

A Study on Supporting System for the Elderly at Home of the Community Level in Beijing

- Through the Comparative Study of Three Cases

(北京市における社区高齢者支援システムに関する研究)
- 三つの事例調査とその比較分析を通じて

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許 方

Abstract

Chapter 1 Introduction

1.1 Research Background, Purpose and Method

1.1.1 Research Background

China stepped into an ageing society in 2000. In 2005, the ageing population reached 2.243 million in Beijing, and the increase of ageing is accelerating in near future. However, the Chinese traditional family cares for the elderly are weakening owing to Family Control policy since late 1970s and separated living. Moreover, the institutions can only provide 1.3 beds every 100 elderly people. In addition, accompanying the social class differentiation and multiform lifestyles, diverse needs of elderly care are aroused up.

With regard to the system of housing and community in China, firstly, urban housing system changed from welfare housing system to be provided by market in late 1990s. At the same time, the welfare services provided together with public housing during the planned economy period also changed to be provided socialization. Secondly, with economy and social reform Work-unit system dominating the organization of society in urban transfer to parallel with Subdistrict Office-Resident Committee system after 1990s. Thirdly, community (in Chinese 社区, Shequ) becomes the most basic unit of society and urban in China. Community system becomes one of the most important organization systems in urban areas.

Owing to enormous elderly population and one-child policy, the support for the elderly becomes an urgent problem. With the establishment of community system, the support for the elderly of the community level has become a newly subject since the new century.

1.1.2 Research Purpose and Viewpoint

This study focuses on the supporting system for the elderly at home (SSEH) of the community level in Beijing, the ageing society. The purpose firstly aims at understanding the current situation of SSEH. Secondly, this study tries to clarify the process, management, structure and feature of SSEH in order to find out feasible strategy for effective support in the future.

At first, although there are quite a few reports on cases of SSEH they almost limit to the introduction of single case. Along with SSEH of the community level develops in more and more communities lately, it is essential of systemic research on this subject to grasp the actual condition and general feature in order to suggest the direction in the future. Therefore, this study is a very realistic and pressing subject. The second, SSEH is one of the important parts of community development. In the situation of ageing society, this study is one of important approaches of research on community development or community planning.

Since the community is the basic unit of the society as well as the basic unit of the urban, this study is conducted from two viewpoints. The first one is that community is regarded as an organization with history

context and relation outside. This is the orientation of community research in this study from the view of sociology. At first, this study emphasizes on the structure of the community itself. Second, the relationships between the community and its surrounding, especially the relation to upper organization, are also paid great attention to find the relation of community and society.

The second viewpoint is the orientation of community research in this study from the view of urban planning. The community will be studied from both environmental side and social side to investigate the community as a whole. In a word, regarded as one of the parts of community development, the SSEH of the community level will be investigated from both social and environmental side in this study.

1.1.3 Research Methods

(1) Case Study

Since this study emphasizes the SSEH of the community level is one of parts of community development as a whole, the method of case study is conducted firstly. Case study is one of the best approaches to grasp the panorama and the feature of thing. Based on the preliminary investigation, three cases are chosen as investigation objects on two principles: 1) the case must be one of main community types: work-unit community, traditional community, and commercial community. 2) The case must be the model of SSEH.

(2) Comparative Study

Comparative study, as a kind of qualitative research method, pays attention to the whole feature of thing from the view of the all and the one. And this method is always carries out on the base of understanding of research object. By means of comparison, the feature of the object could presents more evidently and it could be easier to grasp the more essential feature. In addition, the comparison of similarity and difference could reveal general feature of the same type and tendency in the future.

1.1.4 Research Structure

This study includes three parts: Part one, Chapter 1 is a general introduction of this research, including the background, the purposes and methods of this study, literature review, and the position of this research. Part two, Chapter 2, 3 and 4 are three case studies. The purpose aims at grasp the actual condition of SSEH. Part three, Chapter 5 is a comparative study of the three cases, so that the similar and different features could be drawn out. Chapter 6 is the conclusion for this research.

1.2 Literature Review and the Position of this Study

By means of case study of community investigation, Fei Xiaotong, who is the head of anthropologist and socialist, creates Chinese community research system beginning 1930s. In the early period, suburb communities are looked as the main object for field work. Afterward, the research scope was extended from single community to more wide area around the community in order to survey the relationship between the community and upward town level. The concept is to understand whole society that is difficult to be observed through observing the concrete community. The specialty of sociology in China was repealed for nearly 30 years from early 1950s to late 1970s. Chinese community research emphasizes on field work and provides this study contribute of methodology.

As regard to studies on ageing, gerontology, also called ageing sciences, has already become a dependent subject focusing on individual ageing and population ageing. There have been accumulated a rich harvest from the demography of ageing, sociology of ageing, economics of ageing. These ageing sciences are new subjects to demand interdisciplinary research. The outcomes of the studies on family care mode, elderly policy, life condition and support for elderly are provide this study theoretical support.

Position of this Research

However, studies on community in the field of urban planning are partial to the planning and design of urban spaces. They concentrate on newly housing design and landscape design. But community planning includes both community social planning and community environment planning. It is essential to study on not only the housing and space in the side of hardware but also the social relationships in the side of the software simultaneously. Totally, studies on community are not paid enough attention in urban planning.

This study takes regards SSEH of the community level as an important part of the entire community development in the background of the ageing society. And the community is studied both in the environmental side and in the social side.

1.3 Research Objects

According to the principle of the research objectives above, this study chooses three communities for case study. They belong to the main types of urban communities in Beijing and China. Moreover, in the three cases, positive and effective supporting system for the elderly are carried out. They are all models in the district or in Beijing.

Q-community is a Work-unit community in inner city. The concept of *No-wall Elderly People's Home* (in Chinese, 无围墙敬老院) is put up by the community organization in order to develop an supporting system open to community. The SSEH in this community is concluded as community leading pattern.

N-Subdistrict is a traditional residential area and is the biggest and well-known Muslim minority habitat in inner city. It is with long history and consists of ten communities of different types, such as Hutong residential area, Work-unit block, newly built commercial residence. In this area, the support from the subdistrict is powerful owing to the minority habitat. The SSEH in this area is developed main by the sector of subdistrict office, which is concluded in this study as government leading pattern.

D-community is a newly built commercial housing development, located in the suburb area, which is about 25 km from the center of Beijing and 5 km from S-Subdistrict. It is built up by real estate developer in 2003. The houses are sold mainly to retirees. The supporting services almost provided by the developer and it's affiliated service companies for all residents. Specially, they develop various effective services for the elderly. Then, the SSEH in this case is called as market leading pattern.

Since the three SSEHs stand for different types in the leading patterns, comparative research would be useful for further explorations.

1.4 Concepts

(1) *Community*: the concept of *community* (in Chinese 社区, *Shequ*) in this study has two meanings: one is the basic unit of residential area in urban district in Beijing, China, the other is the whole of various community resident organizations of which the resident committee is the head. The community system has formed since about the new century on the basis of former neighborhood organization. Though the so called community reform, new community with average 1000-3000 households scale are set up on the two principles: 1) adjacency of location for former smaller neighborhoods; 2) identity of common lives.

As a result, there are 2554 communities in urban areas in Beijing. In each community, a resident committee is set up by the direction of subdistrict office, which is the basic administrative organ. The resident committee is self-governance community organization. But it always is regarded as a semi-administrative organization owing to the close relationship between it and the subdistrict office.

(2) *Supporting system for the elderly at home (SSEH)*: in this study, this concept is mainly used as the integrated measures in order to help the elderly live at home more independently and more comfortably, which are conducted by the various supporters except for the families. The concept of SSEH here comprises both social and environmental supporting for the elderly.

Chapter 2 Community Leading Pattern: Q-SSEH

The case study on Q-community firstly gives a historical review of the evolution of No-wall Elderly People's Home (NwEPH), which is the supporting system for the elderly at home in Q-community (Q-SSEH). Then the actors of Q-SSEH and their collaboration, the features and outcomes of Q-SSEH are analyzed to summarize the pattern of community-leading supporting system for the elderly at home. The study is based on three times of investigations conducted by the authors in March 2006, September 2006 and January 2007. Investigations include field investigation, interview, and literatures and reports review. The persons being interviewed include the directors and some staff of all the organizations related to SSEH inside the community. Conclusions are as following: 1) Q-SSEH is a typical community-leading supporting system for the elderly at home; 2) The relationships of the three actors are collaborative and multi-winning; 3) NwEPH is the core manager in Q-SSEH; 4) Q-SSEH's main function is to provide a platform to connect all the actors in Q-community together to help the elderly.

Chapter 3 Government Leading Pattern: N-SSEH

N-Subdistrict is the biggest Muslim minority habitat in Beijing located at the downtown area. It is regarded as important by local government and is sufficiently supported on policy and finance. Accompanying to the rapid ageing in recent years it is trying quite much to explore the Supporting System for the Elderly at Home (SSEH). The investigation methods and time are as same as that of the case 1. The interview objects include the director and staff of Civil Affairs Sector in N-Subdistrict Office and the director of community service center at sub district level. And all community resident committees and other related enterprises inside the area are all interviewed. The conclusions are as follows: 1) The N-SSEH is formed under the leading of local government and operated efficiently by the existing community organization system; 2) A special community service framework for the elderly is founded based on an effective systematic organization and work mechanism; 3) Because of the limitation of elderly service resources provided by government, cooperation

with various service providers is needed.

Chapter 4 Market Leading Pattern: D-SSEH

The case 3 studied on the development of a retirement community, named D community, which is currently the biggest built commercial housing development planned for the elderly in China. The purpose of the study aims at analyzing the development and characteristics of supporting system for the elderly in a commercial housing community. Field investigation, interviews and questionnaire form distribution were carried out. The conclusions are as follows: 1) The support suppliers are multiform in which the developer and its subordinate service companies play the leading role, 2) More comprehensive services are required, although most of elderly residents are satisfied with houses, facilities and environment, 3) Collaboration among different suppliers should be strengthened in order to integrate support resources.

Chapter 5 Comparison: SSEH of the Community Level

Though comparative study, the conclusions are as follows: 1) The SSEH in the three cases all provide supports for the elderly with both improvement of facilities or environment and effective services. There are advantages and disadvantages of their function. The community leading pattern knows well the conditions of community and residents, and could respond urgent needs of the elderly. But it always limits in contents and standards owing to lack of finance. Government leading pattern can advance program effectively until every neighborhood by top-down instruction. But it can not provide services directly and must depend on the other likely providers. Market leading support system could supply higher standard houses, facilities and services to meet the needs of the households above medium-high income. But quit a few old people are dissatisfied with lack of free facilities and services. 2) The three cases present similar feature in the process of their formation. They are all initiated by a leading factor, and are developed appropriate strategy to fit for the community according to investigation. They put forward the concept of their own as guidance. The most essential feature of the three cases is that their SSEH are all set up on the stable basis of conditions of the community and the elderly. 3) The three cases have gradually developed the network structure in management, in which multiform actors cooperate with each other. Community leading pattern seeks various supports from government, NPO, former property work-unit and the like. Government leading pattern insists on cooperating with community organizations from the beginning of the plan to advancement of program and management of support framework. And it also sets up feedback channel between the administrative sector and the elderly in communities. Market leading pattern applies itself to cultivate elderly groups and community activities so as to promote active intercommunion of the residents.

Chapter 6 Conclusions

(1) Toward the diversiform requirements of the elderly and difference conditions of the communities, the different SSEH patterns could perform their own functions effectually.

(2) Secondly, the functions of the three patterns conduct their supporting in different way and it is essential of them should be combined together to deal with more complicated ageing problems.

(3) Thirdly, According to the outcomes of case studies the effect and importance of the community is well

recognized in every pattern of SSEH. Community resident organizations directly contacts with the elderly and the community so that it could effectively communicate the supporter and the elderly.

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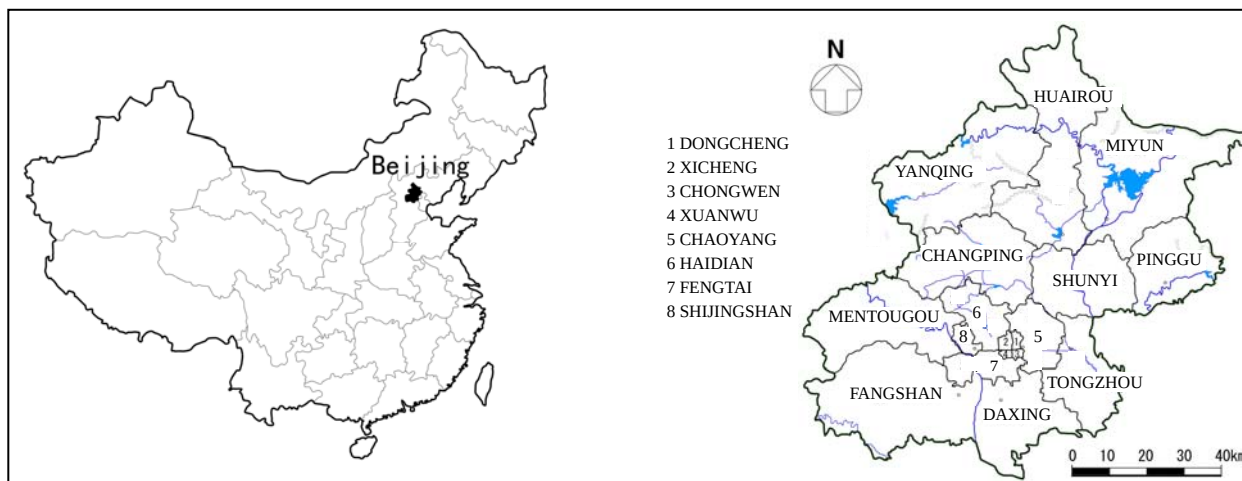


Fig. 1-1 the Location of Beijing, China and its districts

1.1 Research Background, Purpose and Method

1.1.1 Research Background

(1) Increase of Ageing and Multiformal Needs of the Elderly

① the Change of Population Structure

The proportion of people aged 60 and above in China¹ accounted for 10.45% of the entire population and that of 65 and above accounted for 7.09% according to the statistic outcomes of the Fifth Population Census in 2000, which means that China has entered its ageing era by the end of October, 2000² (Fig. 1-2). Beijing became an ageing city since 1990. At the end of 2005, the population of inhabitants aged 60 and above is 2.243 million, accounting for 14.6% of the whole inhabitants in Beijing (Fig. 1-3 and Fig. 1-4). (BCA. *et al.* 2006, p.1).

In addition, the increase of ageing is accelerating in near future. The people born in the first baby boom (1954-1958) after the foundation of the People's Republic of China will step into their sixties in the coming 10 years. And it is estimated that by 2020 the ageing population will be 3.5 million, which will be 18.5% of the total population of Beijing (BPA, *et al.* ed. 2006).

② the Elderly and Family Structure

However, the Chinese traditional family cares for the elderly are weakening owing to Family Control policy since late 1970s and separated living, compared to the rapid increase of ageing population. Urban household size turns smaller in China and in Beijing (Table 1-1). The empty nest families (elderly single or elderly couple) account for 504,000 households in 2005, which cover one third of the total elderly families (BCA. *et al.* 2006, p.1) (Table 1-2).

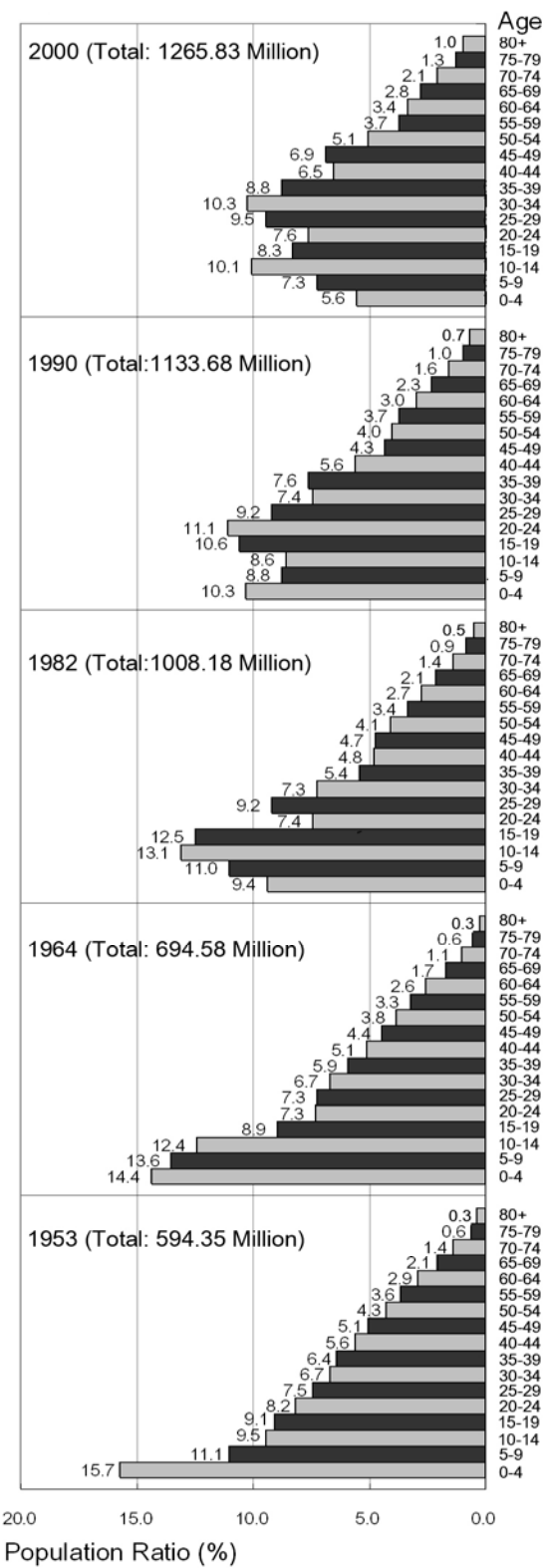


Fig. 1-2 Ageing Condition of China

Source: Department of China Population Year Book, ed. (1985); PCOuSC, *et al.* ed. (1993); Cai, *et al.* ed. (2003); DPSSTS-NBSC, ed. (2001, 2004)

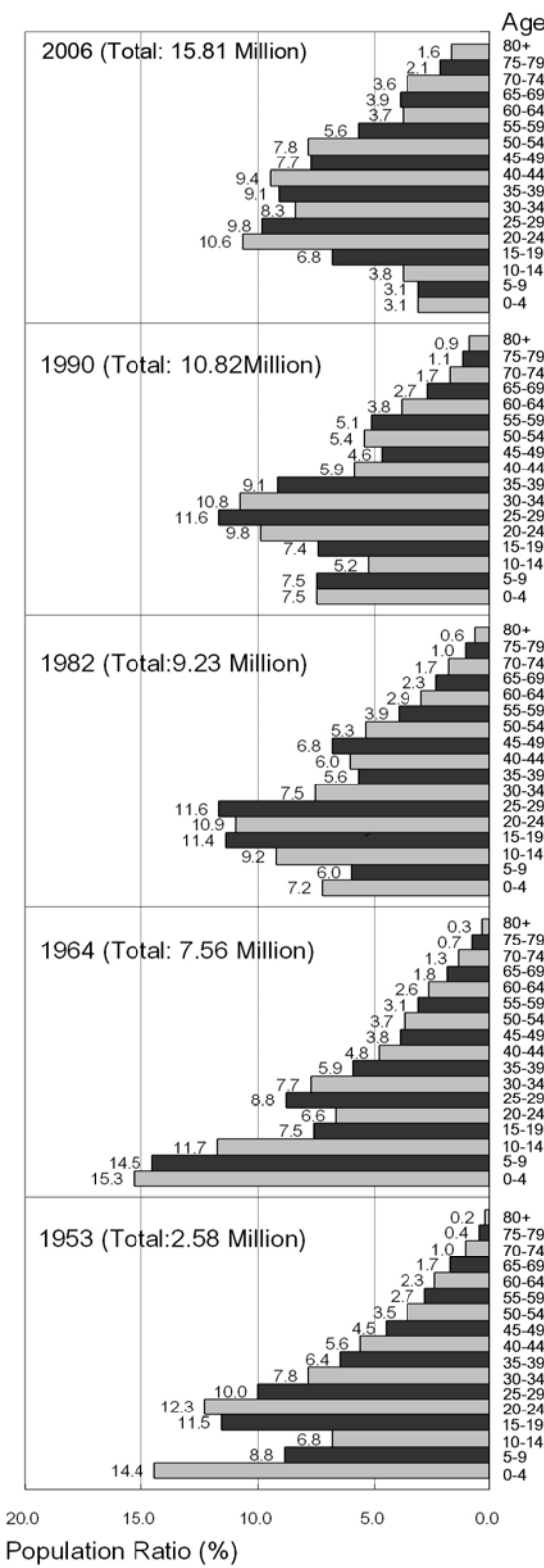


Fig. 1-3 Ageing Condition of Beijing

Source: BMBS, *et al.* ed. (1999); BMBS, *et al.* ed. (2007)

③ the Elderly and Services

Moreover, the institutions providing services for seniors, such as social welfare institutions for the aged, elderly people's homes, senior citizens' lodging houses, and nursing homes for the aged are too few to match the fast increase of ageing. Now in Beijing there are 313 various institutions for the aged³ with a total of 30,267 beds, for which there are only 1.3 beds every 100 elderly people (BCA. *et al.* 2006, p.3).

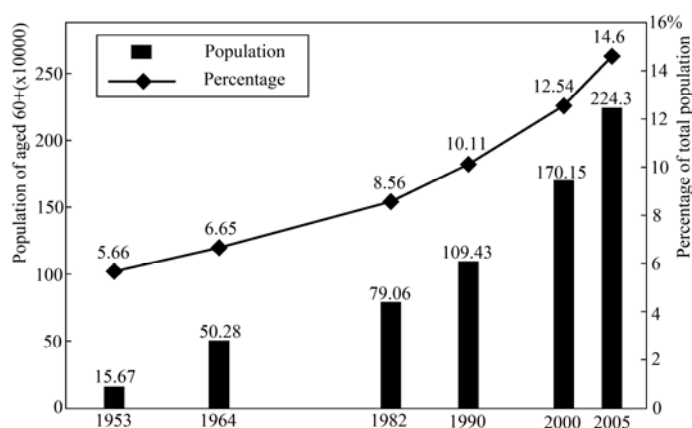


Fig. 1-4 Increasing of Ageing in Beijing (60+)

(Source: The data of years of 1953, 1964, 1982, 1990, 2000 are from census; the data of 2005 are from BCA. *et al.* 2006. p.1; p.3.)

Although there are serious needs for care, the elderly rather stay home than go to institutions. According to an investigation made by Beijing city in 2005, 12.6% of the elderly choose willing go to institutions, including those who take it in the cases of not disturbing their family members; half of them express that they would not go to institutions unless they could not self-care any more (BCA. *et al.* 2006, p.3).

In recent years, the community services are paid more and more attention to support the elderly in several sides such as medical

services, care, and housework and so on. The one of the purposes of advancing community services is to complement the insufficiency of family care for the elderly and institutions. But in fact, the ratio of usage of them is far fewer than that of they are required (Table 1-3).

④ Multiform Needs of Living

At the aspect of old-age security, although the elderly in urban areas are universally paid old-age pension, there are large gap from hundreds yuan to five or six thousand yuan among the senior citizens according to the former occupation.

Meanwhile, accompanying the social class differentiation and multiform lifestyles, diverse needs of elderly care are also aroused up. Some basic information of households in terms of classification of

Table 1-1 Average Household Size in China and Beijing

time	source	Average persons per household in China (Person)	average persons per household in Beijing (Person)
1931	the survey by Prof. J.L. Buck	5. 21	
1930 — 1940	the survey of birth history by academy of social sciences	5. 58	
1953	the 1st census	4. 30	
1964	the 2nd census	4. 29	
1973	statistics of registered residence	4. 78	
1982	the 3rd census	4. 43	3.7
1990	the 4th census	3. 96	3.2
2000	the 5th census	3. 44	2.9
2005	1% sample population survey	3. 13 (2.97 in urban , 3.27 in country area)	2.58 *
* data of 2006 from Beijing Municipal Public Security Bureau (BMBS, <i>et al.</i> ed. 2007. pp. 68-71)			

Table 1-2 Nest Family is Increasing in Beijing

	Ageing Families (60+) (10,000 Households / %*)	Nest Families (10,000 Households / %*)	Nest Families With Two Persons (%**)
2000	117.2 / 28.6	31.5 / 26.8	-
2005	151.2 / 28.8	50.4 / 33.3	37.1

Note: * The ratio of Ageing Families to the Families of Beijing city; ** Nest Families with two persons to the Nest Families. Source: BCA. *et al.* 2006. p.2.

Table 1-3 Investigation of Community Elderly Care Service Using and Needing Condition in Beijing (%)

		Community Medical Service	Nursery for the Elderly	Homemaking Service	Nursing and Sanitarian Service	Emergency Calling
Using Condition	Use Frequently	33.3	3.7	13.1	6.6	3.8
	Use Occasionally	37.2	4.1	12.8	18.4	14.2
	Do not Use	29.5	92.2	74.1	75	82
	Total	100	100	100	100	100
Needing Condition	Need Now	86.7	51.7	50.8	55.2	60.9
	Need in Future	6.2	21.5	19.3	17.2	17.7
	Do not Need	7.1	26.8	29.9	27.6	21.5
	Total	100	100	100	100	100

Investigation shows that, in Beijing, 1) 6.2% of the elderly could not self-care *; 11.9% of the elderly need daily care **. 2) There exist high needing of multifold community services, for example, 92.9% of them need community medical service; 78.6% of them need emergency calling service; over 70% of them need nursery, homemaking or nursing and sanitarian services. 3) On the contrary, in present, the elderly do not use these services very frequently, which show that community services cannot fulfill needs of the elderly in current.

Source: BCA. *et al.* 2006. p.4-5. *According to NBSC, 2000; ** According to Investigation of the Condition of the Elderly in Beijing City and Rural Area, 2006.

income level in Beijing is shown in table 1-4 (Table 1-4).

On the other hand, the daily lives of the whole elderly are regular comparatively and the leisure plays an important role of their lives. According to investigations on the schedule of the elderly in urban areas in Beijing, it takes the elderly about three hours in house keeping, about one hour in shopping and about seven hours in recreation, except for basic life activities such as sleeping, dining, private affairs (Sun, Y.). The needs of recreation for the elderly are as important as that of care.

Table 1-4 Basic Statistics of 2000 Sampled Urban Households by Income Level(2006) (yuan/person)

Item	Total	Low Income	Mediu m-low Income	Mediu m Income	Mediu m-high Income	High Income
Households Surveyed (household)	2000	400	400	400	400	400
Average persons per Household (person)	2.9	3.2	3.0	2.9	2.8	2.6
Retirees (person)	1247.2	212.5	243.7	285.0	260.0	246.0
Annual Discretionary Income per Capita	19978	9798	14439	18369	23095	36616
Annual Living Expenditure per Capita	14825	8911	12436	14080	16452	23520

Source: Beijing Municipal Bureau Statistics, et al. ed. (2007) Beijing Statistics Yearbook 2007. Beijing: China Social Sciences Press. pp.68-71

⑤ to Sum up

China stepped into an ageing society in 2000. In 2005, the ageing population reached 2.243 million in Beijing, and the increase of ageing is accelerating in near future. However, the Chinese traditional family cares for the elderly are weakening owing to Family Control policy since late 1970s and separated living. Moreover, the institutions can only provide 1.3 beds every 100 elderly people. In addition, accompanying the social class differentiation and multiform lifestyles, diverse needs of elderly care are aroused up.

(2) Transformation of Community

① the Reformation of Housing System

During the planned economy period (1949~1990s), welfare housing system was implemented in urban areas, by which the employees were provided public houses with low rent fee by Work-unit (In Chinese, 单位, Danwei, a company or institute where a person works). At the same time, Work-unit took charge of the building management and maintenance (Hua and Li, 2006). Accordingly, work-unit offers all welfares and abundant services to its residents, from baby-care, daily shopping, medical care, to elderly services, etc.

However, according to the housing system reform began in 1990s, the welfare housing system was abolished in 1998. Urban housing changed to be provided by market. Therefore, the construction of commercial housing increased rapidly after 1998. The percentage of commercial community accounted for 18% in east China region in 2002 where Beijing is located 2). Moreover the percentage of commercial housing comes up to over 70% of total built housing in urban areas in 2006 and 2007 (Fig. 1-5).

The former rented public houses are mostly sold to employees and became private houses, which are called Policy-reform Houses (in Chinese, 房改房, Lv. *et al.* 2003, p.256). For example in Beijing, the percentage of households owning private reform houses is 63.2% and that of commercial houses is 17.4% (2007) (Fig. 1-6). As a result, the policy reform of housing brought two main affects to most the elderly, owing a house and losing the support services from

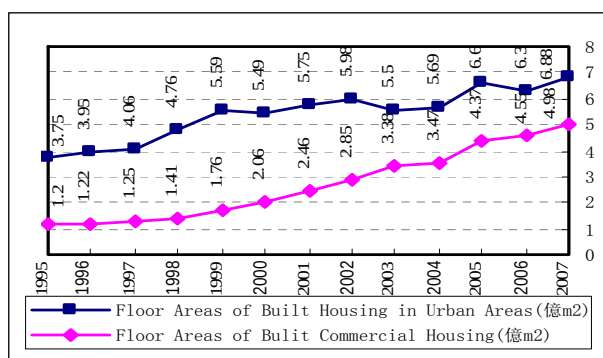


Fig.1-5 Quantity of Built Commercial Housing (1995-2007)

Source: China Bureau of Statistics, ed. (2008)

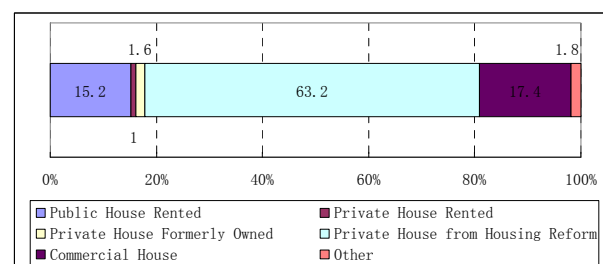


Fig.1-6 Percentage of Building Property Right (2007) (%) Source: Beijing Statistical Yearbook 2008

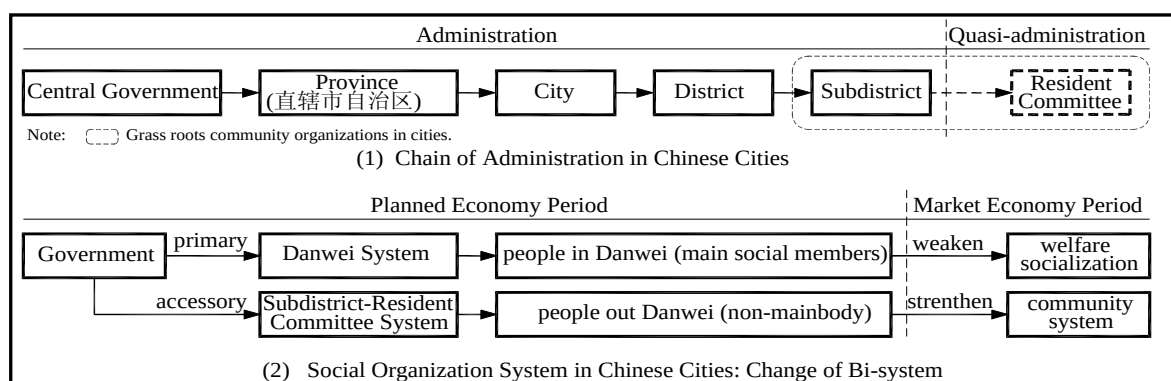


Fig. 1-7 China City Administrative Chain and Social Organization System
(Source: Drawing by the author according to Lei, 2001, p.27)

work-unit.

②the Change of Urban Management System

During the planned economy period, Chinese cities were organized and managed dominantly by Work-unit system, while Subdistrict Office-Resident Committee (SdO-RC) system act as an assistant status. Accompanying with the China social reform in recent years, the city management system are in transition.

Figure 1-7 (Fig. 1-7) shows the series of administration system in Chinese cities. At the basic level, there are Subdistrict Office (SdO, in Chinese, 街道办事处) and Resident Committee (RC, in Chinese, 居民委员会, Residents autonomous organization). According to the two regulations *City Subdistrict Office Organization Regulations* and *City Resident Committee Organization Regulations* agreed by the National People's Congress (NPC) in December, 1954, the two-level organization of SdO and RC was set up in the whole nation by the end of 1956. Their main targets are to control those persons who do not belong to any Work-unit and live in local community, without setting up another level of government organ (Lei, 2001, p.2-4).

Subdistrict is legally the lowest level government office distributed in each divided urban area, which conducts urban social management together with Resident Committee. According to the law about RC, a RC is a nongovernmental organization that is self-managed, self-educated and self-served by residents. One of RC's functions is to implement the order given by superior SdO and the other functions are to organize and serve residents (Lei, 2001, p.55). RC has close relationship with community residence and provide a lot of services since its establishing, such as setting up kindergartens, small restaurants, small handwork factories to help residents obtain employment and providing elder care services. Since 1990s, accompanying to the ageing, some RC pays more attention to elder care, such as organizing volunteers to help elders in home, setting up elder restaurants and

nursing homes, etc.

Since the Chinese political reform, SdO takes increasingly more functions and became more important in urban construction and management. In mainland China, the concept of *Community Construction* (in Chinese, 社区建设) was formally used in May, 1991 by Ministry of Civil Affairs (MCA, 民政部) for the first time. Learning from the practices and concept of west world, this step is mean to build up a powerful community base to cooperate with the social reform in cities. However, the former SdO-RC System is so weak in organization, personnel, and is lack of financial support that it cannot give enough support for the complex roles of new community. Therefore, the government urged MCA to enhance the construction of community by exerting the functions of SdO-RC System in 1998. The intention of government is to build up a powerful community that can give support and guarantee for the Enterprise System Reform, dissolve social pressure, and ensure social stability (Lei, 2001, p.217-218).

③the Reformation of Community System

Community, as the most basic city organization, has been paid more attention with the reform of city management system nowadays. Community (in Chinese 社区, Shequ) has been in common use and community construction and development have turned into part of daily work increasingly from the sides of politics, management, culture to service and business. Under such situations, community reform has been finished in 2003 and as a result, 2554 communities with the scale of 1000 to 3000 households were rearranged in Beijing. A resident committee (RC, in Chinese 居委会) is set up in every community. Then many public services have been undertaken at community level, among which the elderly service is one of the most important.

Along with the economical and political system reform, the social structure changed. Firstly, social personnel have more fluidity. The number of laid-off workers (下岗职工), retirees(离退休人员), and migrant workers in cities (进城农民工) increase faster, which made the work objects of community increased. Secondly, government function is in transforming into society and community, which result in more social affairs be transformed to community. For example, health insurance and pension insurance are divorced from work-unit and become community issues. Therefore, the community functions are enhanced, which means the social organization mode and social management mode are switched. SdO and community RC turn to be charged with more functions, to be more powerful and more independent from the government. Moreover, they take on community service, community-aided employment, community security, etc. (Lei, 2001, p.222-224)

④Multiform Community

In Chinese urban areas, there are mainly seven types of communities in China cities, which are 1) Hutong (胡同) type, 2) Work-unit, 3) commercial residence, 4) immigration, 5) High-class residential, 6) Jizhen (集镇, market town in countryside), and 7) newly urbanized community. Most of them are Work-unit Communities, counting for 40.1 % of the total; Old type, 26.2 %; commercial residential, 18.7 %. (Fig. 1-8)(Data of east China. Zheng, *et al.* 2003).

In Beijing, Work-unit Communities (WuC) are in high proportion because there are so many central government organs. But after 1990s, the former welfare houses were sold to the residents and became private; some Work-unit communities did not provide maintenance and services to residences any longer (Lv, *et al.* 2003). WuC turned into a kind of social

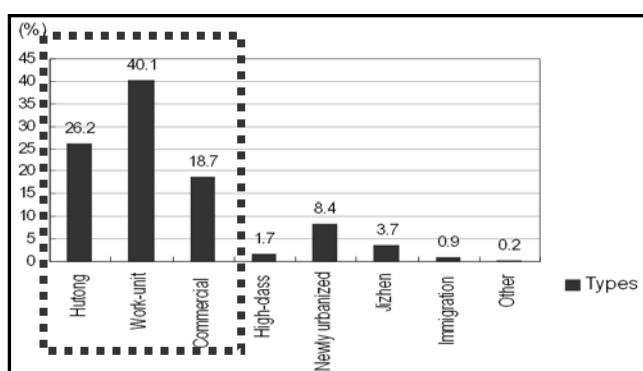


Fig. 1-8 Main Community Types in East Chinese Cities (Source: Zheng, *et al.* (2003))

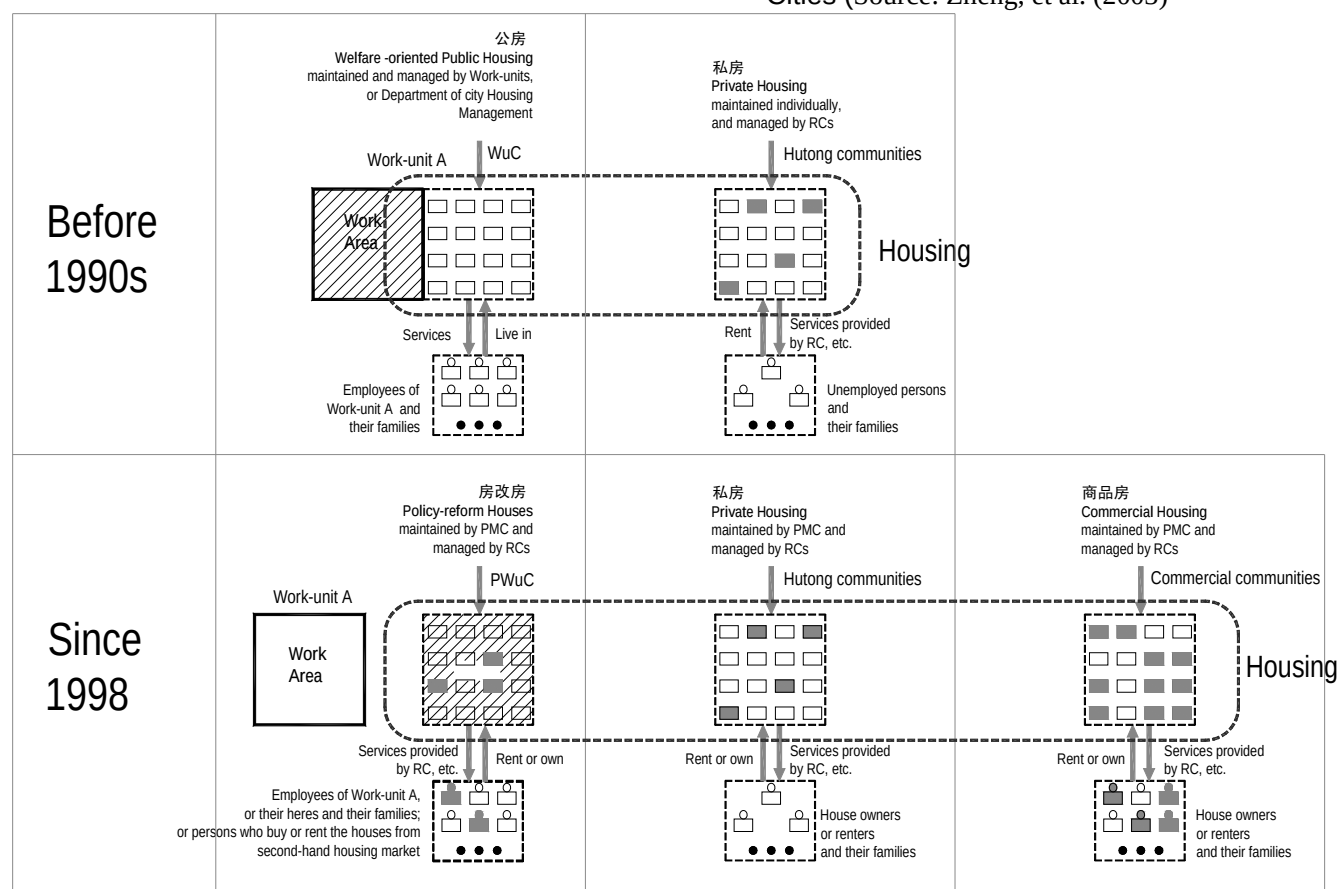


Fig. 1-9 Changing of Urban Housing and Service System

community, which we call Post-work-unit Communities (PWuC) (Fig. 1-9).

⑤ to Sum up

As regard to the system of housing and community in China, firstly, urban housing system changed from welfare housing system to be provided by market in late 1990s. At the same time, the welfare services provided together with public housing during the planned economy period also changed to be provided socialization. Secondly, with economy and social reform Work-unit system dominating the organization of society in urban transfer to parallel with Subdistrict Office-Resident Committee system after 1990s. Thirdly, community (in Chinese 社区, Shequ) becomes the most basic unit of society and urban in China. Community system becomes one of the most important organization systems in urban areas.

