



According to the **Comprehensive Study on the Housing Needs of the elderly** by University of HK, as a whole, provided there would be no great change in current housing policies in the near future, there would not be any big problem in meeting the housing needs (in quantity term) of the elderly from both public and private sectors,

In brief, whether or not there is adequate housing supply for elderly people is no longer a major issue nowadays. Instead, 'Quality with Choice' has become a new concern on housing for the senior citizens. (Comprehensive Study on the Housing Needs of the Elderly in Hong Kong-Hong Kong Housing Society and University of Hong Kong)

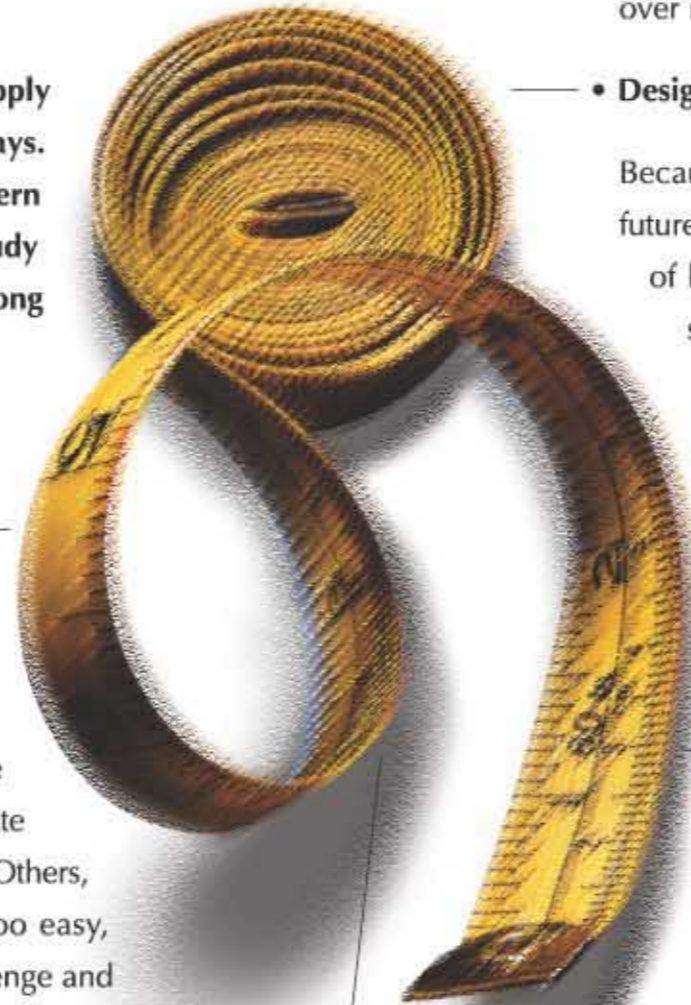
Some Concerns of Elderly Housing

• Seniors' Living Environment

Academics MP Lawton and L. Nahemow have made a significant contribution to our understanding of the interplay of elderly needs and their environment. Given the varying faculties of individual seniors, some may find a particular environment so difficult to negotiate that it causes them both physical and emotional stress. Others, however, may perceive the same environment as too easy, thus creating an unnecessary stigma. Balancing challenge and support must be done carefully, but it is not possible. When the individual's needs and the environment's press are in sync, there is environmental fit, Lawton and Nahemow say. A senior housing facility must have this environmental fit in its target market in order to be successful.

• Management of senior housing

Although management, to a large extent, determines the success or failure of senior housing, why there is an inadequate quantity and quality of literature on the subject? This is in part because of the highly individualized nature of management. There is no formula for what will work in every situation, so managers have to respond and adapt to each situation, figuring out what management style, roles, and responsibilities best suit their facility. Analysts,



auditors, and appraisers have to take an individualized approach to the assessment of management teams. While the formula for success may be different in every case, the product looks the same — happy employees, minimal turnover of residents and staff, and a blanket of collective effervescence over it all.

• Design and Development

Because the significant growth of the elderly population in the immediate future will be confined to the very frail oldest old population, adaptive reuse of less supportive housing to meet more intensive needs is likely to be seen in many cases, and the adaptability of a facility then becomes especially important.

Designers and other professionals must not be fooled by a pretty package but should instead determine how a facility meets users needs. One of the best ways to gauge the success or failure of a facility in the eyes of its users is through post occupancy evaluation studies.

• Site Characteristics

Although a great deal of emphasis may be put on designing an accessible and appropriate building for senior needs, professionals often neglect to adequately evaluate a building's location context. Both the reputation and the reality of a neighborhood's ability to meet all needs of seniors should be considered. Site location and character are especially critical for the elderly because seniors are less ambulatory than younger adults, they will spend more time within the immediate area than other age groups. Proximity to shopping facilities is an important consideration when deciding on the location of a senior project or when assessing the value of an existing property. Not only does the ability to shop for essential items afford seniors convenience and a sense of independence, but the proximity of shopping usually indicates the presence of other amenities as well. Public transit lines, post offices, restaurants, banks, doctor and dentist offices, drugstores, churches and community centers are fixtures in local shopping areas and positive consequences of agglomeration practices. This clustering not only facilitates interface between senior housing residents and the community but also vice versa. The presence of public transit may allow