

Accepted Manuscript

The improvement strategy on the management status of the old residence community in chinese cities: An empirical research based on social cognitive perspective

Bin Guo, Yang Li, Jingxue Wang

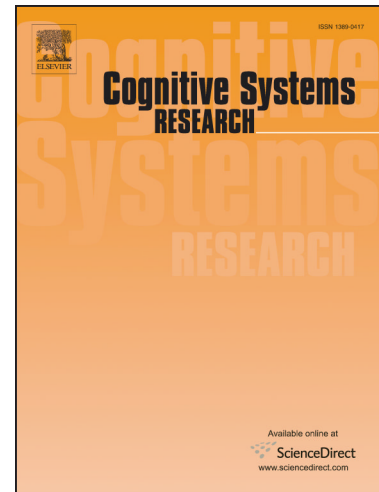
PII: S1389-0417(18)30339-5
DOI: <https://doi.org/10.1016/j.cogsys.2018.08.002>
Reference: COGSYS 688

To appear in: *Cognitive Systems Research*

Received Date: 6 July 2018
Revised Date: 30 July 2018
Accepted Date: 7 August 2018

Please cite this article as: Guo, B., Li, Y., Wang, J., The improvement strategy on the management status of the old residence community in chinese cities: An empirical research based on social cognitive perspective, *Cognitive Systems Research* (2018), doi: <https://doi.org/10.1016/j.cogsys.2018.08.002>

This is a PDF file of an unedited manuscript that has been accepted for publication. As a service to our customers we are providing this early version of the manuscript. The manuscript will undergo copyediting, typesetting, and review of the resulting proof before it is published in its final form. Please note that during the production process errors may be discovered which could affect the content, and all legal disclaimers that apply to the journal pertain.



**The improvement strategy on the management status of the old residence community in
chinese cities: An empirical research based on social cognitive perspective**

Bin Guo , Yang Li, Jingxue Wang

*School of Management, Xi'an University of Architecture and Technology, Xi'an, Shaanxi,
710055, China*

Abstract

There are a large number of old residential communities and their management state is related to thousands of families. As a typical representative country of the developing countries, China has a wider public influence because of its own special housing reform. However, the government's policies such as renovation and marketization management have had little effect. Why it is so hard to improve the management of old communities? In the current research, gradually transforming from urban renewal to the sustainable management improvement, but there are few to find the solution of the problem from owners' perspective. Therefore, from the perspective of social cognition, we established a cognitive theoretical model of owners' participation in community management according to a framework of interaction among individuals, environment and behavior. In addition, we studied the relationship between influencing factors of desire for owners' participation and actual management effects, and discussed the management improving strategies of old residential community. Taking empirical analysis through 1038 questionnaires from owners of 61 old residential communities, results show that the owners efficiency, outcome expectancy, hardware quality, soft resource quality, and neighborhood relationship of old residential community all have positive impacts on owners' participation in management. Specifically, outcome expectancy has the greatest impact, followed by hardware facilities quality, then soft resources quality and owners efficiency, while neighborhood relationship affect least. This study explains why the government's urban renewal policy failing to change the old residential management difficulties. What's more we gives solutions to establish a long-term development model which owners participate actively by improving law and disclosing old communities planning to reverse their pessimistic expectations. This paper has great significance on old residential community management theory construction and management practices in many countries with similar problems.

Key words: Old residential community; Anticipate; Desire for participation; Social cognitive theory

Communicated by: (to be filled by the editorial)

Download English Version:

<https://daneshyari.com/en/article/11002270>

Download Persian Version:

<https://daneshyari.com/article/11002270>

[Daneshyari.com](https://daneshyari.com)