Owing to enormous elderly population and one-child policy, the support for the elderly becomes an urgent problem. With the establishment of community system, the support for the elderly of the community level has become a newly subject since the new century.

1.1.2 Research Purpose and Viewpoint

This study focuses on the supporting system for the elderly at home (SSEH) of the community level in Beijing, the ageing society. The purpose firstly aims at understanding the current situation of SSEH. Secondly, this study tries to clarify the process, management, structure and feature of SSEH in order to find out feasible strategy for effective support in the future.

At first, although there are quite a few reports on cases of SSEH they almost limit to the introduction of single case. Along with SSEH of the community level develops in more and more communities lately, it is essential of systemic research on this subject to grasp the actual condition and general feature in order to suggest the direction in the future. Therefore, this study is a very realistic and pressing subject. The second, SSEH is one of the important parts of community development. In the situation of ageing society, this study is one of important approaches of research on community development or community planning.

Research viewpoint

Since the community is the basic unit of the society as well as the basic unit of the urban, this study is conducted from two viewpoints. The first one is that community is regarded as an organization with history context and relation outside. This is the orientation of community research in this study from the view of sociology. At first, this study emphasizes on the structure of the community itself. Second, the relationships between the community and its surrounding, especially the relation to upper organization, are also paid great attention to find the relation of community and society.

The second viewpoint is the orientation of community research in this study from the view of urban planning. The community will be studied from both environmental side and social side to investigate the community as a whole. In a word, regarded as one of the parts of community development, the SSEH of the community level will be investigated from both social and environmental side in this study.

1.1.3 Research Methods

To correspond to the two aspects of the research purposes, case study and comparative method are conducted in this study.

(1) Case Study

Since this study emphasizes the SSEH of the community level is one of parts of community development as a whole, the method of case study is conducted firstly. Case study is one of the best approaches to grasp the panorama and the feature of thing. Based on the preliminary investigation, three cases are chosen as investigation objects on two principles: 1) the case must be one of main community types: work-unit community, traditional community, and commercial community. 2) The case must be the model of SSEH.

Toward the purpose ①, case studies are carried out for the three objects, which consist of Q community (Q-com.), N subdistrict (N-Sd) and D community (D-com.). Concretely, the investigation methods consist of interview to the variety of actors, questionnaire in D-com., and collection of local information, except for the field work (Table 1-5).

The three different communities in Beijing in which the community support for the elderly have been carried out earlier and they are all taken regard as models in related district or industry related to undertakings for the aged. The purpose aims to grasp the progress, contents and mechanism of support system evolution; discuss the roles of related actors; analyze the relationships between the main actors and understand the evaluation of actors toward them. By means of field work the features and structures of support system in three cases are to be summed up.

Moreover, because of the different characteristics of each community, the method of investigation is different. For example, in D-com., the author uses the method of questionnaire; however, this method cannot be used in Q-com. and N-com., for the ages and education background of the elderly in the three cases are different. Therefore, the author lists the main purposes and corresponding methods in Table 1-6 and gives an explanation in the following.

(2) Comparative Study

Comparative study, as a kind of qualitative research method, pays attention to the whole feature of thing from the view of the all and the one. And this method is always carries out on the base of understanding of research object. By means of comparison, the feature of the object could presents more evidently and it could be easier to grasp the more essential feature. In addition, the comparison of similarity and difference could reveal general feature of the same type and tendency in the future.

Toward the purpose ②, after grasping the total condition of the three cases by case study, comparative method is conducted in order to drive out the general feature and issues of the community support system for the elderly. In this way, on one hand, the similarity among three cases are considered, which helps to understand the effective approach in developing the SSEH process. On the other hand, the differences among them are also discussed, by means of which the structure pattern of SSEH could be concluded and the feature and the good point and weakness are analyzed accordingly.

Table 1-5 Purposes and Methods of this Research

		Objects		
		Q-com.	N-Sd	D-com.
Time of on-the-spot Investigation	First Time	Mar. 2006	Mar. 2006	Mar. 2006
	Second Time	Sep. 2006	Sep. 2006	Sep. 2006
	Third Time	-	-	Dec. 2006
		Jan. 2007	Jan. 2007	Jan. 2007
Purposes	Methods			
Progress of Community SSEH Evolution	Interview	Staffs of NwEPH, RC, Some SPCQs, Health Center, and the Nursing Home	Staffs of CAS, N-SCEH, HSC, and Community Service Center	Staffs of REDC, the Club, PMC, and Resident groups
	Community Information Collecting	The elderly interview	The elderly interview	Questionnaire survey; The elderly interview
	Literature Searching	Books, papers, news, web news, etc.		
	Analyse	-		
Roles of each Actor	Interview and Analyse	Staffs of NwEPH, RC, Some SPCQs, Health Center, and the Nursing Home	Staffs of CAS, N-SCEH, HSC, and Community Service Center	Staffs of REDC, the Club, PMC, and Resident groups
Relationships between the Main Actors				
Features and Outcomes of each SSEH	Interview, Analyse and Compare	The elderly interview	The elderly interview	Questionnaire survey; The elderly interview
Pattern of SSEH	Analyse and Compare	-	-	-
Inspirations	Analyse	-	-	-

1.1.4 Research Structure

This dissertation including the following main three parts:

Part one, Chapter 1 is a general introduction of this research, including the social background, the purposes and methods of this study, literature review, and the position of this research. At last, gives out a short introduction of the three objects.

Part two, Chapter 2, 3 and 4 are case study of the three objects separately. For each case, firstly gives out a general introduction of the evolution history of community based SSEH, which is based on field investigations and literature review; secondly discusses the roles and relationship between main actors.

Part three, Chapter 5 is a comprehensive study of the three cases. By comparing the common and different features, the development direction is put forward.

Chapter 6 is the conclusion for this research.

After that, the references, paper of the author, appendixes are attached in the end of this dissertation. The appendixes including the main Nouns and Abbreviations in this dissertation, the Main Policies and Key Events on Elderly in China, and the questionnaire and interview memories used in the study progress.

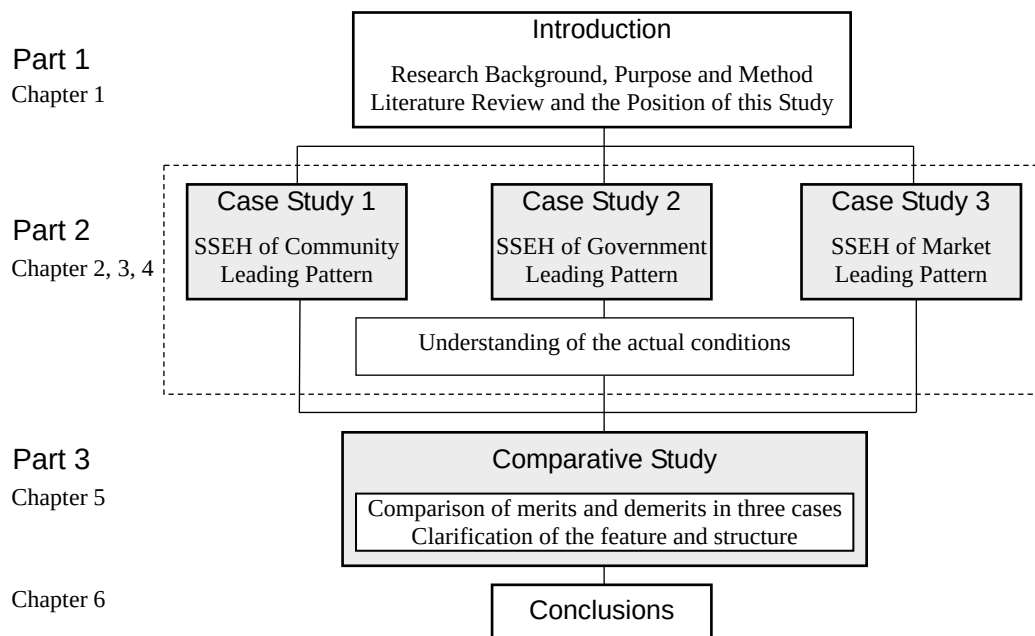


Fig.1-10 Research Structure

1.2 Literature Review and the Position of this Study

1.2.1 Studies on Community

This study takes regard as the community support for the elderly from the view of whole system of community. Concerning the community support for the elderly is one part of the community development, it is necessary to connect it to the history and practical condition of community and its management. The specialty of sociology in China was broken down for nearly 30 years from early 1950s to late 1970s. Chinese community research has been paying attention on field work and has collected a quantity of achievement in the fields of sociology and politics.

① community research

By means of community investigation for case study, Fei, who is the head of anthropologist and socialist, creates Chinese community research system beginning 1930s. In the early period of this research, suburb communities are looked as the main object for field work. Afterward, the research scope was extended from single community to more wide area around the community in order to survey the relationship between the community and upward town level. The concept of this school is that it could understand whole society that is difficult to be observed through observing the concrete community.

After 1970s, community research paid attention on the history of the community and its sides of social and culture. Especially, with the viewpoint of complexity and history in Chinese society, the study on community focus on more complicated survey on the relation between nation and society, tradition and modern. When she surveyed the Hui nationality inhabiting community called Niujie in Beijing, Liang (Liang, 1999) discussed the history and the social networks within the community and survey the residents about the reconstruction of the traditional houses driven by government. And some study focused on special marginal communities is also conducted, like Li (Li, 1996) and Xiang (Xiang, 2005) surveyed *Sinkiang Village* and *Zhejiang Village* in Beijing.

② Study on Community Management

Through case study on some sub districts and resident committees in Beijing, Lei (Lei, 2001) illuminated the transition and features of the system of basic organization including the sub district office and the resident committee. This study discussed their functions and relations between each other and related work-unit within the community area. The study concluded that the management of community (refers to RC in common) is changing from administrative mode to management and serve mode. Moreover, RC shows more autocephaly consciousness than before. Furthermore, it has a trend of profit-orienting. This study is the most systemic research on the community organization and

management. Yang (Yang, 2002) argued that the supporting system of service in Chinese cities is changing from the unitary government supply mode to polycentric mode. The service providers include businesses, nonprofit organizations, etc. Li (Li XY, 2006) figured out that social capital exists in the network of social relationships. Based on the study on urban community construction, Xu (Xu Y, 2002) pointed out that RC becomes a kind of self-governance organization in community instead of its previous role of quasi-administrative organization.

③Study on Community Governance

Recently, accompanying the decline of the system of work-unit and reform of system of community, the movement of community construction, which is focused on community democracy, is expanding all round the country. In the field of politics, quantities of demonstrative study are conducted on community governance, resident participation, community organization, and so on. Alana (Alana, 2007) investigated two different types of communities on the movement of *green community*, discussed hoe the community management affect the resident participation. Wang (Wang SZ, 2007) investigated the community support for the elderly managed by a NPO, which got the agreement with Haishu District, Ningbo City. The study discussed the feasibility and limit of that government and other related actors participate in community governance.

1.2.2 Research on ageing

Gerontology, also called ageing sciences, has already become a dependent subject owing to increasing ageing globally. In China, the department of gerontology is set up in China Renmin University in 2003 firstly. These ageing sciences are new subjects to demand interdisciplinary research, which is significance of modern ageing society with fewer children. The objects of it are individual ageing and population ageing, and there have been accumulated a rich harvest from the demography of ageing, sociology of ageing, economics of aging.

① Provide System for the Elderly and ageing Policies

A. Family Care (家庭养老) mode

It is well know that Family Care (家庭养老) mode is the basic and main type in Chinese tradition, which was also paid more attention by the west world in recent years Yao (Yao, 2001, p.1). Table 1-4 concluded the evolution and characteristics of Chinese Family Care Mode (CFCM) through the dynastic history of China. Filial piety is one of the most important culture ideas with so long history as thousands of years. And in the period of the feudal dynasties, it is strictly prescribed as basic moral in order to keep the rule. However, after the breakup of the dynasty and during the complicated transformation in modern China, the dominant status of Filial piety over traditional morals is sinking owing to the change of politics, culture, society and concrete relationship between the parents and

Table 1-6 Evolution of Chinese Family Mode of Elderly Care

Era	Phase	Characteristics	Government Policies and Advocacies
Pre-Qin (先秦-秦) 21 Century B.C. -206 B.C.	Forming	1) Became the duty and obligation for a person, not the habitude any more; 2) Advocated and guided by the government; 3) Restricted by both the family and society.	1) 养老之礼 (in the era of Youyu's ^{*1} , there has the set of etiquette of Elderly Care.) 2) 尚齿, 养老, 事亲 ^{*2} (there were ShangChi, Yanglao and Shiqin in Zhou Dynasty) 3) 孝文化 (<i>Xiao Culture</i> was brought forward by Confucius (551-479 B.C.) in <i>The Analects</i> and by Mencius (372-289 B.C.) in <i>The Book of Mencius</i>)
Han-Tang Dynasty (两汉-唐末) 206 B.C. -A.D.979	Developing	1) Government intervention; 2) Guided by the ethic.	1) Reestablish the set of etiquette of Elderly Care; 2) Upgrade the elderly's social status by granting the rank of nobility or official position, granting corn or presents, derate the corvee of the family, or derate the taxes, etc; 3) Protect the elderly's rights and interests; 4) If the elderly has no offspring, he or she may use the government favourable to get in return supporting from other families.
Song-Late Qing Dynasty (两宋-清末) A.D.960-1840	Intensifying	1) The concept of family care is absolutization; 2) The patriarch is uppermost; The offspring is submissive obedient.	1) The ethic taking <i>San Gang Wu Chang</i> (三纲五常, Three Keylines and Five Criteria) as centre was absolutization; 2) The patriarchal authority was incorporated with national law; 3) The <i>Principle</i> (理) became the key of family care and the ultimate target of) submissive and obedient offspring.
Modern Time (近代) 1840-1949	Changing in Thoughts	Continuing in Performance	1) <i>San Gang Wu Chang</i> was criticized; 2) <i>Xiao Culture</i> was criticized.
Contemporary (当代) 1949 - 1980s	Modern a) Phase of preparative	1) Equal between generations; 2) Social Security for the Aged.	1) Establishing new system to promote the transformation of elderly care mode; 2) <i>The Constitution and the Marriage Law of the People's Republic of China</i> maintenance personal interest, equal between generations; claim that offspring has the duty to support family elderly; 3) Establish the pension system.
1990s-now	b) Phase of Accomplishing	1) Multifold supporting forms; 2) Socialist culture of Respect the old and Love the minor (尊老爱幼).	1) Perfecting the Social Pension System; 2) Perfecting the Social Service Providing System for the Elderly. 3) Supporting various explorations in building Community based Elderly Supporting System.

Note: *1) Youyu (有虞氏), Shun (舜) or the descendant of Shun. Shun, the name of a legend of late Matrilineal Clanship era of ancient China. *2) Shangchi is respecting of age; Yanglao is the set of etiquette of Elderly Care; Shiqin is taking care of parents. (Source: Yao, 2001, pp.48-54)

children. But, according to implementing laws, it is still regulated that provide for the aged mainly depend on family care.

First, the time of Pre-Qin is the forming period of China's Family Care Mode for the elderly, there was a set of etiquette of Elderly Care, this was advocated and guided by the government, and restricted by both family and society. The culture of Xiao formed accordingly.

Second, from Han to Tang dynasty is the developing period of CFCM, the government intervention was continual. Not only by the ethic ways, also by upgrading elder people's social status; moreover, elder people's rights and interests were protected by a set of economic policies.

Third, Song to Qing dynasty is the intensifying period of CFCM, when the concept of family care is absolutization by both the ethic and government in need of politics. *San Gang Wu Chang* (三纲五常) is the common doctrine of government and ethic, and the Principle became the key of family care. Therefore, the patriarchal authority was incorporated with national laws.

Fourth, 1840 to 1949 is the period of changing. Influenced by the war and western thoughts, the basic traditional Chinese thoughts, including *San Gang Wu Chang* and *Xiao Culture* are criticized in the nation. However, before new system is set up, the old one is still in using.

Fifth, CFCM enters its modern period since 1949. Accompanied by the political transform, the culture, the social system and the family relationship changed as well. A set of systems including the Constitution are established to ensure social security for the aged, and *Xiao Culture* are inherited in the name of *Socialist culture of Respect the old and Love the minor* (尊老爱幼) under the new system and social circumstance. 1949-1980s is the period of preparative, and since late 1990s, especially since 2000 is the period of accomplishing. Plentiful practices, laws and policies prove the evolution of Elderly Care Mode since 1949.

B. Social Elderly Care Mode

After the foundation of PRC., social welfare system for elders, which take in the elderly people with no providers and can not take care of themselves. Hu, *et al.* (1995) concluded the development of social welfare institutions for the elders. And there are also quite a few investigation and research on the practices of social welfare for the elders all round the nation in recent years.

In the period of 1950s-1970s, it is still continuing the traditional Family Care mode in most families. Only those who have no offspring or close relative enter the Social Welfare Institutions for the Aged (SWIA, 老年社会福利院) in city areas or Homes for the Elderly in the Rural Areas (HERA, 敬老院), which are both supported by the government (Table A-II, 1950s, etc.)

In the period of 1980s, there are two kinds of exploration on elderly care mode. The first one is

Sanatorium for Retired Cadres (SRMC, 离休退休干部休养所, for a short, 干休所, most of which are for retired military cadres), which emerged in many cities with the putting forward of regulations about retired cadres (1980.10.07; etc.). This is a special kind of residential areas with centralized health care and other services. The second one is Apartment for the Elderly (AE, 老年公寓) with ordinary health care and services for the elderly. AE learned a lot from the west experiences in design and management (Hu, *et al.* 1995). However, both of the above may offer few beds for the elderly who need help.

Accompanied with the economic increasing, China's population became ageing in 1990s, which bring to more needs of elderly care; nevertheless, with the family size became smaller, traditional family care mode cannot fulfill the needs; meanwhile, the government supporting institutions cannot offer enough beds, too. Therefore, the government encouraged social forces to build or manage Homes for the Elderly in market ways (1999.12.30). Moreover, part of the Migrant Workers in Cities act as live-in maids (保姆) or home helpers (小时工). Both of the above offer accessorial helps to the family care mode.

In the new century, the phrase "Home Care for the Elderly (HCE)" firstly emerges from local community practices. In the field of research, it formally appears in a conference presentation by Zhang Wenfan, the President of *China Association of the Universities For The Aged* (CAUA, 中国老年大学协会) in 1998 (Zhang, 1998). From then on, various HCE explorations are carrying through in urban communities nationally, in order to build up community based Supporting Systems for the Elderly at Home.

C. Policies and Events on Elderly

Ouyang and Sun (2008) and Bo (2005) reviewed the transformation of the policies on ageing, illuminated that the laws and regulations on social security occupied the most part of the total. But after becoming ageing society in 2000, the policies on ageing tended to construction of social welfare foundation including improvement of community services.

The laws, rules, regulations and policies on ageing or the elderly refer to the policy documents related the elderly that issued by Chinese Communist Party (CCP), and the laws (法律), administrative regulations (行政法规), divisional rules (部门规章), local regulations (地方性法规), local government rules (地方政府规章) on ageing or the elderly that issued by People's Congress at various levels (各级人民代表大会), and government at all levels (各级人民政府), and other standard documents (规范性文件) since 1949.

Based on the analysis of more than 2000 policy documents ⁴, Ouyang and Sun argued that the

characteristics of China's policies on aged or ageing are as following:

- 1) in the period of before 1980s, the government mainly pays more attentions to specific population of elderly; while it turns to establish a set of policy system on ageing in the background of ageing condition since 1990s;
- 2) Most of the documents are made by divisions or local government (occupations 86.5% in the total), which means the existing policies are mainly local regulations or rules. Seldom are general policies that can be applied in large area of the nation;
- 3) Along with the ageing process of the nation, the government becomes more concentrating in the problem of ageing, which behaves as the numbers of ageing policies in an uplifted trend (Fig. 1-7).
- 4) There are 68.8% of the documents are related on pension insurance, which suggests that this is the key problem need to be solved in current, from the view point of government (Table 1-5). (Ouyang and Sun, 2008).

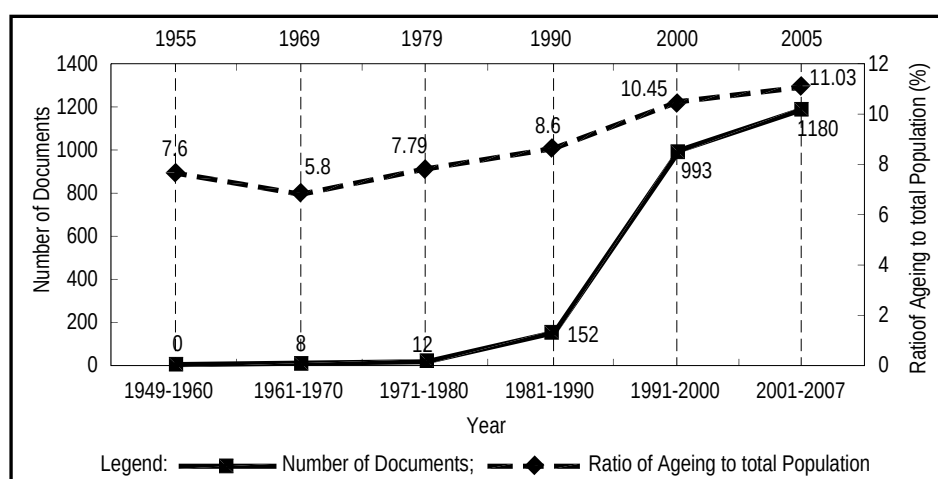


Fig. 1-11 Relationship between the Ageing Condition and the Number of Policy Documents
(Source: Ouyang and Sun, 2008. pp.3-12)

Table 1-7 Classifying the Policies on Ageing

Sorts of Policies	Number of Documents
General Policies	135
On Pension Insurance	1596
On Lives Treatment and Almsgiving	142
On Medical and Health	72
On Care and Public Service Building	211
On Employment and Retire	37
On Finance	59
On Social Participation	84
On Ageing Administrative Management System Construction	18
Total	2354

Source: Ouyang and Sun, 2008. p.10

Table A-II in page 114 shows some of the key documents on the social care for the elderly (Bo, 2005. pp.159-312; Web Information, etc.), which can figure the evolution of China's effort on elder care in four phases:

Phase I: By the end of 1950s, a primary Social Security System (SSS) supported by the State (central government) and units in cities and rural areas is setting up. This SSS including arrangement for the elderly in city and rural area, although to take care for the elderly is not its leading purpose.

Phase II: After that, there are less regulations or rules being established for political reasons until 1978. 1978-1980s is a period of refurbishing and reforming. Some issues are reset or renewed in new circumstances (for an example, 1958.03 and later 1978.06.02; 1954.12.31(1) and 1989.12.26); some are emphasized specially (1978.06.02 and 1980.10.07); new acts are also put in practice, such as the setting of national organization – CAPNC (1983.04) begins the Ageing Undertaking in organizing; while the Decision of Economic System Reform (1984.10.20) is the turning point of all that changed in China subsequently including Ageing Undertaking.

Phase III: 1990-2000 is the most important period in establishing the general SSS for citizen, including that for the aged and retired. The *Law on Protection of the Rights and Interests of the Elderly* (1996.08.29) is the first Law of China which concentrates specially on the public of aged. The *Severn-year Development Outline for China Ageing Working* (1994.12.14) indicates that ageing undertaking begin to be bring in the national social economic development planning. Related regulations on community service providing (1993.08.27) and industry standard (1999.05.14) are put forward as well. *Rules on Social Welfare Institutions* (1999.12.30) is primarily about that setting up officially.

Phase IV: In the period since 2000, China engages in exploration and building a service system for the elderly, especially in the base of local community networks. China became ageing since 1999. Ageing problem draws more attentions from the government, therefore, government leading meetings (2000.08; 2002.02; etc.), Development Plans (2001.08.13; 2006.08.16; etc.), and multifold activities (2003.05; 2004.04.04; 2005.03.05; 2007.11.15; etc.) on *Ageing Undertaking* are brought forward. Moreover, social forces (esp. the market fact) play more and more important roles in providing service (2005.03.05), building and managing Homes for the Aged (2000.11.24; 2005.11.16; 2006.02.09; 2006.09.25; etc.).

② Studies on Life Condition and Support for Elders

On the life condition of community elders, Sun JJ (Sun JJ, 2004) put forward that the most essential factors effecting life quality of elders are economy, health and mental culture through demonstrative investigation and analysis. And she also suggested the important function of community on the health

of the elderly, especially to the requirements of care and mentality. Sun Y (Sun Y, 2003) studied the characteristics of elderly daily life of the aspects on contents, activity places, types, leisure activities by means of following-up investigation toward 50 elderly people living in Beijing for a year. According to the outcome of this study, she emphasized the importance of leisure activities in the daily lives of the elders. And it is known that there is difference of the leisure activities of the elders with the location of housing and community.

On the community support for the elderly, Lin (Lin, 2003) studied the care suppliers and effect factors for the old elders aged 80 and above based on the outcomes of survey on Chinese old elders health and long life in 1998. According to this study, among the entire care in urban areas, the care supplied by the spouse, children and their spouse and other family members accounted for about 85.5%, that from community services and nurserymaid for about 13%. Therefore, it is suggested to advance the community support. Kelaier (Kelaier, 1998) investigated the social network of the elderly in Beijing, and the type of community integration accounted for the most part, in which, family members, friends, and the neighbors connected closely. She also designated that the providing for the elderly should burden sharing among family, community, nation and society. Li, et al. (Li, et al. 2008) studied on the transformation of configuration through setting three variables such as residents' social support network, community identity and resident participation when investing three typical communities. This study indicated that community truly existed not only because of the administrative area but also from some common identity of the residents, in which the relationship between neighbors play a great role. But it was also found that there was tendency of breaking down in this relationship and more individualization of resident participation.

The other studies bring forward some problems existing in other communities while well solved in Q-community. Tong pointed out that one of the main problems in the development of city supporting system for the elderly is lack of nongovernmental organizations and non-businesses running by the local people (Tong, 2006). Peng argued that some of the Community Service Centers set up by the government just cope with the examination of its superior, therefore they have not the function of community based supporting for the elderly (Peng, *et al.* 2006).

③ Studies on Living Space of Elders

The research on design occupies dominantly in the field of architecture and urban planning, which maybe decide by the huge requires of the new construction in China. Therefore, the research on community planning or community development is centered by architecture design and landscape design of new housing development.

Toward the elderly houses, in 1998, *Living Condition Survey on the Elderly* investigated the living

condition and the needs in future of the elderly in urban areas in order to clarify the direction of the elderly housing development. This survey was carried out in 12 big cities such as Beijing, Shanghai, Tianjin, which investigated the needs of the elderly toward facilities and plan within the houses, common spaces outdoor and community services. Toward the desire of future living, there are both about 40% of objects chose to continue the actual condition and chose to live with their children; there are both 20% of those want to move in houses for the aged and cooperative houses for the aged; and there are about 16% of those would like live in the nursing homes. This survey focused on the technology sides like design and plan of the house and housing development. Toward this survey, Nakata (1999), as the cooperative researcher, emphasized more important social significance of the houses for the aged after the housing system changed. He suggested that recognition be paid attention to whole housing that oriented to the ageing society as same as the houses for the elderly.

Moreover, other researches on this kind of cases including some thesis paper of Business Administration (Yan, 2003. and Zan, 2003), proceedings of community management conference (BCA, *et al.* ed. 2006), news and web information, etc., which offer basic information and evidences to this research.

1.2.3 Position of this Research

However, studies on community in the field of urban planning are partial to the planning and design of urban spaces. They concentrate on newly housing design and landscape design. But community planning includes both community social planning and community environment planning. It is essential to study on not only the housing and space in the side of hardware but also the social relationships in the side of the software simultaneously. Totally, studies on community are not paid enough attention in urban planning.

This study takes regards SSEH of the community level as an important part of the entire community development in the background of the ageing society. And the community is studied both in the environmental side and in the social side.

1.3 Research Objects

According to the principle of the research objectives above, this study chooses three communities for case study. They belong to the main types of urban communities in Beijing and China. Moreover, in the three cases, positive and effective supporting system for the elderly are carried out. They are all models in the district or in Beijing.

Q-community is a Work-unit community in inner city. The concept of *No-wall Elderly People's Home* (in Chinese, 无围墙敬老院) is put up by the community organization in order to develop an

supporting system open to community. The SSEH in this community is concluded as community leading pattern.

N-Subdistrict is a traditional residential area and is the biggest and well-known Muslim minority habitat in inner city. It is with long history and consists of ten communities of different types, such as Hutong residential area, Work-unit block, newly built commercial residence. In this area, the support from the subdistrict is powerful owing to the minority habitat. The SSEH in this area is developed main by the sector of subdistrict office, which is concluded in this study as government leading pattern.

D-retirement community is a newly built commercial housing development, located in the suburb area, which is about 25 km from the center of Beijing and 5 km from S-Subdistrict. It is built up by real estate developer in 2003. The houses are sold mainly to retirees. The supporting services almost provided by the developer and it's affiliated service companies for all residents. Specially, they develop various effective services for the elderly. Then, the SSEH in this case is called as market leading pattern.

Since the three SSEHs stand for different types in the leading patterns, comparative research would be useful for further explorations. The profile of the three cases is shown in Table 1-8.

Table 1-8 Profile of the Three Cases

	Q community	N Subdistrict	D community*
Community Type	Work-unit Residential Area	Reconstruction from Hutong Area	Commercial Residential Area
History	Middle of 1950s	Early of Yuan Dynasty in 14 th century	1999
Area/ Household	About 7.5 hectares/1749	141 hectares	234 hectares/1995 in 1 st and 2 nd phase
Total Population/60+	4394/21.30%	54,000/15.86%	—/80.88%
Empty-nest families/elderly	260 households/408persons	—/1626	26 households /51 persons

* Data based on authors' investigation. 38 household, n=68.

Source: The other data except for the above are collected from field investigation.

1.4 Concepts

(1) *Community*: the concept of *community* (in Chinese 社区, *Shequ*) in this study has two meanings: one is the basic unit of residential area in urban district in Beijing, China, the other is the whole of various community resident organizations of which the resident committee is the head. The community system has formed since about the new century on the based of former neighborhood organization. Though the so called community reform, new community with average 1000-3000 households scale are set up on the two principles: 1) adjacency of location for former smaller neighborhoods; 2) identity of common lives.

As a result, there are 2554 communities in urban areas in Beijing. In each community, a resident committee is set up by the direction of subdistrict office, which is the basic administrative organ. The resident

committee is self-governance community organization. But it always is regarded as a semi-administrative organization owing to the close relationship between it and the subdistrict office.

(2)*Supporting system for the elderly at home (SSEH)*: in this study, this concept is mainly used as the integrated measures in order to help the elderly live at home more independently and more comfortably, which are conducted by the various supporters except for the families. The concept of SSEH here comprises both social and environmental supporting for the elderly.

The main three actors that relate with SSEHs are Government, Community and Market. They may have different meanings or stand for different organizations in multiple backgrounds and in different communities. Table 1-9 shows the meanings of the three actors in the three communities discussed in this research in detail.

Table 1-9 Definitions

Nouns (Abbr.)	Organizations of the Three Communities		
	Q-com.	D-com.	N-Sd
Government (Gov.)	Y-SdO; superior Gov.	RC; SdO; superior Gov.	N-SdO; CAS; EAA;N-SCEH superior Gov.
Community (Com.)	Q-RC;CAQ; NwEPH; volunteers	RO;	RCs; EAD
Market (Mkt.)	SPCQ; OSP	REDC; PMC Club; SP	HSC;SP

Notes:

1. The cells filled with gray color stands for the key actor of the community; the words with capital letters represent the special organizations in charge of the elderly issues.
2. The explanation of Nouns and Abbreviations may be found in note No.1 at the end of this paper.

Notes

* The tables, figures, and data in this dissertation that are not noted with sources are from the author's investigation.

* Main Nouns and Abbreviations in this chapter

<i>Abbreviation</i>	<i>Meanings in English</i>	<i>Chinese Character</i>
HCE	Home Care for the Elderly	居家养老
SSEH	Supporting System for the Elderly at Home	居家养老支援体系
SdO	Subdistrict Office	街道办事处
RC	Resident Committee	居委会
Q-RC	Resident Committee of Q-com.	Q 社区居委会
—	Work-unit system	单位体制
SdO-RC system	Subdistrict Office-Resident Committee system	街-居体制
WuC	Work-unit Community	单位社区
PWuC	Post Work-unit Community	后单位社区
Q-com.	Q-community	Q 社区
CAQ	Construction Association of Q-com.	Q 社区建设委员会
Q-SSEH	SSEH in Q-com.	Q 社区居家养老支援体系
NwEPH	No-wall Elderly People's Home	无围墙敬老院
SPCQ	Service-providing companies in Q-community	Q 社区内服务提供商
OSP	Outside Service Provider	社区外服务提供商
SP	Service provider	服务提供者
D-com.	D-community	D 社区
D-SSEH	SSEH in D-com.	D 社区居家养老支援体系
REDC	Real Estate Development Company	房地产开发公司
PMC	Property Management Company	物业管理公司
—	Club	俱乐部
RO	Resident Organization	居民组织
MTS	Medical Treatment Station	医疗服务机构
N-Sd.	N-Subdistrict	N 街道
N-SSEH	SSEH in N-Subdistrict	N 街道居家养老体系
N-SdO	N-Subdistrict Office	N 街街道办事处
CAS	Civil Affairs Sector	民政科
EAD	Elderly Affair Director	老龄主任
EAA	Elderly Affair Assistant	协管员
N-SCEH	Service Center for Elderly at home in N-Subdistrict	N 街居家养老关爱服务中心
HSC	Housekeeping Service Company	家政公司
CAPNC	China Aging Problem National Commission	中国老龄问题全国委员会
CNCA	China National Committee on Ageing	全国老龄工作委员会办公室
BCA	Beijing Committee on Ageing	北京老龄工作委员会办公室

1. In this study, the word China refers to Mainland China, therefore, all data of China in this study does not include that of Hong Kong SAR, Macao SAR, and Taiwan Region
2. In demology, usually use two indexes to define an ageing population, first, if the population of 60 and over account of 10% and above; or second, if the population of 65 and over account of 7% and above. A society that fulfill either of the above two condition could be called as an Ageing Society (Mu, 2002, p.97).
3. In this study, the author use the phase *Homes for the Aged* (养老院) to refer all the institutions that take care of elder people in Chinese cities, including *Social Welfare Institution for the Aged* (老年社会福利院), *Homes for the Aged* (养

老院或老人院), *Homes for the Device-aided Elderly* (护老院), *Nursing Homes* (护理院), etc.

4. Refer to the laws, regulations, rules, or other policy documents that are titled with *Ageing, the Elderly*, etc.

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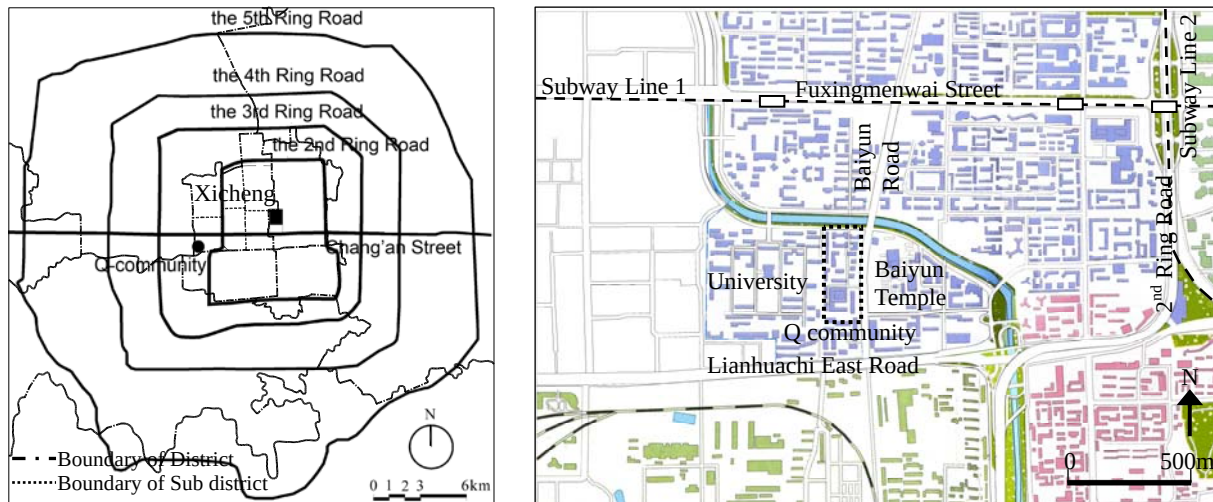


Fig. 2-1 Location of Q community in Xicheng District of Beijing

2.1. Introduction

2.1.1. Condition of Q-com.

This chapter analyzes the condition of No-wall Elderly People' s Home (NwEPH¹⁾, in Chinese 无围墙敬老院) in Q-com. in Beijing, which is considered pioneering among the explorations of setting up a Supporting System for Elderly at Home (SSEH) to help the elderly in the background of fast ageing and the reforming of the welfare system and community systems in Beijing. NwEPH has two levels of meaning. Firstly, it is an organization set up by the Construction Association of Q-community (CAQ) in charge of the affairs of organizing and providing services to the elderly living in Q-community (we use NwEPH to indicate the organization). Secondly, it means that the whole Q-community is an enlarged nursing home, which means NwEPH actually is the SSEH of Q-community (we use Q-SSEH to indicate the system). The elderly can obtain helps from it while living in their own houses without losing the neighbors and social relationships formed during the past decades.

Table 2-1 Population of Q-com.

Items	Quantity
Households	1749
Total population	4394
60 + (2005*)	1300 (21.3%**)
60+ (2010*)	1950 (32.0%**)
70 + (2005*)	650 (10.7%**)
Empty-nest families	260
Empty-nest elderly	408

* year;

** percentage of total population



1) Apartment House

- Construction: 1950s—1980s
- Characteristic: different height
- Property: reformed public house
- 3-story: convenient for access
- 4 or 5-story: west-east-orientation mostly
- High-rise: good sunlight, barrier free
- Floor area: enough mostly

2) Public Spaces

- Land use: few bared spaces
- Location: along the main road extending north-south
- Outdoor Places: yards, green space
- Elder activities: communication places
- Parking: occupying road and bared space
- Safety issue: emergency-way occupied
- Green Spaces: exercises, gathering

3) Service Facilities

- Type: multiform
- Building: bungalow or temporary houses
- Scale: small
- Location: along the main road
- Ownership: private mostly
- Organization: members of CAQ
- Special services: treatment for the elderly

4) Medical Service

- Establishment: Jan. 1997
- Affiliation: Dept. of Health of Beijing
- Staffs: two doctors and two nurses
- Areas taking in charge: two communities
- Building and area: one-story, 160m²
- Special services: free files for the elderly,
- Free blood pressure measurement, free health consultation and health lecture

5) Nursing Home

- Establishment: 2006
- Building: one story building rebuilt from a former rest house
- Area: 500m²
- Scale: 38 beds
- Room Type: two and three bed room
- Leaseholder: SdO.
- Management: an elder care company
- Public Spaces

Fig. 2-3 Current Condition of Q-com.

Q-community belongs to Y-Subdistrict (Y-Sd, in Chinese 街道) and is located at the edge of the central Beijing (Fig. 2-1). Its site plan and some pictures of the current condition are shown in Fig. 2-2, and Fig. 2-3. It is a convenient place with good transport, infrastructures, commercial and cultural facilities. The ageing problem of Q-community is serious and it is predicted that by 2010 half of the families will have two-generation elderly people (Table 2-1).

2.1.2. Previous Studies

A lot of researched have been conducted on community management and supporting system for the elderly in the fields of sociology, public management and politics, etc.

1) Some research well explains what happened in Q-community. Lei concluded that the management of community (refers to RC in common) is changing from administrative mode to management and serve mode. Moreover, RC shows more autocephaly consciousness than before. Furthermore, it has a trend of profit-orienting (Lei, ed. 2001). Yang argued that the supporting system of service in Chinese cities is changing from the unitary government supply mode to polycentric mode. The service providers include businesses, nonprofit organizations, etc. (Yang, 2002). Li figured out that social capital exists in the network of social relationships (Li, *et al.* 2006) Based on the study on urban community construction, Xu pointed out that RC becomes a kind of self-governance organization in community instead of its previous role of quasi-administrative organization (Xu, *et al.* 2002).

2) The other researches bring forward some problems existing in other communities while well solved in Q-community. Tong pointed out that one of the main problems in the development of city supporting system for the elderly is lack of nongovernmental organizations and non-businesses running by the local people (Tong, 2006). Peng argued that some of the Community Service Centers set up by the government just cope with the examination of its superior, therefore they have not the function of community based supporting for the elderly (Peng, 2006).

