



WORLD BEST PRACTICES 全球最佳范例

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and Climate Initiative

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- OBSERVANCE OF "WORLD CITIES DAY 2017" -

THE 12TH GLOBAL FORUM ON HUMAN SETTLEMENTS & SUSTAINABLE CITIES AND HUMAN SETTLEMENTS AWARDS CEREMONY

NEW YORK 30-31 OCTOBER 2017



World
Cities
Day October 31
BETTER CITY, BETTER LIFE
GUANGZHOU, CHINA 2017

2017 World Cities Day
世界城市日
Innovative Governance, Open Cities
创新治理, 开放城市

12th Global Forum on Human Settlements UN Headquarters New York City
第十二届全球人居环境论坛 纽约联合国总部

GLOBAL FORUM ON HUMAN SETTLEMENTS
全球人居环境论坛

The 12th Global Forum on Human Settlements and
2017 SCAHSA Ceremony Successfully Held in New York
第十二届全球人居环境论坛暨飒飒奖盛典在纽约成功举办 (P014-P060)

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Secretary General of the World Tourism Organization (UNWTO)
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国际视野 绿色平台 高端受众 成功典范

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最佳范例甄选：本杂志面向全社会甄选人居与城市相关的最佳范例，城市、企业和个人均可申报。由杂志命名后向全球推广。由本杂志总结报道的汶川县水磨镇灾后重建范例经验等已成为可持续重建经典，体现了中国灾后重建的巨大成就和奇迹，广为传播。

杂志理事会：依托本杂志平台，由城市政府、人居环境领域的企业、科研院校等单位和社会各界人士自愿组成的服务联盟。理事会旨在为理事单位提供国内外交流合作及创新创业和提升发展的综合平台，加强能力建设，实现互惠多赢的目标。理事会不定期举行活动。

广告营销：本杂志以高端的国际化定位、前瞻性和实用性相结合的行业资讯以及高端读者群，为广大城市和企业提供了一个塑造绿色品牌、促进产品营销的独特超值的平台。

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A New Starting Point, A Fresh Journey

新起点，新征程

十二载春华秋实，一朝夕绿冠亭亭。

2017 对全球人居环境论坛和合作伙伴而言，是知行合一和积极进取的一年。这一年里，我们完成了国际绿色范例新城标准 3.0 中英文版的编校，投资开发和启动了范例新城在线评估认证系统，积极筹备范例新城微电影制作，全面着手中国首家范例新城试点园区——浏阳经开区的创建工作。

这一年，我们在纽约成功举办了第 12 届全球人居环境论坛年会，并取得了丰硕的成果。23 个来自全球的最佳范例获得了飒飒奖。他们的成功经验将示范群伦，照亮新的征程。此外，10 个来自全球的知名的城市和企业加盟了范例新城倡议，成为贯彻《新城市议程》和《2030 年可持续发展议程》的生力军。

感谢大家在过去一年对论坛和杂志工作的大力支持。在东西方多种文化里，“十二”代表着轮回，意味着一个旧阶段的结束和一个新阶段的开始。2018 年，我们将站在全新的起点，踏上充满希望和挑战的“绿色”新征程。

按照中国农历，2018 是狗年。狗代表忠诚、友谊和勤奋。我们将忠于使命，努力开展各项工作：2 月，我们将参加在马来西亚吉隆坡举办的第九届世界城市论坛；4 月，我们将于中国珠海组织第十四届国际绿色建筑与建筑节能大会的分论坛——人人共享的绿色城市：政策、标准和实践；10 月，2018 全球人居环境论坛将于曼谷联合国会议中心举办，这也是时隔多年以后，论坛年会再次在亚洲举办。把范例新城倡议和试点工作推向深入，亦是新年工作的重中之重。我们希望通过这些努力，进一步推动贯彻《新城市议程》和《2030 年可持续发展议程》，推动生态文明新征程。

十二年前，我们播下了“可持续城市和人居环境”的种子。而今，这株树已然绿冠亭亭。面向 2018，我们仍将继往开来，砥砺前行！飒飒！👏👏

值此辞旧迎新之际，我们祝福读者和伙伴们新年快乐，幸福安康！

After twelve years of hard work, Global Forum on Human Settlements (GFHS) has made great achievements.

The year 2017 is a year of the unity of knowledge and action for Global Forum on Human Settlements (GFHS) and its partners. During the year, we completed the compilation of Chinese and English versions of IGMC Standard 3.0, established and launched the IGMC Online Rating System, actively prepared for the production of the short film of IGMC, and proceeded with China's first IGMC pilot in the area of industrial parks - Liuyang Economic and Technological Development Zone.

This year, we successfully held the 12th Global Forum on Human Settlements (GFHS-XII) in New York City and achieved fruitful results. The 23 best practices from around the world won the SCAHSA Award. Their successful experiences will demonstrate the prosperity of the community and light up a new journey. In addition, 10 outstanding cities and enterprises from around the world joined the IGMC Initiative as a leading force in implementing the New Urban Agenda and the 2030 Agenda for Sustainable Development.

Thank you all for your support to GFHS and this magazine over the past year. In Eastern and Western cultures, the figure "Twelve" represents a reincarnation, meaning the end of an old stage and the beginning of a new stage. In 2018, we will stand at a completely new starting point and embark on a new "green" journey full of both hopes and challenges.

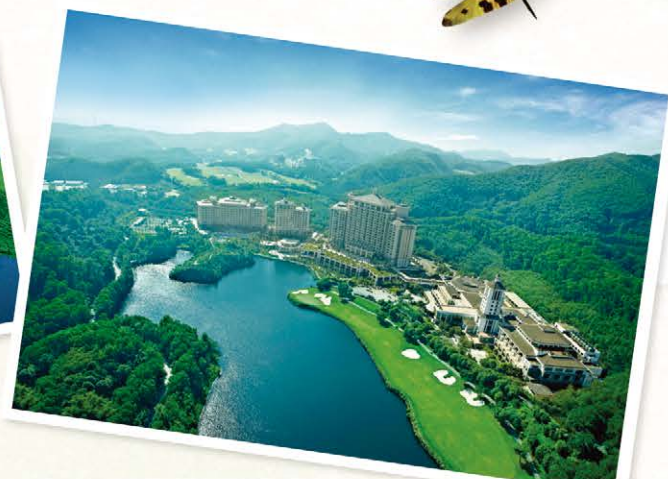
According to the Chinese Lunar Year, 2018 is the Year of Dog, where the Dog represents loyalty, friendship and hard work. We will be faithful to our mission and work hard to accomplish a variety of tasks. In February, we will participate in the Ninth session of the World Urban Forum (WUF9) in Kuala Lumpur, Malaysia. In April, we will hold a sub-forum of the Fourteenth International Conference on Green Building and Energy Efficiency Building in Zhuhai of China, with the theme of "A Green City for All: Policy, Standard and Practice". In October, the 2018 Global Forum on Human Settlements will be held at the United Nations Conference Center in Bangkok, of which the host place will be in Asia again after some years. The deepening of the IGMC Initiative and pilots is also the top priority in the New Year. We hope that with these efforts, we will further promote the implementation of the New Urban Agenda and the 2030 Agenda for Sustainable Development and boost the new course of ecological civilization.

Twelve years ago, we sowed a seed for "Sustainable Cities and Human Settlements". Now, it has grown to be a big tree with thick green crown. In 2018, we will continue to move forward! SCAHSA! 🙌🙌

On this occasion of ringing out the Old Year and ringing in the New Year, we wish our readers and partners a happy New Year and a healthy life!

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Mission Hills Resort Destination



观澜湖旅游度假区跨越深圳、东莞、海口三地，由观澜湖集团全资投资兴建和运营管理。自1992年底开始规划兴建，现已发展成为集运动休闲、商务休闲、养生休闲、会议旅游、文化娱乐、美食购物、长居短憩7大功能为一体的国际绿色休闲旅游度假区和国际交流平台。

Mission Hills Group is the owner and operator of world-class leisure and resort destinations in southern China. Founded in 1992, the Group has expanded the reach of its business into Shenzhen, Dongguan and Haikou and established itself as an international sporting and culture exchange platform as well as a leading leisure destination for sports, commerce, leisure, wellness, culture and retail-tainment as well as commercial and residential developments.

低碳环保生态观澜湖

我们一直在行动

Striding towards a low-carbon, environmental and ecological friendly Mission Hills



观澜湖

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“低碳、环保、生态”的战略方针是观澜湖集团可持续发展的重要目标之一。因此公司制定了《观澜湖低碳、环保、生态的可持续发展框架》，在能源管理、水资源管理、废物管理、碳管理、生态管理、低碳交通、可持续发展采购、可持续发展项目规划、可持续发展赛事等多方面贯彻低碳理念、落实低碳行动，全面发展低碳经济和支持低碳生活。从吃、住、游、购、娱、会、养、赛的每个环节落实节能减排、降低污染，并积极推进和倡导低碳旅游。

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MISSION HILLS
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Frontier · Data

前沿 · 数据

全球 50% 人口缺乏基本卫生服务



12月13日，世界卫生组织和世界银行联合发布的一份报告显示，全球至少有一半的人口无法获得基本的医疗卫生服务；每年有将近1亿人因必须自己支付医疗费用而陷入极端贫困。

世界银行和世界卫生组织共同撰写的《追踪全民医保：2017年全球监测报告》显示，世界有8亿人至少将10%的家庭预算用于自己、生病的孩子或其他家庭成员的医疗费用。

此外，对于近1亿人口来说，这些开支足以使他们陷入极度贫困，迫使他们每天的生活费还不到1.90美元这一贫困线。

在低收入和中低收入国家中，最贫穷的五分之一的家庭中只有17%的母亲和儿童接受了七项基本的妇幼保健干预措施中的至少六项，而在最富裕的五分之一家庭中，这一比例为74%。

2014至2016年仅有20%的电子垃圾被回收

12月13日，国际电信联盟和联合国大学等机构发布的《2017年全球电子垃圾监测报告》显示，2016年，全球产生了令人震惊的4470万吨电子垃圾，这些电子垃圾中的金、银、铜等高价值材料价值高达550亿美元，但其中只有20%被回收。

专家预计，到2021年，电子垃圾还将增长17%，达到5220万吨，是世界上生活垃圾中增长最快的部分。

报告显示，尽管电子废物中含有金、银、铜、铂、钯等高价值可回收材料，但2016年只有20%的电子废物被收集和回收。

2016年约有4%的电子垃圾被直接扔入垃圾填埋场，有76%，相当于3410万吨可能最终被焚烧，进入垃圾填埋场，或在非正规作业中回收，或留在人们的家中。



全球 25 座城市誓言 2050 年实现“净 0 碳排放”

11月12日，全球25个城市市长在波恩郑重承诺：为抗击气候变化，2050年之前将使各自城市碳排放量净值降为“零”。这些城市分布于各大洲，从加纳的阿克拉、英国的伦敦到巴西的里约热内卢，共覆盖1.5亿人口。为了2015年达成的《巴黎协定》不成一纸空文，这些城市将互相打气、携手共进。

目前，已有将近7500座城市加入“全球气候与能源市长盟约”。盟约副主席、前《联合国气候变化框架公约》执行秘书克里斯蒂安娜·菲格雷斯在一场汇集各地方政府领导人的会议上说，加入盟约各方的承诺若悉数实现，在2030年前，全球碳排放每年可减少近13亿吨，相当于日本或巴西目前一年的碳排放总量。

中国首次发布绿色发展指数排名 北京第 1

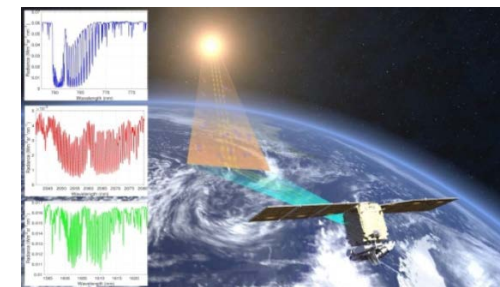
12月26日，中国国家统计局网站发布《2016年生态文明建设年度评价结果公报》，首次公布了2016年度各省份绿色发展指数，排名前5位的地区分别为北京、福建、浙江、上海、重庆。

年度评价工作包括两部分：一是计算绿色发展指数，即采用《绿色发展指标体系》前6个方面55项评价指标计算各省（区、市）绿色发展指数，全面客观地反映各地区绿色发展成果；二是开展公众生态环境满意度调查，通过组



织抽样调查来了解公众对生态环境的主观满意程度，突出反映公众在生态文明建设方面的“获得感”。

中共十八大作出了把生态文明建设放在突出地位，纳入中国特色社会主义事业“五位一体”总体布局的战略决策。中共“十九大”作出了统筹推进“五位一体”总体布局、协调推进“四个全面”战略布局，加快生态文明体制改革、建设美丽中国的战略部署。中国国家发改委会副主任、国家统计局局长宁吉喆称，要完善经济社会发展考核评价体系，使之成为推进生态文明建设的重要导向和约束。



中国成为第 3 个可以提供碳卫星数据的国家

自10月24日开始，我国全球二氧化碳监测科学实验卫星（以下简称“碳卫星”）数据正式对外开放共享。社会公众可登录国家卫星气象中心网站免费进行数据检索和下载。这也意味着，继美国、日本之后，我国成为第三个可以提供碳卫星数据的国家。

这颗中国自主研制的碳卫星于2016年12月22日发射，经过8个月的在轨测试，于2017年8月31日具备在轨交付条件。

据介绍，碳卫星利用高光谱温室气体探测器、多谱段云与气溶胶探测器等探测设备，通过地面数据接收、处理与验证系统，定期获取全球二氧化碳分布图，大气二氧化碳反演精度优于4ppm。其中高光谱温室气体探测器填补了我国地基高光谱温室气体测量的空白。

目前国际上对二氧化碳等影响气候变化关键因子的连续监测和分析能力仍较为薄弱，尚未形成完备的基础数据。精确监视全球二氧化碳的排放状况已成为有效开展气候变化研究和应对的迫切需求。

下一步，通过对碳卫星全球气候变化关键因子连续观测数据的分析，科学界将有效提高对全球碳循环过程的理论认识，进而改进气候变化预测结果的可信度和稳定性，为积极有效应对气候变化提供依据。WBPA

Frontier·Focus

前沿·关注

波恩气候变化大会： 联合国秘书长古特雷斯呼吁就气候行动 展示更大雄心和领导力及合作



2017年11月6日-17日,《联合国气候变化框架公约》第23届缔约国大会在德国波恩召开,大会通过了名为“斐济实施动力”的一系列成果,就《巴黎协定》实施涉及的各方面问题形成了谈判案文,进一步明确了2018年促进性对话的组织方式,通过了加速2020年前气候行动的一系列安排。

联合国秘书长古特雷斯在大会上呼吁就应对气候变化采取更加雄心勃勃、更加具有领导力和开展更多合作的行动。古特雷斯表示,气候变化是我们这个时代一个主要威胁,为了在一个健康的星球上为所有人建设一个和平、繁荣、具有尊严和充满机会的世界,必须要走可持续和包容发展之路。

中央楼市调控不歇脚 地方租售并举解民忧

党的十九大报告提出,坚持房子是用来住的、不是用来炒的定位,加快建立多主体供给、多渠道保障、租购并举的住房制度,让全体人民住有所居。

日前,住建部、国土部、人民银行三部门提出,要坚

持调控目标不动摇、力度不放松,不能有任何“喘口气、歇歇脚”的念头,同时,防范化解房地产风险。现在,北京、上海已积极发展共有产权住房;多个热点城市也已推出发展住房租赁市场的具体举措;对商品房销售价格的全国范围检查正在进行,服务与监管并行,以确保房地产市场平稳健康发展,促进住有所居目标的实现。



联合国宣布 “海洋科学促进可持续发展十年”计划



12月6日,联合国教科文组织宣布了“海洋科学促进可持续发展十年”(2021-2030)计划,旨在动员科学界、决策者、企业和民间社会,加强海洋研究和技术创新,并在海洋科学领域展开国际合作。

研究显示,近30亿人依靠海洋和沿海生物多样性来维持生计。海洋吸收人类产生的二氧化碳的三分之一左右,并减少气候变化的影响。然而,科学还未能充分评估人类活动对海洋产生的影响,包括污染、海水变暖和酸化带来的威胁。根据政府间海洋学委员会的“全球海洋科学报告”,全球各国在海洋科学方面的研发投入占总额的0.04%-4%。

“海洋科学促进可持续发展十年”将为国际协调和伙伴关系提供一个框架,以加强海洋科学研究能力和技术转让。它将有助于加快实现可持续发展目标14,以保护和可持续利用海洋和海洋资源促进可持续发展。

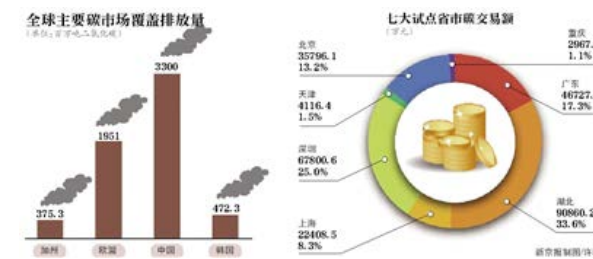
《全球建筑与建设联盟(GABC) 2017年全球现状报告》公布

12月11日,《全球建筑与建设联盟(GABC)2017年全球现状报告》公布。该报告显示,全球建筑与建设行业仍在持续增长。建筑和建设占能源类相关二氧化碳排放量的39%。2010年至2016年间,人口增长、人均建筑面积上升以及能源服务需求的增加,都促使建筑新能源需求增加,等于同期德国能源总消耗量。



在巴黎举办的“一个星球”全球气候峰会“建筑节能:如何加速投资”边会上,国际能源机构执行主任法提赫·比罗尔(Fatih Birol)说:“在未来40年内,全球新建建筑面积预计将达到2300亿平方米。虽然建筑行业的能源强度有所提升,但这还不足以抵消不断上涨的能源需求。为了避免在未来数十年内受困在长期低效率的建筑资产,我们需要立即采取积极地行动。”

GABC 2017 报告全文下载: <https://globalabc.org/uploads/media/default/0001/01/9b41263b4e958d2e0a49943e98b5c6ab64bbac54.pdf>



全国碳交易启动： 发电行业首批纳入，市场化手段促减排

12月19日,国家发改委发布了《全国碳排放权交易市场建设方案(发电行业)》(下称“方案”),全国碳交易启动。随着方案的发布,全国碳交易市场建设进入新的阶段,现在工作的重心要从试点转向推动建设全国统一的碳排放权交易市场。

发电行业首批纳入碳市场,国家发改委气候司司长李高表示,初期纳入碳交易市场的发电行业企业有1700多家,排放量超过30亿吨。

碳交易,是全球推动环保、减排采取的市场化交易手段。1997年的《京都议定书》规定了各成员国的排放上限。从这个协议开始,二氧化碳排放权成为一种商品,在全球市场上进行交易,即“碳交易”。

欧盟环保车提案获批 强制要求新能源车销售比例

12月初,欧盟通过一份环保车提案,要求汽车厂商必须使超低排放汽车或全电动汽车达到一定比例,制定并实施购车激励措施,并支持充电基础设施的建设,以帮助上述两种车型的市场增长。



该文件强调了整个欧盟范围的低碳汽车，并呼吁欧盟委员会根据新的 WLTP（全球统一的轻型车排放测试规程）测试周期发布二氧化碳排放标准草案。该测试周期将坚持 2030 年气候与能源政策框架和巴黎全球气候变化协定中提出的向低碳经济转变的政策。

欧盟的目标

欧盟计划 2021 至 2030 年使欧盟新车二氧化碳排放量减少 30%。欧盟当前的新车排放法规将于 2021 年到期，按照该法规，欧盟新车二氧化碳排放量须降至每公里 95 克。作为对比，美国到 2025 年二氧化碳排放量须降至每公里 97 克；日本到 2020 年须降至 122 克，中国到 2020 年须降至 117 克。也就是说，欧盟 2021 年排放法规是全球最严，其 2030 年排放目标也更为严格。按照 2030 年减排目标，各大车企需在 95 克二氧化碳排放量的基础上平均再减少三成，即每公里 66.5 克。

我国首部环境保护税法
于 2018 年 1 月 1 日起施行

环境保护税法是党的十八届三中全会提出“落实税收法定原则”要求后，全国人大常委会审议通过的第一部单行税法，也是我国第一部专门体现“绿色税制”、推进生态文明建设的单行税法。

环境保护税法全文 5 章、28 条，分别为总则、计税依据和应纳税额、税收减免、征收管理、附则。

环境保护税法的总体思路是由“费”改“税”，即按照“税负平移”原则，实现排污费制度向环保税制度的平稳转移。法案将“保护和改善环境，减少污染物排放，推进生态文明建设”写入立法宗旨，明确“直接向环境排放应税污染物的企业事业单位和其他生产经营者”为纳税人，确定大气污染物、水污染物、固体废物和噪声为应税污染物。



2018 年 1 月 1 日起，光伏电价下调：
地面电站再战“6.30”，分布式执行新标准

12 月 22 日，国家发改委发布《关于 2018 年光伏发电项目价格政策的通知》。《通知》明确，降低 2018 年 1 月 1 日之后投运的光伏电站标杆上网电价，Ⅰ类、Ⅱ类、Ⅲ类资源区标杆上网电价分别调整为每千瓦时 0.55 元、0.65 元、0.75 元（含税）。与 2017 年相比，各类资源区标杆上网电价每千瓦时分别下调 0.1 元。《通知》强调，2018 年以前备案并纳入以前年份财政补贴规模管理的光伏电站项目，但于 2018 年 6 月 30 日以前仍未投运的，将执行 2018 年标杆上网电价。未来半年，新一轮抢装潮或将如期而至。

同时，《通知》要求，各新能源发电企业和电网企业必须真实、完整地记载和保存相关发电项目上网交易电量、价格和补贴金额等资料，接受有关部门监督检查，并于每月 10 日前将相关数据报送至国家可再生能源信息管理中心。各级价格主管部门要加强对新能源上网电价执行和电价附加补贴结算的监管，督促相关上网电价政策执行到位。

此外，《通知》鼓励地方按国家有关规定开展光伏发电就近消纳配电价格改革和市场化招标定价试点，逐步完善通过市场发现价格的机制。

中央经济工作会议首提特色小镇



12 月 14 日至 16 日，中央经济工作会议在北京举行。会议在部署 2018 年经济工作中，提出要“引导特色小镇健康发展”。国家发改委城市和小城镇改革发展中心学术委秘书长冯奎指出，这是特色小镇一词首次在中央经济工作会议亮相，对于特色小镇具有极其重要的意义。他指出，当前及今后一个时期，仍然要规范当头，避免特色小镇盲目发展、一哄而上。

冯奎认为，准确把握中央经济工作会议关于特色小镇的工作部署，有四个方面需要把握：

一是要高质量发展特色小镇；二是从供给侧结构性改革的高度来认识特色小镇的意义；三是要把特色小镇放在区域协调发展的大背景下来谋划；四是特色小镇未来要加强过程管理与评价监测。

SPECIAL REPORT

专题报道

2017 年 10 月 30 - 31 日，为庆祝“世界城市日”，推动贯彻《2030 年可持续发展议程》和《新城市议程》，第十二届全球人居环境论坛暨可持续城市与人居环境奖盛典（GFHS-XII）在美国纽约隆重举行。

GFHS-XII 是一次筹备充分、成果丰硕的会议。本刊特此刊登了会议盛况、部分嘉宾的演讲摘要、2017 可持续城市与人居环境奖荣誉榜单、会议的部分精彩图片掠影，以及凝聚各方共识的成果文件，荟萃一栏，以飨读者。



Promoting Effective Planning and Management of Urban Spatial Development

-The 12th Global Forum on Human Settlements and 2017 SCAHSA Ceremony
Successfully Held in New York

促有效规划和管理城市空间发展 ——第十二届全球人居环境论坛暨飒飒奖盛典在纽约成功举办

2017年10月30-31日，为庆祝“世界城市日”，推动贯彻《2030年可持续发展议程》和《新城市议程》，第十二届全球人居环境论坛暨可持续城市与人居环境奖盛典在美国纽约隆重举行。大会取得了丰硕的成果。

On October 30-31, 2017, in observance of World Cities Day 2017, promoting the 2030 Agenda for Sustainable Development and the New Urban Agenda, the 12th Global Forum on Human Settlements and 2017 Sustainable Cities And Human Settlements Awards Ceremony (GFHS-XII) was successfully held in New York, USA. The event achieved fruitful results.

10月31日，第十二届全球人居环境论坛暨可持续城市与人居环境奖盛典（GFHS-XII）在美国纽约联合国广场希尔顿千禧酒店圆满落下帷幕。作为2017“世界城市日”的重要庆祝活动之一，本届论坛围绕“有效规划和管理城市空间发展，贯彻《2030年可持续发展议程》和《新城市议程》”的主题，以促进创新行动为导向，展开了卓有成效的研讨，表彰了一批最佳范例，启动了国际绿色范例新城在线评估认证系统，取得了丰硕的成果。联合国高级官员、多国外交使节与来自全球30多个国家的政府代表、城市市长、专家学者、企业领袖、NGO负责人等近400人出席了会议。

为期两天的论坛年会由全球人居环境论坛与非洲联盟常驻联合国观察团、冈比亚常驻联合国代表团、联合国环

On October 31, 2017, the 12th Global Forum on Human Settlements and 2017 Sustainable Cities And Human Settlements Awards (GFHS-XII) lowered the curtain with fruitful results in Millennium Hilton New York One UN Plaza hotel, New York, USA. The event served as an important observance of the “World Cities Day 2017”, with the theme of “Effective Planning and Managing Urban Spatial Development to Implement 2030 Agenda for Sustainable Development and the New Urban Agenda”, GFHS-XII has attracted around 400 representatives including government officials, experts, and entrepreneurs from over 30 different countries. The event achieved fruitful results: discussed in depth and effectively with the objective of promoting innovative



▲ 10月31日，开幕式现场 October 31, Opening Ceremony

(从左至右 From left to right)

全球人居环境论坛 (GFHS) 秘书长，深圳美好城市研究院院长吕海峰
Mr. Lu Haifeng, Secretary General of Global Forum on Human Settlements, President of Shenzhen Better City Institute

全球人居环境论坛主席、联合国前副秘书长暨高级代表安瓦尔·乔杜里大使
Ambassador Anwarul K. Chowdhury, Chairman of GFHS, Former UN Under-Secretary-General and High Representative

联合国环境规划署城市部门负责人玛缇娜·奥托
Ms. Martina Otto, Head of Cities Unit, Economy Division, United Nations Environment Programme

全球人居环境论坛 (GFHS) 副主席、世界和平联盟秘书长泰吉·哈马德博士
Dr. Taj Hamad, Vice Chairman of Global Forum on Human Settlements, Chairman of World Association of Non-governmental Organizations

境规划署、世界和平联盟、世界非政府组织联合会和深圳美好城市研究院等共同主办。出席论坛的重要嘉宾包括：联合国前副秘书长暨高级代表、全球人居环境论坛主席安瓦尔·乔杜里大使，非洲联盟常驻联合国观察员泰特·安东尼奥大使，冈比亚常驻联合国代表马杜·塔加拉大使，联合国环境规划署城市部门负责人玛缇娜·奥托，国际知名可持续发展专家、联合国环境署可持续生活方式、城市和产业处前负责人阿拉布·霍巴拉，可持续城市化联盟高级代表、联合国人类住规划署纽约办公室前主任雅米娜·贾克塔女士，世界和平联盟秘书长、全球人居环境论坛副主席泰吉·哈马德博士，全球人居环境论坛秘书长、深圳美好城市研究院院长吕海峰，法国巴黎城市形态与综合系统研究院院长薛杰等。

actions, honored a number of best practices, launched the Online Rating System of International Green Model City Initiative, etc.

This Forum was jointly organized by the Global Forum on Human Settlements (GFHS), together with the Permanent Observer Mission of the African Union (AU) to the UN, the Permanent Mission of Gambia to the UN, the United Nations Environment Programme (UN Environment), the Universal Peace Federation (UPF), the World Association of Non-governmental Organizations (WANGO), and the Shenzhen Better City Institute (BCI). The important guests attending the Forum included: Ambassador Anwarul K. Chowdhury, Chairman of GFHS, Former UN Under-Secretary-General and High Representative; H. E. Mr. Mamadou Tangara,



▲ 全球人居环境论坛主席、前联合国副秘书长暨高级代表
安瓦尔·乔杜里大使

Ambassador Anwarul K. Chowdhury, Chairman of GFHS,
Former UN Under-Secretary-General and High Representative



▲ 玛缇娜·奥托联合国环境规划署城市部门负责人
Martina Otto, Head of Cities Unit, Economy Division, UN Environment

联合国前副秘书长暨高级代表、全球人居环境论坛主席安瓦尔·乔杜里大使在开幕上强调：“可持续城市发展建设是21世纪人类社会面临的最重大挑战之一。全球人居环境论坛（GFHS）自成立以来，每年年会都专注于为上述问题和挑战寻找出路，这对于实现人居环境可持续规划管理和城镇化可持续发展目标无疑是一大有力支持。第十二届全球人居环境论坛旨在以具有前瞻性和着眼全局的高度警醒国际社会进一步重视解决城镇化发展过程中正在面临以及将会产生的种种问题，相关行动倡议也是应势而生，很有意义。”

联合国环境规划署城市部门负责人玛缇娜·奥托指出：“如何规划土地利用、设计和管理城市将决定城市化的巨大变革力量是否有助于或扼杀可持续发展的目标，那就是不落下一人，并实现可持续的、包容的经济和环境可持续性。”

Ambassador and Permanent Representative of the Gambia to the United Nations; Ms. Martina Otto, Head of Cities Unit, Economy Division, United Nations Environment Programme; Mr. Arab Hoballah, Senior Sustainability Expert, Former Chief, Sustainable Lifestyles, Cities and Industry Branch, UNEP; Ms. Yamina Djacta, Representative of Consortium for Sustainable Urbanization and Former Director of UN-Habitat New York Office; Dr. Taj Hamad, Vice Chairman of Global Forum on Human Settlements, Chairman of World Association of Non-governmental Organizations; Mr. Lu Haifeng, Secretary General of Global Forum on Human Settlements, President of Shenzhen Better City Institute; Mr. Serge Salat, President, Urban Morphology and Complex Systems Institute, Paris, France, etc.

In his opening remarks, Ambassador Anwarul K. Chowdhury said, “Sustainable urban development is one of the most pressing challenges facing the human community in the 21st century. As more and more people make cities their home, cities will be the arenas in which some of the world’s biggest social, economic, environmental and political challenges will be faced and need to be addressed collectively. It is therefore significant that GFHS has, since its establishment, been focusing on these challenges at each of its annual conferences. This twelfth forum in the series is again another timely, relevant and appropriate initiative that is aimed at making the international community alert and proactive to the issues of urbanization in a holistic manner.”

Ms. Martina Otto said, “the way we plan land use, how we plan, design and manage cities will determine whether the amazing transformational power of urbanization contributes to or stifles the objective of Sustainable Development for All, that we leave no one behind, and achieve sustainable and inclusive economies and environmental sustainability.”



▲ “2017世界城市日”庆祝仪式 The Observance Ceremony for “World Cities Day 2017”

GFHS-XII 是一次以创新行动为导向的会议。会议隆重举行“2017世界城市日”庆祝仪式，来自全球不同国家和地区的6位地方政府代表、城市市长和来自企业和学术界（包括非政府组织）的6位杰出人士分别许下了行动诺言。会上重点研讨了“国际绿色范例新城倡议（IGMC）”，探讨如何以《国际绿色范例新城（IGMC）标准3.0》作为评估和指导可持续城市发展的先进的规划工具，更加有效地规划和管理城市空间发展，促进人人共享的可持续城市和人居环境。会上还向温哥华市、开普敦市、浏阳经济技术开发区、曼海姆市、万科·碧桂园、观澜湖等IGMC倡议伙伴颁发了牌匾，鼓励他们在自己的城市和企业开发建设中率先导入国际绿色范例新城标准3.0，贯彻《2030年可持续发展议程》和《新城市议程》。

GFHS-XII is an innovative action-oriented conference. The Observance Ceremony for “World Cities Day 2017” was held during the opening ceremony. Six city Mayors representing the local governments from different regions in the world and six distinguished individuals from the business and academia (including non-governmental organizations) have made their own commitments to sustainable urban development.

The conference discussed in depth on the “The International Green Model City Initiative (IGMC)”, explored the International Green Model City Standards 3.0 as an advanced planning tool for assessing and guiding sustainable urban development and promoting sustainable cities and human settlements for all. The city



▲ 国际绿色范例新城倡议发起伙伴授牌仪式隆重举行 International Green Model City Initiative Partner Award Ceremony



▲ “国际绿色范例新城在线评估认证系统”启动揭幕仪式
Launch Ceremony of "Online Rating System of International Green Model City Initiative"

会议举行了“国际绿色范例新城在线评估认证系统”启动仪式，全球人居环境论坛秘书长吕海峰和联合国环境规划署城市部门负责人玛缇娜·奥托等嘉宾为IGMC在线系统启动揭幕。该系统是基于《国际绿色范例新城（IGMC）标准3.0》深度开发的可持续城市和社区全球在线评估和认证平台，运用互联网和大数据技术，让原本复杂的城市和社区评估认证简便易行，人人可以为自己的城市和社区评分亮分，极大地方便了城市和社区管理者包括利益相关者的参与，也为可持续城市和人居环境的规划建设和管理提供了先进的技术工具和行动指南。这样的系统在全球处于领先地位。与会嘉宾纷纷在现场用手机或笔记本电脑进行了实时体验。

2017 可持续城市与人居环境奖（SCAHS•飒飒奖）颁奖盛典在 30 日晚拉开帷幕，成为本届论坛的又一大亮

点。当晚共有来自全球的 23 个单位和个人荣膺桂冠，其中包括：德国曼海姆市、印度尼西亚泗水市、墨西哥城、中国浙江武义县、美国维尔京群岛圣托马斯飞索探险旅游项目、印度孟买公共空间的重塑、保加利亚罗姆人住区改善、长沙万科·四季花城、法国巴黎城市形态和复合系统研究院院长薛杰等一批杰出范例……（完整获奖名单可在全球人居环境论坛官方网站 www.gfhsforum.org 查询）。获奖者们为践行《2030 年可持续发展议程》和《新城市议程》做出了最佳示范。“飒飒”的意思是飞翔的风，寓意绿色之风飞遍世界，奋发争先。我们期待这股绿色新风飞向全球，促使更多的人一起加入行动。

The Launch Ceremony of “Online Rating System of International Green Model City Initiative” was held at the opening session. Mr. Lu Haifeng, Secretary General of GFHS and Ms. Martina Otto, Head of Cities Unit, Economy Division, UN Environment and other guests unveiled the system. The system is a well-developed global online assessment and certification platform for sustainable cities and communities, based on the "IGMC standard 3.0", using the internet and big data technology to make assessments and diagnosis in a much easier way for everybody to score for their own city and community. Moreover, as an advanced technical tool and guidance for sustainable urban development, the system greatly facilitate the engagement of city and community administrators including all relevant stakeholders. Participants at the launch ceremony had a real-time experience of testing the system on their mobile phones.

2017 Sustainable Cities and Human Settlements Awards (SCAHS) Ceremony was held on the evening

of Vancouver, the city of Cape Town, the city of Seberang Parai, the city of Cuenca, the city of Mannheim, Liuyang Economic and Technological Development Zone, and Changsha Vanke Real Estate Co., Ltd., Country Garden Pacificview Sdn. Bhd., Mission Hills Group were presented the plaques recognized as IGMC foundation partners to encourage them to be the pioneers to integrate the IGMC standards 3.0 in their own cities and project development, and to be more effectively planning and managing urban spatial development and implementing the 2030 Agenda for Sustainable Development and New Urban Agenda.

据论坛方面通报，2018 全球人居环境论坛计划于 10 月在泰国首都曼谷市隆重举办。我们有理由期待：2018 盛会更精彩！



▲ 曼谷联合国会议中心 UN Conference Centre in Bangkok

of 30 October, which was an excellent highlight of GFHS-XII. The total 23 winners were selected and granted the awards, including the City of Mannheim, Germany, the City of Surabaya, Indonesia, Mexico City, Mexico, Wuyi County, Zhejiang Province, China, Zipline Adventure Tours in St. Thomas, Virgin Islands, USA, Reimagining Public Spaces in Mumbai, India, Changsha Vanke • Wonderland, China, Sustainable Improvement of Romani Settlements in Bulgaria, Mr. Serge Salat, President of Urban Morphology and Complex Systems Institute, Paris, and other outstanding models (Please refer to GFHS official website www.gfhsforum.org/?_l=en for full list of winners). These winners have made a wonderful integration of the implementation of the 2030 Agenda for Sustainable Development and the New Urban Agenda. SCAHS means the flying wind in Chinese language, implying that the wind of green is flying around the world and fight for the sustainable urban development and human settlements goals. We anticipate more people to join in ,support and contribute.

According to the announcement by Global Forum on Human Settlements, the 2018 GFHS annual forum is scheduled to be held in Bangkok, the capital city of Thailand, in October 2018. We are confident to expect that the 2018 event will be more exciting! 

About Global Forum on Human Settlements (GFHS)

资料链接：全球人居环境论坛（GFHS）

全球人居环境论坛（GFHS）是具有联合国经社理事会特别咨商地位的非赢利国际组织，其宗旨为“致力于人人共享的可持续城市与人居环境”，建设世界可持续城镇化对话平台。GFHS 和联合国经济和社会事务部、联合国环境规划署、联合国人类住区规划署等成功地进行了多项合作。至今，全球人居环境论坛年会已经在中国、美国、巴西、德国、哥伦比亚、厄瓜多尔连续成功地举办了十二届，共有约 13, 000 名各国各界代表出席，为世界范围内的政府、非政府组织、商界、学术界等提供了一个高规格的对话平台，为推动联合国千年发展目标、人居议程、《2030 年可持续发展议程》和《新城市议程》的实施作出了积极的贡献。

Global Forum on Human Settlements (GFHS) is a 501(c) (3) not-for-profit organization, with Special Consultative Status with ECOSOC. GFHS is committed to sustainable cities and human settlements for all,

and build a world platform for dialogue on sustainable cities and human settlements. GFHS has successfully conducted the cooperation in various areas with the United Nations Department of Economic and Social Affairs, the United Nations Environment Programme, and the United Nations Human Settlements Programme. The annual conference of Global Forum on Human Settlements has been successfully held in China, the United States, Brazil, Germany, Colombia and Ecuador for 12 consecutive years. Around 13,000 representatives from all sectors of society have attended the Forums, which provides a high-level of dialogue platform for governments, non-governmental organizations, corporates, and scholars, and contributes a lot to the implementation of the United Nations Millennium Development Goals, the Habitat Agenda, the 2030 Agenda for Sustainable Development and the New Urban Agenda.



▲ 颁奖嘉宾与获奖者集体合影 The awarders and awardees

“可持续发展目标 11 和《新城市议程》在地区层面的实施”主旨演讲嘉宾
The speakers at Keynote Speeches Session:
"Implementation of SDG 11 and New Urban Agenda at Local Levels"



▲ 从左至右：阿拉布·霍巴拉、雅米娜·贾克塔、玛妮娜·奥托、薛杰
From left to right: Arab Hoballah, Yamina Djacta, Martina Otto, Serge Salat,

“国际绿色范例新城倡议”专题会议演讲嘉宾

The speakers at "International Green Model City Initiative" Session



▲ 从左至右：吕海峰、帕姆·奥康纳、阿拉布·霍巴拉、迈克尔·格雷奇、王继赢
From left to right: Lu Haifeng, Pam O'Connor, Arab Hoballah, Michael Grötsch, Kelly Wang

“有效规划和管理城市空间发展的创新”专题会议演讲嘉宾
The speakers at "Innovation on Effectively Planning and Design and Managing Urban
Spatial Development" Session



▲ 从左至右：尹丽、张琦、亚历山大·杰斯诺、特莉·丽斯玛哈莉妮、帕姆·奥康纳、李杨勇、周全
From left to right: Yin Li, Zhang Qi, Alexander R. Jachnow, Ir.Tri Rismaharini, Pam O'Connor, Li Yangyong, Zhou Quan

“可持续建成环境和城市更新”专题会议演讲嘉宾

The speakers at "Enhancing Sustainable Built Environment and Urban Renewal" Session



▲ 从左至右：妮娜·伊利耶娃、王郁松、拉尔夫·万查福特、约翰内斯·努蒂宁、王大力、曾聪、汤石亮
From left to right: Nina Ilieva, Wang Yusong, Ralph Wahnschafft, Johannes Nuutinen, Wang Dali, Zeng Cong, Tang Shiliang

“低碳城市与新能源发展” 专题会议演讲嘉宾

The speakers at "Low-Carbon City and New Energy Development" Session



▲ 从左至右：李凤禹、陈泽鲲、艾塞姆·哈桑·穆罕默德·艾哈迈德、屈万菊、李振函、马修·乌尔蒂诺、克雷格·柏金斯
From left to right: Li Fengyu, Chen Zekun, Essam Hassan Mohamed AHMED, Qu Wanju, Li Zhenhan, Matthew Ulterino, Craig Perkins,



▲ 部分嘉宾和工作人员合影 Group photo of some participants and staffs

COLLECTION OF SPEECHES OF GFHS-XII

年会演讲精选

全球人居环境论坛主席、联合国前副秘书长暨高级代表**安瓦尔·乔杜里大使**
Ambassador Anwarul K. Chowdhury, Chairman of GFHS, Former UN Under-Secretary-General and High Representative

全球人居环境论坛 (GFHS) 秘书长，深圳美好城市研究院院长**吕海峰**
Lu Haifeng, Secretary General of Global Forum on Human Settlements, President of Shenzhen Better City Institute

联合国环境规划署城市部门负责人**玛缇娜·奥托**
Martina Otto, Head of Cities Unit, Economy Division, United Nations Environment Programme

德国曼海姆市常务副市长**迈克·格雷奇**
Michael Grötsch, Deputy Mayor of Mannheim City, Germany

印尼泗水市市长**特莉·丽斯玛哈莉妮博士**
Dr. Ir.Tri Rismaharini, Mayor of Surabaya City, Indonesia

荷兰鹿特丹大学住房与城市发展研究所城市战略与规划主任**亚历山大·杰斯诺博士**
Dr. Alexander R. Jachnow, Head of Urban Strategies and Planning, Institute for Housing and Urban Development Studies, Erasmus University Rotterdam

中共武义县委常委、常务副县长**李杨勇**
Li Yangyong, Member of the Standing Committee, CPC Wuyi County Committee
First Deputy County Chief, People's Government of Wuyi County, China



安瓦尔·乔杜里大使
Ambassador Anwarul K. Chowdhury

全球人居环境论坛主席、联合国前副秘书长暨高级代表
Chairman of GFHS, Former UN Under-Secretary-General and High Representative

我作为全球人居环境论坛的主席，对从世界各地远道而来纽约参加第十二届全球人居环境论坛的各位嘉宾们表示最热烈的欢迎。

从2008年开始，人类历史上第一次，全球有一半的人口居住在城镇，这一重大的转变远未结束。我们见证了一个新的城市纪元的诞生，预计未来35年，全球城市化水平将大幅增加，到2050年将达到70%。因此，我们正处在一个空前、快速且不可逆转的城市化时代。

发展中国家是城市增长最快的地区，平均每月新增500万城市居民。可以这么说，“城市是我们是否能够实现全球可持续发展的关键”。城市拥有能够塑造人类未来以及实现可持续发展的潜力，城市也是全球应对气候变化的最前沿。在过去的二十年里，城市和城市中心已经成为人类的主要栖息地，并成为人类整体发展的重要引擎。城市化为提高人们生活水平、预期寿命、文化水平、可持续环境以及更有效利用日益稀缺的自然资源提供了前所未有的机会。对女性来说，城市化意味着更多的就业机会，更低的生育水平以及独立性的增加。

与此同时，城市也存在贫困，这是现代生活的一个严重的、普遍的特征——并且在很大程度上未被承认。在发展中国家，越来越多的人生活在贫民窟，这也导致贫民窟的数量日益增加。在这种情况下，为所有人提供就业机会、住房、水、电、教育和基本医疗服务是一项艰巨的任务。

最为显著的是，城市贫困从性别视角来看，妇女在城市劳动力市场上所处的不平等地位和更多遭受暴力的风险，更凸显了平等和社会公正的基本问题。我认为，除非妇女和社区能参与到每一层级政府的政策制定与发展，否则妇女的政治和社会经济地位的改变仍是微乎其微，那么人居环境的改善也将因此受限。

在世界范围内，法律制度未能很好的保护无家可归者和失地者，反而将他们视为更具犯罪倾向的人群，这

In my capacity as the Chairman of the Global Forum on Human Settlements (GFHS), I extend a very warm welcome to all the participants who have joined us from various part of the globe at the Twelfth Global Forum on Human Settlements (GFHS-XII) in New York.

Beginning in 2008, for the first time, half of humanity is now living in towns and cities, but this dramatic transition is far from over. We have seen in reality the beginning of a new urban era. It is projected that globally urbanization levels will rise dramatically in the next 35 years to reach 70 percent by 2050. We thus live at a time of unprecedented, rapid, irreversible urbanization.

Urban growth is most rapid in the developing world, where cities gain an average of 5 million residents every month. It has been rightly said that “our struggle for global sustainability will be won or lost in cities. Cities have the potential to shape the future of humankind and to win the battle for sustainable development. Cities are at the forefront of the global battle against climate change. In the last two decades, cities and urban centres have become the dominant habitats for humankind and the engine-rooms of human development as a whole. Urbanization offers unprecedented opportunities for increasing living standards, life expectancy and literacy levels, environmental sustainability and more efficient use of increasingly scarce natural resources. For women, urbanization is associated with greater access to employment opportunities, lower fertility levels and increased independence.

At the same time, urban poverty is a severe, pervasive – and largely unacknowledged – feature of modern life. More and more people will end up in the developing world’s growing slums. Securing jobs, shelter, water, electricity, education, health services for all is a daunting task.

Most significantly, a gendered perspective of urban

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可持续的城市发展是21世纪人类社会面临的最紧迫的挑战之一。全球人居环境论坛自成立以来，每年年会都会关注这些问题。作为全球人居环境论坛系列年会之一，第十二届全球人居环境论坛的举办正当其时，旨在引起国际社会警醒并积极主动地以全面的方式解决城市化问题。

Sustainable urban development is one of the most pressing challenges facing the human community in the 21st century. It is therefore significant that GFHS has, since its establishment, been focusing on these challenges at each of its annual conferences. This twelfth forum in the series is again another timely, relevant and appropriate initiative that is aimed at making the international community alert and proactive to the issues of urbanization in a holistic manner.

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也是导致该群体发生暴力的趋势日益上升的部分原因。所经历的种种现象表明，住房、土地和财产问题能够加剧冲突并被用作冲突的武器。在世界上所有的私有土地中，近四分之三的土地被仅仅2.5%的土地所有者所控制。

针对无家可归者问题，作为制定有效和全面对策的一部分，各国政府必须将其注意力转移到关注弱势群体的需求上来，并将其作为一项紧急任务。当今世界上无家可归者的状况，以及生活在不充足和不安全的住房和生活条件下的数百万人口，都是城市面临的巨大危机，需要采取人道主义和人权相结合的办法来解决。

城市是充满活力、富有变化和机会众多的天堂，也是存在剥削、疾病和失业的地狱。越来越多的城市出现日益严重的犯罪、吸毒和污染问题。移民与现有居民之间出现了新的紧张局面，这加剧了阶级、种族和民族之间原本就很严重的分歧。

最后，我要特别强调一点：可持续的城市发展是21世纪人类社会面临的最紧迫的挑战之一。全球人居环境论坛自成立以来，每年年会都会关注这些问题。作为全球人居环境论坛系列年会之一，第十二届全球人居环境论坛的举办正当其时，旨在引起国际社会警醒并积极主动地以全面的方式解决城市化问题。

poverty highlights fundamental issues of equality and social justice by showing women’s unequal position in the urban labor market and their greater exposure to violence. **I believe that unless women and communities are involved in decision making and policy development at every level of governance, changes to women’s political and socio-economic status will be minimal, and, as a consequence, the improvement of human settlements will be greatly constrained.**

The failure of legal systems to protect homeless and landless people across the world is coupled with a tendency to criminalize them and is part of the trend of increasing violence against the landless and the urban homeless. As has been experienced on many occasions, housing, land and property issues can fuel conflicts and be used as weapons in conflict. Of all the private land in the world, nearly three quarters is estimated to be controlled by just 2.5 percent of all landowners.

Governments must turn their attention to the needs of vulnerable populations as a matter of urgency as part of their development of effective and comprehensive responses to homelessness. The state of sheer homelessness in the world today along with the immense crisis faced by millions living in inadequate and insecure housing and living conditions, calls for a combination of a humanitarian and a human rights approach.

Cities are hubs of dynamism, change and opportunity, they are also places of exploitation, disease and unemployment. Crime, drug abuse and pollution have increased in growing numbers of cities. New tensions are emerging between migrants and established residents, adding to already sharp divisions along class, racial and ethnic lines.

Let me conclude by underscoring that sustainable urban development is one of the most pressing challenges facing the human community in the 21st century. It is therefore significant that GFHS has, since its establishment, been focusing on these challenges at each of its annual conferences. This twelfth forum in the series is again another timely, relevant and appropriate initiative that is aimed at making the international community alert and proactive to the issues of urbanization in a holistic manner. 



