

Analysis on Sustainable Development of Communities in Guilin City—Taking H Community in Guilin City as An Example

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Abstract: *As the basic structural unit of the city, As the basic structural unit of a city, communities have a direct impact on the sustainability and environmentally friendly development of the city. This article takes the H Community of Guilin City as an example to conduct an in-depth analysis of sustainable development at the community level. Through the interview survey method, the study found that Guilin H community has made some progress in sustainable development, but there are still some problems in the sustainable development of the community. The main problems involve imperfect systems related to sustainable development management of the community, property management The concept of sustainable development is not clear, and community residents do not agree with the sustainable development concept of property management. In order to achieve a more comprehensive and balanced sustainable development, H community needs to improve the relevant systems of community sustainable development management, clarify the sustainable development concept of property management, and actively improve community residents' understanding of the sustainable development concept of property management. Through the analysis of H community, this article aims to provide experience for other urban communities and jointly promote the sustainable development of urban communities.*

Keywords: Guilin community; Sustainability; Community development; Property management.

1. INTRODUCTION

As the basic component unit of the city, the sustainable development of the community will directly affect the ecological balance and social health of the city as a whole. As the urban population continues to grow, the sustainable development of Chinese communities faces multiple challenges. The rapid urbanization process has caused the scale of communities to continue to expand, and people's demand for resources has also increased, which leads to the aggravation of environmental and social problems. To effectively address these challenges, sustainable community development requires a comprehensive and innovative measures. H community is a characteristic area of sustainable community development in Guilin. Through the research and analysis of the current situation of H community, we will improve its shortcomings and make the community more representative. We will strive to provide successful experience for other urban communities and contribute to jointly promoting the sustainable development of Chinese cities and building more harmonious and livable urban communities.

2. ANALYSIS OF SUSTAINABLE DEVELOPMENT OF CHINESE COMMUNITIES

2.1 Analysis of the current situation of sustainable development of Chinese communities

China's urban communities are undergoing tremendous transformation, which is the result of accelerating urbanization [1]. The large-scale migration of rural population to cities has caused urban communities to face the challenges of rapid growth and development, while rural communities are faced with problems such as population reduction and aging, which directly lead to the unbalanced development of urban and rural communities. These problems have directly led to the uneven development of urban and rural communities. This urbanization trend has triggered profound changes in social structure, involving fundamental adjustments in family structures, values and social interaction patterns. The impact of economic growth and urbanization on family structures and values is directly felt at the community level, with significant changes in the way people interact and community cohesion. The diversity of urban communities and the reconstruction of social levels have become new social dynamics [2].

Property plays an important role in community construction [3]. The property greatly enhances the quality of life of residents and the overall environment of the community by improving the infrastructure and providing high quality services. They are responsible for maintaining the structural safety of buildings, ensuring the proper functioning of elevators, heating and lighting systems, and managing cleaning and waste disposal. In addition, the

property management company is also responsible for greening management, such as taking care of public gardens and green spaces, which not only beautifies the community environment, but also promotes ecological balance. In recent years, with the continuous development and growth of communities, the scale of property management companies has continued to expand, but the management level has failed to match it, and many problems have been exposed in the community construction: service quality is inconsistent, lack of effective communication, fees and charges disputes, inadequate maintenance and update of facilities, etc. This article takes the sustainable development of H community in Guilin as an example to explore and analyze the sustainable development of community management in Guilin.

2.2 Current status of sustainable development of communities in Guilin

In recent years, the living standards of Guilin residents have been continuously improving. The acceleration of urbanization has brought more employment opportunities and increased income levels. It has also improved community infrastructure, medical and educational resources, providing residents with better living conditions.

With modern residential areas, commercial centers and convenient transportation systems, urban communities have made remarkable progress in urban construction. With modern residential areas, commercial centers and convenient transportation systems, urban communities have made remarkable progress in urban construction. Therefore, the government needs to pay more attention to the sustainable development and management of properties in the communities, develop community governance models in a more diversified direction, and guide residents to become more involved in community affairs. On the other hand, there are still some problems in the community management of property management that affect the sustainable development of the community, such as low With modern residential areas, commercial centers and convenient transportation systems, urban communities have made remarkable progress in urban construction.

