Senior Living in Four Municipalities of China
Regional Outlook and Top Projects
In the past few months we have been conducting the extensive research and talking to industry pioneers aiming to explore the development and prospect of senior living markets in the multiple areas of China.

It’s our pleasure to share with you the first part of this series eBook, the Senior Living in Four Municipalities of China - Shanghai, Beijing, Chongqing and Tianjin.

- Only completed retirement living projects which are operational are taken into consideration
- The ranking is in no particular order and listed alphabetically
- The content of this e-Book only represents the opinions of IMAPAC
- All information is required from our partners and Internet

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TIANJIN
Retirement Living World China 2015
### STATISTICS

Aged Population(60 and above): 2 million (by 2014)  
Aged Population(80 and above): 286,700 registered  
Area: 11,760 km² (4,540 sq mi)  
GDP : CNY 1.572 trillion / US$ 255.95 billion (2014)  
Price of residential property: CNY 22,500 per sqm to buy apartment in city centre,  
CNY 12,000 per sqm to buy apartment outside of centre

### GENERAL BACKGROUND

- Tianjin is a metropolis in northern China and one of the five national central cities of the People’s Republic of China (PRC).
- In terms of urban population, Tianjin is the fourth largest in China. It is divided into 16 county-level divisions, including 13 districts and three counties.
- Tianjin is a dual-core city, with its main urban area (including the old city) located along the Hai River, which connects to the Yellow and Yangtze Rivers via the Grand Canal; and Binhai, a New Area urban core located east of the old city, on the coast of Bohai Sea.
- The manufacturing sector was the largest (54.8%) and fastest-growing (18.2%) sector of Tianjin’s economy in 2009. Major industries include petrochemical industries, textiles, car manufacturing, mechanical industries, and metalworking.

### SENIOR LIVING

Total number of Senior Living: 406  
Number of beds available: Only 6.7% senior living residences are offering over 200 beds  
62% of them can accommodate less than 50 seniors  
Total number of beds: 30,000 (Research by Sina)  
Preferred location of senior living facilities: 57.5% 6 districts in the downtown area  
25% 4 districts around the city  
8.8% Binhai New Area  
8.8% Suburban districts
Located in Original County, a planned community in Tianjin, China, Friendship House is a Memory Care Community for 26 residents. Three secure neighborhoods house residents in residential households, each with open common space and predominantly private rooms.

Built in an existing building designed as a restaurant, the main goal of this project was to design a project that allows the operational team to introduce internationally recognized best practices and standards to seniors in China.

The team deliberately selected a building originally designed to be a restaurant to showcase the ability of the team to transform an existing building into a recognizable senior living project that exceeds international design standards for those with memory impairments.

The project blended international senior living operational expertise with American architectural expertise and Chinese localized design.

The total building is 2,400 square meters. Approximately one quarter of that space at the 4th floor was given to staff space. This includes a large training room, lockers and changing rooms, and administrative space to ensure that this building is a best-in-class training facility for Honghui’s frontline caregivers.
Zhuoda Sunshine

- Zhuoda Sunshine is located in Hexiwu Town, Wuqing District, Tianjin, adjacent to the Beijing-Tianjin Highway to the east, the Fenghe River to the west, Shiqiao Xinzhuang and Gaozhuang to the south, and the Wanghe Road to the north. There are too many roads around the project, including National Highway No. 103, the Beijing-Tianjin-Tanggu Highway, the Beijing-Tianjin Highway No. 2, the Beijing-Shanghai Highway and the Beijing-Shenyang Highway. It takes 45 min to reach China International Trade Center based in Beijing and less than 1 hour reach to Beijing Airport, Tianjin Port and Tianjin Binhai Airport. This project is 60 km away from the downtown of Beijing and Tianjin each, only 7 km from their border. It is within Ring VII planned for Beijing.

- Zhuoda Sunshine Community for Senior Citizens is constructed jointly by Zhuoda Group and China Ageing Development Foundation. It’s the largest all-age service community to the southeast of Beijing. It is a demonstration project at a national project undertaken by Zhuoda Group especially for senior citizens. The project is specialized in research, development, production and trade of products for senior citizens and equipped with the functions of medical care, recuperation and recreation for senior citizens. As planned, the floorage totals 13,000,000 m² and the investment totals RMB 27 billion.

- The project includes an international aging health conference center, a five-star resort, a 5A theme park, a vocational education base for pension industry, an industrial base for aging industry, a traditional Chinese medicine hall, and an ecologic community for senior citizens.

- As a promoter for the demonstration base for senior citizens in China, Zhuoda Sunshine Community for Senior Citizens covers 412 mu, with floorage totaling 300,000 m². The products include 6-storeyed elevator house and plate-type small high-rise with 11-18 storeys. The plot ratio is 1.47 and the greening rate exceeds 30%. Now, the buildings have been capped, ready for sale.
Picea Town

- Located in Jiaoshansi village, Niudaokou town, Baodi District, Tianjin City.
- Adopts senior-friendly, barrier-free design and “steward-style” services.
- It includes senior apartments, community hospital, modern farm greenhouse, hotel health club, nursing care facilities, restaurant catering senior-friendly recipes, senior college as well as special services like traditional spa, recreational activities and customized nutrition planning.
- Picea Town Retirement Community allows residents to choose between membership that can rotate between different communities or permanently stay in one.
- The total gross floor area of the project is about 700,000 square metres. Out of which, 245,000 square metres are catered to rotating members. The community consists of 17 multi-storey residential buildings equipped with elevators and a total of 2,277 apartments.
- A community hospital specialised in geriatric medicine and a nursing facility is situated inside the community, which has a partnership with the Affiliated Hospital of the Armed Police College of Medicine (the divisional military hospital, Grade A Class 3) to provide treatment for common illnesses.
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Apart from the four municipalities in China (Beijing, Shanghai, Chongqing and Tianjin), which region would you be interested in knowing more about its senior living industry?

☐ Central China ☐ Northern China ☐ Southern China ☐ Western China ☐ Eastern China

Except for China, are you also interested in market information about the other countries?

☐ Yes, please specify: ___________________________ ☐ No

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