

The Implementation and Countermeasures of Green Property Management in Sanmenxia City under the Background of Urbanization

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Abstract— Promoting the concept of green property management is based on the construction of Green House under the background of urbanization and the owner's demand for green consumption. Taking Sanmenxia as an example, the implementation of green properties reflects people's requirements for living environment. Meanwhile, property management has transformed from a one-way management model to a comprehensive management efficiency model. The model of property management is also developing towards green property management.

Keywords— Green Property Management; Garbage Classification; Urbanization Problem Presentation.

I. BACKGROUND

Sanmenxia has become an important national metal and energy development and production base since the reform and opening up, especially known by the Yellow (gold), White (bauxite) and Black (coal)" as a mature and resource-based city identified by the State Council's Resource-based Cities Sustainable Development Plan (2013-2020).

However, a series of figures is getting Sanmenxia people's attention. Industry accounts for 67% of the total economic output. Resource-based industries account for 70% of the total industrial output. The price of resource products suddenly dropped under the international financial crisis in 2008. 70% of the resource-based enterprises in the industry suffered large losses. A large number of small and medium-sized enterprises were in production suspension and semi-production suspension. The growth rate of Sanmenxia's GDP from the top three in the province suddenly dropped to the bottom of the province. Sanmenxia people realized that the resource-based industrial city that once prides itself on "seeing a train by the chimneys" will face transformation and development. What we are facing are pollution and energy depletion. Therefore, we should use its own advantages to develop green industries. Then where should be managed? Should an industry that involves the lives of the people be transformed? The answer is yes. It should also be developed from property management to green property management.

II. RESEARCH DESIGN AND RESEARCH PROCESS

2.1 Questionnaire design

In order to fully understand the development prospects of Sanmenxia City's green property management and make the survey with a certain degree of accuracy, we will make a reasonable investigation of the understanding and prospect of green property management by residents of Sanmenxia City.

2.2 Sample selection

We selected Sanmenxia City Wanda Plaza as the survey site. A total of 100 questionnaires were retrieved and 100 useful questionnaires were received. The survey involves residents' understanding of the green property management and prospects.

2.3 Site selection

People have different understanding of the green property management. Wanda Plaza is the place with the most people in Sanmenxia City. The age, sex, and occupation meet the conditions for the surveyed people. Therefore, Wanda Plaza is the best place for investigation.

2.4 A Brief Introduction to the Survey Site

The Sanmenxia Wanda Plaza project is a large-scale urban complex integrating international supermarket with indoor and outdoor commercial pedestrian streets, movie cities, advanced shopping, restaurants, culture, and entertainment. It has a planned land area of 67,500 square meters and a total construction area of 110,700 square meters. It contains 700 ground

parking spaces, 4 large commercial design floors, 8 primary and secondary stores, 181 brands, 60,000 square meters of indoor street and 14,700 square meters of outdoor street. It will directly stimulate the economic growth of Sanmenxia City and the surrounding areas. It creates more than 4,500 new jobs, stimulates local and neighboring economies and market consumption.

2.5 Definition of green property management

Green property management emphasizes people-oriented. It is committed to providing quality services for the owners. It is a new type of property management that performs the concept of sustainable development. It considers the relationship between property management and environmental protection comprehensively for achieving a win-win situation between green property management and the construction of green communities. Green property management has been always improving its property management philosophy. It attempts to reduce environmental pollution, save energy resources and maintain a healthy and comfortable residential environment.

Compared with traditional properties, green properties in property development should have the following connotations: First, "Green" is a humanistic concept. The pursuit of green reflects the transformation of property consumption from the pursuit of quantity to quality. It embodies a cultural quality and moral accomplishment. It is a healthy concept of property consumption. This is the tranquility after the impetuosity of throwing away the eagerness for quick success and instant benefits. It is the closeness of nature that human beings feel after being punished for disregard for nature. It reflects people's respect for nature.