Generally speaking, the development of communities in Guilin has shown a positive trend, but it also requires the joint efforts of the government, property developers, and community residents to solve problems such as poor community economic benefits, low community governance efficiency, community environmental protection, and infrastructure construction, so as to pave the way for the sustainable development of the community.

3. INVESTIGATION ON THE CURRENT SITUATION AND PROBLEMS OF SUSTAINABLE DEVELOPMENT OF H COMMUNITY IN GUILIN CITY

This study mainly collected information through face-to-face interviews conducted in the H community in 2022-2023. The interview was taped and recorded. Based on the on-site inspection and interview analysis, the problems existing in the sustainable development of H community in Guilin City are found.

3.1 Survey on the current situation of sustainable development of H community in Guilin City

This study conducted 30 interviews with government workers, sanitation workers, NGO practitioners, property management company staff, and H community residents, as shown in Table 1. The interviews mainly investigated the implementation of H community's property service quality, infrastructure maintenance and updates, environment and greening conditions, quality of life, community governance and residents' participation, etc. At the same time, it also touched on the current governance and development status of H community feedback. We used relevant data obtained from interviews with government workers, sanitation workers, non-governmental organization employees, property management staff, and H community residents to discover the impact of the government, property management, and residents on the sustainable development of the community, and analyzed the H community in Guilin The current state of sustainable development.

Table 1: H community interview information

Types of interviewers	Scope of interview	Interview date	Number of interviews
Government worker	H community	2022.12.17	5
Sanitation worker	H community	2022.3.20	5
NGO practitioners	H community	2023.3.25	5
Property management staff	H community	2023.3.28	5
H community residents	H community	2023.4.2	10

We can find that property management is the most important management subject of community construction [4], but government agencies also play the most important role in community operation. For example, the pocket park located in the center of H community is funded by the district government, and daily activities such as road cleaning, facility maintenance, and knowledge display board updating are the responsibility of the community.

The "Opinions on Strengthening and Improving Urban and Rural Community Governance" published in 2017 emphasized that local governments should effectively fulfill their leading responsibilities and strengthen policy, financial and material support and guidance for urban and rural community governance. The newly revised "Organic Law of Urban Residents' Committees of the People's Republic of China" in 2018 is also an important regulatory community governance mechanism developed by the government. It stipulates that residents' committees should assist the city's local government and its dispatched agencies in their work.

3.2 Issues of sustainable development of H community in Guilin City

For community residents' understanding of the concept of sustainable development of property management, it usually involves the joint participation of three key aspects: government, property and residents. The interaction and cooperation among the three parties is the key to achieving the Sustainable Development Goals, but there are also many problems in actual operation.

3.2.1 Imperfect systems related to community sustainable development management

At present, although China has formulated relevant laws and regulations such as the "Property Management Regulations", which theoretically provide legal basis and guidance for property management, the sustainable development of communities in China still lacks specific guiding principles and the lack of relevant systems. This lack results in property companies often lacking direction and basis when implementing sustainable development measures, making it difficult to determine specific action plans and the order in which to deal with issues. During interviews, community workers also pointed out that although many property companies recognize the importance of energy conservation and emission reduction, in the absence of clear guidance, they may not know how to effectively implement these measures, or how to balance costs and benefits. In addition, the lack of guiding principles makes it difficult for property companies to measure and evaluate the effectiveness of their sustainability activities, and therefore to make continuous improvements.