吕海峰 Lu Haifeng

全球人居环境论坛 (GFHS) 秘书长, 深圳美好城市研究院院长
Secretary General of Global Forum on Human Settlements,
President of Shenzhen Better City Institute

我代表全球人居环境论坛向来自全球各地参加第十二届全球人居环境论坛暨可持续城市与人居环境奖盛典的代表, 致以真诚的问候和热烈的欢迎。

12 是一个非常重要的数字。一年有 12 个月, 一天中白天和晚上各有 12 个小时。十二生肖或十二星座也很有影响力。它们循环运动, 永不停止。我们今年的论坛恰好是第十二届, 这意味着本届论坛将会继续循环, 永无止境。非常感谢所有的合作伙伴对我们事业的大力支持和热爱。全球人居环境论坛致力于人人共享的可持续城市和人居环境, 我们将继续齐心协力, 努力推动这一伟大事业 “百尺竿头, 更进一步”。

与此同时, 这是全球人居环境论坛年会第三次在纽约举办。每一次我们都会获得联合国系统、常驻联合国代表团和其他伙伴的大力支持和帮助。尤其是在今年, 他们为我们做了巨大的贡献。非常感谢所有的主办单位: 冈比亚常驻联合国代表团、非洲联盟常驻联合国观察团、联合国环境规划署、世界和平联盟、世界城市运动、世界非政府组织联合会和深圳美好城市研究院。我也非常感谢所有发言人、主持人、参与者和工作人员以及热心的志愿者。我还要特别感谢纽约联合国广场希尔顿千禧酒店为我们提供良好的场地和热情的服务。

2017 年是通过《可持续发展目标》和《巴黎协议》的第三年, 也是《新城市议程》颁布的第二年。今年以来, 我们一直强烈感受到世界各地日益恶劣的天气和灾难性气候变化对人类的影响和危害。因此, 我们必须持续地采取行动。可持续城市与人居环境是我们的主战场, 而我们在场的所有人都是主力军。

第十二届全球人居环境论坛暨可持续城市与人居环境奖盛典是一次以行动为导向的会议, 也是主题为“城市治理, 开放创新”的“2017 世界城市日”的重要庆祝活动。本届论坛将围绕“有效规划和管理城市空间发展, 贯彻《2030 年可持续发展议程》和《新城市议程》”的主题展开。正

On behalf of the Global Forum on Human Settlements (GFHS), I have the pleasure to convey my very warm greetings and welcome to all the participants who are joining us from various parts of the globe at the 12th Global Forum on Human Settlements & Sustainable Cities and Human Settlements Awards Ceremony.

12 is a very important number. There are 12 months in one year, and 12 hours per day and per night. Twelve zodiac signs or twelve constellations are also very influential. Move in circles, endless. Our forum this year is the twelfth session, meaning that this forum will continue to cycle, and be endless. I want to thank all our partners for their support and love for this cause which is committed to sustainable cities and human settlements for all, and we will continue to work together on this to a new level.

In the meantime, This is the third time for GFHS annual forum to be held in New York City. Every time we have received the great and continuous supports and help from UN system, Missions and other partners to lead a success, particularly in this year. I appreciate all co-organizers: Permanent Mission of the Gambia to the UN, Permanent Observer Mission of the African Union to the UN, United Nations Environment Programme, Universal Peace Federation, World Urban Campaign, World Association of Non-Governmental Organizations, and Shenzhen Better City Institute. My thanks extends to all speakers, moderators, participants and staffs as well as our enthusiastic volunteers. I would also like to deliver my special gratitudes to the Millennium Hilton One UN Plaza for providing us with good venues and warm service.

2017 is the third year for the adoption of SDGs and Paris Agreement and the second year for the New Urban Agenda. This year, we have been feeling strongly the influence and damage to human being from increasing

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今年以来, 我们一直强烈感受到世界各地日益恶劣的天气和灾难性气候变化对人类的影响和危害。因此, 我们必须持续地采取行动。可持续城市与人居环境是我们的主战场, 而我们在场的所有人都是主力军。

This year, we have been feeling strongly the influence and damage to human being from increasing extreme weather and disastrous climate changes around the world. We must take actions - constantly. Sustainable city and human settlements is our main battlefield. We here are all main force.

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如大家所知, 联合国“人居三”提出: “创新的城市治理和有效规划、管理城市空间发展是实现可持续城市与人居环境的两大关键”。第十二届全球人居环境论坛将为全球的利益相关者提供一个高级别的对话平台, 提升能力建设; 总结分享已经被证明的有效政策、标准、措施和最佳范例; 推动双边和多边在可持续城市发展以及减缓和适应气候变化领域的经济技术交流合作, 推动“一带一路”绿色发展进程。我希望接下来的“飒飒奖”颁奖典礼中所揭晓的最佳范例和这两天的互动将是鼓舞人心、激励和令人难忘的。

最后, 预祝各项活动取得圆满成功, 同时祝愿各位来宾身体健康。

extreme weather and disastrous climate changes around the world. We must take actions – constantly. Sustainable city and human settlements is our main battlefield. We here are all main force.

The 12th Global Forum on Human Settlements & Sustainable Cities and Human Settlements Awards Ceremony (GFHS - XII) is an action-oriented conference which is also a good gathering for commemorating

the “World Cities Day 2017” themed as “Innovative governance, open city”. GFHS - XII will be centered on Effectively Planning and Managing Urban Spatial Development to Implement 2030 Agenda for Sustainable Development and New Urban Agenda. As you know, Innovative governance and Effectively Planning and Managing Urban Spatial Development have been identified by Habitat III as two crucial ways to realize sustainable cities and human settlements. GFHS - XII will provide a high-level platform for information exchange and capacity building for global stakeholders, highlight innovative and alternative sustainability approaches, policies and actions, and identify the best practices, contribute to promoting bilateral and multilateral cooperation of economy and technology, as well as facilitating the green development in the context of the Belt and Road Initiative. I hope the best practices declared in following SCAHSA Ceremony and interaction during these two days will be inspiring, motivating and unforgettable.

Lastly, I wish the events a great success, and all the participants a good health. WBP



▲ 纽约中央公园 New York Central Park



玛缇娜·奥托 Martina Otto

联合国环境规划署城市部门负责人

Head of Cities Unit, Economy Division, United Nations Environment Programme

Implement New Urban Agenda and make the vision for sustainable urban development a reality

实施《新城市议程》让“可持续城市”梦想成真

我谨代表联合国环境署，对本届论坛表示热烈的祝贺。今年是基多大会通过《新城市议程》的第二年。本次论坛也是作为“世界城市日”的纪念活动而开展的。

《新城市议程》提出了可持续城市发展的明确愿景：“为所有人提供公正、安全、健康、便利、可负担、有复原力以及可持续的城市和人居环境，共享繁荣和优质的生活”，并且为所有城市政府提供足够的机会以更好的方式来发展他们的城市。现在就是实现这些愿景的最佳时机。

明年，联合国经社理事会将举办高级别政治论坛，主题为“向可持续和有复原力的社会转变”。它将审查多项可持续发展目标的进展情况，包括可持续发展目标 11 这项直接涉及可持续城市和人居住环境的目标。此外，在建设可持续城市和人居住环境的强有力行动中，还有其他几个目标也至关重要，比如：

可持续发展目标 6：确保所有人享有水 and 环境卫生，实现水和环境卫生的可持续管理；目标 7：确保人人获得可负担、可靠和可持续的现代能源；以及目标 15：保护、恢复和促进可持续利用陆地生态系统、可持续森林管理、防治荒漠化、制止和扭转土地退化现象、遏制生物多样性的丧失，尤为重要是有关可持续消费的目标 12。不得不说，在实施《2030 年可持续发展议程》和《新城市议程》方面，第十二届全球人居环境论坛的主题恰逢其时，恰到好处。

目前世界上一半以上的人口居住在城市，预计到 2050 年城市人口的比例将增加到 70% 以上。城市化预计到 2050 年将完成，世界将在未来 15 年中建设并建成大部分基础设施和建筑物。在这份蓝图之中，我们不可能忽视可持续性因素。据估算，到 2030 年，全球新基础设施需求将达到 93 万亿美元。

On behalf of UN Environment I also wish to extend a warm welcome to this event, which comes exactly one year after we had gathered in Quito to adopt the New Urban Agenda, and is held today as we celebrate World Cities Day.

The New Urban Agenda set out a clear vision for sustainable urban development: 'just, safe, healthy, accessible, affordable, resilient, and sustainable cities and human settlements that foster prosperity and quality of life'. The time is now for implementation and making this vision a reality.

Next year, progress on several SDGs will be under review in the High Level Political Forum, conducted under the auspices of the Economic and Social Council. The theme will be "Transformation towards sustainable and resilient societies". On the list of the SDGs under review is SDG11, directly pertaining to sustainable cities and human settlements, but also several others for which strong action to build sustainable cities and human settlements will be critical.

SDG 6: Availability and sustainable management of water and sanitation for all. Goal 7: Access to affordable, reliable, sustainable and modern energy for all, and Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss. Notably SDG 12 on Sustainable Consumption. In the implementation of the 2030 Agenda for Sustainable Development and the new Urban Agenda, the topic of this twelfth session of the Global Forum for Human Settlements is hence very timely.



我们如何规划、设计和管理城市将决定着城镇化的巨大变革力量是有助于或扼杀为了所有人的可持续发展目标。简而言之，目标就是不让一个人掉队，实现可持续的包容性经济和环境可持续性。

The way we plan land use, how we plan, design and manage cities will determine whether the amazing transformational power of urbanisation contributes to or stifles the objective of Sustainable Development for All. In a word, our goal is that we leave no one behind, and achieve sustainable and inclusive economies and environmental sustainability.



我们有一些关键性数字：

城市消耗四分之三的全球能源和资源量。随着人口增长和消费增加，我们需要三个地球来提供所需的自然资源量。气候变化正在给我们以及我们赖以生存的自然资源带来更多的压力。海平面上升威胁到许多大城市，最近在加勒比地区和美国发生的飓风事件都是令人悲伤的灾害事件，这也提醒着我们数百万人口生活在脆弱的居住环境中。

我们只有 12% 的城市符合世界卫生组织的空气质量标准，而许多城市面临着越来越糟糕的空气污染问题，这影响着公民的健康和预期寿命，以及城市的宜居性。

目前，城市只占用 2% 的土地面积。但据预测，从现在到 2030 年，全球建成的城市总面积将增加一倍以上。这不仅是因为目前的城市化模式是扩张性的。更糟糕的是，这种城市扩张往往是以牺牲生物多样性和耕地为代价的。如果对城市扩张管理不当，就会对自然系统产生不利影响，从而将使人类面临严重的风险，因为自然系统供应淡水，改善空气质量，调节气温，抵御气候变化和自然灾害，并为人类提供食品、医药和木材等资源。

因此，争取实现以下目标意义重大：1. 提高效率，不同行业价值链之间的联系更为紧密，一个行业的副产品或废物可用作另一行业的原材料。换句话说就是循环经济和循环城市。2. 低排放、低碳和有复原力的城市发展；3. 不同的价值观。它们将激发个体选择更可持续的生活方式。当然，这涉及到解决不平等、提高安全、经济机会以及处理移民问题，我们在这里将主要针对城市问题。

为了解决这些复杂且相互联系的城市可持续性，我们需要综合的规划方法。好消息是它们为城市带来了多重协同效益。城市效率、包容性和生产率的激增，不仅是因

More than half of the world's population currently lives in cities, and this is expected to grow to over 70% of urbanites by 2050. It is also expected that urbanisation will be completed by 2050, with most of the infrastructure and buildings being built over the next 15 years. We cannot afford not to build sustainability considerations into these decisions and the projected 93 trillion USD worth of global demand for new infrastructure till 2030.

We all have the key figures on top of our heads:

Cities are already responsible for some three quarters of energy and resource use. With the projected population growth and increases in consumption, we would need three planets to provision the natural resources required for that. Climate change is putting further stress on us and the natural resources on which we depend. Sea-level rise threatens many of our major cities, and the recent hurricanes in the Caribbean but also here in the US, sadly reminded us of the vulnerability of millions of people.

Only 12% of our cities comply with World Health Organisation Standards for Air Quality, with many cities facing more and more bad air days, impacting Citizen's health and life expectancy, as well as the liveability of cities.

At present cities occupy only 2% of land. But it is predicted that the total built urban area globally will more than double between now and 2030. This is not least due to the fact that current urbanisation patterns have a tendency to urban sprawl. But worst, this often comes at the expense of biodiversity and agricultural



为城市采取了新的行业政策和方法，也是因为它们扩大了新技术的应用范围。更为关键的是：它们制定了政策来确保各项举措的有效实施，增加集聚效益的关联性，调整治理方法和改变组织，最大限度地发挥协同作战在提升效率上的潜力，并以更综合的方式整合政策。有效的城市空间规划是零成本或负成本的节约型经济的最大潜在来源。

联合国环境署于2012年6月在“里约+20”峰会上发起了《资源节约型城市全球倡议》。目前，该倡议相信通过点对点地分享经验教训和最佳范例，通过合作伙伴网络为城市管理者提供工具包，方便其理解和管理本地资源。借助城市资源的环境、社会和经济影响，帮助人们理解“城市的新陈代谢”——它包括水、废物、能源、食物和其它。“城市的新陈代谢”是明确重点任务，促进综合政策和计划的实施，并衡量一段时间内进展情况的一种方法。

当然，在谈到人居环境问题时，建筑和建设行业需要特别引起重视。

《新城市议程》将住房置于中心位置，并提出“适当的住房权”。在气候变化和资源过度使用的现在，只有低碳、资源节约和有复原力的住房才能真正称之为适当住房。当然，选择在哪里开发，开发什么类型的住房以及与基础设施的关联程度，又决定着可持续性。所以，在这方面，住房在某种程度上居于中心位置。

据估计，建筑物是全球温室气体排放 (GHG) 的最大单一来源，该行业消耗的能源约占全球能源最终使用量

land. If urban expansion is not adequately managed, there is a serious risk of adverse impacts on the natural systems that supply freshwater, improve air quality, regulate temperatures, provide resilience against climate change and natural disasters, food, medicine and timber.

It is therefore critical to strive for 1. radical efficiencies, where value chains of different sectors are much more interlinked to use by-product or waste of one as a raw material for another, in other words circular economy and with it circular cities; 2. for low-emission, low-carbon and resilient urban development, and 3. for different values that will inspire individuals to make more sustainable lifestyle choices. Of course this comes along addressing inequalities, improving safety and economic opportunities and dealing with migration, which we will mostly see directed towards cities.

To address these complex and interrelated urban sustainability issues, we need integrated planning approaches, and the good news is that they create multiple co-benefits for cities. Urban efficiency, inclusiveness, and productivity surges not only because cities adopt new sectoral policies and approaches, or because they scale up new technologies, but also, more critically, because they develop policies to shape their forms in an efficient way, increase their connectivity to reap agglomeration benefits, and adapt governance practices and change organizations to maximize the

的三分之一，其消耗的资源量占全球资源的三分之一以上，其中包括全球淡水使用量的12%。据估计，该行业产生的固体废物占全球总量的40%。其实，低排放建筑的成本并未见得就很高。如果考虑到运营成本和社会福祉等方面，在大多数情况下，它们的成本反而更低。因此，我们需要重新审视这个问题。

总之，我们如何规划、设计和管理城市将决定着城镇化的巨大变革力量是有助于或扼杀为了所有人的可持续发展目标。简而言之，目标就是不让一个人掉队，实现可持续的包容性经济和环境可持续性。

potential of interrelated levers of efficiency, and bundle policies in a more integrated way. An efficient spatial planning of cities constitutes the greatest potential source of savings at zero or negative cost.

UN Environment runs the Global Initiative for Resource Efficient Cities, launched in June 2012 at the Rio+20 Summit. Believing in the power of peer-to-peer exchanges on lessons learnt and good practices, the initiative currently works through a network of partners on a toolkit for cities to understand and manage their local resources. It helps cities understand their 'urban metabolism' based on the environmental, social and economic impact of resources that flow through cities. These include water, waste, energy, food and other materials. Urban Metabolism is a way to determine priorities, facilitate integrated policies and plans, and measure progress over time.

And of course, when speaking about human settlements, the building and construction sector requires special attention.

The New Urban Agenda places housing at the centre of its provisions, with reference to the right to adequate housing. At times of climate change and resource overuse, only low-carbon, resource-efficient and resilient housing can be truly called adequate. Of course, choices on where to develop housing, what type of housing, the connectivity to basic infrastructure decide again on sustainability. So, also in that respect, housing is somehow at the center.

Buildings are estimated to be the single largest contributor to global greenhouse gas emissions (GHG), with about one third of global energy end-use taking place within them. The sector consumes more than a third of global resources, including 12 percent of all freshwater use. And it generates an estimated at 40 percent of global solid waste. Low-emission building, however, is not necessarily more expensive at the outset, and if we factor in operating cost and issues such as well-being, they are even cheaper in most cases. We therefore need to look at the issue with a fresh look.

To conclude, The way we plan land use, how we plan, design and manage cities will determine whether the amazing transformational power of urbanisation contributes to or stifles the objective of Sustainable Development for All. In a word, our goal is that we leave no one behind, and achieve sustainable and inclusive economies and environmental sustainability. WBPW





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Deputy Mayor of Mannheim City, Germany

Mannheim - Urban Sustainability In A Global Green City
曼海姆 —— 全球绿色城市的可持续发展

曼海姆是德国西南部的一个城市，它是德国巴登 - 符腾堡州继斯图加特与卡尔斯鲁厄之后的第三大城市。2015 年人口约 30.5 万，整个城市位于德国第八大都市圈——有着 240 万人口的密集型莱茵 - 内卡都市圈的中心地带。

曼海姆位于巴登 - 符腾堡州西北角的莱茵河与内卡河交汇处，与路得维希港隔莱茵河相望，西边是莱茵兰 - 普法尔茨州，北边是巴登 - 符腾堡州与黑森州的边界。曼海姆位于海德堡市沿内卡河的下游。

如今的曼海姆有七大特点：

- 1. 具有大都市的积极特征和功能，而无消极特质
- 2. 文化多样性
- 3. 教育行业文化多样性的应对难度低于平均水平（城市区域取得多方面的教育成就）
- 4. 文化之都，也是创意与音乐产业发祥地
- 5. 与增长的区域人口相反，曼海姆的人口增长低于平均水平
- 6. 公民对城市的认同度高于平均水平
- 7. 服务业和行业的高度差异化和现代化定位

曼海姆是莱茵 - 内卡都市圈的文化和经济中心，也正在面对可持续城市发展的挑战，并采取综合有效的管理模式，以有针对性和协同的方式将各个行政级别单位联系起来。曼海姆的公民参与程度给人的印象深刻，包括正式程序和程序和非正式程序。曼海姆早在 2008 年便奠定了其全面的、目标导向的可持续管理模式的基础。

Mannheim is a city in the southwestern part of Germany, the third-largest in the German state of Baden-Württemberg after Stuttgart and Karlsruhe with a 2015 population of approximately 305,000 inhabitants. The city is at the centre of the larger densely populated Rhine-Neckar Metropolitan Region which has a population of 2,400,000 and is Germany's eighth-largest metropolitan region.

Mannheim is located at the confluence of the Rhine and the Neckar in the northwestern corner of Baden-Württemberg. The Rhine separates Mannheim from the city of Ludwigshafen, just to the west of it in Rhineland-Palatinate, and the border of Baden-Württemberg with Hesse is just to the north. Mannheim is downstream along the Neckar from the city of Heidelberg.

Nowdays,there are seven unique features of Mannheim

- 1. Having the positive feature and functions of a metropolis but not its negative qualities
- 2. Cultural diversity
- 3. Below average coping of the cultural diversity in the education sector (various educational successes in the city's districts)
- 4. City of culture and home to the creative and music industry
- 5. Below average growth of population in Mannheim contrary to the growing regional population
- 6. Above-average identification with their city by the citizens

行政改革侧重于八大战略目标：

- 1. 激发都市活力
- 2. 吸引人才
- 3. 做强企业
- 4. 培育宽容
- 5. 增加平等的教育机会
- 6. 增强创造精神
- 7. 鼓励参与
- 8. 增加资产

这些目标确保了未来的总体发展能力，并为各个领域带来可持续的细分战略。每个目标都采用技术、生态、经济、社会、人口和主观方面的指标予以衡量。宪章管理已经实施到位，并包含具体主题的行动计划，以确定整体行动。通过签署各种宪章（如“21 世纪议程”、“奥尔堡宪章”、曼海姆“21 点自行车交通规划”），该市承诺将其活动定位于实现这些内容，并强调运行监测系统以确保可持续发展。所有部门及其业务都遵循效率导向的管理目标，并运用关键指标定期对这些目标进行核查，使之与预算相吻合。

监测目标状态和行动的影响，使得城市能够及时作出调整，并相应提前设定预算。整体战略的核心是与各种不同背景的公民紧密联系在一起。在所有重要的城市发展领域，曼海姆均实施了多层次的、创新性的参与举措。《曼海姆转变白皮书》等季度性发布的纲领文件有助于人们加强对这些举措的认同。该市确保在“公民与参与”组织单元既包含公民正式参与的流程，也包含非正式参与的途径。曼海姆对其全面、有效的施政方法和让公民直接参与的新颖方式充满信心。

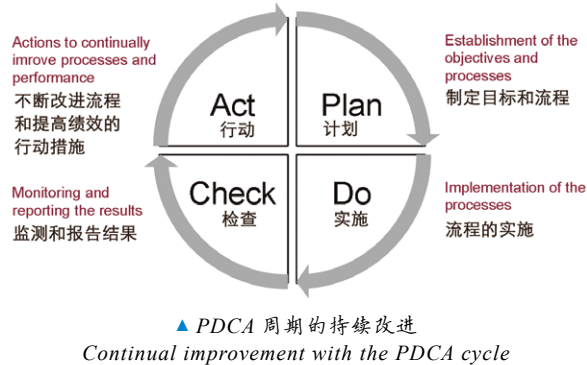
7. Highly specifically differenced and modern location for service businesses and industries

Mannheim, the cultural and economic centre of the Rhine-Neckar metropolitan region, is facing challenges of sustainable urban development with an integrated, effective governance model. This connects all administrative levels in a targeted and synergistic manner. Mannheim is impressive with its thorough citizen participation, which encompasses formal procedures and informal processes. Mannheim laid the cornerstone of its comprehensive, goal-oriented sustainable governance model in 2008. The CHANGE administrative reform focuses on eight strategic goals:

- 1. Vitalizing Urbanity
- 2. Attracting Talent
- 3. Strengthening Enterprises
- 4. Cultivating Tolerance
- 5. Enhancing Equal Educational Opportunities
- 6. Enhancing Creative Spirit
- 7. Encouraging Engagement
- 8. Enhancing Assets

These goals ensure overall future development capability, and lead to sustainable segment strategies for individual areas. Each of them is measured by indicators that cover technical, ecological, economic, social, demographic and subjective dimensions. Charter-Management has been put in place to bundle topic-specific action plans and to determine holistic actions. By signing various charters (such as the “Agenda 21” Aalborg charter, the Mannheim “21-point bicycle traffic plan”), the city commits to orient its activities to achieve their contents. One should highlight the monitoring system to ensure sustainable development. All departments and own operations follow effectiveness-oriented management goals, which are regularly checked using key figures, and connected to the budget.

This monitoring of goal statuses and the effects of actions allows the city to make adjustments on a timely basis, and to set the budget early accordingly. A central component of the overall strategy is connecting to a varied citizenry. Mannheim has implemented multi-level, innovative participation processes in all important city development areas. Quarterly measures, such as the Mannheim White Paper on Conversion, help to increase identification with the initiatives. The city ensures that formal processes and informal participation occur within the “Citizenship & Participation” organisational unit. Mannheim has convinced with its holistic, effective approach and novel direct venues for citizen participation.





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Surabaya's Innovation on Effectively Planning, Design, and Managing Urban Spatial Development

泗水在有效规划、设计和管理城市空间发展方面的创新

泗水市是印度尼西亚第二大城市，总面积约为 334.51 平方公里，总人口数在 330 万左右。泗水市坐落于印度尼西亚东部的战略性核心地带，并且处于该地区的发展和经济活动中心。

本市管辖区域 60% 属于甘榜（乡村）或城中村。在过去，甘榜被称为服务匮乏的贫民窟地区，居住者大部分是教育水平低下的贫民，这些地区往往也是罪犯藏匿的聚集地。了解到这一情况之后，特莉·丽斯玛哈莉妮市长采取的第一项措施便是通过指导和邀请居民参与到垃圾管理的行动之中来改善环境质量，然后再采取其他措施改善该地区的卫生和基础设施条件。通过实施基于社区的独立垃圾管理政策，人们开始对垃圾进行分类，然后将一些无机废物卖给遍布城市各地的废品收购站，并且将有机废物当作混合肥料使用。“3R 理念”在泗水市得到了充分的实践。

此后，通过实施城市农耕计划和专门针对贫困家庭主妇的“经济英雄”计划，本地经济已得到显著改善。市政府在该市各区域共建了 361 座运动场、372 座城市公园以及众多公共空间。同时，改善渔民村的生活环境和改造先前的红灯区也是必不可少的。

为了将泗水市发展成为一个绿色城市，“城市森林”的理念被提出并实践。如今，2,800 公顷的红树林被保护了起来，同时河岸地区也恢复了活力。沿街种植了几千棵树，也造就了一条绿树成荫的美丽车道。同时，每周都会举行一次“无车日”活动。除了实施垃圾管理之外，泗水市还进一步开展了“废物转化成能源”的项目，并且已经开始使用可再生能源。一项关于“绿色建筑”理念的法规也准备就绪。泗水市总体规划包含了生态城市原则的八个方面，如图 1 所示：

Surabaya is the second largest city in Indonesia. It has total population of approximately 3.3 Million people with total area of 334,51 km square. It is strategically located as the hub of eastern Indonesia as well as the center of development and economic activities in the region.

Out of the total area, around 60% is kampung, or urban village. Previously, kampung was known as slum area, underserved, and is home of low-educated people and criminals. Learning this situation, the first initiative undertaken by Mayor was to improve the environmental quality of the area by teaching and inviting people to take part in waste management before improving the sanitation and infrastructure in there. Through the independent community-based waste management, people sort garbage from its source and they can sell the inorganic waste to the waste banks located all over the city and treat the organic ones into compost. The concept of 3R is applied here.

Thereafter, local economy is improved through the urban farming program and “Economic Heroes” which targets poor housewives. The City Government builds 361 sport fields, 372 city parks, and numerous public spaces spread evenly all over the city. Improvement of fisherman kampung and transformation of ex-red light districts are also essential.

To develop Surabaya as green city, urban forests are created, 2,800 Ha mangrove forest is preserved, and river bank is revitalized. Thousands of trees are planted along the street making a beautiful green lane and Car Free Day Program is carried out once in a week. In addition to the waste management, the city implements

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为了将泗水市发展成为一个绿色城市，“城市森林”的理念被提出并实践。如今，2,800 公顷的红树林被保护了起来，同时河岸地区也恢复了活力。

To develop Surabaya as green city, urban forests are created, 2,800 Ha mangrove forest is preserved, and river bank is revitalized.

”

为了保持和改善城市绿色空间的质量和数量，泗水市已经制定了一些规定。自然生物多样性和城市农业也是生态要素，属于建成区的一部分。四条大河流经泗水东部并在那里汇聚，河口周围因泥沙淤积而自然形成的新土地都是可供开发的。为了保护该市的东部区域，约有 2800 公顷的红树林受到保留和保护，并被指定为各种本地和外来鸟类的栖息地。该地区还是学生的生态教育中心和旅游目的地。

为了改善生活空间，政府制定了提高城市绿地的规定，其比例要占土地总面积的 30% -35%，其中，公共开放空间的比例占 20% -25%，由私营部门提供的部分占 10%。公园是由加油站改造而成。本市现在有 60 个配备了游乐场和运动场地的活动公园，均免费向公众开放。

主要街道和道路两旁都有树木和花坛，并延伸到巷子狭窄、人口稠密的甘榜地区。城市的绿化并不只是为了美观，最重要的是，它能在闷热的下午为公众提供更好的微气候条件，吸收交通污染物，提高土地承载力。此外，市政府还通过提供城市农业培训，绿色卫生比赛，免费提供种子和堆肥等，鼓励私营企业和社区参与。

泗水市的发展旨在通过垂直开发的理念来创造更多的公共活动空间。

waste-to-energy project and has began using renewable energy. A regulation on Green Building concept is also in place. The city was planned based on a masterplan with the eight aspects of eco-city principle as shown in Figure 1.

Several regulations have been established in order to maintain and to improve both the quality and quantity of the city's green open space. Natural bio-diversity and urban farming are other eco elements as part to the built up area. Four large river streams that flow and end in the eastern part of Surabaya, developed new land formed naturally by the rivers deposit around the estuary area. To protect the eastern part of the city, approximately 2,800 Ha mangrove forest have been developed and designated as habitat of various local and migrant bird species. The area is also used as an eco-education center for students and as tourist destination.

In order to improve the living space, the government established regulations to optimize the city green space reaching to 30%-35% of total land area, consists of 20% - 25% as public open space and 10 % provided by the private sector. Public parks were transformed and developed from gas stations. There are by now 60 active parks equipped with playground and sport area all for free to the public.

Trees and flower beds are provided along the main street and road and also reaching narrow alleys of densely populated kampungs. The greening of the city is not for beautification purpose, but most important is to create better micro-climate condition for the sweltering afternoon heat, absorbing pollutants from the traffic as well as to improve land carrying capacity. Moreover, the city government is also keep encouraging the privates and communities to involve in the effort by providing urban farming training, award for the green and clean kampungs competitions, free seeds and compost, etc.

The development in Surabaya is directed to use vertical development concept in order to have more spaces allocated for public activities.



▲ 泗水生态城市总体规划的八个方面 (图 1)
The Eight Aspect of Eco-City Masterplan of Surabaya (Figure 1)



亚历山大·杰斯诺博士 Dr. Alexander R. Jachnow

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Urban form and urban policies – Guiding the development of sustainable cities in Africa 城市形态和城市政策 —— 指导非洲可持续城市的发展

过去几十年来，非洲城市的人口增长迅速，部分区域的人口增长则更快。通过自然增长和农村人口迁移，城市和农村都在继续扩张。在资源匮乏、财力有限和人力不足的情况下，伴随着有限的基础设施供应和无节制的土地消费而形成的这种增长模式，基本上可称之为“非正式”增长。

当今，大多数非洲城市都缺乏规划，无计划定居点已成为城市化的主要现代特征。在缺乏有规划的城市建设方式的情况下，核心的挑战是空间利用。大部分非洲城市的空间战略都面临很大的局限。一方面，在相当一部分城市中的非正式定居点，难以提升人口密度。这些地区正在受到建成环境的制约，而不是获得集聚效益。此外，大多数贫穷的城市居民还主要依靠农业来维持生计，负担不起城市的生活成本。另一方面，虽然城市的扩张计划表明未来会有分配存在，但这并不是贯穿整个城市的、连贯的战略发展的一部分，因此城市化的普遍模式仍然是向城市边缘地区的非计划性蔓延。这种蔓延的特点是自我推动的过程，由从事土地交易的个人实施，往往只是间接得到当局的支持。

城市化似乎是不可阻挡的，因此“非可持续”的模式难以为继，因为它在空间管理的指导上，尤其是在土地使用和提供基础设施及服务方面困难重重。对城市区域主动管理的不情愿心理主要源于两大障碍。第一个障碍是在人力资源方面，包括技术能力和市级财政资源的方面缺乏资源，也缺乏有效激励而不是回避适用规则的法律框架。第二个障碍根植于政治经济方面：在城市发展中缺乏强有力的支持者，普遍缺乏政治意愿和承诺，这一点在很多政府的战略规划中显而易见，这些计划在很大程度上忽视了城市部门的作用。

Over the last decades, African cities have experienced a rapid growth in population, but even more in terms of the areas they occupy. Cities and villages continue to grow in their peripheries, both through natural growth rates as well as through rural migration. In a resource-scarce environment with limited financial means and human capacity, this growth has been largely informal, with limited infrastructural provision, and an uncontrolled consumption of land.

As the majority of urban areas today lack planning, unplanned settlements have become the predominant, modern feature of urbanization. In the absence of intentional approaches for the making of cities, core challenges emerge around the use of space. Most spatial strategies face strong limitations in the contexts of African cities. On the one hand, densification cannot yet be promoted in cities where a considerable part is composed of informal settlements. These areas are suffering from the constrictions of the built environment rather than obtaining agglomeration benefits. Moreover, a majority of poor urban dwellers lives partially off subsistence agriculture and could not afford moving into urban housing. On the other hand, though city expansion plans that indicate future allotment exist, they are not a part of a city-wide, coherent and strategic development. The prevailing pattern of urbanization therefore continues to be the informal sprawl over peri-urban areas. This sprawl can be characterized as a self-driven process, carried out by individuals that engage in transaction of land, often indirectly supported by the authorities.

在此背景下，能够定位城市发展的政策称之为“城市政策”。这些政策通常涉及城市的社会、经济和物质发展方面。城市政策不仅需要从概念上理解如何引导和监测发展，而且还需要了解空间发展的可能结果如何产生积极的影响，特别是对于可持续性的影响。

在当局缺乏足够的规划和执行能力的情况下，决策者和技术人员首先必须有能力设计、规划和实施旨在提高空间规划效果的政策，并且在这一过程中还需考虑到其他利益相关方，这些人并非只在乎自身利益，也具有为公众奉献的意愿。

为了使国家城市政策有效发挥作用，建议在微观、中观和宏观层面明确城市的功能目标。在这方面的政策将有必要对复杂的过程制定规则，认可、指导和促进众多人提出的倡议，并把它们整合在一起。

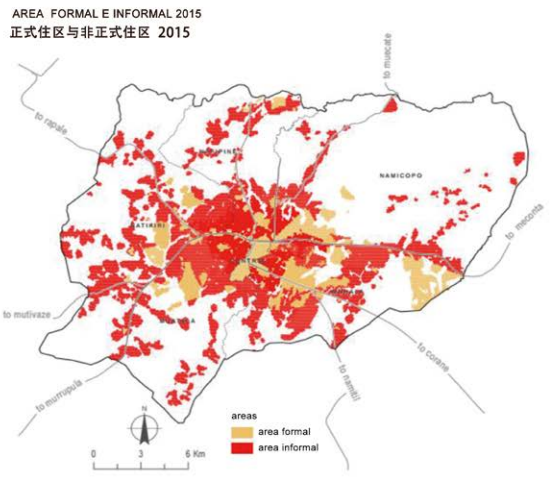
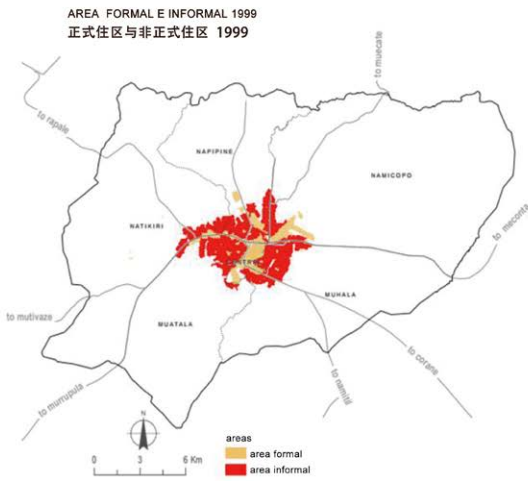
Urbanization seems to be uncontrollable and hence unsustainable as it is extremely difficult to guide spatial organization, especially in terms of land use and the provision of infrastructure and services. The reluctance to proactively manage urban areas is rooted in two main obstacles. Firstly the lack of resources, in terms of human resources, including technical capacities, and financial resources at the municipal level, as well as the lack of legal frameworks that would provide incentives

for the application of rules, not for avoiding them. The second obstacle is rooted in the political economy: the lack of a strong champion for urban development and the general lack of political will and commitment is evident in many governments' strategic plans that widely overlook the role of the urban sector.

Policies able to orient urban development, referred to in this context as “urban policies” are generally addressing aspects of social, economic and physical development of the city. Urban policies require the conceptual understanding of not only how to steer and monitor progress but also how the potential results of spatial development can contribute to positive overall impacts, especially to sustainability.

In the absence of an authority sufficiently equipped with capacities to plan and implement, decision makers and technical staff first of all have to be capacitated to design, plan and implement policies that aim for more efficient spatial planning and also include other stakeholders in the process, that have the disposition to contribute to the public weal, not promoting their particular interests alone.

To make national urban policies working, it is recommended to set explicit objectives for urban functions on micro, meso and macro level. Policies in this context will be necessary to set rules for complex processes, recognizing, guiding and facilitating the initiatives of many and bringing them together. 



City of Nampula, Mozambique 1999 and 2015
莫桑比克楠普拉城1999-2015年正式住区与非正式住区面积对比



李杨勇 Li Yangyong

中共武义县委常委、常务副县长
Member of the Standing Committee, CPC Wuyi County Committee
First Deputy County Chief, People's Government of Wuyi County, China

聚力绿色崛起，加快美丽富民

Rise through Green Development and Benefit from Green City

今天，很荣幸能出席第十二届全球人居环境论坛活动，在这里和大家共同探讨绿色城市专题。武义县这次被授予“全球绿色城市”荣誉，这是全县48万人民的骄傲！我愿借此机会和大家交流分享武义县创建绿色城市的思路 and 做法。

武义县有1700年的历史，山好、水好、生态好，是不可多得的旅游养生胜地，每年都吸引了大量的游客。武义作为养生旅游胜地、中国温泉之城、全国生态旅游示范县，其生态、绿色、健康、养生理念，与“全球绿色城市”的品牌非常匹配。这次“全球绿色城市”创建成功，既是对武义坚持绿色发展的充分肯定，也是对“温泉名城、养生武义”品牌的巨大提升。武义在践行绿色发展过程中，主要有以下三条经验：

Today, it is my honor to attend the 12th Global Forum on Human Settlements, where I would like to discuss with you the topic of green cities. This time, Wuyi County is awarded the honorary title of "Global Green City", which makes the 480,000 people at the county feel proud! I would like to take this opportunity to share with you all the ideas and practices of creating a green city at Wuyi County.

Wuyi County has a history of 1700 years. Characterized with beautiful mountains, clean water and good ecological environment, it's a rare tourism and health resort that attracts a large number of tourists every year. As a health preservation resort, the place of hot springs in China, and a demonstration county of the national ecotourism, it has the ecological, green,



绿水青山是武义的宝贵财富，更是区域竞争的优势所在。我们将坚持打好美丽生态牌，走好绿色转型路，把武义建设成为最美温泉养生名城。

Lucid waters and lush mountains are invaluable assets of Wuyi, which are also the advantages of regional competition. We will adhere to the beautiful ecology as a brand, and take the path of green transition, to make Wuyi the most beautiful place of hot springs and health preservation.



一、坚持景城共建，实现宜居宜游

近年来，我县以“打造宜居宜游的最美山水温泉名城”为目标，城乡人居环境不断改善，大气、水体、噪声、森林覆盖等多项环境指标全国领先，成为了浙江的中心“绿岛”。

坚持规划先行。先后编制了“三山三水”、武义古城、北岭新区等重点区块城市设计和综合交通专项规划，科学布局城与乡、集镇与农村的关系，实现了城市规划、小城镇规划、农村规划全覆盖。

建设景区城市。根据规划，加快城中村、旧小区改造，优化城市路网，建设壶山生态公园、熟溪湿地公园，建成浙江首条休闲绿道，亮化山、水、城、桥夜景，被评为浙江园林城市。

health and health preservation concepts in line with the brand of "Global Green City". The success of creating a "Global Green City" here is not only a full affirmation of Wuyi's adherence to the green development, but is also a tremendous increase in the brand of "Famous Place of Hot Springs and Health Preservation Resort of Wuyi". There are the three major experiences of Wuyi in implementing the green development, as follows:

1. Adhere to the joint development of both landscapes and the county, to make it a good place of living and tourism

In recent years, with the goal of "creating the most beautiful hot spring city as a good place of living and tourism", Wuyi has continuously improved the living environment in both the urban and rural areas and has taken the lead in many environmental indicators such as atmosphere, water body, noise and forest cover, thus becoming a "Green Island" at the center of Zhejiang Province.

Adhere to the idea of planning first. It has made some urban designs for key blocks and comprehensive transport plans such as the "Sanshan Sanshui", Ancient County of Wuyi and Beiling New District, laid out the relations between the county and townships, and between towns and countryside in a scientific manner, so as to achieve the full coverage of urban planning, small town planning and rural planning.

Become a scenic county. According to the relevant plan, we have sped up the transformation of urban villages and old communities, optimized the urban road network, built Hunshan Ecological Park and Shuixi Wetland Park, and created Zhejiang's first recreational greenway, brightened the night scenes consisting of



建设美丽乡村。武义在浙江率先推进全域景区化，发挥众多古村落的优势，把全县当成“大花园”来建设，把乡村作为景区来打造，实现景城一体、景村一体、宜居宜游。

二、坚持产业共融，实现绿色转型

在产业布局上，我县在北部发展工业、中部发展旅游、南部发展农业，通过一二三产融合互动，不断提升收入水平。

推进产城融合。建设武义科技城、PK 竞艺小镇、温泉小镇等产业平台，推进工业向现代化转型，成为全国县域经济竞争力百强县，中国电子商务百佳县，浙江省投资价值潜力 20 强县。

发展温泉旅游。充分利用温泉的优势，大力发展旅游经济，连续成功举办十一届“中国武义温泉节”，先后举办了亚洲及国际温泉小镇峰会，被评为中国最具影响力旅游目的地。

发展有机农业。大力实施良种化繁育、生态化种养、标准化生产、品牌化销售，有机茶颁证面积居全国首位，先后被命名为中国有机茶之乡、中国有机国药基地、中国名茶之乡和全国无公害蜜梨生产十强县。

hills, waters, towns and bridges. Therefore, it's awarded the honorary title of a Garden City in Zhejiang Province.

Make the countryside beautiful. Wuyi has taken the lead in making the whole county a large scenic area in Zhejiang, which plays the advantages of many ancient villages by developing the county as a "big garden" and the villages as a scenic area, so as to achieve the goal of integrating scenery with the country, and scenery with villages as a good place of living and tourism.

2. Adhere to industrial integration and achieve green transformation

In terms of industrial layout, our county develops its industry in the north, its tourism in the middle part, and its agriculture in the south, and continuously improves the income level of its residents through the integration and interaction of the primary, secondary and tertiary industries.

Promote the industry-city integration. Construct Wuyi Science and Technology Town, PK Competing Town, Hot Springs Town and other industrial platforms, promote the industrial transformation to modernization, and become one of the top 100 counties in economic



▲ 中国有机茶之乡 China's Organic Tea Town



▲ 中国温泉名城，东方养生胜地
China's Hot Spring Town, Health Preservation Resort

三、坚持生态共护，实现持续发展

习近平总书记曾说：“绿水青山就是金山银山”。我县把生态环境当成眼睛一样来保护，共同维护绿水青山，实现可持续发展。

对涉污企业坚决说“不”。坚决淘汰“低、小、散”的落后产能，全面完成高污染、高耗能行业整治，提高招商引资的准入门槛，坚决做到“不以牺牲环境来换取一时的发展”。

对环境污染坚决说“不”。三年来，我县累计投入 30 多亿元推进治水项目建设，城市污水处理厂、截污纳管、农村生活污水治理取得良好成效，29 条干支流均实现“随处可游泳、随时可游泳”。两次捧得浙江省治水的最高荣誉“大禹鼎”。

对浪费资源坚决说“不”。我们大力实施生活垃圾分类和资源化利用工作，垃圾分类已经成为新的社会风尚。

绿水青山是武义的宝贵财富，更是区域竞争的优势所在。我们将坚持打好美丽生态牌，走好绿色转型路，把武义建设成为最美温泉养生名城。欢迎大家来中国武义泡温泉、品香茗、兴实业！

competitiveness, one of the top 100 counties in e-commerce in China and one of the top 20 counties in potential investment value in Zhejiang Province.

Develop the hot spring tourism. Make full use of the advantages of hot springs, vigorously develop the tourism economy, successfully hold the Eleventh "China Wuyi Hot Spring Festival", the Asian and International Hot Springs Town Summit, and win the honorary title of

being one of China's most influential tourist destinations.

Develop the organic agriculture. Vigorously develop the breeding of improved varieties, ecological planting, standardized production, and branded sales; ranks first in China in terms of the area of certified organic tea plantations, and has been the home of organic tea in China, the base of Chinese organic traditional herbs, the hometown of Chinese famous tea and one of the top 10 counties with pollution-free honey pears.

3. Adhere to the ecological protection and achieve sustainable development

General Secretary of CPC Xi Jinping once said: lucid waters and lush mountains are invaluable assets. At Wuyi, the ecological environment is protected like as our eyes, and meanwhile great efforts are made to jointly safeguard the lucid waters and lush mountains, and achieve the sustainable development.

Firmly say "no" to the enterprises making pollutions. Resolutely eliminate the "low, small and scattered" enterprises with backward production capacity, successfully complete the remediation of high-pollution and high-energy-consumption industries, increase the access threshold for investment promotion, and uncompromisingly "do not sacrifice the environment in exchange for short-term development."

Firmly say "no" to environmental pollution. Over the past three years, our county has invested more than 3 billion yuan to promote the construction of water treatment projects. The good results have been achieved for urban sewage treatment plants, sewage pipe network, and the treatment of rural domestic sewage. In the 29 main and branch rivers, we have achieved the goal of "swimming anywhere at any time". For this reason, Wuyi has won the highest honorary title of 'Dayu Ding' in terms of water treatment in Zhejiang Province for twice.

Firmly say "no" to the waste of resources. We vigorously implement the classification and recycling utilization of household garbage, and the behavior of garbage classification has become a new social fashion.

Lucid waters and lush mountains are invaluable assets of Wuyi, which are also the advantages of regional competition. We will adhere to the beautiful ecology as a brand, and take the path of green transition, to make Wuyi the most beautiful place of hot springs and health preservation. Welcome to Wuyi, China for enjoying hot springs and tea products and starting a business!



SCAHSAs
SUPPORTED BY UN ENVIRONMENT

Honor Roll

2017 Sustainable Cities and Human Settlements Award

2017 “飒飒奖” 荣誉榜

10月30日晚，第十二届全球人居环境论坛（GFHS-XII）的揭幕序曲和最大亮点之一——2017“可持续城市与人居环境奖”（简称“飒飒奖”）颁奖盛典在纽约富有美利坚民族特色的音乐声中拉开帷幕。当晚，会议大厅嘉宾云集，气氛隆重热烈。

“可持续城市与人居环境奖”，原名“全球人居环境奖”，是由全球人居环境论坛创立和颁发的、一年一度的世界性大奖。该奖项得到联合国环境规划署等机构的大力支持和指导，已经成功举办了十二届，获奖者来自世界各地，为国际上同行业之间最佳范例知识和经验的分享传播提供了一个高规格的互动平台，产生了显著的示范效应。“飒飒奖”共设立7大类别，城市（区、镇）、景区、建筑、规划设计、交通、绿色技术、个人包括少儿均可申报。经过近一年的层层选拔、激烈角逐，本届“飒飒奖”共诞生了6个类别共23个奖项。

To the accompaniment of traditional American music, the 2017 Sustainable Cities and Human Settlements Award Ceremony (SCAHSAs) officially opened as the great prelude and one of highlight of the 12th Global Forum on Human Settlements on the night of October 30, 2017, which brought together a number of distinguished guests, creating a warm and lively atmosphere.

The "Sustainable Cities and Human Settlements Award (SCAHSAs)", formerly known as the "Global Human Settlements Award", is an annual worldwide prize awarded by Global Forum on Human Settlements (GFHS). With the support and guidance of the United Nations Environment Programme and other organizations, this Award has been successfully held for twelve times, and were presented to the winners from all over the world, which also provides a high-level interactive platform for international peers to share best practices and experience, and generates a significant demonstration effect. "SCAHSAs" sets up a total of the seven major categories: cities (districts, towns), scenic spots, building, planning and design, transportation, green technology and individuals including children. After nearly a year of layers of selection and intense competition, this year's SCAHSAs has given birth to a total of 23 awards in the six major categories.



全球绿色城市 Global Green City

德国曼海姆市 City of Mannheim, Germany

印度尼西亚泗水市 City of Surabaya, Indonesia

中国浙江武义县 Wuyi County, Zhejiang Province, China

全球城市更新最佳范例 Global Model of Urban Renewal

芬兰拉哈蒂市智慧更新项目 Smart Retro in Lahti, Finland

颁奖嘉宾 Presenter

全球人居环境论坛主席、联合国前副秘书长暨高级代表安瓦尔·乔杜里大使

Ambassador Anwarul K. Chowdhury, Chairman of GFHS, Former UN Under-Secretary-General and High Representative



全球低碳生态景区
Global Low-Carbon Ecological Scenic Spot

美国维尔京群岛圣托马斯飞索探险旅游项目
Zipline Adventure Tours in St. Thomas, Virgin Islands, U.S.

中国浙江常山三衢石林景区
Changshan Sanqu Stone Forest Scenic Spot, China

颁奖嘉宾 Presenter

美国圣塔莫妮卡市议员帕姆·奥康纳女士
Ms. Pam O'Connor, Council member, City of Santa Monica, U.S.A.



