areas, and fully complete the work tasks of the three-year action plan for the reconstruction of the old residential areas.

In order to fully implement the party's 20th spirit and the provincial Party Committee and the Municipal Party Committee of the major deployment, at present, the "revitalization of new breakthroughs, I want to be a pioneer" special action is being launched with vigour and vitality. According to the requirements of the special action, Shenyang city plans to organize the transformation of 1122 old residential areas in 2023-2025, namely: 800 in 2023, 322 in 2024, and 2025 to transform the old residential areas in the city to look back, and then improve. At the same time, 300 kilometers of the old heating pipe network will be transformed. Through the implementation of renovation and upgrading action, improve community service facilities, create a livable living environment, eliminate housing heating safety risks, and constantly improve the people's happiness index.

## **2. Problems existing in the aging transformation of old communities in Shenyang**

The aging transformation of old residential areas is not a project completed after one construction by a single subject, but involves the coordination and negotiation of various parties. In advancing the old village suitable aging transformation in the process of disputes, deep problem is the interests of the imbalance between the subject and conflict, the specific disputes as: technical contradictions of aging product facilities and obstacles, residents and the community, the government trust and residents and property disputes, etc., it is because there are many contradictory factors and not to deal with in time, often become hinder the old village suitable aging transformation problem.

### **2.1. The reform mechanism is not sound**

At present, the evaluation benchmark and supervision mechanism of the old residential areas are not clear enough. The formulation of a policy is in line with the goal expected to be achieved, so the key to evaluate whether the policy is effective depends on whether the goal is achieved, that is, whether the audience of the policy is effectively benefited and satisfied. According to the preliminary survey, the satisfaction of the elderly residents with the current aging transformation of the community is at a low level. How to carry out effective supervision is a difficult problem under the current market environment of public service. The supervision of the aging transformation of old residential areas

should be supervised by the subjects of transformation and run through the whole process of transformation. In the transformation of old residential areas, due to the lack of supervision or not timely supervision, many problems can not be properly dealt with, greatly reducing the quality of the transformation. The housing and construction bureau and other leading departments did not incorporate supervision into the main procedures in the design and transformation planning, resulting in the difficulties of the unclear supervision mechanism; Shenyang old community lack of complete organizational structure, for the community affairs insufficient supervision, projected to the aging transformation, the community level supervision is almost completely missing; due to the above two reasons, the feedback and suggestions of the community residents in the predicament of "missing".

## **2.2. Community participation was not significant**

The community is not closely connected to its residents. The transformation needs of the elderly residents in the community and the embedding of external forces are the two core aspects of the aging transformation of the old community. What is the transformation demand and the embedded external forces, and what is the relationship between the two, has an important impact on the transformation plan and implementation path. The transformation needs and willingness of the residents are the basic consideration elements for the external forces to intervene in the transformation interval. At present, the aging transformation of the old community in Shenyang is in the state of top-down policy force, and the "passive" transformation of the community residents occurs from time to time. The publicity of the aging transformation for the residents is insufficient, and the in-depth publicity for the elderly residents is lacking. The elderly residents have a low understanding of the regulations of the community. The community connects macro policies and specific transformation, and the renovated old residential areas can exchange information through the community, so the community's understanding and communication of the reconstruction policy will directly affect the progress effect of the renovation. Since there is no building a platform for interaction, it is difficult to systematically express residents' needs and feedback, so it is difficult to be valued without formal response, which may lead to a crisis of distrust and conflicts.

## **2.3. The transformation for the elderly is not comprehensive**

Community facilities have a low aging degree. First of all, from the perspective of elderly safety and barrier-free travel, the infrastructure construction of the community does not match the aging needs of residents. It can be found that the input and use of the renovated infrastructure cannot meet the existing needs of the residents. The infrastructure of the elderly residents needs to be focused on barrier-free travel facilities, safety emergency facilities for the elderly, but the actual transformation of the community is still unable to provide both quality and quantity facilities, affecting the effective use of residents. Secondly, the old community lacks the follow-up regular maintenance of the renovated infrastructure. Due to the age of old community, the construction of related facilities must lag behind and lack the awareness of overhaul and maintenance of facilities. However, there is still a lack of regulations on facility maintenance and management after the implementation of the reconstruction project of old community, which may fall into the vicious circle of "renovation-damage-need to transform again", which not only wastes the resources and inconvenience, but also affects the lives of residents, making the renovation of facilities become "one-time" rather than sustainable. Finally, there is a problem of unreasonable use of the community infrastructure. For example, drying clothes on public seats and public handrails, parking vehicles in public open Spaces, the door of corridor units is being blocked at will and other unreasonable measures. Through visiting the old residential areas completed, it is found that there are some facilities that have been modified and improved and still regarded as damaged facilities and not used, and there are also problems of improper or unused use of new facilities, indicating the lack of publicity and guidance for the correct use of infrastructure.