However, existing researches on community management usually only focus on community, while literatures on supporting system for the elderly mainly focus on city. Therefore, this research focuses on analyzing the supporting system for the elderly at home from the viewpoint of community.

2.1.3. Purpose and Approaches of this Chapter

Because there are very few researches focused on analyzing communities based SSEH in the field of urban planning, from the view point of social management change, especially the change of the service supply system, this research firstly gives a historical review of the evolution of Q-SSEH, secondly analyzes the roles and the collaborations of the key support aspects in Q-SSEH, and finally summarize the pattern of Q-SSEH and its inspirations for other SSEHs.

Table 2-2 Summary of Field Investigation in Q-com.

		Objects
Time of on-the-spot Investigation	Mar. 2006	9, 10, 11, 17, 18
	Sep. 2006	15, 16, 17, 29
	Dec. 2006	-
	Jan. 2007	22, 23, 24
Days (day)		12
Purposes	Methods	
Progress of Community SSEH Evolution	Interview	* Mr. Wang, Ms. He, Ms. Yang, Ms. Zhao, Ms. Hou, Staffs of NwEPH, Managers of some SPCQs
	Community Information Collecting	**elderly interview
	Literature Searching	Books, papers, news, web news, etc.
	Analyse	-
Roles of each Actor	Interview and Analyse	* Mr. Wang, Ms. He, Ms. Yang, Ms. Zhao, Ms. Hou, Staffs of NwEPH, Managers of some SPCQs
Relationships between the Main Actors		
Features and Outcomes of each SSEH	Interview, Analyse and Compare	**The elderly interview
Pattern of SSEH	Analyse and Compare	-
Inspirations	Analyse	-
* Introduction of the persons be interviewed		-Mr. Wang, the director of NwEPH; -Ms. He, the secretary-general of CAQ; -Ms. Yang, a staff of sales company; -Ms. Zhao, the director of the Nursing Home; -Ms. Hou, the dean of community Health Center
** Introduction of the elderly that be interviewed (Example: F75, female of 75 years old; M80, male of 80 years old; C, couple)		The elderly
		Living condition
		1) F75 Couple
		2) F80 Single, live with her daughter and grandson
		3) F84 Single, with a live-in-maid
		4) M77 Couple
		5) CM86, CF82 Couple, with a live-in-maid
		6) F85 Live with her grandson
		7) M72 Couple
		8) F74 Couple
		9) F76 Single, live with her son's family
		10) F75 Live with another person who co-hold the house with her

The research is based on three times of investigations conducted by the authors in March 2006, September 2006 and January 2007 (Table 2-2). Investigations include interview ²⁾, field survey, and literatures and reports review. The persons being interviewed include the director of RC, the chairman of CAQ and NwEPH, who plays the key role in setting up NwEPH, some staffs of the Resident Committee of Q-community (Q-RC), CAQ, NwEPH, and the nursing home, services providers, and some elderly residents. Field surveys are conducted at the office of Q-RC, CAQ, NwEPH, the Nursing Home, Medical Service and other public facilities. Literatures and reports on ageing condition of Beijing, community research and NwEPH were collected from publications and web sites to complement the field survey data.

2.1.4. Definitions of some Concepts (Table 2-3)

Table 2-3 Definitions

Words	Organizations
Government	SdO; Government of District, City and Country level
Community	Q-RC; CAQ; NwEPH; Volunteers
Market	SPCQ; OSP(Outside Service Providers)

The main three aspects that relate with Q-SSEH are *Government*, *Community* and *Market*. They may have different meanings or stand for different organizations in multiple backgrounds. In this paper, we use *Government* to represent Y-Subdistrict Office (Y-SdO), including its superior government organizations, such as in district, city and country level. We use *Community* to represent Q-RC and its underlying organizations, such as CAQ and NwEPH, including volunteers who participate in providing community service for the elderly. We use *Market* to represent the profit-aiming individuals and organizations.

2.2. Evolution of Q-SSEH Led by Q-RC

The Q-SSEH is gradually formed under the direction of Q-RC with the cooperation of Y-SdO and service providers. As shown in Table 2-4 and Table 2-5, the progress can be divided into four periods from the viewpoint of the development of community elderly service system as following:

2.2.1. Period I (1980s): Volunteer Service

In the period of 1980s, Q-RC staffs took care of the elderly for free, such as checking the elderly' living conditions by home visit and organizing volunteers to help the elderly regularly, etc. The following two conditions made this kind of volunteer services possible. Firstly, at that time Q-community affiliated to Work-unit and there were only about ten elderly people who needed help. Secondly, a large number of volunteers are available from local schools and Work-units.

Table 2-4 Development Periods of Q-SSEH

Period	Form	Object	Support Facilities and Content	Society Background
<i>Period I</i> 1980s	Volunteer	Few elderly people disable to work, no income, and who have no legal guardians, or their guardians do not have the ability to support them.	Diagram illustrating support facilities and content for Period I: Government (Health Center), Community (Direct Service), and Market (Elder Restaurant). Arrows indicate support from Government to Health Center, Community to Direct Service, and Market to Elder Restaurant. A cooperation arrow connects the Health Center and Elder Restaurant.	•1949 Foundation of the People's Republic of China •1954 "Ordinance of City Resident Committee" •1978 Start of the policy of reform and open •1983 Foundation of China National Committee on Ageing Issue •1989 "Law of City Resident Committee"
<i>Period II</i> 1990s	Multifold Resources	More elderly people who are impoverished	Diagram illustrating support facilities and content for Period II: Government (Health Center), Community (Direct Service), and Market (Elder Restaurant). Arrows indicate support from Government to Health Center, Community to Direct Service, and Market to Elder Restaurant. A cooperation arrow connects the Health Center and Elder Restaurant. A dashed box labeled "Failed Nursing Home Plan" is shown between the Health Center and the Elder Restaurant.	•1990s Reform of Work-unit system •1994 "the Seven-Year Development Outline on Work Concerning Elderly People in China (1994-2000)" •1996 "Law of the People's Republic of China on the Protection of the Rights and Interests of Elderly People" •1999 Enter ageing society.
<i>Period III</i> 2000-2003	Effort for building a Nursing Home	All elderly people	Diagram illustrating support facilities and content for Period III: Government (Health Center), Community (Direct Service), and Market (Elder Restaurant). Arrows indicate support from Government to Health Center, Community to Direct Service, and Market to Elder Restaurant. A cooperation arrow connects the Health Center and Elder Restaurant. A dashed box labeled "Failed Nursing Home Plan" is shown between the Health Center and the Elder Restaurant. A support arrow points from the Health Center to the Elder Restaurant.	•2001 "Outline of the Tenth Five-Year Plan for the Development of China's Undertakings for the Aged (2001-2005)"
<i>Period IV</i> 2004 - now	Q-SSEH	All elderly people especially empty-nest and advanced age	Diagram illustrating support facilities and content for Period IV: Government (Health Center), Community (Direct Service), and Market (Elder Restaurant). Arrows indicate support from Government to Health Center, Community to Direct Service, and Market to Elder Restaurant. A cooperation arrow connects the Health Center and Elder Restaurant. A dashed box labeled "Failed Nursing Home Plan" is shown between the Health Center and the Elder Restaurant. A support arrow points from the Health Center to the Elder Restaurant.	•2006 "Outline of Eleventh Five-Year Plan for the Development of China's Undertakings for the Aged" •2006 "The Development of China's Undertakings for the Aged" white book

2.2.2. Period II (1990s): Multifold Resources

In the period of 1990s, due to the increasing of the number of elderly people, the Chinese social reform, which switched the former Work-unit support system to community support system, and the limited number of Q-RC staffs and volunteers, the Q-RC utilized multifold local social resources to provide services to the elderly, such as post office, medical, living care, and mental comfort etc. Restaurants for elderly people and other service facilities were set up. As it showed in the case of elderly meals ³⁾ as well as in other cases, besides Q-RC and volunteers, many other social actors like market and government began to play their roles in Q-SSEH.

2.2.3. Period III (2000-2003): Effort for Building a Nursing Home

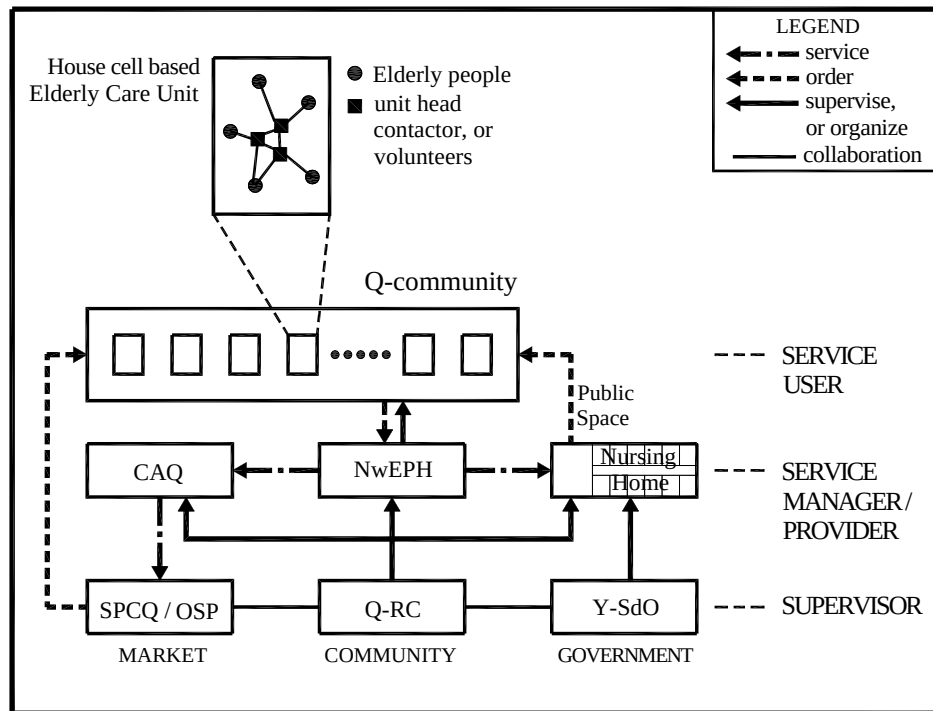
The period of 2000-2003 began with the effort made by the Q-RC of trying to set up a nursing home in Q-community. Therefore a corporate capacity, a place, enough investment and maintenance fund were needed. The Q-RC alone could not manage to do it without the help of Y-SdO and the service providing companies.

Since 2000, the elderly population in Q-community is increasing. Meanwhile, the empty-nest families and elderly people with advanced age increased much. Multi-services were needed. But in this period Q-RC failed in finding a place for the nursing home because the resources that Q-RC can use were limited.

2.2.4. Period IV (2004-now): Q-SSEH

In the period of 2004-now, the CAQ, NwEPH and finally the Nursing Home were set up, and the rudiments of Q-SSEH appeared (Fig. 2-4).

Firstly, with the administrative support of Y-SdO, CAQ and NwEPH were formally established in Q-community on August 10, 2004. CAQ is a non-profit organization and NwEPH is its underlying organization. The Q-RC managed to obtain a corporate capacity by integrating most of the Service-Providing Companies in Q-community (SPCQs), such as homemaking, restaurant, hair-cut shop, etc. Secondly, the Q-RC can use its good relationship with SPCQs to complement the lack of resources by itself and achieve its purpose. For example, the director of Q-RC used his own Guanxi (in Chinese 关系, a person's social relations) to pursue a rest house owner to lend rooms for setting up a nursing home. Thirdly, with the finance support of Y-SdO, the Q-RC obtained enough money to rent the rest house and finally be able to set up the Nursing Home, which made the Q-SSEH switched from elderly care at home only to both at home (in Chinese 居家养老) and professional facility (in Chinese 机构养老).



The NwEPH divides the residents into many units according to the houses' cells. For each cell, a unit head, a contactor, and volunteers form an elderly care group. For every elderly people who need care, one or two volunteers are assigned to form a one-to-one or two-to-one pair. A cell is an elder care unit. So nearby the elderly, there are persons who know them well and can help them in urgency.

NwEPH is the core of Q-SSEH. It manages services of introducing part-time workers to the elderly, elderly care, patient-care, go-hospital-assist, public utility charge pay-assist and shopping-assist, etc. It collects the services that the elderly need, then groups the needs, for example, which is suitable for government buying plan, which is suitable for partial support, and which is total individual payment. After that, it sends service orders to different organizations or CAQ members, SPCQ or OSP.

Fig. 2-4 Network Structure of Q-SSEH

2.3. Actors in Q-SSEH: Their Roles and Collaboration

As analyzed above and listed in Table 3, the main actors in Q-SSEH are Government, Community and Market. Their roles and collaborative relations can be summarized as follows: 1) The Q-RC plays the key role in the evolution history of Q-SSEH by managing the volunteer services and setting up the special organizations of CAQ and NwEPH to build the framework of elderly services in Q-community; 2) SdO supports Q-SSEH through offering administrative and finance support; 3) SPCQ and OSP in support of Q-SSEH by providing pay services; 4) the relationships among the three actors are collaborative and multi-winning.

2.3.1. Q-RC: Sponsor with Special Organization and Special Staff

In all stages of the development of Q-SSEH, Q-RC is the key role that puts forward plans, sets up special organizations and special staffs, organizes multiple participants, and oversees the whole progress. The following three aspects may explain why and how it managed to do this:

Firstly, it obtained this competence through close relationship with community residents and is trusted by them. Since its setting up in 1950s, RC has the characteristics of grass roots of residents (Lei, 2001). It provided various free services according to the conditions of local community, such as setting up kindergartens, small restaurants, small handwork factories and taking care of elderly people.

Secondly, for the case of Q-community, the Q-RC paid more attention to the elderly issues for two reasons: 1) the elderly who need local support increasing fast in Q-community since late 1990s; 2) the community leaders have the horizon of catching the key problem of the elderly, and own the headship of putting forward the concept of NwEPH through accumulated work experience and social capital in local community.

Thirdly, the Q-RC set up two organizations, the CAQ and the NwEPH, to take in charge of the community elderly issues specifically. NwEPH has seven staffs and also operates an elderly university together with Q-RC.

2.3.2. Y-SdO: Administrative and Finance Support

When the Q-RC had difficulties in finding a place and obtaining the corporate capacity to set up the Nursing Home, its superior section, the Y-SdO, lent it the fund to rent room and use the administrative resources to help it in applying the corporate capacity of setting up a new organization, the CAQ and the NwEPH, under the leading of the Q-RC in 2004. The CAQ is the first trade marked social organization in community level in China. NwEPH is an independent corporation belonging to CAQ and deal with issues about elderly care specially⁴⁾.

2.3.3. SPCQ and OSP: Pay Services Support

Since 1990s, pay services from individual or organized living care service provider enter the market of Q-SSEH, such as restaurants which serve special elderly foods, the professional nursing home, medical care, and door to door service, etc., Two main reasons result in this condition: 1) with more and more elderly people living in Q-community, only depending on the volunteer service cannot provide so many and variable services needed by the elderly; 2) accompanied by the economic reform of China, various services are available from public or private organizations.

In Q-community, both SPCQ and OSP contribute in providing pay services to the elderly. Pay service is an important supply for making a complete Q-SSEH. Meanwhile, benefits attract more individuals and companies to participate in Q-SSEH. First, the Q-SSEH mode is supported by CAQ, which is established by cooperation of Q-RC and SPCQs. Second, commercial organizations outside the community are also entering the elder care market of Q-community to provide services and professional operation of the Nursing Home.

2.3.4. Collaborative Relationships among the Three Actors

The relationships among the Q-RC, the Y-SdO and SPCQ and OSP are collaborative in setting up Q-SSEH and maintaining its operation. But it is still under exploring on how to balance the benefit between government, community and market actors.

The first factor helping collaborations in Q-SSEH is the close relationships among the three actors, which forms in the decades' of working together. 1) The Q-RC holds close relationship with the Y-SdO, and always obtains its support. According to the administrative structure of Chinese cities and the dualistic system of urban social organization, in communities having long history like Q-community, the RCs always hold close working relationships with the SdOs; 2) the SPCQs accumulate good relationships with the Q-RC during the long period of cooperation since 1990s. Q-RC staffs, especially the director of Q-RC, always be willing to lend a hand whenever they were in difficulties, such as finding store rooms to rent, applying business license, harmonizing between SPCQs and community residents, etc.

The second factor is economic interests, which brought both positive and negative influences to Q-SSEH.

1) Engaging in the setting up of Q-SSEH is a multi-winning process for all of them. For example, although the original purpose for CAQ was to set up a nursing home to help elderly people, later a regular board meeting was formed. The outcomes were far beyond expected. Firstly, the creative idea of NwEPH was conceived during the meetings. Secondly, the Q-RC and elderly people were not the only ones benefiting from this affair. Good communication and connection made all the attendees find

opportunities and demands of cooperation. Most stores of SPCQs who signs contract of elderly service with the NwEPH are marked with a nameplate so that the elderly can obtain services there without suspense. This is double-win cooperation. At one hand, the marked stores accept the arrangement of the NwEPH so that better elderly services can be achieved. On the other hand, the elderly tend to use the services provided by the marked stores.

2) There also exists conflict for each other's benefits of the actors. Further exploring and collaborations are needed to solve these conflicts.

For example, in the case of setting up the nursing home in Q-community, the relationship between Q-RC and Y-SdO is not purely cooperative, also is mixed benefit relations. An example is that the Y-SdO took back the ownership of the Nursing Home in late 2006⁵⁾. This change causes three aspects of influence. The first is that although it's good that the Nursing Home becomes financially independent, but the operation is only for the purpose of economic profit, which made the elderly in Q-community gradually go away from it. During the authors' investigation periods, it is found that the frequency of elderly people going to the Nursing Home to have lunch and for leisure was decreasing. The second is that the living conditions became worse than before. The staffs from Q-com. exited from the Nursing Home and the elderly became away from staffs of the Nursing Home because of increasingly benefit-prior operation. The third is that the fee for living in the nursing home became more expensive, which weights the elderly people's financial burden. All of these results depart from the Q-RC's original purpose of setting up a nursing home in Q-community.

Table 2-5 Evolution of the Pattern of NwEPH: Actors' Roles and Collaborations in Change

Period	Factor Role Pattern	GOVERNMENT (Gov.) Y-SdO, etc.	COMMUNITY Q-RC / CAQ / NwEPH	MARKET SPCQ / OSP	LEGEND
PERIOD I (1980s)				—	Government Y-SdO, etc. Community Q-RC CAQ / NwEPH Nursing Home
PERIOD II (1990s)					Market SPCQ / OSP Elderly people need help (in / out of Q-community)
PERIOD III (2000-03)					WEAK RELATION: background support of law, policy, etc.. Not directly with Q-SSEH. STRONG RELATION: Direct support of Q-SSEH. Finance, service, governance, etc..
PERIOD IV (2004 -now)					Indirect Stakeholder to Q-community SSEH Direct Stakeholder to Q-community SSEH Core of Q-SSEH

2.4. Pattern of Q-SSEH (Fig. 2-5)

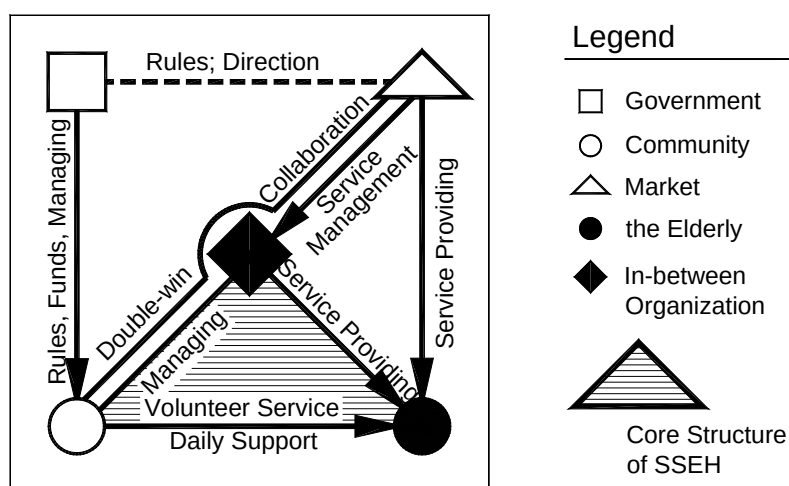


Fig. 2-5 Pattern of Q-SSEH

2.4.1. Evolution

As shown in Table 2-5, during the first period of 1980s, Q-RC provides volunteer services to elderly people directly. In the second period of 1990s, market factor was involved. Both the free service given by volunteers and pay services were used. During the third period of 2000-2003, government factor began to be introduced into Q-community to help establish SSEH together with community and market actors, because this could provide more resources and finance support. In the forth period, during the establishment of the CAQ and NwEPH in 2004 the government function was formally utilized. The pattern of Q-SSEH became more and more complicated for two reasons. First, there are increasingly more actors involved in Q-SSEH. Second, the roles of a certain actor transformed as well. For example, Q-RC was service provider in the first period and finally became the supervisor of Q-SSEH.

2.4.2. Community Acts as the Key Role in Q-SSEH

As shown in Table 2-5, column of pattern, community is the leading actor in Q-SSEH. Firstly, it connects to the government closely, therefore, it can obtain help in policies and finance from the government. Secondly, it set up a special organization- NwEPH affiliated to CAQ, which takes in charge of the issues on elderly care. Thirdly, it builds up a steady structure of multi-winning system with organizations in community, such as SPCQs and OSPs, which offering multiple services for the elderly.

2.4.3. NwEPH Acts as the Core of Q-SSEH

As shown in Table 2-5, column of role, NwEPH is the core of Q-SSEH. It is the manager of Q-SSEH.

Under the leading of Q-RC, on the one hand, it divides the elderly in community into a lot of Elderly Care Units according to the house cell to give the elderly timely help by volunteers and find out their needs as well. On the other hand, it organizes the service providers from the market actors, such as the Nursing Home, SPCQs, or OSPs. Altogether, NwEPH is a link in Q-SSEH, which connects the other actors together.

Table 2-5 also shows that the concept of NwEPH is actually an extended SSEH. It includes three main types of stakeholders: supervisor, service manager and provider, and service user. For this pattern, the in-between parts, service providers, make Q-SSEH more abundant and flexible. That such a complex system can perform well shows that it is a reasonable system. Elderly people can obtain multi-services from nursing home, NwEPH and commercial organizations as well.

2.5. Summaries

Q-community is a typical PWuC. The economic and social reform in China is both challenge and opportunity to the construction of Q-SSEH. The main inspiration from Q-community is the concept of NwEPH, which induced the successful practice of Q-SSEH. Main conclusions of this paper can be summarized as follow:

- (1) The evolution of Q-SSEH suggests that Q-RC led the construction of Q-SSEH through setting up CAQ and NwEPH. On one hand, NwEPH divides the elderly into Elderly Care Units to find out their needs and provide help in urgency. On the other hand, it organizes service providers from SPCQs or OSPs.
- (2) The main actors in Q-SSEH are Government, Community and Market. The relationships among the three actors are collaborative and multi-winning. a) The Q-RC plays the key role in the evolution history of Q-SSEH by managing the volunteer services and setting up the special organizations, i.e. CAQ and NwEPH to build the framework of the elderly services in Q-community. b) SdO supports Q-SSEH through offering administrative and finance support. c) SPCQ and OSP support Q-SSEH by providing pay services.
- (3) The development of Q-SSEH shows that it evolves from simply providing volunteer service by Q-RC to a complex structure of multi actors. Furthermore, it provides multiform elderly care service, including both at facility and at home. NwEPH is the core manager of Q-SSEH.
- (4) The main function of Q-SSEH is that it providing a platform to connect all the actors in Q-community together to support the elderly. The four features of Q-SSEH include the concept, leadership style, community fit and use of investigation. Furthermore, there are a) tangible outcomes, which are on-the-ground changes in Q-community; b) intangible outcomes, most of which are changes in the ability of the community to help the elderly; c) there are pin-offs and minimal or negative

influences to Q-community.

To sum up, the case of NwEPH in Q-community suggested a community leading type of SSEH in community level. Its inspirations can benefit not only community-leading type of SSEH but also other types of SSEH.

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Notes

1) Abbreviations in this chapter

Abbreviation	Meanings in English	Chinese Pronunciation	Chinese Character
SdO	Subdistrict Office	jie dao ban shi chu	街道办事处
RC	Resident Committee	ju wei hui	居委会
Q-RC	the Resident Committee of Q-community	-	Q 社区居委会
SdO-RC system	Subdistrict Office-Resident Committee system	jie-ju ti zhi	街-居体制
WuC	Work-unit Community	Dan wei she qu	单位社区
PWuC	Post Work-unit Community	hou dan wei she qu	后单位社区
-	Q-community	Q-she qu	Q 社区
CAQ	Construction Association of Q-community	Q she qu jian she xie hui	Q 社区建设协会
NwEPH	No-wall Elderly People's Home	wu wei qiang jing lao yuan	无围墙敬老院
SPCQ	service-providing companies in Q-community	-	Q 社区服务提供商
OSP	Outside Service Provider	-	社区外服务提供商
SSEH	Supporting System for the Elderly at Home	ju jia yang lao zhi yuan ti xi	居家养老支援体系

- 2) The interview proceedings of Mr. W, the director of CAQ; Mrs. H, the secretary-general of CAQ; the staffs of Y Nursing Home and some elderly people living in Q-community consists of interview notes and records, supplemented by observation and related reportages.
- 3) Since 1995, the Q-RC tried a lot of methods to solve the problem. At first a one-man company was chosen to serve meals, it was stopped soon because the sanitary conditions were not good. Then a professional was hired to make meals for the elderly. This did not continue because of high cost. Next the Q-RC staffs cooked meal in their office in turn. As more and more elderly people came to eat and the Q-RC staffs were not enough to provide the service, a restaurant begun to provide elder meal service. Later the restaurant was removed because of urban construction and a nearby university-dining hall helped to provide the elderly meal. But the elderly people did not think the meal there was delicious.
- 4) X-district holds a Meeting on Civil Organization Participating in Community Construction and Management. 2004-8-18.
http://www.bjxch.gov.cn/pub/xch_zhuzhan/A/A7/A7-1/A7-1,5/gzdt-4/t20040818_898516.html
- 5) Its name and management changed for several times. At the first investigation at the beginning of 2006, the nursing home named as "Q-community Nursing Home". At the second investigation in September 2006, a nameplate of "Y-Subdistrict Nursing Home" was decorated, which shows the ownership belongs to Y-Subdistrict. At the end of 2006, HT, a professional elder care organization, was taking charge of the operation. The operation of the nursing home became professional but went away from the Q-community. Although HT also serves for all the elderly in the Q-community, the relations between HT and Q-RC become not close so that it is unknown whether the HT can operate the nursing home well matching the concept proposed by NwEPH.



Fig. 3-1 Location of N-Sd. in XW District of Beijing

3.1. N-Subdistrict

N-Subdistrict (N-Sd) is the biggest and well-known Muslim minority habitat with long history in Beijing, China¹. It is located at the downtown with an area of 1.41 km² (Fig. 3-1 and Fig.3-2; Fig. 3-3; Fig. 3-4). N-Sd consists of ten communities in different types such as Danwei (单位) block, Hutong (胡同) area, newly built commercial housing except Muslim communities centered of N Street. Therefore there are ten Resident Committees (RC), each in one community, under the leading of N-Subdistrict Office (N-SdO) (Table 3-1)².

Table 3-1 Situations of Ten Communities in N-Sd (2006)

	NXG	CB	BGL	GY	XL-1	XL-2	DL	CF	FH	FYS
Community Type	mixed with offices	mixed with offices	mixed with offices	Danwei block	Muslims + development	Muslims + commercial	Muslims + commercial	Muslims + development	Hutong area + development	Hutong area
House Type ^{*1}	M + T	M + T	M	M	T	T	T	H+M+T	H + T	H+M
Total Population (pers.)	5142	3666	5000	4136	3000	4898	9000	6558	5600	7000
Elderly Population (60+ / %)	10.91	17.16	10.60	25.73	23.23	22.29	14.62	8.60	12.71	16.80
Elderly Population (pers.)	60+	561	629	530	1064	697	1092	1316	563	712
	65+	389	582	439	644	426	836	1014	439	547
	80+	58	47	72	308	74	177	277	92	115
	EN ^{*2}	282	282	190	47	191	188	106	74	48
Note *1. House Type : H -Hutong, M -Multistory, T -Tower block; *2. EN is the number of empty nest elderly people.										

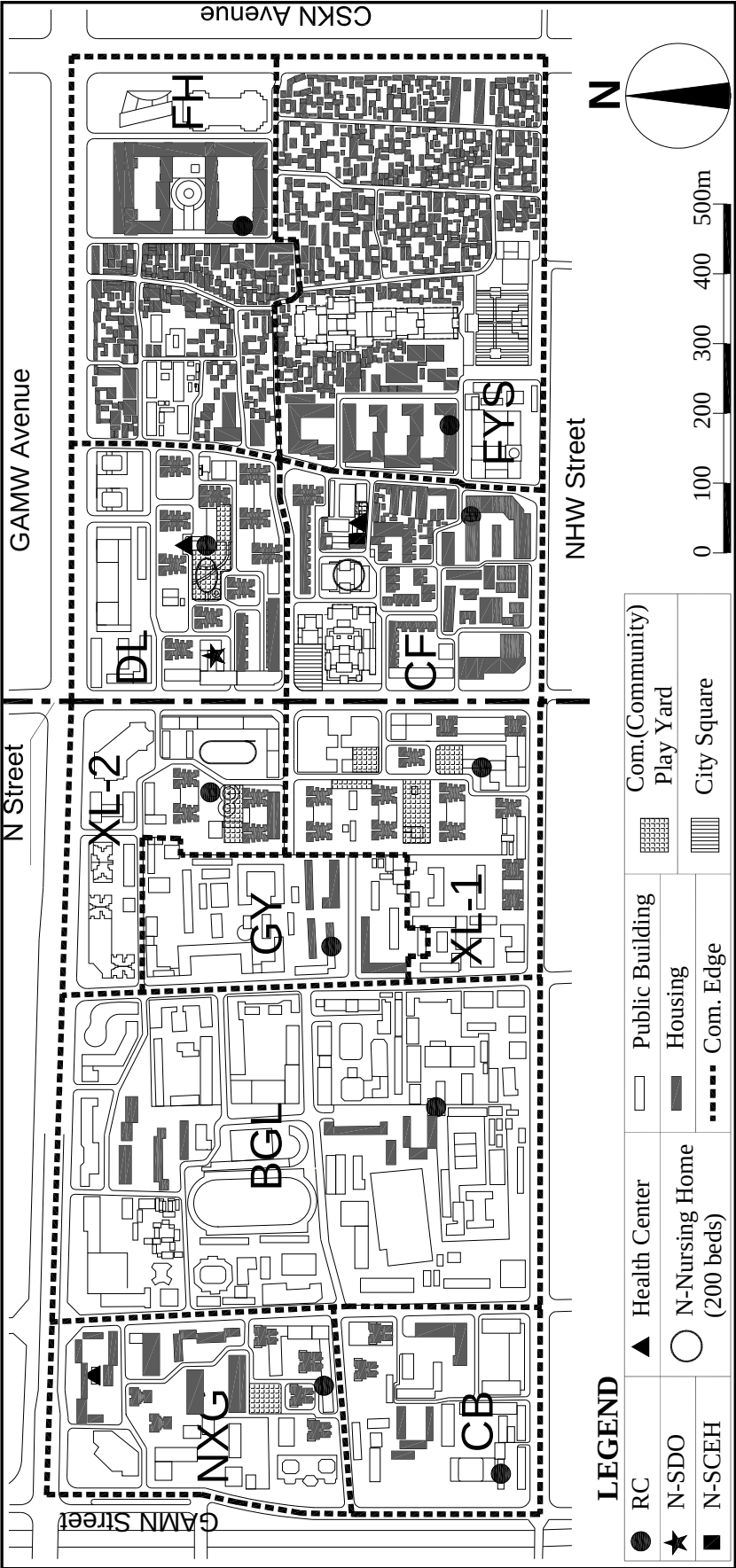


Fig. 3-2 Site Plan of N-Sd
(Source: The map of Beijing and the sketch map of N-Sd communities)



Fayuan Temple



Mosque



Com. Service Center



Com. RC



N-SCEH



A play ground for table tennis



The scene of a community activity when quit a few elderly people get together accompanied by their home helpers at the central square in one of communities.

Photo 3-1 Condition of N-Sd

As a minority habitat, N-Sd has been supported sufficiently by local government on policy and finance all along, which gives advantage to explore and develop Supporting System for the Elderly at Home (N-SSEH). Moreover, because of more serious ageing problem and basic social system reform in recent years, N-SdO tries its best to explore the development of SSEH. The work done by N-SdO and CF Community is honored the Beijing government.

3.1.1. Minority Habitat: Considerations and Supports from Government

The history of this Muslim habitat can be traced back to the early of Yuan Dynasty (1300s, Liu, *et al.*1990). A Moslem habitat was always formed around a mosque called as mosque neighborhood (寺坊) (Ma,1933, p17). There are complete administrative organizations of religious and mosque affairs through which the Muslims and mosque are managed (Ma, 1933, p58). After 1949, the foundation of the People's Republic of China, on one hand, the function of the mosque as the power core of Muslim community was disabled according to national ethical and religious policies; on the other hand, the Muslims in the community were arranged to work in Danweis so more Muslims got a job and their life style was changed from being affiliated to mosque community to being affiliated to Danwei (Liang, 2006). Now, N-Sd is the biggest Muslim community in Beijing and also the center of national Muslims to some extent. So it is a window to exhibit the ethical and religious policies. All of these issues mentioned above make it to be regarded as important by all level governments of Beijing. Compared to other Subdistricts, N-Sd has an advantage from the aspect of work condition to finance of Subdistrict and community affairs.

Table 3-2 Population Condition of N-Sd (2006)

Population		Income	
Items	Quantity (pers.)	Pensions (RMB/month)	Percentage of elderly
Total	54,000	have	95%
60 +	8,340(15.44%) *	Don't have	5%
80 +	1,511(18.12%) **	1000 +	60%
Empty-nest elders	1,626(19.50%) **	1000 -	35%
* percentage of total population; ** percentage of elderly.		0~300	5%

3.1.2. A Downtown Community in Changing: Influence of Ageing and Social Reforms

N-Sd is an ageing district where population of over 60-year-old accounts for 15.44%³⁾. Most elders receive retirement pensions (Table 3-2)⁴⁾. There are about 87% of them are in good health conditions,

i.e. are able to take care of themselves without help and about 13% of elders need care from family members or home services. The housing system reform started since 1998 in China cities changes the social service system from being provided by Danwei to Subdistrict and community (Lei, 2001).

Meanwhile, Chinese society is under exploring to change from Subdistrict-Resident Committee (Sd-RC) system to community system (Peng, et al.2006). So the elder supporting mode is also under exploring. Different communities developed different operational modes according to their concepts traditions and conditions.

The ten communities affiliated to the N-Sd established separate service system with their own characteristics as well. The services for elder supporting are managed by N-Sd and communities. In 2004 because of the aging problem and being inspired by some other communities, the N-SSEH was set up under the promotion of the N-SdO.

3.1.3. Condition of Institutional Care for the Elderly in N-Sd

Limited by the national welfare policy and funds, government-built elderly care facilities are too few to match the fast increase of ageing. Now in Beijing there are 313 Elderly People's Homes and 30,267 beds, which mean for every 100 elderly people, there are only 1.3 beds (BCA. *et al.* 2006. p.3). Further, N-Sd is lack of institutional facility for the elderly care, too. Fig.4-2 shows the location of three Health Centers (in full-face triangle mark) and N-Nursing Home (in circle mark). There are only 200 beds in N-Nursing Home. Therefore, both the Beijing city and N-Sd have no enough beds for the elderly institutional care facilities. Meanwhile, the ability of Chinese traditional family elderly care mode is depressing. Therefore, in order to solve the problem, in Beijing and other cities with high ageing rate, such as Shanghai (上海), Dalian(大连), etc., a new elderly support pattern called "elderly support at home (in Chinese 居家养老)" is under exploring and trying. What happened in N-Sd is considered pioneering among the explorations of setting up a SSEH to help the elderly.

3.1.4. Research Purposes and Methods

(1) Purposes

Because no researches can be found about the government leading SSEH from the viewpoint of urban planning in community construction, which focuses on the collaboration between the actors that participate in constructing community based SSEH, this chapter aims at clarifying the functions of main support subjects, including the N-SdO, the community RCs, other stakeholders, discussing the relations among them and the structure pattern of SSEH. The following aspects are studied: 1) the development of N-SSEH led by government; 2) its features and pattern; 3) the inspirations from the N-SSEH.

Table 3-3 Summary of Field Investigation in N-Sd

		Objects
Time of on-the-spot Investigation	Mar. 2006	21, 22, 23
	Sep. 2006	21, 22, 23, 24, 29
	Dec. 2006	-
	Jan. 2007	16, 17, 18, 19, 20
Days (day)		13
Purposes	Methods	
Progress of Community SSEH Evolution	Interview	* Mr. Fan, Ms. Huang, Ms. Zhang, Mr. Cao, EADs of community RCs, Staffs of HSC, Doctors of community Health Center
	Community Information Collecting	** The elderly interview
	Literature Searching	Books, papers, news, web news, etc.
	Analyse	-
Roles of each Actor	Interview and Analyse	* Mr. Fan, Ms. Huang, Ms. Zhang, Mr. Cao, EADs of community RCs, Staffs of HSC,
Relationships between the Main Actors		
Features and Outcomes of each SSEH	Interview, Analyse and Compare	**The elderly interview
Pattern of SSEH	Analyse and Compare	-
Inspirations	Analyse	-
* Introduction of the persons be interviewed		-Mr. Fan, the section chief, and some staffs of CAS in N-SdO; -Ms. Huang, the director, and some staffs of N-SCEH; -Ms. Zhang, the vice-director of Community Service Center of N-Sd; -Mr. Cao, the manager of HSC
** Introduction of the elderly that be interviewed (Example: F75, female of 75 years old; M80, male of 80 years old; C, couple)	The elderly	Living condition
	1) M70	Couple
	2) F65	Single, live with her sister and 96 years old father
	3) F67	Couple, with a live-in-maid
	4) F65	Couple, with a live-in-maid
	5) F84	Single, live with her daughter's family

(2) Methods

The research methods include interview, field survey, and investigations including literatures and reports review on N-Sd and N-SSEH as well in three times as March, 2006; September, 2006; December, 2006~January, 2007 (Table 3-3). In order to find out the progress of N-SSEH evolution, the roles of each actor, the relationships between the main actors, the author interviewed the director of

Civil Affairs Sector (CAS) in N-SdO, which plays the key role in setting up N-SSEH, the director and some staffs of the Service Center for Elderly at Home in N-Sd (N-SCEH), RC's Elderly Affair Directors (EAD) who takes in charge of community's elderly affairs, the manager of contracted Caregiver Service Company (CSC) and some elder residents. In order to grasp the features and outcomes of N-SSEH, the author interviewed some of the elderly living in N-com.

3.1.5. Definitions of some Concepts (Table 3-4)

Table 3-4 Definitions

Words	Organizations
Government	N-SdO; CAS; EAA;N-SCEH; superior Gov.
Community	RCs; EAD
Market	HSC;SP

The main three aspects that relate with N-SSEH are *Government*, *Community* and *Market*. They may have different meanings or stand for different organizations in multiple backgrounds. In this paper, we use *Government* to represent N-SdO; CAS; EAA;N-SCEH, including its superior government organizations, such as in district, city and country level. We use *Community* to represent RCs and EAD. We use *Market* to represent HSC and SP.

3.2. Construction and Features of N-SSEH

The N-SSEH is gradually formed under the direction of the N-SdO with the cooperation of RC and service providers (Table 3-5). The following four features can be summarized. 1) The system has been instituted that a special organization and special staffs take in charge of the affairs of the SSEH. The CAS of the N-SdO set up a special organization, N-SCEH, to deal with elderly affairs of the N-Sd the whole. 2) The SCEH cooperates with the RCs to serve elders. SCEH staffs, elderly affair assistants (EAA), cooperate with the EADs of the RCs. 3) Each community has its own service method according to its own condition and tradition. 4) The N-SdO and the RCs provide elderly service according to the needs of elders through the service companies, institutions, etc.

3.2.1. N-SdO Leading: Special organization, special staffs

The N-SSEH is sponsored, constructed and developed by the N-SdO. As a governmental organization, SdO can conveniently utilize a lot of governmental resources during the development. The office rooms and finance for RCs are provided by the N-SdO. In N-Sd, the RCs' work takes part in the governmental structure and is directed by the N-SdO (Feng, 2003). Therefore the N-SSEH is led by government.

The following work is generally done by N-SdO. First, with the increase of elders living in the communities, different sectors in N-SdO try their best to do some things for elders within their work range. For example, the sector of city construction contributes to free-barrier and safe environment. Second, in 2005, a program aimed at supporting more and more old residents in this area was put forward. The CAS acts as the main role in developing the N-SSEH according to local conditions by referring to examples in other communities and to negotiate with related organizations.