全球人居环境杰出贡献奖
Global Human Settlements Outstanding Contribution Award

保加利亚社会发展信托基金会
Trust for Social Achievement, Bulgaria

法国巴黎城市形态和复合系统研究院院长薛杰
Serge Salat, President of Urban Morphology and Complex Systems Institute, Paris, France

尼日利亚河流州州长尼索·埃森沃·维克
Nyesom Ezenwo Wike, CON, GSSRS, Governor of Rivers State, Nigeria

颁奖嘉宾 Presenter

全球人居环境论坛（GFHS）副主席、世界和平联盟秘书长泰吉·哈马德博士
Dr. Taj Hamad, Vice Chairman of Global Forum on Human Settlements, Chairman of World Association of Non-governmental Organizations



全球人居环境示范住区
Global Human Settlements Model of Community

中建·梅溪湖中心 CSCEC·Meixi Lake Center

晟通·牡丹舸 SNTG·MudanGe

葛洲坝·南京建邺区 8-6 地块
Gezhouba Nanjing Jianye District Land 8-6 (NO.2016G14)

都会山－尚都会新座 Metropolis Mansion

全球绿色文化商业综合体范例
Global Model of Green Cultural Commercial Complex

海口观澜湖新城 Mission Hills Centreville, China

全球绿色建筑产业化示范项目
Global Model of Green Building Industrialization

马来西亚森林城市建筑工业化产业园 PC 预制工厂
CGPV Industrial Building System Industrial Park

颁奖嘉宾 Presenter

国际知名可持续发展专家，联合国环境署可持续生活方式、城市和产业处前负责人阿拉布·霍巴拉先生

Mr. Arab Hoballah, Senior Sustainability Expert, Former Chief, Sustainable Lifestyles, Cities and Industry Branch, UNEP



全球人居环境规划设计奖
Global Human Settlements Award on Planning and Design

印度孟买公共空间的重塑
Reimagining Public Spaces in Mumbai, India

保加利亚罗姆人住区的可持续改善
Sustainable Improvement of Romani Settlements in Bulgaria

中国万科·四季花城 Vanke·Wonderland, China

中国铂悦·澜庭 Prime Orienting, China

中国·哈尔滨国际农业博览中心
China Harbin International Agricultural Exhibition Center

颁奖嘉宾 Presenter

法国巴黎城市形态与综合系统研究院院长，IGMC 3.0 首席专家薛杰先生

Mr. Serge Salat, President, Urban Morphology and Complex Systems Institute, Paris, France, Leading Expert of International Green Model City Standards 3.0



全球人居环境绿色技术范例
Global Human Settlements Model of Green Technology

中国石头造“碳酸钙高填充石塑母粒及应用”技术
MBS “Filler Masterbatch With High Content of Calcium Carbonate” Technology, China

全球绿色商业范例
Global Model of Green Business

美国圣塔莫妮卡商会
Santa Monica Chamber of Commerce, U.S.A.

全球绿色出行范例
Global Model of Green Mobility

墨西哥市大容量自行车停车设施
Massive Bicycle Parking Facilities in Mexico City

颁奖嘉宾 Presenter

冈比亚常驻联合国代表马马杜·塔加拉大使阁下
H. E. Mr. Mamadou Tangara, Ambassador and Permanent Representative of the Gambia to the United Nations

PHOTO NEWS 图片报道
“飒飒奖” 颁奖盛典 SCAHSA Ceremony



GFHS-XII 第十二届全球人居环境论坛



GFHS-XII 闭门会议 GFHS-XII Closed Consultations



展览展示 Exhibition



参观纽约联合国总部 Visit to the UN Headquarters, New York City



参访考察纽约猎人山景区 Study visit to the Hunter Mountain, New York, USA



参访考察尼亚加拉瀑布公园 Study visit to the Niagara Falls Park



参观加拿大万锦市市政厅 Visit to Municipal government of Markham, Canada



工作团队 Work Team



Observance Ceremony for "World Cities Day 2017"

2017 “世界城市日” 庆祝仪式



联合国将 10 月的第一个星期一定为“世界人居日”，10 月 31 日定为“世界城市日”。为了正式庆祝 2017 “世界城市日”，第十二届全球人居环境论坛邀请了 12 位城市利益相关者，请他们作出对可持续城市发展的承诺。我们在这里记录了他们的承诺，和大家分享。

The United Nations has designated the first Monday of every October as World Habitat Day and every 31st of October as World Cities Day. To formally celebrate 2017 World Cities Day, the 12th Global Forum on Human Settlements invited 12 urban stakeholders to make their own commitment for sustainable urban development. We therefore share their commitments as follows.

曼海姆获得了“全球绿色城市”奖，恰好今年我们也启动了《曼海姆 2030 宗旨》，我们将为实现可持续发展目标不懈努力。

Mannheim has won the Global Green City award and we have also kicked off our Mission Statement Mannheim 2030 this year. We will strive for implementing the Sustainable Development Goals.

德国曼海姆市常务副市长迈克·格雷奇先生
Mr. Michael Grötsch, Deputy Mayor of Mannheim City, Germany

我们将精心打造武义这一中国温泉名城、东方养生胜地，像对待艺术品一样来呵护这座美丽绿色城市，像对待家人一样来拥抱远道而来的世界各国朋友。

As a famous county for its hot springs and a resort for health preservation in East China, Wuyi will be cared for like artwork, where visitors from all over the world will receive a warm welcome and will be treated like a family member.

中共武义县委常委、常务副县长李杨勇先生
Mr. Li Yangyong, Member of the Standing Committee, CPC Wuyi County Committee
First Deputy County Chief, People's Government of Wuyi County, China

城市是我们居住的地方。我承诺要让城市成为市民的家，而且城市能够拯救我们的生命。

Cities are where we live in. I am committed to make city a home for its citizen and cities shall be able to save our lives.

印尼泗水市市长特莉·丽斯玛哈莉妮博士
Dr. Ir.Tri Rismaharini, Mayor of Surabaya City, Indonesia

河流州政府承诺要逐步提供最好的基础设施和社会服务，以在可持续基础上提高所有居民的生活水平。

The Rivers State Government affirms its commitment to progressively provide the best of infrastructure and social services to enhance the living standards of all residents on a sustainale basis.

尼日利亚河流州州长尼索·埃森沃·维克先生
Mr. Nyesom Ezenwo Wike, CON, GSSRS, Governor of Rivers State, Nigeria

我代表常山 34 万人民在这里郑重承诺：我们将全面推进绿色发展、产业崛起、开放创新、民生优先，打造美丽中国独具特质的国际慢城、华东地区朝气蓬勃的活力高地、江南水乡风物清嘉的文化名县、四省边际宜居宜业的幸福家园。

On behalf of 340,000 people at Changshan, I make a solemn promise here: we will be committed to promoting the green development, the rise of industries and open innovation, giving priority to people's livelihood, and creating an International Slow City with China's unique characteristics, a flourishing highland in East China, and an outstanding cultural county in Yangtze river delta, thus making it a good place to live and do business at the edge area of the four provinces.

中共常山县委副书记王郁松先生
Mr. Wang Yusong, Vice Party Secretary of Changshan County Committee of CPC, China

奎松市政府一直致力于为城市边缘化地区提供安全、有复原力和包容性的城市内社会化住房。

The Quezon City Government is continuously committed in providing safe, resilient and socially inclusive in-city socialized housing to the city's marginalized sector.

菲律宾奎松市市长赫伯特·包蒂斯塔先生
Mr. Herbert Bautista, Mayor of Quezon City, Philippines

作为一名规划师和学术人员，我致力于构建一门关于可持续城市的综合性科学，其中包括有效的可持续发展框架，如范例新城标准 3.0，以及基于空间分析大数据的预测；这种方法缩小了科学、公共政策和房地产投资回报预测之间的差距，很荣幸它能影响到有关政府的决策，朝向可持续的规划和设计方向转变，我承诺今后将继续为之不懈努力。

As a Planner and Academic, I am deeply committed to build a new complexity science of sustainable cities. This comprises effective sustainability frameworks like IGMC 3.0, and predictions based on Big Data spatial analytics; this approach bridges the gap between science, public policies and real estate return on investment forecast. It have been fortunate to influence relevant government policy shift towards sustainable planning and Design and I commit continuing doing so in the next years.

法国巴黎城市形态与综合系统研究院院长，IGMC3.0 首席专家薛杰先生
Mr. Serge Salat, President, Urban Morphology and Complex Systems Institute, Paris, France,
Leading Expert of International Green Model City Standards 3.0

鉴于目前全球城镇化引发的变革，我们许多学者认为需要尝试做不同的事情，而不是重复做同一件事情。我们致力于生成和促进创新和新实践所需的知识，为健康和有意义的生活创造条件。

In light of the current transformations caused by global urbanization, we scholars feel the urge to start doing things different, instead of doing only more of the same. We commit to generate and facilitate the knowledge needed for innovations and new practices, which provide the conditions for a sound and meaningful life.

荷兰鹿特丹大学住房与城市发展研究所城市战略与规划主任亚历山大·杰斯诺博士
Dr. Alexander R. Jachnow, Head of Urban Strategies and Planning,
Institute for Housing and Urban Development Studies, Erasmus University Rotterdam

孟买环境社会网络机构的使命是集中精力发展安全、包容、所有人可达的公共空间。这些通过相对较低的成本就可以实现，并且将对所有人口快速增长的城镇化国家益处良多。

Mumbai Environmental Social Networks's mission is to focus on development of public spaces that are safe, inclusive and accessible to all. It is a high priority, low cost, high impact benefit to a rapidly urbanizing population in all developing countries.

印度孟买环境社会网络首席执行官荣布缇 • 阿姆里塔 • 维塔拉女士
Ms. Trupti Amritwar Vaitla, CEO of Mumbai Environmental Social Network, India

森林城市是一个完美的典范，一个可持续的、以行业为动力的未来城市范例。我们希望通过努力，使这个城市和整个世界成为一个更美好的地方，更重要的是，为下一代创造更美好的生活。

Forest City stands out to be a perfect paradigm as a sustainable, industry-driven model of future cities, we hope that through our own effort, we can make this city and the world as a whole, a better place to be, and most importantly, to nurture a better life for our next generations.

碧桂园控股有限公司海外事业部副总经理王继赢博士
Dr. Kelly Wang, Vice General Manager, Overseas Division, Country Garden Holdings Co., Ltd.

我是一名中国建筑师，我作出三点承诺：1、推进 BIM 技术应用，促进智慧城市建设；2、注重保护城市文脉和城市肌理；3、塑造出具有完善生态系统结构和特色景观构架的城市空间。

I am a chinese architect , I promise three points: First, promote the application of BIM technology and promote the construction of smart city. Second, pay attention to the protection of citycontext and urban texture. Finally, createurbangreen spaces withperfectecologicalsystem and special landscape features framework.

中国四川省大卫建筑设计有限公司董事长刘卫兵先生
Mr. Liu Weibing, Sichuan David Architectural Design Co., Ltd, China

社会发展信托基金将继续致力于为罗姆人（吉卜赛人）的长期定居点制定可持续和包容的解决方案，并使住宅和社区合法化，确保儿童的安全并提供保障，为家庭提供资金，以及为城市政府提供可负担的低碳解决方案。

The Trust for Social Achievement will remain committed to developing sustainable and inclusive solutions to long-standing Roma (Gypsy) settlements – our work to zone and legalize homes and neighborhoods ensures safety and security for children, access to capital for families, and an affordable, low-carbon approach for municipalities.

保加利亚社会发展信托基金会首席执行官萨拉 • 皮瑞尼女士
Ms. Sarah Perrine, CEO of Trust for Social Achievement, Bulgaria



Twelfth Global Forum on Human Settlements and Sustainable Cities and Human Settlements Awards Ceremony

OUTCOME DOCUMENT

第十二届全球人居环境论坛暨可持续城市与人居环境奖盛典

成果文件

Version 20/12/2017 (exposure draft) 2017 年 12 月 20 日版（征求意见稿）

在近年来达成的全球共识基础上，10 月 30-31 日，第十二届全球人居环境论坛暨可持续城市与人居环境奖盛典（GFHS-XII）在美国纽约联合国广场千禧希尔顿酒店成功举办。作为 2017 “世界城市日”的重要庆祝活动之一，本届论坛主题为“有效规划和管理城市空间发展，贯彻《2030 年可持续发展议程》和《新城市议程》”。

来自全球 30 多个国家的公共部门、私营部门、民间社会和学术机构代表等近 400 人出席了为期 2 天的活动。会议以促进创新行动、实现可持续发展目标和《新城市议程》为导向，展开了卓有成效的研讨，表彰了 23 个最佳范例，启动了国际绿色范例新城在线评估认证系统，取得了丰硕的成果。

明年，联合国可持续发展高级别政治论坛将回顾可持续发展目标 11 的进展，特别是关注可持续城市与人居环境。作为全球人居环境论坛系列年会之一，第十二届全球人居环境论坛的举办正当其时，旨在引起国际社会警醒并积极主动地以全面的方式解决城市化问题。

Based on the global consensus reached out in recent years, the 12th Global Forum on Human Settlements and Sustainable Cities and Human Settlements Awards (GFHS-XII) centered on “Effectively Planning and Managing Urban Spatial Development to Implement 2030 Agenda for Sustainable Development and New Urban Agenda” was successfully held at Millennium Hilton One UN Plaza in New York USA on 30-31 October, as an important event to celebrate the World Cities Day 2017.

GFHS-XII has attracted around 400 representatives of public sector, private sector, civil society and academy from over 30 countries who participated in the two-day events. The conference discussed in depth and effectively with the objective of promoting innovative actions achieving Sustainable Development Goals (SDGs) and New Urban Agenda , granted 23 winners the Sustainable Cities and Human Settlements Awards, launched the Online Rating System of International Green Model City Initiative, and achieved fruitful results.

Next year, progress on SDG11 will be under review

本届论坛重要建议如下：

● 1. 可持续的城市发展是 21 世纪人类社会面临的最紧迫的挑战之一。当越来越多的人来到城市建立他们的家园，城市将成为世界上最大的社会、经济、环境和政治问题的竞技场，这些挑战必须共同应对。

● 2. 为实现可持续发展，需要采用更可持续的方式组织和指导城镇化的发展。事实上，当前面临的一个重大挑战就是非洲和亚洲地区的快速城镇化呈指数增长。城市是复杂的综合系统，所面临的挑战也将以指数方式倍增，而最好的规划和服务也只能是遵循线性增长。

● 3. 为组织和指导城镇化，需要同时采取以下两点战略：（a）在提高效率和放大方法的原则下管理变革，包括提升变革管理能力；（b）提供变革所需的框架。这就特别需要国家城市政策的配套。

● 4. 为全面落实《2030 年可持续发展议程》，需要协调地方行动所需要的条件和资源，更重要的是让人们积极参与，并培育与所有利益相关者的伙伴关系，如民间社会、科技领域等。以综合的方式在地区层面实施实现可持续发展目标并使之本土化是成功的唯一途径。

● 5. 《新城市议程》提出了可持续城市发展的明确愿景：“为所有人提供公正、安全、健康、便利、可负担、有复原力以及可持续的城市和人居环境，共享繁荣和优质的生活”，并且为所有城市政府提供足够的机会以更好的方式来发展他们的城市，现在就是实现这些愿景的最佳时机。

● 6. 强烈呼吁具有变革性的城市建设。我们不必墨守成规，跨部门的综合规划是一个核心要求，真正的创新来自于综合方法和综合政策。我们如何规划、设计和管理城市将决定着城镇化的巨大变革力量是有助于或扼杀了所有人的可持续发展目标，那就是不让一个人掉队，实现可持续发展的包容性经济和环境可持续性。



当越来越多的人来到城市建立他们的家园，城市将成为世界上最大的社会、经济、环境和政治问题的竞技场，这些挑战必须共同应对。

As more and more people make cities their home, cities will be the arenas in which some of the world's biggest social, economic, environmental and political challenges will be faced and need to be addressed collectively.



in the United Nations High Level Political Forum, directly pertaining to sustainable cities and human settlements. This twelfth forum in the series of annual GFHS forum is again another timely, relevant and appropriate initiative that aims at making the international community alert and proactive to the urbanization issues in a holistic manner.

Important recommendations from the conference shared as follows:

● 1. Sustainable urban development is one of the most pressing challenges facing the human community in the 21st century. As more and more people make cities their home, cities will be the arenas in which some of the world's biggest social, economic, environmental and political challenges will be faced and need to be addressed collectively.

● 2. The prospect for achieving sustainable development is given through organizing and steering urbanization in more sustainable ways. A main challenge is the fact that current rapid urbanization in Africa and Asia has an exponential growth. As cities are complex and hybrid systems, the challenges also multiply exponentially, while improvements in planning and service provision are at best following a linear growth.

● 3. To organize and steer urbanization, the following two strategies need to be applied simultaneously: (a) manage transformation, under the principles of enhancing efficiency and scaling-up approaches, including the development of capacities for Transformation management; (b) and provide the frameworks needed for change. This entails specifically the provision of National Urban Policies.

● 4. The enabling policies, needed for an integrated delivery of the Agenda 2030, will coordinate the conditions and resources for local actions, and even more important, involve people as active agents, and foster partnerships with all stakeholders, such as civil society, science and technology. Localizing and implementing the SDGs at local level in an integrated manner is the only way to achieve these goals.

● 5. The New Urban Agenda set out a clear vision for sustainable urban development: “just, safe, healthy, accessible, affordable, resilient, and sustainable cities and human settlements that foster prosperity and quality of life for all”, and provide enough opportunities for all urban governments to act and develop their cities in better ways. The time is now for implementation and making this vision a reality.

● 6. This requires a vibrant call for revolutionary city making. We don't have to follow old models.



▲ 印度尼西亚泗水社区
A community of Surabaya, Indonesia

● 7. 推广那些被公认的最佳范例和倡议。联合国环境规划署城市套装计划采用纵向和横向政策一体化的方式，与邻里级别的试点项目相连接。鉴于未来 15 年我们所面临的特别发展机遇，我们需要紧急行动。

● 8. 城市绿色化意味着成本上升，这是一个普遍的误区，我们需要了解、评估和改善物质流动以及他们的生命周期。我们需要用跨界和循环的视角进行思考，可持续的生活方式将是可持续城市必不可少的推动力。

● 9. 国际绿色范例新城倡议是对有效规划和管理城市空间发展、支持在地区层面实施可持续发展目标和《新城市议程》的有价值 and 有益的贡献，其目标是运用 IGMC 标准 3.0 作为一种基于数据收集和分析、评估和指导可持续城市发展的先进规划工具。同时，IGMC 规划和设计理念将推动房地产价值创造，提升土地价值和房产资产集中度。

● 10. 空间形态有助于可持续城镇化，它将影响城市的社会、环境和经济质量，并创造房地产价值。金融战略需要与可持续发展的其他方面相匹配，例如通过公交导向型发展模式来转化城市空间。

● 11. 公共空间的发展必须优先关注其对所有人的安全性、包容性和可达性。这些通过相对较低的成本就可以实现，并且将对所有人口快速增长的城镇化国家益处良多。

● 12. 除非妇女和社区能参与到每一层级政府的政策制定与发展，否则妇女的政治和社会经济地位的改变仍是微乎其微，那么人居环境的改善也将因此受限。

● 13. 鉴于目前全球城镇化引发的变革，许多学者认为需要尝试做不同的事情，而不是重复做同一件事情。他们致力于生成和促进创新和新实践所需的知识，为健康和有意义的生活创造条件。

● 14. 建立一个新的可持续城市综合科学是相关领域规划师和学者作出的有益承诺。这包括有效的可持续发展

Integrated planning across the different sectors is a core requirement, real innovations will come from integrated approaches as well as integrated policies. The way we plan, design and manage cities will determine whether the amazing transformational powers of urbanization contributes to or stifle the objective of Sustainable Development for All, that we leave no one behind, and achieve sustainable and inclusive economies and environmental sustainability.

● 7. Scale up those recognized best practices and initiatives. UN Environment's City Package takes the approach of vertical and horizontal policy integration, linked with neighbourhood level pilots. Given the unique window of opportunity that we have over the next 15 years, we need to do so with a sense of urgency.

● 8. There is the common misunderstanding that city greening means elevated costs, what we need is to understand, assess and improve the material flows and their life cycles. We need to start thinking from a cross-cutting and a circular perspective. Sustainable lifestyles will be essential drivers to sustainable cities.

● 9. The International Green Model City (IGMC) Initiative is a valuable and useful contribution for effectively planning and managing urban spatial development in support to the implementation of the SDGs and New Urban Agenda at local level, which aims to use IGMC Standards 3.0 as an advanced planning tools for assessing and guiding sustainable urban development based on data collection and analysis. In the meantime, IGMC planning & design principles drive real estate value creation, increase land values and real estate asset concentration.

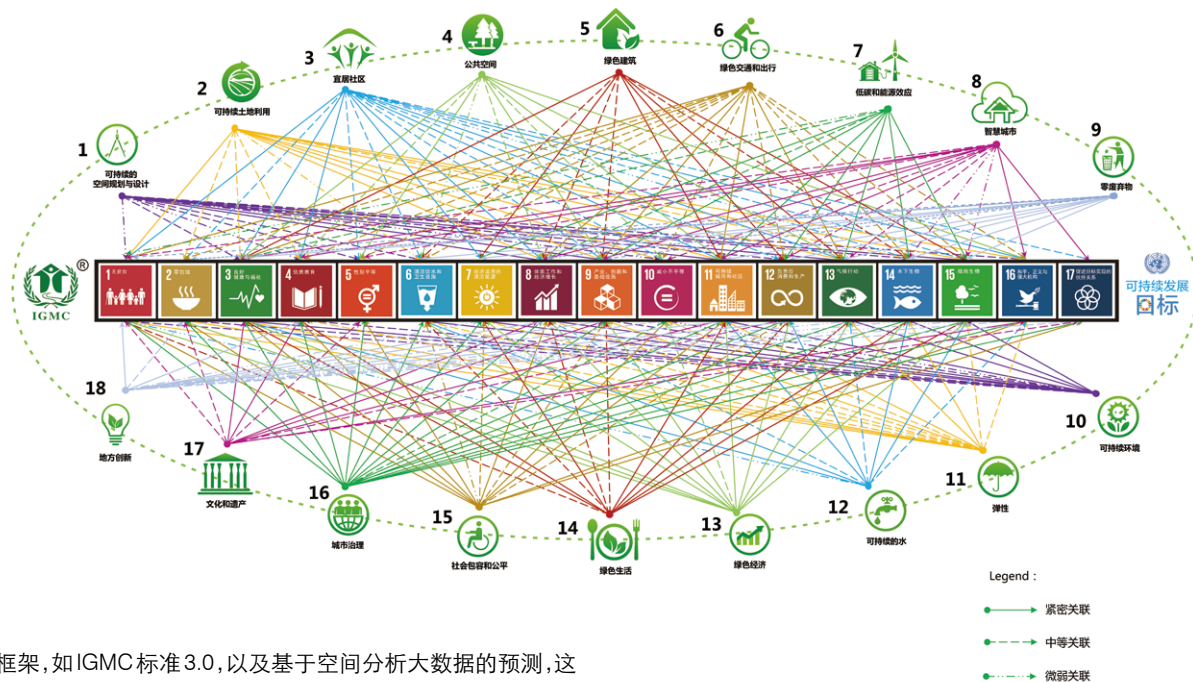
● 10. Spatial form can contribute to sustainable urbanization, which can affect the social, environmental and economic quality of urban area, and the creation of real estate value, Financial strategies need to be paired with further aspects of sustainable development, such as transforming the urban space through Transit Oriented Development (TOD).

● 11. It is a high priority to focus on the development of public spaces that are safe, inclusive and accessible to all. This can be achieved at relatively low cost, and will have an important beneficiary impact for the rapidly growing population in all urbanizing countries.

● 12. Unless women and communities are involved in decision making and policy development at every level of governance, changes to women's political and socio-economic status will be minimal, and, as a consequence, the improvement of human settlements will be greatly constrained.



范例新城18个类别与17个可持续发展目标关联示意图



框架,如IGMC标准3.0,以及基于空间分析大数据的预测,这种方法缩小了科学、公共政策和房地产投资回报预期之间的差距。

● 15. 与社区间的伙伴关系是强大的,因为最终我们不是为了城市而建设城市,而是为了宜居社区建设城市:就是为了人。

本届论坛上被公认的最佳范例的有益经验分享如下:

● 16. 让社区可持续发展并不困难。“全球绿色城市”印尼泗水市的经验是:独立的社区废物管理,从回收材料获取合理的收入;专注于公共绿色空间:公园、城市森林、人行道等;鼓励公共交通和使用清洁能源;努力提高公民福利:教育,免费医疗服务等;在学校增加可持续的教育项目,并推动农业、工业、住房等其他行业部门共享可持续发展项目。

● 17. “全球绿色城市”中国武义县的经验:坚持“绿水青山就是金山银山”的理念,坚持景城共建,实现宜居宜游;坚持产业共融,实现绿色转型;坚持生态共护,实现持续发展。

● 18. “全球绿色城市”德国曼海姆市的城市管理基于8个战略目标来提高其吸引力、创新能力、资源效率和可持续性,即:激发都市活力、吸引人才、做强企业、培育宽容、增加平等的教育机会、增强创造精神、鼓励参与和增加资产。今年,曼海姆市启动了《曼海姆2030宗旨》,并将努力实施可持续发展目标和《新城市议程》。

● 13. In light of the current transformations caused by global urbanization, many scholars feel the urge to start doing things different, instead of doing only more of the same. They commit to generate and facilitate the knowledge needed for innovations and new practices, which provide the conditions for a sound and meaningful life.

● 14. Build a new complexity science of sustainable cities is a useful commitment made by the related planners and academic. This comprises effective sustainability frameworks like IGMC Standards 3.0, and predictions based on big data spatial analysis. This approach bridges the gap between science, public policies and real estate return on investment forecast.

● 15. Partnership with the communities is powerful because in the end we do not build cities for the sake of cities but we build cities for livable communities: this is for people.

Conductive experiences from the recognized best practices shared as follows:

● 16. Converting communities to be sustainable is not hard. According the experiences from the city of Surabaya, the recognized Global Green City is: independent community-based waste management, getting sensible income from recycled materials;

● 19. 从第十二届全球人居环境论坛获得的认可和经验将鞭策我们提供更多高品质的基础设施和社会服务,在可持续发展的基础上提高所有居民的生活水平。——尼日利亚河流州

● 20. 一个可持续的社区既能满足现有经济、环境和社会需求,又不损害子孙后代的利益。现在我们正超越绿色建筑,上升到活的建筑,它是自给自足、健康和美丽的,给予多于索取,并对人和与人互动的自然系统产生积极的影响。——美国圣塔莫尼卡市

● 21. 加州未来的能源系统将实现脱碳化、分散化、多样化和民主化,并且这种转型将会很快发生。很有可能在未来10-15年里,我们将见证从燃油汽车到电动汽车、再到共享汽车,到最后,我们可能不需要汽车,因为太浪费时间和金钱。——美国能源联盟

● 22. 城市不仅能够满足生活和工作的需要,而且有助于缓解压力,增强身心健康;地方政府应该采取更加有效和创新的方法来提高人民的生活水平,比如厕所革命。每个公共厕所都由政府官员担任监管员,这样厕所问题就不再是公共场所的难题。——中国常山县的经验

● 23. “全球绿色文化商业综合体范例”得主观澜湖集团证明:环境保护和商业发展可以和谐地结合在一起。

● 24. 被认可的“森林城市”所代表的未来城市基本模式是基于生态友好型城市的理念,例如先进的垂直绿化和屋顶花园、分层立体交通以及产业集成。

● 25. 宜居和美丽社区以综合设计为基础,具有以下特点:山水画境,活力共生,人文关爱,艺术驱动和智慧永续。——中国长沙万科房地产开发有限公司

● 26. 面对我们未来大部分建筑已经建成的事实,芬兰智慧更新是北欧城市发展的一种方法,也是一种新的智慧城市解决方案,不仅可以降低温室气体排放,还可以改善城市和生活。主要的方法是建立缺失的环节:使消费者更加接近价值链。“智慧启动”就是启动发展智慧城市服务,专注于智能建筑、出行和生产服务,这有助于解决我们低效使用资源的问题。

● 27. 致力于为罗姆人(吉卜赛人)的长期定居点制定可持续和包容的解决方案,并使住宅和社区合法化,确保儿童的安全并提供保障,为家庭提供资金,以及为城市政府提供可负担的低碳解决方案。——保加利亚社会发展信托基金会

● 28. 科技的最大价值不仅有利于人们的生活,而且有助于人类与自然的和谐共生。广州石头造环保科技有限公司生产的石塑材料,与传统塑料相比,有助于减少对空气、水和土壤的污染,降低碳排放。

concentrate on public green spaces: parks, urban forests, sidewalks, etc; encouraging public transportation and using clean energy; putting efforts on citizens' welfare: education, free health services, etc; adding sustainable programs to be educated in Schools, and pushing other communities sectors as farming, industrial, housing, etc. to share in the sustainability programs.

● 17. The experiences from Wuyi county, China, the recognized Global Green City is: adhering to the concept of beautiful scenery is the gold and silver mines, sticking to planning first to developing sceneries with the county at the same time and achieving the goal of building a livable town and a best destination for tourist; sticking to green transformation through industrial integration and ecological protection achieving the goal sustainable development.

● 18. As the recognized Global Green City, Mannheim city administration based on 8 strategic objectives to increase Mannheim's attractiveness, innovative ability, efficiency and sustainability. In detail these 8 strategic objectives for a modern metropolis include vitalizing urbanity, attracting talent, strengthening enterprises, cultivating tolerance, enhancing equal educational opportunities, enhancing creative spirit, encouraging engagement and enhancing assets. The city of Mannheim has kicked off the Mission Statement Mannheim 2030 this year and will strive for implementing the SDGs and New Urban Agenda.

● 19. The recognition and the experiences gathered from GFHS-XII will continue to spur us to deliver more quality infrastructure and social services to enhance the living standards of all residents on a sustainable basis. -By River States, Nigeria

● 20. A sustainable community meets its current economic, environmental and social needs without compromising the ability of future generations to do the same. Now we are going beyond green building to living buildings, which is Self-sufficient, healthy and beautiful, giving more than they take, creating a positive impact on the human and natural systems that interact with them. -By the City of Santa Monica, USA

● 21. California's Future Energy System will be decarbonized, decentralized, diversified and democratized, and this transformation will occur very fast, probably in the next 10-15 years, we will see that from fossil-fuel vehicles, electric vehicles to share vehicles, till the end we don't need vehicles because it's waste of time and money.-By the Energy Coalition, USA

● 22. Cities not only meet the needs for living and jobs but also help to relieve stress and enhance health; Local government should take more effective and



● 29. 在大型总体规划的房地产项目中采用集成的分布式能源系统的比率较低。部分原因是房地产融资和交付部门倾向于对新技术，包括改变其成熟的设计、融资和施工路径进行风险规避。解决这个问题的策略之一就是为房产和能源资产分开进行融资和交付，同时通过业主和用户与当地能源供应商之间的购电和租赁协议保持联系。针对低收入买家 / 居民的住房项目可以通过这种方式节约开发成本和提高支付能力，东非的经验可以为全球其他地区提供借鉴。——联合国环境规划署金融倡议

innovative ways to improve people's living standard, for example, toilet revolution, which means each public toilet is overseen by a government official as the Toilet Chief so that toilet issue is no longer a difficult problem in public spaces. -The experience comes from Changshan County, China.

● 23. Proven by Mission Hills Group, the recognized winner of Global Green Culture Commercial Complex, Environmental protection and commercial development can be well combined harmoniously.

● 24. A prime model of future cities recognized in the Forest City is based on the eco-friendly city concept, such as advanced vertical greening and roof-top garden, pedestrian-vehicle segregation, and multi-layered traffic design as well as industrial integration, etc.

● 25. The livable and beautiful community is based on the comprehensive design with the following features: picturesque mountain and river, symbiosis in programs, humanistic care, art drive and sustainable design. -By Changsha Vanke Real Estate Development Co., Ltd.

● 26. Facing the reality that most of the buildings for our future are already built, Smart Retro is a Nordic

way to develop cities and a new smart urban solution that not only lower climate emissions but also improve the life of city and inhabitants. The major approach is to build the missing link: bring the consumers closer to the value chain. A SMARTUP equals to a start up developing smart urban services, focusing on smart building, mobility and production services, which help free us from inefficient use of resources.

● 27. Committed to developing sustainable and inclusive solutions to long-standing settlements for Roma (Gypsy) and to zone and legalize homes and neighborhoods ensures safety and security for children, access to capital for families, and an affordable, low-carbon approach for municipalities.-By the Trust for Social Achievement, Bulgaria

● 28. The greatest value of technology should not only benefit the lives of mankind, but also contribute to better harmony between human and the nature. Stone Plastics produced by Guangzhou MBS Environmental Technology Co., Ltd. contributes to reducing pollution to the air, water and soil, and reducing Carbon emissions compared with traditional plastic.

● 29. Uptake of integrating distributed energy systems within large master planned property projects has been low. This is partly due to the property finance and delivery sectors' tendency to be risk-averse toward new technologies and changes to tested design, financing, and construction pathways. One strategy to overcome this is for the property and the energy assets to be separated for finance and delivery while remaining linked via power purchase and lease agreements between the building owners and users and local energy providers. Housing projects targeting lower-income buyers/residents may find tangible development cost saving and affordability benefits from this approach. The experiences in East Africa can hold lessons for regions throughout the world. -By UN Environment Financial Initiative

VOICE OF THE UNITED NATIONS

联合国之声

World Cities Report 2016 (Excerpts Part II)
2016 年世界城市报告（摘录下）

The Sustainable Development Goals Report 2017 (Excerpt)
2017 可持续发展报告（节选）



World Cities Report 2016 (Excerpts Part I), please refer to WBPM VOL. 28
2016 年世界城市报告（摘录上），请参考《全球最佳范例》第 28 期

六．博弈规则：城市治理与立法

● 要闻速览

- 1. 虽然大多数国家已经开始下放权力，但结果普遍都没达到“人居二”阐述的目标。
- 2. 效率低下或不切实际的立法改革反映出管理者“普遍”关注技术层面却无视当地实际，盲目地照搬国外“最佳范例”。
- 3. 发展中国家和转型期国家的规划条例往往过于细碎而灵活性不佳，使得人们很难遵守这些条例，以至于在现实中总是绕开它们。
- 4. 真正的问责制和根据当地情况的准确信息来推行公共政策的行政能力，对权力下放具有至关重要的作用，能够促进经济发展。

● 政策要点

- 1. 健全的城市法制有助于投资，实现强劲的经济表现和财富创造。因为它能让城市发展变得可预测，并为之建立秩序。
- 2. 有效的地方治理取决于参与式服务为之提供规划、预

6. Rules of the Game: Urban Governance and Legislation

● Quick Facts

- 1. Although most countries have embarked on decentralization, the results are generally falling short of the ambitions set out at Habitat II.
- 2. Inefficient or impracticable legislative reforms reflect the dominance of ‘universal’ technical concerns and replication of foreign ‘best practice’ that disregard local circumstances.
- 3. Planning regulations in developing and transition countries are often too detailed, and inflexible, making compliance so challenging that people tend to bypass them altogether.
- 4. Genuine accountability and administrative capacity to implement public policies based on accurate information about local conditions are essential for decentralization to contribute to economic development.

● Policy Points

- 1. Good quality urban law contributes to investment, strong economic performance and wealth creation, as it



Urban governance

delivers **sustainable development** when it is:
当城市治理符合如下特征时，
能实现可持续发展：

- > environment-friendly
环境友好型的
- > participatory
参与式的
- > accountable
负责任的
- > transparent
透明的
- > effective and efficient
有效且高效的
- > equitable and inclusive
公平和包容性的
- > abiding by the rule of law
遵从法律约束的



Ineffective decentralization

reasons:
授权无效的原因

- > weak legal framework
法律约束框架不强
- > lack of political will
缺乏政治意愿
- > poor capacity for implementation
执行力差
- > under-resourced local authorities
地方政府资源缺乏
- > poorly trained personnel
缺乏专业人才
- > inadequate political representation
政治民意不足

算、管理和监督。当具有适当的法定权力时，只要有适当的财政拨款和人才储备，就可以加速变革进程。

3. 法制改革成功的关键因素是公信力。当法制在文化上能让人产生共鸣，且具有可执行性时，就会加强法制的公信力。

4. 重点关注可以执行的基本法和衍生法，这将为可持续发展提供最有效的支持。

可持续发展目标（SDG）能否实现，很大程度上取决于世界上的城市，其根本前提是要让民主的城市政府拥有适当的司法权、充分的财务支配权以及推动变革议程的人力资源。

自 1996 年以来，只有极少数发展中国家真正做到了将权力全面下放。因此，“虽然权力下放现象广泛而明显，但各地表现却不均衡，而且我们对这套体系的实操知识相对不足。”其中的一个主要问题是，只有在进行了法制改革、体制建设、财务重组和能力发展等一系列进程之后，政策法规才能够发挥作用。大多数城市的精英们依靠公共机构无力执行法规而积聚了资产和获取租金。

要想通过法制改革来推动城市变革，就必须以更广泛的动力为基础，那便是借助民间社会力量。政府必须认可

provides predictability and order in urban development.

2. Effective local governance rests on participatory service delivery planning, budgeting, management and monitoring. When endowed with appropriate legal powers, adequate financial allocations and the human capacity they can drive the transformation agenda.

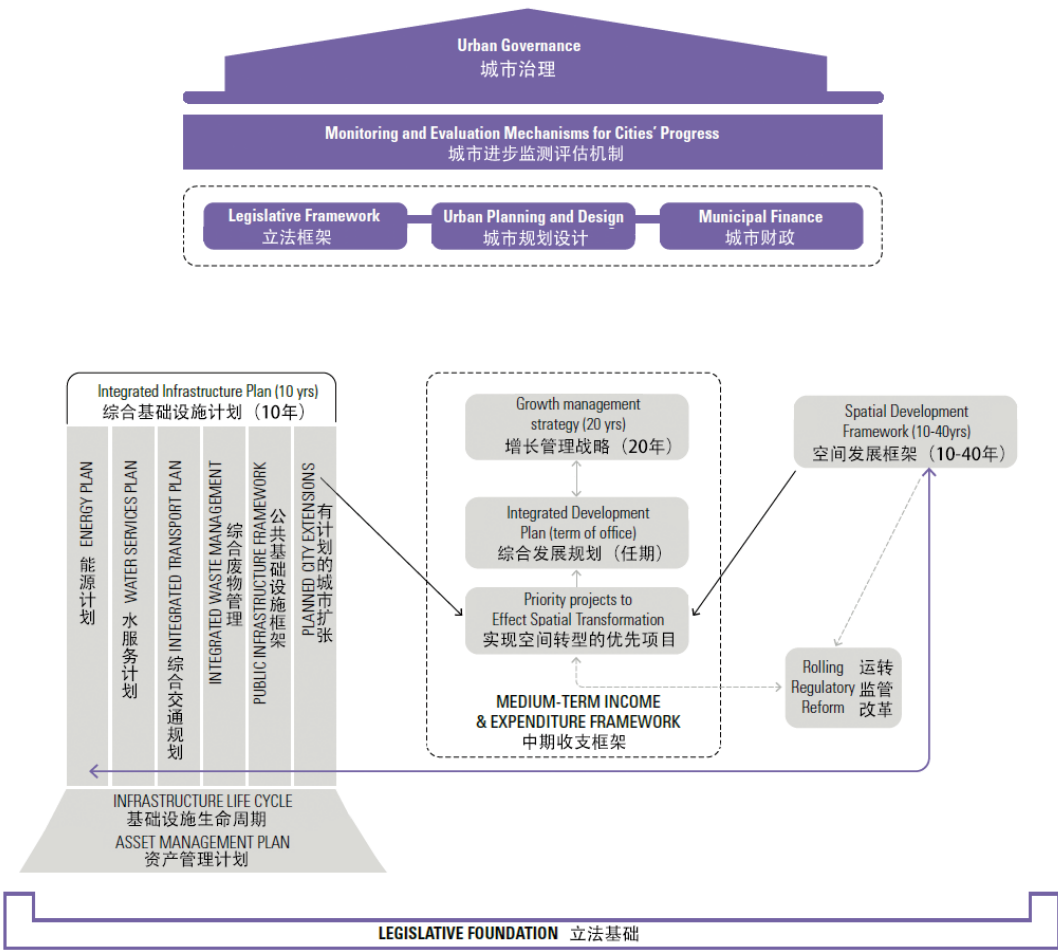
3. The critical ingredient for successful legal reform is credibility. Credibility is enhanced when laws are culturally resonant and enforceable.

4. A focus on basic, essential statutory and derived legislation that can be enforced will provide the most effective support to sustainable urban development.

The success of the SDGs will be determined to a large extent in the world's cities, the fundamental prerequisite for this is democratic urban governments endowed with appropriate legal powers, adequate financing assignments and the human capacity to drive a transformation agenda.

Since 1996, very few developing countries have, in fact, seen decentralization through to the full extent. Consequently, “although decentralization has been widespread and conspicuous, its performance has been uneven and our systematic practical knowledge

The institutional components of effective urban governance
城市有效治理的制度构成



民间社会力量对于改革的关联性和重要性。法制改革成功的关键因素是公信力，当法制在文化上能产生共鸣和可执行性时，就会加强其公信力。重点关注可执行的基本法和衍生法，这将为可持续城市发展提供最有效的支持。

七. 城市规划：重新制定城市规划

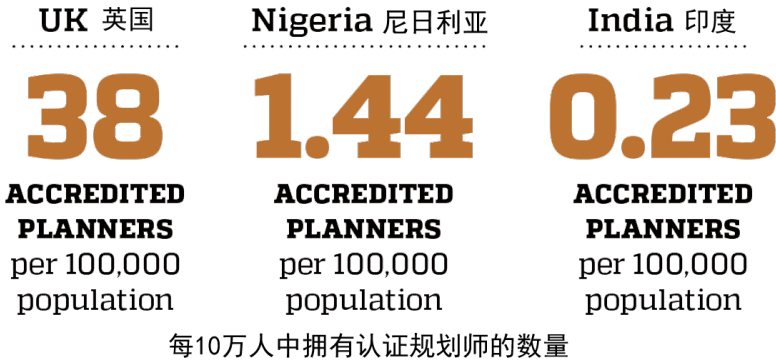
● 要闻速览

1. 如今，尽管规划是实现城市可持续发展的核心，但是世界上仍有许多城市沿用过时的规划方式。
2. 世界各地的城市正在无序扩张，人口密度急剧下降。在发展中国家，2000年至2050年间，每年人口密度每下降1%将使城市土地面积翻两番。
3. 大多数城市的规划框架对性别不敏感，因此，妇女往往不在规划过程和决策之内。

of how it works is relatively modest.” One of the major problems is that policy prescripts are expected to work without fully engaging with requirements in terms of legal reform, institution-building, financial restructuring, and capacity development, for a series of ambitious processes to click into place. Elites in most cities rely on public authorities’ inability to enforce regulations to build up assets and extract rents.

For legal reform to facilitate urban transformation, it must be based on a broader-based dynamic which brings in civil society, whose relevance public authorities must formally recognize. The critical ingredient for successful legal reform is none other than credibility. Credibility is enhanced when laws are culturally resonant and enforceable. It is crucial to recognize that a focus on basic, essential statutory and derived legislation will provide the most effective support to sustainable urban development.

Planning capacity varies greatly across the world
世界各地的规划能力大不相同



4. 许多发展中国家的规划能力严重不足。英国每10万人口中有38名规划师，而在尼日利亚和印度这一比例则分别为1.44名和0.23名。

● 政策要点

1. 综合性、多部门协作的规划方法往往成功概率较高，应该应用在更多的城市和地区。
2. 当地情况、需求和要求在城市规划中必须优先考虑，其次考虑性别因素以及不同人群的参与度和响应能力。
3. 应为各种地理区域编制规划，并将其整合起来，以支持道路、交通、住房、经济发展以及跨地域和政域的土地利用的可持续性和协调发展。
4. 在发展中国家，应加强对专业规划者的教育和培训，同时提高他们的规划教育能力。

规划的核心是将规划作为一个持续的、包容的过程，而不是一次性就把整个城市愿景设计好，这样的城市被称之为“设计性城市”。相对于“计划性城市”以及只反映国家领导层意见的旧式规划模式而言，设计性城市会综合考虑居民、雇主、投资商和在任领导人的意见，并整合土地利用、就业、教育、基础设施、文化和自然资源。这与旧式的规划模式形成鲜明对比，设计性城市既注重公共建筑、街道、公园等的物理设计，同时允许城市发展的其它方面完全由市场力量决定。既能从过去的趋势预测未来，也将公共、私营和第三方与社区紧密结合，共建符合集体愿望的未来。

世界尚未能够为所有人提供适当的住房和可持续的人类住区。虽然不少地区在一些方面取得了明显的进步，包括经济增长和复原力，但这些总体目标在全球范围内远远没有达到，甚至许多指标表现还低于1996年，比如：相对于城市人口增长率和无法获得改善的卫生服务的人口增加

7. A City that Plans:
Reinventing Urban Planning

● Quick Facts

1. Today, many cities in the world still rely on outdated modes of planning notwithstanding that planning is central to achieving sustainable urban development.
2. Cities across the world are sprawling, and as such, densities are dramatically declining. In developing countries, a one percent decline in densities per year between 2000 and 2050 would quadruple the urban land area.
3. Planning frameworks in most cities are not gender sensitive; consequently, women are often left outside of the planning process and decisions.

4. Planning capacity is grossly inadequate in much of the developing world. In the UK, there are 38 planners per 100,000 population, while in Nigeria and India the figure is 1.44 and 0.23 respectively.

● Policy Points

1. Integrated, multi-sectoral planning approaches have a strong success record and should be used in many more cities and regions.
2. Local circumstances, needs and requirements must remain pre-eminent in urban planning, so are gender considerations and involvement of - and responsiveness to - the diverse populations.
3. Plans should be prepared at various geographic scales and integrated to support sustainable and coordinated road, transit, housing, economic development and land use across geographic and political boundaries.

量，城市土地的增长率要高出两到三倍。眼下的任务不是评论今天的城市是否比过去更具有可持续性，而是应当探讨过去二十年来城市和区域规划的结果是否使得今天的城市更可持续发展。我们需要认识到：城市规划能反映并影响城市生活的各个方面，对城市规划问题的完整解决需要综合考虑住房和贫民窟、包容性、公平性、基本服务、环境、经济和管理能力等因素。

城市扩张造成耕地和野生动物栖息地的严重丧失、通勤时间和成本上升、温室气体排放量增加以及社会空间隔离和分割加剧。在美国，城市扩张每年导致的成本支出预计高达 4000 亿美元——这主要是由于需要增加基础设施、公共服务和交通成本所致。一项针对 8600 个拉丁美洲城镇的研究发现，随着中小城市密度的降低，公共服务成本必然增加。



总体而言，世界各地的建成区密度（图 7.2 和图 7.3）都有所下降，特别是发展中国家，从 1990 年的平均每公顷 170 人减少到十年后的 135 人。发展中国家的城市密度平均每年下降百分之一，预计到 2050 年，城市土地面积要比 2000 年翻两番，这意味着在撒哈拉以南非洲、南亚和中亚以及拉丁美洲和加勒比地区，城市土地面积将分别增大 7.5 倍、5.4 倍和 2.9 倍。巴西的库里提巴于 1965 年开始进行综合发展规划，它采用紧凑的格局，制定公共交通导向型和多用途发展的道路规划。到今天，该市俨然形成了混合功能型的土地模式：有 9 个次级公交车联网中心，高密度的商业开发格局、众多的公园、露天市场、可循环经济和针对街头儿童和其他弱势群体的社会计划。结果相比同规模的其他城市，库里提巴的平均能耗降低了 25%。

4. In developing countries, education and training for professional planners should be increased and capacity for planning education be enhanced, concomitantly.

Central to this reinvention is planning as an ongoing, inclusive process instead of as a one-off design of a master vision, what has been described as "a city that plans" in contrast to "the planned city." A city that plans embraces the views of residents, employers, investors, and elected leaders, in contrast to the ubiquitous, age-old pattern of planning that reflected only the views of national leadership. A city that plans looks to integrate land use, employment, education, infrastructure, culture, and natural resources. This contrasts with the older planning pattern of attending to the physical design of public buildings, streets, parks etc., while allowing other dimensions of urban development to be determined solely by market forces. A city that plans not only projects the future from past trends, it also brings the public, private and third sectors together with communities to build a collectively preferred future.

The world has not achieved adequate shelter for all and sustainable human settlements. While notable progress has been made on some dimensions in many places, including economic growth, and resilience, these overarching goals are further from realization today globally than they were in 1996 by many measures, including two to threefold higher rate of increase in urban land compared with urban population and increases in the numbers of those without access to improved sanitation. The immediate task is not to ask whether cities are more sustainable today than they were, but instead to ask whether the results of urban and regional planning over the last two decades have made cities more sustainable today than they would have been had planning not advanced as it has. Recognizing that urban planning responds to and affects the full range of dimensions of urban life, complete treatment of the subject would include discussion of housing and slums, inclusion, equity, basic services, environment, economy, and governance.

Urban sprawl causes major losses of agricultural land and wildlife habitat, higher commuting time and costs, an increase in greenhouse gas emissions, as well exacerbating socio-spatial segregation and segmentation. Sprawl is estimated to cost US\$ billion per year in the US alone from higher infrastructure, public service and transport costs. A study of 8,600 Latin American cities found that, unsurprisingly, public service costs increase as density decreases in small and medium-sized cities.

