

The Theory and Practice of Ageing Housing Transformation in China and Abroad: A Review

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ABSTRACT

This paper investigates the theoretical research and practical exploration in housing the ageing in western developed countries and China after France first entered the ageing society. The subject of housing the ageing was reviewed using the methods of literature search and induction analysis. In terms of practical exploration, three basic models of ageing adaptation in developed countries were extracted: public welfare policy, nursing insurance system, and market economy. The objectives, objects, contents, advantages, and disadvantages of the transformation were analysed; the practical exploration and problems encountered in China's pilot cities for ageing adaptation were summarized. Through comparative analysis, it is proposed that we should learn from the advanced experience of western countries to avoid their shortcomings. It is also suggested that the



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transformation of the people, the content, and the processes to be adapted to suit the local conditions in China.

Keywords: *ageing housing; transformation; China; regulations and policies*

INTRODUCTION

According to the data from the National Bureau of Statistics, by the end of 2019, there were 176 million adults aged 65 and above, accounting for 12.6% of the total population (Sohu, 2020), showing a large base, rapid development, empty nest, and unbalanced characteristics. Influenced by the traditional concept, more than 90% of the elderly choose home-based care, and the pension model is 9073 (90% at home, 7% in the community and 3% at an institution). The implementation of a "multi-level elderly care service system based on home-based care for the aged" is a necessary condition for the realisation of home-based elderly care. In contrast, most of the existing residential buildings in China have a life span of 30-40 years. The design for ageing has not been considered at the beginning of the design, so it is urgent to carry out the transformation suitable for ageing. Through literature review, this paper combs the theoretical achievements and practical experience in ageing residential adaptation at home and abroad. It puts forward suggestions for ageing housing transformation suitable for China's national conditions, to promote the large-scale implementation of adaptive ageing transformation, help more elderly people to live in old homes, promote the smooth operation of a "multi-level home-based elderly care service system", which can concentrate the limited resources to meet the needs of the mentally retarded and disabled elderly and realise the optimal allocation of social resources.

Using 'ageing housing transformation' as the search topic, a total of 161 pieces of literature are found on the CNKI database, mainly articles and master theses, with a small number of conference and newspaper literature. The content mainly focuses on introducing foreign research and strategies for ageing housing transformation. Cases research is rare but Professor Zhou Yanmin of Tsinghua University published a new book named "Typical Cases of Ageing Housing Transformation of Urban Communities in China Abroad" in 2022, to fill this research gap while in the field of elderly care in