In 2006, a special organization, N-SCEH, was set up by the N-SdO in order to build a supporting system that could collect power and strength as much as possible to support elders specially. N-SCEH employs eleven persons living in these communities as the staffs of EAA. The EAAs are the first special workers taking in charge of elderly affairs at community level in Beijing. The N-SCEH sends one EAA to one community to work in RC and take in charge of elderly affairs of the community together with the EAD of the RC. The EAAs hold a meeting in N-SCEH every week. At the same time, the team realized that support for the elderly is a comprehensive business, which needs to collaborate with related organizations such as community service center, district hospital, police station, justice station, social security station and resident committees to integrate services resources into N-SSEH (Fig. 3-3).

3.2.2. Collaboration between the N-SCEH and the RCs

There are ten EAAs belonging to the N-SCEH and taking in charge of the elderly affairs. EAAs are staffs of N-SCEH and at the same time take part in the practical work in communities, acting as a bridge communicating between the N-SdO and RCs. They work in a RC to closely collaborate with the RC. The N-SCEH works as a platform to deal with elderly affairs. The detailed elderly support is conducted at the community level. The following two kinds of work were done by the collaboration between the N-SCEH and the RCs:

First, in March, 2006, an investigation to the elders over 60-year-old was planned by N-SCEH and conducted by EAAs with the collaboration of RCs. The purpose of this investigation consists of two aspects. One was to collect basic information of elders such as health, incomes, living and other basic information. The other was to collect information about their service needs. This investigation was conducted in three communities at first.

More than 1000 households and 2000 elders were investigated. Later, the investigation was extended to all other communities in N-Sd. Before the investigation, N-SdO and RCs propagandized the investigation plan widely to get cooperation of elders and their families. Actually, the investigation was welcomed and well cooperated by elders. At the end of 2006, they accomplished investigation and data collection at all the 10 communities. Thus detailed information database of elders was built for every

community, which is the credible foundation for the SSEH development.

Second, N-SdO contracted with a CSC to provide service to some elders needing help with the cost of RMB 100 to 300 (\$14 to \$43). On the basis of requirements of elders and resources available, services for all elders was put into practice gradually. When the authors investigated there in January 2007, the service of going to LPG (Liquefied Petroleum Gas) station to refill LPG tank for elder

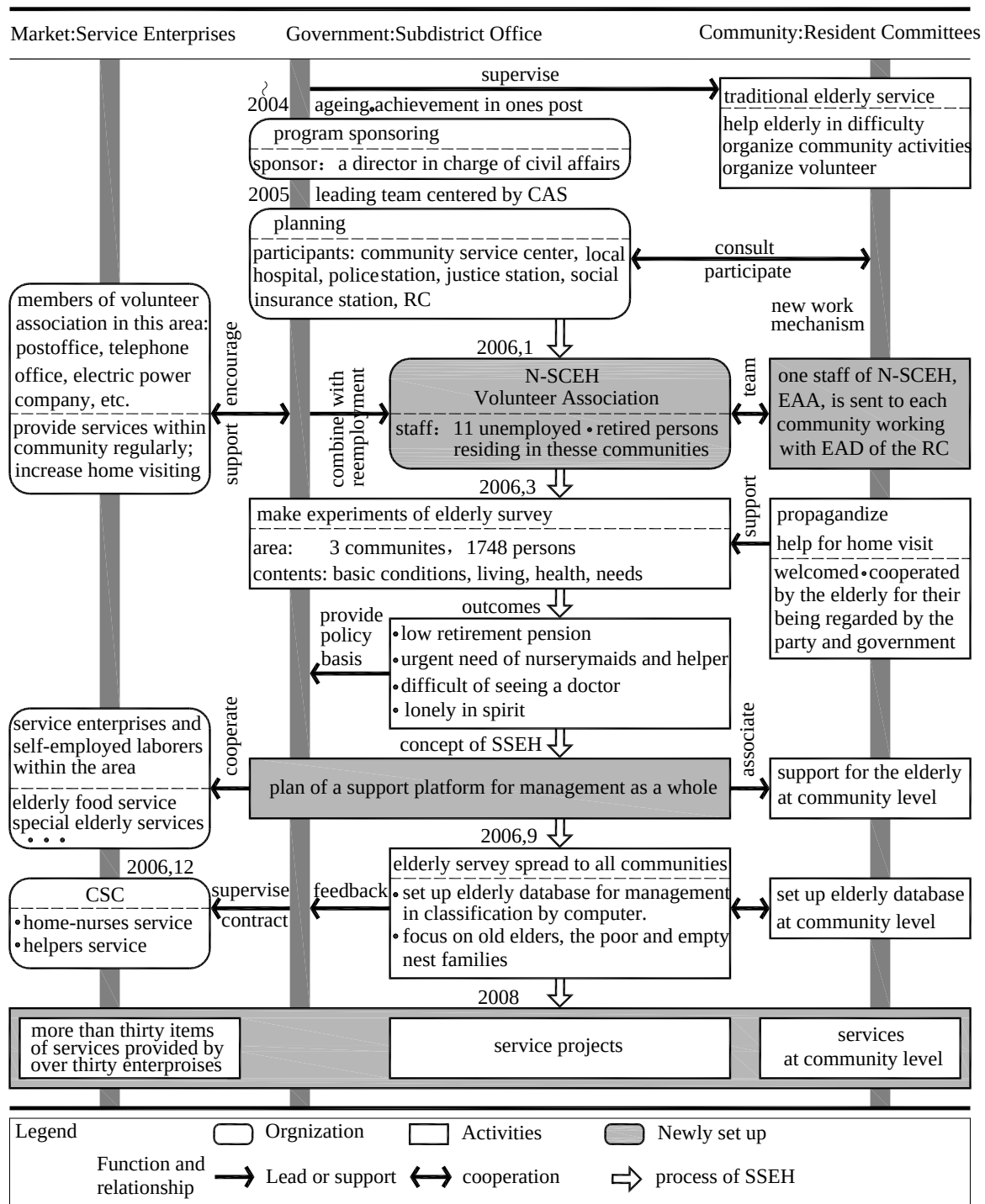


Fig.3-3 Evolution of N-SSEH

60-year-old was started. Meanwhile, N-SCEH collaborated with RCs to solve some problems found during the investigation, for example, elderly food service, daily care such as feet care, simple medical service and help elder to go hospital, day service, etc. These problems cannot be solved by N-SCEH because a government office cannot provide such detailed services. The N-SCEH needs to collaborate with RCs to solve these problems because RCs are close to elders and know the community situations well. RCs can provide information about the service providers available in the community and discuss with N-SCEH to find out solutions for the problem (Fig. 3-4).

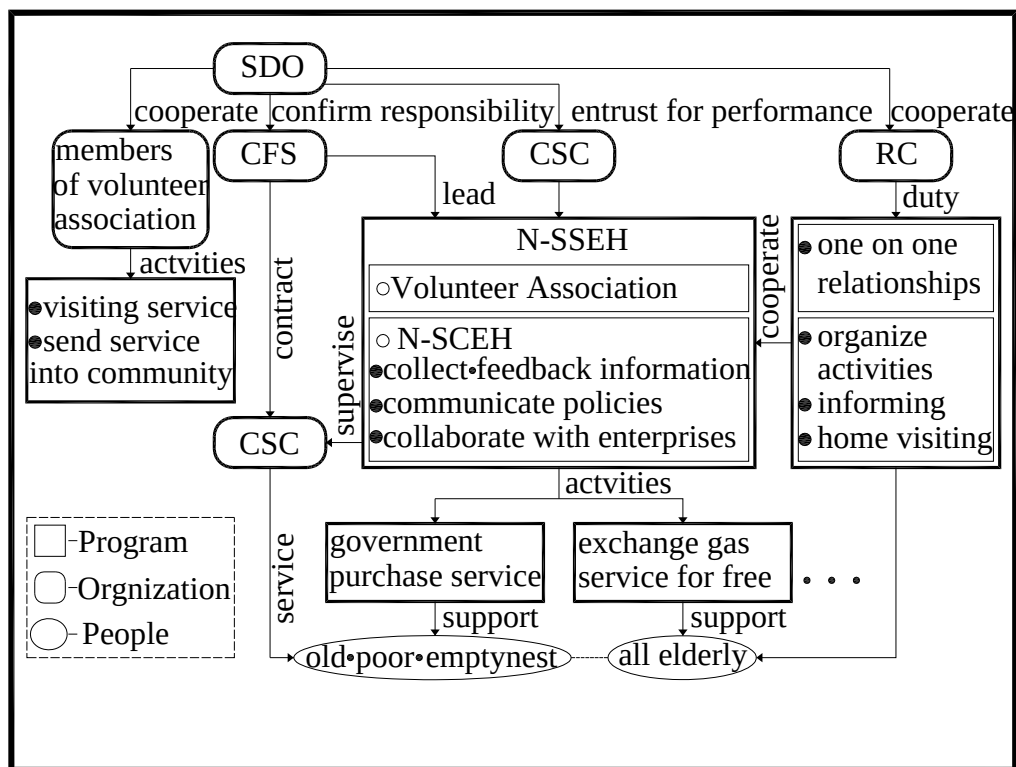


Fig. 3-4 Management Structure of N-SSEH

3.2.3. Community traditions and characteristics of community level SSEH

As Table 3-1 and Table 3-5 (Table 3-1, 3-5) show, there are ten communities belonging to N-Sd with different locations, traditions and characteristics. Therefore, different types of community level SSEH were developed together with the N-SdO's work to form the whole N-SSEH. The investigation conducted by the authors shows that: 1) from the viewpoint of location, the communities near to N Street (XL-1, XL-2) and the communities near N-SdO and mosque (DL, CF) do well in elder support facilities and services because they are traditional community and well supported by government financially, and the RCs work efficiently as well. For example the EAD of community CF collaborates well with EAAs so that the work assigned by the N-SCEH can be completed efficiently and the elders' needs can be smoothly fed back to the N-SdO. FH community has not many public facilities, but it locates in downtown Beijing so that urban facilities can be utilized for elders support. 2) With respect to community type, GY community is work-unit type, which

continues the work-unit support system and elder are well supported. 3) NXG community communicates well with N-SdO and service providers so that it can support elders well even without abundant facilities.

Table 3-5 Situation of Communities Activities Amenities

	NXG	CB	BGL	GY	XL-1	XL-2	DL	CF	FH	FYS
grounds	1 △ _{Ea}				1 ▲ _C 2 ▲ _C 3 ▲ _R sa		1 ▲ _C 2 ▲ _C 3 ▲ _E 4 ▲ _R sa			
				1 ▲ _R a		1 ▲ _C a 2 ▲ _C s	5 ▲ _R s			1 ▲ _R a
		1 ▲ _R r	1 ▲ _Y a					1 ▲ _Y r	no	
buildings	■ _{If} r						■ _S a	■ _S h,l,r,s	■ _{If} s	
	■ _{Ip} s			■ _S r	■ _{Ip} s					—
		■ _{If} h	no			no				
Legend: ▲_a_b — a: number b: location C-center; E-entrance; R-long road; Y-yard. c: function a-all-around; r-rest; sa-sports apparatus; s-special playground. ■_a_b — a: location If-inside RC and full time use; Ip-inside RC and part time use; S-separate b: function a-all-around; e-exercise; h-health; l-library; r-recreation; s-school for the aged. △ abuilding										

3.2.4. Service provided by Volunteers and other Organizations

The N-SdO realizes that only SdO, SSEH and RCs cannot fulfill the variable requirements of elders. So the help from volunteers or organizations in or out of the N-Sd are needed to make the N-SSEH's work perfect.

Using government elderly policy, investigation results, and the information collected by EAAs and EADs, the N-SdO organizes service providers to provide special services for elders. For example, 1) according to governmental policy, the elders matching the government help conditions can obtain the elder support service paid by government. The N-SCEH looks for a good housekeeping companies and contract with them to provide elder services. 2) It is found during the investigation that the elder meal is a big problem so the N-SdO looked for some good restaurants to provide special services for elders. 3) In 2006 the N-SCEH started a service of going to LPG station to refill LPG tank for elders by organizing the unemployed people of 40-50 years old.

N-SCEH has another name of Volunteer Association. It communicates between N-SdO and volunteers. When volunteers (mainly consists of bank, post office, hospital etc. and includes individual person as well) want to provide services to elders, or volunteer services are needed by elders, N-SCEH will connect volunteers with elders.

Table 3-6 The Pattern Structure of N-SSEH

Evolution	Pattern Structure
1) Provided by RC, volunteers and neighbors directly under instruction of N-SdO.	LEGEND □ Government (N-SDO / CAS) ○ Community (RC) △ Market (HKC / Individual) ◇ N-SCEH ● Elders
2) Provided by RC and enterprises within communities respectively under instruction of N-SdO.	
3) Special organization is set up by N-SdO in order to collaborate with RC and enterprises within communities and develop SSEH for integrated service of all levels.	

3.3. Pattern of N-SSEH and Its Inspiration

3.3.1. The Pattern of N-SSEH (Table 3-6, Fig. 3-5)

The pattern of N-SSEH is under continuous development.

1) In planned economy period, the house maintenance service for most city residents was mainly provided by their Danwei except for sick care. Therefore, there were only few elders who have no children or Danwei and need the help from the RC or volunteers. Being a Muslim community, the traditional ethical and religious network in this area was also helpful.

2) After economy reform in 1980s, commercial service providers came into communities to give plenty of services together with RCs. Community commercial service was under control of governmental policies and supervisions of N-SdO to some extent.

3) With housing policy reform and all-sided social reform in the second half of 1990s, Danwei system is weakened and community system is advanced greatly so that a quantity of welfare service for residents are switched from Danwei system to commercial system especially to retired people. In recent years, basic city construction and management are more and more concentrated to SdO level, which makes SdO own more power for community affairs. Responding to ageing population in this community, N-SdO set up the N-SCEH to collaborate with RC and enterprises within communities expecting to develop a complete SSEH to integrate services of all levels.

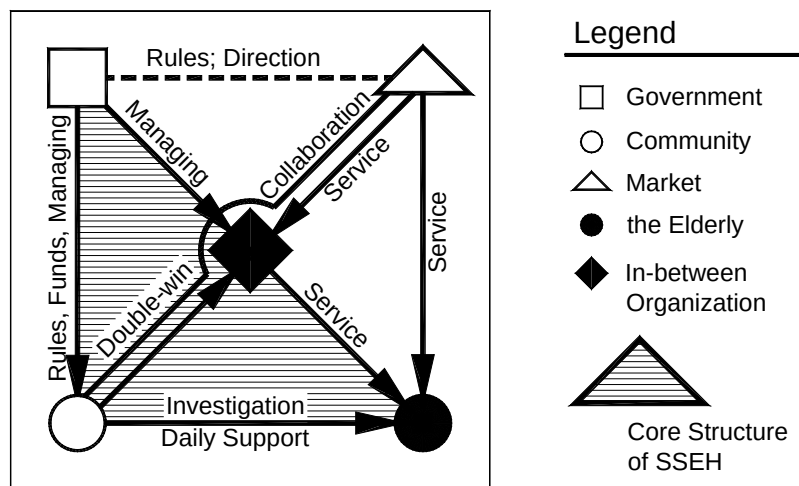


Fig. 3-5 Pattern of N-SSEH

3.3.2. Problems

The main problem in practice is that N-SdO, as a government organization, cannot know the real needs and thoughts of the elders all-sided at the community level. Thus sometimes the service is not so satisfied for the elderly, even the market actors complain of inconvenience in working. It reflects that N-SdO, one of government organizations, needs to communicate with the elderly in daily life to solve the problem.

For an example, as the implementing program of government financial assistance, N-SdO provides RMB 100-300 (\$14 to \$43) every month for some elders who are under medical treatment according to national policy and the elders in poverty. The CSC contracting with N-SCEH takes in charge of home visiting service for them. In practical operation, on one hand, some of the elders who receive the governmental financial assistance do not want the home visiting service because some of them do not need this kind of help and some of them are worry about the safety. On the other hand, there are also some problems on the side of the CSC, such as the home visiting helpers complain of the lower salary than that of usual home nurse, and the company itself wants to do more work than home visit. Certainly, the CSC can benefit from providing the home visit service because it is permitted to advertise itself that it is the only N-SdO nominated service provider in the area.

3.3.3. Inspirations

The N-SSEH pattern illuminates that the SSEH sponsored by government is an effective mode of elderly support at home. Its advantages are: 1) it is convenient to receive support on policy and finance; 2) it is easy to combine with some governmental regulation measures such as reemployment of people in forties and fifties; 3) it is convenient to collaborate with the existing administrative organizations, such as RC; 4) it is convenient to collaborate with the enterprises within the area, etc. Its

limitations are that N-SdO cannot know the actual needs of the elderly and some problems occur at the CSC side. To itself and other similar communities, its experiences and lessons form the foundation for future development. And to other type of SSEH, it can be used as reference for government to improve its function during its construction.

3.4. Summaries

The N-SSEH is a sustainable and effective system developed by N-SdO directly through strengthening the communication of N-SdO with RC, cooperating with CSCs and individual service providers to integrate various resources within the communities. Presently, there exist some problems as well that it need to adjust the collaboration mode between N-SdO and CSCs and N-SdO cannot know the detailed elderly needs. The features of N-SSEH are as follows:

- 1) There are advantages on policies and finance in SdO Leading SSEH pattern so the N-SSEH develops efficiently utilizing the existing community administrative organization system.
- 2) A special community service framework for the elderly is founded and full-time staffs are engaged in it, which helps to build an effective system and work mechanism.
- 3) Ten communities develop separate supporting forms for the elderly according to their own conditions and service traditions.
- 4) Because government alone can only provide limited elderly service resources, it is required to cooperate with various service providers such as commercial company, community organization, etc. Some beneficial collaboration among related stakeholders has been tried by far for further exploration and improvement.
- 5) From the process, pattern and problems of N-SSEH, it can be found that it is useful to introduce the power of government effectively in developing the SSEH.

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NOTES:

1) Nouns and Abbreviations in this Paper

<i>Abbreviation</i>	<i>Noun in English</i>	<i>Chinese Pronunciation</i>	<i>Chinese Character</i>
Sd	Subdistrict	jie dao	街道
RC	Resident Committee	ju wei hui	居委会
N-Sd	N-Subdistrict	Niu jie jie dao	N 街街道
N-SdO	N-Subdistrict Office	Niu jie jie dao ban shi chu	N 街街道办事处
N-SCEH	Service Center for Elderly at home in N-Subdistrict	Niu jie ju jia yang lao guan ai fu wu zhong xin	N 街居家养老关爱服务中心
CAS	Civil Affairs Sector	min zheng ke	民政科
CSC	Caregiver Service Company	jia zheng gong si	家政公司
EAD	Elderly Affair Director	lao ling zhu ren	老龄主任
EAA	Elderly Affair Assistant	xie guan yuan	协管员
SSEH	Supporting System for Elderly at Home	ju jia yang lao zhi yuan ti xi	居家养老体系

- 2) Subdistrict Office is an administrative sector of local government legally. With reform recently, it is regarded as a quasi-government. Resident Committee is a resident self-governance organization legally. It is the most basic type of social organization in cities. Danwei (work unit, a company or institute where a person works) system is the important type of social organizing forms under planned economy system, which mainly consists of state-owned institutions and enterprises.
- 3) In the end of 2005, the ageing rate over 60-year-old all around Beijing city is 14.6% with the total ageing population of 2.243 million persons. (BCA. etc. 2006)
- 4) The average wage of employee is ¥2734 monthly, and the minimum wage is ¥300 monthly, Beijing, 2005. Source:
<http://finance.sina.com.cn/roll/20060327/1325616444.shtml>;
<http://finance.sina.com.cn/xiaofei/canyin/20050630/08421742791.shtml>

4.1 Introduction

4.1.1 Research Purpose and Research Methods

The former two papers respectively analyzed the pattern of support system for the elderly in Work-Unit community and traditional community transformed from Hutong housing area in Beijing (Xu, etc. 2009. Xu, etc. 2008). This paper aims at analyzing the development and characteristics of the elderly support mode in commercial community. One community of the two above mentioned elderly oriented communities in Beijing is chosen as the research object¹⁾. The purpose of this paper is to clarify the operational pattern of support system for the elderly in commercial community and put forward improvement proposals through the investigation to its development, organization, service and management from the viewpoint of support providing side and the living conditions and satisfactory from the viewpoint of the elderly side.

Regarding the investigation methods, both qualitative and quantitative studies are carried out such as interview, questionnaire and field survey in order to obtain comprehensive information. With respect to the investigation objects, not only the various support providers but also the elderly and the elderly activity groups are interviewed. Through different methods and multiform actors of community comparative three-dimensional community living structure could be grasped.

The investigation methods are as follows: 1) Field survey of facilities and environment were conducted to understand the support hardware; 2) Questionnaire was carried out toward the elderly who retired and live in this community mostly for more than a year in order to find out their personal information, living condition and evaluation. Two copies of questionnaires were delivered to one household and the collection was conducted by post mail. The investigated number and collection rate are shown in Table 4-1. 3) Interviews to the staff of developer, service companies, resident organizations and the elderly were conducted to understand the development of support system. (Table 4-2)

Table 4-1 Questionnaire statistics

	Family (household)	Person		
		Male	Female	Total
Delivered	126	126	126	252
Answered	39	37	37	74
Valid answer	38	33	35	68
Answer ratio	31.0%	29.4%	29.4%	29.4%

Table 4-2 Research Purposes and Methods

Purposes	Methods	Interview Objects
Progress of Community Support Development	-information collecting -Field Investigation -Interview	-the chief marketing supervisor of developer; -staff of service company; -staff of sales company;
Roles and Relationships between Main Suppliers	-Interview	-staff of the club company;
	-Questionnaire	-organizer and participants in resident groups; -directors of resident committee
Pattern Analysis	-Interview	-the elderly
Date	Mar. 2006; Sep. 2006; Dec. 2006-Jan. 2007, Sep. 2008	

4.1.2 Previous Studies

Yang (Yang, 2002) argued that the support system of service in Chinese cities is changing from the unitary government supply mode to polycentric mode, and the service suppliers include commercial institutes, nonprofit organizations, etc. Through investigating the attributes and the living conditions of the elderly in a retirement community in Beijing Yan (Yan, 2004) found that the most elderly residents are educated well and retired on higher pension. Most of the residents are young and healthy old people. Among all the houses, 44.1% are purchased by the residents' children, 32.4% by themselves and 22.1% by the cooperation of the residents and their children. Zan (Zan, 2004) studied D community on the process of planning in the field of enterprise management. He indicated that market is a possible and necessary way to solve ageing problems under the class subdivision. Yao (Yao, 2007) investigated D community in the field of architecture but he only introduced the architectural planning. No researches can be found to study the elderly support system from the viewpoint of community development. However understanding the situation and development of the elderly support system in commercial community is important for improving the current elderly support system and will benefit the future development as well. Therefore this research focuses on analyzing the development and characteristics of the elderly support mode in commercial community.

4.1.3 Condition of D community

(1) Process of Construction

D community is located at rural areas of Shunyi District, which is about 30 kilometers northeast away from Dongzhimen in the second ring road (Fig.4-1). It is a commercial housing planned for retired people by referencing retirement communities in the United States of America (Fig. 4-2). But there is no age limit for purchasers. Houses include four-story apartments with elevator (Fig.4-3), two or three-story townhouse and detached house from 69m² to over 300m². It will contain up to about 4,000 households when completed totally (Table4-3). Multifunctional service center is configured at the center area with the floor area of 50,000m² (Photo4-1, 2, 3). Low floor-area ratio, high green ratio, wide waterscape and various open spaces form its unique features.

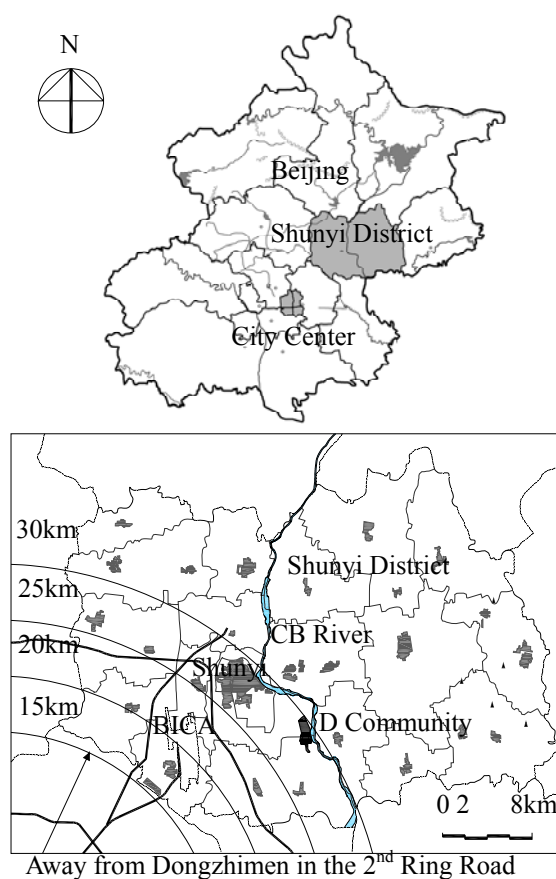


Fig.4-1 Location of D community

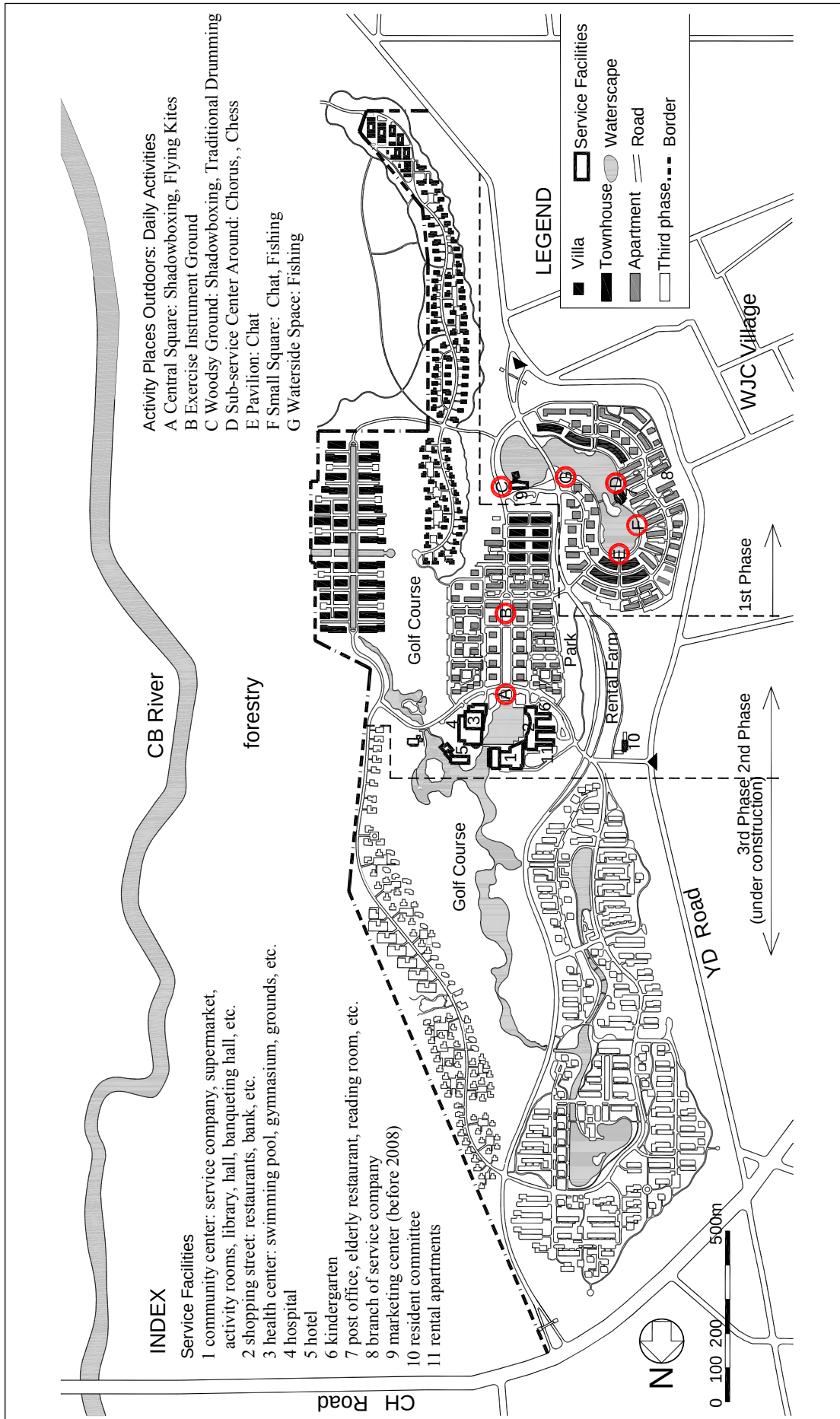


Fig.4-2 Site Plan of D community

Table 4-3 Technology Index

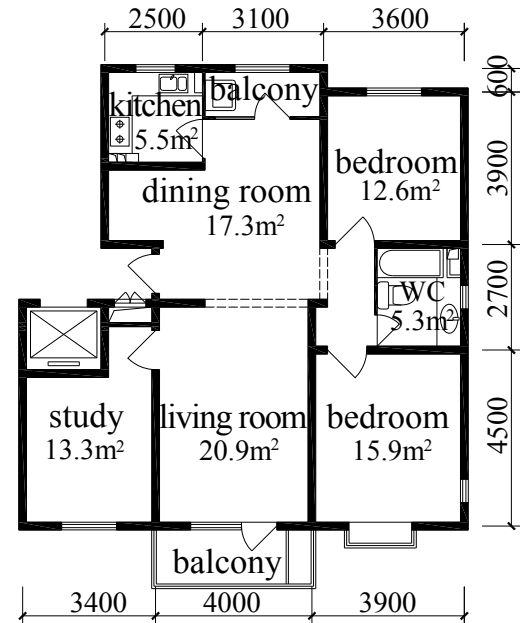
Site area	234 hr
Gross floor area	700,000 m ²
1 st phase (2003)	125,000 m ²
2 nd phase (2005)	240,000 m ²
3 rd phase (under construction)	300,000 m ² planned
Household	1,2phase
	total
	~4,000
Floor-area ratio	0.29
Ratio of green	80%

Table 4-4 Service Charge 2006 (yuan/m²·month)

Apartment	Townhouse	Detached house
1F: 1.5 2-4F: 1.95	2.5	3.95

Note: 1. 2-4F apartment is also charged for elevator.

2. Central heating charge is about 24yuan/m²·year.

Fig.4-3 Typical Apartment Plan (3LDK 142m²)Photo 4-1 Community Center
(No. 1 in Fig.4-2)Photo 4-2 Woodsy Ground
(No. C in Fig.4-2)Photo 4-3 Small Square
(No. F in Fig.4-2)

It is planned to develop in three phases: 1) The first phase is finished in 2003 consisting of apartments, town houses, a small service center. 2) The second phase is finished in 2005 consisting of central service center, apartments, townhouses and detached house. 3) The third phase began in 2007 and some are built up and sold out (2008).

(2) Move in Condition

The procedure of move here is as same as usual commercial housing²⁾. Because retired people can not apply for housing loan, most elderly residents in D community purchased the houses in lump-sum payment³⁾. As to daily service expense, it needs to pay service charge and central heating service yearly based on floor areas (Table4-4) except for the charge of water, electricity, gas based on usage. For example, the house of Fig.4 needs pay 3,322.8 yuan for the service charge and about 3,400 yuan for the central heating service a year. In addition, the houses are sold with rough interior finish so as that it will take the residents quit a long decoration time before move in⁴⁾.

(3) Types of Residents

According to investigation, the residents here mainly consist of 1) retired or non-retired people in their fifties, who former live in downtown all along, are mostly in similar social class. The houses here are their second home and often are used only on weekend. Among this type of households quit a few are two-generation elderly families; 2) retired people who lived outside Beijing before but their son or daughter lives in Beijing, and the houses are often purchased by their children. This situation is often related to one-child families. The incomes of this type elderly people differ much. For example, a retired worker coming from Shijiazhuang, the capital city of Hebei Province, lives on a pension of about 1000 yuan a month. He can not adapt himself to the life here and complains a lot; 3) young people working nearby.

4.2. Structure of Elderly Support System at Community Level

4.2.1 Main Suppliers and Their Functions

D community, like most commercial housing developments located in suburbs, all houses and facilities are constructed by the developer. And the property service company subordinated to the developer takes in charge of service and management. As the leading service supplier, the developer's functions include introduction of the concept of retirement community, provision of various facilities and living environment, administration of service and management, and cultivation of community activities.

Firstly, the developer introduced the concept of retirement community in 2002 on the basis of three years' large scale social surveys and visits Sun City Center in the USA. And the reasons for developing a retirement community result from the follows: 1) Site location and cheap land price. Although it is convenient to go downtown by private car, there is only one bus course available connecting to the metropolis and Shunyi District. The long distance from downtown and little public traffic make it difficult for daily commuters to live here. 2) Increase of ageing population in Beijing. The developer recognized that the housing market for the elderly newly appeared and in fast progress accompanying to market subdivision. According to the market research, the needs for elderly houses are far from being satisfied. Then the developer tries to occupy this market as soon as possible because of the earlier the less rival⁵⁾. 3) Community services have poorly been supplied since urban housing system reform from the middle of 1990s, which the elderly worry about especially. In one word, D community could be regarded as an outcome of the development of Chinese society and housing industry reform.

Secondly, the service companies subordinate to the developer take charge of the most everyday services to all residents. The service suppliers in D community can be divided into two types: one is those subordinate to the developer including a property service company and a club company; the other

is those that contract with the developer such as hospital, supermarket, golf club, etc. (Fig. 4-4). The former ones provide general services and management such as clean, security, maintenance, and so on; the latter ones provide special services.

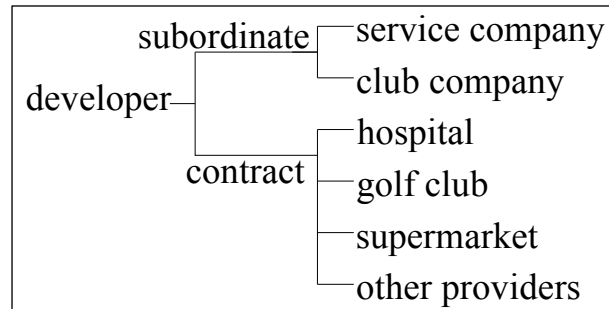


Fig.4-4 Structure of Service Organizations

4.2.2 Characteristics of Community Support in D community

At the same time, the special service mode to meet the needs of the elderly is under experiment and forms special support characteristics.

(1) Collocation of Service Facilities

The site was bare riverine land with one side of the river forestry extending and the other side a village located. All service facilities required have to be newly constructed by the developer. Considering the potential customers of high-income and high-intellect retired people, the developer plans the building with higher level than the current residential design regulations. And the function configuration is also taken into account based on the special needs of old people.

The facilities are built step by step accompanying to the construction phase. The first phase construction in 2003 only occupies a small part at southwest when a small service center set up at the waterside consisting of a supermarket, a post-office and an activity room. At that time community activities were conducted temporarily in the marketing center. The present multifunctional service center opened in 2005, which consists of a splendid community center, a health center, a shopping street, a kindergarten and a hotel. It is much better than that in average Work-unit communities or traditional community, where even a small activity room needs to strive for. Plenty of well-decorated rooms are provided for culture and exercise activities (Fig.4-2).

(2) Organization and Cultivation of Community Activities

Another remarkable characteristic is the organization and cultivation of community activities, which is a key point for marketing of elderly houses in D community. In other words, the developer combines the lifestyles and the needs of the elderly for health, culture, and recreation with the marketing campaign for the purpose of win-win effect. The community activities are various in scale and contents such as large scale New Year Celebration and daily interest circles (Table 4-5). Now there have been formed a series of regular activities throughout the year, for example, an athletic meeting in spring, concert season in summer, the elderly' day in autumn and celebration of New Year in winter.

Table 4-5 Process of Community Activities

Phase	Date	Activities	Participants						
			D	S	C	G	R	N	O
Centered on Show for Marketing	2002.5	□ Yunnan Tour	●				○		○
	10.13	□ Weekend Outside Bound of Old People	●				○		○
	2003.12	○ 2004 New Year Party	●			●	○		○
	2004.1.14	■ Cooking Party	●			○			
	1.16	■ Narcissus Floriculture Game		●			○		
	3.5	● Shadowboxing Club Get-together Party	●			●	○		
	4.2~4	■ Second Arbor Day	●	●			○		○
	3.25~4.4	□ Second Weifang Kite Art Festival	●			○	○		○
	5.15	● Third Happy-weekend Party		●		●	○		
	5.28~30	□ Celebration Season for Opening of Second Phase	●				○		○
	7	◆ Singing Performance	●	●		●			○
	7	◇ Summer Concert	●	●		●	○		
	7	◎ Health Lecture		●			○		○
	9	● Happy-weekend – Harvest Celebration Party				●	○		
	9.18	● First Performance of Music Salon	●			●			
	9.19	■ Third Sunlight Cup Pingpang Game		●		●	○		
	9.25	● Reunion Moon Party-Mid-autumn Festival Family Game	●	●			○		○
	10.7	□ Xiangshan One-day Tour		●			○		
	10.21	● Old People' Day Party		●		●			
	10.23	◎ Community Free Diagnosis		●			○		○
	12.26	□ 2005 New Year Beijing Opera Performance	●				○		○
Centered on Performance for Reputation	2005.2.4	● Chinese New Year Party	○	○		●	●		
	4.2~3	■ Third Arbor Day	●	●			○		
	7.23	● First Ball※1			●		○		
	7.30	▲ Cinema Show			●		○		
	7.31	■ Health Cup Swimming Game		●	●		○		
	9	□ Mid-autumn Evening Outdoor Concert Firework Evening	●				○		○
	9.24	■ First Culture Athletic Meting	●	●	●	○	○		
	10.6	◆ Golden Time Singing and Dancing Evening	○	○		●	●		○
	12.24	○ Orient Love Christmas Party			●		○		○
	2006.1.18	▲ Cloth Painting and photograph Works Show				●	○		
	5.20	■ Second Community Athletic Meeting	●	●	●	●	○		
	6	□ Immateriality Culture heritage Month	●				○		○
	10.5	◆ Harmonious Community Co-construction Performance※2		●		○	○	●	
	10.28	◇ Music Salon Sweetheart Singing Party	●			●	○		○
	2007.1.7	□ Revolution Beijing Opera Celebration Performance for Opening of Third Phase	●				○		○
	5.12	■ Third Community Spring Athletic Meting		●	●	●	○	●	○
	8.3	◎ Topic Health Lecture	●				○		○
	8.11	□ Qin Lake Summer Carnival Owners of Audi	●						●
	9.15	◇ Sound of Qin Lake Outdoor Concert	●	●	●		○		●
Come back to Life	2008.1.11	◇ 2008 Russia Ballet Swan Lake New Year Celebration	●				○		○
	3.29	◎ Diabetes Prevention and Cure Lecture	●				○		○
	4.12	◎ Coronary Heart Disease Prevention and Cure Lecture	●				○		○
	4.26	■ Fourth Community Spring Athletic Meting		●	●	●	○	●	○
	6.28	◎ Exercise for Health Lecture	●				○		○
	7.13	◎ Elderly Mind Health Lecture	●				○		○
	10.11	◎ Courtyard Gardening Lecture		●			○		
	10.19	◆ Community Family Performance for New Neighbor	●	●		●	●	●	
	10.24	■ Community Restaurant Cooking Contest	●				●		
	12.20	◇ Care for Elderly Heart to Heart Performance	●				○		●

INDEX

<Activities>

- Events (together with outside community)
- Events (within community)
- Party (together with outside community)
- Party (within community)
- ◇ Performance(together with outside)
- ◆ Performance (within community)
- ▲ Show
- ◎ Lecture

<Participants>

- Developer
- Service company
- Club company
- Group of residents
- Residents
- Neighborhood Committee
- Outside guests
- organizer
- participant

※1 With completeness of community center, a variety of activity space have been supplied since then.

※2 From that time was NC set up and began to participate in affairs of community.

In addition, the activities of interest circles impenetrate the everyday life. The service company sets up a community section to take charge of community activities, which is seldom found in other commercial communities. On the contrary, it is similar to those mature Work-unit or traditional communities that have long history of community organizations. The difference between them is that in the work-unit or traditional community activities are always organized by the resident committee.

The activity development can be summarized into three phases: 1) At the beginning, the activities are focused on show for marketing campaign although no permanent places available; 2) After the opening of service center in 2005, the activities are largely improved in contents, forms and participants owing to well equipped facilities, which helped D community built up a good reputation rapidly; 3) After 2008, most activities became plainer and closer to everyday life, which reveals the nature of return to life with the fade away of marketing.