Figure 7.2: Built-up area densities in 25 representative cities, 1800-2000 图 7.2 25 座代表城市建成区的密度（1800-2000 年）

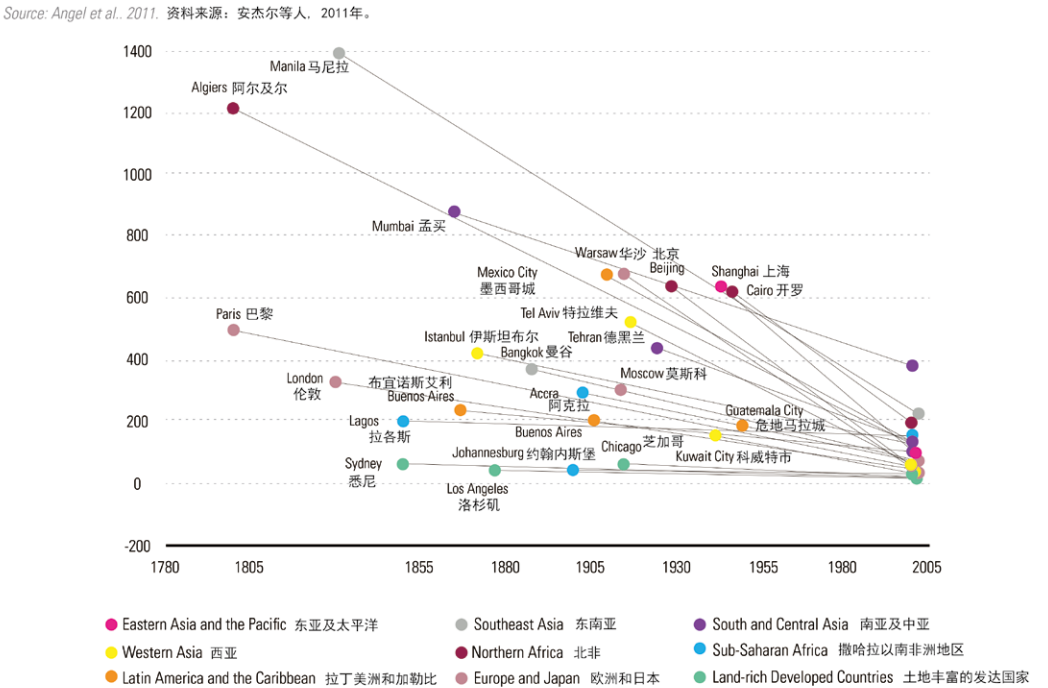
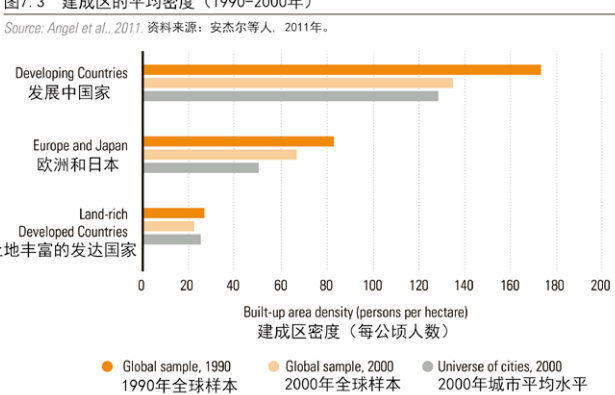


Figure 7.3: Average Built-Up Area Densities, 1990-2000 图 7.3 建成区的平均密度（1990-2000 年）



● 公共空间主导的城市发展

近来，城市的公共空间越来越被公认为是“世界城镇最充满活力、最让人心动的所在地”。事实上，无障碍、精心设计和良好管理的公共空间对于城市的宜居性和经济性至关重要。

联合国人居署对全球范围内选定的一些城市中心做了调查，其结果表明：在发展中国家，分配给街道的土地面积太小——非洲、亚洲和拉丁美洲的比例通常在 20% 以下，而欧洲、北美和大洋洲则超过 25%。令人惊讶的是，街道连接的模式是一样的。

On the whole, built-up area densities have been on a decline around the world (Figure 7.2 and Figure 7.3), especially in developing countries: from an average 170 persons per hectare in 1990 to 135 a decade later. A one percent annual decline in average densities in developing countries is projected to quadruple the urban land area by the year 2050 from 2000 levels. This means that in Sub-Saharan Africa, South and Central Asia, and Latin America and the Caribbean, the urban land cover is to increase 7.5, 5.4 and 2.9 times, respectively, over the period. Curitiba, Brazil, began its integrated development planning in 1965, setting a path toward transit orientation and mixed-use development in a compact pattern. Today, the city's land use pattern is explicitly mixed, with nine secondary, bus-linked centres of highdensity commercial development with extensive parks, open air markets, recycling and social programmes aimed at street children and other underprivileged groups. As a result, Curitiba as a whole burns 25 percent less fuel than the average same-sized city.

● Public space-led urban development

In recent times, public spaces as an urban commons are increasingly being recognized as “the



萨拉热窝市的工人正在维护废水网 Repair of waste water networks in Sarajevo

Source: Almin Zrno / World Bank

● 非正式住房

非正式住房虽然不在法律和监管的框架之内，但却是解决世界许多人口住房问题的主要途径。除了住房，非正式经济也是许多城市就业、收入和商业活动的重要来源，穷人、中产阶级甚至一些富裕人士也从游离于法律边缘的建筑和商业中获益。

“绿色”地带的转变往往导致基础设施低效扩大和非正式发展。强有力的监管制度可以防止这种转变，但恰恰许多国家缺乏监管或执法不力。

● 环境可持续性

可持续性环境必须为居民提供必要资源和健康生活的基础服务，这些广泛的目标被划分为绿色议程和棕色议程，二者需要结合起来，但这通常对城市而言是一项挑战。确保清洁自然资源的充足供应，并管理好城市里各种生活废弃物的处置一直是城市面临的一项挑战。一项数据可以说明这一点：过去二十年来，缺乏足够卫生设施的城市居民人数从1990年的2.15亿人增加到2012年的7.56亿人。

城市规划是提高环境可持续性和抗灾能力的有力工具。城市规划者可以通过联合式问题解决方式重建被毁坏的城市地区和基础设施，而且重新界定和平共处的模式，这对于城市可持续性至关重要。

vibrant, beating hearts of the world's towns and cities.” Indeed, accessible, well-designed and managed public spaces are essential for a city's liveability and economy.

A UN-Habitat survey of selected city centres across the world shows that in developing countries, the amounts of land allocated to streets are far too small: under 20 percent in Africa, Asia, Latin America against over 25 percent in Europe, North America and Oceania. Unsurprisingly, the pattern is the same for street connectivity.

● Informal housing

Informal housing forms lie outside legal and regulatory frameworks, but they are a major way that housing is provided for much of the world's population. Beyond housing, the informal economy is an important source of employment, income, and business in many cities. The poor, the middle class and even some wealthy individuals benefit from construction and commerce that skirts formal legal requirements.

Conversions of “green field” land often lead to inefficient extensions of infrastructure as well as informal developments. Strong regulatory systems can prevent such conversions, but are either lacking or poorly enforced in many countries.

● 区域差异

发达国家的人口正在变得越来越多元化，因为其本国人口的生育率下降，需要世界其它地区的人口通过国际迁徙进行补充。在全球范围内，高程度的资源消耗是不可持续的，但各国对此反应不一。发达国家的规划制度普遍比较成熟，在某种程度上它们不愿意对外寻求新建议。

转型国家正在经历人口缓慢增长或负增长，许多国家的人口出现萎缩和人口老龄化现象。城市发展往往是由国际投资带动——要么在郊区，要么在高端市场，如今，很多权力下放的政府常常很难找到履行职责所需的资源。转型国家的规划是多种多样的，能够反映其经济和政治上对不同路径的选择。在大多数情况下，经济规划和土地整治规划是各有一套制度的，这使得本文讨论的综合规划难以实现。

发展中国家正在面临发展规模和发展性质方面的问题。城市化进程正在高速推进，但主要集中在城市边缘地带，城市居民的收入差距水平也是惊人的。城市的青年人口数比世界其它地区都要多，但大部分人口都生活在非正式住区。

大多数发展中国家对资源的依赖性很大。政府组织结构常常不明晰，财力不足，行政方面存在高度阶层化和集

● Environmental sustainability

A sustainable environment must provide necessary resources and a healthy basis for life to its inhabitants in perpetuity. These broad goals have been divided into green and brown agendas, and linking the two often presents a challenge for cities. Ensuring sufficient supplies of clean natural resources as well as managing the disposal of the various waste products of urban life has been an urban challenge throughout time. In the past two decades, for instance, urban residents without adequate sanitation rose from 215 million in 1990 to 756 million in 2012.

Urban planning is a powerful tool for improved environmental sustainability and disaster resilience. Urban planners can be vital to healing through the joint problem-solving that is necessary to rebuild destroyed urban districts and infrastructure, but also to redefine patterns of peaceful co-existence.

● Regional Variations

Developed countries are becoming more multi-cultural as reduced fertility in their native populations is supplemented by international migration from other world regions. High levels of resource consumption are unsustainable in the global context, with uneven



▲肯尼亚内罗毕市基贝拉贫民窟，在铁轨沿线工作的商人 Traders at work along the tracks in Kibera, Nairobi, Kenya.

Source: John Wollwerth / Shutterstock.com



▲ 印度尼西亚日惹市社区重建规划
Community planning for reconstruction in Yogyakarta, Indonesia.

权化，且政令的执行能力差——它高度依赖执政者个人的品性。民间社会力量也比较分散，具有部族、种族或其它形式的特征，这些可能会影响政策实质性的实施。

在发展中国家，不同地区在规划立法、规划能力和规划用途方面存在明显差异。拉丁美洲在人口转型方面步伐比较快，导致当前的城镇化率较低，并且拥有许多世界领先的规划创新。东亚地区城镇化进程最快，但在规划成效方面差异很大。在撒哈拉以南非洲的大部分地区，城镇化进程也相当快，但严重依赖外部规划者，且规划执行能力比较薄弱。

● 规划能力

在许多国家，支持循证决策的信息供给不足——很多国家可能从来就没有收集过这类信息。此外，某些数据库的维护方式也不利于用户有效使用这些数据，甚至拒绝访问（或者数据透明度不高）。举例来说：世界上估计有 60 亿宗地块，也许只有 15 亿宗地块是经过正式登记留有数据的。此外，即便有这些数据，也可能没有按性别、年龄、种族和其他人口统计类别进行编码归类，也不能用于辅助分析。

八. 城市经济的变革动力

● 要闻速览

1. 相较于二类城市，大城市和大都市地区能从全球化中受益更多。
2. 城市基础设施和服务的不足阻碍了经济增长和依赖于资源优化配置的活动。

responses across countries. Planning systems in developed countries are generally mature and to some extent there is reluctance to look abroad for new ideas.

Transitional countries are experiencing slow or reduced population growth; many with shrinking cities and aging populations. Urban development is often due to international investment and is either suburban or upmarket. Recently decentralized governments often struggle to find resources necessary to fulfil their responsibilities. Planning in transitional countries is diverse, reflecting the divergent paths of economy and politics chosen. In most cases, economic and physical planning are separated institutionally, making the kinds of integrated planning discussed in this chapter difficult to achieve.

Developing countries are experiencing problems of differing scales and nature. Urbanization is advancing at very high levels, predominantly on the urban fringe. Levels of income inequality are staggering. Youth populations are greater than elsewhere in the world. Large portions of the populations live in informal settlements.

Most economies are heavily resource dependent. Government structures often are poorly clarified, poorly resourced, often highly hierarchical and centralized, but with low ability to enforce directives and may be highly dependent on individual personalities. Civil society can be fractious; tribal, ethnic or harbour other forms of divisions which may overshadow substantive policy debates.

Within the developing countries, there are substantial differences in planning legislation, planning capacity and planning use. Latin America is much further along the demographic transition with resultant much lower current rates of urbanization and has many world-leading planning innovations. East Asia has the fastest rates of urbanization, with wide variation in planning success. Much of Sub-Saharan Africa, with quite rapid urbanization, has relied heavily on outside planners and has a very poor history of plan implementation.

● Planning Capacity

In many countries, information to support evidence-based decision making is in short supply. It may never have been collected, databases being maintained in ways that do not facilitate effective use, or access (and transparency) may be denied. For instance, of an estimated six billion land parcels in the world, perhaps only 1.5 billion are formally registered. Moreover, data may not be coded to facilitate analysis by sex, age, race, and other demographic categories.

3. 集聚的好处往往大于其弊端，它能为妥善管理任何不经济之处提供所需的资源。

4. 正式就业并没有与快速城市化一起增长，因而加剧了城市中社会和经济不平等。

● 政策要点

1. 城市规划与经济发展政策之间的联系必须要被各级政府所重视。
2. 通过公私伙伴关系、土地税和用户收费以及中央政府 and 市政府之间更公平的财政安排来加强城市财力，这对于可持续发展具有极其重要的意义。
3. 为职权下放提供法律支持框架对于改善城市治理结构具有至关重要的作用。
4. 将城市政策与经济发展联系起来，这对于提高地方经济的竞争力和绩效起着至关重要的作用。

变革的动力越来越多地取决于全球经济与市场、资本流动和信息网络的相互联系程度。

非正式性是“创造性混乱”的一个例子，这种“创造性混乱”通常伴随着自发性城镇化。因为城市不能为新来者提供机会，他们只好为了住房和生计自谋出路。在亚洲和非洲的发展中国家，非正式经济的总体规模估计占 GDP 的 25% 至 40%，占非农业就业的比例在 20% 至 80%。

In various cities in developing countries, the **informal economy** is the main area of **production, employment and income generation**. It ranges from

25-40%
of GDP in developing economies in Asia and Africa, with the share in non-agricultural employment between **20-80%**

在发展中国家的许多城市，非正式经济是生产、就业和收入的主要来源。在亚洲和非洲的发展中国家，非正式经济的总体规模估计占 GDP 的 25% 至 40%，占非农业就业的比例为 20% 至 80%

低收入国家的城市产出占国内生产总值的比例为 55%。而这一比例，在中等收入国家为 73%，在高收入国家为 85%。

8. The Changing Dynamics of Urban Economies

● Quick Facts

1. Megacities and metropolitan regions have benefited more from globalization than secondary cities.
2. Inadequate urban infrastructure and services hamper economic growth and activities that depend on the optimal allocation of resources.
3. The benefits of agglomeration tend to outweigh the drawbacks, providing the resources needed for proper management of any diseconomies.
4. Formal employment has not grown in tandem with the rapid urbanization of cities, thus exacerbating urban social and economic inequality.

● Policy Points

1. The link between planning and economic development policies for cities must be integrated across all levels of government.
2. Strengthening city finances through public-private partnerships, land taxes and user charges and the development of more equitable fiscal arrangements between national and city governments is essential for sustainable development.
3. Providing a legal framework for the decentralization of responsibilities is essential to improving city governance structures.
4. Linking urban policy to economic development is critical to improving the competitiveness and performance of local economies.

The dynamics of change are now increasingly determined by the interlinked nature of the global economy and markets, capital flows and information networks.

Informality is an instance of the “creative chaos” which typically comes with spontaneous urbanization, as cities fail to provide for newcomers, leaving them to their own devices for shelter and livelihoods. Estimates of the overall size of the informal economy range from 25 to 40 percent of GDP in developing economies in Asia and Africa, with the share in non-agricultural employment between 20 and 80 percent.

Urban areas account for as much as 55 percent of national GDP in low-income countries, 73 percent in middle-income countries, and 85 percent in high income countries.



可持续发展目标（SDG）能否实现，很大程度上取决于世界上的城市，其根本前提是要让民主的城市政府拥有适当的司法权、充分的财务支配权以及推动变革议程的人力资源。

The success of the SDGs will be determined to a large extent in the world's cities, the fundamental prerequisite for this is democratic urban governments endowed with appropriate legal powers, adequate financing assignments and the human capacity to drive a transformation agenda.



● “人居二”之后，从麦肯锡全球研究所 (MGI) 和其它城市经济动态的数据中可以得出一般结论：

1. 特大城市和大城市在创造经济财富和促进就业方面日益发挥主导作用。世界上经济最强的城市中心容纳了全球人口的 25%，而创造了全球 60% 的 GDP。
2. 特大城市、城市走廊和城市地区集中趋势比较明显。
3. 由于较高的生产力和较好的基础设施，GDP 的排名榜由发达国家的城市主导，并且在可预见的将来仍将如此。
4. 各地区城市的 GDP 数字和增长率均有明显的差异，发展中国家（主要分布在亚太地区）GDP 的增长率最高。
5. 中等城市（人口在 200 万 -500 万之间）的总体经济增长最快。
6. 大城市的经济继续增长，尽管速度放缓。
7. 在发展中国家，海港和其它贸易中心创造了相对较高的人均 GDP。而在发达国家，完善的全国性的交通基础设施明显降低了这种驱动作用。
8. 在有些国家，单个城市的经济体量在国家财富创造中占有很大份额。例如，首尔、布达佩斯和布鲁塞尔分别占韩国、匈牙利和比利时 GDP 的 45% 以上。在其它国家，城市群占国内生产总值的比重很大——例如，南非六个主要城市占其 GDP 的 55%。
9. 随着城市倾向于集中越来越多的生产性资源，它们与全国其它地区之间的经济差距会变得愈来愈大。根据麦肯锡全球研究所 (MGI) 的数据，俄罗斯、中国和印度尼西亚在这方面的差距最大；在这三个国家，城市人均 GDP 是国内平均水平的 2.5 倍以上。

在 1990 年至 2013 年期间，联合国人类发展指数在全

● Some general conclusions can be drawn from MGI and other data about urban economic dynamics since Habitat II:

1. Mega- and larger cities are playing increasingly dominant roles as the drivers of economic wealth and employment. The world's economically strongest urban centres host 25 percent of the global population and produce 60 percent of global GDP.
2. There is a clear trend of concentration in megacities, urban corridors and urban regions.
3. Due to higher productivity and better infrastructure, rankings by GDP are dominated by developed country cities and will remain so for the foreseeable future.
4. City GDPs and growth rates differ significantly across regions, and are highest in developing countries, mainly in the Asia-Pacific region.
5. The fastest overall urban economic growth is found in mid-sized cities (with populations between two and five million).
6. Economic growth continues in megacities although the pace is slowing down.
7. In developing countries, seaports and other trade hubs are associated with relatively higher per capita GDP. In developed countries, extensive nationwide transport infrastructure significantly dilutes this effect.
8. In some countries, the economy of a single city can account for a significant share of national wealth creation. For example, Seoul, Budapest and Brussels respectively account for more than 45 percent of the GDPs of the Republic of Korea, Hungary and Belgium. In other countries, a group of cities contribute a significant

球范围上升了近 18%。还有一个明显的、令人鼓舞的变化：极端贫困人口的人数（即每天不到 1.90 美元（2011 年 PPP））减少——从 1990 年的 19.99 亿（占全球人口的 37%）到 2012 年大约 9 亿和 2015 年预计将下降到 7.2 亿（低于全球人口的 10%），这主要得益于中国和印度大力推动减贫项目。

在未来的 35 年到 2050 年，城镇化将集中在其它国家。中低收入国家的城市人口数预计将增长一倍以上，即新增约十亿人。预计低收入国家的城市人口将增加近三倍，即新增五亿多人。由于时间相对仓促，这类规模的城市转型，管理起来特别困难，并且这些国家在适应变化方面拥有的资源也最少。

国家和市政当局有责任确保在城市层面上加强联系，促进“牢固的经济基础”、“财富共享”，“以人为本的经济”、“增强生产能力”和“结构转型”，同时适当考虑由可持续发展目标（SDG）所要求的本地社区透明化、参与性治理，以及联合国人居署构想的城市繁荣。

● 经济政策和全球化

然而，相较于居住在中央商业区的外国居民，城市似乎并不热衷向本地的、贫困的、位于贫民窟的非正式创业者提供土地、基础设施和适应性强的规章制度。很显然，这是统计上和传统形式上城市不平等日益加剧的主要因素。



share of GDP—For example, in South Africa, six major cities collectively account for 55 percent of GDP.

9. As cities tend to concentrate more of productive resources, economic inequality with the rest of the country tends to become steeper. In MGI data, the most significant differences are found in Russia, China and Indonesia where urban GDP per capita is 2.5 times or more of the national equivalent.

Between 1990 and 2013, the United Nations Human Development Index increased globally by almost 18 percent. A significant, encouraging reduction in the number of people living in extreme poverty (i.e. on less than US\$1.90 a day (2011 PPP)) has also been recorded: from 1.959 million (37 percent of the global population) in 1990 to around 900 million in 2012, with a decline to 702 million (below 10 percent of the global population) expected in 2015, largely due to massive efforts by China and India.

Over the next 35 years to 2050, urbanization will centre on other countries. The urban population of lower middle-income countries is projected to more than double in size, increasing by around one billion. Urban populations in low-income countries are projected almost to triple, increasing by over 500 million. Management of this scale of urban transition will be particularly difficult as timeframes are short, and these countries have the least resources to accommodate change.

It is incumbent on national and municipal authorities to ensure that, at the city level, any such linkages nurture “strong economic foundations,” “wealth sharing,” “people-centred economies,” “strengthened productive capacities” and “structural transformation” with due regard for transparent, participatory governance involving local communities, as mandated by SDGs, and for the sake of urban prosperity as envisioned by UN-Habitat.

● Economic policy and globalization

Still, cities seem keener to provide land, infrastructure and well-adapted rules and regulations to the foreign denizens of central business districts than to local, poor, slum-dwelling informal entrepreneurs. Admittedly, this is a major factor behind ever-steeper urban inequality, in both statistical and anecdotal forms.

As noted by a former World Bank chief economist, liberalization is a factor behind inequality, creating new elites in developing countries; in advanced economies, de-industrialization leaves workers underpaid or jobless while the profits go to corporate managers and

正如世界银行前首席经济学家所指出的那样：自由化是不平等的因素之一，也为发展中国家创造了新精英阶层；在发达国家，去工业化使得工人获取的报酬入不敷出或遭遇失业，而企业利润流入公司管理人员和股东的口袋。由于企业和资本存在逃税行为，自由化也剥夺了政府解决不平等现象所需的收入。

● 行业集群

在美国，18组产业集群创造了全国逾50%的就业机会，其占全国GDP的贡献比例更高。从2012年到2025年，印度49个大都市群预计将创造全国GDP增量的77%。

● 基础设施提供

基础设施是任何城市经济的支柱。有一份报告估计：全球每年约有4万亿美元的基础设施投资需求，而每年至少有1万亿美元的资金缺口（或错失的机会）。事实上，在发展中国家，城市参与式规划的首要任务之一应是为非正式商业提供完善的基础设施。比如，为在路边露天工作的工匠搭建棚屋，用带有适当遮盖的市场替代小商贩破旧的摊位等。这可能是逐步将非正式商业纳入正式城市经济这一主流做法的第一步。

● 物业和土地市场

自2013年以来，19个经合组织国家的房价平均上涨了5%——而在大都会和大城市等最受欢迎的置业目的地，房价涨幅则更大。这其中，尤以伦敦为最。外国投机者（特别是中东和亚洲的投机者）通过大量购置市中心物业而推高了房价，但他们却并不居住。而原本在市中心有安家需求的大量中低收入家庭，却不得不将家安在越来越远离市中心的地区，面临较高的通勤成本。

shareholders. Liberalization also deprives governments of the revenues they need to redress inequalities, as firms and capital evade taxation.

● Industry clusters

In the US, 18 sets of industry clusters generate more than 50 percent of employment and contribute an even higher proportion of GDP. In India, 49 metropolitan clusters are likely to account for 77 percent of incremental GDP from 2012 to 2025.

● Infrastructure provision

Infrastructure is the backbone of any urban economy. One report estimates annual demand at approximately US\$4 trillion annually, with a gap – or missed opportunity – of at least US\$1 trillion every year. Indeed, one of the top priorities of participatory planning in developing country cities should be the provision of adequate infrastructure for informal businesses: sheds for open-air roadside artisans, substitution of proper covered markets for rags-and-sticks petty trading stalls, etc. This could be a first step toward gradual mainstreaming of the informal into the formal urban economy.

● Property and land markets

Since 2013, property prices have risen by an average five percent in 19 OECD countries - but by much more in most favoured destinations like megacities and large metropolitan regions. In London, on top of raising prices, foreign speculators (especially from the Middle East and Asia) leave myriad downtown properties uninhabited, even in the face of massive local demand from low- and middle-income households—consequently pushing these households ever farther out on the fringes with high commuting costs.

● National urban policies

Across the world, the links between physical planning and economic development policies for cities are found to be very poor. Planning systems rarely integrate financial and budgetary considerations effectively—i.e. balancing the needs for investments and services with budgetary and financial considerations and realistic timeframes.

Resource flows—grants, loans and transfers from central to city governments—are often distorted on a per capita basis in favour of large cities. Central governments often fail to appreciate the important role, for national development, of secondary cities, and the different sets of policies and programmes they may need in support of local economic development, together with strategic infrastructure.



城市规划是提高环境可持续性和抗灾能力的有力工具。城市规划者可以通过联合式问题解决方法重建被毁坏的城市地区和基础设施，而且重新界定和平共处的模式，这对于城市可持续性至关重要。

Urban planning is a powerful tool for improved environmental sustainability and disaster resilience. Urban planners can be vital to healing through the joint problem-solving that is necessary to rebuild destroyed urban districts and infrastructure, but also to redefine patterns of peaceful co-existence.



● 国家城市政策

在世界各地，城市实际规划与经济发展政策之间的关联度不高。规划系统很少能有效地整合财政和预算因素——即让投资和服务的需求与预算和财政因素，以及眼下的时间表相互协调、保持一致。

资源流动——从中央到市政府的补助、贷款和拨款——是以人均为基础的，这常常会被曲解为有利于大城市。中央政府往往没有认识到中等城市对国家发展的重要性，以及中等城市需要各种政策、规划以及战略性的基础设施来支持地方经济发展。

应当把“权力适当下放”作为加快二级城市和内陆地区城镇化的动力，提供基础设施所需的资金。因为这些城市 and 地区与大城市形成高效、双向、互利的连通，对促进国家经济发展意义重大。

● 城市基础设施的筹资与维护

大多数城市仍然依赖于上级政府的拨款。内生性收入分析显示：财产税虽然也可能是当地收入的重要来源，但在大多数发展中国家，其占当地收入的比例不到3%-4%。而澳大利亚、加拿大、法国、英国和美国的都市，这一比例高达40-50%。

窘迫的城市财政——主要出现在快速城市化过程中的发展中国家——是城市跟不上基础设施和服务需求的原因之一。由于非正规性、缺乏土地登记和存在治理问题，发展中国家很少有城市能够根据土地使用条例征收财产权应计的租金收入。当局这种无能为力的现实加剧了不平等，也减少了当地的收入来源，大多数国家的土地税收入仍然较低。

许多“价值获取”的机会可以帮助城市政府创收，以满足增强基础设施和服务的需求。林肯土地政策研究所还为此制定了大量的专门性的政策，但是，成功的基本前提毫无例外是严格执行适当的土地管理和行政法规、规划和开发控制要求。

Proper decentralization should be taken as an opportunity to boost the dynamism of fast-urbanizing secondary cities and the hinterlands, instilling the funding required for infrastructure, since efficient, two-way, mutually beneficial linkages with larger cities have a major role to play in national economic development.

● Financing and maintenance of urban infrastructure

Most cities still depend on transfers from higher tiers of government. Analysis of endogenous revenues shows that property tax, while potentially an efficient source of local revenues, represents less than three to four percent of local revenues in most developing countries, compared with 40-50 percent in cities in Australia, Canada, France, the UK and the US.

Poor municipal finance, particularly in rapidly urbanizing developing countries, is one of the reasons that cities are not keeping pace with the demand for infrastructure and services. Few cities in the developing world, because of informality, lack of land registration, and governance issues, have been able to capture, for the public purse, the rents accruing to property ownership resulting from land-use regulations. This inability both increases inequality and reduces the local revenue base. Revenues from land taxes remain low in most countries.

Many “value capture” opportunities can enable city governments to raise revenues for infrastructure and services, and the Lincoln Institute of Land has developed a wide range of dedicated policies. However, an essential precondition for success is none other than strict enforcement of proper land management and administration laws and regulations, planning and development controls.



Box 7.1: The 10 Principles of New Urban Planning

方案7.1新城市规划的十项原则

1. Promote sustainable development

促进可持续发展

2. Achieve integrated planning

实现综合规划

3. Integrate plans with budgets

整合规划与预算

4. Plan with partners and stakeholders

与合作伙伴和利益相关者共同谋划

5. Meet the subsidiarity principle

满足辅助性原则

6. Promote market responsiveness

增进市场反馈

7. Ensure access to land

确保土地准入机制

8. Develop appropriate planning tools

开发适当的规划工具

9. Be pro-poor and inclusive

亲贫和包容性

10. Recognize cultural diversity.

认识到文化多样性

Source: Farmer et al, 2006.



概要 Overview

《2017 年可持续发展目标报告》回顾了在执行 2030 年可持续发展议程的第二年，17 项目标的进展情况（本文节选的是“目标 11”的内容）。该报告基于最新的可用数据，突出强调了随着国际社会越来越充分地认识到 2030 年议程所倡导的宏伟目标和原则，而面临的收获与挑战。尽管过去十年在所有发展领域均取得了显著进展，但按照前几年的发展速度，不足以在 2030 年完全实现可持续发展目标和具体目标。因此，时间非常紧迫。另外，如下文所示，进展并不总是均衡的。不同区域、不同性别、不同年龄、不同财富状况和不同居住地包括城乡之间，进步是不平衡的。要想实现 2030 年议程所勾画的宏伟愿景，需要速度更快、更包容的进展。

The Sustainable Development Goals Report 2017 reviews progress made towards the 17 Goals in the second year of implementation of the 2030 Agenda for Sustainable Development(The excerpt of this article is SDGs 11). The report is based on the latest available data. It highlights both gains and challenges as the international community moves towards full realization of the ambitions and principles espoused in the 2030 Agenda.

While considerable progress has been made over the past decade across all areas of development, the pace of progress observed in previous years is insufficient to fully meet the Sustainable Development Goals (SDGs) and targets by 2030. Time is therefore of the essence. Moreover, as the following pages show, progress has not always been equitable. Advancements have been uneven across regions, between the sexes, and among people of different ages, wealth and locales, including urban and rural dwellers. Faster and more inclusive progress is needed to accomplish the bold vision articulated in the 2030 Agenda.

The Sustainable Development Goals Report 2017 (Excerpt)
2017 可持续发展报告（节选）

SDGs 11: Make cities and human settlements inclusive, safe, resilient and sustainable
目标 11：建设包容、安全、有抵御灾害能力和可持续的城市和人类住区

Published 2017 by United Nations 联合国 2017 年发布

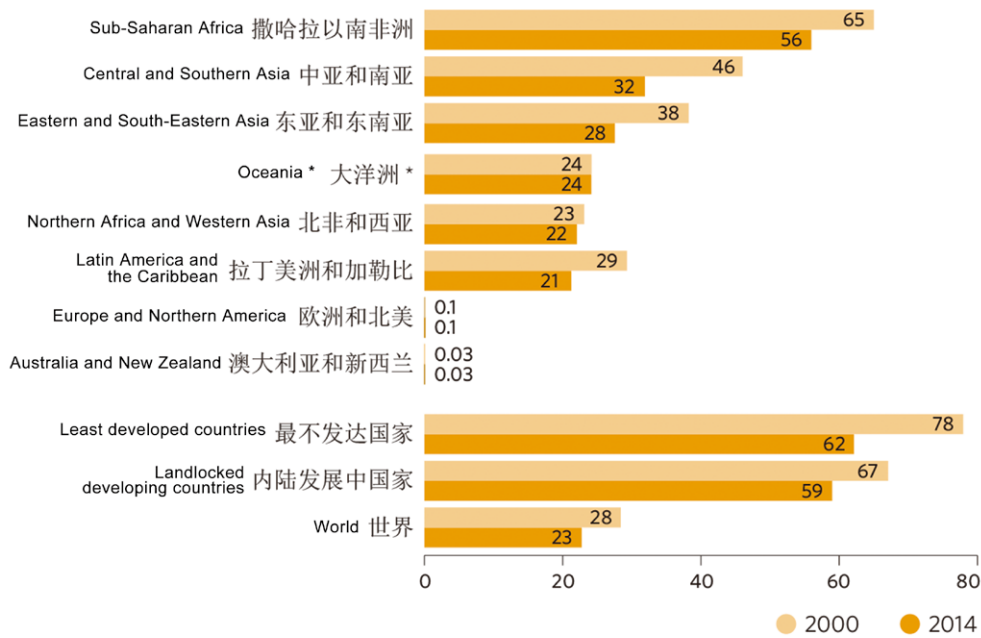
关于“可持续发展目标 11”的报告：

城市发展之快前所未有。本世纪初，城市人口在历史上第一次超过农村人口。截至 2015 年，全球人口的 54%，近 40 亿人，生活在城市。到 2030 年，这个数字预计将达 50 亿。快速的城市化带来巨大挑战，包括贫民窟人口增加、空气污染加剧、基础设施和服务不足以及无序的城市扩张等，这些都更容易使城市在灾难面前脆弱。然而，通过合理的城市规划和管理，全球的城市空间不仅可以变得包容、安全、有抵御灾害能力和可持续，同时也将成为企业 和创新云集的活力中心。

Report on SDGs11:

The pace of urban growth has been unprecedented. Around the turn of the century, for the first time in history, urban dwellers outnumbered their rural counterparts, and by 2015, nearly 4 billion people—54 per cent of the world’s population—lived in cities. That number is projected to reach 5 billion by 2030. Rapid urbanization brings enormous challenges, including growing numbers of slum dwellers, increased air pollution, inadequate basic services and infrastructure, and unplanned urban sprawl—which also make cities more vulnerable to disasters. With sound urban planning and management, however, the world’s urban spaces can become inclusive, safe, resilient and sustainable, as well as dynamic hubs of innovation and enterprise.

Proportion of urban population living in slums, 2000 and 2014 (percentage)
2000年和2014年居住在贫民窟的城市人口比例（百分比）



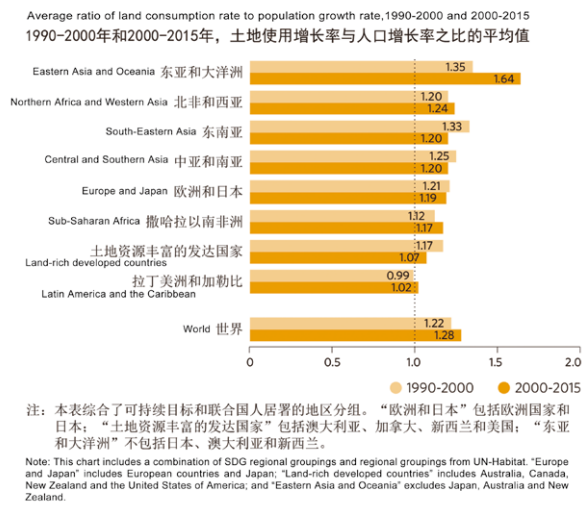
2000 年以来生活在贫民窟的城市人口比例下降 20%，但数量仍持续增加

居住在贫民窟、临时住所或居住条件拥挤的人群处于不利地位，他们往往在空间、社交和经济方面无法享受与其他城市居民同等的机会和待遇。多年来，国家和各级政府、国际发展机构以及非政府组织和社区组织制定政策和方案，使贫民窟的条件得到改善。全世界居住在贫民窟的城市人口比例从 2000 年的 28% 下降到 2014 年的 23%。

尽管取得了进展，但由于城市化进程加快、人口增长以及缺乏适当的土地和住房政策，居住在贫民窟的人数继续增加。2014 年，约有 8.8 亿城市居民生活在贫民窟，而 2000 年为 7.92 亿。居住条件恶劣和基本服务匮乏对儿童和青少年影响尤甚，不仅损害健康、影响教育，对他们的认知能力和社交能力发展也都造成终身潜在影响。贫民窟在撒哈拉以南非洲地区最为普遍，这里一半以上 (56%) 的城市居民生活在贫民窟。

城市土地的扩张快于城市人口的增长

随着更多人迁移到城市，城市边界通常会扩大以接纳新居民。政策制定者和规划者理解好人口转移与城市土地间的关系，将有助于确保城市的经济活力和环境的可持续性。从 2000 至 2015 年，全球各区域的城市土地扩张均快于城市人口增长，即土地使用增长率与人口增长率之比的平均值大于 1。这个比例从 1990 至 2000 年间的 1.22 增大到 2000 至 2015 年间的 1.28。这意味着，随着城市规模扩大，城市密度降低，无计划的扩张对城市发展的可持续性带来负面影响。



The proportion of urban populations living in slums has declined by 20% since 2000, but their numbers continue to grow

People living in slums, informal settlements or inadequate housing are triply disadvantaged: they tend to be excluded—spatially, socially and economically—from the opportunities that other city dwellers enjoy. Over the years, policy and programmatic responses by national and municipal governments, international development partners, and nongovernmental and community-based organizations have resulted in improved slum conditions. The proportion of the urban population living in slums worldwide fell from 28 per cent in 2000 to 23 per cent in 2014.

Despite these gains, the absolute number of slum dwellers has continued to grow owing to accelerating urbanization, population growth and lack of appropriate land and housing policies. In 2014, an estimated 880 million urban residents lived in slums, compared to 792 million in 2000. Substandard living conditions and the lack of basic services hit children and youth the hardest, diminishing their prospects for good health and education, with potentially lifelong consequences for their cognitive and social development. Slums are most pervasive in sub-Saharan Africa, where more than half (56 per cent) of urban dwellers live in slum conditions.

The expansion of urban land is outpacing urban population growth

As larger numbers of people move to urban areas, city boundaries typically expand to accommodate new inhabitants. Understanding the relationship between population shifts and urban land can help policymakers and planners ensure that cities remain economically productive and environmentally sustainable. From 2000 to 2015, in all regions of the world, the expansion of urban land outpaced the growth of urban populations—that is, the average ratio of the land consumption rate to the population growth rate was greater than one. The ratio increased from 1.22 between 1990 and 2000 to 1.28 between 2000 and 2015. This means that cities are becoming less dense as they grow, with unplanned urban sprawl negatively affecting the sustainability of urban development.

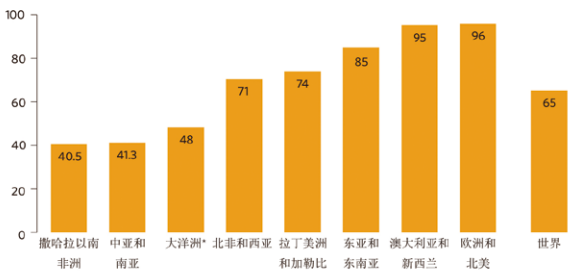


随着更多人迁移到城市，城市边界通常会扩大以接纳新居民。政策制定者和规划者理解好人口转移与城市土地间的关系，将有助于确保城市的经济活力和环境的可持续性。

As larger numbers of people move to urban areas, city boundaries typically expand to accommodate new inhabitants. Understanding the relationship between population shifts and urban land can help policymakers and planners ensure that cities remain economically productive and environmentally sustainable.



2009至2013年拥有城市垃圾收集服务的人口比例（百分比）



注：图中信息基于101个国家城市的数据。

全球城市居民仅 65% 可得到城市垃圾收集服务

包括废物减量、回收再利用以及垃圾填埋场的堆肥、焚化或处置等在内的有效固体废弃物管理方式是实现城市可持续发展的基本条件。无人收集或管理不当的固体废弃物会堵塞下水管道或在露天垃圾场堆积腐烂，最终影响城市环境卫生。随着城市和城市人口的扩张，尽管难以进行准确的数量估计，但城市垃圾在不断增加。根据 2009 至 2013 年 101 个国家城市的数据，大约 65% 的人口拥有城市垃圾收集服务。城市垃圾收集服务在撒哈拉以南非洲以及中亚和南亚地区的覆盖率最低，约为 40%。在这些地区的许多城市，露天倾倒垃圾仍是普遍做法。

空气污染是全球多数城市躲不开的主要健康危害

空气污染威胁着全球大多数城市居民的身体健康。根据 103 个国家 3000 个城市的卫星估计和地面测量的建模数据，2014 年，每十位城市居民中有九位呼吸不到清洁空气。这里的清洁空气是指符合《世界卫生组织空气质

Municipal waste collection reaches only 65 per cent of urban dwellers worldwide

Proper management of solid waste—through waste reduction, reuse, recycling and composting, incineration or disposal in landfills—is a basic component of sustainable cities. When left uncollected or improperly managed, solid waste can end up blocking drains or festering in open dump sites, resulting in a host of unsanitary conditions. As cities and their populations expand, so does their urban waste, though quantitative estimates remain challenging. According to data from cities in 101 countries from 2009 to 2013, approximately 65 per cent of the population is served by municipal waste collection. The lowest coverage was found in sub-Saharan Africa and Central and Southern Asia, at around 40 per cent. In many cities in these regions, open dumping remains a common practice.

In most cities around the world, polluted air is an unavoidable and major health hazard

Polluted air threatens the health of most city dwellers around the world. In 2014, nine out of 10 people living in urban areas did not breathe clean air, according to modelled data derived from satellite estimates and ground-level measurements in 3,000 cities in 103 countries. Clean air, in this case, refers to air that meets the annual World Health Organization (WHO) air quality guidelines value for particulate matter (PM2.5) of 10 micrograms per cubic metre. Striking differences are found among regions: in Australia and New Zealand, for example, 100 per cent of city dwellers breathed clean air versus 50 per cent and 40 per cent, respectively, of urban populations in Oceania excluding Australia and New Zealand, and in Europe and Northern



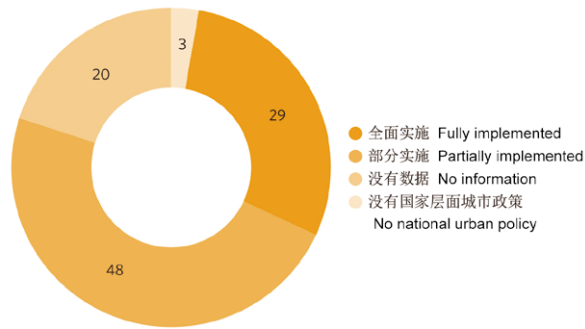
国家城市政策为往往无序的城市化进程提供结构和组织框架，因此这些政策是执行可持续发展目标的关键。区域和地方参与国家城市政策或区域发展规划，能够确保各级政府共同努力，并为持续的城市化提供最佳策略。

National urban policies provide structure and organization to the often-haphazard process of urbanization. As such, these policies have been identified as key to the implementation of the SDGs. With input from regional and local levels, a national urban policy or regional development plan can ensure coordinated efforts among all levels of government and provide the best opportunity for sustainable urbanization.



量准则》规定的每立方米最高 10 微克颗粒物（PM2.5）标准的空气。区域之间差异显著，例如在澳大利亚和新西兰，100% 的城市居民呼吸清洁空气，在大洋洲（不含澳大利亚和新西兰）以及欧洲和北美分别为 50% 和 40%。相比之下，2014 年撒哈拉以南非洲国家或亚洲国家的城市地区均没有达到世界空气质量标准。

Proportion of countries in various stages of implementing a national urban policy, 2017 (percentage)
2017年，根据不同阶段分列的实施国家城市政策的国家比例（百分比）

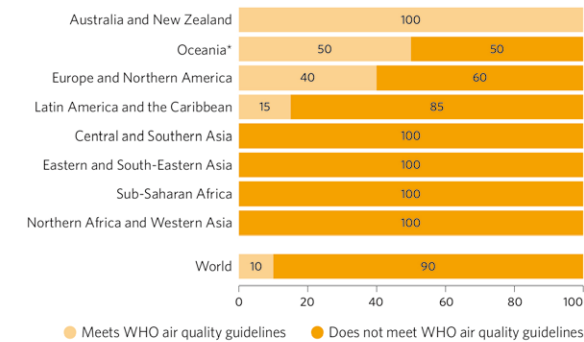


注：图中信息基于193个国家的数据
Note: Information in chart is based on data from 193 countries.

75% 以上的国家实行了城市协同规划

国家城市政策为往往无序的城市化进程提供结构和组织框架，因此这些政策是执行可持续发展目标的关键。区域和地方参与国家城市政策或区域发展规划，能够确保各级政府共同努力，并为持续的城市化提供最佳策略。同时，这些政策和规划把影响国家、地区和地方政府这些不同层级的各部门政策衔接起来，进而促进城市、城乡结合部以及乡村之间的联系。截至 2017 年 5 月，149 个国家全面或部分实施国家层次城市政策，其中多数政策与可持续发展目标确定的优先发展领域保持一致。

Proportion of the urban population living in areas that meet the annual WHO air quality guideline value for particulate matter of a diameter less than 2.5 micrometres (PM2.5), 2014 (percentage)



America. In contrast, none of the urban areas in sub-Saharan African countries or in Asian countries met the world air quality guidelines in 2014.

More than 75 per cent of countries are engaged in coordinated urban planning

National urban policies provide structure and organization to the often-haphazard process of urbanization. As such, these policies have been identified as key to the implementation of the SDGs. With input from regional and local levels, a national urban policy or regional development plan can ensure coordinated efforts among all levels of government and provide the best opportunity for sustainable urbanization. At the same time, these policies and plans promote stronger connections between urban, peri-urban and rural areas by linking sectorial policies that affect national, regional and local governments. As of May 2017, 149 countries (or 77 per cent) had fully or partially implemented national-level urban policies, most of which are aligned with priority areas identified in the SDGs.

TECHNOLOGY & VIEWPOINT

技术与观点

How Can We Resolve the Problem of Traffic Congestion in Cities
— Plan the City We Need for 2035

我们离不堵的城市有多远
——面向 2035，规划我们需要的城市

● 编者按 Editor's notes

如今，交通拥堵已成全球性城市顽疾。尽管各地政府采取了很多措施，如大规模修路搭桥，拓宽机动车道，车辆限购、限行，修地铁等，耗费巨大的财力和人力，却很难从根本上解决问题。问题究竟出在哪里？我们又该如何解决？全球人居环境论坛秘书长、深圳美好城市研究院院长吕海峰先生结合《国际绿色范例新城标准》和中国当前面向 2035 的城市规划，为我们提供了有益的策略选项。

Nowadays, traffic congestion are becoming a global urban problem. Although local governments have taken many measures, such as investing heavily in building large-scale roads and bridges, broadening motor vehicle lanes, restrictions on purchase of cars, traffic control of cars, construction of subways and among others, while the problems seem very difficult to be solved fundamentally. What are the problems? How can we solve them? Mr. Lu haifeng, Secretary General of Global Forum on Human Settlements, President of Shenzhen Better City Institute, provided the conducive strategies options combining the International Green Model City Standards and current urban planning for 2035 in China.

How Can We Resolve the Problem of Traffic Congestion in Cities — Plan the City We Need for 2035

我们离不堵的城市有多远 ——面向 2035，规划我们需要的城市

吕海峰 / Lu Haifeng

进入 21 世纪，不到十年，中国就一跃成为世界轿车产销量第一的大国。汽车已从昔日可望而不可即的奢侈品转眼驶入大江南北每一座城镇的寻常百姓之家，成为普通的代步工具，而拥堵、停车难和空气污染也成为许多大小城市的家常便饭和挥之不去的城市顽疾。尽管地方政府采取了很多措施，如投巨资建设道路桥梁，压缩自行车道和行人空间以拓宽机动车道，车辆限购、限行，修地铁等，但都跟不上车辆增长的速度，问题似乎很难从根本上解决。

当前许多国内城市正在编制面向 2035 的城市总体规划，征求市民和专家意见。如深圳市政府就已经连续举办了八场面向市民的规划咨询会议，我也应邀参加并做了发

For less than a decade in the 21st century, China has become the largest car producer and seller in the world. Cars have changed from an unimaginable luxury they used to be to a common tool of riding instead of walking which can be found in almost every ordinary family. However, the problems of traffic congestion, trouble in finding parking space and air pollution have also become commonplace in big and small cities. Although local governments in China have taken many measures, such as investing heavily in building roads and bridges, reducing the space of bicycle lanes and sidewalks to widen motor vehicle lanes, restrictions on purchase of cars, traffic control of cars and construction



▲全球人居环境论坛 (GFHS) 秘书长
深圳美好城市研究院院长吕海峰
Mr. Lu Haifeng, Secretary General of
Global Forum on Human Settlements,
President of Shenzhen Better City Institute



我认为，抓住交通拥堵这个城市治理中的顽症，在全球向可持续发展全面转型和中国迈向新征程的大背景下，重新审视和破解以往城市规划和运营的弊端，从新的高度和更广阔的视野，用更综合的方法和参与式的流程制定城市总体规划，可以从根本上解决城市交通和出行问题。这是一次难得的历史机遇，以开启一个更加公平、安全、可持续的、我们需要的城市新时代。

In my opinion, to grasp the stubborn problem of traffic congestion in urban governance, to re-examine and overcome the disadvantages of the previous urban planning & construction and operation in the context of the global transformation to sustainable development and China's move toward a new journey, to develop the city master plan from new heights and wider horizons, using more integrated approaches and participatory processes, and to make a fundamental solution to urban transport and travel problem. It is a rare historic opportunity to start a new urban era that we need, which is more fair, safe and sustainable.