3.2.2 The concept of sustainable development in property management is unclear

In most cases, property management companies, as providers of community public services in our country, are responsible for community economic development, community security, community cleaning, garbage recycling, community infrastructure maintenance and other tasks closely related to community sustainable development goals[4]. However, the unclear concept of sustainable development of property management companies leads to many problems. For example, there is a lack of direction in strategy and decision-making, and if there is a lack of understanding of sustainable development, property management companies may not be able to formulate effective strategies and policies to support the balance between environmental protection, social responsibility and economic efficiency; Misallocation of resources, where lack of clarity about the Sustainable Development Goals can lead to misallocation or waste of resources such as money, people and time; Inefficient operating practices that may perpetuate inefficient operating practices such as energy waste, overuse of resources, and inappropriate waste management; Customer and tenant satisfaction is down, and as people become more concerned about environmental and social issues, poor sustainability by property management companies can affect their reputation and customer satisfaction, among other issues. Therefore, H community property management urgently needs to improve its understanding of the concept of sustainable development to solve the problem of unclear understanding at present.

3.2.3 Community residents do not agree with the sustainable development concept of property management

Another important subject in the community is the residents, who expect to achieve the original intention of sustainable development by improving living infrastructure and services. Property management companies serve as market profit entities in the community, and their property management services in the community are also regarded as operations. Activities are closely related to the sustainable development of the community. However, many residents only regard the community management of properties as business activities and do not regard property management as a participant in the sustainable development of the community. In our interviews with

residents, we found that residents often have limited understanding of the roles and responsibilities of property management companies, which may result in them not fully realizing the importance of property management in promoting sustainable development of communities. In our interviews with residents, we discovered the following key points: First, there is a lack of awareness among residents in H community. Many residents only regard property management as their role in providing basic services and maintaining facilities, without realizing their role in environmental protection. Social responsibility and potential role in community activities; secondly, the gap between residents' expectations and reality. Residents expect to achieve a better quality of life through improved infrastructure and services, but they may not realize that property management companies can save energy and reduce. The property management company may not effectively communicate with residents about its efforts and achievements in promoting sustainable development, leading to a lack of awareness among residents. In addition, the willingness to participate is limited. Even if they understand the role of property management companies in sustainable development, some residents may still be uninterested or lack motivation to participate in related activities. Recognizing the limitations of property management, some residents may recognize that property management companies play a role in sustainable development. For profit organizations do not take the promotion of sustainable development seriously, which leads to community residents not agreeing with the concept of sustainable development in property management.

4. SUGGESTIONS FOR THE SUSTAINABLE DEVELOPMENT OF H COMMUNITY IN GUILIN CITY

When discussing community residents' understanding of the concept of sustainable development in property management, we recognize that this is a complex process involving the participation of the government, property owners and residents. Interaction and cooperation among these three parties are crucial to achieving the Sustainable Development Goals. However, in practice, this process also faces various challenges, including poor communication, uneven resource allocation, and insufficient execution. Solving these problems requires the joint efforts of all parties involved through effective communication, policy support and community participation to ensure that the concept of sustainable development is effectively implemented and long-term maintained in property management.

4.1 Improve relevant systems for community sustainable development management

In order to improve the government's relevant systems for sustainable development management of properties, the government can formulate or update sustainable development policies in the field of property management to ensure that these policies reflect the latest sustainable development concepts and practices. This includes incorporating key elements such as environmental protection, energy conservation and emission reduction, and efficient use of resources into the policy framework. For example, the government can formulate more detailed and specific sustainable development action guidelines to provide clear guidance to property companies. These guidelines should cover many aspects such as energy conservation and emission reduction, resource recycling, green building maintenance, etc. and provide practical steps and methods. At the same time, set standards and evaluation systems. The government can set a series of sustainable development standards and indicators to measure the sustainability of property management. These standards and indicators should be specific and quantifiable, making it easier for property companies to follow and evaluate their own performance. The government helps employees of property companies understand the importance of sustainable development by providing relevant training and technical support, so that relevant staff can learn relevant knowledge and skills to implement these measures more effectively. Finally, the government can encourage property companies to adopt innovative sustainable development methods through incentive mechanisms and establish platforms to promote the sharing of best practices and successful cases.