(3) Special Elderly Services

Several special elderly services are developed in D community. Firstly, the barrier free environments both indoors and outdoors are developed together with big size signs, which benefit the elderly for safety and easy use. Secondly, some special services for old people are provided such as elderly restaurant, the elderly supplies store, consignment of home key and cards, and safety call. Thirdly, there develops some special service philosophy bases on Chinese traditional support mode. For example, in appellation, the staffs of the service company call the elderly as “aunt” or “uncle” to let the elderly feel to be cared by their own children generation.

4.2.3 Resident Committee: Introduction of Government Support

The resident committee (RC) was set up in D community in 2006 according to community reform in Beijing. The members of RC, like most commercial community, are not the residents of local community but are commissioned by the local government. However, like usual resident committee, the RC here also plays the role in supplying public services and organizing community activities. It directly communicates between the residents and government, and distributes public resources to the communities. It was found that lots of community affaires are executed by the RC when the author visited this community in September 2008.

On one hand, a quantity of public services such as affairs of special elderly cards, special elderly allowance are provided within the community, which makes residents convenient, especially for the elderly. On the other hand, the RC helps to advance the communication between the activity groups and the local town and district. In this way, the isolated community can gradually connect itself to local area to some extent.

4.3 Living Conditions and Residents Evaluation

4.3.1 Basic Information of the Residents

Firstly, the elderly residents here mainly consist of healthy and young elders. The questionnaire survey shows that 85.1% of residents are younger than 75 years old (Fig.4-5). The most remarkable characteristic is that nearly half the residents were educated in university and 80.6% of them accepted college or higher education (Fig.4-6). With respect to the occupation before retirement, professional technologist⁶⁾ is the most, accounting for 42.6%, followed by civil servant and office clerk (both 14.7%)⁷⁾ (Fig.4-7). All answers to the questionnaire have retirement pension to live on, nearly 60% of whom retired more than ten years. It can be seen that middle class forms the main residents of D community⁸⁾.

Secondly, only four households among the 38 answerers moved from outside Beijing for the reasons of “come to take care of the grandson”, “come to live near the child working in downtown” and “come to live with the son together”. In the other 34 households, 88% of them had been living in downtown for more than 30 years. Their former houses concentrate at the northeast Beijing between Second Ring Road and Fourth Ring Road with the same direction to D community and are convenient to access the airport highway. So it can be concluded that the highway and orientation are two of the most important factors in planning retirement communities in suburbs.

Thirdly, with respect to family structure, 68.4% of households are empty nests, among which only one household is single, the others are couples (Fig.4-8). More than three quarters families have one or two children. Over half households have only a child living in downtown and other 13.2% have no child living in Beijing. The children’s visit purposes are most for reunion and few for housekeeping and shopping.

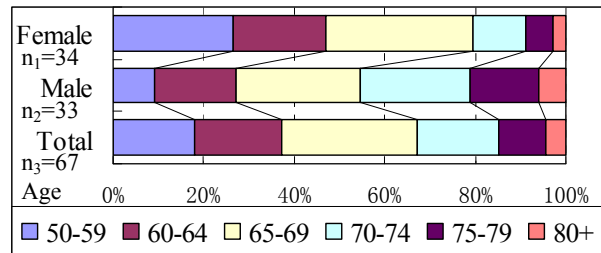


Fig.4-5 Condition of Age

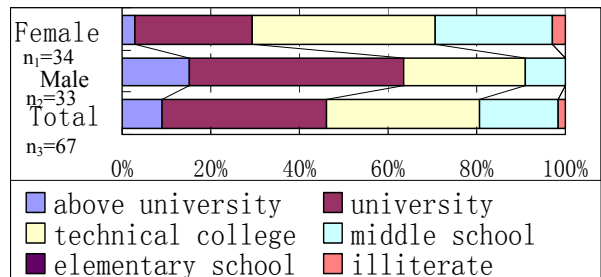


Fig.4-6 Condition of Education

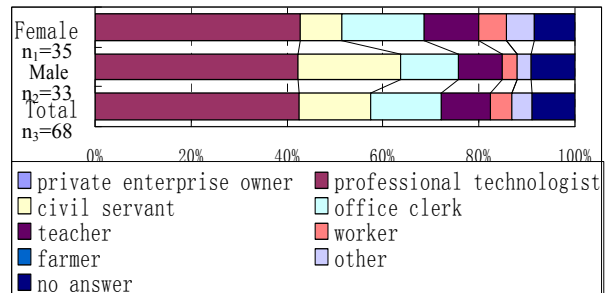


Fig.4-7 Former Occupation

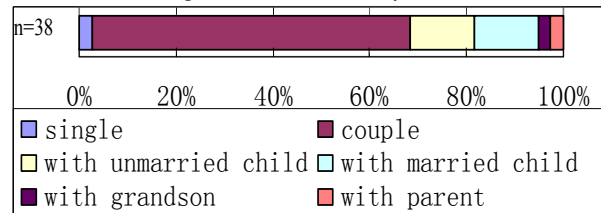
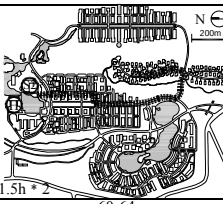
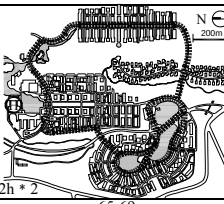
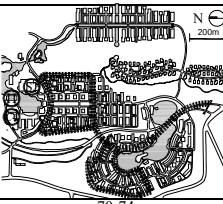
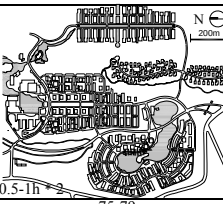
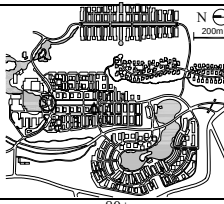
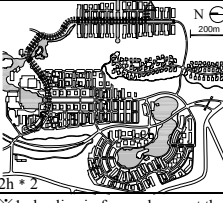
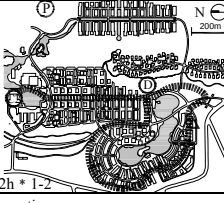
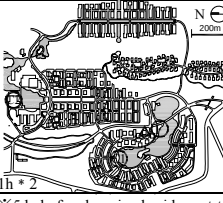
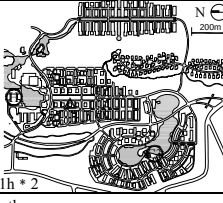
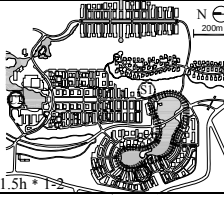


Fig.4-8 Condition of Family Structure

4.3.2 Living Conditions

It is found that the outdoor activities in D community are very active. Three quarters of the answerers spend longer time outdoor than that before moving here. According to the answers, walking is the most popular everyday exercise thanks to safe walkway system and pleasing environment. Besides walking, the elderly also enjoy a variety of exercise or recreation activities, such as shadowboxing, jogging, fishing, chess and chat. Open space and nice green provide a plenty of good outdoor activity grounds (Fig. 4-2). Some typical answerers are chosen for interview in order to understand the living conditions of different age (Table 4-6). It is obvious that the people above 75 years old limit their activity to walking.

Table 4-6 Living Condition of Typical Samples (n=10)

	Age	60-64	65-69	70-74	75-79	80+
Female	Number	035-1	016-1	018-1	012-1	014-1
	Education/Occupation	Over University/Professional	University/Professional	University/Professional	illiterate/---	University/Office Clerk
	Living Here/Former	1.5 years/ Beijing for 27 years	2 years/ Beijing for 44 years	1 year/ Beijing for 50 years	2 years/ Beijing 56 years	3 years/ Beijing 54 years
	Former Living	---	East Fourth Ring in Chaoyang D.	Dongzhi Gate Out in Chaoyang D.	Dongzhi Gate in Dongcheng D.	North Third Ring in Haidian D.
	Hometown	Tianjin City	Shanghai City	---	Handan County	Shanghai City
	Reason for to Beijing	Work transfer	National Assign after graduation	National Assign after graduation	Marry	Work transfer
	Income/Retirement	Other/ 5 years	Pension/10 years	Pension/10 years	Retired	Pension/30 years
	Family Structure	Empty nest couple	Couple and daughter	Empty nest couple	Empty nest couple	Empty nest couple
	Son/Daughter/Downtown/Visit Frequency	1/1/2	0/1/1	No child	3/0/3	4/0/4
	Scope	More than 1 time per week	---	---	Two or three per year	One or two times per month
Male	House Type /Former	Villa 4LDK/Multistory	Apartment 3LDK / Multistory	Apartment 3LDK / Multistory	Apartment 3LDK / High tower	Apartment 1LDK / Multistory
	Floor/Area	1-2 / more than 200m ² /satisfied	3/151-200m ² /satisfied	3/100-150 m ² /satisfied	4/151-200m ² /---	3/less than 100m ² /---
	Sunlight/Ventilation/Sound/Heat	satisfied/satisfied/satisfied/satisfied	satisfied/satisfied/common/satisfied	satisfied/satisfied/common/satisfied	satisfied/satisfied/satisfied/common	satisfied/satisfied/---/satisfied
	Activities daily and walking course					
	Home: Δ walking course	1.5h * 2	2h * 2	0.5-1h	---	---
	Time * Times	---	---	---	---	---
	Age	60-64	65-69	70-74	75-79	80+
	Number	017-2	025-2	002-2	007-2	032-2
	Education/Occupation	University / Professional	University / Professional	Over University / Teacher	University / Professional	University / Civil Servant
	Living Here/Former	0.5 year/ Beijing for 5 years	3 years/ Beijing for 68 years	1 years/ Beijing for 1 year	1 year/ Beijing for 54 years	2.5 years/ Beijing for 58 years
Male	Former Living	Southwest Fourth Ring Fengtai D.	Dongzhi Gate in Dongcheng D.	South Second Ring in Chongwen D.	Dongzhi Gate in Dongcheng D.※1	East Fourth Ring in Chaoyang D.
	Hometown	Zibo City of Shandong Prov.	---	Baoding City of Hebei Prov.	Shanghai City	Shanxi Prov.
	Reason for to Beijing	Take care of grandson	Pension/2 years	---	National Assign after graduation	National Assign after graduation
	Income/Retirement	Pension/2 years	Pension/3 years	Pension/6 years	Pension, Retaining Fee/ 11 years	Pension/19 years
	Family Structure	Couple, son's couple and grandson	Empty nest couple	Couple, daughter's couple, grandson and nurserymaid※3	Empty nest couple	Empty nest couple
	Son/Daughter/Downtown/Visit Frequency	※2	1/1/1	0/2/1	1/1/0	2/0/1
	Scope	More than 1 time per week	More than 1 time per week	---	Two or three per year※4	Two or three times per month※5
	House Type /Former	Townhouse 4+LDK /High tower	Apartment 2LDK / Multistory	Apartment 3LDK / High building	Apartment 4LDK / Multistory	Apartment 3LDK / Multistory
	Floor/Area	1-3/more than 200m ² /satisfied	1/100-150 m ² /satisfied	3/151-200m ² /satisfied	4/more than 200m ² /satisfied	100-150 m ² /---
	Sunlight/Ventilation/Sound/Heat	satisfied/satisfied/satisfied/bad	satisfied/ common/ bad / common	satisfied/satisfied/satisfied/satisfied	satisfied/satisfied/airplane noise	satisfied/satisfied/common/ common
Male	Activities daily and walking course					
	Home: Δ walking course	2h * 2	2h * 1-2	1h * 2	1h * 2	1.5h * 1-2
	Time * Times	---	---	---	---	---
	Notes	※1 also live in former house at the same time	---	※5 help for shopping besides get-together	---	---
		※2 son and daughter-in-law live the home in downtown for work in work days and come back here in weekend.	---	<Activity> C1: Chat; C2: Chorus; C3: Chess; C4: Computer; D: Dancing;	---	---
		※3 and nurserymaid for taking care of the child	---	F: Fishing H: Handwriting; K: Kindergarten; P: Photograph;	---	---
		※4 other besides get-together	---	S1:Shadowboxing; S2:Swimming	---	---
		---	---	Those who transferred from outside of Beijing recently.	---	---
		---	---	---	---	---
		---	---	---	---	---

4.3.3 Residents Evaluations

Regarding the reason of moving here, 98% of residents favor elegant and quiet environment. Barrier free, community activities, communication with other old people, and elderly services are also important reasons (Fig.4-9). Green, open space with wide view, quite fresh air and waterscape are the most satisfactory environment factors. Regarding the house, 80% of answers live in a house with more than 100 m² floor area and most of them are satisfied. Regarding the physical performance, 81.6% are satisfied with the sunlight and ventilation but half of people are unsatisfied with noise and thermal insulation.

Among the services⁹⁾, cleanness, security and green are thought to meet their needs by most people. On the contrary, the most critical opinion focuses on the lack of medical service¹⁰⁾. In addition, a lot of constructive suggestions to improve the elderly support are proposed by the elderly (Fig.4-10). Home visit services of medical or housekeeping and emergency help are regarded as the most required elderly services. Therefore, although 90% of the elderly will continue to live here permanently, more than half of them expect more assuring and multiform services (Fig.4-11).

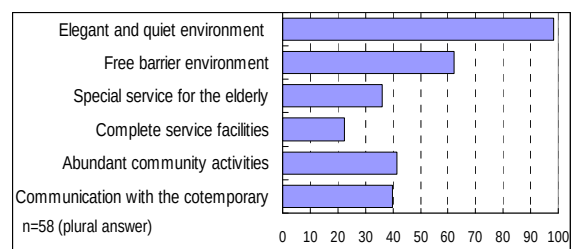


Fig. 4-9 Reasons of Moving Here

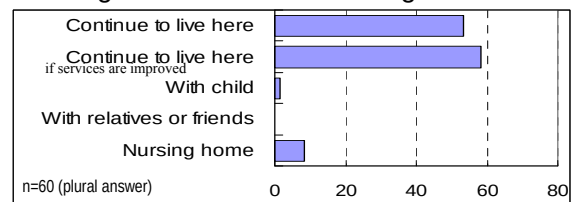


Fig. 4-11 Living Willingness in the Future

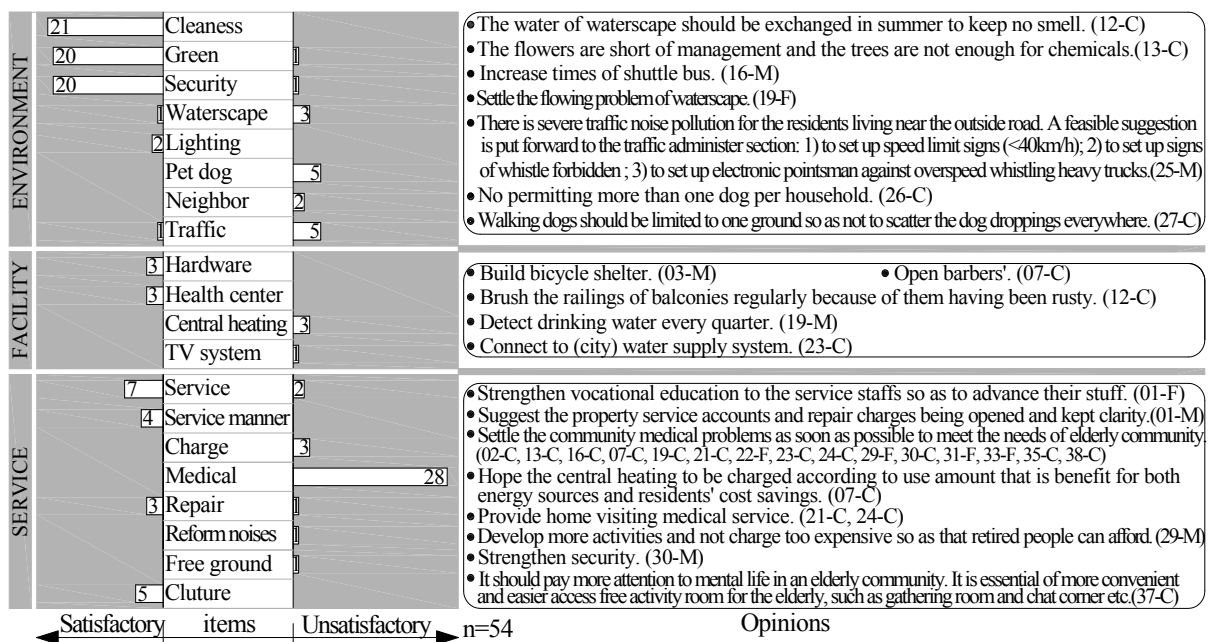


Fig. 4-10 Evaluation on Community Services

4.3.4 Personal Networks and Personal Support

It was found that many residents moved here together with their siblings, friends or colleagues. According to the questionnaire survey, about one third of answerers have relatives or acquaintance in this community, and two third of answerers are colleagues and friends (Fig.4-12). Therefore, the elderly bring here their familiar personal network when they came to the unfamiliar suburbs. And this situation speeds the growth of community itself.

Soon after they moved in, new networks began to set up thanks to the various community activities. At the beginning, community activities and interest circles were almost organized or advanced by developer. But gradually, the circles and some community activities were organized by the residents themselves. There are three fourths of answerers take parts in community activities often or sometimes, and half of answerers often or sometimes take charge of organizing (Fig.4-13). It is also found that the most popular way to meet new friends is various activities besides chat and walking according to the questionnaire survey, and more than 40% answers recognized that it is easier for social communication here than that in former living areas (Fig. 4-14). Then it can be inferred that this community has formed self-identity and has cultivated their community culture although it has a short history of only three to four years. It is no doubt that the closer personal networks the elderly benefit more for mental support, especially for a good deal of empty nest families.

At the same time, it is also found that quit a few cares are depended on nurserymaid¹¹⁾ and helpers¹²⁾ that is sought by the elderly families themselves. At the present the households hiring nursery maid occupy 7.9% and those using helper once a week occupy 36.8%. The other 55.3% of households do all housework themselves (Fig. 4-15). The main services provided by nursery maid are housekeeping, caring for babies and old elders, and helpers mainly help for housecleaning with average 3.4hours/week. As referred above there are quite a few two generation elderly families, the old elders generally in their eighties or nineties even above one hundred years, and a nursery maid is often employed to take care of them. For example, in one of the interviewed household, the grandma is 94 years old, depending on wheelchair; her daughter in her seventies and still works at home. A nursery maid in twenties takes charge of the everyday life of the grandma, on whom the grandma highly relies.

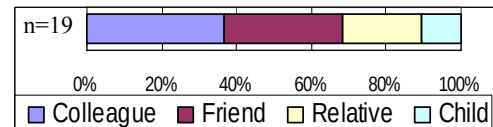


Fig.4-12 Personal Networks

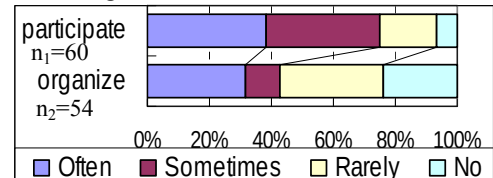


Fig. 4-13 Participation and Organization Community Activities

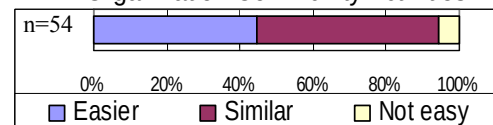


Fig. 4-14 Social Communication Compared with Former

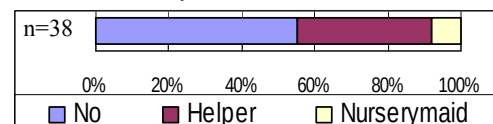


Fig. 4-15 Condition of Personal Support

Therefore, nursery maid is a very important supporter for the elderly in long terms at the present situation of ample labor in China.

4.4 Structure and Characteristics of Support Pattern

4.4.1 Multiform Support Suppliers

The support supplier in D community is multiform, mainly including developer and service companies, resident committee, nursery maid and helpers, and personal network (Fig.4-16). The former two are the elderly supports at community level, and the latter two are individual supports for the elderly. From the viewpoint of cost, the services of Service Company and nursery are charged and the other two are commonweal and free. From the viewpoint of feature, these four main support suppliers respectively represent four sides of market, government, individual and community (Fig.4-17). They each take advantage of support resources such as material, finance, human and network. Therefore, they form an interdependent and collaborative network. As a whole, the developer takes the advantage of material, finance, human and plays the leading role in supporting the elderly in D community.

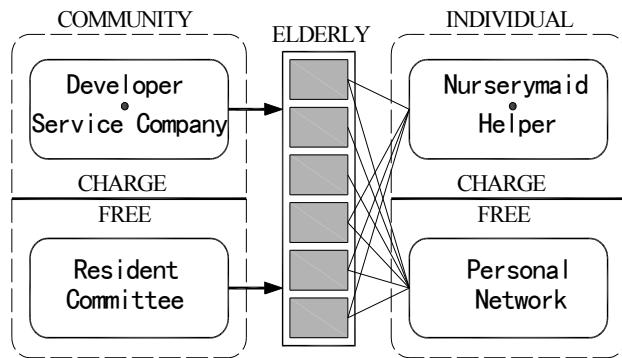


Fig.4-16 Multiform Suppliers

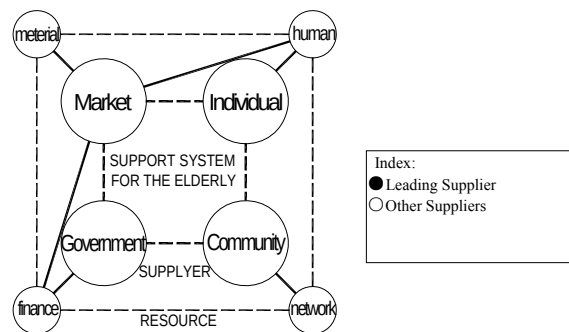


Fig. 4-17 Relationships between Suppliers and the Respective Advantage

4.4.2 Four Factors of Support

The elements that structure the community support system for the elderly can be summarized as house-facilities (HF), service-management (SM), environment-traffic (ET) and activity-group (AP). HF and ET supply the support of hardware side, and SM and AP supply the support of software side. Moreover they differ in closeness and openness respecting the community scope with neighborhood. They fall into four quadrants as shown in Figure 4-18 (Fig. 4-18). It is essential that the four elements should meet the needs of the elderly within the community and extend to the adjacent area to develop integrated support system. In D community the support are based on charge service because of its market characteristic, and the commonweal and free support occupy little space.

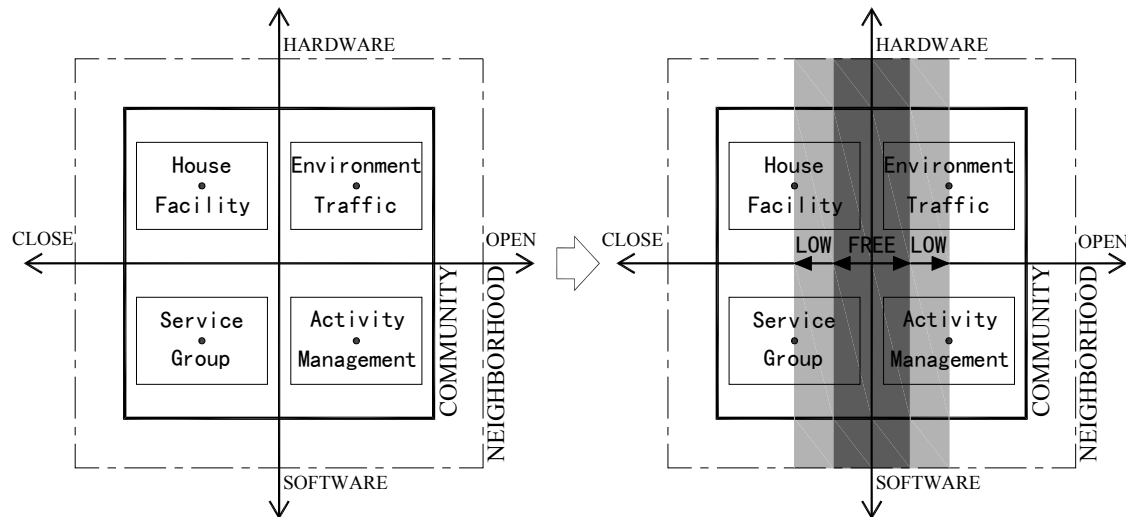


Fig. 4-18 Structure of Community Support System for the Elderly
In D community, all services are based on charge, and more free commonweal and low expense services are desired by most the elderly.

4.4.3 Challenges

Several challenges to the present elderly support system can be educed according to the investigation and analysis above (Fig.4-19). The first challenge is the request for multiform and all-sided elderly support that can provide improved home visit service and institution service. The developer as monopole dominants community service at present, but it cannot provide special elderly service. Therefore, it is necessary to introduce more open and social elderly service.

The second challenge is the request for commonweal that includes principally free or low charge activity rooms, low facilities expense, low service expense, and other commonweal services. In traditional communities in downtown, most commonweal services are provided by resident committee and volunteers, which are also required in high level commercial communities. But the work emphases of them are different. The former one should focus on poverty and difficulty, and the latter one should pay attention to safety and energy.

The third challenge is the request for collaboration among service suppliers. For example, the RC is good at harmonizing various relationships inside and outside. Moreover, after the houses are all sold out and the developer withdraws, the elderly support will face shortage of money because now the developer invests about 100,000 yuan per year to the facilities. The sustainable development will go into a corner if the developer withdraws.

4.4.4 Proposal for the Future Improvement

One proposal is to improve the existing situations. The key aspect is to strengthen the collaboration among main supplies and to extend commonweal services (Fig. 4-18). The service company should manage to improve management and service, increase low charge service and some free service, and

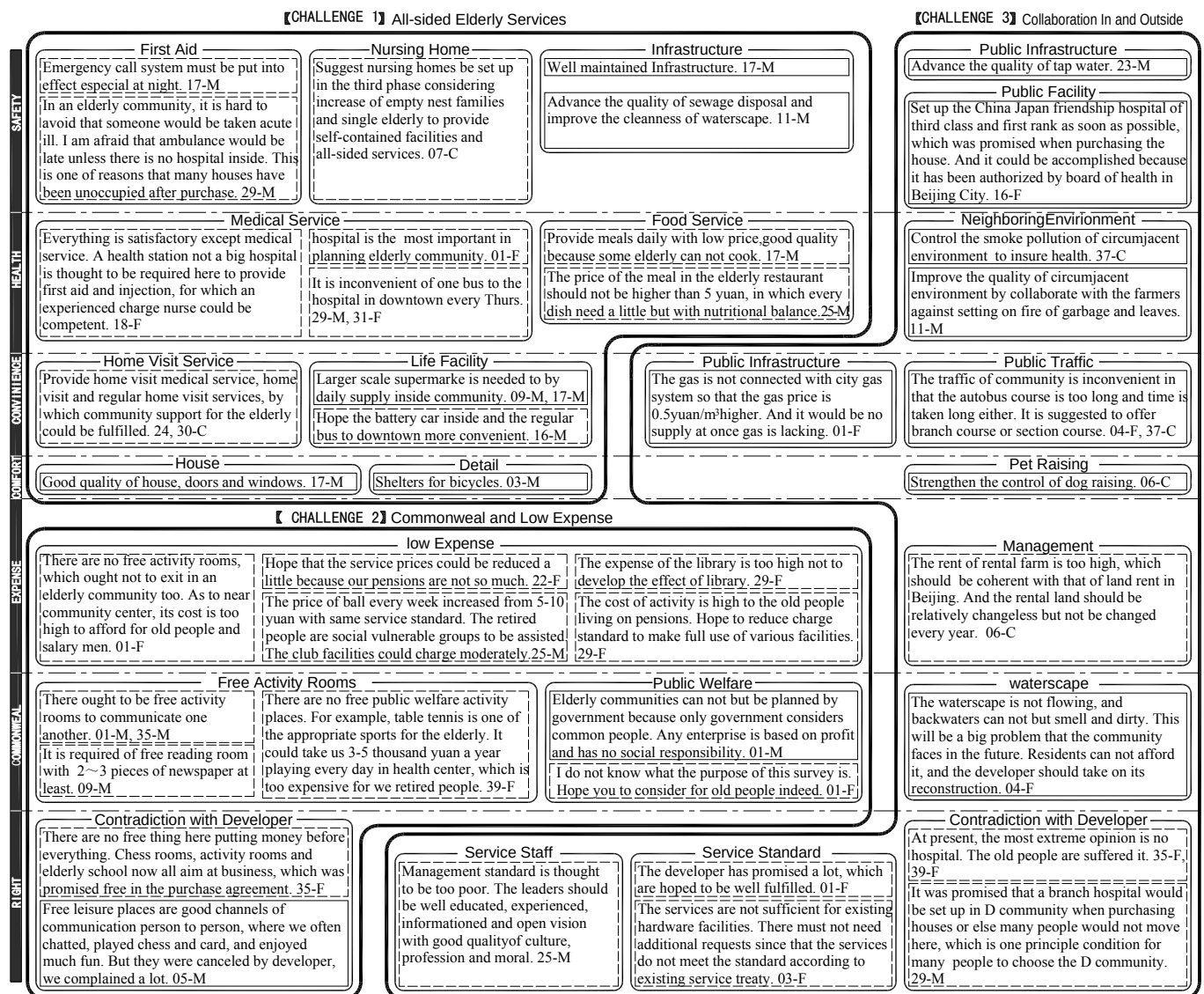


Fig. 4-19 Challenges for the Improvement of Support System According to the Requirement of the Elderly

continue its advantage of facilities guarantee. The RC should more positively participate in community affairs and provide more comprehensive commonweal services accompanying to more devotion in capital and policy from government. And the community groups should change from present simplex recreation type to wider participation in politics, economy, and culture in order to set up influential community organizations and network. Regarding the individual support, it should strengthen vocational training and enrich the housekeeping to ensure the availableness of the labor. The purpose is to construct stable foundation of community elderly support by means of above mentioned efforts.

The other proposal focuses on introduction of new service system with open and socialization. The key point lies on home visit service and multiform elderly service including institution service in order to ensure that the elderly can continue to live at home and at community. On one hand, it depends on

the development of social elderly service. On the other hand, it is necessary to open the admittance for social elderly service to enter the community. At the same time, the powerful support of the developer is important for providing and reconstructing relevant facilities.

To sum up, the proposals focuses on setting up more systematic community support for the elderly to ensure their safe, easy, healthy, and sustainable living.

4.5 Conclusions

(1) The main service suppliers in this community support system for the elderly include many participants, among which the developer and its subordinate service companies play the leading role. At the same time the functions of resident committee and community groups strengthened their function by several years' development. The community elderly support system is developed into a multilateral one including market, government, community and individual participants.

(2) The elderly in D community are mostly satisfied with hardware of houses, facilities and environment. But they put forward quit a few requirements on improving software of service and management. All-sided elderly community support consisting of home visit service, institution service is required. And more welfare service is also strongly desired.

(3) It is essential that the service supplies cooperate more comprehensively to integrate community resources for the elderly support. And it is necessary of more open and flexible management mode to form sustainable support system for the elderly. It is essential for other commercial communities as well as other community type too.

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NOTES

* All figures and tables that do not indicate the sources are from the authors' investigation.

- 1) The other one of the two projects in Beijing was investigated in a thesis for the Master's Degree specializing in sociology of China Renmin University in 2004. (Yan, 2004)
- 2) Before moving in, residents need pay property tax (1.5% of total cost of ordinary houses and 3% of total cost of upmarket ones) and maintenance fund (2% of total cost) except for lump-sum payment.
- 3) Source of history costs: <http://house.focus.cn/votehouse/722.html#price-his>

Table 4-7 Average Cost of Apartment in the Timeline (yuan/m²)

Time	2002.6-03.9	2003.10-04.4	2004.5-06.7	2006.8-07.3 ^{※※}	2007.3-now
Average cost [※]	3,000-3,200	3,300-3,400	3,800-4,000	4,500	6,000-8,300

Note: [※] the lowest cost: 2,850 yuan/m² in 2002.6; the highest cost: 9,000 yuan/m² during 2007.10-2008.1.

^{※※} the time of field investigation, and the former costs were confirmed by interview.

- 4) Rough finish house (in Chinese, 毛坯房, Maopifang). In D community, most residents engage interior decoration companies to do interior decoration. Because the sale and decoration take a long time usually, a few complaints are about the continuous noises of decoration.
- 5) Reference Zan, (2004)
- 6) The total number of professional technical personnel in all sectors of national economy is 1496,672 persons in Beijing (2006). (Reference No.13. pp.370)
- 7) Average wage of fully employed staff and workers in Beijing by sectors are as follows (2006) (yuan/year): 1) Professional technical personnel: 54,231; 2) Public management and social organization: 48,714; 3) Education: 42,565. (Reference BMBS, 2007)
- 8) Some basic information of households in Beijing is shown below table. (Reference BMBS, 2007, pp.155)

Table 4-8 Basic Statistics of 2000 Sampled Urban Households by Income Level(2006)

Item	Total	Low Income	Medium-low Income	Medium Income	Medium-high Income	High Income
Households Surveyed (household)	2000	400	400	400	400	400
Average persons per Household (person)	2.9	3.2	3.0	2.9	2.8	2.6
Retirees (person)	1247.2	212.5	243.7	285.0	260.0	246.0
Annual Discretionary Income per Capita (yuan/person)	19,978	9,798	14,439	18,369	23,095	36,616
Annual Living Expenditure per Capita (yuan/person)	14,825	8,911	12,436	14,080	16,452	23,520

9) Reference Xu, etc (2007)

- 10) The hospital was opened in Nov. 2007 with floor area of 2200 m² and 20 beds consisting of out-patient, in-patient and emergency departments. It was built up by the cooperation of ministry of health, organization department of central government, the academy of science, Beijing health department, and Shunyi district government. And before that there is only one regular bus to China-Japan Friendship Hospital in downtown every week. Although the developer promised to set up a hospital from the beginning and invested millions yuan for it, it is illegal to build up by itself without the confirmation of health department. According to the current policies and rules, the basic health facilities provided by local government should be configured at two or three community level in urban areas and at a village level in rural areas. Although D community is as large in size as to hold nearly 2000 households in the first and second phases, it only occupies one unit part of one village, whose address is named X village No. 1. Therefore it can not reach the standard of health facilities configuration and not get the finance and staffs from government.
- 11) A nursery maid lives in the home of the employer and meals are provided by the employer. The nursery maid salary is 700-900 yuan per month in average according to the care level in Beijing (2006). A nursery maid is often available from the housekeeping service company.
- 12) The helper provides home visit service with the cost of 8 yuan per hour in Beijing (2006). Like the nursery maid, helpers can be available in the housekeeping service company. In most commercial communities, the service company can send its staff as a helper.

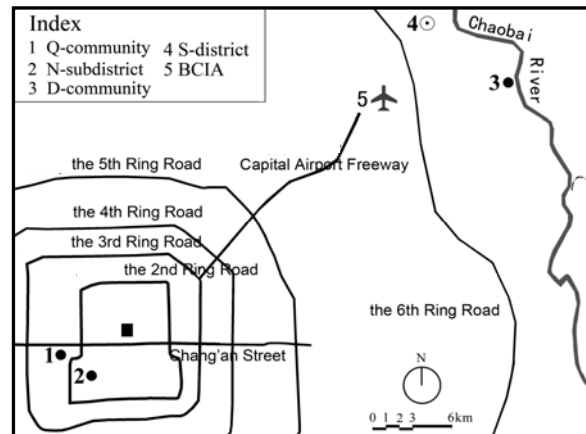


Fig. 5-1 Locations of the Three Communities

5.1 Research Purpose and Method in this Chapter

In chapter 2, 3, 4, case studies (Fig. 5-1) on supporting system for the elderly at home (SSEH) of the community level is conducted in three different cases respectively, which are concluded as three types of pattern. They are community leading pattern in case 1, a post Work-unit community: Q Community(Q-com.), government leading pattern in case 2, a changing traditional community: N Subdistrict(N-Sd), and market leading pattern in case 3, a commercial housing development for the retired people: D Community(D-com.).

In this chapter, based on the outcomes of above case studies, comparative study is carried out on the three cases. The purpose aims at comparing the merit and demerit of three cases, finding out similarities among three cases and understanding the structure pattern of three cases, which would clue to the tendency of SSEH of the community level in the future.

Comparative method, as a qualitative study method, pays attention to the whole feature of thing from the view of the all and the one. And this method is always carries out after understanding each object. Through case studies in above three chapters the development and characteristics of SSEH of the community level has been analyzed. Then in this chapter, by means of comparison, the feature of the object could presents more evidently and it could be easier to grasp the more essential feature. In addition, the comparison of similarity and difference could reveal general feature of each type and tendency in the future.

The comparative contents include house, facility and space at the aspect of hardware of environment and the effect in three communities, the feature and the structure of SSEH at the aspect of software of management in three communities.

5.2 Comparison of House, Facility and Space

The environment of the community level mainly consists of three aspects of houses, facilities and spaces. In the three cases, although they are different in history, property, and management they are all

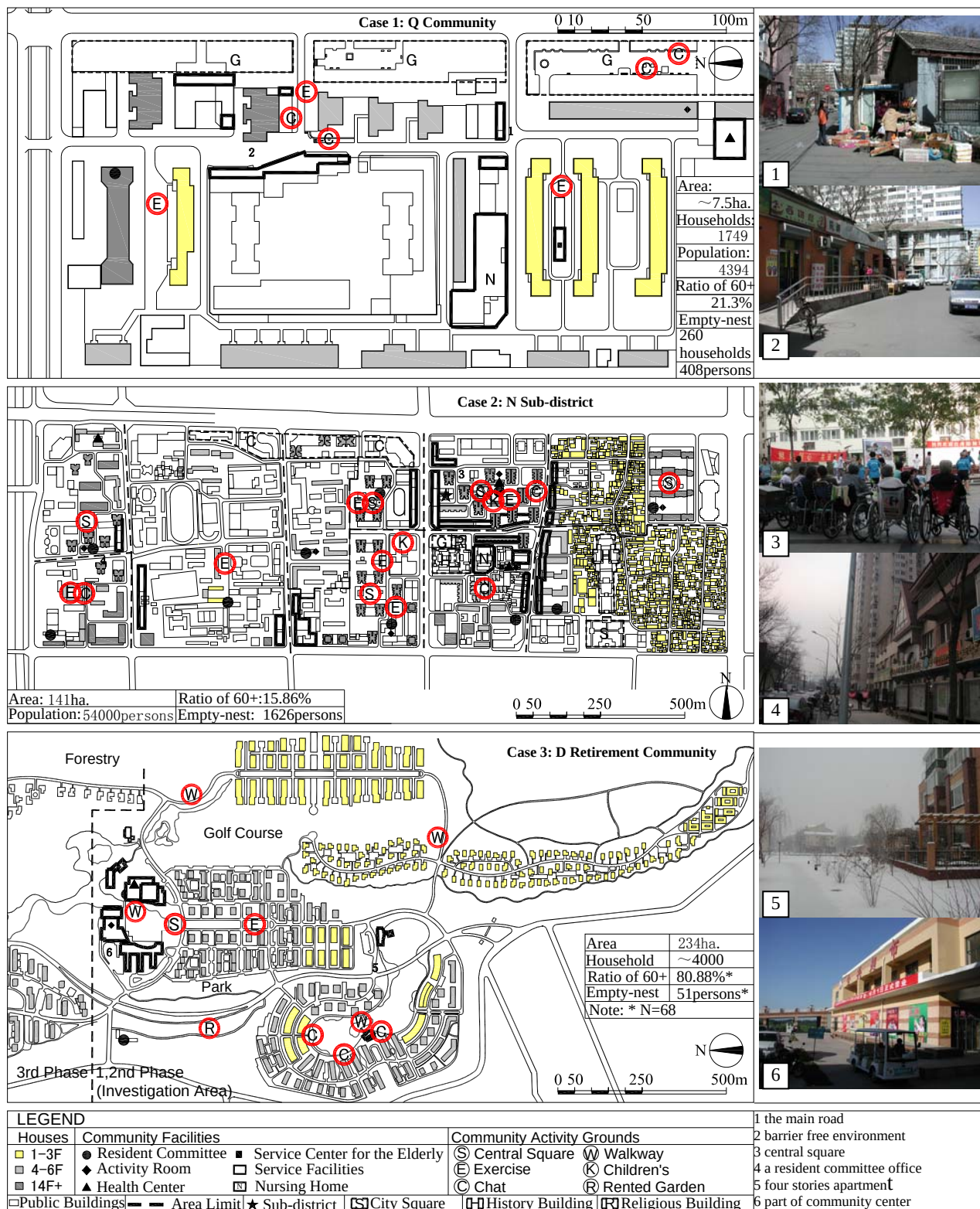


Fig.5-2 Distribution of Service Facilities and Activity Grounds in Community Area

Source: field investigation

construct barrier-free access, comparative convenient everyday service facilities and community activity facilities and grounds for everyday exercise (Fig. 5-2). But there are great difference in the quality and quantity. In this section, the comparison on the environmental aspects will be conducted among three cases according to the outcomes of field investigation and interview of the elderly people.