2.6 Analysis on the Present Situation of Property Management in Sanmenxia City

With the rapid development of property, problems in the property service industry in Sanmenxia gradually emerged. For example, property management supervision is unsound. There are many problems in the cleanliness and greening of property services. Problems like serious waste of water and electricity, improper equipment management, environmental pollution have arisen. The Riverside Garden District which was reported in the recent news is one of them. The property management was performed well for the first two years of the establishment of the Riverside Garden District. However, in recent years, the property management of the Riverside Garden has been getting worse. There are many vehicles occupy the green belt. The vehicles have been parked too much to cause traffic hazards. The underground parking lot has not been used so far. The service attitude of administer is poor and the collection of property fees has not been disclosed. As far as we know, such problems occur in most districts. This reflects that the property management is not performed well and the development of green property management is necessary.

2.7 The Implementation Process of Green Property Management Under the Background of Urbanization

2.7.1 The Launch of Green Property Management

The completion of a large number of properties has a negative impact on resource consumption. The building occupies a large amount of land resources and natural spaces. The extensive and traditional production processes of the construction industry has a negative impact on the natural state and air quality. They produce a large amount of waste. According to the survey, the pollution caused by building materials production and construction activities in China accounts for about 34% of all pollution, which has a great negative impact on the environment. The environmental awareness of the entire society has been improved. People not only pay attention to the quality of construction, but also pay attention to the environment of the community. They not only focus on structural safety, but also focus on indoor air quality. They not only concerned about the strong and durable materials and low prices, but also concerned about the impact of material consumption on the environment and energy. The "green" concept has become a new selling point in the current real property market. The concept of environmentally friendly, eco-friendly green houses or green residential areas has been frequently launched. New concepts such as green landscape, green decoration and green energy, and matching green properties have emerged. Building green properties and healthy homes are becoming the goals pursued by more and more developers and architects. It reflects the expectations of developers and consumers on the new property management model. It also reflects the new trend of property consumption demand and the "optimized" requirements for real estate market development in the 21st century.

2.7.2 The Promotion of Green Property Management

We must adhere to the principle of "people-oriented and owner-oriented". In the maintenance and construction of the community, we should integrate humanism and human factors through the implementation of humanized management and green property management. Firstly, we must pay attention to the needs of owners at different levels and safeguard their vital interests. We must regard employees as the foundation for prosperity of enterprises and concern their work, life, learning and progress. Secondly, we should regard all the owners as members of a large family and send care to every household. Thirdly,

we must shape the community spirit of modern civilization and create a harmonious environment where the owners live and work in peace and community is thriving.

Overall green awareness. Building and designing more green buildings during the planning and construction phase. Green building has become the main trend of the international mainstream construction industry and a global common desire and trend. We must design more green buildings that can make full use of natural environment resources, and use natural or environmentally friendly building materials and reusable materials. However, we must not undermine the dynamic balance of nature. We should choose green building materials and decoration materials according to experience and relevant national standards. The concept of green property management is promoted in accordance with the principles of a harmonious society at the stage of property management implementation. We can hold regular activities such as green consumption and environmental education for communities and enterprises.

III. SUGGESTIONS AND COUNTERMEASURES

3.1 Promoting Green Property Management Concept

One of the characteristics of green property management is people-oriented. Therefore, we must embody humanism, take owners as the center and implement humanized management in the process of management. Property management companies should expand the focus of property services. They should really care about the needs of the villagers and safeguard their vital interests. Property management should not only do a good job of "security," "cleaning," "greening" and "warranty." It should also actively contact with rural residents. Meanwhile, we should integrate humanism and human factors, respect rural residents, and create a harmonious and lively atmosphere in the maintenance and construction of the community environment. Only in this way can they gradually change their original views and values and achieve a smooth and orderly transition from villagers to residents.

3.2 Establish a green property management system

The implementation of an effective green management mechanism is the basic guarantee for comprehensive green management. Property management companies should formulate specific and feasible development plans and measures for new residents. They should gradually establish a long-term and effective mechanism for the comprehensive coordination of green property management under the new urbanization mechanism, and promote the management of new types of urbanized green property. Property management companies should increase the transparency of management and let residents understand green property management through bulletin boards and symposiums. Meanwhile, the property should always listen to the residents' opinions and receive the feedback of them.

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