言。这种参与式的规划过程值得肯定。我认为，抓住交通拥堵这个城市治理中的顽症，在全球向可持续发展全面转型和中国迈向新征程的大背景下，重新审视和破解以往城市规划和运营的弊端，从新的高度和更广阔的视野，用更综合的方法和参与式的流程制定城市总体规划，可以从根本上解决城市交通和出行问题。这是一次难得的历史机遇，以开启一个更加公平、安全、可持续的、我们需要的城市新时代。因此，我想结合国际国内的最新共识和趋势，结

of subways, they can not keep up with the growth rate of cars. The problems seem very difficult to be solved fundamentally.

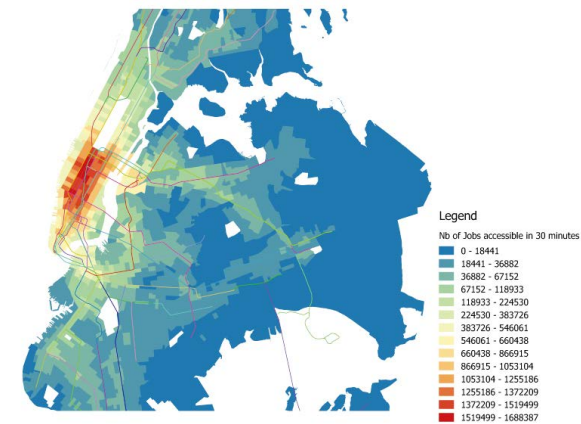
At present, many domestic cities are preparing urban master plans for the year 2035 and soliciting opinions and ideas from the public and experts. For example, Shenzhen Municipal Government has successively held eight meetings on planning and consultation for the public, where I was also invited to attend and made a speech. This participatory planning process is worthy of recognition. In my opinion, to grasp the stubborn problem of traffic congestion in urban governance, to re-examine and overcome the disadvantages of the previous urban planning & construction and operation in the context of the global transformation to sustainable development and China's move toward a new journey, to develop the city master plan from new heights and wider horizons, using more integrated approaches and participatory processes, and to make a fundamental solution to urban transport and travel problem. It is a rare historic opportunity to start a new urban era that we need, which is more fair, safe and sustainable. Therefore, combined with the



▲十九大开启了中国可持续发展的新时代
The Nineteenth CPC National Congress Opened a New Era
of Sustainable Development for China

违公平（包容）原则；四处高速行驶的小汽车给街道和邻里带来了极大的安全隐患，行人特别是老人和儿童普遍缺乏安全感；汽车尾气导致了严重的空气污染、助长了雾霾的生成，威胁着市民特别是儿童的身体健康；汽车生产和使用消耗了大量的资源和能源，排放了大量的温室气体，停放占用了大量的城市空间，加剧了环境的脆弱性和能源资源紧缺的矛盾；而拥堵给上班一族身心健康和城市运营效率与经济繁荣带来的严重损害还没有被充分认识。所有这些都在威胁着市民幸福感的建立。

从策略上讲，大医治未病。预防和解决交通拥堵必须从源头入手，采用综合方法，防患于未然，化疾于无形，不能头痛医头、脚痛医脚。首先，交通问题实质上是一个城市形态和功能布局问题。在城市功能布局和土地利用上要划定城市增长边界，防止城市无序蔓延，要坚持紧凑型、多中心、公交导向型发展模式，防止公共服务资源过度集中在一个核心区，缩短通勤距离，方便公交出行；促进商用和居住用途混合的土地利用规划，实现产城融合，职住平衡；社区邻里开发优先考虑在建成区选址进行填充式开发或旧城更新，要规划建设 10 分钟生活圈，减少对机动化出行的依赖。范例新城标准推荐的指标可供参考：城市足迹年增长率 < 3%；建成区人口密度 ≥ 10000 人 / 平方公里，市中心区人口密度 ≥ 15000 人 / 平方公里；距轨道交通站 500-800 米范围内的容积率至少比该地区平均水平高出 50%；距离公交站 800 米范围内人口数量和工作机会的比例分别 > 60% 和 > 70%；在任何邻里或社区，用于经济用途的建筑比例 > 40%，单一功能的街区比例 < 10%。



▲ 此图显示的是在纽约的任何位置到上班地点 30 分钟通勤时间内的就业机会数量。蓝色区域表明在 30 分钟通勤时间内该地区拥有不到 2 万个工作岗位，表明存在较高的失业率和贫困度，而最红的地区在 30 分钟通勤时间内拥有 150 万个就业机会，呈现较高的集聚经济，同时提供给居民更多的其它机会。不同层次的工作地点可达性与公交线路的数量和配置有很大的关系。

vulnerability and energy resources shortage. In addition, traffic congestion has a serious effect on the physical and mental health of office workers as well as operational efficiency and economic prosperity of the city, which has not been fully understood. All of these are threatening the happiness of the public.

Strategically speaking, an outstanding doctor attaches great significance to preventive treatment of disease. To prevent and solve traffic jams we must start from the source, and use an integrated approach to take preventive measures before the disease occurs. Never take stopgap measures in this regard. **First of all, the traffic problem is essentially a matter of urban form and functional layout. We should define the boundary of urban growth in the layout of urban functions and the use of land to prevent the unplanned sprawl of cities. It's necessary to adhere to the compact, multi-center and transit oriented development mode, prevent the excessive concentration of public service resources in a core area, shorten the commuting distance, and facilitate public transportation;** efforts are made to promote commercial and residential mixed land-use planning, to achieve the industry-city integration and job-housing balance; to give priority to filling or renewal development of selected sites in built-up areas in the case of community or neighborhood development, to plan the construction of 10-minute life circle and reduce the dependence on motorized travel. "IGMC Standard" recommends several indicators for reference: the annual growth rate of urban footprint < 3%; population density in built-up areas ≥ 10,000 people/km², population density in downtown areas ≥ 15,000 people/km²; the plot ratio in areas 500-800 meters away from the rail transit stations is at least 50% higher than the average level in the relevant regions; the proportions of population and job opportunities in areas within 800 meters from bus stops are respectively > 60% and > 70%; the proportion of buildings for any economic use in any neighborhood or community > 40%; the proportion of single-function neighborhoods < 10%.

This figure shows the total number of jobs which can be reached from any place of New York within the 30-minute commuting time. The blue area indicates that there are less than 20,000 jobs within a 30-minute commuting time in the area, with a higher level of unemployment and poverty, while the reddest area has 1.5 million jobs within a 30-minute commuting time, with a higher degree of agglomeration economy, while providing residents with more other opportunities. The accessibility of workplaces at different levels has a lot to do with the number and configuration of bus lines.

“

使人人平等享有城市和人居环境，促进城市的包容性，确保所有居民以及他们的后代不会遭受任何形式的歧视，能够栖居和繁衍在公平的、安全的、健康的、便利的、可负担的、有弹性的以及可持续的城市和人居环境中，共享繁荣和优质生活。范例新城标准强调城市的六项基本原则是：安全、可持续性、公平、个性、繁荣和幸福。

Referring to the equal use and enjoyment of cities and human settlements, seeking to promote inclusivity and ensure that all inhabitants, of present and future generations, without discrimination of any kind, are able to inhabit and produce just, safe, healthy, accessible, affordable, resilient and sustainable cities and human settlements to foster prosperity and quality of life for all. The vision of IGMC 3.0 is structured around 6 key principles: Safety, Sustainability, Equity, Identity, Prosperity and Happiness.

”

其次，要提高街道等开放空间的占地面积比例，提高路网密度，规划设计边长约 100 米的较小街区取代超级街区。“密路网、小街区、开放社区”理念也被 2015 年举行的中央城市工作会议所倡导。要改造和升级现有的超级街区，限制新建封闭的社区，开放的街区可确保公众的可达性和步行性；建设连接完整的步行道和自行车道网络，让小汽车和行人与自行车公平地分享路权；除了高速公路和农村道路外，所有的道路都应该有适当的人行道；风靡全国的共享单车为骑行提供了极大的便利，滞后的慢行系统亟待提升完善方能适应骑行需求；步行系统、建筑入口和公共设施（包括卫生间）都要规划建设残疾人无障碍设施，提高残疾人可达性；设定建筑的最大后退而不是最小后退，较少的后退促进了建筑物与人行道所代表的公共领域之间的联系；以人为本，精心设计利用临街空间，把街道建设成民众的生活空间，让街道更有活力、更宜人。国内城市街道占地比例偏低，路网密度特别是支路密度严重不足，导致毛细血管不畅，拥堵加剧。范例新城标准推荐的指标可供参考：用于街道网络（包括停车）的土地面积比例 ≥ 30%；每平方公里的街道长度 ≥ 18 公里，每平方公里的道路交叉口 ≥ 80 个；街区大小应该多样化，为数不多的大街区应该是公共建筑，90% 的街区面积 ≤ 2 公顷，70% 的街区 ≤ 1.5 公顷，工业区例外；建成区每平方公里至少应该有 10 公里长的专用联通的人行道和 10 公里长专用联通的自行车道等。

第三，因地制宜、量力而行，优先大力发展公共交通，提高公交的可达性、实用性和可负担性。实行跨部门、跨行业、跨地域的综合规划；交通规划必须和城市规划、土地利用规划、低碳生态规划、产业规划协调一致进行，实现相互匹配支持的协同效应；根据城市规模、人

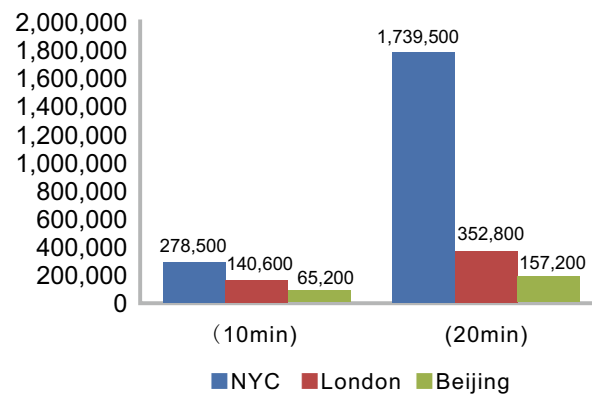
Secondly, we should increase the ratio of floor area of open space such as streets, enhance the density of road networks, and design smaller blocks with a side length of about 100 meters instead of super blocks. The concept of "dense road networks, small neighborhoods and open communities" was also advocated at the Central Urban Work Conference held in 2015. We should renovate and upgrade existing super blocks and restrict new enclosed neighborhoods, for open blocks ensure the accessibility and walkability of the public; we should also build networks connecting walkways and bikeways to allow cars and pedestrians and bicycles to equitably share right of way; all roads should have appropriate sidewalks except for expressways and rural roads; shared bicycles that are popular throughout the country provide great convenience for riders, and the backward slow traffic systems need to be improved before meeting riding demand of the masses; walking systems, building entrances and public facilities (including restrooms) should be planned to be equipped with accessible facilities for the handicapped to improve the accessibility for the handicapped; the maximum retreat distance of buildings is set instead of minimum retreat distance, and less retreat distance of buildings can boost the ties between buildings and public areas represented by sidewalks; through careful design, we should use the frontage space, turn streets into a good living area of people, and uphold the people-oriented concept to make streets more dynamic and pleasant. The proportion of urban streets in China is relatively lower, and the density of road networks, especially that of branches, is seriously insufficient, resulting in poor circulation and increased congestion of urban roads. IGMC Standard recommends some indicators for reference: the



纽约曼哈顿34街

伦敦银行街

北京西单



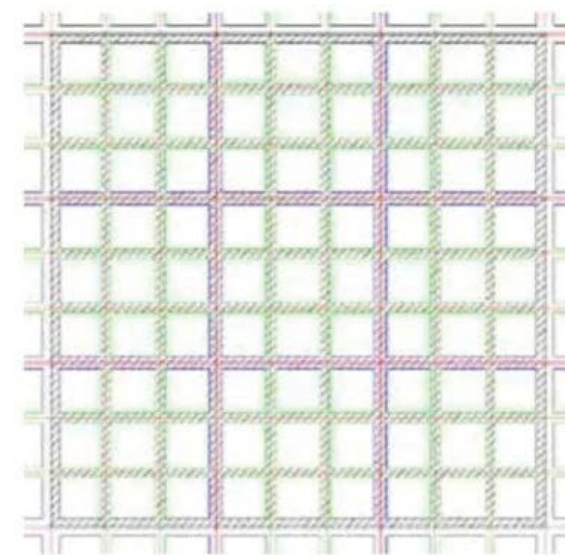
▲ 以上三个街区 10 分钟与 20 分钟内可到达的工作岗位数 (资料来源: 世界银行)
 Number of jobs that can be reached within 10 and 20 minutes in the above three blocks (source: World Bank)

口增长预期与财力,因地制宜、量力而行发展公共汽车、电车、BRT 或轨道交通等公交设施,建立适足高效的公交网络,车站和车辆都要有残疾人乘车设施;换乘站点搭配自行车设施,促进多模式出行方式的无缝接驳和便利换乘,大容量公交站点上面及周围进行高标准、高密度综合商业开发;发展智能交通管理技术,鼓励拼车和汽车共享,规范管理共享交通工具;因地制宜制定拥堵收费和停车需求管理制度,错峰出行,消减高峰需求,提高道路和停车设施利用效率等。范例新城标准推荐的指标可供参考:人均私家车拥有量 < 0.3;使用公共交通的上班族比例 ≥ 50%,使用公共交通、共享汽车、拼车、骑自行车或步行的上班族比例合计 ≥ 80%;平均通勤时间 ≤ 40 分钟等。

第四、尊崇绿色出行,促进行为改变。2035 的城市是以人为本、人人共建、人人共享的城市。生活和消费方式决定和引领着生产模式和城市公共服务的供给。城镇人每周多吃一天素食、少开一天车对于绿化我们的城市乃至这个星球会产生意想不到的效果。《2030 年可持续发展议程》目标 12 提出:确保可持续的消费和生产模式。据参与

proportion of an area of the land for the network of streets (including parking space) ≥ 30%; Street length ≥ 18 km/km² with intersections /km² ≥ 80; the block size should be diversified and few blocks should be public buildings; 90% of blocks ≤ 2 hectares and 70% of blocks ≤ 1.5 hectares; with the exception of industrial parks; there is at least 10 km-long dedicated and well-connected sidewalks and 10 km-long dedicated and well-connected bikeways per square kilometer in built-up areas.

Thirdly, take appropriate measures to do what one can according to local conditions, give priority to the development of public transport, improve accessibility, practicality and affordability of public transport; make cross-functional, cross-sectoral and trans-regional integrated planning; transport planning must be coordinated with urban planning, land-use planning, low-carbon ecological planning and industrial planning to achieve the synergetic effect of mutual matching and support. According to the urban scale, population growth expectation and financial resources, based on local conditions and financial resources,



▲ 范例新城标准推荐的 1 平方公里内的街道网络模型
 Model of Street Network within 1 Square Kilometers
 Recommended by IGMC Standard

讨论这一目标的联合国官员讲,把“消费”放在“生产”之前是经过深思熟虑的。崇尚绿色健康的出行和生活方式,返璞归真,由繁入简,把自己的行为和关爱他人、造福子孙后代、唤回蓝天碧水联系起来可以让人更积极、更快乐,也更能感受到生活本来的意义。从遏制肥胖、健康身体、降低开支、减少空气污染、促进邻里社交等方面,绿色出行也具有实实在在的益处,是一种利己利人、受人尊重的时尚生活方式,更重要的是这种日渐普及的活法所产生的蝴蝶效应可以极大地影响政府和企业的决策,从而改变这个世界当前不可持续的生产模式,最终改善环境和生活质量,实现全社会绿色转型。在绿色出行方面,政府官员和社会知名人士的表率作用会带动更多市民的参与和仿效,能产生意想不到的效果。范例新城在这方面的部分指标可供参考:逐步实现人均年二氧化碳排放量 ≤ 2 吨;私家车平均每天行驶里程(公里) ≤ 30 公里;人均每周锻炼身体的次数 ≥ 3 次,每次持续时间 ≥ 30 分钟等。

以上四条策略与措施是被全球知名的可持续城市所验证的成功经验,如哥本哈根、伦敦、斯德哥尔摩、纽约、波特兰、香港、新加坡、库里提巴等,他们在城市规划发展、交通出行、应对气候变化和提升幸福指数方面都走在了全球前列,具有普遍的示范意义和参考价值。值得称道的是,哥本哈根和香港还率先实现了经济发展和碳排放脱钩的目标。这些策略和措施的综合实施对提升城市可持续性和市民幸福感、促进经济繁荣往往具有倍增效应,期待能够为规划建设我们需要的城市提供有益的借鉴,更期待中国的新型城镇化能为世界可持续城镇化和《2030 年可持续发展议程》及《新城市议程》的落实作出更大的贡献。

take appropriate measures to develop bus, tram, BRT or rail transit and other public transport facilities, to establish adequate and efficient public transport network, where stations and vehicles are equipped with riding facilities for the disabled; at transfer stations bicycle facilities are provided to promote the seamless connection and convenient transfer for multi-mode travel, and high-standard and high-density integrated commercial development can be made above and around high-capacity bus stations; develop smart traffic management technology, encourage car pooling and car sharing, standardize the management of shared vehicles; according to local conditions, formulate congestion charging and parking demand management systems, reduce peak traffic demand through staggered shifts, improve the use efficiency of road and parking facilities. In this regard, IGMC Standard recommends some indicators for reference: number of private cars per capita < 0.3; percentage of workers using public transport ≥ 50%, total proportion of workers using public transport, car pooling, car sharing, or cycling, or walking ≥ 80%; average commuting time ≤ 40 minutes and so on.



▲ 上海地铁早高峰 Metro Rush Hours in Shanghai in the Morning



▲ 风靡中国的共享单车 Bike Sharing Popular in China

Fourthly, advocate green mobility and promote behavior change. The city of 2035 is a people-oriented city that is jointly built and shared by all. Living and consumption patterns determine and lead the modes of production and the supply of urban public services. Urban residents eat vegetarian food and use no cars for one more day a week, which may have an unexpected role in greening our city and the planet. Goal 12 of

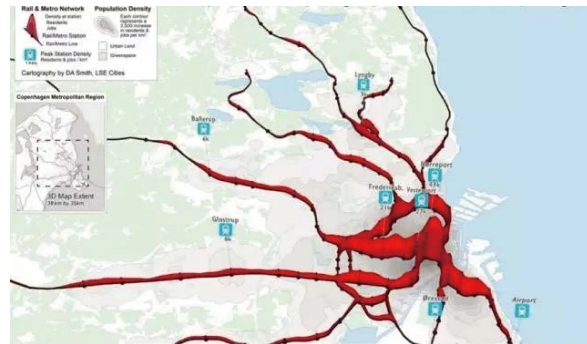
the 2030 Agenda for Sustainable Development set out: ensure sustainable consumption and production patterns. According to UN officials involved in the discussion of this goal, the place of "consumption" coming before "production" is well thought over. Advocating green and healthy mobility and lifestyle, going back to original lifestyle, and connecting one's own behavior with care for others, benefits for future generations, and restoration of environment can make people more positive and happier, and more likely to feel the original meaning of life. Green mobility also has tangible benefits in terms of containing obesity, improving health, cutting costs, reducing air pollution and promoting neighborhood social activities. It is a self-serving and respectable lifestyle. More importantly, the butterfly effect produced by the increasingly popular lifestyle can greatly influence the decisions of the government and enterprises, thereby changing the current unsustainable production mode in the world, and ultimately improving the environment and quality of life and realizing the green transformation of the entire society. In terms of green mobility, the exemplary role of government officials and social celebrities may lead to the participation and emulation of more people, which can produce unexpected results. In this regard, IGM Standard recommends some indicators for reference: the gradual realization of per capita annual carbon dioxide emissions ≤ 2 tons; average daily mileage (km) of a private car ≤ 30 km; the number of physical exercises per capita per week ≥ 3 times, and the average duration of each exercise ≥ 30 minutes and so on.

The above four strategies and measures are successful experience verified by the world's leading



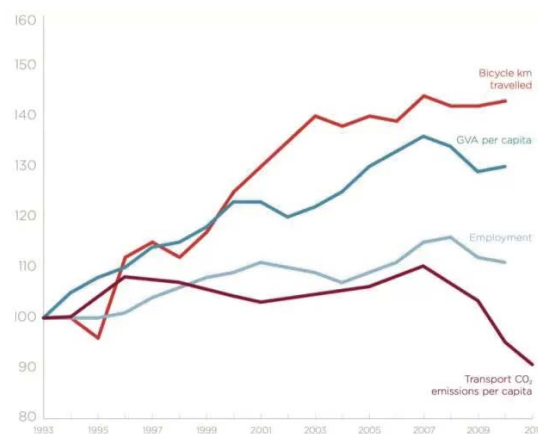
▲波哥大自行车道项目已经有40年历史，每年有64天节假日，113.6公里长的城市道路向汽车关闭，而向骑自行车或步行的人开放，这些绿色出行者每天达140万。

The Bogota Bikeway has a 40-year history, and every Sunday and holidays, 64 days a year 113.6 Km of roads are closed to vehicle traffic and give way to the 1.4 million users of bikeways everyday.



▲哥本哈根的人口密度和工作岗位数与交通便利度具有一致性
(资料来源: 伦敦政经学院国际中心)

Copenhagen's population density and number of jobs are consistent with traffic accessibility (Source: LSE Cities)



▲哥本哈根经济增长与碳排放量的脱钩
(资料来源: 伦敦政经学院国际中心)

Copenhagen's Decoupling Economic Growth from Carbon Emissions (Source: LSE Cities)

sustainable cities such as Copenhagen, London, Stockholm, New York, Portland, Hong Kong, Singapore and Curitiba. Such cities are at the forefront of the world in terms of urban planning and development, transportation and mobility, tackling climate change and improvement of the happiness index, which has common demonstration significance and reference value. It is commendable that Copenhagen and Hong Kong are also the first to achieve the goal of decoupling economic development from carbon emissions. The comprehensive implementation of these strategies and measures may often have a multiplier effect on enhancing urban sustainability and public happiness and promoting economic prosperity. Our vision is to provide useful experience and reference for the planning and construction of the City We Need. Meanwhile, it's expected that with its new urbanization China can contribute more to the sustainable urbanization worldwide and the implementation of the 2030 Agenda for Sustainable Development and the New Urban Agenda. 

BEST PRACTICE

最佳范例

Changshan: the World of Stones

常山，一座石头托起的城市

Municipal GIS for Slum Upgrading in Mumbai, India

地理信息系统 (GIS) 助力印度孟买贫民窟改造

Vanke • Wonderland – The Planning Design for Changsha Gushan Community

万科 • 四季花城——长沙谷山社区项目规划设计

The Forest City – A Perfect Paradigm Which Can Lead the Future

森林城市——引领未来的城市典范

Metropolis Mansion – Further Practice Sustainable Development, Speak for Quality with Green Ecology

都会山——深度践行可持续发展观，以绿色生态为品质代言

Prime Orienting – Luxury and Exquisite Mansion at Nanbin Road, Chongqing

铂悦 • 澜庭——重庆南滨路，江山精奢大宅

CSCEC • Meixi Lake Center - High Quality Home

中建 • 梅溪湖中心——优品质筑家

Mudan Ge – Creating Multidimensional Residential Environments,

Leading the Way to the Future of Residential Development

牡丹舸——多维度打造人居环境，引领住宅发展未来

Harbin International Agricultural Expo Center – A Shone Pearl of Ice City

哈尔滨国际农业博览中心——冰城上的耀世明珠

China Gezhouba Real Estate – High Value Real Estate Leader

中国葛洲坝地产——高价值地产引领者

温泉名城 养生武义

Wuyi, a Town of Hot Spring and Health Preservation



国家森林公园 National Forest Park



中国历史文化名村 郭洞 GuoDong, Chinese historic and cultural village



清水湾温泉度假酒店 QingShuWan Hot Spring Resort Hotel



山下鲍古村落 ShanXiaBao Ancient Villages

武义县地处中国东部沿海浙江省中部、长三角经济圈南翼，总面积1577平方公里，户籍人口34.27万。长期以来，武义人民自强不息，坚定不移走生态绿色、可持续发展之路，从一个曾经的省级贫困县迈入了全省中等发达县市行列，“绿水青山就是金山银山”的中国实践在这座城市得到充分体现。

Wuyi County, located at the eastern coast of China, the middle of Zhejiang Province, the south wing of the Yangtze River Delta Economic Area, covers a total area of 1577 square kilometers, and its registered population is 34.27 million. For a long time, citizens of Wuyi make unremitting efforts to improve themselves, determine to take the sustainable development path of ecological protection. From a provincial-level poverty-stricken county, it is now among one of the medium-developed counties in the province. This town perfectly reflects China's practice of "Green Hills and Clean Waters are Natural Treasures".



有机茶园 Organic Tea Garden



体验中式婚礼 Experience Chinese Wedding



大莱梯田 DaLai Rice Terrace



花田小镇 Flower Town



熟溪廊桥 ShuXi Bridge

武义自然环境优越，森林覆盖率74%，79%的地表水达到Ⅱ类标准，空气质量优良率90%。人文底蕴深厚，以东晋阮孚为代表的隐逸文化、唐朝叶法善为代表的养生文化和南宋吕祖谦为代表的明招文化，构成了三大文化基石。温泉资源丰富，日出水量2.4万吨，为浙江省首个、迄今唯一的“中国温泉之城”，“温泉小镇”入选浙江省第一批特色小镇创建。创新活力迸发，“下山脱贫”成功经验引起了国内外广泛关注，全国首创村务监督委员会制度，有机农业省内领先，工业“智造”异军突起，全域推进生态景区化，经济社会发展进入了快速发展轨道。先后获得国家生态文明建设示范县、中国有机茶之乡、国家有机产品认证示范区、中国有机国药基地、中国温泉养生生态产业示范区、全国生态旅游示范县、世界养生旅游胜地、中国宜居宜业典范县、全国生态养生产业示范基地、国家卫生县城等二十多项国家级荣誉称号。

Wuyi enjoys abundant natural resources, its forest coverage rate is 74%, 79% of its surface water reaches class II standard, and the excellent rate of its air quality is 90%. It also possesses profound humanistic connotations, featured by Ruan Fu from the East Jin Dynasty, Ye Fashan from the Tang Dynsty, and Lü Zuqian from the Southern Song Dynasty, respectively, the Recluse Culture, the Health Preservation Culture and the Mingzhao Culture constitute the cornerstone of three major cultures. The county is also rich in hot spring resorts, its water-yield capacity per day is 24,000 tons, and it is the first and only China's Hot Spring Town in Zhejiang Province, as a "hot spring town", it was selected and developed as one of the characteristic towns in Zhejiang Province. By showing innovative vitality, its successful experience of "shaking off poverty" has aroused widespread concern at home and abroad, the county pioneered village supervision committee system, and its organic agriculture leads the province, its "smart" industry suddenly rises, and it develops ecological landscape all over the county, as a result, its economic and social development has embarked a fast track. The county has won more than 20 national honorary titles, such as National Demonstration County of Ecological Civilization Construction, China's Organic Tea Town, National Demonstration Area of Organic Product Certification, National Organic Traditional Chinese Medicine Base, China's Demonstration Area of Hot Spring, Health Preservation, and Ecological Industry, National Eco-tourism Demonstration County, Worldwide Health Preservation and Tourism Destination, National Exemplary Livable and Business-friendly County, National Ecological and Health-preserving Industry Demonstration Base, and National Health County.



▲ 三衢石林景区 Sanqu Stone Forest Scenic Spot

Changshan: the World of Stones

常山，一座石头托起的城市

常山位于浙江省西部，钱塘江源头，是浙江省的西大门。全县总面积 1099 平方公里，下辖 3 街道 6 镇 5 乡，180 个行政村，人口 34.2 万。于东汉建安二十三年（公元 218 年）建县，始称定阳，迄今近 1800 年。地处闽浙赣皖四省边际、北上南下大通道，史称“两浙首站”，是中国胡柚之乡、观赏石之乡、食用菌之乡、油茶之乡。

如果说起底蕴最深厚的品牌，当数“中国观赏石之乡”了。没有一座城市，会像常山这样在石头上倾注如此之多的精力。也没有一座城市，能够像常山这样承载历史、传承文化，为人们诉说着动听的石头故事。“江南有奇石，身隐常山溪，水落沙洗后，盛名世人知”，常山的石头，历经了风雨洗礼，见证着常山亿万年的沧海桑田。

这里的石头色彩斑斓。2015 年 6 月，常山县青石镇作为赏石小镇获批成为浙江省首批 37 个特色小镇之一。核心项目——中国观赏石博览园，总占地面积为 1053 亩，总投资额 20 亿元，空间上分为奇石交易区、景观文化区、休闲养生区三大区块组成，建筑风格以传承中国古典园林造景手法，通过中式建筑的飞檐、马头墙、坡屋顶、筒子瓦等元素融入，保留中式建筑声韵与精髓。园内的中国观赏石博览馆，于 2017 年 8 月 30 日试运行，是目前中国第一

Changshan County is located at the source of the Qiantang River in the west of Zhejiang Province, thus it is regared as the west gate of the province. With a population of 342,000, it covers an area of 1,099 square kilometers, including three districts, six towns, five townships and 180 administrative villages. The county was built nearly 1,800 years ago in the 23rd year of the Jian'an Period (AD 218) of the Eastern Han Dynasty and was named Dingyang initially. Lying on the shared borders of four provinces — Fujian, Zhejiang, Jiangxi and Anhui, the county was historically known as a critical traffic hub connecting the region's north to south and the province's west to east. It is also home to grapefruits, ornamental stones, edible mushrooms and Camellia Oleifera.

“The Hometown of Ornamental Stones in China” is the most typical name card of Changshan as there is no other place across the nation like the county that is so devoted to stones so as to keep its history and culture alive and to tell stories of its own. “A rare stone lies in Jiangnan, hiding in the brooks of Changshan. Washed and polished by water and sand, known to the world is the Changshan Stone.” Stones have been evidence of Changshan's changes over the past trillions of years.



▲ 博览馆揭牌仪式 摄影：徐小萍
Expo Opening Ceremony, Photo by: Xu Xiaoping

个以观赏石为唯一展示内容的主题博物馆，涵盖了中国观赏石国颁标准的五大类观赏石的数千件展品。古人云：“山无石不奇，水无石不清，园无石不秀，室无石不雅”，馆内珍藏了来自珠穆朗玛峰的珠峰灵石、行云流水般的广西摩尔石、形态变化奇绝的广西来宾水冲石、圆润典雅的长江三峡石、声音清越的灵壁石、光泽剔透的钟乳石、质地细腻的沙漠红碧玉、令人垂涎的满汉全席，还有关岭生物群、如鱼得水、生物大爆发等以古生物化石为核心展品打造的栩栩如生的古生环境展厅和百万殿堂、萤石、多彩矿物、孔雀石、水晶等色彩丰富、美轮美奂的矿物晶体展厅，让人们充分感受自然之大美。

这里的石头千姿百态。三衢石林景区位于常山县辉埠镇境内，是国家 AAAA 级旅游景区、常山国家地质公园核心景区、省级风景名胜。景区以喀斯特灰岩岩溶地貌景观为主要特征，融石林奇观、峡谷险胜、山林野趣于一体，与云南石林的壮年期岩溶地貌不同的是，三衢石林岩溶属幼年期，主要由峰丛构成，微地貌为石芽和溶沟。同时又是奥陶纪晚期（4.4 亿年前）的一个巨大的古生物礁，是研究华南古生代地史的重要地区。典型的喀斯特岩溶地貌孕育出了千姿百态、亦真亦幻、韵味别致的石林迷宫奇观，掩映在绿色藤蔓中的溶沟石芽美仑美奂，在地质演变的作用下，形成了城堡石林、天



▲ 宫廷石宴 摄影：陈水和
Royal stone banquet, Photo by: Chen Shuihe

The stones here are colorful. In June, 2015, as a scenic spot of stones, Qingshi Town was approved to be on Zhejiang Province's first list of 37 featured towns. Its core project is the China Stone Appreciation Expo Park, which takes up a land of nearly 70.24 hectares and has attracted a total investment of two billion yuan. The Park is divided into three areas: the Rare Stone Trading Area, Scenic and Cultural Area as well as the Leisure and Health Care Area. The construction has inherited the style of Traditional Chinese Gardening, preserving the features and essence of Chinese buildings through elements such as cornice, Ma Tau Wall (corbiestep), abat-vent and cylindrical tile, etc. The Park's Chinese Stone Appreciation Museum, which has been on trial since August 30th, 2017, is China's first theme park that displays ornamental stones only, where thousands of exhibits can be found, involving five major types of national-standard ornamental stones. As the old Chinese saying goes, “Without stone, mountains are no longer interesting, rivers no longer clear, gardens no longer delicate and rooms no longer elegant.” The museum possesses rare stones from Himalaya, the smooth Moore Stone and the curiously shaped Laibin Stone from Guangxi Province, the mellow and elegant Sanxia Stone from the Yangtze River, the Lingyue Stone that can produce a melodiously clear sound, the shiny and clean Stalactite, the Desert Red Jasper with delicate texture and a full table of various stones that resemble the scrumptious Manchu-Han Imperial Feast. One can also feel the beauty of nature in the paleontologic exhibition halls themed with Guanling Biota, Fish and Cambrian Explosion as well as in the mineral crystal exhibition hall where various fluorite, colorful minerals, malachite and crystal are on display.

Changshan's stones are also diverse in shape. The Sanqu Stone Forest is located in Huibu Town, Changshan County, and is rated as a national 4A tourist attraction, the core scenic area of Changshan National Geological Park and a provincial-level scenic spot. The area is characterized by the Karst Landform of Karst Limestone, integrating magnificent stone forests, breathtaking canyons and enjoyable mountains and forests. Unlike the mature stone forest in Yunnan, Sanqu Stone forest is still in its infancy, consisting mainly of peak clusters, whose micro-topography features clint and karren. It is also a huge Paleontological reef formed in the late Ordovician period (more than 440 million years ago) and an important region for research on the prehistoric period of South China. The typical Karst Landform has given birth to the distinctively labyrinthine stone scenery of all shapes. The clint and karren covered in green veins are splendid. Under the effects of geological evolution, typical landscapes has formed,

井石林(天坑)、小古山岩溶凹地、紫藤峡谷、仙人洞等典型的地貌景观,形态上表现为各类象形动物、城堡、长廊、天生桥及这些单元组成的石林,被国内外地质学家称为“世界上罕见的地质地貌景观”,更有“世界最大的天然盆景”、“世界最大的象形石动物园”、“秀甲东南,江南一绝”之美誉。独特的地貌背景孕育了丰富的人文景观。《隋志》记载:“昔有洪水自顶暴出,界兹山为三道,故谓三衢”。唐《元和郡志》记载:“州有三衢山,故取其名”,并记载了尉迟公建城以三衢山命名“衢州”的历史,后人称其为“衢州的母亲山”。据《韶山毛氏族谱》卷首凡例记载:“宋工部尚书让公世居三衢”,就是说毛泽东祖籍在三衢,曾三过衢州还三问三衢山之来历。北宋名臣赵抃曾在三衢山面壁苦读,留下一代“铁面御史”千古佳话的“赵公岩”,一直为后人所敬仰、膜拜;明代忠臣于谦路经此地写就了千古名篇《石灰吟》。唐代的罗隐,宋代的杨万里、陈亮、程宿,元代的萨都刺、张可久、张雨,明代的王守仁,清代的陈韶等人三衢山也是情缘颇深,挥毫泼墨,留下众多精美的诗词名句,至今传颂不衰。

这里的石头饱经沧桑。1997年7月,中国第一枚“金钉子”花落常山。常山县黄泥塘地层剖面,是国际地科联在中国确认的第一枚“金钉子”,具有里程碑式的意义,它的全名为奥陶系达瑞威尔阶全球界线层型剖面,是距今4.6亿年左右一段全球标准地层剖面。通俗地讲,常山黄泥塘“金钉子”就是一把衡量地质年代的标准尺子,想要判断全世界所有那个年代的地层,都必须以黄泥塘“金钉子”剖面作为尺子去比较,以此为标准,来推断分析其它各地的地质年代。据专家考证,黄泥塘“金钉子”剖面在4.6亿年以前是一片海洋,随着地球的运动,地壳的演变,河床的抬高,这里形成陆地,海洋里的许多生物死亡后在这里

such as castle stone forests, Tiankeng (naturally formed pits), wisteria canyons, fairy caves and stone forests in the shape of different animals, castles, corridors, bridges. It has been highly praised by geologists from home and abroad as “Rare Geological Landscape in the World”, “The World’s Largest Natural Bonsai”, “The World’s Biggest Heirographen Zoo” and “The Most Impressive and Charming Landscape in the Jiangnan Region”. The unique geological landscapes have also bred abundant culture. For example, The Record of Sui Dynasty has noted, “Long ago, flood pouring down from the peak divided the water into three creeks on the mountain, so the mountain was named ‘Sanqu’ (Three Divisions).” The Yuanhe Chronicle of Counties has recorded that the General Yuchi established a county and named it Quzhou after the Sanqu Mountain. That is why Sanqu is called the “Mother Mountain of Quzhou”. According to the first page of the “Shaoshan Mao’s Genealogy”, Mao Zedong, the former Chairman of the PRC, could date his origins back to Sanqu. He passed by the place three times and each time he inquired about the history of the Mountain. The well-known righteous official in the Northern Song Dynasty, Zhao Bian, was once studying so hard in a cave in the Mountain that nothing could distract his attention. Therefore, the cave was named “Zhaogong Cave” in his honor to be worshiped and remembered. The loyal minister of the Ming Dynasty Yu Qian wrote the famous poem The Ode to Lime when passing through Sanqu. There are also many other poets who were closely connected with Sanqu, including Luo Yin of the Tang Dynasty, Yang Wanli, Chen Liang and Cheng Su of the



▲ 三衢山之“雄狮腾云” "Male Lion Ride on The Clouds" in Sanqu Mountain



▲ 何处心安 慢城常山 A Cittaslow Town A Place of Peace

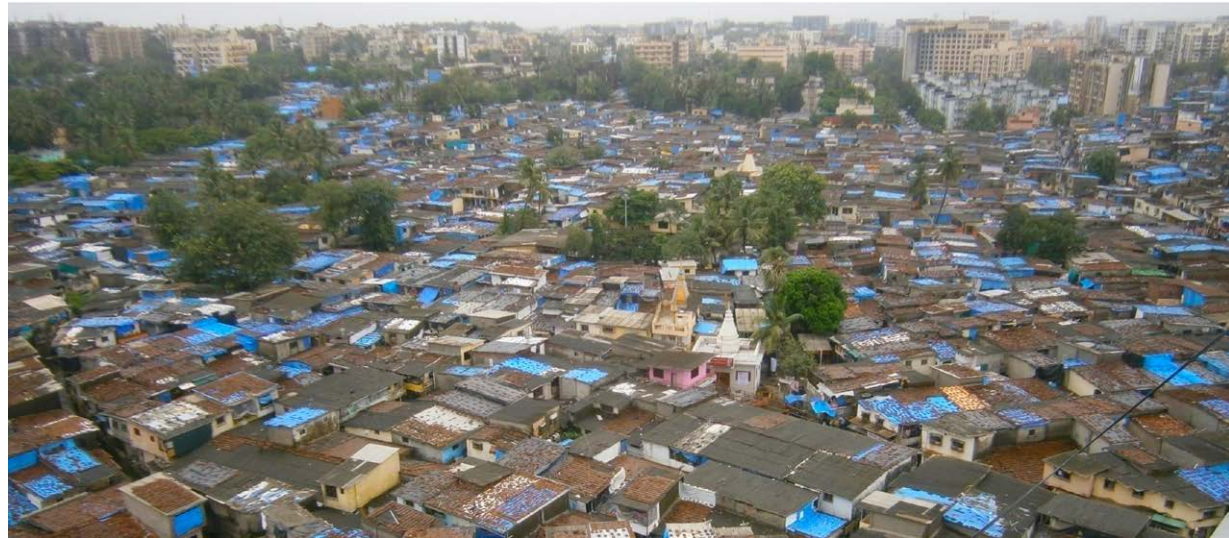
形成了化石。目前在黄泥塘“金钉子”景区内可以找到多种生物化石,其中笔石化石、牙形刺生物化石、腕足类生物化石、三叶虫生物化石为最主要的四种化石,还有少量的腹足类生物化石。可以说,这里的地层完美记录了4.6亿年前的地质环境,讲述了沧海变桑田的历史。黄泥塘“金钉子”剖面作为大自然赋予人类的珍贵地质遗迹,已享誉国内外,这是常山人民的骄傲,也是中国人民的骄傲。



▲ 金钉子剖面地址 "Golden Nail" Location

Song Dynasty, Sa Dula, Zhang Kejiu and Zhang Yu of the Yuan Dynasty, Wang Shouren of the Ming Dynasty and Chen Shao of the Qing Dynasty. They created many beautiful poems dedicated to the place, which have lost none of their charm even today.

The stones in Changshan boast a long history. In July, 1997, China's first “Golden Nail” (Global Stratotype Section and Point) was discovered in Changshan. The section of the Huannitang of the county is a milestone for it is the first GSSP in China confirmed by the International Union of Geological Sciences. The full name of the section is the GSSP of the Darwellian Ordovician Series, which is a standard section that has a history of more than 460 million years. To put it simple, it is a ‘ruler’ that can measure the geological age and thus a necessary benchmark against which the age of stratum around the globe can be calculated. Experts have proved that the GSSP of Huangnitang was a vast ocean 460 million years ago. With the Earth’s movement, the evolution of the crust and the rise of the riverbed, land then was formed here and many marine organisms died and became fossils. So Huangnitang is also home to various fossils, mainly including graptolite fossils, fossils of conodont animals, brachiopods and trilobites as well as a few gastropods fossils. The stratum here is a perfect record of the geological environment dated back to 460 million years ago and evidence of dramatic geological changes. As a present endowed by Mother Nature, the “Golden Nail” of Huangnitang is a precious geological relic and its name has spread both at home and abroad. It is not only a pride of Changshan, but also of China.



孟买 42% 的人口居住在贫民窟 (2011 年) 42% population in Mumbai live in slums in 2011

Municipal GIS for Slum Upgrading in Mumbai, India

地理信息系统 (GIS)

助力印度孟买贫民窟改造

关于 MESN

孟买环境社会网络 (MESN) 由阿索克·达塔先生创办，莱布缇·阿姆里塔·维塔拉女士所领导，是印度孟买市重要的智库，致力于解决各种城市问题，如公交道路的公共空间发展、交通需求管理、贫民窟改造和固体废物管理等。

MESN 与联合国人居署合作，在最贫困的社区开展各种倡议活动。通过联合国人居署的鼎力支持，市民的广泛参与，获得了国际高度认可。2017 年 10 月 30 日，在美国纽约举办的“2017 可持续城市与人居环境奖”颁奖典礼上，MESN 申报的“印度孟买公共空间的重塑项目”获得“全球人居环境规划设计奖”。

Mumbai Environmental Social Network (MESN), founded by Mr. Ashok Datar and lead by Ms. Trupti Amritwar Vaitla, is an important Think Tank in the city of Mumbai working on various urban issues such as development of public spaces road based public transport, transport demand management, slum upgrading and solid waste management, etc.

MESN has been working with UN Habitat on various place-making initiatives in the poorest neighborhood, with citizen engagement, supported by UN Habitat which has received international recognition. The project of “Reimagining Public Spaces in Mumbai” of MESN, which had been awarded the “Global Human Settlements Award on Planning and Design” at the 2017 Sustainable Cities And Human Settlements Awards Ceremony on Oct 30 in New York, USA.



MESN 一直倡导市政地理信息系统 (GIS) 是为了城市的综合发展，这也是国家和中央政府关于智慧城市和政府治理的优先项目。为了对贫民窟进行系统改造升级，孟买市政府正从宏观和微观层面对贫民区进行 GIS 绘图。

MESN has been advocating Municipal GIS system for city wide integrated development considering smart city and governance priority of the State and Central government. To upgrade the slums systematically, Municipal Corporation of greater Mumbai is undertaking GIS mapping of the slum areas at Macro and Micro level.



背景介绍

根据 2011 年人口普查：孟买的人口为 1244 万，其中 520 万人生活在非正式住区。印度国家人口普查的一项调查清楚地表明：基础设施改善的步伐赶不上导致这些住区沦为贫民窟的速度。

改善这些定居点的基础设施，摆脱贫民窟的现状，如缺乏权属保障、人均适足建筑面积、获得安全用水和卫生服务，以及其它社会基础设施等，以提高其宜居性是非常必要的。

孟买市政当局每年为改造贫民窟投入了大量预算。遗憾的是，由于没有贫民窟地区的任何统计数据和绘图，很难量化改造的效果。自 1950 年以来，尽管政府为了改善贫民窟状况而投入了巨额资金，但仍然没有让一个地方摘掉“贫民窟”这顶帽子。

创新和参与

MESN 一直倡导市政地理信息系统 (GIS) 是为了城市的综合发展，这也是国家和中央政府关于智慧城市和政府治理的优先项目。为了对贫民窟进行系统改造升级，孟买市政府正从宏观和微观层面对贫民区进行 GIS 绘图。

对于 GIS 的绘图工作，MESN 在本市多个地区担任顾问。原来的贫民窟地图绘制工作较为零散，它是否能够落实，更多地取决于地方执政者是否有意改造辖区内的贫民



▲ MESN 首席执行官莱布缇·阿姆里塔·维塔拉女士在飒飒奖盛典上发言
MESN CEO Ms. Trupti Amritwar Vaitla Spoke at SCAHSA Ceremony

Background

Mumbai has a population of 12.44 million as per census 2011 and of which 5.2 million live in informal settlements. A survey by Indian National census clearly shows that improvements in the infrastructure facilities could not keep the pace, which is making these settlements have slum like conditions.

There is a need to improve the infrastructure in these settlements to improve livability and bring them out of slum conditions which lack security of tenure, adequate built up area per capita, access to water and sanitation and other social infra.

Municipal Corporation of greater Mumbai allocates huge amount of budget for slum improvement every year. Unfortunately, due to absence of any inventory and mapping of slum areas, it is very difficult to quantify improvements undertaken. Not a single slum since 1950 has been declassified in spite of huge money spent on upgrading to improve slum condition.

Innovation and participation

MESN has been advocating Municipal GIS system for city wide integrated development considering smart city and governance priority of the State and Central government. To upgrade the slums systematically,



▲ 位于孟买的一个贫民窟社区 A slum community in Mumbai

窟。此外，执政者也缺乏对综合化的 GIS 绘图的理解和意愿。而要想阶段清晰、系统而全面地升级改造贫民窟，并监测其是否有效实施恰恰需要这些。

MESN 设计的市政 GIS 采用综合方法（Riddhi 公司做服务支持）。这种设计不仅实现了贫民窟改造相关的问责制和透明度，而且地方机构的不同部门（卫生、土地、供水、垃圾处理等）都可以获取数据。它可以支持一个市民界面，定期上传空间数据，甚至上传特性数据以实现综合治理。

市政 GIS 能够展示一个城市的详细地理空间信息，并能分析各活动领域的效果，故而使得其成为“智能管理”的独特工具。除了“如实”地展示各种基础设施及其用途外，该系统还有助于佐证规划，实时数据的采集与更新，性能分析与监测。

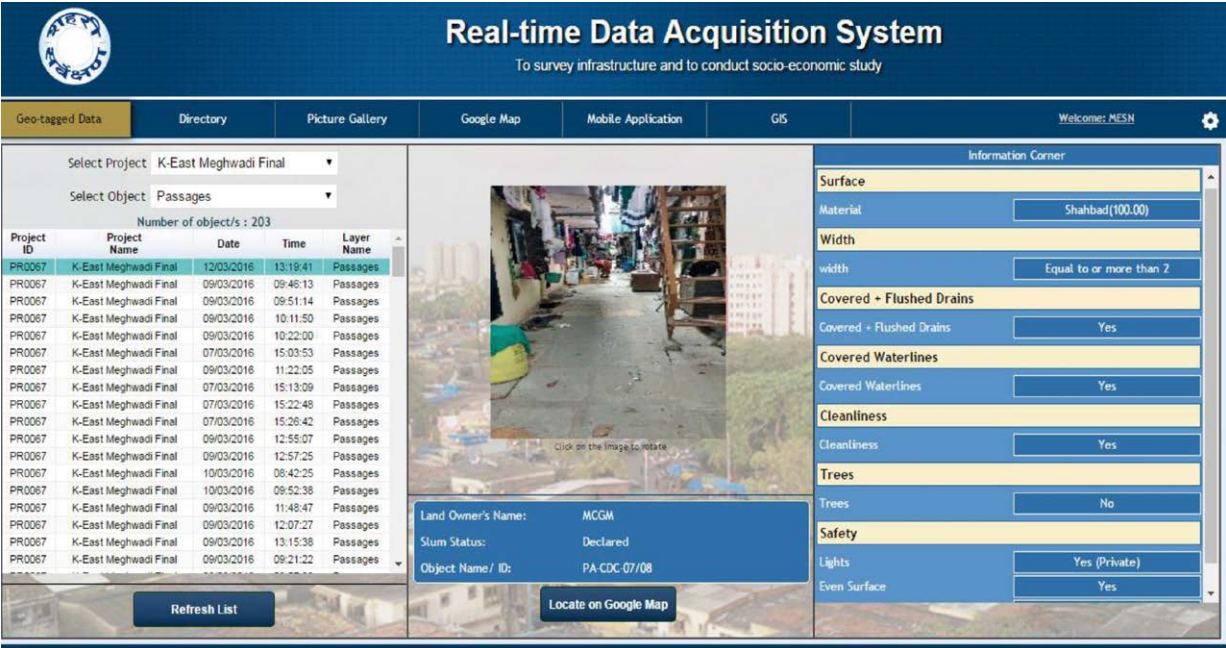
Municipal Corporation of greater Mumbai is undertaking GIS mapping of the slum areas at Macro and Micro level.