5.2.1 Requirement for House

Q-com. is a Work-unit community; the public houses are belonged to three different Work-units. The houses are all multiple dwelling houses, mixed 3-story old houses built in 1950s, 5 or 6-story houses and 16-story high rise built in 1970s~1980s¹. After the housing reform in 1990s, the public houses are almost sold to the occupants of the time and become private houses, called as private reform houses. Owing to early construction, the area standard is limited and only those built in 1980s have living rooms. Some opinions on requirement for house of the elderly people are shown in figure 5-3 (Fig. 5-3).

N-Sd is a traditional residential area with a long history. Before the middle of 1950s, the east part of this area was Hutong residential area, the west part was located at several graveyards and vegetable gardens, where only some stores collocated along the GAM street which connects the city gate. After the last part of 1950s, some state enterprises and public institutes were built in west part and formed some Work-unit communities. Then the west part was mixed houses and quit a few offices, schools and some public facilities such as

cinema, playing field, where include four communities. While the east dense Hutong houses were keeping as private houses, although during the period of 1960s to 1980s they are managed publicly.

While the most east two communities are still Hutong area because Fayuan Temple, State-owned cultural relics, is located in this area and its surrounding area is appointed historical preservation district.

Quantity of rooms	
·There are three rooms in my home, one for me, one for my husband, and another for my grandson. It is enough to live. (F80) · Doctor Z couple has three rooms, and two are vacancy. I said to them to take two old persons in so that the elderly can be cared and you will get additional income. (F67)	·There is no more room for the nursing maid to live in except two rooms for our couple. I cannot but moving to the old people' lodging in suburb. (M70)
Comfort	
Plan ·My house was built in 1970s, there is no living room. Those built in 1980s all have bright living room. (F75)	Environment ·I live in high tower, the sunlight is very good. But the other orient is said very cold in winter. (M73)
Access	
·I live in the 3rd floor of that old house, and go downstairs for working two times a day. It is all right. (F80) ·I live in the 3rd floor of this 5 stories house. It is no problem downstairs. (F80)	
Live with other generation	
With non-family member ·My house was rented public house together with the colleague, so it can not bought according to the housing reform. I am live with a young man now, who, often take care of me and my son lives nearby. (F-s78)	With family ·I live with the couple of my son, the granddaughter lives in university. I hope to have comparative independent space for me and them. (F-s76)
Index: F-Female elderly; M- Male elderly; s-single elderly; 77-age. Fig 5-3~5 herewith	

Fig. 5-3 Requirement for House in Q-com.

Source: interview of the elderly

The biggest Moslem habitat in Beijing inner city is located in the middle of this area, which include four communities. A great change began at the end of the last century in this area along with the development of commercial housing after housing reform. The largest scale of reconstruction for the dangerous existent residential area in Beijing at that time started in this area. Although the reconstruction was developed by real estate company, according to the special policies toward the minority, the government regulated that former occupants could move back. Therefore, the social networks of former Moslem community are kept up to some extent. The former families of two generations were provided separate houses of high tower buildings in the same or near neighborhoods.

The personal networks are closer among the family members in these traditional communities. For example, an interviewed woman of 66-year-old lives with her father aged 94 and her sister aged 75 takes her two grandsons back her home every afternoon from elementary school nearby. And her son and daughter take their each child back their homes nearby off duty. Similarly, another dependent woman in her sixties in wheel chair lives in her own home with her husband and totally depends on care by a nurserymaid. Her four daughters all live in near neighborhoods and they visit her every day. The rate of empty nest household is also lower than that of the other cases, which means the family support for the elderly is comparative strong in traditional area.

In D-com., the requirement for house of the elderly is discussed in chapter 4 according to outcomes of questionnaire investigation. Some evaluations from the interviewed the elderly are added in figure 5-4 (Fig. 5-4).

To sum up, in all three cases, most elderly people possess their own houses, and there are not so many complaints of the houses in area or story. The reason results in most dwellings are high rise buildings with elevators and the size of household is in comparative small scale. But it is said that a litter is hardly carries an emergency patient such as heart disease through the narrow staircase in some old 5 or 6 story apartments. Therefore some worries about the safety exist in the elderly living in old multistory houses. And the insufficiency of bedroom owing to accommodating a nursing maid is a problem, which could be considered at the community level, for example to provide dormitory for nursery maids and helpers in community.

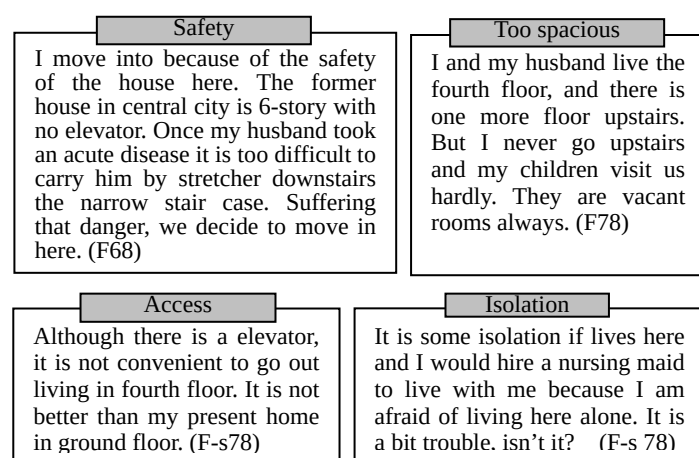


Fig. 5-4 Requirement for House in D-com.

Source: interview of the elderly

5.2.2 Requirement for Common Facilities

The facilities in the community that related to the lives of the elderly can be divided into four types, including the facilities of medical services, care services, everyday services and recreation services. In this section, this study aims at understanding the features of these required facilities according to the outcomes of the interview of the elderly and the managers of some facilities.

(1) Medical Services Facilities

The community medical facilities are set up or transformed from former basic medical facilities with various property types, which should be examined and approved by the Health Bureau of district. A community medical center is collocated at every subdistrict and a community medical station is collocated every the population of 15~20 thousand persons, which is equivalent to 3~5 communities.

In case 1 and case 3 there is each one medical facility, in the later the hospital is newly set up. In case 2, there are three community medical stations among total ten communities. They are all popular to residents and are well used. The main services of medical stations consist of out-patient service, visit medical service, family ward, and 24-hour emergency. In the station located in Q-com. its spacious waiting room is often used as health classroom open to all residents. According to the interview of the principals of medical stations in the case 1 and 2, the community medical facility plays great role in health management for the residents, and there are especial services for the elderly such as health file for every resident above aged 60 (Fig. 5-5). According to the evaluation of the elderly, they are satisfied that there is a medical station located at their own community.

(2) Care Services Facilities

In case 1, a nursing home with 38 beds was set up by the resident committee with the financial support by the subdistrict. As discussed in chapter 2, the nursing home was rebuilt from an old former rest house at a quiet corner in the community. The rooms are set mainly three-bed and it was reported all bed occupied in 2008. When the author investigated this community in Jan. 2007, it was occupied 20 elderly persons with the average age of 80 years old. Among them, 11 persons former lived in this community, 6 persons moved from near neighborhoods, 2

Desire of extending the functions

- We want to enlarge the present station and open a small in-patient section of 3 or 4 beds to meet the needs of the community residents. But there is no space for us to fulfill the plan. If the in-patient section is set up, the 24-hour medical service could be practically carried out. Presently, the doctor on duty at night lives in near neighborhood.
- The visit medical services here are not so often made use of. But there is high rate of using the health consultation in our open adviser counter, where a full-time doctor takes charge of advising. It plays a great role in health management for the entire resident, especially for the elderly toward whom health records also be filed here. (M * -case 1)

Visit services

There are several doctors and nurses take charge of the visit medical services except for the out-patient service in medical station. The visit service is not enough in high occurrence period of disease. (M * -case 2)

Fig. 5-5 the Requirement for the Medical Facilities

Note: * M-the director of community medical station

Source: interview of the directors of community medical stations

persons came from other districts, and 1 person moved from outside Beijing whose two sons live in Beijing (Fig. 5-6). Therefore, the nursing home benefits Q-com. and surrounding communities greatly.

(3) Everyday Services Facilities

The land use of the most north part of N-Sd along the north city road is city commercial land, several big shopping center located. At the same time, the subdistrict develops a great deal commercial facilities along the roads inside the area, which succeeded to historic commercial tradition. So the everyday services here are abundant and convenient. For example, it is found that there are lots of elderly people, single or 2, 3 persons, and have the lunch in the restaurants with long history, where cheap and delicious foods are provided.

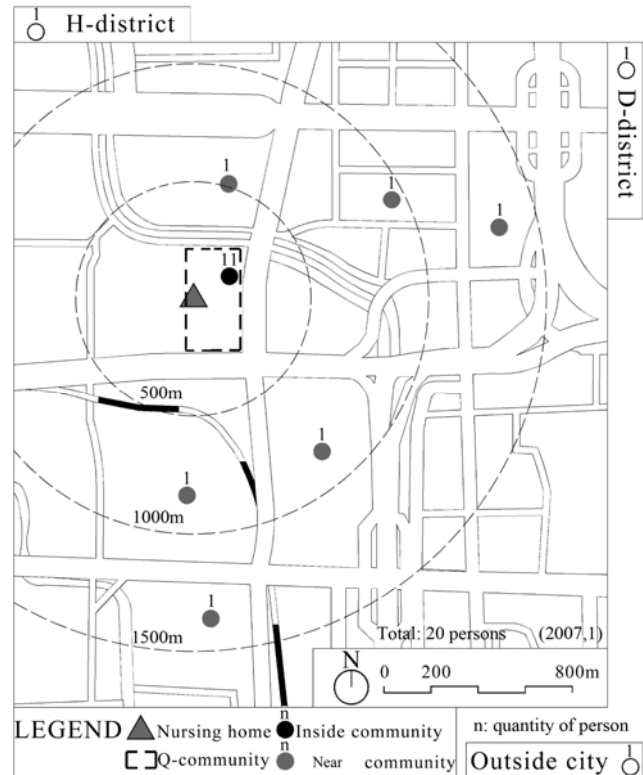


Fig. 5-6 the Former Residential Area of the Occupants in the Nursing Home in Q Community

Source: interview of the staffs of the nursing home in case 1

However, in Q-com., also located at inner city, there are not so many urban commercial facilities along the boundary of the community. Especially, the former big supermarket and bank located along the east road were tore down and rebuild to green space according to city reconstruction. In this condition of few everyday facilities left, the resident committee manages to build up some small stores selling required vegetable, fruit and food inside community.

While in D-com. located at a rural area all facilities are newly built with houses by developer. With the developing of housing step by step, the facilities are extended from open greenstuff's stall to big scale service center including supermarket, restaurants and so on.

(4) Recreation Services Facilities

In three cases, the recreation facilities are all paid attention highly for the elderly. In Q-com. and N-Sd they are free but there is always just one activity room provided in every community most of which occupy a room in offices of resident committee and are in part- time usage. D-com. develops rich recreation and exercise facilities at considerable scale and high standard, which are all used for charge.

5.2.3 Requirement for Common Spaces

(1) Activity Grounds

There is difference in condition of the activity grounds with the difference of community. In old communities, the yards are always the only places to take exercise. And in almost newly built or reconstructed communities, community central square and various kinds of grounds are well constructed and well used for colorful community activities.

(2) Meet and Chat Places

It is evident that several meet and chat places are formed naturally in all three cases, where quite a few elderly persons get-together every day and other passing-by stop to talk over. They are very active places in the community and almost be equipped with benches or even old chairs or sofa.

(3) Walkways

It is found that the old elder people are always limited their scope within the community owing to the heavy traffic in the roads and the big scale in Beijing. The elderly people think much of the safety of the walkway because of more and more private cars possessed by the residents. But it is a serious problem for those old communities like Q-com. with high building dense. In Q-com. only two small places along main walkway can be used by the elderly for get-together. The old people complaint a lot of the danger and pollution of the cars which always drive pass the front of them at high speed.

5.3 Comparison of Merit and Demerit of SSEH

From this section, the comparative analysis is conducted on the process and management of SSEH in three cases. Firstly, the outcomes that the SSEH affects on the community and the elderly will be collected; thereby the merit and demerit of each SSEH will be concluded. Secondly, by comparing the process, the author will try to find out the similarities among the three cases, which could clue to the trend in the future. At last, the author will discuss the structure of the supporting system in each case in order to understand the feature of SSEH.

5.3.1 Outcomes of Each SSEH

The outcomes in three cases are classified into four categories according to the different effects (Table5-1). Firstly, there are tangible outcomes that produce on-the-ground changes in the communities and have positive function on the elderly generally. Secondly, there are intangible outcomes, most of which are helpful of improving the capacity of the communities to address the issues on elderly support. Thirdly, there are one or several spin-offs that in other sides of community development, which come forth owing to the carrying out of the elderly support and begin to work independently. Also there exist negative or minor outcomes, some of which have been attempted for the purpose of developing SSEHs but failed.

Table 5-1 Selected Outcomes of SSEH

Outcome	Q-SSEH	N-SSEH	D-SSEH
Tangible, On-the-Ground Results	1. Set up CAQ and NwEPH to take in charge of the elderly affairs specially. 2. Set up the nursing home and based on it provides multiple services for the elderly. 3. The NwEPH carries out home visit to ensure the safety of the single empty nest. 4. The SPCQs are marked with a nameplate for special service. 5. Organize the volunteers to help for the elderly as unit of the house cell.	1. Set up N-SCEH as special institution for the overall elderly affairs at sub district level. 2. There are SSEH in each community according to its condition and tradition. 3. Innovate the management system by sending the EAA to work together with the EAD of RC. 4. Advance some effective projects such as subsidy for the difficult. 5. Build up information database of elders by home visit investigation as credible foundation for the SSEH development.	1. Provide good environment so that the houses are sold well. 2. PMC and Club manage the services for the elderly. 3. Sets up service facilities, such as supermarket, bank, post office and community hospital by cooperating with outside institutions. 4. Provide various good standard facilities and Organize colorful community activities to attract most residents to participate.
Intangible, Community Capacity Changes	1. Form the concept of NwEPH. 2. Structure the Q-SSEH network.	1. Form the general plan of supporting for elderly at sub district level. 2. Reconstruct the resources within the area to form the framework of SSEH.	1. Form the concept of retirement community. 2. Advance the personal network according to participation of the activities. 3. Integrate into local community network.
Spin-Offs	1. The members of CAQ acquaint themselves with one another owing to the associate meeting and work together for better community welfare. 2. There are some cooperation from outside of the community because the NwEPH is known well.	1. N-SCEH, as an in-between organization, works as a platform connecting the government and the elderly, and has the demonstration effect. 2. Providing services for the elderly offers a new way to solve reemployment problem in community.	1. The demonstration effect of the concept of retirement community. 2. Explore the way to settle ageing problems by market for different objects with the government.
Minor, None, or Negative	1. The community does highly depend on the financial support from outside, which embarrass it for more helpful services. 2. There is the gap between the RC and the residents for example the RC was defeated in the first time for the nursing home opposed by near residents. 3. The nursing home can not service as multiform as that before so many dependent elderly live in.	1. Official index system departs from the real needs of the elderly sometimes. 2. Administrative means should be well communicated with market actors.	1. Some of the agreements is not implemented. 2. There are gaps between innovation and existent urban management system. 3. Aiming at economic interest results the lack of free facilities.

Source: outcomes of interview in three cases

5.3.2 Merit and Demerit of SSEH of the Community Level

Though these different outcomes of SSEH in the three cases it is found that there are advantages and disadvantages of the effect on the elderly or on the community in each case as a whole (Table. 5-2).

(1) Community Leading Pattern in case 1: Resident committee, which is the head of all resident organizations or resident groups, knows the actual circumstances of its community and the elderly so well that it could take corresponding measures to meet the changing needs of the elderly. It forms flexible supporting system by making use of existent buildings and depending on the accumulated social capital and close personal networks. It faces all the elderly people in the community, and supplies services by volunteers greatly. However, it relies on the subdistrict for finance support to great degree, which limits its function.

(2) Government Leading Pattern in case 2: Subdistrict office possesses the responsibility and authority over subdistrict management. It develops the undertaking of elderly support to do the office and plans the supporting system as a whole at the level of subdistrict. Owing to being financed by superior government and the subdistrict itself, some economic support for the poor can be carried out, such as subsidy for services². When investigating, the quantity of the subsidy objects is fewer; only seven persons in whole subdistrict. But this measure is satisfactory to the persons in need. For example, a single elderly woman living with her handicapped daughter can get service subsidies of 200 renminbi per month, to which she thinks it is helpful for her family³. Another advantage in this case is the effective advancing the projects of support to every community depending on the system of subdistrict-resident committee. On the contrary, owing to the fixed condition, the subsidy is sometimes provided to those who are not in need or they are well cared by their children. In addition, the system managed by the subdistrict is sometimes influenced with the policies pushed by superior government.

(3) Market Leading Pattern in case 3: the housing development provides high standard houses and facilities that actually meet the needs of most residents. They are most satisfied with the environmental aspects. And the quit a few community activities accelerate the formation of the personal network and the community identity. But owing to the pay services for nearly all facilities or activities, there are some resident with lower pensions excluded from those services.

5.4 Similarities of SSEH

5.4.1 Comparison of process of SSEH

In three cases, there is each a leading actor to take charge of the community support for the elderly, which is community resident committee, subdistrict office and the developer separately (Table 5-3) .

In case 1, according to the condition of quite a few old elders in this community and the discontinuity of the volunteer support, the resident committee focuses on the institution care and home visit services

Table 5-2 Advantages and Problems of SSEH

		Q-SSEH	N-SSEH	D-SSEH
Advantages	To the elderly	1) All-sided facilities and services can make it possible of the elderly to live home in continuity. 2) It is safe to the elderly for being supported by the acquainted RC. 3) The special care from the NPO helps some dependent elderly to live in nursing home.	1) The implement of every concrete project benefit for every the elderly. 2) The elderly in empty nest and in difficulty are concerned further. 3) The support from the government is thought much by the elderly. 4) Community activities benefit the elderly for meaning life.	1) Safe, clean and pleasing environment gain a high satisfaction to the elderly. 2) All-sided facilities with high standard meet the need of the high-income. 3) Improve the communication among the residents by cultivate the activities.
	To the community	1) Improve the function of welfare. 2) Advance the communication among the enterprises within community. 3) Abstract support outside community such as volunteer and beneficence.	1) Framework new service system according to the requirement of elderly. 2) Cultivate the function of the special service for the elderly within the area. 3) Improve the cooperation all-sided.	1) The self-governance in resident groups improves the participation in the community affairs. 2) Participation in activities is likely to achieve the identity of the residents.
	To the SSEH	Respond to the situations of the elderly and the community flexibly.	Conduct by command to develop effectively.	It is an experiment in big city for the retirement community to some success.
Problems	To the elderly	1) Low standard of facilities can not meet the needs of the elderly well. 2) Owing to change of management, some functions of the nursing home for the elderly at home could not work well.	1) There are not so many elderly to be provided for limited finance.	1) There is some isolation of some people by all pay services.
	To the community	There is lack of communication with other residents with different interest when dealing with community affairs.	Owing to depended highly on the support from the government, the community exist larger gap.	Lack of public welfare facilities
	To urban area	There is lack of some necessary public facilities around the community.		It is not enough cooperation with urban management sectors to improve the conditions in suburb areas.

to provide multiform services to the elderly as many as possible. A specific concept is put forward of *no-wall old people' home* that is a multifunction institution opening to the community.

In case 2, in view of duty and achievement and referred by the model in other city, the civil affaires section of subdistrict office takes up with a program to respond to the more and more elderly population. The subdistrict discusses the program with the related organizations such as resident

Table 5-3 Comparison of the Process of SSEH in Three Cases

	Q-SSEH	N-SSEH	D-SSEH
Initiation	Resident Committee tradition of support We have been conducted various support such as home visit, food service mainly by volunteers. Construction Association(NPO) promote community capacity We can do more for the community thanks to the qualification of artificial person. derive	Civil Affairs Sector of Subdistrict work mode The work of every sector of the subdistrict is dealing with concrete affairs while learning from the others frequently. advanced achievement Every sector tries its hard to improve some project for the elderly in the community in order to advance ethical comity.	developer stand out the competition Real estate developing steps to the order period after more than ten years. The market competition becomes drastically. invest chance owing to ageing There is a gap between the social security of lower level and the needs for high standard of the high income households.
Condition	grasp of realistic situation Know well every the elderly through many years' work of community; set up detailed records of every elderly. problem The old elders in community are greatly increased, and sometimes dangerous accidents come out in empty nest family. use of the elderly' houses Care for the elderly at home through home visit services use of community resource Collaboration of service providers in community; Rent the leaved unused building by the social relation for long years' community work.	clue The director charging for civil affairs learned about an example in other city; The quantity of the elderly in community is greatly increased through practical work. objects of work The service objects of civil affairs are mainly the elderly except for the disable, because the other people always go to work or school in daytime. problem The nursing home is not sufficient; The consciousness and the income of the elderly is different, and some elderly can not afford nursing home; The pensions of the elderly in our community are comparatively low.	competition strategy Provide housing with difference in order to occupy the housing market being subdivided. marketing and management High-education and high-income elderly households are sold for. And help the elderly to cultivate groups and improve participation. sale target the healthy and ordinary elderly
Planning	approach Build up a nursing home for sustainable living in community; try to change the consciousness of the elderly for pay services.	investigation outside city visit advanced example investigation inside city participate in seminars investigation subdistrict An investigation at small scale to collect opinion of the elderly, resident committee, other local organization	investigation 1999-2002 market survey at large scale visit Sun City Center (USA) conduct seminar meeting of marketing
Formation	2005 institution multifunctional nursing home open to community manager no-wall elderly people's home	2005 Set up community support program for the elderly	2002 the newly concept of retirement community

Source: interview of each director in the leading factor side in each case

committees and the representatives of the elderly. According to these opinions and experimental investigation in three communities firstly, the subdistrict puts forward the program that a welfare platform that connects with various supporting actors.

In case 3, in order to occupy the new market earlier and to make use of the chance of profit thanks to increase of ageing, the developer carried out variety of market surveys, made sure the marketing target for the young elders with high income and high education, at last put forward the concept of the retirement community.

5.4.2 Similarities of SSEH of the Community Level

Although there are difference in inducement and process among the three cases, there are also some similarities of them in that they all have the leading organization which possesses authority in each areas, and they all carried out various investigation in order to grasp the actual information of the elderly in the community, and at last they all put forward a clear concept of planning to guide the implement. Therefore the similarities of SSEH can be summed up as concept, leadership style, community fit, and use of investigation (Table 5-4) .

(1) Concepts

The most critical element in the development of a SSEH is its concept, i.e. the aim or purpose of creating the SSEH, including the principles and logic of its strategy for action. The three SSEHs employ different concept.

1) Q-SSEH's concept is NwEPH, i.e. to build up an enlarged nursing home in the range of community by re-constructing the existing local social network to help the elderly in their everyday life. This concept ensures all the elderly in Q-com. can obtain help timely while living in their own houses; in addition, a special organization named NwEPH is set up to be responsible for organizing and providing services for the elderly specially.

Table 5-4 Similarities of SSEH of the three Communities

	Q-SSEH	N-SSEH	D-SSEH
Concept	NwEPH	Connecting Platform	Retirement Community
Leadership Style	Community Leading	Government Leading	Market Leading
Community fit	Connect community social network together.	Set up organizations and reframing community network by administrative means.	Form the identity of the residents; Cultivate the personal network in the community.
Use of Investigation	First hand information accumulated from everyday work in community. Accordingly put forward flexible respond to the change of conditions.	Investigation project: build up the information database of the elderly. <i>planning-adjusting-implementing</i> based on the information database.	Market survey; After-sale investigation: get feedback from the residents and adjust accordingly.

2) N-SSEH's concept is to build a Connecting Platform, intending to provide a framework for all the actors and elderly people to collect the support resources from different sides as possible. Though the connecting platform it could find opportunities for collaboration on service providing.

3) D-SSEH's concept is to build a Retirement Community, aiming at building comfortable environment for the elderly with high-income in the way of commercial development. It explores to support the people except for the objects of the almsmen who are usual objects of ageing policies of government. It applies itself to win-win situation of both the economic interest of REDC and the need of elderly people who choose to live here.

(2) Leadership Style

Being in the preliminary period of exploring, SSEHs show different leadership type. The principal SSEH leading actors firstly put forward the concepts, secondly set up a special organization to take charge of the elderly issues, finally contact the other main actors for cooperation.

1) In Q-com, Q-RC is the leading actor and focuses on the construction of Q-SSEH from the very beginning. Q-RC put forward the concept of NwEPH, and set up the special organization taking charge of the elderly issues in Q-com. Q-RC's social capital, which is accumulated through decades of close work with the superior government.

2) N-Sd, as a Muslim minority habitat, is a window to exhibit the ethical and religious policies of government, thus it obtain more administrative and financial support from many levels of government of Beijing. Therefore, government, i.e. N-SdO, is the actor taking the responsibility for the construction of N-SSEH. N-SdO sets up a special organization named N-SCEH taking in charge of the elderly issues.

3) In D-com., REDC is the only actor from the beginning period of its foundation. REDC and its affiliating companies, Property Management Company (PMC) and Club, take charge of all-sides facilities and services for the occupants.

(3) Community Fit

The SSEHs' strength comes in large part from the way each was tailored to the dynamics and culture of its community. Each connects the actors within local community, and each draws on the strengths and practices of the community while trying to compensate for its deficiencies. Each deals with the elderly issues that were perceived problems but also allows for enough energy and interest to encourage involvement. Their relative degree of success depends in considerable part on the fit between their overall strategy and agenda, the community's needs, and its political culture.

1) For example, the strength of Q-SSEH is from the social network of Q-RC, which is cultivated

during the long period of community work. Q-RC has close relations with the elderly people, it is familiar with nearly all the elderly in need, even knows their names, their character, their family. Therefore the Q-RC gains the trust from elderly people and it could connect Q-SSEH to the existing community network.

2) N-Sd is a community with long history and distinct characteristics, which bring to it a complex social network consisting of government (N-SdO), community (RC), religious and market actors, etc. N-SSEH is led by N-SdO through setting up a special organization, N-SCEH, to reframe the existing community network by administrative means to fulfill the needs of the elderly people.

3) D-com. is a newly built residential community, which has no social network to inherit. However, the REDC has enough funds to build public facilities, exercising places, and rooms for RO and the elderly. It also deals with the elderly issues through PMC and Club. In this way, REDC created a new community service network. At the same time it advances the formation of personal network in the community.

(4) Use of Investigation

It is crucial of reliable information in the processes of SSEH. All of the three SSEHs spend much work on investigation. The strategies they used all involved substantial spending in time or capital in survey, along with dialogue, to help design and make sense of the investigation as well as to mobilize action.

1) Although investigation is the cornerstone of developing SSEH, it does not appear obviously in Q-com. It is included in the everyday work of Q-RC since it's set up in 1950s, by which it is convenient to get detailed and useful information of elderly people's personal conditions, live customs, and real needs. Further, after NwEPH was constructed, it divides the elderly into units according to the house cells. Therefore, for each elderly people, there are one or two volunteers that can help him/her in time. This unit division and pair help to provide useful information to NwEPH.

2) In 2006, N-SCEH conducted a home visit investigation in the whole subdistrict area, which was conducted by cooperating with RCs. This resulted in an information database of the elderly, which is useful for the community construction project named *planning-adjusting-implementing*.

3) D-SSEH's investigation includes the market survey in the period of planning conducted by REDC and after-sale service investigation every year conducted by PMC. The former one was for the purpose of real estate project planning, while the latter aims to find the needs of residents in their everyday lives.

5.5 Structure of SSEH

5.5.1 Comparison of Management of SSEH

In all the three cases, according to supervise of its leader, special management mode is gradually put in practice.

(1) Case 1: Q community (Fig.5-7)

The traditional resident organization, resident committee, and its deriving new community organization, community construction association, set up the NwEPH, which takes charge of the community support for the elderly as a whole including the research, implement, adjustment. Based on its former continuous support for the elderly, more multifunctional services are developed, such as visit for security, food service, institution service, and so on. The most parts of support except for the institution service are supplied by volunteers. With regard to the nursing home, the resident committee got the support from subdistrict with capital of reconstruction and the subsidy for early management. The center dealt with the nursing home together with the subdistrict at the beginning. But the management can not balance the income and expense, and the subdistrict would not continue the subsidy for it. The nursing home is delivered to a NPO outside the community to manage from Jan. 2007, which is a professional institution for elderly care.

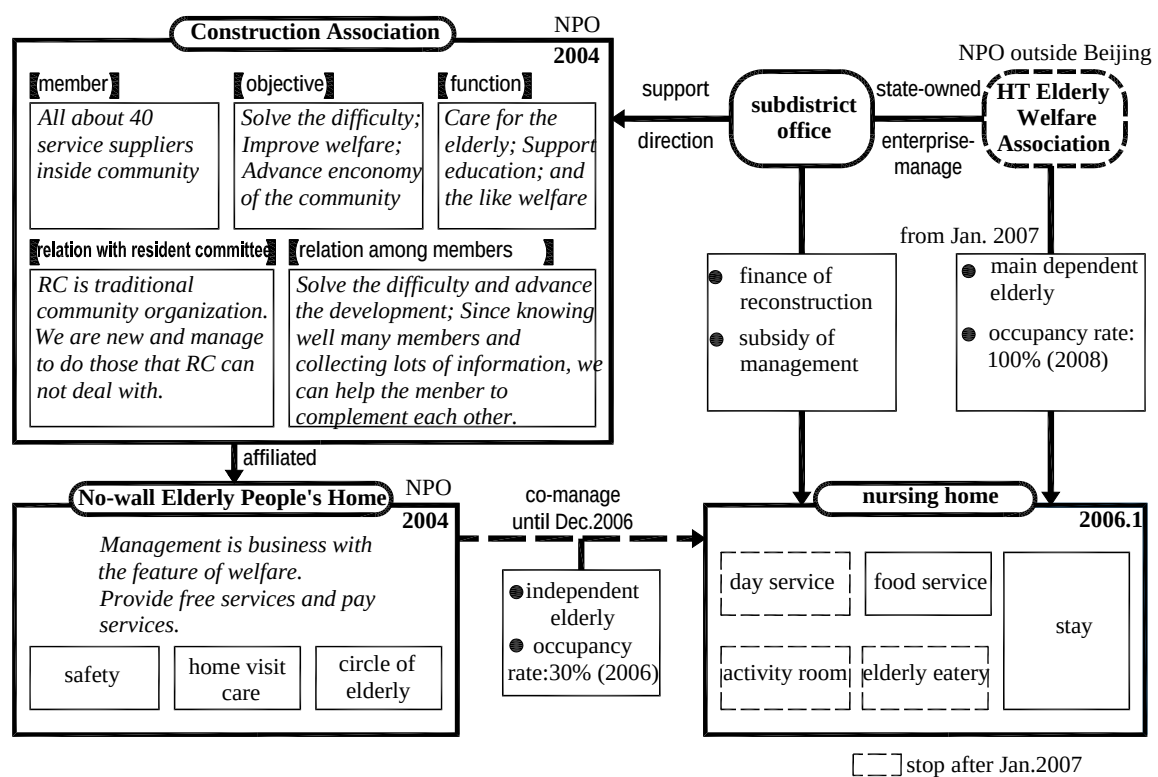


Fig. 5-7 Structure of SSEH in Case 1

Source: interview of the director in the management side

(2) Case 2: N-Subdistrict (Fig.5-8)

The civil affairs sector in subdistrict sets up the Support Center for Elderly at Home in N-Subdistrict (N-SCEH), which take charge of the elderly support implement at subdistrict level. The N-SCEH plays the role in developing concrete projects, and all expense of it is financed by the subdistrict. With regard to the management mode, the N-SCEH connects the indications of the subdistrict with the needs of the elderly depending on the cooperation with the ten community resident committees. At the same time the N-SCEH collaborates with the service suppliers in the area and collects volunteers to make sure steady and cheap services. In 2008, there are more than thirty service suppliers or other enterprises such as housekeeping companies, supermarkets, restraints, etc. in the area to promise providing low price services or commodities for the elderly of this area.

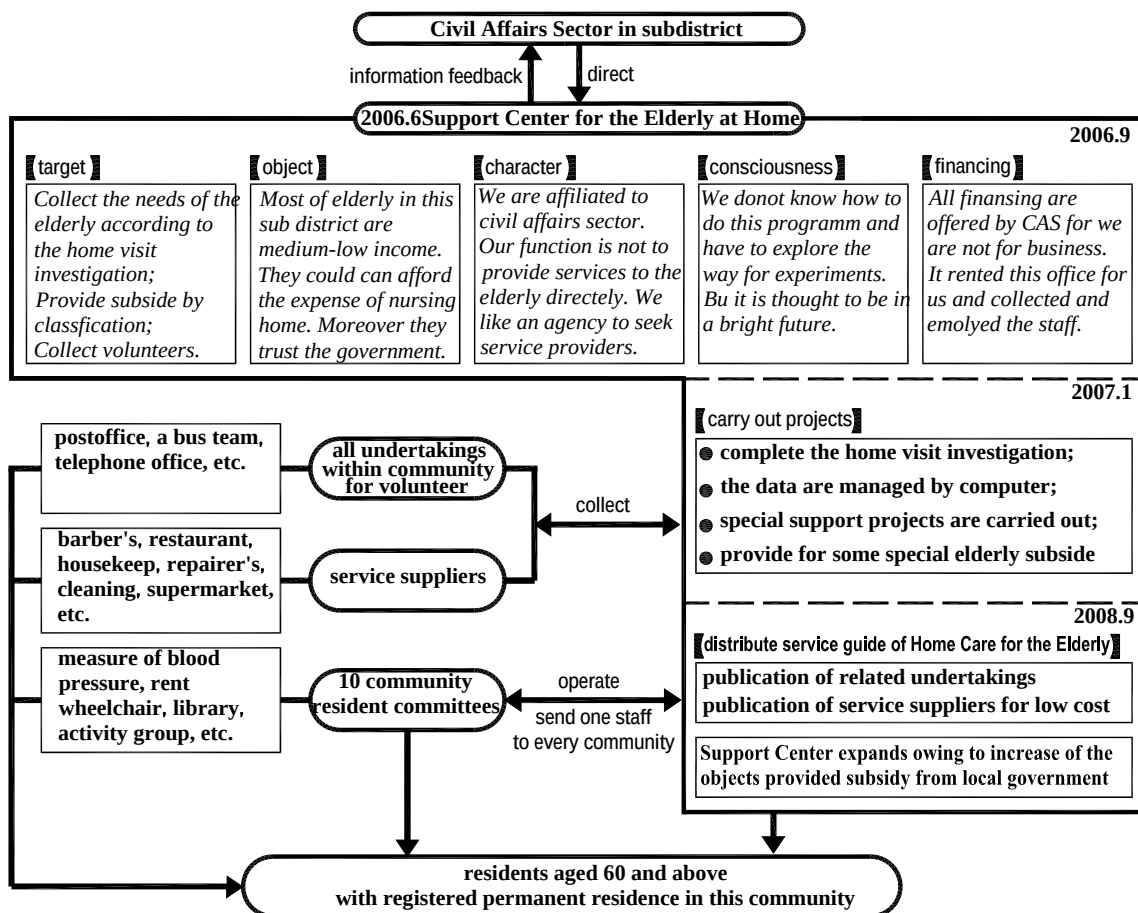


Fig. 5-8 Structure of SSEH in Case 2

Source: interview of the director in the management side

(3) Case 3: D-community (Fig.5-9)

Under the developer, the management company takes charge of the most parts of everyday life services. Especially, it set up a community sector to deal with the development of community activities and the cultivation of resident groups, cooperating with the resident committee. Presently, the groups are all managed by the elderly themselves. The management company is maintained depending on the expense of management paid by residents yearly. Although the service is based on charge, it is said that the staff of the management company have the consciousness of social achievement toward serving for the elderly. Therefore it is found some support activities beyond the regular services.

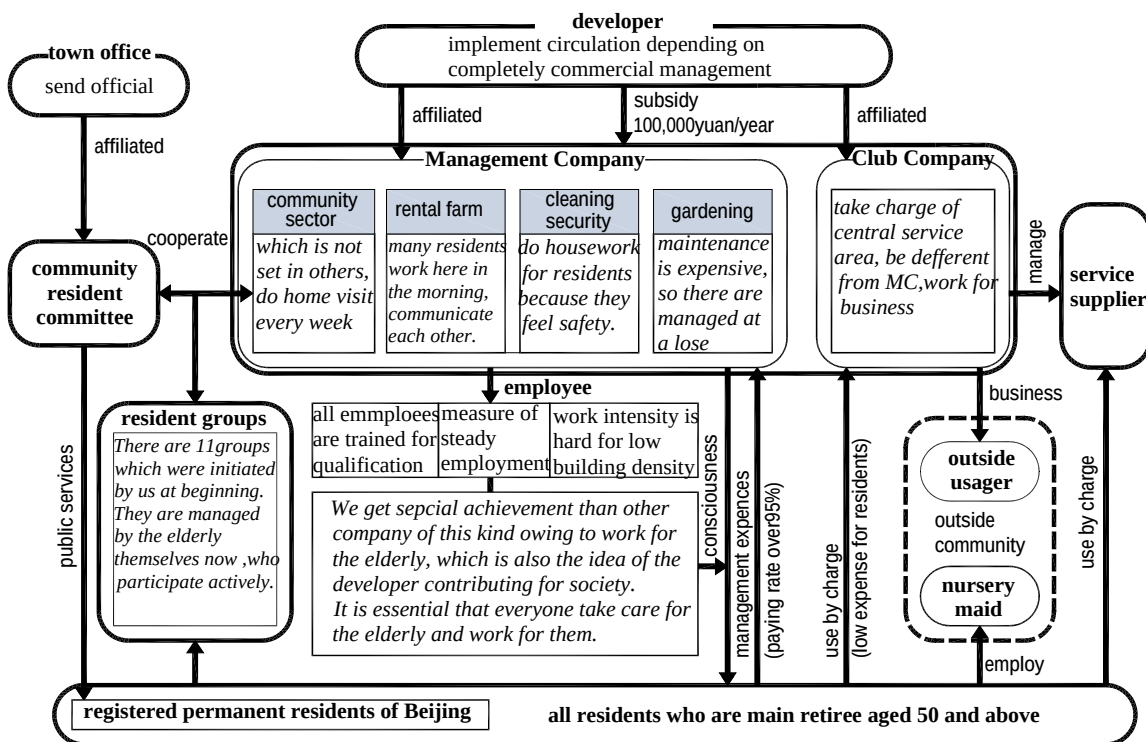


Fig. 5-9 Structure of SSEH in Case 3

Source: interview of the director in the management side

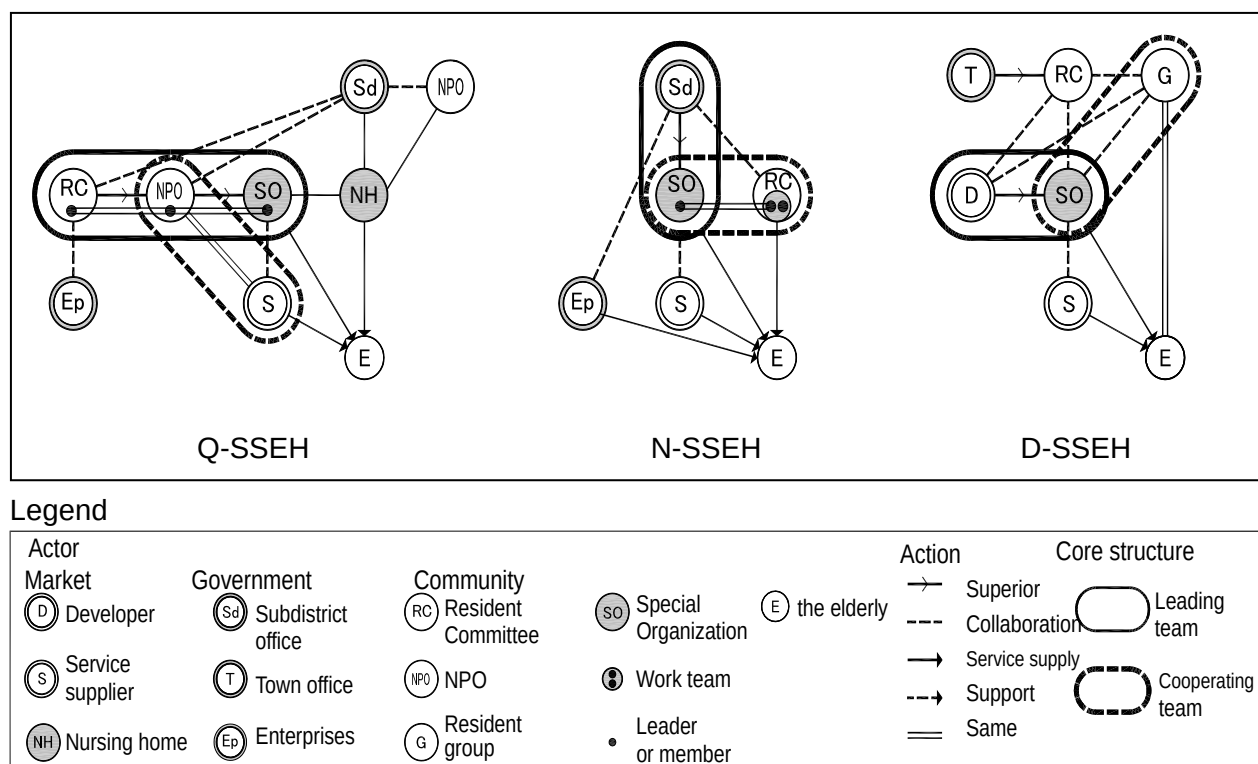


Fig. 5-10 Network Structure of SSEH

5.5.2 Network Structure of SSEH

Among the three cases, they all form their own pattern of the supporting system owing to the different leading actor and community management system. The leading actor and the special organization that deals with the supporting for the elderly play the core role of managing and organizing in the whole network, which is named as leading team. At the same time, they also set up relationships with other actors to fulfill the supporting system, among which there is a most important cooperating team. And all related actors form a network in the undertaking of supporting for the elderly. The supporting system is formed with the participation of these actors centered of leading team. The structure of the pattern of each case can be described in the figure 5-10 (Fig. 5-10).

