

Research on the Problems and Countermeasures of the Renovation of Old Residential Quarters

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Abstract: With the rapid development of urban construction in China, it is necessary to transform the old residential quarters to ensure and improve the people's livelihood, and strive to achieve the goal of urban residential roads leveling, supporting facilities, clean and tidy, safe and orderly, standardized management, and harmonious and livable. At present, major cities in China are carrying out the renovation of old residential areas, but in the process of implementation, there are many problems, such as inadequate planning; The cooperation between the construction units is not tacit enough; In the construction of the project, due to the lack of management personnel, the project confusion often occurs; The information disclosure channels of community residents are not smooth, and the information rights cannot be effectively guaranteed. Based on this, it is hoped that the study of this paper can have some reference value for the reconstruction of the old residential area in the future.

Keywords: Old Residential Area; Transformation Problems; Countermeasures

Introduction

Under the background of "Beautiful China", in order to realize a modern and powerful province, some old residential areas have seriously affected the overall image of the city and become an important factor restricting the harmonious development of the city. Because most of the old residential areas have a relatively long construction time, complex property forms, relatively chaotic living environment, relatively imperfect supporting facilities and relatively poor hardware conditions, the transformation effect of the old residential areas is difficult to endure. The implementation of the renovation of old residential areas is of great significance in improving the housing conditions of citizens, improving the level of urban management and service, improving the "embroidery needle" of urban management, promoting the transformation and development of urban development to fine management, and establishing a new pattern of urban grass-roots management.

1. Current situation of old residential areas

1.1 Old and damaged buildings

Because the old residential buildings are too old, the building structures are often old, and the degree of damage is very high. The wall or paint is mottled, or the tiles are peeling off; The windows are in disrepair and the terrace is in disorder; Some of the unit doors connected with the outside world have fallen off, and some have been damaged. Because of their age, they are almost useless and have great security risks. The walls of the public space inside the old residential buildings are messy, the window glass in the stairwell is damaged, and the stair railings and handrails are damaged, which need to be repaired.

1.2 Backward supporting facilities

The infrastructure construction of old residential areas lags behind, mainly in two aspects. First, the infrastructure is old or even vacant, which ensures people's daily life. For example, the water supply and drainage pipes, electric circuits and gas pipes are aging, the roof waterproof is damaged, and the roof insulation is insufficient; In the north, the heating facilities are insufficient, and the

multi-storey residential buildings are not equipped with elevators and optical fiber networks. In addition, auxiliary equipment for waste classification should also be increased in due time. Second, there is a lack of adequate public services to improve the quality of life of the people. Public facilities refer to public activity places, fitness facilities, entertainment facilities, parking lots, activity rooms, property rooms and other facilities.

1.3 Lack of landscape environment

The overall landscape environment quality of the old residential area is not high, far from meeting the current needs of residents for landscaping and environment, and needs to be improved accordingly. First, the green space rate is low. There are many trees and few shrubs in the old residential area, and the green space area is 30% less than that in the new residential area. Second, there is a lack of landscape environment. Due to the long building age and limited by the design ideas at that time, most of the residential buildings in the old residential areas are arranged in a neat row, and the building spacing is narrow, and there is a lack of landscape environment, resulting in a lack of landscape environment and a single landscape level. Third, the current green landscape space is disorderly. Due to the lack of management and maintenance of green space, the remaining green space in the old residential area appears disorderly, the landscape is incomplete, the green space is occupied by garbage, and the function is misplaced ^[1].

1.4 Management and maintenance are not in place

Most of the old residential buildings were built in the 1980s and 1990s. They are mainly welfare houses for employees built by the units themselves. They lack a special management team and are loosely managed. In terms of maintenance, parking management, public security management, greening and beautification, sanitation and other aspects, it is far less than that of the new community, resulting in the widespread phenomenon of road damage, unlit street lights, unauthorized construction, sundries everywhere, and sanitation, which seriously affects the living environment quality of the old community. Therefore, it is necessary to improve the property management and service of old residential areas.