For GIS mapping, MESN has worked as a consultant with various ward offices in Mumbai. The work of slum mapping awarded is in fragmented way, more with the will of the local councilor who wants to upgrade slum in his ward. Also there is lack of understanding and will, to integrate the GIS mapping centrally which can help undertake upgrading in a phase-wise, systematic and holistic way and monitor its effective implementation.

MESN designed, Municipal GIS with an integrated approach (Supported by Riddhi Management services). This was designed not only for slum upgrading related accountability and transparency but could also be accessed by different departments (health, land, water supply, garbage disposal etc.) of the Municipal Corporation. It allows attaching spatial data and even uploading attribute data on a regular basis with a Citizen's Interface for integrated governance.

The capacity of showing the detailed geospatial information of a municipality and analyzing performance in each area of activity makes Municipal GIS an unique tool for SMART Governance. Apart from showing the “As is” scenario of various infrastructures and uses, the system helps in evidence based planning, real-time data capture, updation, performance analysis and monitoring.

The mobile application developed, is used to engage local residents in survey of real time mapping



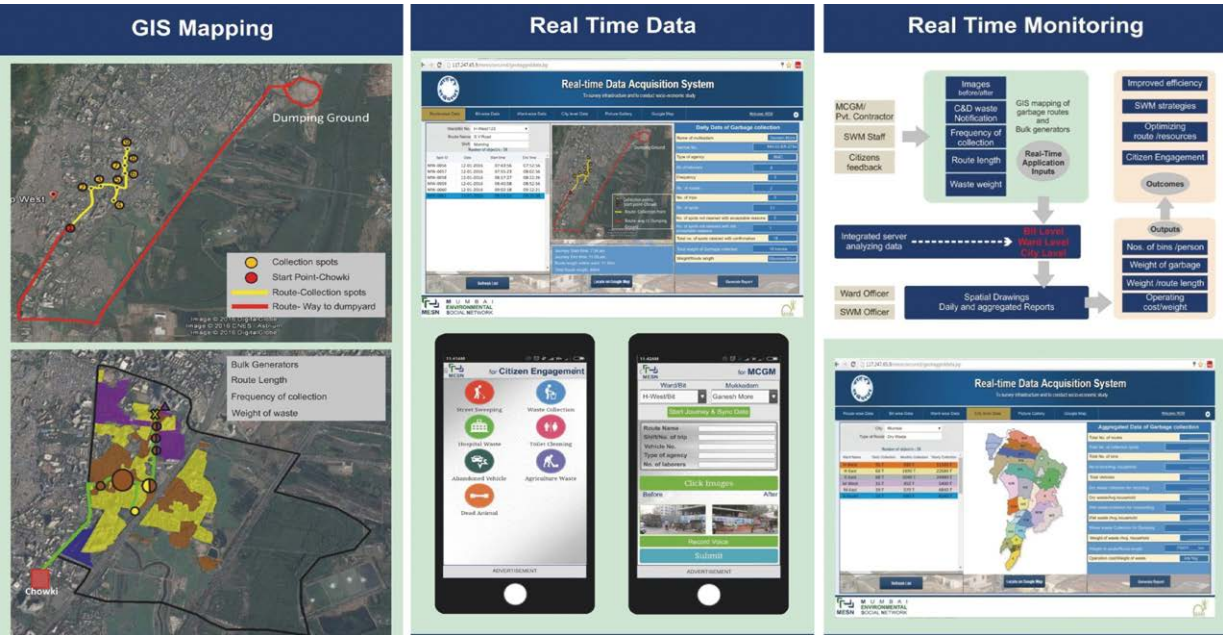
▲ 实时数据获取系统 Real-time Data Acquisition System

移动应用程序的开发使得当地居民能够参与到对实体基础设施现有状况的实时调研。MESN 还与当地居民分享最终的行动计划，继而居民可根据拟定的行动计划，在紧急情况下向当地议员或政府施压来促进改造工作的实施，这使得绘图过程更具参与性，也为当地居民提供自动化的第三方审核。

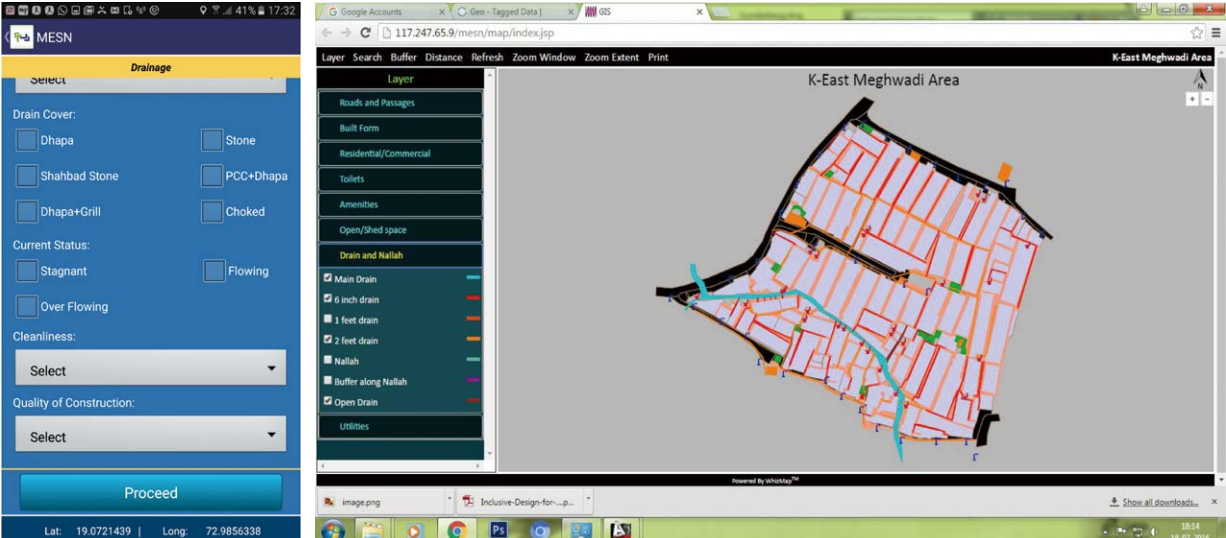
这种用于贫民窟地图绘制和监测的机制有助于政府正确决策，采取各种恰当的策略和政策，如贫民窟的搬迁、重建、改造或解除对贫民窟的认定来实施“无贫民窟”的行动计划。

of existing condition of the physical infrastructure. MESN also shares final action plan with the local residents who can then put pressure on their local Councilor or corporation to undertake upgrading on an urgent basis as per the proposed action plan. This makes the mapping process more participatory providing automated third party audit of local residents.

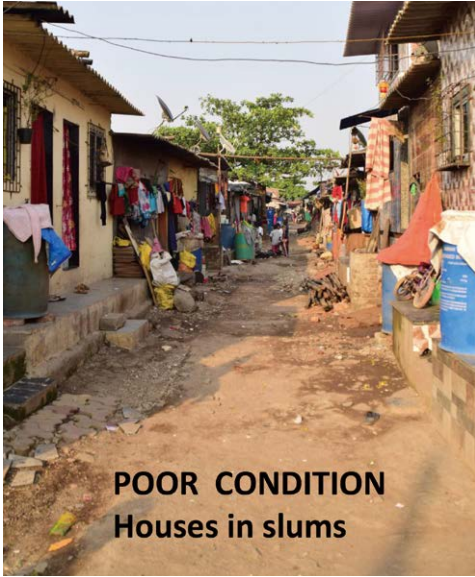
This kind of mapping and monitoring mechanism used for slums will enable governments to make correct decisions in adopting various strategies and policies like relocation, redevelopment, upgrading or declassification of slum for slum free action plan.



▲ 数字化废弃物管理软件 Digital Waste Management System



▲ 用于贫民窟基础设施绘图的手机软件 Mobile software for mapping slum infrastructure



▲ 贫民窟里条件好 / 条件差的住房 Good/Poor condition houses in slums

发展过程

国家政策支持贫民窟免费行动方案，支持贫民窟原地改造并将其视为首选方案，实现不拆除或最低限度地拆除增量住房。但是国家政府机构认为，所有贫民窟都不适宜居住，贫民窟的再开发和 FAR（容积率）的奖励机制是消除贫民窟和提供经济适用房的唯一途径。很不幸，这种做法事与愿违：既没有提供给居民高质量和可负担的住房，也没有改善整体的宜居性。

市政 GIS 将对贫民窟进行分类（基于权属保障、适足的人均建筑面积、安全用水的可获性、卫生设施和其它社会基础设施等参数）。它能够使政府为贫民窟提供免费行动方案，如贫民窟的搬迁、重建、改造或解除对贫民窟的认定等，制定更全面和包容的政策和策略。

为有效实施市政 GIS 确立的优先事项

1. 优先使用市政 GIS 进行贫民窟的改造更新工作；
2. 利用市政 GIS，以更加综合、专业、透明的方式，实现贫民窟改造的实施的和监测工作；
3. 使市政当局能够在采取不同策略和政策时正确地决策；
4. 使地方机构的不同职能部门（卫生、土地、供水、垃圾处理等）上传各自的空间数据和特性数据并进行整合；
5. 市民的广泛参与以实现包容和参与性的政府管理。

Process

National policies for the slum free action plan, are in support of in situ up - gradation of slums as the preferred option with no or minimum demolition of incremental housing. But State Government agencies believe that all slums are unfit for human habitation and slum redevelopment with FAR (Floor Area Ratio) incentives is the only way forward to eradicate slums and creating affordable housing. Unfortunately this approach has not only failed to create quality affordable housing but also to improve overall livability.

Municipal GIS will be necessary to classify slums (based on parameters like security of tenure, adequate BUA per capita, access to safe water, sanitation and other social infra) . It will enable government to make more comprehensive and inclusive policies and strategy for slums like relocation, redevelopment, upgrading and declassification of slum for slum free action plan.

Establishment of Priorities for efficient Municipal GIS

1. To prioritize the slum upgrading work with Municipal GIS System;
2. To carry out implementation and monitoring of slum up-grading in a more integrated, professional and transparent manner with Municipal GIS system;
3. To enable government to make correct decisions in adopting various strategies and policies;

市政 GIS 的目标和策略

1. 利用 GIS 绘图生成实时定量和定性数据；
2. 根据贫民窟改造条件分析制定行动计划；
3. 所有开通了互联网服务的电脑和浏览器都可以快速而全面地访问 GIS 网络数据；
4. 创建异地公众访问渠道，并对公众平台进行实时更新。任何人都可以验证空间 / 特性数据，并对重要行动方案发表反馈意见，确保公民的参与性；

所有上文提到的利用 GIS 绘图以实现政府智能管理的优先项、目标和策略，都是由 MESN 所创建，并期待在未来，市政当局能够采纳市政 GIS 系统以实现城市更综合的开发。

资源调用

作为顾问，MESN 向地方机构提供技术支持，并且投入自己的资源开发市政 GIS。

GIS 和实时数据都由 MESN 编制，它涉及大量的现场工作，以获得准确的道路、通道、排水沟、社区厕所、公共用地等公共基础设施的位置、数量和相关状况的定量和定性数据，并结合现有条件，还要与地方办事处和其他政府机构保持联系，紧密配合。而 MIS 和 GIS 在网络上的整合则是在非现场办公室完成。

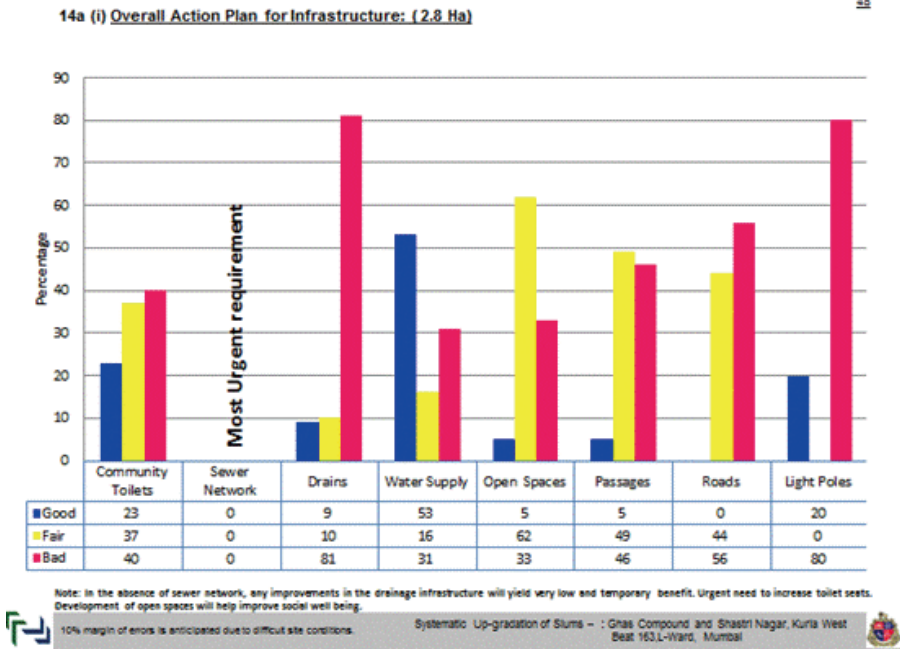
4. To integrate different departments of Municipal Corporation (health, land, water supply, garbage disposal etc.) to attach their respective spatial data and attribute data;

5. To engage with citizens for inclusive, participatory governance.

Objectives and strategy for Municipal GIS

1. To generate real time quantitative and qualitative data with GIS mapping;
2. To create action plan based on condition analysis for slum upgrading;
3. To provide quick and universal access to web based GIS data from any computer/ mobile with internet service and a browser;
4. To create off-site public access to data and provide real time updates in public domain, anyone can validate the spatial/attribute data and send their feedback for necessary actions to ensure citizen engagement;

All the above mentioned priorities, objectives and strategy for smart governance with GIS mapping is established by MESN in anticipation that, Municipal corporation will adopt Municipal GIS system for city wide integrated development.



▲ 基础设施改进效果评价表 Rating of Infrastructure to measure improvements

取得的成果

涵盖宏观和微观层面的贫民窟绘图有助于生成定量和定性数据，其中包括对超过 50 公顷的贫民窟行动计划完成了准确的位置、数量和相关状况分析。地方机构已通过了几个项目的预算审批，且进入了不同的实施阶段，这将有助于以更综合的方式进行升级改造工作。

MESN 通过有效地利用其移动应用程序，实现了对现有基础设施状况的参与式绘图和规划工作。实时监测，很好的展示了这种应用程序对参与式规划的有效性。目前，该移动应用程序已经为 50 多公顷的贫民窟创建了准确的实时数据库。

MESN 还将实时数据与详细的地理空间信息相结合，开发了 GIS 系统网络，以有效实施贫民窟的改造和监控，实现政府智能管理。



市政 GIS 将对贫民窟进行分类（基于权属保障、充足的人均建筑面积、安全用水的可获性、卫生设施和其它社会基础设施等参数）。它能够使政府为贫民窟的免费行动方案，如贫民窟的搬迁、重建、改造或解除对贫民窟的认定等，制定更全面和包容的政策和策略。

Municipal GIS will be necessary to classify slums (based on parameters like security of tenure, adequate BUA per capita, access to safe water, sanitation and other social infra). It will enable government to make more comprehensive and inclusive policies and strategy for slums like relocation, redevelopment, upgrading and declassification of slum for slum free action plan.



Mobilization of resources

MESN has provided technical support as consultants to Municipal corporation and invested its own resource for developing Municipal GIS.

GIS and real time data is prepared by MESN which involves extensive site work, to generate quantitative and qualitative data with precise areas, measurements, finishes of public infrastructure like road, passages, drain, community toilets, open spaces etc along with its existing condition, liaising with ward office and other Govt. agencies, whereas integration of MIS and GIS on web is done from offsite office.

Results achieved

The slum mapping at macro and micro level has helped in generating quantitative and qualitative data with precise areas, quantities, condition analysis with action plan for slums over 50 hectares. Municipal corporation has sanctioned budgets for few more projects and are currently under various stages of implementation, which will help to undertake upgrading work in a more integrated manner.

With the use of specially developed mobile application, MESN has been able to demonstrate how this application can be used effectively for participatory planning by involving local residents in the real time survey of mapping existing infrastructure condition. The mobile application has created accurate real time data base for slums spread over more than 50 hectares.

MESN has also developed web based GIS system by integrating real time data with detailed geospatial information for effective implementation and monitoring of slum upgrading for smart governance.

其他 MESN 开发的项目 Other Projects developed by MESN

由联合国支持的在贫民窟的公共空间开发 Public space development in slums with UN support



▲ 由 MESN 和联合国人居署共同开发，为居住在这里狭小房间的 20 万人口提供了 1300 平方米的公共空间，改善了整体的居住环境。

This 1300 sqm public space developed by MESN and UN-Habitat with citizen engagement, serves over 200K people living in very small houses and has helped improve overall living environment.

由 MESN 和联合国人居署共同合作的在贫民窟重建地区的公共空间开发 Public space development at slum redevelopment colony by MESN and UN-Habitat



▲ 孟买许多重建的贫民窟地区状况极差，密度高达 4500PPH。

这个试点项目大大改善了公共场所的卫生和使用，但在这种情况下的维护仍是一个难题。

Many redeveloped slum colonies in Mumbai are in extremely poor condition, with 4500PPH density. This pilot project has significantly improved the hygiene and use of public spaces but the upkeep in such ghettos of poverty is still a concern.

MESN 为孟买发展局设计的专用公交车道 Dedicated bus lane projects in Mumbai planned by MESN for development authority.



▲ 在孟买商业中心区的试点项目，通过在高峰时间运行 180 辆公交车辆，可以使 9800 乘客缩减一半的出行时间。

This pilot project in the new commercial center of Mumbai helped reduce travel time by half with bus lane carrying 180 buses (9800 passengers) /peak hr



长沙谷山社区项目位于国家级新区——湖南长沙湘江新区核心位置，项目占地面积约 53.3 公顷。

经历了将近 20 年的高速发展，长沙城市建设在取得巨大成就的同时，同样面临同质化开发、环境质量下降、社会地缘感降低等多方面的严峻挑战，需要通过创新性的综合规划建设解决方案实现自然保育、文化活力、社区重塑、地区发展等战略发展目标。

湘江新区管委会、万科集团和规划设计机构秉承可持续发展的规划理念，以“颂赞山水文化生境，塑造国际品质社区”为项目愿景，依据场地自然和文化气质，精细规划、倾力塑造国际品质社区“山水画境、活力共生、人文关爱、智慧永续”的高品质绿色人文国际示范社区。

总体规划针对基地及周边城市现状肌理，研究分析城市交通、环境等潜在问题，明确场地特色和开发策略，从山水生态、交通联系、人文交往、公共配套、环境艺术等方面提出创造性解决策略，从而创造一个宜居、友好、智慧、增值的有温度、有情感、有内涵的国际风尚社区。

主要规划设计特色包括：

1. 山水画境

利用场地靠近谷山风景区、基地内田、林、山、湖、溪兼备、地形变化丰富的场地优势，采用 EOD 规划设计方法，通过精细的 GIS 分析，尊重自然肌理和山水脉络：

The Changshan Gushan Community project total area of 53.3 hectares, Locates in the central area of Xiangjiang National New Town, Changsha, Hunan province.

Went through the past 20 years of the rapid modernization and urbanization, Changsha has achieved remarkable growth and social progress, while the urban expansion faces significant challenges such as similarity in design, destruction of primary ecosystems and conflicts between different social groups, and so forth. There needs to find out a creative way of comprehensive urban planning in order to achieve the goals of recovering natural environment, reviving local culture, reshaping the modern community and so on.

With the vision of “celebrate nature and culture, create high-quality community”, following through the principles of sustainable design and according to the unique natural and cultural character of the site, Xiangjiang new town management committee, Vanke Group and Designers worked together to develop an overall plan for a community with “picturesque mountain and river, variety of programs, humanistic care, local cultural heritage and sustainable design”.

Based on existing conditions, Vanke design group analyzed potential problems of urban traffic and natural environment, clarified overall planning strategy of the



▲ 1 山水画境
Picturesque Mountain and River



▲ 2 活力共生
Symbiosis in Programs



▲ 3 人文关爱
Humanistic Care

● 对流域子系统进行雨洪基础设施规划，采取低影响开发（LID）的设计策略，降低城市内涝等灾害和风险；

● 保留基地内的山体和湖泊作为绿色开放空间；主要大街保持和主要山体轮廓线、岳麓阁公园等标志性景观的视线通廊，实现随处观山亲水的独特体验；

● 通过竖向和缓冲带的设计降低规划长望路切割场地造成的生态破碎、景观视线、噪音振动等消极影响；

● 强化谷山、湘江之间绿色廊道，蓝色珠链的连续性，用自然山水连接城市与人居，打造山水共融，生态活力的诗画意境。

2. 活力共生

规划采用开放式街区的布局方式，强化与二环路、周边主要轨道交通的联系，增加项目与周边地区的紧密联系和良性互动。共同形成一心一轴、两廊三区的易于识别、可以满足未来弹性开发的特色规划结构。

● 利用保留的自然山体和湖泊构建社区中心公园，配套建设商业、医疗、文化等公共设施打造公共魅力核心：

● 增加上跨长望路的街区道路增强东西两侧的联系，将谷塘路定位为链接城市与开发组团的地址性林荫大街；

● 依据靠山、临城等不同地段开发多样化的居住产品。

3. 人文关爱

项目遵循建设儿童友好社区的设计理念，将儿童作为社区人群联系的纽带，在交通稳静化、标识导向、公共设施、活动参与等方面注重儿童身心健康、公平表达等方面的需求，让儿童能够安全地、自由地、便捷、快捷地到达化区中常去的区域；

创建公园型街道，鼓励健康、环保的绿色出行方式，满足居民骑行、爬山、漫步和户外聚会等日常活动的需要，增加居民之间结识和不断交往的机会；

site and surrounding area and then put forward creative solutions of preserving nature ecology, providing public accessibility, encouraging cultural exchanges, optimizing public facilities and introducing public art, so as to create a livable, friendly and intelligent international community.

Main characters of Gushan community design included as below,

1. Picturesque mountain and river

Utilizing adjacent the Gushan Natural Park, and the site set within fields, forest, mountains, lakes and streams. The design of Gushan community respects natural texture and landscape structure, using Environment Oriented Design (EOD) strategies aim to keep the natural character of the site.

● A comprehensive ecological infrastructure of the site has been made in the first place, applying Low Impact Design (LID) strategies with the aim of reducing the risk of urban water-logging.

● Remain the Mountains and lakes inside of the site as open space. A main view corridor such as views to the mountains and Yueange Park has been maintained.

● Grading and planting design helped reduce noise, vibrations and bad visual experience caused by transportation-oriented Changwang road cutting through the site.

● By introducing green and blue corridors into the site, urban and nature blended together, this created a community with poetic landscape.

2. Symbiosis in programs

In order to satisfy the requirement of being identifiable and flexible in the future, the community was designed with a clear structure of “one center, one axis, two corridors and three zones”. Besides, the community



▲ 高头岭公园鸟瞰 Gaotouling Park View

在此基础上，配套国际学校、生活美学中心、健身馆、数字健康中心等公共服务设施，开展丰富多彩的四季的社区文化体育活动，让不同代际、不同种族、不同收入的人们在社区中都能平等地得到人性化的教育、医疗等方面的优质服务，实现“人类互相尊重、交往、学习、协作”共同发展理念。

4. 艺术驱动

项目采用 AUD 艺术导向城市设计的公共空间设计理念，以公共艺术作为源头，对街道、广场、公园等城市公共空间开展特色化环境设计。通过建筑、景观、小品等物质载体的艺术化创造，传承在地性的材质、色彩、工艺，活化当地的文化遗产和艺术元素，结合现代科技手段，重塑具有东方情调的社区精神文化高地，凸显文化特色和魅力，塑造有故事、有温度、有情感的人文交往空间。

在中心公园预留空间作为社区举办不同中秋灯会、春节歌舞等种类特色文化节庆和文化艺术交往活动，提升社区和城市的文化艺术品位，增强居民的自豪感、幸福指数和社区凝聚力。



▲ 4 艺术驱动 Art Drive



▲ 街心花园 Street Garden

would have positive interactions with surrounding area by reinforcing the transportation connections with second ring road and rail transits.

- Community central park was built based on preserved natural mountain and lake, together with supporting retails, medical and cultural facilities creating a community center.

- Gotang road has been redesigned as a boulevard that connecting city and community.

- Variety of residential developed according to different locations related with the whole environment.

3. Humanistic care

Following with child friendly community design philosophy, the design of Gushan community used children as a link to connect residence. In the design of transportation, way-finding system and public facilities, children's physical and mental health was the first priority to consider, so that they could enjoy the open space in community safely, lively and easily.

Community park way designed to encourage healthy and environmental friendly way of travel, satisfy the daily requirement of biking, hiking, jogging, dog walking and so forth, create opportunities for residence to socialize with each other.

International school, lifestyle experience center, gym and health care center in the community would help residence from different generation, different race or religion and different social classes share equal educational and medical service, achieving a harmonious community with respect, equality, interaction and collaboration.

4. Art drive

Art oriented urban design philosophy would apply in the design of community, including the design of



▲ 5 智慧永续 Sustainable Design

5. 智慧永续

本项目采取绿色社区的规划标准（LEED NC），绿色建筑 100%，建筑南北向布置，自然采光，减少不必要的能源消耗，积极采用太阳能等绿色能源。增加绿化量，提升碳汇和吸尘能力，改善微气候，实现节能、节水、环保、低碳等预定目标。

积极响应国家建设海绵城市的政策，积极实践通过地表径流控制、地块绿化透水、下沉绿地、渗水铺装、屋顶绿化和蓄水设施等综合措施创建海绵社区示范。

运用大数据、智慧监测设施进行更加科学的社区运营管理，明确社区居民的需求，保证有目的的供给，降低社区运营成本，提高社区整体的服务质量，创建国内智慧社区的样板。

在长沙这座中国著名的国家级历史文化名城迈向国际化大都市的时代浪潮中，谷山国际社区项目的规划建设，旨在创建一个真正意义上的国际品质人文社区，充分激发地生态特色、传承创新人文环境、创造高品质新生活方式和社区环境、展示湘江新区崭新风貌乃至对外开放国家形象，为湘江新区的经济、社会、生态、文化的可持续发展起到积极而有效的推动和示范作用。



▲ 坡地广场 Plaza



▲ 西入口 West Entrance

urban open space, such as streets, plaza, parks and so forth. By creating characteristic architecture, landscape and furniture catalog, the design of Gushan international community aimed to inherit local material, color and technique, revitalize local cultural heritage and artistic elements and create cultural interactive places with stories and emotions.

Traditional Chinese festival and art event like Mid-autumn lantern festival and spring festival parade could take place in the open space inside central park, which would enhance esthetic quality and increase happiness level of residence in the community.

5. Sustainable design

The project design follows “Green Community” design standard. Buildings in community designed as high-profile green building. In order to gain the goal of energy conservation, emission reduction, low carbon and environmental protection, most of the buildings in community oriented to south, optimized the natural light and air conditions and utilized Green energy.

At the same time, Gushan community would become a demonstration of “Sponge Community” with surface runoff control, rain gardens, bio swales, penetrating pavers, green roofs and so on in response to national policy of “Sponge Cities”.

“Big data” and intelligent safety-monitoring system would be used in operating and managing the community, which helped clarify the needs of residence, reduce operational cost and improve quality of community service.

Changsha, a national historical and cultural City is now becoming an international metropolis. Gushan international community, as one of the best international cultural communities in Xiangjiang new town, in the same time, plays a leading, demonstrating and promoting role in constructing a sustainable community by respecting natural environment, reviving local culture, reshaping the modern community and introducing new life style.



The Forest City — A Perfect Paradigm Which Can Lead the Future

森林城市——引领未来的城市典范

森林城市位于经济快速增长的马来西亚依斯干达经济特区，地处东盟战略区位，紧邻新马第二通道，占地 30 平方公里，包含森林城市四岛、建筑工业化基地及高尔夫旅游组团。森林城市是碧桂园集团在马来西亚政府的支持下，携手柔佛人民集团合力打造的绿色智慧未来城市榜样，森林城市致力于将“城市与商业融合”以及“都市创新”两大理念融入其发展规划。通过引入金融机构，技术以及生物科技研发中心和各大创新产业，森林城市预计能为马来西亚创造 220,000 个工作岗位，实现“生活方式”与“事业发展”和谐共融。得益于其独特的城市建设理念，紧凑的城市布局，适宜行走的道路，多元的娱乐设施以及迷人的热带景观，森林城市将吸引马来西亚年轻一代在此居住置业。同时，依托于多样的交通出行方式（完善的水路交通以及连接新加坡轨道交通和马来西亚高速公路的轻轨线），森林城市将能够与世界联通。

根据麦肯锡集团的报告，全球三大发展趋势将深刻影响东盟国家未来 20 年的发展进程。首先，泛亚太区域经济

Forest City is strategically located in the fast-growing Iskandar Development Region, Malaysia, injecting another source of growth in ASEAN. It stands adjacent to Tuas second link, covering an area of 30 KM2, including four man-made islands, an industrial building system base, and a golf resort. Country Garden partnered with Malaysian government-backed Esplanade Danga 88 to build an innovative green and smart city with industry integration, building a model of future cities. By attracting financial institutes, R&D center for technology and bio-tech along with various innovative industries, Forest City is expected to create 220,000 job opportunities for Malaysia, realizing a peaceful co-existence of lifestyle and business development. It adopts a cutting-edge city development concept, combining spacious walkways, multicultural entertainment facilities and fascinating tropical landscape, all of these elements combine above will definitely attract young Malaysians to settle down at Forest City. Meanwhile, Forest City also connects the world with various transportation possibilities, including



森林城市作为一个全新的全球化都市以及未来城市发展的范本，聚集着前所未有的城市资本和智慧密度。它激励更多的创新，吸引更多的优秀人才，以及容纳更多的新鲜理念。它是一个广阔的公共空间，为所有人提供了自由而又平等的机会。

As a new globalized city serving as a prime model of future cities, Forest City combines unprecedented city capital and intelligence, bringing more innovations, talents, fresh ideas and diversity. Forest city provides spacious public spaces which enables freedom and equal opportunities.



一体化将加速国际间货物、人才、资本以及数据的流动。中国的“一带一路”倡议会加速这一进程，并且，伴随着中国劳动力成本的上升，越来越多的跨国企业将会把运营中心转移到东盟国家。其次，东盟国家快速的城市化进程将会为其带来巨大的商机。例如，快速增长的消费集群将会提升人们对于生活品质的要求。这样的趋势会促使更多的资金流入基础设施建设。最后，五大新兴科技产业包括物联网、自动化技术、大数据、云计算、人工智能将进一步推动东盟地区不断向前发展。上述的三大发展趋势会给本地区的经济建设参与者带来巨大的利好。因此，森林城市将会把握时机，积极将三大趋势融入自身的发展蓝图之中。

森林城市联手世界顶级城市规划公司 Sasaki，采用世界最先进的城市规划理念，为世界居民打造健康活力之都。运用最先进的“三维多层立体”城市规划概念，着力

a highly developed waterway transportation, railway transportation to Singapore, and a light rail transit on the highway of Malaysia.

According to a research report conducted by McKinney, three mega trending for development are going to alter the development process for ASEAN countries in the next 20 years. Firstly, the regional economic integration of Pan Asia Pacific will accelerate communication between goods, talents, capital and data. Secondly, the rapid urbanization in ASEAN countries will bring about huge business opportunities. For example, fast-growing consumer clusters is going to tap the desire for a better life quality, which will definitely push more capital into bettering infrastructure. Last but not least, the five emerging tech industries, which include the internet of things, automation technology, cloud computing, big data, and artificial intelligence will absolutely promote the sustainable progress of ASEAN. As the three abovementioned trending is destined to bring real benefit to the economy contributor of the region, Forest City embraces these trends into its development masterplan.

Forest City partners with Sasaki, the top-notch city planning company, to merge the state of the art city planning concept—3D multilayered concept to build a vibrant and healthy urban city for world citizen. The city will be covered by lush green and parks with no cars traversing above ground. This is going to be a tranquil, peaceful and relaxing urban city. All vehicles are placed underground, spacious parking spaces and roads form an extremely convenient transportation network. Forest City manifests a new design paradigm for public space by various inland and waterfront parks: a public walkway will be built on an elevated platform, and the walkway connects all parks and gardens. As one of the iconic designs of Forest City, this public walkway will become the largest green rooftop system, which on the one hand, provides shelters for animals, and on





打造一个地面都是绿色植被，没有车辆穿行的城市。这将会是一个宁静，安详和令人彻底放松的生态都市。所有的车辆将会被放置在地下两层，数量充足的停车位以及四通八达的道路网使自由穿行成为可能。依托于数量众多的陆上公园以及滨水公园系统，森林城市展现出了一种全新的公共区域设计范式：通过一个位于建造平台顶端的步行中心公共区域，森林城市将所有的公园与花园连接成一个整体。作为森林城市的标志性元素，这样的公共城市平台景观将作为世界上最大的绿色屋顶系统，展现在世人面前。除去单纯的装饰，平台顶端公园还能够提供栖息地，雨洪处理系统，以及覆盖全岛的没有汽车通行的公共区域。这里正在创造世界上第一个真正的绿色城市。同时，纵向整合公共领域，促进城市发展。垂直绿墙，融入城市建筑的空中花园和屋顶景观创造了另一个维度的开放空间，让人与自然和谐共存。截止到现在，森林城市已获得 2016 波士顿景观设计优秀奖以及节能环保设计金奖（森林城市海之贝销售大厅）、2016MIPIIM 峰会“最佳未来超级城市”金奖、Frost & Sullivan 2016 亚太地区产品创新研发领袖奖。

森林城市另一个显著的特点是自然环境与城市开发的和谐共生。通过开发区中央商务区的地标塔楼与附近的居民区，人们能够俯瞰美丽的海洋景观。同时一套互联

the other hand, serves as rainwater and flood treatment solution. Another iconic design is the vertical greening. All buildings in Forest City will be covered in plants, generating a whole new space for the co-existence between man and nature. Up to now, Forest City has received a number of awards, including Boston Society of Landscape Architects, Sustainable Cities and Human Settlements Awards, Asia Pacific Property - Mixed-use Development Malaysia and etc.

Another distinguished feature of Forest City is the harmonious co-existence between nature and city development. People can enjoy a spectacular ocean view by standing on the iconic tower and the residence complex located in the central business area. What's more, an interconnected waterfront park network allows both residents and visitors to get to know the unique ecosystem inside the Forest City. The mangrove surrounding the islands and a healthy marine ecosystem are equally important at Forest City. The mangrove protect area serves as a crucial natural reserve and improves the water quality. Apart from the mangrove reserve, there're a variety of waterfront experiences to promote the interaction between man and nature. The purpose of designing these is to simulate the real ecosystem of Malaysian coastlines, including the shoal environment and tides that are closely related to local fishermen.

From the perspective of economic and social development, the cultural and public facilities in different zones inside Forest City are pre-considered and pre-designed to respect cultural and ethnic diversity. Parks and city hall plaza are blended with a mixed business and cultural function to create an original vibe for each and every communities. And, Forest City will build a unique and diversified culture holding parties, festivals, so on and so forth. Different communities inside the Forest City are integrated with different functions to cater to various types of residence.

Sustainability runs in the core planning vision for Forest City. On 9th January 2015, the EIA (Environment Impact Assessment) was approved by Malaysia's Ministry of Natural Resources and Environment and other environmental authorities. The EIA certificate is a set of rules and regulations on environmental protection. All 81 criteria need to be met in order to obtain this certificate. As the city is being built, we realized that there might have some certain amount environmental impacts. To tackle this potential hazard, a set of effective strategies and solutions are being formulated in advance, and internal management is being improved to minimize the detrimental effect to local environment. For



系的滨水公园网络能让居民和访客了解和体验森林城市独一无二的生态系统。在森林城市，环绕四岛的红树林边界与健康的海洋生态系统同样重要。这片红树林保护区为当地提供了重要的自然栖息地，并且很好的提升了本地水质。在红树林以外，各种各样的滨水体验促进人与自然的互动。设计这些滨水边缘的目的是为了更好的模拟马来西亚海岸线的生态系统，包括与本地渔民生活息息相关的潮汐与浅滩环境。

从经济社会发展的角度来看，森林城市在每个区域中心优先考虑文化和市政设施以尊重文化与种族多样性。公园、市政广场和商业广场注入混合的商业、文化和市政功能，为四个岛屿的每个邻里社区建立独特的属性。并且，通过向这些地区组织节日庆典、聚会和其他活动项目，森林城市将形成起其独有的社交网络和多样的族群文化。与此同时，不同的功能在每个邻里社区得以整合，确保不同类型的居民（青年从业人员，新组建的家庭以及退休居民）都会从森林城市的市政设施获益。

可持续生态之城是森林城市的核心发展理念。2015 年 1 月 9 日，森林城市的详细环境评估报告获得马来西亚环境部批准。此外，森林城市还同时获得了有关环境管理计划的批准。环境管理计划是一份环保措施实施细则，森林城市项目需全部满足其中的 81 项环评指标。随着项目的推进，森林城市深刻的意识到相关的建设可能会对周围的环境造成一定程度的干扰。因此，森林城市通过制定切实有效的策略以及提升自身管理水平，来减少项目对环境的破坏。例如，森林城市委托马来西亚最顶级的海草研究团队监测海草生长的情况。通过遥感传输，森林城市建立起了在线水质监测系统，24 小时监测水质变化。

instance, Forest City has entrusted the best seaweed research team in Malaysia to monitor its living condition status. And an online water quality monitoring system was established to capture even the tiniest fluctuation at the nearby water.

Responding to the nation's call for promoting a green construction industry, Forest City made full use of its technological resources to build an IBS base spanning 1.7 KM². Industrialized Building System, or IBS, refers to the new production mode, where construction parts are manufactured in a modernized factory, then delivered to the construction site to be assembled. Compared to the conventional construction methods, IBS standardizes the design process, while digitizing, automating and modernizing the processes of construction and building parts production. This improves the products' quality while making the best use of resources, presenting a more efficient, safer and cleaner alternative to the conventional method. Not only is this a more environmentally-friendly option, it would also provide training and employment opportunities in the evolving construction industry, promoting productivity and economic development in the region.

Relying on the strong development momentum of Forest City, the base will become one of the top in Asia, or even the world, integrating the entire industry chain into a modern production base of construction products. It will fuse construction design, precast concrete production, transportation, processing of accessories, assembly construction, research and development. This aligns with Malaysia's strategy of becoming a developed country through automation



为积极响应国家号召，推行绿色建造工业，森林城市充分利用其技术资源，打造总占地面积约 1.7 平方公里的工业化建筑产业园。建筑工业化是指将建筑物部分构件在现代化工厂进行生产并运送到施工现场进行组装的新型建筑生产方式。相对于传统的建造方式，建筑工业化具备设计标准化、生产工厂化、施工装配化、装修一体化以及管理信息化五大核心特征。在实际生产的过程中，建筑工业化能充分提高产品的生产效率，提升产品品质、提高资源利用率、在建设环境友好型社会的同时，促进当地就业，并实现区域间生产力以及经济的不断发展。

依托碧桂园森林城市的强大发展动力，园区将发展成为亚洲甚至全球范围内首屈一指的，集建筑设计、PC 预制生产、物流运输、配件加工、装配施工、科技研发等全产业链于一体的综合型、现代化建筑产品生产基地。这一理念同马来西亚通过自动化，现代化实现进入发达国家行列的战略思路高度契合。现阶段，一期现代化 PC 预制工厂已建成，各条生产线于 2017 年 6 月至 8 月陆续投产。一期工厂设计年产 26 万立方米混凝土，相当于 100 万平方米建筑面积所需的构件，已实现单体厂房产能亚洲第一。马

and modernization. Currently, Phase 1 precast concrete factory has commenced production. This factory is designed to produce 260,000 M3 of concrete, equivalent to the required parts of 1 million M2 of built area, making it the biggest in Asia. After visiting Forest City IBS Base, Malaysia's International Trade and Industry Minister praised it for embracing an environmentally-friendly, efficient and safe construction concept. Forest City IBS Base will proceed to Phase 2 construction in 2017, which will add two factories of similar production capacity as that of Phase 1. When completed, the extra capacity will propel Forest City IBS Base to be the world's biggest. Succeeding factories will similarly be in strategic partnerships with top-notch companies in the sector to ensure Forest City's leadership in the industry on a global level.

To build one of Malaysia's architectural icons and witness further economic growth and development in Malacca Strait, Country Garden invited a team of renowned architects panel to hold an international design competition on August, 2016. After four months' competition, the final draft design had been chosen.

来西亚贸工部部长参观森林城市工业化工厂之后，称赞森林城市工业化基地充分体现了环保、高效以及安全的建设理念。2017 年森林城市建筑工业化产业园将进入二期建设阶段，启动两个与一期工厂体量相当的专业工厂的建设工作。竣工后，森林城市建筑工业化产业园将是世界最大产能的建筑工业化基地。后续工厂同样将与行业内顶尖的企业进行战略合作，坚持双赢原则，确保其在世界范围内行业领先的地位。

为打造马来西亚国家标志性建筑之一，见证马六甲海峡的经济繁荣与进一步发展，2016 年 8 月，碧桂园面向全球顶尖设计师发起了一场“绿色天际线·森林城市地标建筑国际设计竞赛”，邀请国内外知名建筑大师组成评审团。经过为期四个月的角逐，最终确认了入选方案，精雕细琢共计花费一年时间确定地标建筑设计方案。地标性建筑整体分三期开发，首期是一栋现代化的建筑综合体，涵盖绿色办公、商业会展等核心功能，空中无边际泳池、免税购物中心、定制化会议中心、VIP 空中会所等一应俱全。地标性建筑在设计理念上注重现代建筑与周边景观的自然融合，建筑设计采用非常有特色的树形建筑结构，外墙延续了森林城市的垂直绿化概念，打造成为会呼吸的绿色建筑。外立面使用大块通透幕墙，室内可以 270° 观赏一线环绕式海景。

森林城市作为一个全新的全球化都市以及未来城市发展的范本，聚集着前所未有的城市资本和智慧密度。他激励更多的创新，吸引更多的优秀人才，以及容纳更多的新鲜理念。它是一个广阔的公共空间，为所有人提供了自由而又平等的机会。它孕育着最聪慧的人群和最新鲜的想法，其自由开放的态度创造出一种极具特色的城市多样性。同时，它又是一个持续发展的城市模型，倡导一种在生态城市环境下有效的城市运营机制，创造一种更能体现智慧的环境主义。



The team then spent another year finalizing the draft into a final design. The Landmark Building is planned to be developed in three phases: phase 1 tower will be featuring a contemporary mixed-use building with functions covering green office, MICE facilities, an infinity swimming pool, a duty-free shopping center, customizable conference centers and a VIP Sky Club. Defined by a modern architectural style, the design concept behind the Landmark Building also fuses naturally with its surrounding environment, with plants covered on the façade of the building, creating a green building that literally breathes. The building's huge glass walls will also give a 270-degree view of the ocean.

As a new globalized city serving as a prime model of future cities, Forest City combines unprecedented city capital and intelligence, bringing more innovations, talents, fresh ideas and diversity. Forest city provides spacious public spaces which enables freedom and equal opportunities. Meanwhile, it is a model of sustainable development, encouraging an effective city management mechanism under an ecological environment and finally, manifesting an environmentalism that is filled with wisdom. 



Metropolis Mansion

Further Practice Sustainable Development
Speak for Quality with Green Ecology

都会山

深度践行可持续发展观 以绿色生态为品质代言

作为中国房地产领军企业，专注房地产开发营建 17 年的旭辉集团，现已全面布局华东、华北、华南及华中四大区域、33 座城市。作为集团战略部署的重点区域，浙江旭辉深度践行全精装、全绿色生态、全科技智能、全龄全景、全人生分流的五全社区理念，深化“品质生活家”体系，严格依循“精工品质、用心服务”的营建宗旨，为居住者打造“有温度”的社区。

在刚刚结束的 2017 年度“可持续城市与人居环境奖”颁奖盛典中，浙江旭辉倾力打造的都会山项目成功摘奖，引来了全世界的瞩目。



CIFI Group (CIFI below), a leading enterprise of Chinese real estate focusing on real estate development and construction for 17 years, has fully extended to four major regions as East China, North China, South China and Central China and 33 cities. In key regions under group strategic plans, Zhejiang CIFI further practices “five-all community ideas”, namely all hardcover-styles, all green and ecological-made, all technical and intelligent-made, all ages and views and all different life stages, to further the system of “quality of life”, and create “warm” communities for owners with strict construction purpose as “fine quality and sincere service”.

Zhejiang CIFI achieved the award with Metropolis mansion, the project constructed by Zhejiang CIFI with all its resource, in the recently-ended 2017 Sustainable Cities and Human Settlements Award Ceremony, attracting the focus from the whole world.

Top One in Olympic Sports Center The First Four-Star Work of BREEAM NC2016 in China

Metropolis mansion, the model project of 2017 of Zhejiang CIFI, is located in the core of Olympic Sports Center Plate, the main site of G20, which is near Hangzhou Olympic Sports Expo Center.

Integrated by residences, apartments, blocks and social parks, said project creates mixed high-end residences satisfying residence trends, with construction standards more in line with international trends, to lead and innovate new Hangzhou residence standards through more international and pioneering residence ideas.



▲ 都会山项目效果图 Impressing Drawing of Metropolis mansion

奥体头排 | 全国首个 BREEAM NC2016 版四星作品

都会山是浙江旭辉 2017 年度标杆项目，其位于奥体板块核心区域，G20 峰会主会场——杭州奥体博览中心附近。项目集住宅、公寓、BLOCK 街区与社交公园一体，以更符合国际趋势的营建标准，打造符合世界人居导向的复合型高端住区，以更具国际感、先锋性的人居理念领航杭城人居新标准。

Metropolis mansion, comparable to World Olympic Sports Center, is the first real estate project in China achieving four-star (excellent) certification of BREEAM NC 2016 and listed in world top 100. “BREEAM” refers to the green construction evaluation system, the “Nobel” in the field of green construction, by British Building Research Establishment, which, with extremely strict certifications, assesses multiple indexes, such as “management, health, energies, traffics, water, materials,

与世界奥体的风华相辉映的都会山，是全国首个荣获 BREEAM NC 2016 版设计四星（Excellent）认证、进入世界 TOP100 序列的房地产项目。“BREEAM”是英国建筑研究院绿色建筑评估体系，被誉为绿色建筑界的“诺贝尔”，认证极其严苛，需要对“管理、健康、能源、交通、水、材料、废弃物、土地生态利用、污染、创新”等多项指标进行考核。

在 BREEAM 认证中，都会山的等级为“Excellent（杰出）”。自此，都会山是全国首个荣获 BREEAM NC 2016 版设计四星（Excellent）认证、进入世界 TOP100 序列的房地产项目。作为杭州的世界级人居示范作品，都会山以全新升级的国际领先标准营造，引领杭州成就在国际居住领域上的全新高度。

守正筑坚 | 深度践行可持续发展观 以绿色生态为品质代言

都会山的成就非一日之功。在施工初步阶段，就对建设方作出严苛要求，并委派专人对项目营建过程进行实时跟踪，以此确保施工质量。而在建筑交付前，会委托专门机构对建筑气密性、设备的调试等开展测试，保证建筑本体结构的节能效果。都会山的绿地面积约为 8900m²，通过不同植物的打造，营造不同季节的氛围，为建筑使用者营造精致优雅的居住环境。

作为 BREEAM 认证的一项非常重要的指标，健康是不可忽视的重要一环。都会山将关爱家庭健康放在第一位，以全屋地暖系统（玄关、厨房、阳台除外）、末端净水系统、新风进化系统、双层中空玻璃降噪系统，创造温度、空气、水



wastes, ecological utilization of lands, pollution and innovation”.

Metropolis mansion succeeds in “Excellent” when certified by BREEAM. Since then, metropolis mansion has been the first real estate project in China achieving four-star (excellent) certification of BREEAM NC 2016 and listed in world top 100. As a residence example at world level in Hangzhou, metropolis mansion leads Hangzhou to a new level of international residence, with up-to-date world-leading standards.

Development through routines and prosperity achievement | Further practice sustainable development and speak for quality with green ecology

The success of metropolis mansion is due to numerous of days' efforts. In the initial stage of construction, strict requirements are imposed on construction parties, and specially-assigned persons are appointed to have real follow for project construction, to ensure construction quality. Before delivery, special authorities are trusted to test air-tightness and device debugging, etc, to guarantee energy-saving of body structures. Green area of metropolis mansion is around 8900m², which creates fine and elegant residential environments for construction users through four-season atmosphere construction by various plants.