(1) Community Leading Pattern in case 1 (Q-SSEH): The evident feature of this pattern is thought of the originality and flexibility in the development of the supporting system, in which the identity of the actor could be the possible reason. The director of the special organization, N-SCEH, is also the leader of the resident committee and the leader of the NPO, community construction association. And the members of NPO are almost the service suppliers and other enterprises within the community. The director and other leading members of these community organizations all have taken in community affairs as long as more than twenty years in this community. Therefore, the network of the supporting system is structured mainly by the personal network of the director and members.

(2) Government Leading Pattern in case 2 (N-SSEH): The most evident feature of it could be looked regard as the characters of that the supporting system is carried out as a whole. Subdistrict office set up the total plan, built up framework of organization, and gradually developed to every community. The network of this system is center with the team of subdistrict and the N-SCEH. At the same time, they connect with the RC to form close cooperation team. Totally, on one side, the subdistrict and N-SCEH could not provide services directly so that they must collaborate with various enterprises. On the other side, the subdistrict holds authority in the area to make it possible of cooperating among various enterprises.

(3) Market Leading Pattern in case 3 (D-SSEH): The most evident feature of this support system could be the interaction between the special organization, management companies and the resident groups. Because the management companies are the main daily service suppliers for the elderly, they connect with the elderly in the way of direct relationship. The developer and the management companies form the leading team in charge of all-sides services and management. As discussed above, the resident groups help the elderly to participate in the community activities, which connect the leading team to an important cooperating team.

5.6 Summaries

(1) The SSEH in the three cases all provide supports for the elderly with both improvement of facilities or environment and effective services. There are advantages and disadvantages of their function. The community leading pattern knows well the conditions of community and residents, and could respond the changing needs of the elderly. But it always limits to contents and standards owing to lack of finance. Government leading pattern can advance program effectively until every community by pushing from top to down. But it can not provide services directly and must depend on the other likely providers. Market leading supporting system could supply higher standard houses, facilities and services to meet the needs of the households above medium-high income. But some old people are dissatisfied with lack of free facilities and services.

(2) The three cases present similarities in the process of their formation. They are all initiated by a leading factor, and are developed appropriate strategy to fit for the community according to investigation. They put forward the concept of their own as guidance. The most essential feature of the three cases is that their SSEH are all set up on the stable basis of conditions of the community and the elderly.

(3) The three cases have gradually developed the network structure in management, in which multiform actors cooperate with each other. Community leading pattern seeks various supports from government, NPO, former property work-unit and the like. Government leading pattern insists on cooperating with community organizations from the beginning of the plan to advancement of program

and management of support framework. And it also sets up feedback channel between the administrative sector and the elderly in communities. Market leading pattern applies itself to cultivate elderly groups and community activities so as to promote active intercommunion of the residents.

Note:

1. In the period of welfare housing, public houses were distributed to married employees to live according to their length of service, position, technical post. The floor areas of house followed strict standard series. The occupants were charged very low rent and sometimes changed their houses among these public houses. That means when there are new houses to be completed a newly distribution could be carried out on the rule of distribution.
2. In Beijing there are the service subsidies of 100-300 renminbi per month for some old elders (80+), the elderly in difficult and the special welfare seniors by government.
- 3 The way of the service subsidies is that the housekeeping company sends helper to provide service for these objects and the expense will be paid by the subdistrict every month.

6.1 Conclusion Derived from Each Chapter

(1) As discussed in the chapter 2, Q-community, a typical Post work-unit community, has developed a community leading type of the community support system for the elderly (abbr. support system) in community level, which is led by the resident committee through setting up construction association of Q-community (abbr. CAQ) and no-wall elderly people' home (abbr. NwEPH). On one hand, NwEPH divides the elderly into Elderly Care Units to find out their needs and provide help in urgency. On the other hand, it organizes service providers. And the main actors in this support system are Government, Community and Market. The relationships among the three actors are collaborative and multi-winning.

a) The resident committee plays the key role in the evolution history of support system by managing the volunteer services and setting up the special organizations, i.e. CAQ and NwEPH to build the framework of the elderly services in Q-community. b) Sub district office supports support system through offering administrative and finance support. c) Service suppliers provide Q-SSEH by providing pay services. Moreover, the development of support system shows that it evolves from simply providing volunteer service by resident committee to a complex structure of multi actors. Furthermore, it provides multiform elderly care service, including both at facility and at home. NwEPH is the core manager of this system. Lastly, the main function of support system is that it providing a platform to connect all the actors in Q-community together to support the elderly. The four features of Q-SSEH include the concept, leadership style, community fit and use of investigation. Furthermore, there are a) tangible outcomes, which are on-the-ground changes in Q-community; b) intangible outcomes, most of which are changes in the ability of the community to help the elderly; c) there are pin-offs and minimal or negative influences to Q-community.

(2) As discussed in the chapter 3, the support system is a sustainable and effective one developed by sub-district office cooperating with whole communities in this area, which also cooperate with other service suppliers to integrate various resources within the communities. Firstly, there are advantages on policies and finance of this support system led by the sub district office, which is developed efficiently utilizing the existing community administrative organization system. Secondly, the special community service framework for the elderly is founded and full-time staffs are engaged in it, which helps to build an effective system and work mechanism. Thirdly, ten communities develop separate supporting forms for the elderly according to their own conditions and service traditions. Lastly, because government alone can only provide limited elderly service resources; it is required to cooperate with various service providers such as commercial company, community organization, etc. Some beneficial collaboration among related stakeholders has been tried by far for further exploration and improvement.

(3) As discussed in the chapter 4, the main service suppliers in this community support system for the elderly include many participants, among which the developer and its subordinate service companies

play the leading role. At the same time the functions of resident committee and community groups strengthened their function by several years' development. The community elderly support system is developed into a multilateral one including market, government, community and individual participants. Toward to the support system, the elderly in D community are mostly satisfied to hardware of houses, facilities and environment. But they give quit a few requirements on improving software of service and management. All-sided elderly community support consisting of home visit service, institution service is required. And more welfare service is also strongly desired. At the same time, it is essential that the service supplies cooperate more comprehensively to integrate community resources for the elderly support. And it is necessary of more open and flexible management mode to form sustainable support system for the elderly. This also is essential for other commercial communities as well as other community type.

(4) Though comparative analysis of the three cases in chapter 5, there are some similar points among them as well as some difference of support system for the elderly. Firstly, the SSEH in the three cases all provide supports for the elderly with both improvement of facilities or environment and effective services. There are advantages and disadvantages of their function. The community leading pattern knows well the conditions of community and residents, and could respond urgent needs of the elderly. But it always limits in contents and standards owing to lack of finance. Government leading pattern can advance program effectively until every neighborhood by top-down instruction. But it can not provide services directly and must depend on the other likely providers. Market leading support system could supply higher standard houses, facilities and services to meet the needs of the households above medium-high income. But some old people are dissatisfied with lack of free facilities and services. Secondly, the three cases present similar feature in the process of their formation. They are all initiated by a leading factor, and are developed appropriate strategy to fit for the community according to investigation. They put forward the concept of their own as guidance. The most essential feature of the three cases is that their SSEH are all set up on the stable basis of conditions of the community and the elderly. Thirdly, the three cases have gradually developed the network structure in management, in which multiform actors cooperate with each other. Community leading pattern seeks various supports from government, NPO, former property work-unit and the like. Government leading pattern insists on cooperating with community organizations from the beginning of the plan to advancement of program and management of support framework. And it also sets up feedback channel between the administrative sector and the elderly in communities. Market leading pattern applies itself to cultivate elderly groups and community activities so as to promote active intercommunion of the residents.

6.2 Conclusion of this Study

1. Characteristics of SSEH of the Community Level in Beijing

With the increase of ageing and development of community system, the supporting system for the elderly at home (SSEH) of the community level has been formed some effective patterns that are inclusive system consist of the improvement of facilities, services and management in community. According to the case study and comparative study of the three cases, it is found that there are some characteristics of the SSEH of the community level in Beijing.

(1) Firstly, toward the diversiform requirements of the elderly and difference conditions of the communities, the different SSEH patterns could perform their own functions effectually.

The community leading pattern of SSEH is good at responding to the changes of the elderly in time. For example, in case 1, according to the high rate of old elders and empty nest family, the community organizations develop a multifunctional nursing home and special organization to deal with the ageing problems. In addition, RC holds a comparative long history and is well known and trusted by the elderly.

The government leading pattern of SSEH is likely to set up a whole framework and develop practical projects so as to benefit for broader people, to which the elderly think much of.

Market leading pattern focuses on the construction of houses, facilities and environment and aims at the certain elderly above medium-high income.

(2) Secondly, the functions of the three patterns conduct their supporting in different way and it is essential of them should be combined together to deal with more complicated ageing problems. Actually, in the three cases, the leading actor has collaborated with the other actors gradually in order to achieve more effective and more all-sided supporting.

(3) Thirdly, According to the outcomes of case studies the effect and importance of the community is well recognized in every pattern of SSEH. Community resident organizations directly contacts with the elderly and the community so that it could effectively communicate the supporter and the elderly. Therefore, it is necessary to build up more flexible system that would base on the community leading pattern and cooperated with the supporting from the government and market.

2. Development Way of SSEH of the Community Level in the Future

In order to solve the difficulty from enormous ageing population and diversified requirements, based on understanding the characteristics of SSEH of the community level in Beijing, the suggestion on the development way of SSEH in the future is put forward as follows.

(1) Reinforcement of the function of community

According to the case studies, the community resident organizations are developing from the simplex RC to multiform ones such as NPO in case 1, resident groups in case 2 and 3. Accordingly, the functions of the community organizations extend broader so as to serve the different requirements of the elderly. Therefore, based on the advancing community leading system, and with combining government leading system and market leading system, it would be the tendency of the SSEH in the future.

(2) Comprehensive Structure of the SSEH of the Community Level

With regard to the concrete structure of the SSEH of community level, it is suggested that consisted of three sides such as environmental side, social side and special side. With regard to environmental side, there mainly include house, facilities and common space; as to social side, it means to be offered appropriate services, management and organization system; while special side indicates the institute and care service special for the old elders and those in difficulty. The three sides structure a multilayer system as shown in figure 6-1(Fig. 6-1).

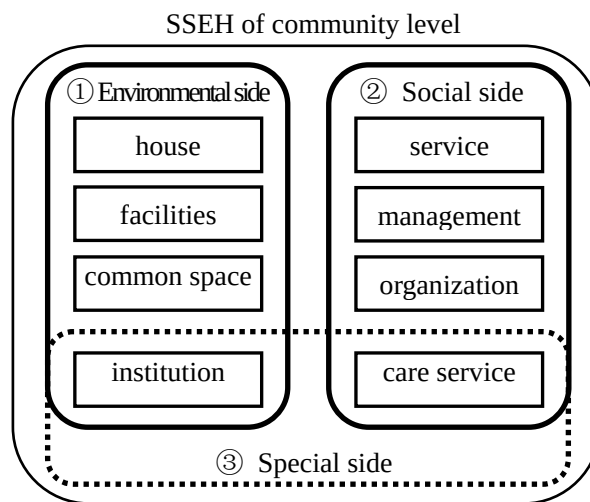


Fig. 6-1 Structure of the SSEH of Community Level

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Appendix I

Main Nouns and Abbreviations in this Dissertation

Table A-I Main Nouns and Abbreviations in this Dissertation

Abbreviation	Meanings in English	Chinese Character
ECH	Elderly care at home	居家养老
SSEH	Supporting System for the Elderly at Home	居家养老支援体系
SdO	Subdistrict Office	街道办事处
RC	Resident Committee	居委会
Q-RC	Resident Committee of Q-com.	Q 社区居委会
—	Work-unit system	单位体制
SdO-RC system	Subdistrict Office-Resident Committee system	街-居体制
WuC	Work-unit Community	单位社区
PWuC	Post Work-unit Community	后单位社区
Q-com.	Q-community	Q 社区
CAQ	Construction Association of Q-com.	Q 社区建设委员会
Q-SSEH	SSEH in Q-com.	Q 社区居家养老支援体系
NwEPH	No-wall Elderly People's Home	无围墙敬老院
SPCQ	Service-providing companies in Q-community	Q 社区内服务提供商
OSP	Outside Service Provider	社区外服务提供商
SP	Service provider	服务提供者
D-com.	D-community	D 社区
D-SSEH	SSEH in D-com.	D 社区居家养老支援体系
REDC	Real Estate Development Company	房地产开发公司
PMC	Property Management Company	物业管理公司
—	Club	俱乐部
RO	Resident Organization	居民组织
MTS	Medical Treatment Station	医疗服务机构
N-Sd.	N-Subdistrict	N 街道
N-SSEH	SSEH in N-Subdistrict	N 街道居家养老体系
N-SdO	N-Subdistrict Office	N 街街道办事处
CAS	Civil Affairs Sector	民政科
EAD	Elderly Affair Director	老龄主任
EAA	Elderly Affair Assistant	协管员
N-SCEH	Service Center for Elderly at home in N-Subdistrict	N 街居家养老关爱服务中心
HSC	Housekeeping Service Company	家政公司

Appendix II

Main Policies and Key Events on Elderly in China

Table A-II Main Policies and Key Events on Elderly in China (1949-2008)

	Time	Laws, Regulations, Events, and the Main Contents	Dept.	Remarks
Phase I	1950.04	<u>Marriage Law of the People's Republic of China</u> 《中华人民共和国婚姻法》	NPC	
	1954.09 (Perfectd in 1975; 1978; and 1982)	<u>Constitution of the People's Republic of China</u> 《中华人民共和国宪法》 A citizen in the cases of ageing, illness, or losing the ability of work reserves right of obtaining help from the nation or society. The nation provides corresponding social insurance, social relieves and medical business.	NPC	1949.10, P.R. China comes into existence.
	1951.02.26	<u>Labour Insurance Rules of the People's Republic of China</u> 《中华人民共和国劳动保险条例》 Employees in enterprises may retire when they are in certain age, and could obtain corresponding retirement pension.	AC	The setting up of Labour Insurance System.
	1952.06.27	<u>Prescription on Implementing Free Medical Care Prevention for State Personnels</u> 《关于全国各级人民政府、党派、团体及所属事业单位的国家工作人员实行公费医疗预防的指示》	AC	Free Medical Care System (公费医疗制度) set up from then on.
	1954.12.31 (1)	<u>Organic Rules of the Urban Residents Committees</u> 《城市居民委员会组织条例》	NPCSC	
	1954.12.31 (2)	<u>Organic Rules of the Urban Subdistrict Offices</u> 《城市街道办事处组织条例》	NPCSC	
	1955.12.29	<u>Retirement Management for Personnel of State Organs</u> 《国家机关工作人员退休处理暂行办法》	SC	The setting up of Retire System.
	1957.03-1958.03	Rules such as <u>Temporary Regulations for Retired Labour and Employee</u> , etc. 《关于工人、职员退休处理的暂行规定》，等 Uniform Retire System and Retirement Pension Standard are set up in the whole nation for the employees in corporations, government departments, and institutions (事业单位).	SC	The beginning of Chinese Social Ensuring System in cities and towns
	1950s	A set of policies and rules to ensure that the elderly who have no income, no family supporters to be take care of by the government. Those live in cities may enter the <u>Social Welfare Institution for the Aged</u> (老年社会福利院). Those who live in rural area may enter <u>Homes for the Elderly in the Rural Areas</u> (敬老院). Wubao System (“五保制度”, the Social Care System for the elderly without families in rural area) set up.	NPC, etc.	The setting of social relieving system for the elderly, to protecting their basic living conditions.
Phase II	1978.06.02	Interim Procedures for Arrangement of the Old and Disabled Cadres 《关于安置老弱病残干部的暂行办法》	SC	Renew and rebuild the Retire and Old-age System.
	1978.06.02	Interim Procedures of Labour Retirement or Quit Working 《关于工人退休、退职的暂行办法》	SC	

	Time	Laws, Regulations, Events, and the Main Contents	Dept.	Remarks
	1980.10.07 -	A set of documents about retirees are published, such as, <u>Temporary Regulations for Retired Cadres</u> 《关于老干部离职休养的暂行规定》	SC	
Phase III	1983.04	<u>China Aging Problem National Commission</u> (CAPNC, 中国老龄问题全国委员会) is set up by SC. It is a social organization that consists of main departments and committees of government, research organs, and public organs. Its purpose is to carry through investigations, planning, organizing and harmonizing issues on Ageing.	SC	The turning point in China's Ageing Undertaking. It's the beginning of organized ageing working.
	1984.10.20	<u>Decision of the Central Committee Concerning the Economic System Reform</u> 《中共中央关于经济体制改革的决定》		The State-Unit Security System has to be reformed.
	1989.12.26	<u>Organic law of the Urban Residents Committees Of the Peoples Republic of China</u> 《中华人民共和国城市居民委员会组织法》	NPCSC	The 1954 version abolishes synchronously.
	1993.08.27	<u>Opinions on Expediting Developing Community Services</u> 《关于加快发展社区服务业的意见》	10 M&C	
	1994.12.14	<u>Seven-year Development Outline for China Ageing Working</u> 《中国老龄工作七年发展纲要(1994-2000 年)》 This is the first development planning for Ageing work in China, which indicates that ageing undertaking begin to be bring in the social economic development planning.	7 M&C, and CNCA, ACFTU, ACWF	
	1996.08.29	<u>Law of the People's Republic of China on Protection of the Rights and Interests of the Elderly</u> 《中华人民共和国老年人权益保障法》	NPCSC	
	1996.10.23	<u>Notice of MCA and MJ on Protection of the Rights and Interests of the Elderly, and Do Well the Work of Legal Aid for the Elderly</u> 《司法部, 民政部关于保障老年人合法权益, 做好老年人法律援助工作的通知》	MCA, MJ	
	1997.07.16	<u>Decision of the State Council Concerning Establishing Uniform Basic Pension Insurance System for the Enterprise Employees</u> 《国务院关于建立统一的企业职工基本养老保险制度的决定》	SC	
	1998.12.14	<u>Decision of the State Council Concerning Establishing Basic Health Insurance System for the Urban Employees</u> 《国务院关于建立城镇职工基本医疗保险制度的决定》	SC	
	1999.05.14	<u>Code for Design of Buildings for Elderly Persons</u> 《老年人建筑设计规范》	MC, MCA	An industry standard
	1999.09.28	<u>Regulation on the Lowest Living Security of Urban Residents</u> 《城市居民最低生活保障条例》	SC	
	1999.10	<u>China National Working Commission on Ageing</u> (CNWCA, 全国老龄工作委员会) is established as an advisory and coordinating organization of the State Council, is mandated to supervise the work on nationwide. CNWCA has 26 members, including most of the M&Cs, ACWF, ACFTU, etc.	SC	China population became ageing in this year.
	1999.12.30	<u>Temporary Management Methods of Social Welfare Institutions</u> 《社会福利机构管理暂行办法》	MCA	
Phase IV	2000.04.18	<u>Notice of MLSS on Expediting Implement Retire Pension's Socialization Granting</u> 《劳动和社会保障部关于加快实行养老金社会化发放的通知》	MLSS	

	Time	Laws, Regulations, Events, and the Main Contents	Dept.	Remarks
Phase IV	2000.08	<u>The First China National Conference on Ageing Work</u> , Beijing 第一次全国老龄工作会议, 北京 This is the first meeting held by SC to discuss the specific issue on the elderly since 1949, which means the Ageing Working is included in the list of important work schedule of the CPC and government organ at all levels.	SC	
	2000.08	<u>Decision Concerning Strengthening Ageing Working</u> 《关于加强老龄工作的决定》	CC-CPC, SC	The first decision that issued in the name of CCCPC and SC
	2000.11.19	<u>Opinion on Promoting National Urban Community Construction</u> 《关于在全国推进城市社区建设的意见》	MCA	
	2000.11.24	<u>Notice on Tax Policy to Ageing Service Institutions</u> 《关于老年服务机构有关税收政策问题的通知》	MF, STA	Derate part of taxes of these kind of institutions.
	2001.08.13	<u>Tenth Five-year Program Outline for China Ageing Undertaking Development</u> 中国老龄事业发展“十五”计划纲要(2001—2005年)	SC	
	2002.02	<u>The Fourth Plenary Meeting of CNWCA</u> 全国老龄工作委员会第四次全体会议 Put forward the Working Policy of <i>CPC and Government Organ leading, Social Participating, and National Care</i> .		This is based on ageing work practices during the past twenty years.
	2003.02.25	<u>Opinions on Strengthen Working on Maintaining Legal Rights of the Elderly</u> 《关于加强维护老年人合法权益工作的意见》	CNCA, MJ, and MPS	
	2003.05	<u>Develop the National Activity of Creating Advanced County (City, or District) in Ageing Working</u> 在全国开展创建老龄工作先进县(市、区)活动	CNCA	
	2004.04.04	<u>Opinions of CC-CCYL and CNCA on Implementing Jinhui Action: Volunteers Providing Services for the Elderly</u> 共青团中央、全国共老龄工作委员会关于实施“志愿者为老服务金晖行动”的意见	CC-CCYL, CNCA, ACYF	
	2005.03.05	<u>Notice on Develop Demonstration Activity in Service for the Aged Socialization</u> 《关于开展养老服务社会化示范活动的通知》	MCA	
	2005.11.16	<u>Opinion on Support Social Forces Building Welfare Institutions</u> 《关于支持社会力量兴办福利机构的意见》	MCA	
	2006.02.09	<u>Opinion on Expediting Developing the Elderly Service Industry</u> 《关于加快发展养老服务业的意见》	CNCA, and 9 M&Cs	
	2006.08.16	<u>Tenth Five-year Program Outline for China Ageing Undertaking Development</u> 《中国老龄事业发展“十一五”规划(2006-2010)》	CNWC A	
	2006.09.25	<u>Notice on Develop National Activity of Creating Demonstration Units in Service for the Aged Socialization</u> , 《关于开展“全国养老服务社会化示范单位”创建活动的通知》	MCA	
	2007.05.30	<u>The 11th Five-year Community Service System Developing Plan</u> 《“十一五”社区服务体系发展规划》	NDRC, MCA	
	2007.11.15	<u>Notice on Develop National Creating Barrier-free City</u> 《关于开展创建全国无障碍建设城市工作的通知》	MC, MCA, CNCA	

	Time	Laws, Regulations, Events, and the Main Contents	Dept.	Remarks
	2008.01.29	<u>Opinion on Impulse Home Care Services for the Elderly</u> 《关于全面推进居家养老服务工作的意见》	CNCA, and 9 M&Cs	

Note: Departments and institutions that related with making laws, regulations, rules, and other polices on ageing mainly including the following:

Government Departments:

NPC	National People's Congress, 全国人民代表大会, the highest state body and only legislative house in P.R China	NPCSC	NPC Standing Committee, 全国人民代表大会常务委员会, the permanent body of the NPC
SC	State Council, 国务院, 1954-	AC	Administrative Council, 政务院, 1949-1954, the predecessor of SC
SDPC	State Development Planning Commission, 国家发展计划委员会	MCA	Ministry of Civil Affairs, 民政部
		MJ	Ministry of Justice, 司法部
MP	Ministry of Personnel, 人事部	MPS	Ministry of Public Security, 公安部
MC	Ministry of Construction, 建设部, the predecessor of MHURD, Ministry of Housing and Urban-Rural Development, 住房和城乡建设部	MPH	Ministry of Public Health, 卫生部
		MLSS	Ministry of Labour and Social Security, 劳动和社会保障部
		MF	Ministry of Finance, 财政部
NDRC	National Development and Reform Commission, 国家发展和改革委员会		
STA	State Taxation Administration, 国家税务总局	CC-CPC	The Central Committee of the Communist Party of China, 中共中央
M&Cs	ministries and commissions, 部委	CC-CCYL	The Central Committee of the Chinese Communist Youth League

Agencies and Institutions:

CNWCA	China National Working Commission on Ageing, 全国老龄工作委员会	BCA	Beijing Committee on Ageing, 北京老龄工作委员会办公室
CNCA	China National Committee on Ageing, 全国老龄工作委员会办公室	ACFTU	All China Federation of Trade Unions, 中华全国总工会
ACWF	All-China Women's Federation, 中华全国妇女联合会	ACYF	All-China Youth Federation, 中华全国青年联合会
CDPF	China Disabled Persons' Federation, 中国残疾人联合会		

Source:

Bo, 2005. pp.159-312;

<http://www.cnca.org.cn>

<http://www.mca.gov.cn/>

<http://www.laoling.com/>, etc.

Appendix III Development and Changes of Beijing and the Residential Area

A3.1 Beijing in History (~1949)

A3.1.1 Two Patterns

In Chinese walled cities, the residential areas were divided into a quantity of “*Fang*”(in Chinese, 坊). There are two basic patterns of *Fang* historically: 1) enclosed *Lifang* (里坊) until Tang Dynasty (Fig. A3-1,2); 2) opened *Jiefang* (街坊) after Song Dynasty. (Fig. A3-3, A3-4, A3-5, A3-6; Photo A3-1)

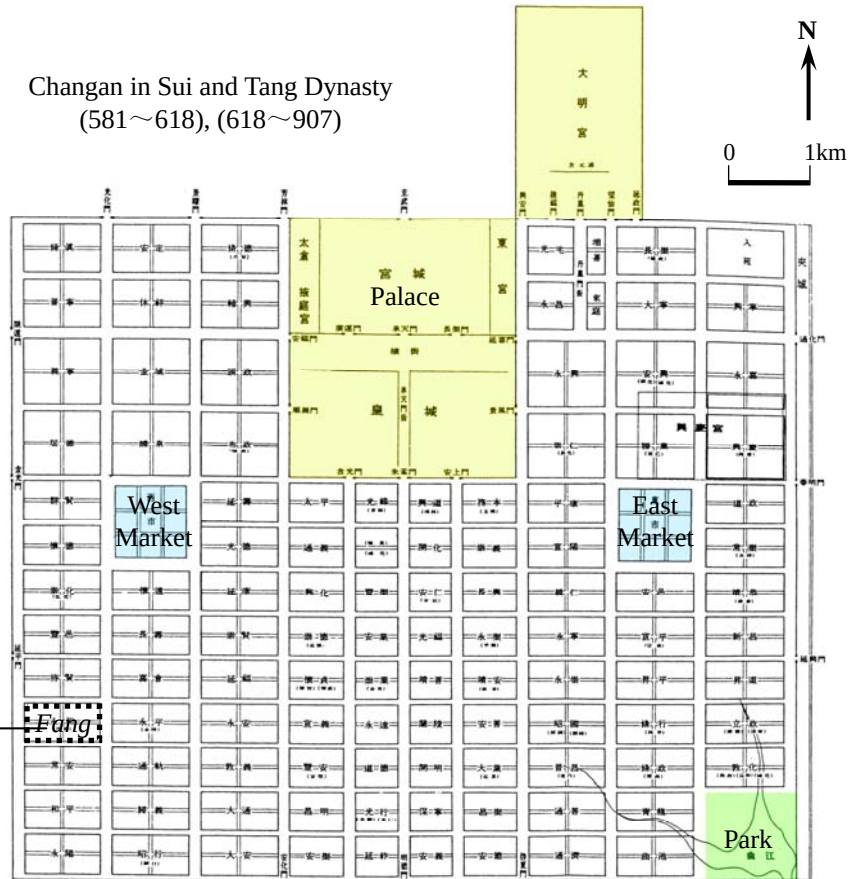
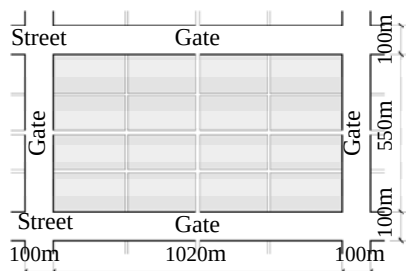


Fig.A3-1 Plan of Changan in Sui and Tang Dynasty and Sketch of “*Fang*”, Enclosed Residential Ward There total 108 “*Fang*”. Source: Ye, 1986; the sketch on the left is drawn by the author based on this source.

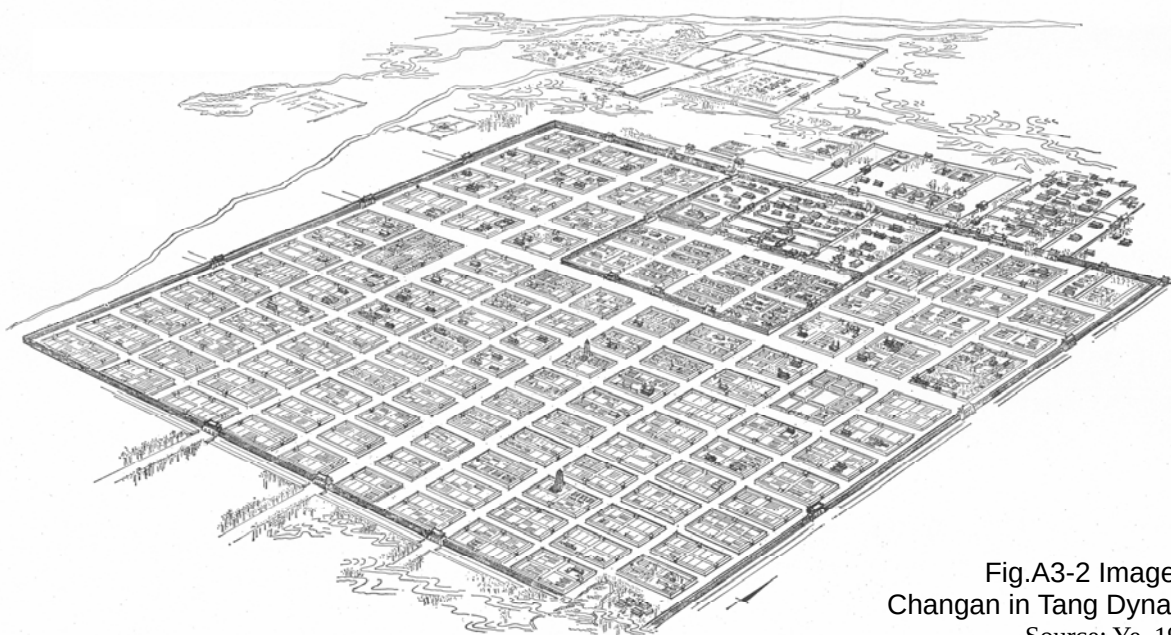


Fig.A3-2 Image of Changan in Tang Dynasty Source: Ye, 1986

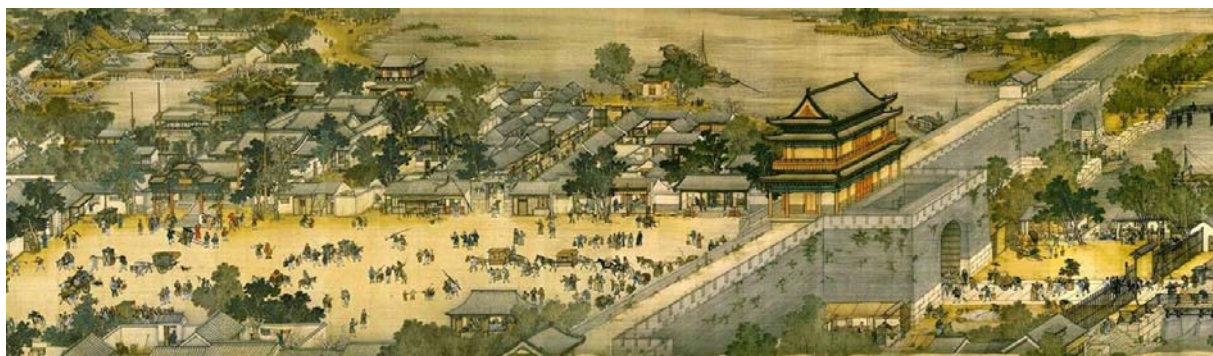


Fig.A3-3Part of the painting “Along the River During Ching Ming Festival” by Zhang Zeduan, Song Dynasty
The scene of everyday life in Bianliang, the capital of North Song (960~1127)

Source: http://www.sciencetimes.com.cn/m/user_content.aspx?id=241538

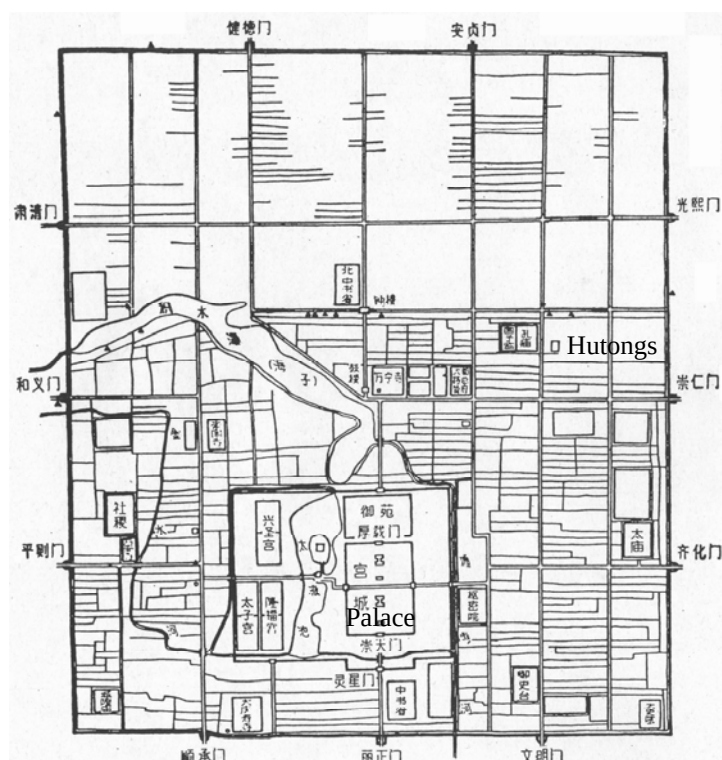
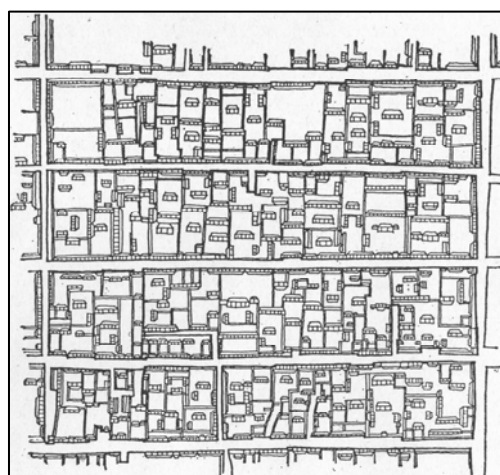
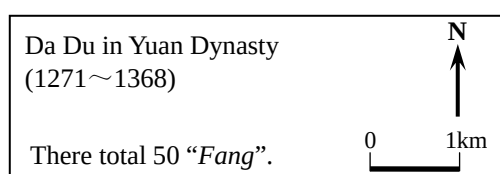


Fig. A3-4 Sketch Map of Da Du in Yuan Dynasty

Source: Ye, 1986



Hutong: 6~7m in width, about 72m in space between

Fig.A3-5 a Typical Hutong Residential area

In Qing Dynasty

Source: Yang, 1986



Fig. A3-6 Qian Men Area for Commerce in the painting
“Qianlong South Tour”, Qing Dynasty Source: Chen, 2008

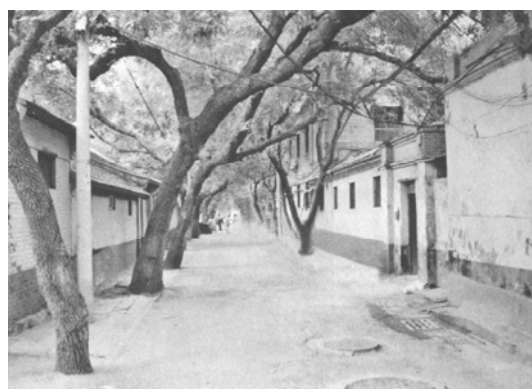


Photo A3-1 Chayuan Hutong in Xicheng

Source: Chen, 2008

A3.1.2 Development and Changes of Beijing (~1949)

Beijing City is with a long history of more than 3000 years, and it has been the capital since 1153, Jin Dynasty (Table A3-1). Before that, the location and scale of Beijing was basically as same as Nanjing, Liao Dynasty (Fig. A3-7). Da Du, Yuan Dynasty, formed the framework of Beijing today, and it began to be the national political, cultural and economical center. The present old city is built up in Ming Dynasty, the inner city was completed in 1422 and the outer city was completed in 1564 (Fig. A3-8; Photo A3-2, A3-3).