4.2 Clarify the sustainable development concept of property management

Property management plays a key role in achieving sustainable community development. This involves not only ongoing care and protection of the environment, but also a positive role on a social and economic level. To this end, property management companies should take the following measures: First, education and training, training management and employees on sustainable development to enhance their understanding of this concept and its importance. This includes knowledge of sustainable construction, energy management, waste reduction, water conservation and social responsibility. Second, develop a clear sustainability policy: clearly define the company's sustainability goals and commitments and integrate them into the company's mission and values. This should include specific, quantifiable goals, and a timeline for achieving them. Third, strengthen internal communication:

ensure that all employees understand the company's sustainability goals and strategies, and encourage them to implement these principles in their daily work. Fourth, engage stakeholders: Actively communicate and cooperate with stakeholders such as owners, tenants, suppliers and local communities to jointly promote sustainable development goals. Fifth, monitoring and reporting: Regularly monitor and evaluate the effectiveness of sustainable development measures and report progress and results to stakeholders.

By integrating these measures into daily management practices, property management companies can not only improve the overall quality of life in the community, but also make important contributions to community environmental protection, community equity and justice, and community economic development.

4.3 Actively improve community residents understanding of the sustainable development concept of property management

During property management activities, it is necessary to increase community residents' awareness and participation in the concept of sustainable community development. Let them begin to realize that this is not just a simple community management issue, but involves broader areas such as community economic development, environmental protection, resource conservation, and harmonious symbiosis of the community. With the increase in environmental protection activities and the popularity of green lifestyles in the community, residents have begun to participate more actively in property management and put forward constructive opinions and suggestions. Let residents realize that through effective property management, they can not only improve the quality of their living environment, but also contribute to the sustainable development of the community. To address the problem of residents' insufficient understanding of the concept of sustainable development in property management and limited willingness to participate, the following solutions can be taken: First, strengthen education and publicity, and educate residents to understand property management by holding seminars, lectures, exhibitions and other activities. It plays an important role in environmental protection, social responsibility and community activities. These activities can highlight specific examples of property management in energy conservation, emission reduction, resource recycling, etc., to enhance residents' awareness.

Second, improve communication strategies. Property management companies should use effective communication methods, such as community newsletters, social media, and resident meetings, to regularly share their efforts and achievements in promoting sustainable development. Transparent communication can help bridge the gap between residents' expectations and reality. Third, demonstrate concrete results by showing property management's concrete results in improving infrastructure and services, such as the installation of energy-saving lighting systems, water management projects and the implementation of garbage classification plans, allowing residents to see the actual effects of property management in sustainable development. Fourth, promote resident participation and encourage residents to participate in the decision-making process of property management and related activities, such as community cleanup days, environmental protection initiatives or Energy saving plan. Participation can increase residents' understanding and recognition of property management work. Fifth, reflect residents' opinions and create feedback channels so that residents can put forward opinions and suggestions on sustainable development plans. This engagement and feedback mechanism can increase resident engagement and trust in the property management company. Sixth, emphasize shared responsibility: clarify the shared responsibilities of property management companies and residents in achieving sustainable community development. This can be emphasized through messages at community events and promotional materials to increase residents' sense of responsibility and motivation to participate.

Through these measures, community residents can increase their awareness of the sustainable development of property management, stimulate their interest in participation, and build a more sustainable and harmonious community environment.

5. CONCLUSION

The sustainable development of urban communities is to build a balanced, healthy and suitable living environment and living space, while ensuring that our future generations will have the same normal, healthy and complete living environment. This means that in the process of urban community construction, we not only consider our current short-term interests, but also leave a natural and human environment for our future generations that can further sustainable development [6]. This article conducts interview analysis based on the current situation of sustainable development of H community in Guilin City. Through interviews with different groups, relevant information on community governance and policy implementation is collected. This shows that different groups have different

views on community governance and policy implementation. It is found that currently as the main body of community management, property management has problems in the community development process, and the importance of promoting sustainable community development from the three main bodies of government, property management, and residents. In urban community building, it is crucial to focus on long-term interests rather than just short-term gains. This means that current development decisions need to consider the impact on future generations to ensure that they can also enjoy a good living environment and community resources.

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