Health, a critical index of BREEAM certification, is non-negligible. Putting family health care in the first place, metropolis mansion creates an all-round health

等全方位的健康呵护体系。除此之外，都会山还特别增设涵盖环境盒子检测、水浸监测、视频监控、APP 智能控制在内的智能科技系统，为繁忙的都市精英提供更多便捷的贴心服务。

至此，作为与英国首相府邸、汇丰银行总部大楼、斯特拉大厦、碎片大厦、平安金融中心南北塔等著名建筑同享殊荣的都会山，成为浙江旭辉一个里程碑式的重要作品。

砥砺前行 严循日式施工标准，以赤忱匠心深耕浙里

在进驻浙江的 4 年里，旭辉始终怀着一颗融入浙江、扎根浙江的心，不断地以一部部人居作品来表达对这片天赋厚土的深深敬意。在旭辉府、国悦府、铂宸府、运河悦章、上湖城章等项目中，浙江旭辉始终追求房地产开发与城市历史、地脉、人文、自然的有机结合。这些项目在不同程度上都体现了浙旭对土地的尊重、对繁华的向往、对自然的珍视、对品质的精研……

浙旭所有的工地都引入日式施工标准，采用了铝模、爬架、PC 工业等一些先进的施工技术，经常因为干净整洁的工地和细致的管控引来同行观摩学习。在确保施工质量监管到位方面，旭辉在每年的四个季度不定期对目前在施项目进行综合检查，对质量、安全等进行专项考核排名。除此之外，旭辉拥有健全的三层会验制度，并按照室内交付标准进行施工，完成后组织设计院、物业单位、工程管理

care system covering temperature, air and water, through full-house underfloor heating system (except for the entrance-hall, kitchen and balcony), terminal water cleansing system, new wind purification system and double-layer hollow-glass noise reduction system. In addition, metropolis mansion specially sets up intelligent scientific and technical system containing environment box test, water-logging monitoring, video monitoring and APP intelligent control, to provide more convenient and sweet services for busy elites in metropolises.

Therefore, metropolis mansion, the construction sharing distinct honors with well-known constructions, such as British Prime Minister's Office, HSBC Main Building, Stella Tower, The Shard and North-South Tower of Pingan International Financial Center, becomes an important work standing as a milestone for Zhejiang CIFI.

Marching forward with encouragement Strictly conform to Japanese construction standards and further develop ZheJiang with warm inventiveness

Within 4 years entering Zhejiang, Zhejiang CIFI always holds the intention to join Zhejiang and root in Zhejiang, continuing to show its deep respect for this gifted land with numerous residential works. When planning projects like Zhejiang CIFI Mansion, Honor



▲ 都会山项目室内效果图
Interior Impressing Drawing of Metropolis mansion





▲ 时代城项目工地实景 *Real Site View of Times city*

部等各个部门进行现场会验，站在业主的角度进行验收，通过会验提前发现设计阶段存在的缺陷，并提前改正。

在楼盘交付前 6 个月，旭辉还会组织自有物业公司工程师介入到现场施工的实体检测中，对已基本成形的业主户内进行实测实量类、观感类及功能类检测，真实地站在业主角度“审视”每一个功能性房间，最终反馈到施工单位进行 100% 整改，真正做到交付业主满意的房子。

历时4年的深度研发，浙江旭辉秉持可持续发展观，本着尊重土地、珍视资源的专业态度，凭借对业主居住需求和生活习惯的持续领悟，始终坚持生态、低碳、人性化的规划理念，持续思考和深入探索最适合客户需求的产品……此乃浙江旭辉4年以来的精进之道。近乎苛刻的雕琢、力求完美的投入，让“旭辉质造”给市场留下了“善做加法”的品质印象。敬天畏人、探索精进，以健康、丰盛的园区规划让住宅不再只是一处容身之所，而是一个“有温度、懂生活”能够孕育幸福未来的“家”。

厉兵秣马
列席百亿俱乐部，房企“长跑者”砥砺前行

溯源浙江旭辉的成长之路，每一步都可谓稳扎稳打——2013年，旭辉初入浙江，彼时的浙江旭辉还只是杭州旭辉；2016年5月，旭辉强势进驻宁波，缔造了杭甬同辉的盛况；2017年7月28日，旭辉首入温州，进一步扩张浙江版图；截至2017年8月3日，浙江旭辉实现了100亿元的销售目标，正式步入房企百亿俱乐部。

作为从上世纪 90 年代年代就开始涉猎房地产的全国知名房企，旭辉经历过数次市场的大风大浪，深知只有规范经营、稳健发展，企业才能基业长青，因此浙江旭辉始终秉承稳健的发展策略，一直以一个“长跑者”的姿态砥砺前行。

Mansion, Central Mansion, Canal Mansion and Lake Mansion, Zhejiang CIFI always aspires to combine real estate development with city history, geographical position, humanity and nature. All those projects perform how Zhejiang CIFI respect lands, chase prosperity, treasure the nature and research quality, to different extent...

All construction sites of Zhejiang CIFI introduce Japanese construction standards, along with advanced construction technologies, such as AI-mould, climbing scaffolding and PC industry, resulting in frequent visit by the same trades for learning due to clean and tidy sites and careful management and control. Regarding ensuring qualified construction quality monitoring, Zhejiang CIFI, in four different quarters, takes comprehensive inspections from time to time, to rank special assessments on quality and safety and such. Besides, Zhejiang CIFI possesses sound third-layer inspection system, and constructs according to interior delivery standards. Once completed, all constructions are inspected on site by departments like institute of design, property unit and engineering management, for Zhejiang CIFI taking acceptance from the view of a property owner, to find defects during design in advance through inspection and to correct in advance.

Zhejiang CIFI organizes engineers of self-owned property companies to participate in on-site entity detection 6 months before house delivery, to have real detection on real quantity, impression and function of basically established houses held by property owners. Zhejiang CIFI “reviews”, from the owners’ point of view, each functional rooms, and feeds back to construction units to 100% rectify and reform, to actually deliver houses satisfying property owners.

During 4-year deep research and development, Zhejiang CIFI always holds the concept of sustainable development, and insists ecological, low-carbon and humanized planning idea depending on ceaseless understanding of property owners' residential demands and living habits, with professional attitudes of respecting lands and treasuring resources, and continues to think and deeply explore products most applicable to customer demands...which is the way how Zhejiang CIFI make remarkable progress in 4 years. Almost harsh polishing and perfect inputs enable "Quality Construction by Zhejiang CIFI" leave the market an impression of "+ Experts". Respecting the nature and human beings, and exploring and progressing, Zhejiang CIFI, with healthy and rich zone plannings, makes a residence more than a shelter, but a "warm and life-understanding" "home" bringing in happy futures.

旭辉浙江客户服务地图（秋季版）



▲ 浙江旭辉杭州版图 (截止 2017 年 9 月) *Hangzhou Territory of Zhejiang CIFI (as the date of September 2017)*

继成功开发住宅、商业、办公三大产品业态之外，旭辉全面开启“房地产+”战略，随着房地产行业投资、开发、运营服务的纵向一体化，旭辉凭借主业雄厚的资源、强大的平台，把探索的触角伸向物业管理、商业管理、长租公寓、EPC（住宅产业化）和教育等多业务增长点。而今，浙江旭辉全面布局浙江四个城市、22大项目，经营范围除住宅产业外，还涉猎酒店式公寓、长租公寓、旭美商业等，将“旭辉速度”深刻“浙”里！

3rd August, 2017, Zhejiang CIFI realized RMB ten billion sales, formally being a member of real estate club with RMB ten billion.

CIFI, as a nationally well-known real estate enterprise engaging in real estate since the 1990s, goes through ups and downs for several times, well understanding that only standard operation and stable development make an enterprise run forever. Therefore, Zhejiang CIFI fully prepares itself as a “long distance runner”, with stable development strategy.

Besides successful development of residence, commerce and office, CIFI fully launches “real estate +” strategy. With horizontal integration of real estate investment, development and operation service, CIFI restores to abundant resources and sound platforms of property owners, to explore, to some extent, multi-business growth points, such as property management, commercial management, apartments with long-term lease, EPC and education. Zhejiang CIFI fully extends to four cities in Zhejiang with 22 major projects. Except for residential industry, Zhejiang CIFI’s scope of business covers serviced apartments, apartments with long-term lease and CIMI and such, deep down leaving “Zhejiang CIFI Speed” in the memory of Zhejiang!

Preparations in advance
Listed in the ten billion club, the "long
distance runner" in real estate field fully
prepares itself in advance.

Looking back the development course of Zhejiang CIFI, every step is stable and firm. In 2013, Zhejiang CIFI took its first step into Zhejiang, as Hangzhou CIFI, rather as Zhejiang CIFI; in May, 2016, Zhejiang CIFI powerfully entered into Ningbo, creating a grand occasion where Hangzhou is shining along with Ningbo; on 28th July, 2017, Zhejiang CIFI firstly entered into Wenzhou, to further explore the territory of Zhejiang; as the date of



Prime Orienting
Luxury and Exquisite Mansion at Nanbin Road, Chongqing

铂悦·澜庭 重庆南滨路 江山精奢大宅

铂悦·澜庭，位于中国新一线城市重庆的南滨路，由中国三大百强地产品牌——华宇、东原、旭辉联袂打造。整个项目投资 39.88 亿，定位为高端改善型产品，由住宅、商业和办公产品组成，业态涵盖江山洋房、精装高层、滨江商业中心，是一个具有重庆山地特色的高端住区。

重庆三大 CBD 之中，南滨路“最后一公里”

铂悦·澜庭，占据有“重庆外滩”之称的南滨路“最后一公里”，这里是由东原·印长江等多个高端住宅融汇而成的重庆新锐滨江豪宅带，有“黄金 S 湾”之美赞，更兼具重庆三大 CBD 之一的弹子石 CBD、重庆自贸区城市红利交叠，地段价值优渥。

项目具体坐落于弹子石 CBD 北侧，沿南滨路面对长江，位于重庆市主城区“北上战略”的主要拓展区，是重庆“1 小时经济圈”的重要拓展区和增长极。与此同时，通过五座大桥可迅速到达主城各区，距解放碑 CBD 约 5 公里，顺畅交通高速行驶约 12 分钟到达，距江北观音桥商圈约 11 公里，距重庆江北国际机场约 15 公里，顺畅交通高速行驶约 20 分钟到达。

Located at Nanbin Road, Chongqing, a new first-tier city in China, Prime Orienting is jointly created by Huayu, Dowell and CIFI - China's top 100 real estate brands. With a gross investment of 3.98 billion yuan, the project is positioned as a high-end improved one. It is composed of residential, commercial and office products. It covers foreign-style houses, high-rise housing with fine decoration and riverside commercial center, thereby becoming a high-end residential area with the mountainous features of Chongqing.

"The last mile" of Nanbin Road among the three major CBDs in Chongqing

Prime Orienting occupies the "last mile" of Nanbin Road known as "the Bund of Chongqing", where Dowell • Yinchangjiang and other high-end residential areas come together to form a riverside luxury residential belt of Chongqing, with a reputation of "Golden S Bay", enjoying the urban bonuses of Tanzishi CBD as one of the three major CBDs in Chongqing and Chongqing Free Trade Zone.

Located on the north side of the Tanzishi CBD and facing the Yangtze River along the Nanbin Road,

华宇、东原、旭辉 三大百强房地产联袂打造

铂悦·澜庭由华宇、东原、旭辉三大中国百强房地产联袂打造，开启了重庆地产史上合力打造项目的新局面。

其中，华宇集团深耕地产 34 载，业主遍及中国多个大中城市，倾心打造以“御璟系”为代表的高品质住宅产品。东原集团奉行“精选深耕”全国布局战略，成功打造包括 TOP 系、山樾系、时光系、晴天系在内的“三宅一品”产品线。旭辉集团作为中国房地产上市公司 TOP10，倾力打造亚洲高端住宅产品线“铂悦系”，品质称雄行业。三大地产各倾精锐力量，众力打造具备战略意义的巨著。

“两江四岸”低密度高端社区

铂悦·澜庭总体量约 60 万方，容积率约 3.0，其中一期容积率仅约 2.45，集城市江山、环幕看江精装大平层、滨江购物中心为一体，是中西部集摩登东方设计和空中山水园林为一体的高端阶亲奢社区，更是重庆“两江四岸”少有的低密度高尚社区。

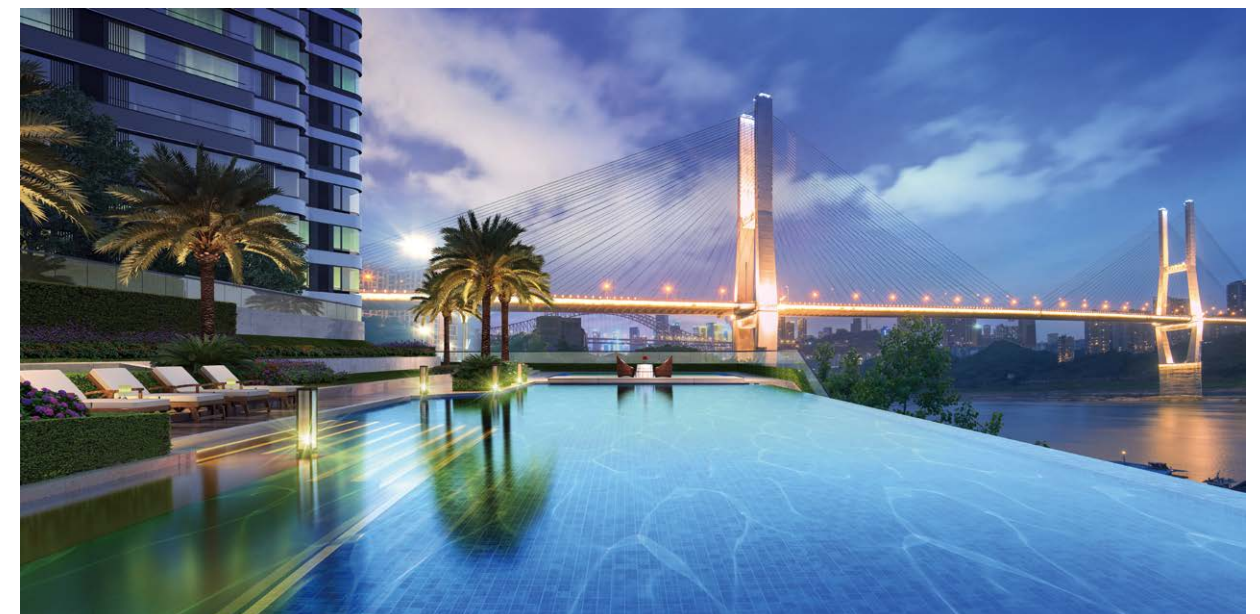
项目选址重庆南滨路北段重点控制区，周边自然景观资源优良，交通便捷，通达性较强，基础设施配置完善。云集南滨路高端商业集群、弹子石 CBD 商圈、自身高端商业中心，并联动重庆国际马戏城，以约 4 万方亲子主题商业和约 2 万方高端家庭亲子酒店，共筑重庆版“长隆”。此外，周边四座公园近 20 万方城市绿地环绕，实现重庆少有的多重叠景，紧邻幼儿园、规划小学，是集合江景、公园、教育、购物为一体的高端住区。

it's situated at the main development area of the "Northward Strategy" in the downtown of Chongqing, which is an important expansion area and growth pole for Chongqing's "one-hour economic circle". At the same time, through any of the five bridges, any one can quickly reach all the parts of the downtown. It's about 5 km away from Jiefangbei CBD, which takes about 12-minutes to reach by car. It's about 11 km away from Guanyinqiao business circle, and around 15 km from Chongqing Jiangbei International Airport, with about 20-minute ride.

Project jointly created by Huayu, Dowell and CIFI as three of the Top 100 Real Estate Giants

Prime Orienting is jointly created by Huayu, Dowell and CIFI as three of the top 100 real estate giants, which opens a new situation of project cooperation in the real estate development history of Chongqing.

Huayu Group has been around in real estate for 34 years, with its clients spreading throughout a number of large and medium-sized cities in China, which focuses on creating high-quality residential products representative of "Yujing Series". Dowell Group adheres to the national strategy of "fine selection and intensive cultivation" and has successfully built the "San Zhai Yi Pin" series, including TOP series, Shanyue series, Shiguang series and Qingtian series. As one of the top 10 real estate listed companies in China, CIFI Group endeavors to build "Boyue Series" of high-end residential





精奢配置，打造重庆滨江豪宅范本

铂悦·澜庭集萃东原·印长江和国内众多滨江豪宅的开发经验，从建筑规划到产品细节，以国内滨水豪宅为范本精心打造。

园林规划上以“三轴、四苑、一全龄空间”，打造城央半山“七景八境”景观体系，尊中国珍本《园冶》为造园之宗，引“山行仰止”为设计理念，山水林舍张弛错落，在重庆市场首度打造内外平行豪华双景观轴——“云中漫步”与“悬浮行政走廊”。

城市江山洋房仅8层高打造，以水平拉长的线条强化出中式文化“宽”生活概念。3大景观轴合著长达近千米的绿色景观廊，其中主景观轴宽近30米。产品采用精装双入户大堂、摩登东方艺术装饰高端配置，传递洋房生活人文丰采；露台宽度最大达到10.5米，一层台地花园面积最大约200㎡，超越传统联排别墅私家花园尺度，拓展更多花园空间。

环幕看江精装大平层则结合现代城市的时尚居住方式，发挥一线滨江的地块价值，规划对标陆家嘴高尚滨江项目理念，头排形成无遮挡的360°立体江山视野。面江视野严苛控制角度，借助江湾形态，以“V”型建筑形态达到270°观江的华美景观视线。



product lines in Asia, and is famous for its quality in the industry. The three major real estate companies make joint effort to create a housing masterpiece by using their own strengths.

Low-density High-end Community of "Two Rivers and Four Banks"

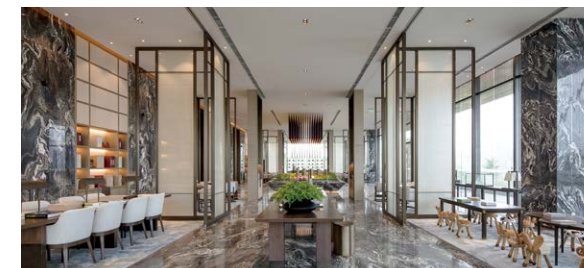
With a total area of about 600,000 cubic meters and the floor area ratio of about 3.0 (the floor area ratio of only about 2.45 in Phase I), Prime Orienting is a combination of urban landscape, viewing penthouses with fine decoration, and riverside shopping center, which is not only a high-end and luxury community integrating the Modern East Design and spatial landscape garden in Midwest China, but is also a rare low-density noble community in the "Two Rivers and Four Banks" of Chongqing.

The project is located in the key control area at the northern section of Nanbin Road in Chongqing, which enjoys the excellent natural landscape resources, convenient transportation, good accessibility, and complete infrastructure support. It comes together with the high-end commercial clusters at Nanbin Road, Tanzishi CBD and other high-end commercial centers, and links with Chongqing International Circus World, thereby building the Chongqing version of "Chimelong" with about 40,000 cubic meters of parent-child theme business space and about 20,000 cubic meters of high-end family-friendly hotels. Furthermore, it's surrounded by nearly 200,000 cubic meters of urban green space in the four parks, thus achieving rare multiple overlapping views of Chongqing. Close to a kindergarten and an elementary school planned, it's a high-end residential area integrating river views, parks, education and shopping.

With the exquisite configuration, it creates a riverfront mansion model in Chongqing

Prime Orienting draws on the experience of Dowell · Yinchangjiang and many other domestic riverside mansion development, and is elaborately created as a domestic waterfront mansion model from architectural planning to product details.

The garden planning is to create a landscape system with "Qijing Bajing" by focusing on "three axes, four parks and full age space", adhering to China's ancient gardening masterpiece "Bible of Gardening" and following the design concept of the "Shanxing



设计2梯2户高端配置，打造大平层舒适梯户比，单户型环幕瞰江面最长约22米，最大做到4个室内空间面一线观江，超大约11米天幕阳台为市场罕有，超大约7.2米阳台开间，极致开阔视野。

东原·印长江携手旭辉铂悦系定制精装产品

铂悦·澜庭以3000户铂悦系家庭为调研范本，结合东原·印长江塔尖客户需求落地，于铂悦7系精装标准基础上，定制7系精装10大品牌40项人性化细节。

其中7系精装细节涵盖安防系统、全方位收纳系统、厨房系统、卫浴系统、精细化设计系统、智能屋系统、健康舒适环保系统。40项人性化细节涵盖双阳台洗衣机点位预留、人体感应光感小夜灯、客厅监控点位预留、电加热毛巾架插座点位预留、垃圾粉碎机插座点位预留、智能马桶盖、空调出/回风口ABS防结露、浴室暖风机等。

铂悦·澜庭，以德式精工+科技升级+人性化细节，全方位打造重庆两江四岸独一无二的精装大平层。

Yangzhi", thus shaping the first time in Chongqing market to create a luxury and double landscape axis with internal and external parallel - "Walk in the Clouds" and "Suspended Administration Corridor."

The urban foreign-style viewing housing with only 8-storeyed height highlights the concept of "wide" life in Chinese culture with horizontal elongated lines. The three major landscape axes contribute to nearly 1000 meters of green landscape corridor, of which the main landscape axis is nearly 30 meters wide. The product adopts dual-entry lobby with fine decoration, high-end configuration of modern oriental art decoration, conveying the humanistic abundance in residential life. The terrace width of up to 10.5 meters and the ground floor garden maximum area of about 200 square meters go beyond the private garden size of traditional townhouses, thereby creating more garden space.

Fully-decorated penthouses are combined with the stylish living style of modern city, unleashing the prime value of riverside plot and adopting the planning standard of Lujiazui noble riverfront project concept. The first row of houses forms a 360° three-dimensional view of landscape. With the strict control of the view angle of the section facing the River, it takes a "V"-shaped architectural form based on the estuary shaped to reach the gorgeous landscape effect with 270° of viewing the River.

With the high-end configuration of two elevators for two households, it creates a comfortable elevator-household ratio for penthouses, and the maximum part overlooking the River is about 22 meters long for single-



人性化全龄社区，关怀业主生活

铂悦·澜庭规划布局运用传统自然聚落人文理念，依据地形形成自然的组团形式，营造蕴含东方审美情趣及生活理念的“山地聚落”，社区内部则通过收放有致的公共节点和绿化带给小区居民营造更怡人私密的交流场所，建立人与空间，人与水，人与人之间相互和谐共生的“公共空间”。

景观设计上，景观规划中融入了旭辉“全龄社区”设计理念，涵盖亲子体系、长者体系、乐活体系、健康体系、圈层体系，从小孩到老人都有各自的活动场地，因此采用了大量的风雨连廊和住宅架空手法。更引入享誉业界的东原“童梦童享”成长系统，以成长型社区为终极目标，构建童梦空间、童梦王国、童享街区、童享互助4大可持续发展系统，从软件到硬件全方位引领孩子健康快乐成长。

项目内完全实现无障碍通行，通过设置无障碍电梯及无障碍坡道，提高小区的可达性。并设置有无障碍停车位、充电桩车位以及无障碍住房，充分考虑生活的便利性。

铂悦·澜庭，以黄金地段、一线江景、精奢产品、人性化细节、高端配套为核心价值，为客户提供健康、科技、人性、亲奢、舒适的高品质宜居环境，必将引领重庆滨江豪宅在国际居住领域的新高度。

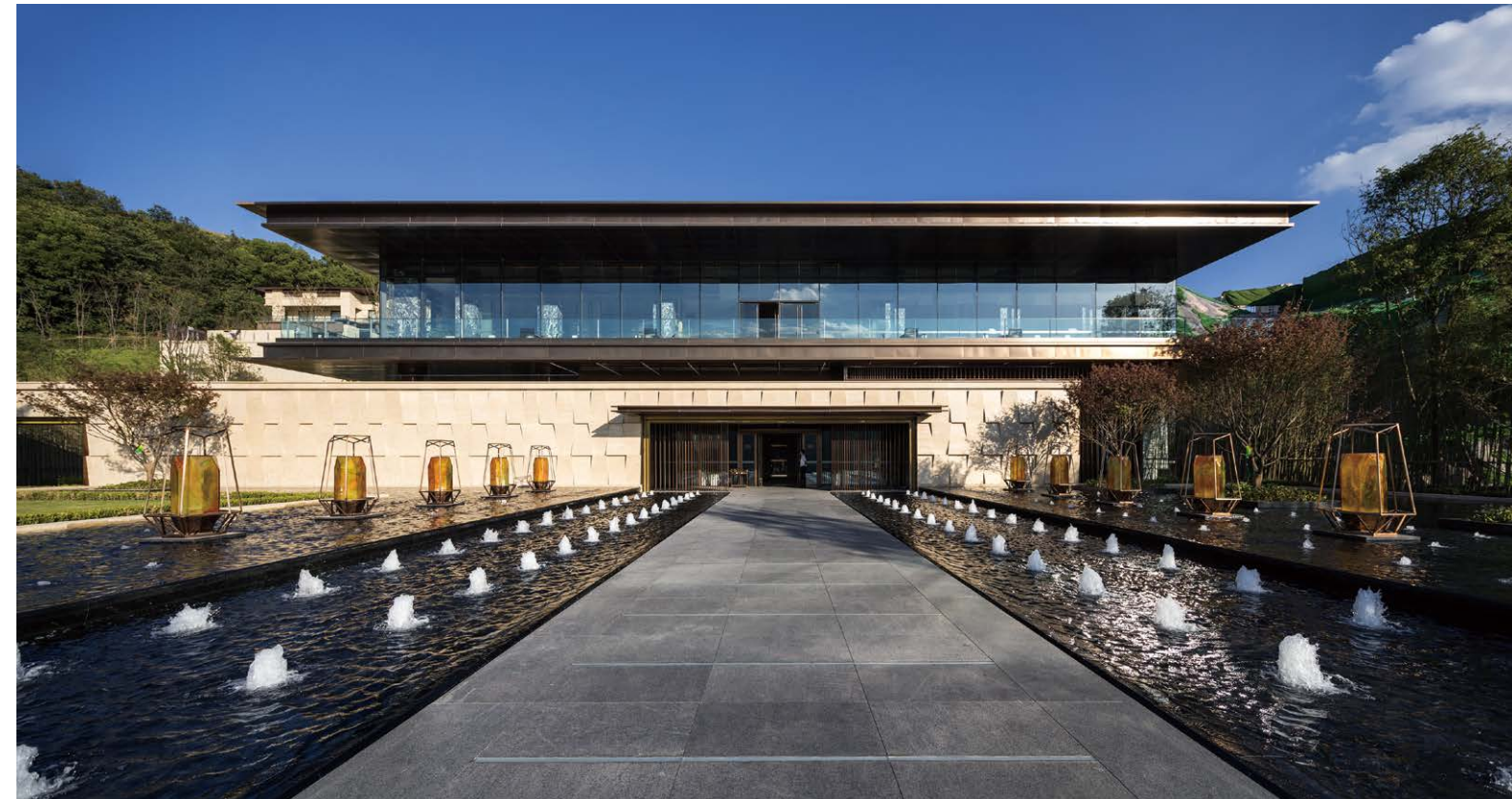
household type. At most, one can enjoying the view of the River from the four interior spaces, marked with about 11-meter superb balcony as a rare one in the market, and about 7.2-meter superb balcony room, thus broadening one's horizons.

Dowell • Yinchangjiang Joins Hands with Bo Yue series of CIFI to Create Customized Boutique Products

With 3,000 households of Bo Yue series as a research model, combined with the spire customer needs of Dowell • Yinchangjiang, Prime Orienting 7 Series hardcover standards based on customizes 7 Series 10 major fine-decoration brands with 40 humanity items on the basis of the fine decoration standards of Bo Yue 7 series.

The fine decoration details of 7 series cover security & protection system, all-around collection system, kitchen system, sanitary system, elaborate design system, smart house system, and healthy and comfortable environment protection system. 40 humanized items include the reserved places for washing machine at double balconies, body induction-based night lights, reserved points for monitoring system at living room, reserved points for electric heating towel rack outlet, reserved points for garbage shredder outlet, smart toilet cover, air-conditioner outlet / return air inlet ABS anti-condensation, bathroom heater and so on.

With German-style fine workmanship + technology upgrade + user-friendly details, Prime Orienting endeavors to create unique fully-decorated penthouses in the area of Two Rivers and Four Banks of Chongqing.



People-oriented and Age-friendly Community, and Caring for Owners' Life

In terms of planning and layout, Prime Orienting applies the humanistic concept of traditional natural settlement to create a "mountain settlement" with oriental aesthetic taste and philosophy of life in the manner of terrain-based natural formation. Within the community the public nodes and greening help create community residents with a more pleasant and private place of exchange, thus providing "public space" of mutual harmony and co-existence between people and space, between people and water, and between people.

In terms of landscape design, it blends the design concept of "age-friendly community" into the landscape planning, covering the parent-child system, the elderly system, the music life system, the health system and the circle-level system. All residents ranging from children to old people have their own activity space. Therefore, a lot of corridor and residential overhead techniques are applied. Furthermore, Dowell's "Tong Meng Tong Xiang" growth system with a nice industry reputation, is also introduced. With the growth community as an ultimate goal, efforts are made to build the four major sustainable development systems of children's dream space, children's kingdom, Children's enjoyable blocks

and children's mutual assistance so as to guide the healthy growth of children in all-around manner.

The barrier-free accessibility is achieved within the project and barrier-free elevators and barrier-free ramps are provided to enhance the community accessibility. Moreover, barrier-free parking spaces, charging pile parking spaces and barrier-free housing are also provided because of the full consideration to the convenience of life.

With its prime locations, closest river view, luxury products, personalized details and high-end supporting facilities as the core value, Bo Yue • Lan Ting provides owners with a healthy, technology-leading, people-oriented, luxury, comfortable, high-quality and livable environment, which will inevitably create a new height of Chongqing river-front mansions in the international housing field.





CSCEC • Meixi Lake Center: High Quality Home

中建·梅溪湖中心：优品质筑家

鸟瞰图

Aerial View of CSCEC•Meixi Lake Center

中建·梅溪湖中心位于梅溪湖国际新城梅溪湖北岸中段，项目占地 18 万平方米，总建筑面积 80 万平方米。占据近千米核心湖岸线，南瞰 3000 亩浩瀚湖面，对望岳麓山桃花岭森林公园，北侧无缝对接地铁二号线麓云路站，聚合城市与自然的资源精粹。汇聚 5A 甲级写字楼、行政公寓、高档住宅、购物中心及湖滨风情商业街等多元业态。

中建·梅溪湖中心由中建信和地产有限公司开发建设，中建信和地产有限公司是世界 500 强第 24 位企业、中国最具国际竞争力的建筑地产集团——中国建筑工程总公司的全资成员企业，是中建五局旗下房地产业务的唯一运营平台，具备房地产开发及物业管理双一级资质。中建信和地产也是国内少数荣获“全国五一劳动奖”、“广厦奖”等百余项殊荣的地产企业。

2013 年，中建信和地产以梅溪湖片区一级开发商的优势，打造湖湘重量级临湖城市综合体，献礼更懂梅溪湖的山湖生活家。

CSCEC•Meixi Lake Center is located in Meixi Lake International New Town, in the middle of the north shore of Meixi Lake. The project covers an area of 180,000 square meters, with a total construction area of 800,000 square meters. Occupy nearly 1000 meters of the core lake shoreline, with 3,000 acres of great lake in the south, facing to the Yuelu Mountain Taohualing Forest Park, and the seamless connection with the Luyun Road Subway Station in the north side, is a great combination of urban and natural resources. It's consisted of 5A Grade office buildings, administrative apartments, high-end residents, shopping centers and lakeside commercial street and other formats.

CSCEC•Meixi Lake Center is developed by Xinhe Real Estate Co., Ltd of CSCEC (hereinafter referred to as CSCEC Xinhe), a wholly-owned subsidiary of China State Construction Engineering Corporation (CSCEC), which ranks the 24th enterprises in the world's top 500 enterprises, China's most internationally competitive construction real estate group. CSCEC Xinhe is also the only real

自项目入市以来，已揽获多项奖项：

- 中建·梅溪湖中心荣获 2015 年度湖湘最畅销湖滨宜居楼盘奖。
- 中建·梅溪湖中心荣获湖南省 2015 年度最佳品质楼盘。
- 中建·梅溪湖中心荣获 2015 年度湖南最佳人气楼盘奖。
- 中建·梅溪湖中心荣获 2016 年度十大畅销楼盘。
- 中建·梅溪湖中心荣获 2017 “全球人居环境示范住区”

中建信和，城市运营商

深耕湖湘 14 年，中建信和地产布局全国，业务遍布湖南、山东、江西、重庆、广西等城市，打造了“壹号系”城市标杆豪宅、“和城系”精品宜居住宅、“小镇系”绿色养心住区三大产品系列，住宅销售业绩持续领跑长沙市场。

依托央企的责任与实力，中建信和从住宅开发商战略转型城市运营商，以城市运营商的视觉，更多地参与城市发展进程，逐步实现品牌战略与城市的理想同步。2017 年，中建信和版图继续扩张，先后在重庆、常德、宁乡、益阳拿下地块，以城市运营商身份深耕片区。

estate operating platform of China Construction Fifth Engineering Division, with first-grade qualification for real estate development and property management. Moreover, CSCEC Xinhe is one of the very few real estate enterprises who won over 100 awards, such as the "National May 1 Labor Metal", "Guangxia Award" and among others.

In 2013, CSCEC Xinhe took the advantages of being the developer of Meixi Lake area to create the excellent urban lakeside complex in Huxiang, the better living home in Meixi Lake area.

Since the project into the market, has won a number of awards:

- CSCEC•Meixi Lake Center was awarded the 2015 Hunan Best Selling Lakeside Livable Property.
- CSCEC•Meixi Lake Center won the 2015 Hunan Best Quality Real Estate.
- CSCEC•Meixi Lake Center won the 2015 Hunan Most Popular Real Estate Award.
- CSCEC•Meixi Lake Center won the 2016 Top 10 Best-selling Real Estate.
- CSCEC•Meixi Lake Center was awarded the 2017 "Global Human Settlements Model of Community"





中建信和将带着全新的城市运营商的身份，积极参与城市发展进程，在 PPP 合作开发模式下，中建信和将与政府协同作战，以产业规划在前，公共配套先行，通过载入教育、医疗、文化等公共资源，对片区运营规划，致力实现生产、生态、生活的三生融合，为城市描摹更美的图景。

拓展幸福空间

中建信和致力于倡导城市建筑美学，创享城市人居价值，与城市共同升级，助力拓展幸福空间。

中建信和地产以“拓展幸福空间”为企业理念，秉承精工筑家的科班底蕴，提出“四优体系”，并以此为蓝本，打造“优 + 你的生活”的服务理念，致力于构筑城市人居理想生活。

“四优体系”涵盖优品质，优服务，优生态，优空间四大板块，倡导建筑美学，创享人居价值。在优品质上，依托“中国建筑”的科班底蕴，世界 500 强责任央企，用 63 座鲁班奖“小金人”之手精工筑家，打造高品质社区；在

CSCEC Xinhe Real Estate Urban Operators

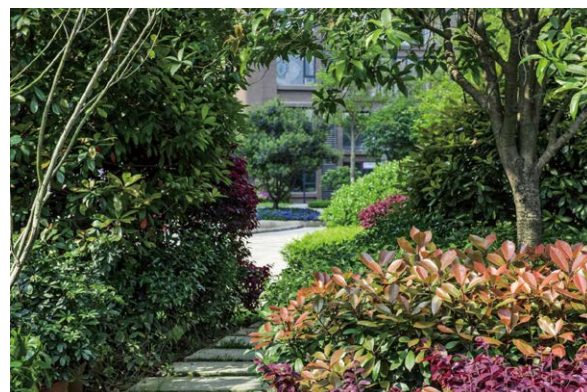
CSCEC Xinhe, mainly focused in Huxiang for 14 years, while has a nationwide distribution, such as Hunan, Shandong, Jiangxi, Chongqing, Guangxi and other cities. They have three major products: "No.1 Series" urban benchmarking mansions, "Urban Series" urban Departments and "Small Town Series" green living residential areas, whose residential sales continued to take the lead in Changsha market.

Relying on the responsibility and strength of the State-owned enterprises, CSCEC Xinhe has transformed from the residential developers to urban operators, got more involved in urban development process from the urban operators' perspectives, and gradually realize the brand strategy and the city's ideal synchronization. In 2017, CSCEC Xinhe continued to expand. It successively acquired land slots in Chongqing, Changde, Ningxiang and Yiyang, to further contribute to those areas as the urban operators.

CSCEC Xinhe will actively participating in urban development with a new role of urban operator. Under the development mode of PPP cooperation, it will collaborate with the government in order to prioritize industrial planning and public support, also by entering the public resources such as education, medical care and culture to make the operation plan of this area, and to be committed to realizing the integration of production, ecology and life, a more beautiful picture of the city.

Expand happiness space

CSCEC Xinhe is committed to advocating the aesthetics of urban architecture, enjoying the value of urban human settlements, upgrading together with the city, and helping to expand the happiness space.



▲ 鸟瞰图 Aerial View of CSCEC • Meixi Lake Center

优服务上，全国百强一级资质物业，秉承“优 + 你的生活”服务理念，营造有温度的和谐社区；在优生态上，“广厦奖”的实力 + “住宅产业化”的生产优势 + 中建信和园林的专业能力，打造畅享绿色、人文、低碳的公园式生活；而优空间则秉承以客户、创意的人居生活，让有限空间带来无限幸福空间。

基于“四优体系”，中建信和提出“优 + 你的生活”服务理念，从运动、社交、亲子、文化等多个角度出发，打造邻里文化节、创建优读小站、推广邻里公约等，为社区注入无限活力，打造全新的优 + 生活范本。

不懈坚持，优品质筑家

中建信和将城市居住理想和美好未来融为一体，从客户角度出发，以立足于城市之上的高度、深度和气度去构筑城市未来的发展，以城市运营商的高度责任感不断地推动城市化进程，让企业、城市、人三者之间，和谐共生。而中建信和的产品天然有着鲁班奖背书的品质，展现出与生俱来的建筑公信力，观感品质、园林品质、产品配置品质上更是精益求精。

CSCEC Xinhe takes the vision of "Expand Happiness Space" and adhering to building on excellence, proposed the "Four excellent system", and as a blueprint for creating the service philosophy of "Excellent + your life", so as to achieve the Ideal urban Life.

The "Four Excellent System" covers four aspects: excellent quality, excellent service, excellent ecology and excellent space, advocating architectural aesthetics and creating a value of human settlements. For excellent quality, relying on the specialized background of CSCEC, a responsible State-owned enterprise of the world's top 500 enterprises, with 63 Luban awards to best prove its building in excellence and to create high-quality community; for excellent service, the National Top 100 Qualified property, adhering to the service concept of "Excellent + your life" to create a harmonious community; for excellent ecology, the strength of "Guangxia Award" + the production superiority of "residential industrialization" + the professionalism of CSCEC Xinhe, to create a green, humane and low-carbon park-style life, while excellent space adheres to customer-oriented and creative human settlements, which provides unlimited space for happiness in limited space.



▲ 沿湖夜景透视图 Night View of CSCEC•Meixi Lake Center

有爱有生活，优服务筑家

中建信和一直坚持：“产品不只是一间房子、一个商场、一片绿化，而是给客户呈现一个和谐空间、一种居住文化、一片心灵家园，简而言之，是有温度的社区”。

中建·梅溪湖核心无缝对接地铁2号线西延线麓云站和文化艺术核心两大站点，距西站核心枢纽只有三公里，便捷的交通和完善的生活配套是享受生活品质的根本保障，亦是优质楼盘所应具备的特质。中建·梅溪湖核心，城市设施齐全，周边配套完善，四周环伺长郡梅溪湖中学，明德麓谷学校，师大附中梅溪湖中学，中南大学，湖南师范学院等名校。在梅溪湖核心更能轻松体验一站式休闲购物生活，中建·梅溪湖核心汇聚滨湖风情商业街，5A一级写字楼，行政公寓，高档住宅及购物核心等多元业态，是梅溪湖片区集餐饮，娱乐，购物等功能的时尚休闲文化娱乐核心。

有幸福有自由，优空间筑家

中建信和认为：空间意味着舒适和自由，不止是在图纸上，更多的站在人的角度，拓展空间的心灵需求属性，让空间变得更多元。

中建·梅溪湖核心，在产品的开发上独具匠心，无论是空间设计，还整体布局，方寸之间无不挑剔与考究，高度融入对舒适生活的深刻解读，充分尊重大家庭每个成员的生活需求，将业主爱好注入空间，让不同类型的客户在活动范围的延展、在产品类型的选择、在户内设计的创意上，有更多的选择，不仅让高品位生活尺度彰显的活灵活现，还将少有生活演绎的恰到好处，无不体现出对品质生活的用心斟酌与思量，带来更充盈更实在的幸福。

Based on the "Four excellent system", CSCEC Xinhe proposed the service concept of "Excellent + your life". From the perspectives of sports, society, parenting, and culture, to create neighborhood culture festival and highly recommended reading station, and promote neighborhood conventions, etc. so as to infuse unlimited vitality into the community, to create a new model of "excellence + life".

Unremitting efforts to build excellent quality home

CSCEC Xinhe makes the great integration of the ideal urban life and a beautiful future, from the customer point of view and based on the city's height, depth and tolerance to build the future urban development, with high degree of responsibility to continue to promote urbanization, so as to realize the harmonious coexistence in enterprises, cities and people. Their products have the qualities endorsed by Luban, showing inherent innocence, visual quality, garden quality, and better product configuration quality.

Love has life, excellent service home

CSCEC Xinhe insisted: "The product is not just a house, a shopping mall, a green space, but to give customers a harmonious space, a living culture, a spiritual home, in short, is the temperature of the community".

CSCES•Meixi Lake Center has seamless connection with Luyun Station and Culture & Art Station



中建信和一直坚持：“产品不只是一间房子、一个商场、一片绿化，而是给客户呈现一个和谐空间、一种居住文化、一片心灵家园，简而言之，是有温度的社区”。

CSCEC Xinhe insisted: "The product is not just a house, a shopping mall, a green space, but to give customers a harmonious space, a living culture, a spiritual home, in short, is the temperature of the community".



有健康有景观，优生态筑家

中建·梅溪湖核心传承自然、健康、尊贵的人文气质，拥有着与生俱来的芳华气质，伴山得4360亩桃花岭，倚湖得3000亩梅溪湖，拥有60%超高绿化富养园林，以及4大组团景观园林逾万方集中绿地，建筑、自然和谐共生，属湖湘之中集山水之最的生态高端豪宅大盘。



of Metro Line 2 West Extension, only 3 kilometers away from the core hub of West Railway Station, convenient transport and perfect living facilities are the fundamental guarantee to enjoy the quality of life, and are also the characteristics that should be possessed by high-quality buildings. CSCES•Meixi Lake Center, with full equipped urban facilities and perfect surroundings, surrounded by Changjun Meixi Lake Middle School, Mingde Lugu School, Normal University High School Meixi Lake Middle School, Central South University, Hunan Normal University and other elite schools. The core of Meixi Lake can easily experience one-stop shopping and leisure life. The core of CSCES•Meixi Lake Center brings together lakeside commercial street, 5A Grade office buildings, administrative apartments, high-end residential areas, shopping centers and other diversified formats. It's the core leisure and entertainment area of catering, entertainment, shopping and other functions.

There is happiness free, excellent space built home

CSCEC Xinhe: Space means comfort and freedom, not only on the drawings, but more from the people's point of view, expanding the spiritual needs of space attributes, so that space becomes more diverse.

CSCEC•Meixi Lake Center is unique in product development. Regardless of the space design, the overall layout and dimensions are all extremely fastidious and exquisite. They are highly integrated into the profound interpretation of comfortable life and fully respect the life of each family. The owner's interest will be integrated with space design, so that different kinds of customers will have more choices to select in the aspects of the extension scope of activities, the choice of product type, interior design creativity, which not only to highlight the living standards, but also to reflect the rare life. In one word, all for high quality life and more happy life.

There are healthy landscape, excellent ecology home

CSCEC•Meixi Lake Center inherits the natural, healthy and noble humanistic temperament, with inherent youth temperament, with 4360 acres of peach ridge, 3000 acres of Meixi Lake, with 60% of the high percentage of green garden and 4 Large groups of landscape architecture with more than 10,000 square focused green, building and natural symbiosis, is the most ecological high-end mansion in Hunan province. 





Mudan Ge 牡丹舸

Global Human Settlements Model of Community 全球人居环境示范住区

Creating Multidimensional Residential Environments
Leading the way to the Future of Residential Development
多维度打造人居环境，引领住宅发展未来

中国·长沙·梅溪湖国际新城 Meixi Lake International City, Changsha, China



牡丹舸秉承“城市、人、自然”和谐共生的健康生活理念，创新性提出“新型服务型住宅”概念，从自然环境、居住环境、生活环境、人文环境四大核心价值维度，综合打造人居环境，为全球人居环境的进步、绿色宜居城市的发展，提供了创新性的解决方案，斩获“全球人居环境示范住区”殊荣。

The Mudan Ge follows the healthy life philosophy that allows the harmonious symbiosis of "city, people and nature". It has put forward creatively the concept of "new service residences". Combining four core-value dimensions (natural environment, residential environment, living environment and human environment), the Mudan Ge is a composite project providing innovative solutions for the improvement of global human settlements and the development of green cities. For this, it has been awarded the "Global Human Settlements Model of Community" grand prize.

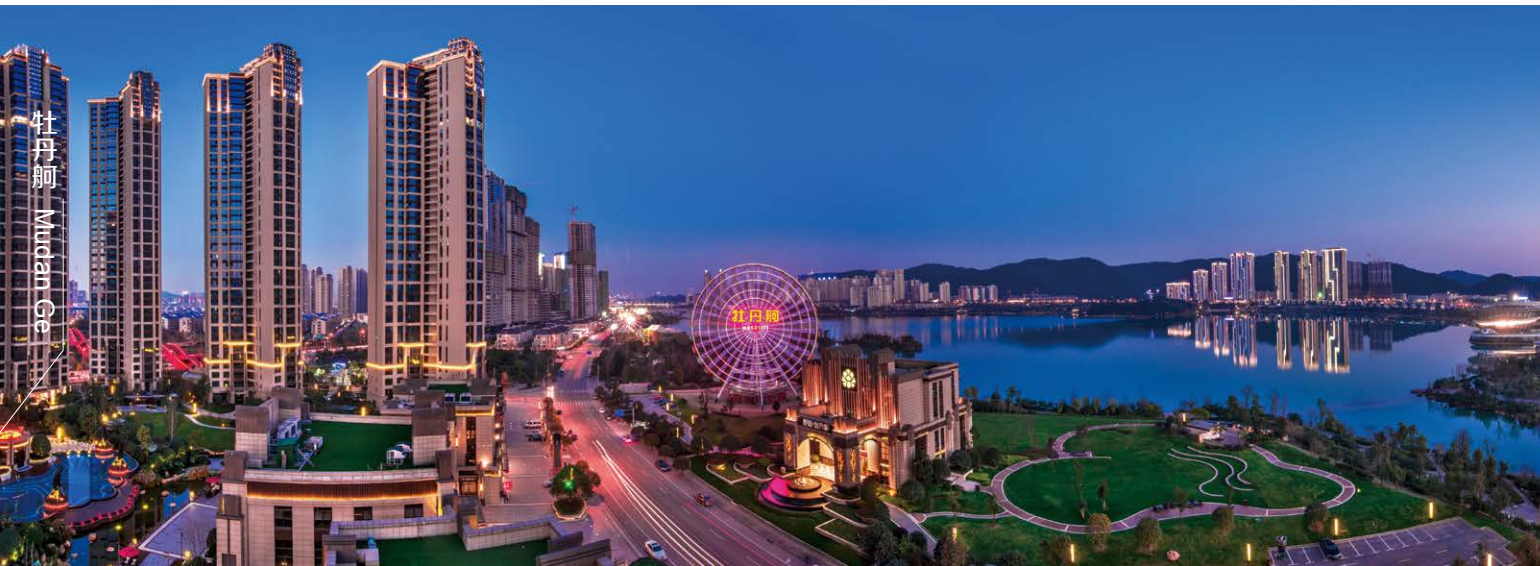


长沙，乃是拥有二千多年历史文脉的中国知名“山水洲城”，而梅溪湖国际新城，乃是长沙市国家级绿色宜居示范区。本案主角——“牡丹舸”项目择址梅溪湖国际新城，兼具“自然”和“城市”两种生活形态，毗邻四千亩岳麓山脉，三千亩梅溪湖畔，享六大城市公园环绕，依山傍湖；集各种优势城市资源于一身：十七所名校环绕，比邻近千亩国际医疗卫生城，城市地铁与项目地下室无缝对接，可直达机场、高铁站，实现北、上、广、深等多城生活圈。

牡丹舸秉承“城市、人、自然”和谐共生的健康生活理念，创新性提出“新型服务型住宅”概念，从自然环境、居住环境、生活环境、人文环境四大核心价值维度，综合打造人居环境，为全球人居环境的进步、绿色宜居城市的发展，提供了创新性的解决方案。2017年10月30日，牡丹舸项目在位于纽约举行的第十二届全球人居环境论坛暨可持续城市与人居环境奖颁奖典礼上，摘得“全球人居环境示范住区”桂冠。

In Changsha, China, a well-known “city of mountains and water” with an historical pulse that can be traced more than 2000 years back in time. The Meixi Lake International City is a national green residential demonstration area. As the leading actor of this case—the Mudan Ge chose the Meixi Lake International City for its exemplification of two different lifestyles, “Nature” and “City”. The Yuelu Mountains span over an area of 4,000 Mu (~2.6 km²), while the Meixi Lake occupies 3,000 Mu (2 km²). Six great urban parks are contained in this mountain-and-lake area. It possesses advantageous urban resources profiting 17 elite schools as well as the neighboring 1,000-Mu (~0.6 km²) international health care city, the municipal subway and the project's underground. With their seamless connection to the airport and high-speed train station, this is a multi-urban “vitasphere” that'll encompass Beijing, Shanghai, Guangzhou and Shenzhen.