Table A3-1 Timeline of Beijing (~1949)

	Dynasty	Era	Name	Status
1 st Period	Zhou ~ Warring States Period	11 th century BC-221 BC	Ji, Yan (蓟, 燕都)	Feudal capital
	Qin ~ Song	221 BC-938	Youzhou etc. (幽州)	Provincial capital
2 nd Period	Liao	938-1125	Nanjing (南京)	Provisional capital
	Jin	1115-1234	Zhong Du (中都)	capital
3 rd Period	Yuan	1271-1368	Da Du (大都)	
	Ming	1368-1644	Beijing (北京)	
4 th Period	Qing	1644-1911	Beijing (北京)	
	the Chung Hwa Republic	1911-1928	Beiping (北平)	capital
		1928-1949		Special city

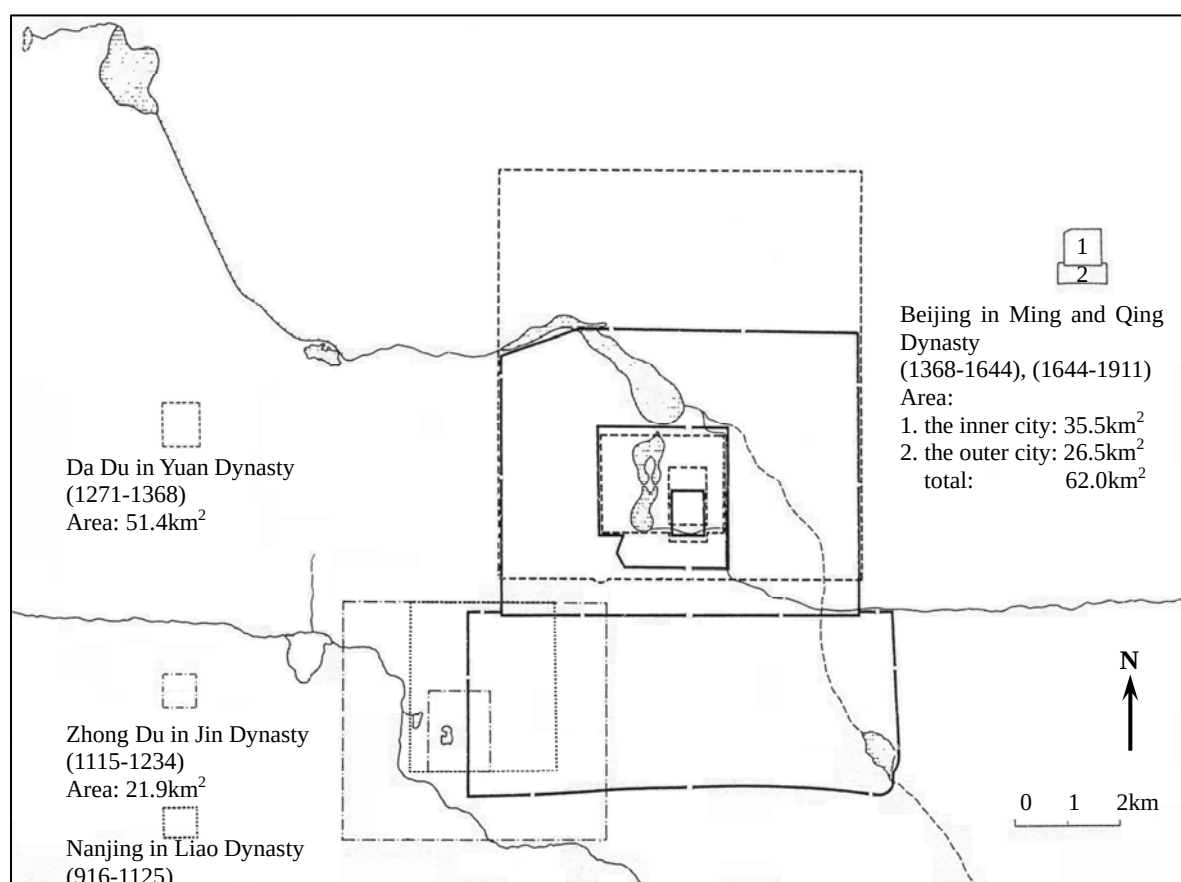


Fig. A3-7 Development and Changes of Beijing Source: Chen, 1983

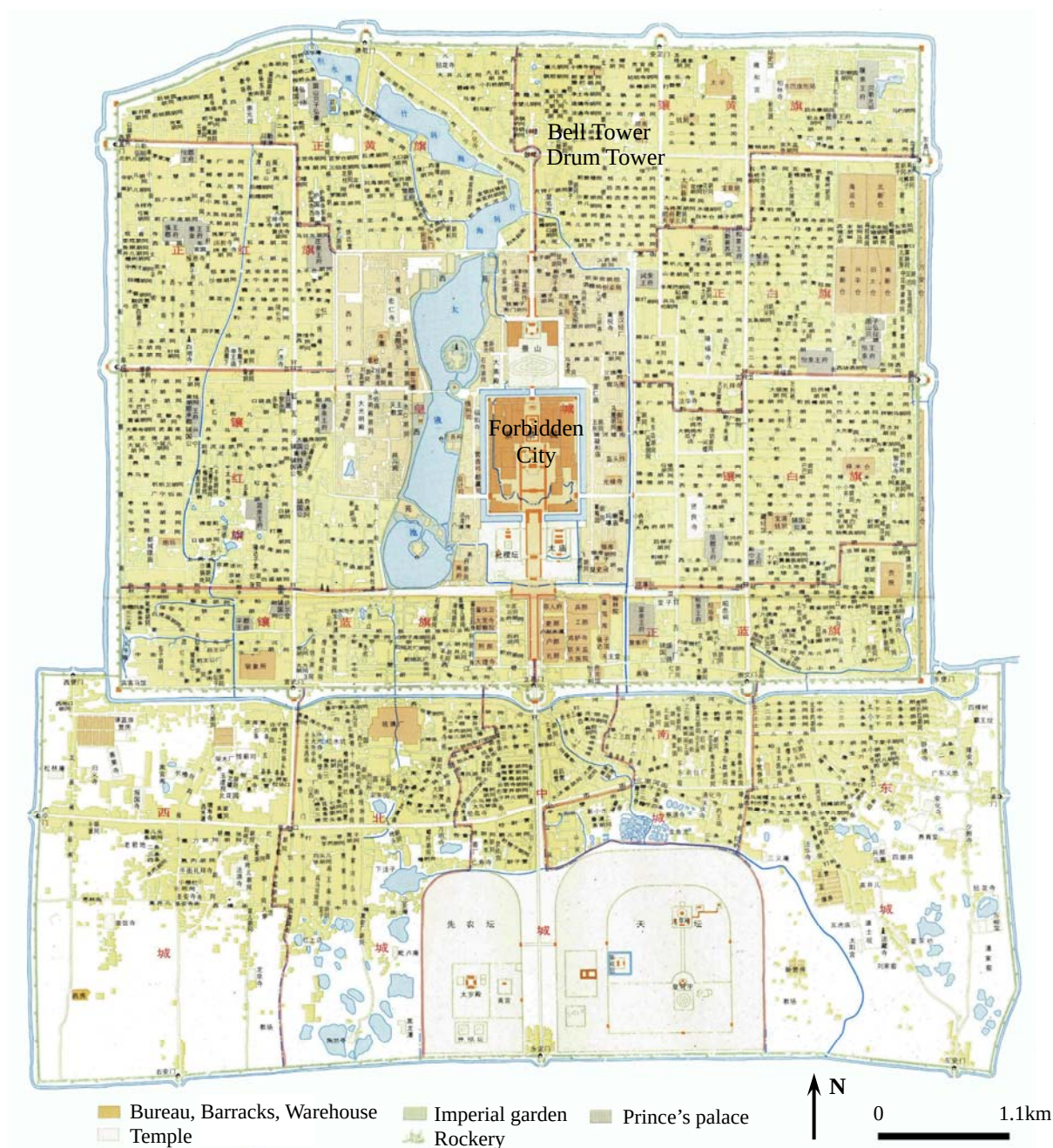


Fig. A3-8 Plan of Beijing in Ming and Qing Dynasty

The time of this map above is in 1750, Qianlong the fifteenth year, Qing.

Source: Hou, 1988



Photo A3-2 the Forbidden City in Ming and Qing Dynasty
Source: Atlas of Beijing, 1994



Photo A3-3 the Residential Area Around the Bell and Drum Towers in the Chung Hwa Republic
Source: Ding 2009

A3.1.3 the Spatial Pattern of the Residential Area in Beijing

(1) Hutongs and Siheyuan

The residential area was plotted out by Hutongs. In inner city, Hutongs, planned since Yuan, are mostly collocated east and west orderly (Fig. A3-5, A3-9; Photo A3-4). The space between two Hutongs is about 72m, this is the scope of one Siheyuan with three yards, the unit of traditional house in Beijing (Fig. A3-11). In outer city, Hutongs mostly formed naturally, with the direction toward the three city gates of inner city (Fig. A3-10).



Photo A3-4 Dongsi Six Lane No.63-65 Siheyuan
Source: Ding, 2009

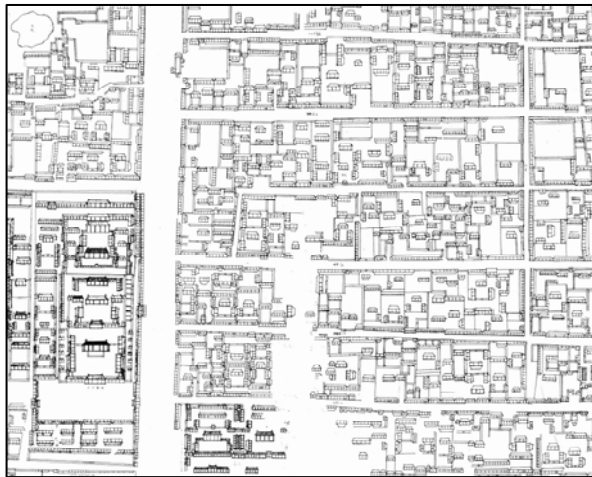


Fig. A3-9 the district of Dongsi in Qing Dynasty
A typical pattern of the Hutongs in inner city
Source: BABI, et al. ed., 1995



Fig. A3-10 the district of Qian Men in Qing Dynasty
A typical pattern of the Hutongs in outer city
Source: BABI, et al. ed., 1995

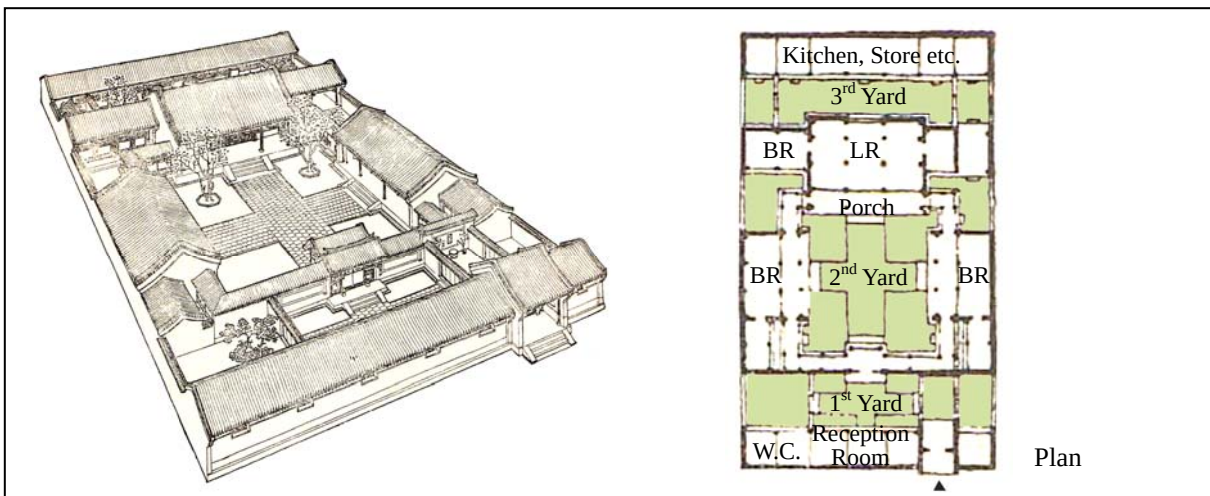


Fig. A3-11 a Standard Siheyuan in Medium Size in Beijing
Source: Yang, 1986

(2) Social Area:

In Ming and Qing Dynasty, the residential area was divided into *Fang* and *Pu* (坊铺) (Fig. A3-12, A3-13). The area of *Pu* included several Hutongs ordinarily. After the late of Ming, in order to improve the security, *Bao-jia* (保甲) system began to carry out, which later also be used for population statistics (Table A3-2).

(3) Distribution of People and Housing

In Qing Dynasty, Qi (in chinese 旗, Manchu)and Han lived in inner city and outer city separately. After the Chung Hwa Republic, this restrict was abolished, there became evident differentiation in residential area (Fig. A3-14).

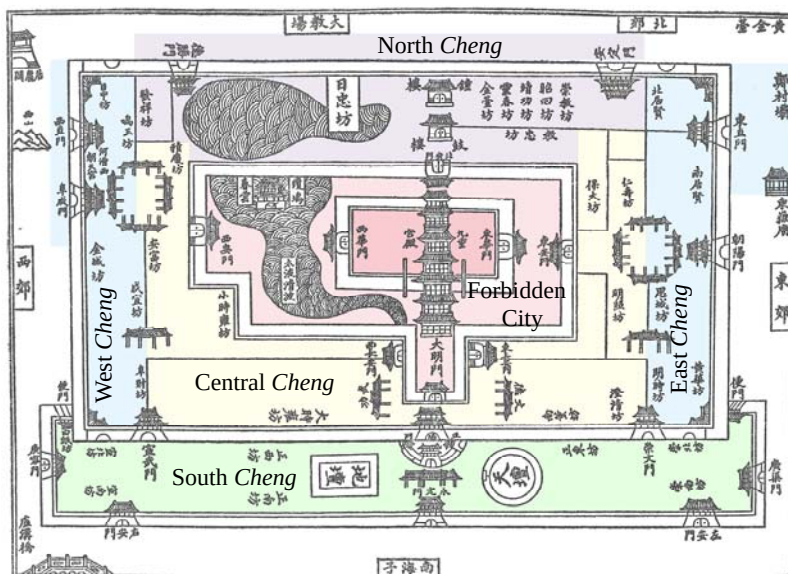


Fig. A3-12 Districts of Beijing in Ming Dynasty

It is divided into 5 "Cheng" consisting 36 "Fang". Source: Zhang, 1560

Table A3-2 Statistics of Population at "Fang Pu Bao Jia" Level in Tianqi Period, Ming (1621) Source: Han, 1996

Five Cheng (五城)	Pu (铺)	Jia (甲)	Household (户)	Population (口)
Central Cheng (中城)	53	2,544	25,440	127,200
East Cheng (东城)	173	3,608	36,080	180,400
South Cheng (南城)	135	4,330	43,300	216,500
West Cheng (西城)	101	3,764	37,640	188,200
North Cheng (北城)	63	873	8,730	43,650
Total	525	15,119	151,190	755,950

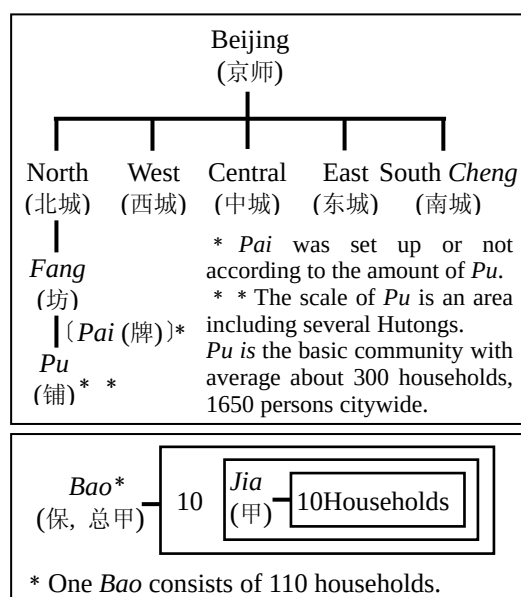


Fig. A3-13 Social Organization of Beijing, Ming The *Bao-Jia* system was carried out in middle late period in order to strengthen public security. Source: Shen, 1593

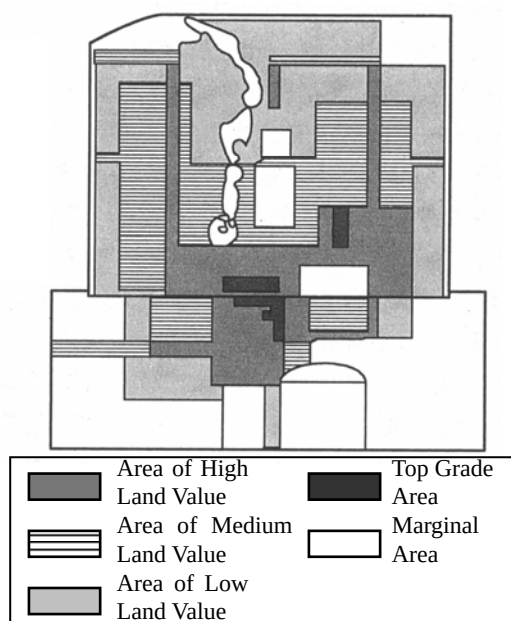
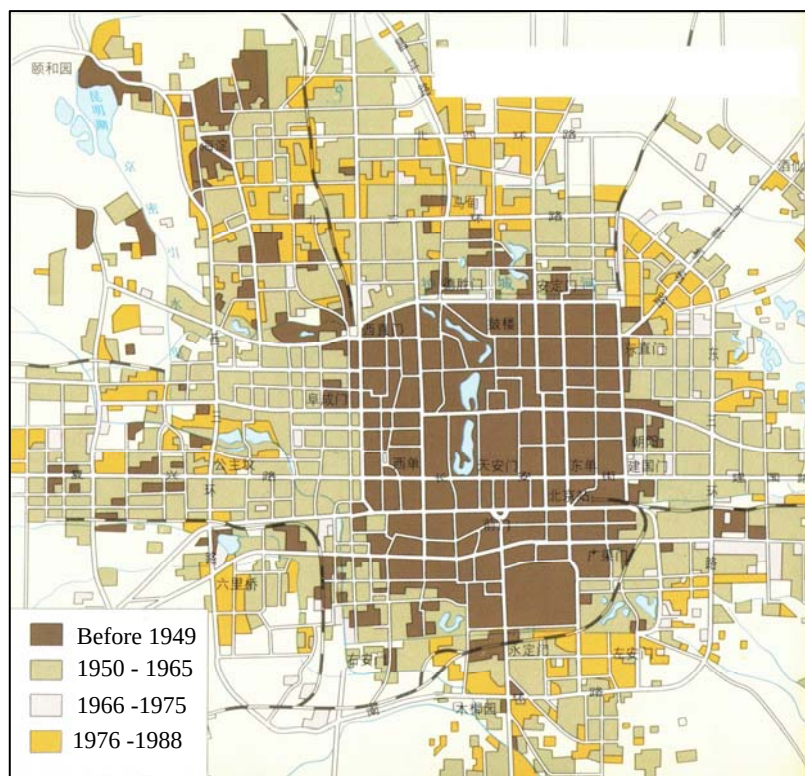


Fig. A3-14 Sketch Map of Standard Land Price in the Chung Hwa Republic (1928) Source: Wang YN, 2008

A3.2 Development of Beijing and the Residential Area After 1949

A3.2.1 Expansion of Built-up Area in Beijing After 1949

The 1958 General Plan set up the principle that newly construction of Beijing would be based on the old city. Then the expansion of Beijing after 1949 developed as ring and ring centered by the old city.



In old city, enormous newly public buildings at large scale changed the structure and skyline of the old Beijing city drastically (Fig. A3-15, A31-16).

Fig. A3-15 Expansion of Built-up Area in Beijing (1949-1988) Source: ACC, 1994

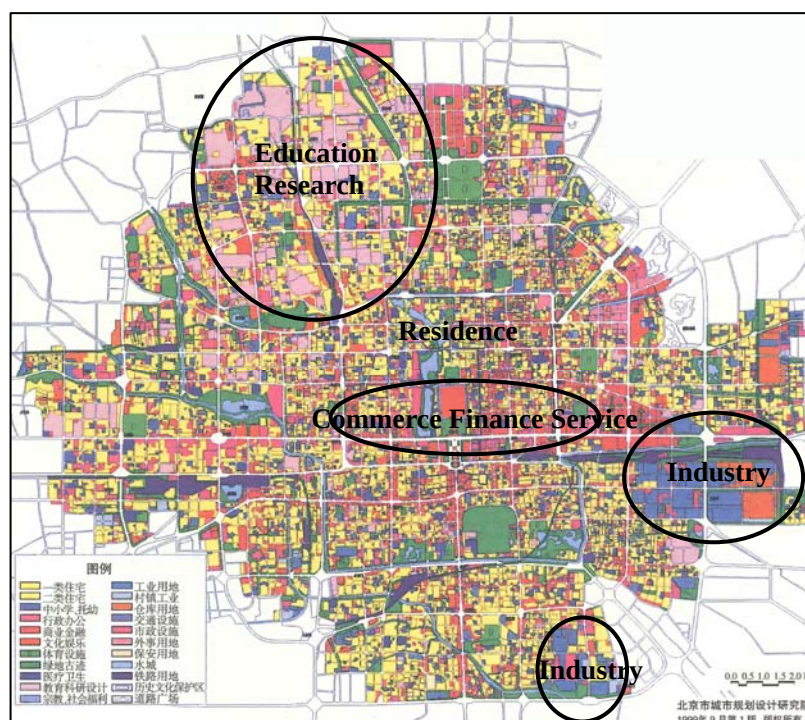


Fig. A3-16 Plan of Land Use in Beijing (1999) Source: Dong, 2006

A3.2.2 Development of the Residential Area

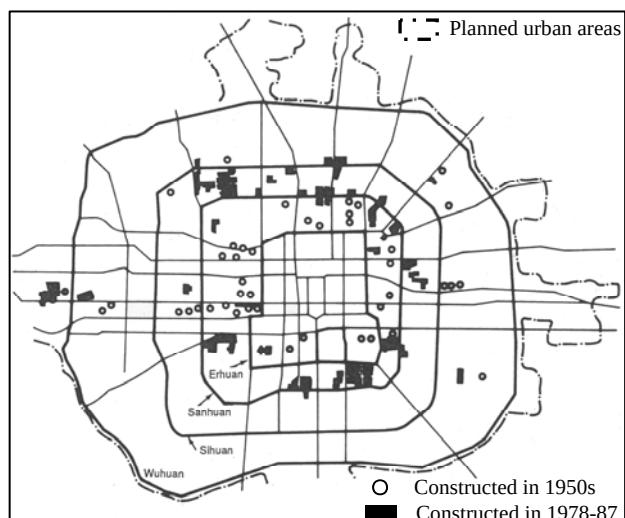


Fig. A3-17 Construction of the Public Houses (1950s-1970s) Source: V. F. S. Sit, 1995

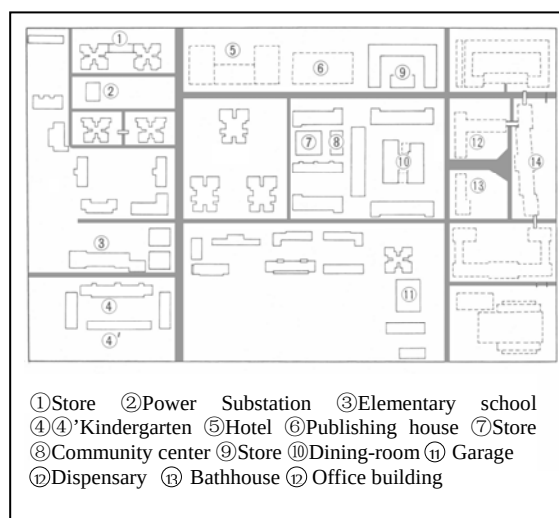


Fig. A3-18 an Example of Work-unit Community Source: Kurasawa et al., 2007



Photo A3-5 Three-story Residential Block Built in 1950s: Baiwanzhuang Residential District Source: BCPA, 1958

(1) Public Housing

Before 1990s of housing reform, welfare housing system was conducted, by which the nation and work units were in charge of construction, service and management of housing. Owing to the large amount of administration, work unit community (in Chinese, 单位大院 or 单位宿舍区) is one of the most important residential types (Fig. A3-17, 1-18).

In 1950s, many residential blocks were built near the new administrative offices in the west of old city (Photo A3-5). After 1970s, the plan of residential district was adopted generally with all-round facilities (Photo A3-6).



Site area: 57 ha.; Gross floor area: 800,000m²; House of high-rise or multistory: 145 buildings, about 12,000 units; Facility building: 100,000 m²

Photo A3-6 Jingsong Residential District It was the biggest one built in 1970s. Source: Ding, 2009

(2) Hutong Residential Area

According to the general plan, a great deal of Hutong residential districts were reconstructed to administration, commerce and finance buildings. In addition, owing to tremendous increase of population, many old houses were rebuilt to multifl dwelling houses. The amount of old houses presently decreased to about 40% of that in 1949, less than half of which are in good conditions (Fig. A3-19, A3-20, A3-21; Photo A3-7, A3-8).

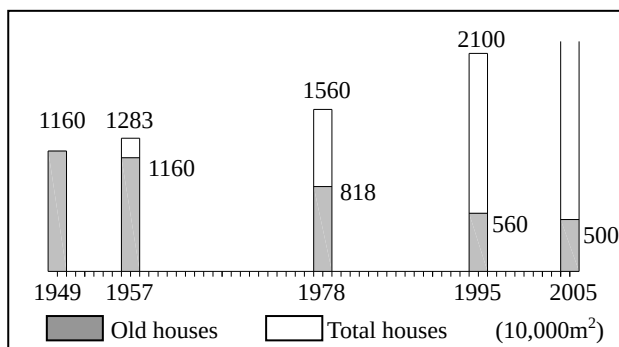


Fig. A3-19 Changes of Amount of Old Houses and Newly Built Houses in Old City Source: Dong, 2006

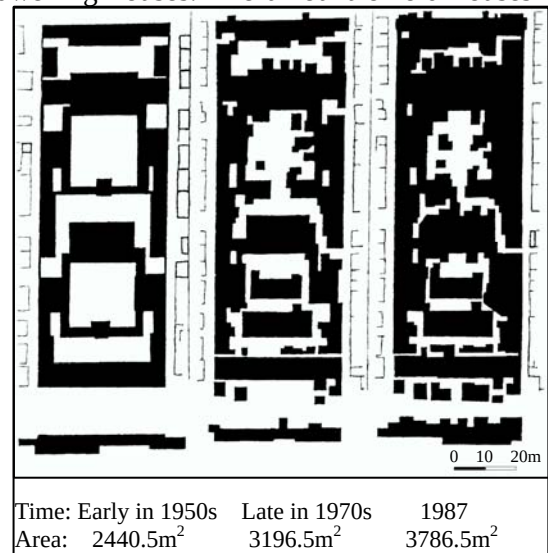


Fig. A3-20 Space Invasion in Almost Siheyuan Source: Dong, 2006

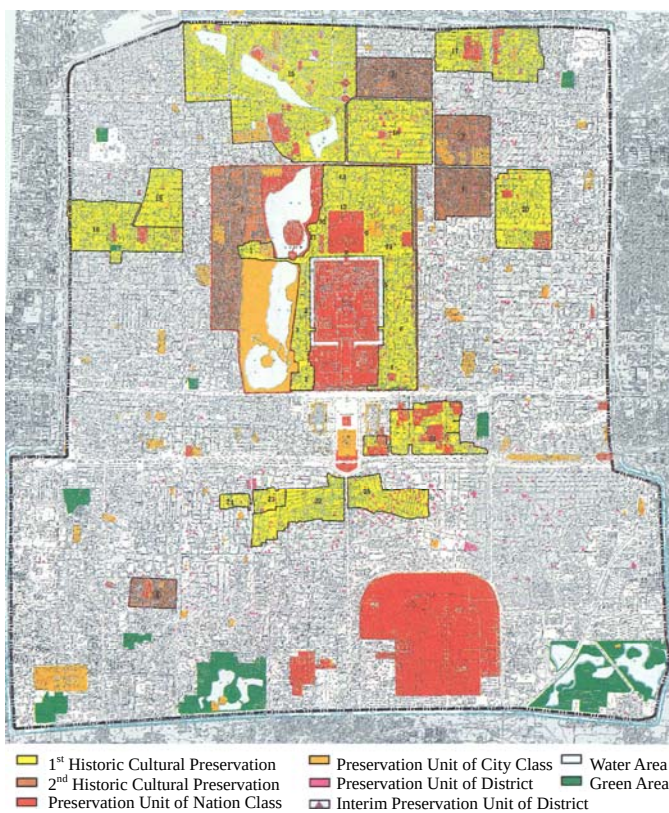


Fig. A3-21 the Historic Cultural Preservation in Old City Source: Dong, 2006



Photo A3-7 an Example of Simply Added Room in Siheyuan by the Residents themselves Source: Chen, 2007



Photo A3-8 Xiaohoucang Project: a Example of Reconstruction of Dangerous Hutong District Source: Dong, 2006

(3) Commercial Housing Development

Besides work unit residential area and Hutong residential area, commercial housing development is the other important housing. It began to develop in the late 1980s and become the most housing system after the abolishment of welfare housing system in 1998. Shown in Fig. 1-33, Fangzhuang residential district was completed in early 1990s. It was the largest and earliest commercial housing in Beijing (Fig.A3-22, Photo A3-10). Wangjing residential district shown in Photo 1-9 is the largest one with population of 300,000 persons (Photo A3-9).

(4) others

There are also some migrant villages in Beijing like those shown in Photo 1-11 (Fig. A3-23, Photo A3-11).

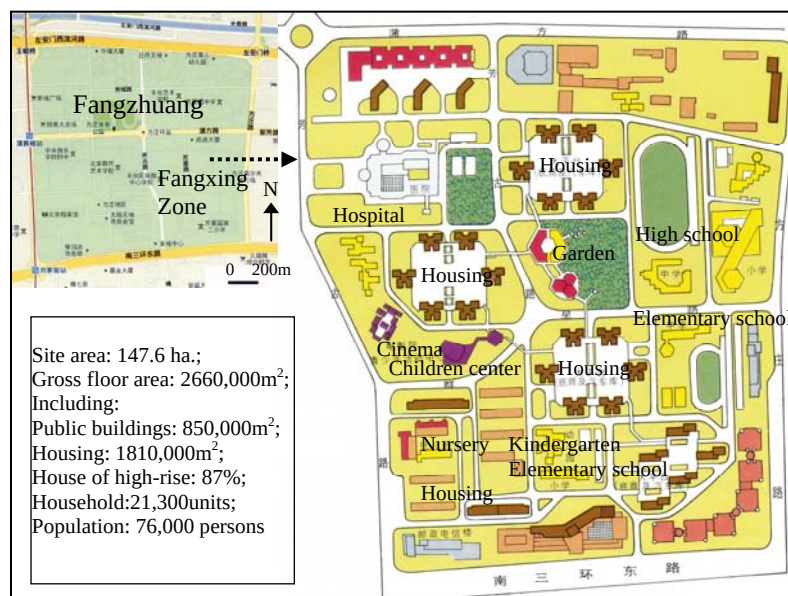


Fig. A3-22 Site Plan of Fangzhuang Residential District

Source: Atlas of Beijing, 1994



Photo A3-9 Wangjing Residential District



Photo A3-10 Fangzhuang Residential District



Fig. A3-23 Site Plan of a Sinkiang Village, Migrant Village in Beijing Source: Li TG, 1996



Photo A3-11 Zhejiang Village Source: Xiang, 2005

Appendix IV

Questionnaire in D-community

一. 基本情况:

1. 性别: ① 男 ② 女
2. 年龄: ① 50~59 岁 ② 60~64 岁 ③ 65~69 岁 ④ 70~74 岁 ⑤ 75~79 岁 ⑥ 80 岁以上
3. 学历: ① 无 ② 小学 ③ 中学 ④ 大专 ⑤ 大学本科 ⑥ 大学本科以上
4. 现职: ① 工作 (A. 全职 B. 半职) ② 退休 (退休年数____年) ③ 无职
5. 职业属性: ① 公务员 ② 教师 ③ 私营企业主·个体工商户 ④ 专业技术人员 ⑤ 公司职员
⑥ 工人 ⑦ 农民 ⑧ 其它

6. 在东方太阳城的居住年数: ____年。

入住“东方太阳城”以前在北京的居住地:

(请在右侧地图上标示位置)

您在北京的居住年数: ____年。

如果您是从北京市外搬迁至此, 原居住城市是

____ 省 ____ 市, 迁居的原因是
_____。



7. 家庭结构: 家庭总人口数____人, 子女人数
(儿子____人, 女儿____人); 在北京居住的
子女人数 (儿子____人, 女儿____人)。
8. 现在家庭居住人口数____人, 分别是 ① 丈夫 ② 妻子 ③ 父 ④ 母 ⑤ 儿子 ⑥ 女儿 ⑦ 孙
辈 ⑧ 保姆 ⑨ 其它 (____)。
9. 迁入此地前家庭居住状况: ① 与子女分别居住 ② 与子女合居 ③ 其它
10. 子女及孙辈探视情况:
 - A. 来访探视频度: ① 每周 1 次以上 ② 每月 1~2 次 ③ 每年数次以下
 - B. 电话问候频度: ① 每天 1 次 ② 每周 1~2 次 ③ 每月 1~2 次 ④ 其它
 - C. 网络联系: ① 每天 1 次 ② 每周 1~2 次 ③ 每月 1~2 次 ④ 其它
 - D. 来访探视内容: ① 团聚 ② 代为购物 ③ 扫除 ④ 其它
11. 健康状况: ① 可以自驾车出行 ② 可以利用公共交通出行 ③ 可以远距
离步行 ④ 可以在自宅附近活动 ⑤ 需坐轮椅 ⑥ 卧床
12. 现在的家庭主要收入来源: ① 退休金 ② 工作收入 ③ 子女资助 ④ 其它

二. 住宅情况:

1. 现在居住的住宅类型: ①连廊式公寓 ②单元式公寓 ③联排别墅 ④独立别墅
 迁入前所居住的住宅类型: ①1~3 层低层住宅 ②1~6 层多层住宅 ③高层板楼 ④高层塔楼
 ⑤其它
2. 现住宅的建筑面积: ①100m² 以下 ②100m² ~150m² ③151m² ~200m² ④200m² 以上; 居住层数:
 _____层楼的_____层;
 房间数量: ①1 室 1 厅 ② 2 室 1(2)厅 ③3 室 1(2)厅 ④4 室 1(2)厅 ⑤4 室以上;
 房间数量是否满足使用: ①满足 ②一般 ③不满足
3. 住宅的无障碍设计:
 - A. 设置电梯与否: ①有 ② 无
 - B. 住宅出入口坡道: ①有 ② 无 ③ 有坡道但使用稍不便(原因: _____)
 - C. 室内除室内楼梯外有无高差: ①无 ②有(位置: •大厅•卫生间•厨房•阳台•其它_____);
 装修时是否将此高差改修平整: ①有 ②无
 - D. 如有使用轮椅, 室内哪些部位通行或使用不便: ①入户门 ②卧室门 ③厕所门 ④其它门
 (_____) ⑤ 走廊 ⑥ 厨房 ⑦ 其它; 原因是_____。
4. 室内是否加装支持扶手: ①无 ②有(位置: •走廊•卫生间•其它_____); 将来是否有加装扶手的计划: ①无 ②有(位置: •走廊•卫生间•其它_____)
5. 住宅的物理性能:
 - A. 日照采光: ①很好 ② 一般 ③较差(原因: •前楼遮挡•开窗小•其它_____)
 - B. 通风: ①很好 ② 一般 ③较差(位置: •大厅•卧室•厨房•卧室•餐厅)
 - C. 噪声: ①隔音良好 ②一般 ③ 隔音较差(噪声源: •楼板振动噪声•住户间噪声•户内噪声•
 室外交通噪声)
 - D. 保温隔热: ①很好 ② 一般 ③较差(•有结露•墙体保温差•门窗隔热差)
6. 房间设计布局在使用中的优点和不足:

项目	优点	不足
整体布局		
厅		
卧室		
厨房		
卫生间		
阳台		
其它		

7. 住宅设备使用不便的有:•上水•下水•暖气•强电•弱电•其它_____

8. 是否安装紧急呼叫系统: ①无 ②有(使用状况:•良好•未使用•无法使用)

9. 是否有室内跌倒的经历: ①无 ②有(位置:•卫生间•厨房•其它_____)

三. 室外环境:

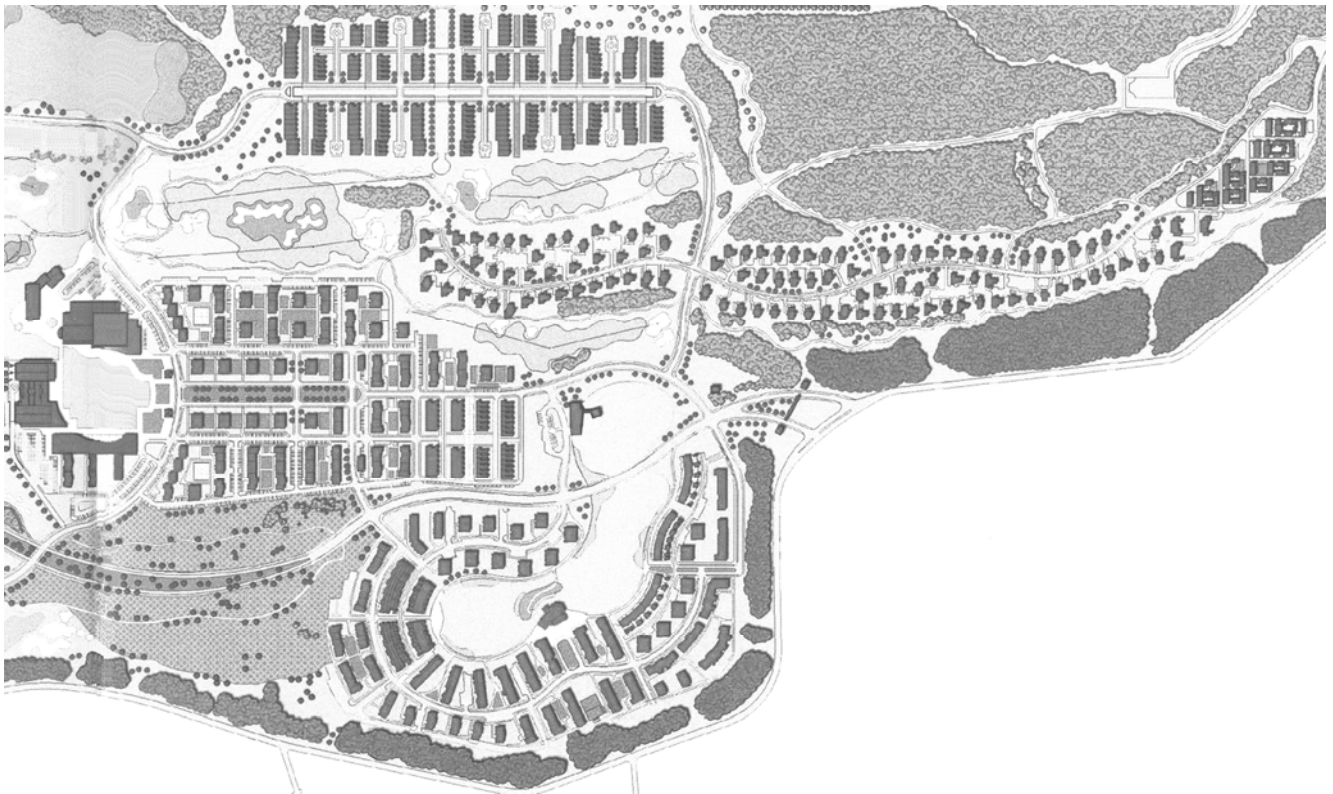
1. 前次调查中发现,居住者对社区的环境普遍比较满意,请您按顺序列举您认为最满意的环境因素:_____ ① 空间开敞 ② 大片绿化 ③ 开阔水面 ④ 建筑形式

⑤ 环境安静 ⑥ 空气清新 ⑦ 周边大环境 ⑧ 其它

2. 您日常的室外休闲活动有: ① 散步 ② 慢跑 ③ 体育器械锻炼 ④ 打拳练剑 ⑤ 会聚聊天 ⑥ 合唱、健身操等集体活动 ⑦ 放风筝 ⑧ 棋牌 ⑨ 钓鱼 ⑩ 其它_____

3. 一般每天外出活动_____次, 平均_____小时; 与您迁入此地前相比室外的活动时间
① 长 ② 短 ③ 差不多。

4. 请您在下面的小区平面图上画出您平常的活动路线、活动场所和活动内容, 并请标识出您的住宅位置:



四. 配套公共设施:

1. 生活设施:

项目	超市	菜市(店)	早点	餐厅	理发	银行	邮局	洗衣店	药店	书店	报亭	茶室	医院	农园
满意度	很满意													
	一般													
	不满意													
意见														

2. 康体设施:

项目	乒乓球	台球	器械	体操房	保龄球	游泳馆	游泳池	网球场	篮球场	高尔夫	三温疗养池	其它
满意度	很满意											
	一般											
	不满意											
使用频度(次/周)												

3. 文化娱乐设施:

项目		图书馆	棋牌室	KTV	老年大学								其它
					合唱	舞蹈	腰鼓	电脑	书法	布贴画	太极	瑜伽	
满意度	很满意												
	一般												
	不满意												
使用频度 (次/周)													

4. 您认为社区设施的使用收费: ① 合理 ② 一般 ③ 偏高

五. 社区服务:

- 您家是否雇有保姆: ① 无 ② 有 (其职责: • 家事 • 护理老人或病人 • 照顾小孩)
- 是否用小时工服务: ① 无 ② 有 (服务内容主要有: • 做饭 • 扫除 • 购物 • 护理老人 • 照顾小孩 • 护理病人 • 陪伴陪聊 • 维修 • 其它__); 平均服务时间__小时/周
- 对社区服务的需求: ① 家事照料 (• 做饭 • 扫除 • 购物 • 维修) ② 老人照料 (• 看护 • 陪聊 • 洗浴帮助) ③ 病人护理 ④ 上门医疗 ⑤ 日间照料 (即老人白天接送至日间照料中心) ⑥ 安全探视 ⑦ 紧急呼救 ⑧ 其它_____

4. 对于物业公司及社区实行的针对老年人群的特色服务的满意度:

项目	门卡托管(无偿)	智能卡托管(有偿)	电话探视(有偿)	老年餐厅	其它
很满意					
一般					
不满意					
未使用					

5. 总体上, 您对社区服务较为满意的项目有: _____

不满意的项目有: _____

您的意见和建议: _____

六. 社区活动和人际交流:

1. 您选择东方太阳城的主要原因是 (可多选):

- ①良好安静的环境 ②住宅和室外环境的无障碍通达 ③社区有较好的为老服务 ④生活、文化、体育、医疗等服务设施配套齐全 ⑤社区活动丰富 ⑥与同龄人有较好的交流, 避免孤独 ⑦其它_____

2. 将来的居住意愿:

- ①一直在此居住 ②如果社区养老服务更为完善, 将继续在此居住 ③与子女合居 ④与亲戚或朋友合居 ⑤养老院 ⑥其它_____

3. 社区组织的文化体育活动您是否参加: ① 经常 ② 有时 ③较少 ④不参加

4. 您是否参与组织社区活动: ① 经常 ② 有时 ③较少 ④不参加

5. 社区内是否有您的亲属或老朋友: ① 有 (•子女•亲戚•朋友•同事) ② 无

6. 迁入社区后, 您与邻里的结识较之以往居住的社区更为: ① 容易 ② 差不多 ③不容易; 结识的方式是通过_____;

您认识的邻里人数: ① 5 人以下 ② 5~10 人 ③11~20 人 ④20 人以上

七. 其它:

您对于社区支持居家养老所需要的软硬件设施和服务有何意见和建议:

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A handwritten signature in black ink, consisting of stylized Chinese characters.

XU, FANG

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