## **2.4. Residents are not active to participate**

As the source power of aging transformation, the demand of home care needs to stimulate the source power and conduct real-time evaluation to judge the importance of residents' needs. The residents of the community' cognition of the importance of aging transformation is not clear and sufficient, which has become one of the great obstacles to the smooth progress of the transformation.

The actual needs of the residents have not been fully reflected in the renovation plan. The current promotion of the reconstruction of the old residential area, although the renovation plan has been discussed with the owner committee, but in the actual transformation process will inevitably occur in the transformation phenomenon in order to complete the transformation task. Residents have different perceptions and their own actual needs for the community reconstruction, but most of the elderly residents do not know what channels to express their needs through.

## **3. Shenyang old residential area suitable for the old transformation countermeasures and suggestions**

The problem of elderly discomfort in old residential areas in Shenyang is mainly manifested in unclear policy guidance, inadequate community organization work, insufficient social capital participation, and insufficient resident participation. The renovation of old residential areas to adapt to aging is a systematic project that requires the collaborative participation of multiple stakeholders to build an elderly friendly community environment with both hardware facilities and software services. Based on the problem of aging discomfort in the renovation of old residential areas in Shenyang, optimization and improvement can be made from the following perspectives.

### **3.1. Strengthen government functions, provide the old residential area suitable for aging transformation force**

The government should establish a communication mechanism to carry out exchanges and cooperation. The fundamental purpose of the aging transformation of the old community is to improve the living standard of the elderly in the community. The is where the urban government needs to set up a leading group to coordinate the renovation work, and the implementation of the specific renovation work needs the cooperation of all functional departments to take their own responsibilities. As the leading department implementing the renovation, the housing construction department is responsible for organizing, coordinating, formulating policies, supervising and assessing, standardizing and providing the standards for the aging renovation of the old residential area on time and quality; the civil administration department is responsible for community management and the elderly service; the aging renovation can be carried out both inside and outside the residential area; the finance, municipal administration, public security and fire protection departments shall perform their respective duties and form an effective and cooperative construction and management mechanism. Before the implementation of the transformation, we should clarify the multiple subjects involved in the transformation, and establish the cooperation and incentive mechanism, so that the multiple subjects can cooperate equally and efficiently. On the one hand, it is necessary to clarify the rights and responsibilities of each unit and conduct professional division; it is also necessary to reduce the multiple management and behavior conflicts between different subjects due to unclear rights and responsibilities, which affect the transformation process. To set up a reasonable organization, the scientific formulation of the transformation plan to achieve the maximum income.

### **3.2. Highlight the community guidance, to ensure that the old residential areas suitable for aging transformation power**

The community should strengthen the guidance and enhance the cognition of the significance of the aging transformation. From the current perspective, the aging transformation can improve the environment and service of the old community; in the long term, the aging transformation improves the development potential and governance ability of the old community, which is not only conducive

to the home care of the elderly residents, but also has a positive effect on the life of the community. Each transformation subject has a clear value cognition when participating in the transformation, which will strengthen the expectation of the transformation effect, and then promote the consultation and cooperation between the various subjects. Having a proper and in-depth understanding of the appropriate aging transformation has a positive impact on the effect of the aging transformation. In order to further promote the aging transformation of the old residential areas, it is necessary to strengthen the publicity of the aging transformation of the old residential areas.

### **3.3. Promote the participation of residents and stimulate the vitality of the old residential areas**

Elderly residents are not only the beneficiaries of the aging transformation of old communities, but also the active participants. The fundamental purpose of encouraging elderly residents to actively participate in the transformation is that the elderly residents can fully express their needs, take the most direct resident data as the benchmark, plan and continuously improve the transformation plan, so it is necessary to expand the channels for elderly residents to participate in the whole process of transformation.

Consider the needs of the elderly residents, conduct questionnaire survey, dialogue interview and concentrated discussion to understand the needs of the residents, formulate scientific and effective renovation plan; respect the wishes of the residents, publicize the proposed plan and discuss the parts of the residents again; organize experts to review the renovation plan after there is no objection. In the specific process of implementing the transformation, hold the project coordination meeting, report the preliminary preparation and design; hold the audit promotion meeting of the transformation project, actively understand the feedback and evaluation of the elderly residents, supervise the whole process of transformation, list the transformation progress in the form of problem list, and implement the rectification immediately with the table.

## **4. Conclusion**

To sum up, under the background of the deepening degree of population aging and the home care of most elderly people, the aging transformation is combined with the transformation of old residential areas. The aging transformation is not only the means of transformation but also the goal of transformation, and multi-subject coordination and participation are needed as the guarantee to promote the optimization of the transformation effect of old residential areas. The transformation of old residential areas can provide transformation ideas for the transformation of all ages, which is conducive to promoting the development of the convenience and benefit of the people.

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