2. Problems in the reconstruction of old residential areas

2.1 The subject of management responsibility is unclear, and all kinds of chaos occur

The renovation of old residential areas is a livelihood project that benefits the country and the people, but on this basis, it has produced a variety of design and construction chaos. For the renovation of some old residential areas, due to the fact that the original responsible body is not involved and the new property company has no power, the current construction management and coordination work lacks the responsible body, which leads to the confusion of various renovation work, process errors and other problems, and even the hidden danger of property safety of residents in the residential area. Due to the above reasons, in the construction of the old urban reconstruction project, due to the unclear management body, some confusion has been caused. For example, some construction companies help residents carry out the demolition of the indoor heating pipe network, charge different demolition fees from residents, and even charge fees for helping to lift items. In addition, electric vehicles and baby carriages have also been stolen during the reconstruction of some old residential areas.

2.2 Lack of participation channels for residents in community reconstruction

Some old residential areas did not inform the residents of the construction unit, fees, renovation projects, rectification time and other information before the renovation project, nor did they have any relevant feedback. This has resulted in the lack of protection of residents' right to know, the inability to provide advice to the community, and even the inability to solve problems. At the same time, due to the lack of adequate psychological preparation of community residents, it has caused inconvenience in people's travel, life and other aspects.

2.3 The content of community reconstruction is too single

A pilot project for the renovation of old residential areas has been carried out nationwide. After the pilot project, it will be divided into two parts: basic and expansion according to the actual situation of the residential area. However, in practice, the renovation of

many residential areas often overemphasizes the surface renovation such as wall painting, road repair, pole line renovation, but ignores the core issues such as fire safety, property management, garbage recovery, etc^[2].

3. Countermeasures and suggestions for orderly promotion of the renovation of old residential areas

3.1 Scientific and reasonable overall design of residential reconstruction

Before the renovation of old residential areas, it is necessary to carry out scientific and reasonable renovation. In the reconstruction of old residential areas, there are "digging, digging and burying" phenomena, which fully shows that the reconstruction of old residential areas lacks scientific and reasonable planning. Therefore, in the process of transformation, we should draw lessons and carry out scientific and reasonable planning, which can not only ensure the smooth transformation of old residential areas, but also save a lot of money.

3.2 Define the responsible subjects in the process of community reconstruction

When carrying out the renovation of old residential areas, the responsible subject must be clarified to ensure the smooth progress of the renovation of old residential areas. It has played a good coordinating role in the coordination work among the construction teams, so that the construction teams can go to the residents' homes on time to decorate and repair all roads in the community. Although the reconstruction of the residential area also includes the handover of the property, before the handover, the relevant competent departments should also be responsible for the relevant work, so as to avoid all kinds of arbitrary charges during the reconstruction, and at the same time, the public security management of the residential area should be strengthened to prevent the occurrence of theft and protect the legitimate rights and interests of the residents of the residential area.

3.3 Do well in policy publicity and improve the channels of residents' participation

In modern society, due to the improvement of people's awareness and participation, people have put forward diversified main ideas in various management activities, and the transformation of old residential areas is also the same. A residential area is decorated according to its original location. People living here have the right to know what they want to do, what impact it will have on their lives, how long it will take, and what residents need to do in the process. This requires that all kinds of work be done before the renovation of the community, which can not only ensure the rights of residents, but also ensure the smooth progress of the community. In addition, after the implementation of various transformation schemes, it is also necessary to establish a suitable channel so that residents can obtain more support through various ways. If there is any problem, they can report to the superior to make their lives more convenient, more comfortable and better^[3].

Conclusion

The renovation project of old residential quarters is in full swing all over the country, improving the living environment of the residential quarters, and promoting the green environmental protection and energy conservation of the residential quarters. At the same time, in urban renewal and reconstruction, there are also many places worth learning from. Therefore, we should learn from the experience in promoting the renovation of old residential areas in other regions in view of the problems existing in the renovation project of a certain residential area, truly promote the orderly progress of the renovation of old residential areas, and adhere to the principle of "taking the people as the center" to effectively enhance the sense of happiness and security of residents in the residential area.

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