The Mudan Ge follows the healthy life philosophy that allows the harmonious symbiosis of “city,



▲ 牡丹舸承岳麓山脉，居梅溪湖畔，依山傍湖
The Mudan Ge next to the Yuelu Mountains and the Meixi Lake

得天独厚的自然环境·优势富集的城市文明 人与自然和谐共生、 可持续发展的绿色生态环境

本项目园林景观的环境规划，以五朵相互包含、重叠的牡丹花为创意展开，整个空间平面宛若巨幅的牡丹画卷，阳台俯瞰，远有湖山，近有雅园，坐拥美景。园林造景，融入苏州园林的意境，移步换景，人在景中，景在画中。万物共生的牡丹园林，似一座植物园，全冠移植名贵花木，舒展灵动；五重园林绿植，色彩层次，错落有致；清澈见底的鱼池中名贵的锦鲤，四季草海上雪白的和平鸽，鳞潜羽翔；生态园林与挺拔的建筑交相辉映。



▲ 以牡丹花为创意的园林总图，人在景中，景在画中
The innovative general layout of the gardens of the Mudan Ge, which makes visitors feel as if they'd stepped into a painting

people and nature". It has put forward creatively the concept of "new service residences". Combining four core-value dimensions (natural environment, residential environment, living environment and human environment), the Mudan Ge is a composite project providing innovative solutions for the improvement of global human settlements and the development of green cities. On 30, October, 2017 at GFHS-XII, which is held in New York city, Mudan Ge has been awarded the "Global Human Settlements Model of Community".

A natural environment blessed by nature, an urban civilization with preponderant advantages.

The harmonious symbiosis of Man and Nature reflected in a sustainable green ecological environment.

The innovate planning of the parks' landscapes and environments unfolds on five mutually containing and overlapping peonies. Its whole general layout resembles a huge picture scroll feature peonies. Looking at the view from a balcony, one embraces the beautiful view consisting of mountains and water in the distance and elegant parks in the vicinity. The parks give birth to this enchanting scenery reminiscent of the gardens of Suzhou. Different scenes offer themselves to the eye and as they change make visitors feel as if they'd stepped into a painting. The symbiotic universe of the Peony Garden and Park resembles that of a botanical



The friendly symbiosis of Man and Nature, as well as the harmonious blending of natural and residential environments, allow people to integrate a natural environment made of mountains and water while also fully enjoying the conveniences of modern material civilization.

人与自然友好共生，自然环境与居住环境和谐共融，让人们在尽享现代物质文明带来的便利的同时，又能融入大自然湖光山色。



▲ 五重园林绿植，色彩层次，错落有致
The five-fold green garden features levels of colors in picturesque disarray

人与自然友好共生，自然环境与居住环境和谐共融，让人们在尽享现代物质文明带来的便利的同时，又能融入大自然湖光山色。

以人为本·打造极致藏品 绿色科技·造就优质居住环境

携手大师级设计，运用绿色科技，每一个细节都是惊喜。建筑全部采用中国晟通定制铝模板工艺施工浇筑混凝土，减少了木质模板对森林及环境的破坏；装饰线条、滴水线、过梁与结构一次性浇筑成型，有效避免墙体开裂、渗漏，提升建筑质量与精度；建筑采用落地式玻璃窗，湖光山色尽收眼底；系统窗采用三层双中空 LOW-E 玻璃，可减少窗能耗 70% 以上；建筑排水系统采用静音柔性铸铁下水管，耐腐蚀，可大幅度降低水流噪音对居住环境的影响。

garden, featuring a canopy of rare transplanted flowers and trees all over. This five-fold green garden and park features levels of colors in picturesque disarray. In the clear fishpond swim precious koi fishes, while peace doves fly over the yearlong sea of grass. The Mudan Ge's tall and straight architectures and ecological gardens enhance each other's beauty.

The friendly symbiosis of Man and Nature, as well as the harmonious blending of natural and residential environments, allow people to integrate a natural environment made of mountains and water while also fully enjoying the conveniences of modern material civilization.

People first: creating the ultimate collection Green technology: creating a high- quality residential environment

Designed by master designers to utilize green technology, all of its details are surprises. All architecture uses customized aluminum templates for the casting of concrete in order to reduce forest and environmental destruction caused by the use of wooden templates. Decorative molding, drop line, lintel and structure are all realized via a single casting, effectively avoiding the cracking or leaking of walls and increasing the quality and preciseness of buildings. These buildings feature floor-type glass windows that allows for the appreciation of the mountain-and-water scenery. This window system uses the three-level double-glass LOW-E, which reduces window energy consumption by over 70%. The buildings' drainage system is made of silent and flexible cast iron downpipes, resistant to corrosion and greatly reducing the influence of water noises on the quality of the residential environment.



▲ 牡丹舸以绿色科技造就优质居住环境

The Mudan Ge uses green technology to create a high-quality residential environment

以人为本，关注居者体验与享受。牡丹舸有着与众不同的三重大堂设计：人行大堂实现商务、会客、服务一体化；汽车大堂实现车辆管理尊贵、安全、秩序化；地铁大堂连通商业综合体，直通地铁，便捷出行。建筑首层全架空，将藤艺与绿植引入架空层灰空间设计，极具艺术气质，泛会所供邻里之间沟通交流、健身活动。



▲ 人行大堂实现商务、会客、服务一体化

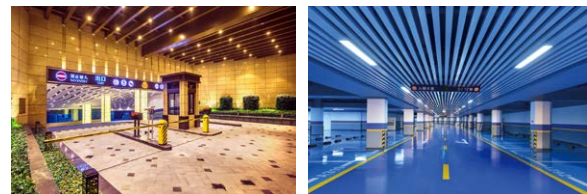
The pedestrian lobby realizes the one-stop integration of business, reception and services

绿色科技的发展与进步，新材料、新工艺的研发与运用，人文、艺术与建筑设计的融合，牡丹舸项目综合性打造优质的居住环境回馈世界。

三生服务 · 由富及贵的品质生活 锐意创新 · 开启幸福生活方式

住宅不应只是提供居住空间，而应该为居住者提供生活的系统性解决方案。牡丹舸以前瞻的视角为居住者打造“生活便利、生命健康、生意事业”三生服务体系。传统的住宅开发模式是房子售罄项目警告结束，而牡丹舸项目

Putting people first, we pay special attention to the experience and comfort of our residents. The Mudan Ge features a unique three-fold hall design: the pedestrian hall realizes the one-stop integration of business, reception and services; the automobile hall realizes the respectful, safe and orderly administration of automobile vehicles; and the subway hall is connected to commercial complexes through the subway, making going out quite convenient. The first floor of each building is built on stilts, a grey-space design which allows for very artistic decorative vines and greeneries. The Recreation Club offers recreational and fitness space for neighbors to engage in dialogue.



▲ 高科技汽车大堂和地下车库系统

Advanced automobile hall and underground parking system

The development and enhancement of green technology, the R&D and utilization of new material and new techniques, the blending of humanism, the arts and architectural design... The Mudan Ge project combines all of this to create a high-quality residential environment for the world.

Tertiary services: Luxurious and noble life quality Determined innovation: initiating a new happy lifestyle

A residence shouldn't simply provide material living space, but rather systematic living solutions for residents. The Mudan Ge's forward-looking perspective is to create a tertiary service system based on "convenient living, healthy living, and professional living". In the traditional housing development pattern, projects usually end once houses have been sold; however, the Mudan Ge does not simply provide residents with houses, but also detailed and all-round residential services for life, be it in terms of clothing, food, housing, travelling, entertainment, healthcare, investment, entrepreneurship, insurance, etc. It strives to help realize the education dreams of children, the entrepreneurial dreams of husbands, the familial dreams of wives, the health dreams of seniors, creating real affinities that will last for life.

提供给居住者的不仅仅是住宅产品，还有细致周到的居家生活服务，在生活的“衣食住行、文旅康乐、投保保金”等方面给予居住者以全生命周期的服务。帮助居住者实现孩子的教育梦、丈夫的事业梦、妻子的家庭梦、老人的健康梦，真正做到一经结缘，一生呵护。

牡丹舸创新的三生服务理念，依托一站式金管家服务，为居住者打造了一种全新的生活方式，使生活更加便利，人生更加幸福，从而提升居住者的生活品质，打造宜居生活环境。



▲ 一站式金管家服务

All inclusive luxury butler services

荣耀中国的牡丹精神 · 世代传承的人文底蕴 赋予牡丹舸以建筑的灵魂，打造出有情感 温度的人文环境

牡丹舸项目以前瞻的理念、独特的视角打造住区的人文环境，赋予建筑及园林以艺术的情怀与人文的温度，将人居环境由物质层面上升到精神层面，实现升华与超越。

国花牡丹，寓意着极致美好，繁荣富强；大舟为舸，寓意着同舟共济。项目赋予牡丹舸以“追求卓越、自强不息”的牡丹精神，并以牡丹精神为内核，展开系列品牌价值观宣传活动，提升住区的人文环境，从而给予居住者以正能量和归属感。

牡丹舸营造的独特人文环境，吸引着拥有共同价值观和追求的人，聚集在一起。他们主张通过艰苦奋斗走向成功与荣耀，并以承担社会责任和担当为荣，共同营造积极向上、和谐共融的人文环境，为子孙后代的健康成长提供正能量与积极的影响。

阅尽大千世界，牡丹终是花王。

The Mudan Ge's innovative tertiary service concept is based on all inclusive luxury butler services creating a whole new lifestyle for residents. These services not only make life more convenient but also happier, thus improving the life quality of residents and creating a most habitable environment.

The Peony Spirit brings honor to China: Human qualities passed generation to generation

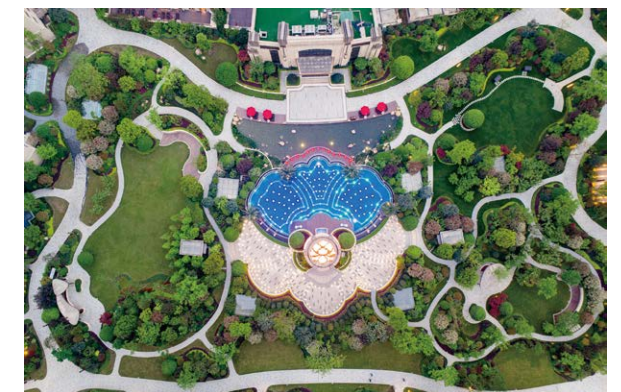
The architectural spirit of the Mudan Ge: creating a warm human environment

The Mudan Ge project's forward-looking concepts and unique perspectives have allowed for the creation of a humanistic residential environment, giving an artistic and human warmth to its architecture, elevating the residential environment from the material level to the spiritual level, sublime, transcending.

The national flower of China, the peony symbolizes extreme beauty, prosperity and luxury; whereas the word barge reminds people of the value of solidarity. The Peony Spirit, which imbues the Mudan Ge, is to "pursue excellence and never abandon". With the Peony Spirit at its core, it has launched a series of a promotional activities for the it upholds, enhancing the humanistic quality of the residential environment and thus providing positive energy and a strong sense of belonging to residents.

The Mudan Ge is a unique humanistic environment that attracts people with common values and aspirations, who usually advocate striving towards success and glory for the joint creation of a positive humanistic environment while upholding responsibilities as well as providing positive energy and influence on the healthy development of the next generation.

You may visit a thousand worlds but none greater than the Mudan Ge. 



▲ 牡丹精神传承人文底蕴

The Peony Spirit and the humane values it upholds



▲ 商业综合体 Commercial Complex

Harbin International Agricultural Expo Center — A Shone Pearl of Ice City

哈尔滨国际农业博览中心 ——冰城上的耀世明珠

秉承“振兴东北”国家战略，依托东北优势农业版块，中国·哈尔滨国际农业博览中心以超越之理念、超级之规模、顶级之业态、旗舰之布局盛世启航，将以东北亚区域最大的农业·城市超级综合体之面貌成为冰城一颗耀世的明珠。

超越之理念——体现在对项目定位的卓越洞察力上：创造性地将农业这一区域核心优势主题与哈尔滨城市发展无缝链接，农业博览、农业国际论坛、农业科技、农业金融为综合体注入了前所未有的活力内核，强大的农业主题引擎驱动着会展经济、期货交易、高端商务、会展酒店，生

Adhering to the Revitalization of the Northeast national strategy, relying on the advantage of northeast China agricultural sector, China Harbin international agricultural expo center sets sail depending on the transcend concept, super scale, the top forms, the layout of prosperous time. As the northeast Asia's largest super combination of agriculture·city, to become a shone pearl of the city.

Beyond - is embodied in the concept of project positioning superior insight: innovation to agriculture in the region core advantage to the themes and

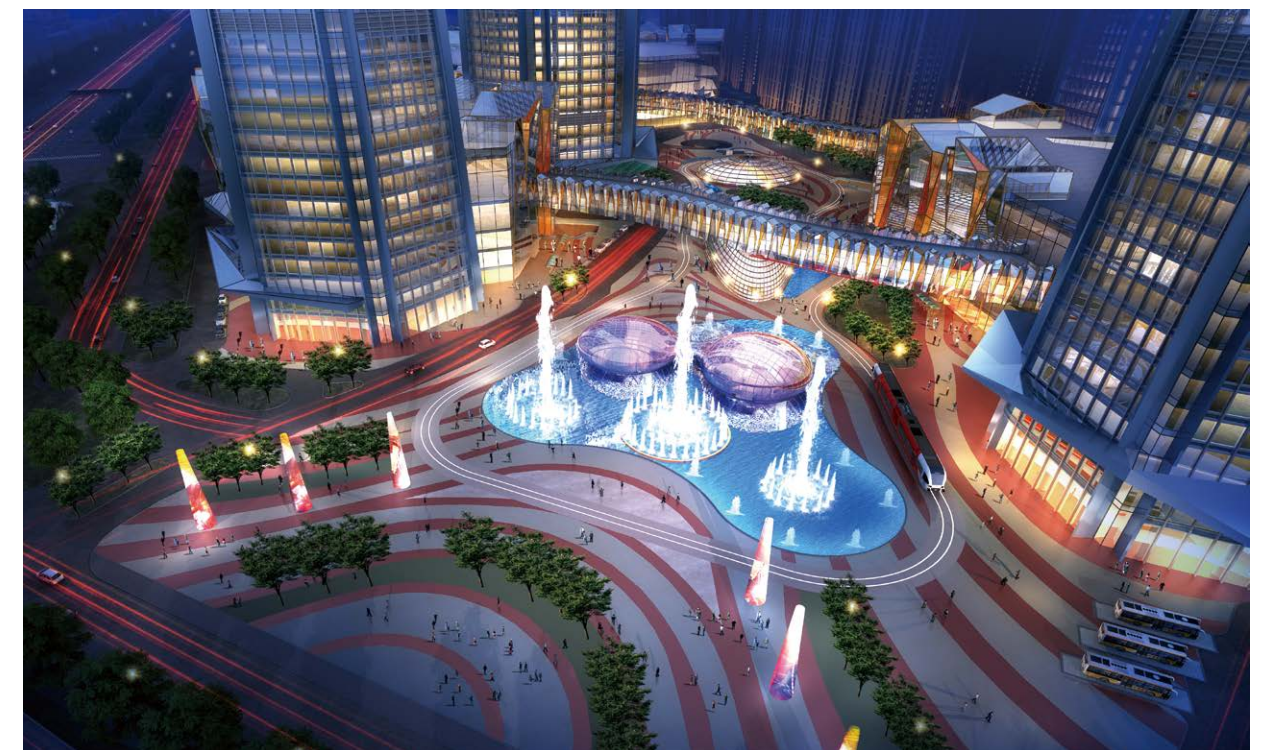
发出雄厚的主题经济生产力，并与巨型商业综合体联动，相互激发、迸射出缤纷的活力。

超越之理念依托于超级的规模之上：总量近 200 万平方米的超级综合体，包含近 12 万平方米农业展览，30 万平方米娱乐主题商业，3 万平方米室内主题娱乐城，35 万平方米高端商务办公，12 万平方米、共 700 套以上客房的超五星级酒店和高端会展酒店，45 万平方米配套高端公寓，50 余万平方米地下停车及设备配套空间等，以及 250 米主塔为首的 7 座超高层商务塔群、若干座 150 米超高层公寓楼群、1 个 2000 座、5 万平方米多功能大剧院、2 个儿童剧院、13 厅影院、50 米直径空中摩天轮、70 米高巨型水幕喷泉、空轨列车、娱乐小火车等紧密集约地联结在一起……实为名副其实、不折不扣的超级工程，世界级的游乐商业航母。

如此高端定位、超级规模的城市综合体，绝对需要顶级的业态策划，方能构筑起超级的人气，从传统、常规的实体商业红海中脱颖而出。主打的娱乐体验型主题商业充分对应冰城的气候特征，运用近 3 万平方米的地下一站式集中室内主题娱乐城、威尼斯水街和中华水街，结合儿童剧场、室内空中冰场、多厅影城、屋顶摩天轮、巨型水幕喷泉、空轨列车、娱乐小火车，强化融合娱乐故事线的策划与情景包装，形成覆盖地下-地面-空中-室内-室外、实景-

seamless link of Harbin city development, agricultural expo, international BBS of agriculture and agricultural technology, agricultural financial injected unprecedented vitality for complex kernel, powerful agricultural theme engine drives the exhibition economy, futures trading, high-end business, conference and exhibition hotel, creates the theme of the strong economic productivity, and with giant commercial complex linkage, inspire each other and burst out of vitality.

Above concept depends on the size of the super: total 2 million square meters super complex, agriculture exhibition contains nearly 120000 square metre, 300000 square meters of commercial, entertainment theme offering has 30000 square meters of indoor theme, high-end business office of 350000 square meters, more than 120000 square meters, a total of 700 sets of rooms of super five-star hotels and high-end conference hotel, high-end apartments of form a complete set of 450000 square meters, more than 50 square meters underground parking and equipment space, etc., as well as the main tower 250 meters, led seven super-tall business group, a number of high-rise apartment buildings 150 metres, 1, 2000, 50000 square meters grand theatre, two children's theatre, 13 cinema hall, 50 meters diameter air ferris wheel, 70 meters high giant fountain water curtain, empty rail trains, entertainment



▲ 商业综合体 Commercial Complex



▲ 住区 Community

虚拟的全方位、全景式的立体网络型娱乐商业空间体系，升级运营思路与手法，持续营造超高人气的未来一代娱乐商业综合体。

规划空间布局的精心构思不仅是实现上述愿景的必要基础，更是保证项目高水准运营的前提条件。

项目地处哈尔滨南岗区长江路和南直路十字路口的东南角，用地面积218843平方米。地上规划布局由1#地块——国际会展广场、2#地块——世贸纽约花园、3#地块——世贸国际商业广场3个分地块和中央花园共同构成。地上各出入口通过与业主、城市主管和交通顾问的充分论证，合理设置。由于项目体量巨大、业态超常，无论会展巅峰、抑或商业爆棚都会带来巨大的客流，如何容纳巨大的峰值客流、物流，合理引导分流，并通过最大化实现地面和花园空间人车分流来释放娱乐能量与提升安全性，交通组织和空间规划首先成为重中之重。规划创造性地设计了一条“地下街道”，这一构思将包括数百部大巴、出租车、后场物流车流引入地下一层，巧妙解决了会展和商业与娱乐高峰大客流期间车流与人流的上下客与集散，实现了快速疏导、便捷可达，同时也使得地下主要娱乐城具备了充分对应冰城气候的全天候、全气候运营的最大优势。

中央花园主入口朝向长江路和南直路口，由承托于镜面水盘之中的巨型水幕喷泉和水晶球形状的地下娱乐

small train intensive connected closely together... It's a real, unmitigated superengineering, world-class pleasure commercial aircraft carrier.

Such high-end positioning, super-sized urban complex, absolutely needs the top level of business planning, can build up the super popularity, from the traditional, conventional entity commercial red sea stand out. Main entertainment experience respectively theme fully correspond to the climate characteristics of city business, with nearly 30000 square meters underground one-stop concentration indoor theme entertainment city, Venice water street, and the water street, in combination with children's theater, indoor air, ice, more hall studios, roof, giant fountain water curtain, empty ferris wheel rail trains, entertainment small train, strengthen the fusion of entertainment story line planning and packaging, covering ground - air - ground, indoor, outdoor, live - virtual comprehensive commercial space, the three-dimensional network of panoramic entertainment system, upgrade operation idea and technique, continue to build the popularity of a future generation of entertainment business combination.

The elaboration of planning space layout is not only the necessary basis for realizing the above vision, but also the precondition for ensuring the high standard operation of the project.

The project is located at the southeast corner of changjiang road and south straight road of nanchang district in Harbin, with a land area of 218843 square meters. The layout of the ground is composed of 1# block - international exhibition square, 2# plot - world trade center New York garden, 3# block - world trade center, 3 plots and central garden. The entrance to the ground is properly set up by the full argument of the landlord, city director and transportation consultant. Because of the great project size, superior, regardless of the convention and exhibition, or commercial roof top will bring huge passenger flow, how deep breathing a huge peak passenger flow, logistics, a reasonable guide, and by maximizing the ground and the garden space man subchannel entertainment to release energy and improve safety, traffic organization and spatial planning become a top priority in the first place. Creative design of the planning a "underground street", this idea will include hundreds of buses, taxis, backcourt logistics flow is introduced into underground, cleverly solved the exhibition and business and entertainment of big passenger flow during peak traffic flow and flow fluctuation and distribution, has realized the fast channel, is convenient to, at the same time also makes the main casino have fully corresponding climate of the

城入口作为主景，中心花园环绕以娱乐小火车，空中有连接1#、3#地块的前后两座跨度逾百米的空中连廊和空轨列车，设计效果处处洋溢着娱乐商业旗舰难以抗拒的吸引力。

建筑形态的主题来自于冰城与世贸的联姻：六边形的“雪花”母题在主塔平面、屋顶天窗等处系列呈现，而“冰凌”形态则围绕裙房周边有机组合，华鸿的主题色——橙红色系调和了玻璃的冷灰，在冰城主题之上唤起了温暖、柔和的亲合力。大开大合的空间体量布局造就了跌宕起伏的极为生动的天际线，大气庄重之中又充满积极的娱乐精神，是冰城精神和城市未来的写照。

中国·哈尔滨国际农业博览中心为冰城、为世界带来的绝不仅仅是一个普普通通的商业综合体，而是凝聚了人类至高理想的都市精神堡垒！

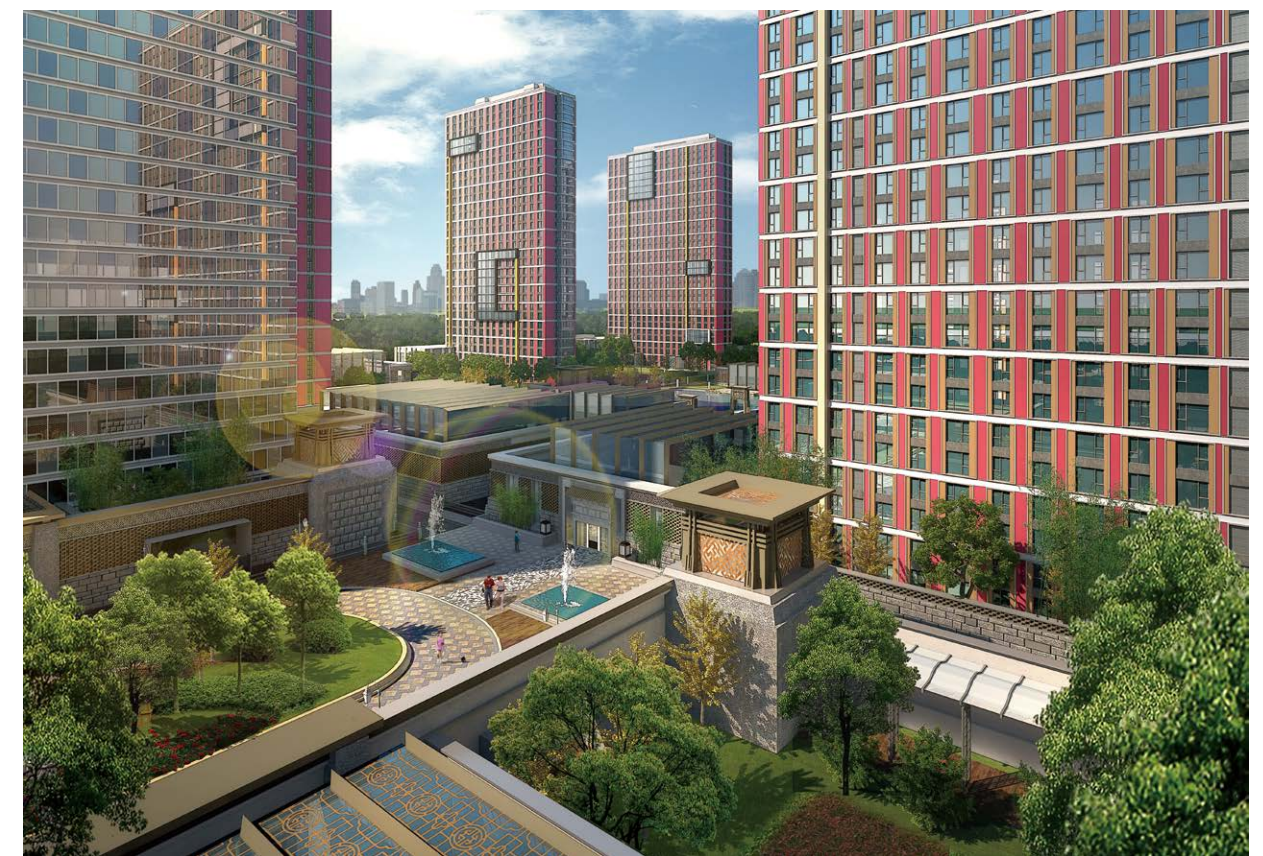
city underground all-weather, the whole operating one of the biggest benefits of the climate.

Central garden main entrance facing straight road and south road, supporting in the mirror-like water plate

by the giant fountain water curtain and the shape of the crystal ball underground casino entrance as the main feature, central garden around to entertain small train, air connection 1 #, 3 # block before and after the two spans more than hundred meters empty nest in the air and rail trains, design effect everywhere permeated with entertainment business flagship irresistible attraction.

Architectural form from the theme of the Ice City and marriage of world trade: hexagonal "snow" motif in the main tower of the place such as plane, housetop scuttle series, while the "ice" form around the podium organic combination, around the theme of the tot (shenzhen color - orange red is to reconcile the cold grey glass, and upon the theme of city evoked the affinity of warm and soft. The large and open space mass layout has created the dramatic and undulating skyline, and the atmospheric solemnity is full of positive entertainment spirit, which is a reflection of the spirit of the ice city and the future of the city.

China Harbin international agricultural expo center bring the city and the world not just an ordinary commercial complex, but condensed the supreme ideal of human fortress city spirit! 



▲ 住区 Community

China Gezhouba Real Estate —High Value Real Estate Leader

中国葛洲坝地产 ——高价值地产引领者

大国柱石 · 国家品格

中国葛洲坝集团房地产开发有限公司，简称“中国葛洲坝地产”，是国务院国资委首批确定以房地产为主业的16家央企之一。它以“高价值地产引领者”为核心发展战略，研发行业领先的“5G科技”体系，坚持为社会、为客户贡献高价值产品，实现企业发展与社会进步的共融共赢，成为中国新型高端房企领军企业。

公司先后蝉联“中国房地产公司品牌价值十强”、“中国房地产百强企业”，荣获“中国品牌地产企业”、“中国房地产诚信企业”、“最具战略聚焦的实力央企”等荣誉；开发项目荣获“精瑞科学技术奖·绿色人居奖”、“国家优质工程奖”、“全国人居经典综合大奖”、“最期待中国文化旅游商业新地标大奖”等荣誉。人民日报、新华网、网易、新浪、中国日报、环球时报等近200家媒体纷纷对葛洲坝地产的发展历程和成就持续跟踪报道，企业的高价值引领与社会的高价值认同形成深度契合。

Great pillars · National character

China Gezhouba Group Real Estate Development Co., Ltd.(referred as "China Gezhouba Real Estate"), is one of the first 16 Centrally-administrated State-owned enterprises(SOEs) that are mainly operating in the real estate industry which are granted by the State Assets Supervision and Administration Commission of the State Council (SASAC). It takes "High-value Real Estate Leader" as the core development strategy and innovates the industry-leading "5G Technology" system. It's committed to contributing high value to society and customers, achieving the win-win cooperation between enterprise development and social progress, which has made itself as the leader of China's new-style high-end Real Estate enterprises.

The Company has successively been honored with the titles of "China's Top 10 Real Estate Brands", "Top 100 Enterprises in China Real Estate Industry",



▲ 葛洲坝·合肥中国府 Gezhouba Hefei China Palace

5G 科技 · 创见未来

中国葛洲坝地产坚守“创新驱动发展，科技引领未来”的发展宗旨，创新行业科技指标体系，首创领先行业的“5G科技”战略，涵盖行业最先进、最成熟的110余项技术，“5G科技”体系包括（绿色健康 GREEN、国匠精工 GLOBAL、工业集成 GATHER、智慧互联 GRASP、服务增值 GAIN）。“5G科技”体系倾注国匠之心，集建筑、互联网、绿色科技等领域重大成果于一身，旨在为客户提供绿色、健康、智慧、环保的生活方式和建筑品质，将中国房地产行业引向新的时代。

中国葛洲坝地产成立了5G科技专家委员会，主要成员包括首席科学家、中国工程院院士刘加平；主任委员、中国葛洲坝地产董事长何金钢；中国建筑科学研究院副院长王清勤；专家委员、中国绿色建筑委员会主任王有为等11位国内外专家学者，他们是葛洲坝地产领先时代的智慧源泉。

中国葛洲坝地产董事长、中国葛洲坝地产“5G科技”专家委员会主任委员何金钢指出：我们依托“5G科技”战略，将现代科技和宜居生活相结合，打造“有思维、有智慧、有温度”的建筑，用绿色守护居住健康，用国匠铸造产品质量，用集成增强建筑功能，用智能实现社区互联，用服务推动价值提升。”

“5G科技”是对国家政策、产业升级、城市更新、消费升级等大环境、大趋势的主动前瞻布局。中国绿色建筑委员会主席、中国葛洲坝地产5G科技专家委员会专家委员王有为指出：“习总书记第一要求就是绿色生态，第二要求是海绵城市，第三要求是智慧城市，我觉得咱们葛洲坝地产的5G科技思想基本上都把他们都囊括进来了。”

中国葛洲坝地产加强与中国绿建委和德国 DGNB、中国城市科学研究院和清华大学的交流合作；参与编写行业

and won the honors such as “China Brand Real Estate Enterprise”, “China’s Integrity Real Estate Company” and “The Centrally-administrated SOEs with the Most Strategy-focused Strength” and so forth, with our development projects granted the only science and technology award on national level in the category of Chinese residential and urban construction, i.e., the “Elite Science and Technology Award” in the category of Green Settlement Award”, “National Quality Engineering Award”, “Comprehensive Award of National Classic Residence”, “China’s Most Expected New Commercial Landmark of Cultural Tourism Award”, etc. People’s Daily, Xinhua News, Netease, Sina, China Daily, Global Times and other medias have reported on the development and achievements of Gezhouba Real Estate, having thus been highly recognized in the market with increasingly strengthened brand influence.

5G technology, enlightening the future of residence

Gezhouba Real Estate adheres to the objectives of “Innovation-driven Development, Technology Leads to the Future”. It first raised the "5G Technology" strategy, which covered more than 110 most advanced technologies in the real estate industry, made innovations on industry technology index system, united the mission and strategy of a State-owned enterprise. The “5G Technology” system (GREEN, GLOBAL, GATHER, GRASP, GAIN) based on the experiences and good practices of domestic and overseas investment and operations. The “5G Technology” system is devoted to the vision of building up on excellence, and brings together major achievements in the fields of construction, internet and green technology to provide green, healthy, smart and environmentally friendly way of life and high quality to our customers, and to guide China's Real Estate industry to a new era.



▲ 葛洲坝·虹桥紫郡公馆（上海） Gezhouba Hongqiao Purple Residence



▲ 葛洲坝·三亚海棠福湾 Gezhouba Sanya Blessed Bay

技术标准，积极推进行业格局的重塑。同时，中国葛洲坝地产品牌发布会在北京、上海、广州和合肥的成功举办，也印证了中国葛洲坝地产作为责任央企引领时代的使命与担当。尤其是上海、广州、南京和合肥等项目，作为葛洲坝地产“5G科技”的落地项目，分别获中国绿色建筑标识和德国绿色建筑标准 DGNB 的预认证，推动了中国房地产行业新的变革和现代城市文明新的演进。

中国葛洲坝地产“5G科技”，不仅是建筑技术科技体系，更是涉及企业品牌形象、战略发展与经营创新的全方位、系统化的价值提升体系。“5G科技”是实现公司“高价值地产引领者”战略目标的重要手段，通过整合全行业最全面、最深入、最精细的房地产科技系统，为客户提供绿色、健康、智慧、环保的拥有全生命周期的高品质产品，是实现公司战略升级转型的重要引擎。

国匠琢筑·相悦一生

中国葛洲坝地产，秉承“诚信立企，匠心筑家”的央企精神，14年来砥砺前行，肩负“为城市的发展，为发展的城市”的使命，重点布局北京、上海、广州等国内一、二线及核心城市，战略布局囊括京津冀、长江经济带、泛珠三角等经济和社会发展前沿的地区。在中国企业“走出去”历史进程中，瞄准欧美国家及地区市场并稳步拓进，深度实施跨国交流合作，将公司高价值理念推向世界。

中国葛洲坝地产专业从事高端物业的开发与管理，产品形态包括精品住宅、城市综合体、旅游地产、高端写字楼等。精品住宅涉及国府系、府系、公馆系、兰园系四大

Gezhouba Real Estate set up a “5G Technology” Experts Committee, the main members include Liu Jiaping, chief scientist, Chinese Academy of Engineering academicians; He Jingang, Chairman of committee, assistant General Manager of China Gezhouba Group AG; Wang Qingqin, Vice President of China Academy of Building Research; Wang Youwei, Member of the expert committee, Director of China Green Building Council and other 11 experts and scholars, whom are the wisdom source leading Gezhouba Real Estate to be a top-grade real estate enterprise in china.

He Jingang, the Chairman of China Gezhouba Real Estate Development Co., Ltd and Chairman of “5G Technology” Experts Committee pointed out: “We rely on ‘5G Technology’ strategy to combine modern science and technology with livable life to create the “smart” buildings with green guardianship Living health, casting quality products with Craftmanship, with integrated building capabilities to enhance the community with intelligent Internet, with services to promote value.

“5G Technology” is the active forward-looking layout of the macro-environment and megatrends such as national policies, industrial upgrading, urban renewal and consumption upgrading. Wang Youwei, the Chairman of China Green Building Commission and expert member of “5G Technology” Committee pointed out: “General Secretary Xi’s first requirement is green ecology, the second one is sponge city, and the third requirement is smart city, I think that Gezhouba Real Estate ‘5G Technology’ basically have them all.”

China Gezhouba Real Estate enhances the communication and cooperation with China Green



通过整合全行业最全面、最深入、最精细的房地产科技系统，为客户提供绿色、健康、智慧、环保的拥有全生命周期的高品质产品，是实现公司战略升级转型的重要引擎。

Integrating the most comprehensive, deepest and sophisticated real estate technology system, we wish to provide our customers with green, healthy, smart, environmental- friendly and high quality full cycle products, which is an important engine to achieve the company's strategic upgrade transformation.



产品线，其中国府系定位城市核心区域顶级产品，代表顶层文化的回归，占据核心城市资源，生态、商业、交通配套完备，面向稀缺资源拥有者和注重家族传承的峰层人士。府系为城市中低密度大宅，呈现一种离尘不离城的城市生活理想——新中式，城市核心位置与优质环境的完美结合。公馆系定位城区高层科技大宅，是城市繁华的见证，繁荣商业、医疗教育、便利交通、城市家庭生活的完美贴合，是城市运营的中坚力量，高收入的中产家庭的上选。兰园系定位城市非核心区中低密度大宅，法式风格的自然城邦，便利的交通、优渥的自然环境，适量的配套，形成城与园的自由切换，为追求亲近自然生活，具备改善需求的中产阶级的专属生活场。

国际中心系高端写字楼，城市高端办公产品，针对关注办公物业，注重品牌服务的优质投资人群设计的后现代主义高层，拥有完善的交通网络，适当的生活配套，高端的服务附加值。

定位城市高端综合体，国际广场系产品，凭借交通核心，区域节点，城市核心占位，为关注商业运营，注重品牌市场的优质投资人群设计都市生活的最新场域。

中国葛洲坝地产旅游类代表作海棠福湾，集超五星级度假酒店、五星级公寓式酒店于一身，商业配套丰盛，完美呈现中国滨海养心区，海岸顶级度假休闲社区。

Building Council(ChinaGBC), Deutsche Gesellschaft für Nachhaltiges Bauen (DGNB), China Society for Urban Studies(CSUS) and Tsinghua University, joins in writing industry technical standard and actively pushes forward rebuild of industry pattern. Meanwhile, brand events have been held successfully in Beijing, Shanghai, Guangzhou and Hefei, which also verified Gezhouba Real Estate's leading role as a centrally-administered SOEs with mission and responsibility. Especially when its projects in Shanghai, Guangzhou, Nanjing and Hefei, as the landing projects of “5G technology” of Gezhouba real estate, were respectively granted the Green Building Design Label and pre-qualification of DGNB, which would boost a new innovation of China's real estate industry and evolution of modern urban civilization.

China Gezhouba Real Estate “5G Technology” is not only a building technology system, but also an all-around and system-wide value upgrading system that involves the brand image, strategic development and operation innovation of the company. “5G Technology” is an important means to realize the company's strategic goal of “High Value Real Estate Leader”. By integrating the most comprehensive, deepest and sophisticated real estate technology system, we wish to provide our customers with green, healthy, smart, environmental-friendly and high quality full cycle products, which is an important engine to achieve the company's strategic upgrade transformation.

Sculptured by grand masters, creating for pleasant lives

China Gezhouba Real Estate, adhering to the corporate spirit of “Enterprise with integrity, home with craftsmanship”, 14 years to temper forward, shoulder the mission of “To provide services for city development and serve developing cities” to create high-value real estate and cities, with our focus directed to first-tier cities, such as Beijing, Shanghai, and Guangzhou as well as key provincial cities and other core cities in hot spot regions. The strategic deployment of the Company encompasses those frontier areas of social and economic development, such as the Beijing/Tianjin/Hebei Area, Yangtze River Delta area, Pan Pearl River Delta area. Meanwhile, the Company is actively reaching out to make investments and create businesses in the United States, Britain and other developed countries to carry out the progressive transformation of internationalized brand of “China Gezhouba Real Estate” and impact the global development pattern of China's real estate industry.

China Gezhouba Real Estate specializing in the development and management of high-end properties,



中国葛洲坝地产，秉承“诚信立企，匠心筑家”的央企精神，14年来砥砺前行，肩负“为城市的发展，为发展的城市”的使命，重点布局北京、上海、广州等国内一、二线及核心城市，战略布局囊括京津冀、长江经济带、泛珠三角等经济和社会发展前沿的地区。

China Gezhouba Real Estate, adhering to the corporate spirit of “Enterprise with integrity, home with craftsmanship”, 14 years to temper forward, shoulder the mission of “To provide services for city development and serve developing cities” to create high-value real estate and cities, with our focus directed to first-tier cities, such as Beijing, Shanghai, and Guangzhou as well as key provincial cities and other core cities in hot spot regions.



中国葛洲坝地产坚持追求“人无我有，人有我优”的原则，引领全行业和消费者在关注房屋外立面、户型和风格的同时，更关注房屋建筑带来的健康、舒适和可持续的生活体验，顺应国家倡导的“房子是用来住的”消费观念，以“国匠琢筑 相悦一生”“更好的家给更好的你”的产品理念，将“5G科技”战略体系化、标准化、产品化，用国企的责任和担当，发力供给端、当好引领者，不断刷新现代化城市建设发展理念。

products include boutique housing, urban complex, tourism Real Estate, high-end office buildings. The boutique housing involves four major product series: China Palace, Purple Mansion, Purple Residence and Purple Garden.

China Palace targets at the top-grade products in the urban core areas, representing the return of the top-grade culture. It occupies the core urban resources, ecology, business and transportation facilities, especially for the scarce resource owners and the family inheritors.

Purple Mansion are the urban low-density mansions, showing a kind of city life that far away from the dust without leaving the city - the new Chinese style, the perfect combination of city's core location and excellent environment.

Purple Residence targets at the city's high-tech mansion, is the witness of prosperous city and perfect combination of, thriving business, medical education, convenient transportation and urban life. It is best choice for high-income and middle class families.

Purple Garden is the pure French-style low-density villa, which is far from the city center. Its great performances in the convenient transportation, excellent

natural environment and adequate supporting facilities form a free switch between city and garden, which is the best choice for middle-classes families.

International Center is the high-end office building, high-end urban office products, high-level post-modernism designed for high-quality investors focusing on office properties and brand services. It has a complete transportation network, appropriate living facilities and high-end service added value.

Positioning at the high-end urban complex, the International Plaza features in the location of transport core, area nodes and urban core, especially for the high-qualified investors who have paid attention to the business operations and market brands.

Gezhouba Blessed Bay is the representative of its tourist real estate. It integrates the super five-star hotels, five-star apartments and boutique businesses into one unity, to provide the perfect leisure, and top-grade community at coastal areas.

Upholding “Be unique, be excellent” as its principle, China Gezhouba Real Estate is committed to providing customers with products which present a more healthy, more comfortable and more sustainable living experience, as well as the dedications on products' facades, floor plan and style. Complying with the principle- “House is used to live” which is advocated by our country, China Gezhouba Real Estate proclaims its own serial product concepts- “Sculptured by masters, creating for pleasant lives”, “Better home for better you”, which make “5G technology” strategy systematized, standardized and productized. with the responsibility as a centrally-administered SOEs, China Gezhouba Real Estate works hard on supply side and plays the leading role, refreshes the concept of modern urbanization and development. 

FIGURE

人物视界

Develop Sustainable Tourism and Achieve Sustainable Development Goals

— Exclusive Interview with Mr. Taleb Rifai, Secretary General of the World Tourism Organization (UNWTO)

发展可持续旅游，实现可持续发展目标

——专访联合国世界旅游组织秘书长塔勒布·瑞法依先生

"Smart Budapest", For a Better Living City

-- Exclusive Interview with Mr. István Tarlós, Mayor of Budapest, Hungary

“智慧布达佩斯”，为更美好的宜居城市

——专访匈牙利布达佩斯市市长陶尔洛什·伊什特万先生

Sustainability Experience from Christchurch City

-- Exclusive Interview with Ms. Lianne Dalziel, Mayor of Christchurch City, New Zealand

基督城的可持续经验

——专访新西兰基督城市市长利安妮·达尔齐尔女士

Rural Revitalization Through Sustainable Tourism Development

-- Exclusive interview with Mr. Stefan Neuhaus, CEO, Toscana Resort Castelfalfi, Tuscany, Italy

通过可持续旅游发展重振乡村

——专访意大利托斯卡纳度假村卡斯特法尔菲项目首席执行官斯蒂芬·诺伊豪斯先生



▲ 联合国世界旅游组织秘书长塔勒布·瑞法依先生
Mr. Taleb Rifai, Secretary General of the UNWTO



可持续旅游发展要求所有利益相关者的参与以及强有力的政治领导，以确保广泛参与和达成共识。

Sustainable tourism development requires the participation of all relevant stakeholders, as well as strong political leadership, to ensure wide participation and consensus building.



Develop Sustainable Tourism and Achieve Sustainable Development Goals

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发展可持续旅游，实现可持续发展目标 ——专访联合国世界旅游组织秘书长塔勒布·瑞法依先生

本刊编辑部 / By the Editorial Office

WBPM: 感谢瑞法依先生接受我们的专访。您认为当前国内外旅游最重要的趋势和问题是什么？

秘书长: 近六十年来，旅游业不断扩大和呈现多元化，并成为世界上规模最大、增长最快的经济行业之一。除了欧洲和北美的传统热门旅游目的地之外，还涌现出许多新的旅游目的地。尽管偶尔受到冲击，旅游业还是随着时间的推移呈现出几乎不间断的增长，这表明了该行业的实力和韧性。国际游客人次从 1950 年的 2500 万人次增加到 1980 年的 2.78 亿人次、2000 年的 6.74 亿人次和 2016 年的 12.35 亿人次。

2016 年国际游客（过夜游客）到访量同比增长了 3.9%，达到 12.35 亿人次，比上年增加了 4600 万人次。在 2009 年全球经济危机之后，国际旅游业连续七年高于平均

WBPM: Thank you, Mr. Rifai, for setting time aside for this exclusive interview. What do you see as the most important current trends and issues in domestic and international tourism?

Secretary General: Over the past six decades, tourism has experienced continued expansion and diversification to become one of the largest and fastest-growing economic sectors in the world. Many new destinations have emerged in addition to the traditional favourites of Europe and North America. Tourism has boasted virtually uninterrupted growth over time, despite occasional shocks, demonstrating the sector's strength and resilience. International tourist arrivals have increased from 25 million globally in 1950 to 278 million in 1980, 674 million in 2000, and 1,235 million in 2016.

增长水平。遗憾的是，自 20 世纪 60 年代以来，尚未有对连续稳定增长行业的排行记录。

当今，旅游业占国内生产总值（GDP）的比例平均为 10%，其中每 10 个就业岗位中就有 1 个与旅游业相关。旅游业占全球出口总额的 7%，是世界第三大出口行业。

除了这种增长之外，我们也看到旅游业正在成为经济增长、创造就业和文化认知的支柱产业。今天，我们看到一场真正的旅游革命。我相信，当我们回顾历史时，这将被称为“旅游时代”。

WBPM: 世界旅游组织如何定义“可持续旅游”？

秘书长: 当谈到可持续发展时，我们谈论其三个基本点：环境、经济和社会文化。就这一点而言，可持续旅游发展的指引和管理方法应适用于所有目的地类型的全部旅游形式，包括大众旅游和各种生态旅游。因此，**可持续旅游是指：**1) 优化利用构成旅游发展关键要素的环境资源，同时维护重要的生态过程，保护自然遗产和生物多样性；2) 尊重所在社区的社会文化的原真性，保护习俗文化遗产和传统价值观，促进文化间的理解和包容；3)

International tourist arrivals (overnight visitors) in 2016 grew by 3.9% to reach a total of 1,235 million worldwide, an increase of 46 million over the previous year. It was the seventh consecutive year of above average growth in international tourism following the 2009 global economic crisis. A comparable sequence of uninterrupted solid growth has not been recorded since the 1960s.

Today tourism accounts for 10% of GDP on average, 1 in 10 jobs are related to tourism and the sector accounts for 7% of global exports representing the 3rd largest export sector in the world.

Alongside this growth we have also seen tourism becoming a pillar of economic growth, job creation and cultural understanding. Today, we witness a true travel revolution and I trust that when we look back in history this will be remembered as the age of travel.

WBPM: How does WTO define "sustainable tourism"?

Secretary General: When we talk about sustainability we talk about its three pillars -

个人简历 Profile

塔勒布·瑞法依 (Taleb Rifai) 是联合国世界旅游组织 (UNWTO) 的秘书长。2010-2013 年是其担任秘书长职务的首个任期。随后，在世旅组织大会第二十届会议上，他再次当选秘书长，开始了第二个四年任期，时间自 2014 年 1 月起。在此之前，2009 年 3 月至 12 月，他担任联合国世界旅游组织的临时秘书长。2006 年 2 月至 2009 年 2 月，他担任世旅组织副秘书长。2003 年 1 月至 2006 年 2 月，瑞法依先生担任国际劳工组织 (劳工组织) 助理总干事。在担任此职务之前，瑞法依先生曾在约旦政府多个部门任职，如担任旅游与古文物部长、信息部长以及规划与国际合作部长。在任旅游部长期间，他还担任联合国世界旅游组织 (UNWTO) 执行理事会的主席。

1973 年至 1993 年，塔勒布·瑞法依担任约旦大学建筑、规划和城市设计教授。1983 年，他毕业于美国宾夕法尼亚大学 (美国费城)，获得城市设计与区域规划专业博士学位，1979 年，于美国芝加哥伊利诺伊理工学院获得理科硕士学位，1973 年在开罗大学获得建筑工程专业理学学士学位。

Taleb Rifai is Secretary-General of the World Tourism Organization (UNWTO). He served his first term as Secretary-General between 2010 and 2013. He was elected for a second four-year term, starting in January 2014, by the 20th Session of UNWTO General Assembly. From March to December 2009 he was UNWTO Secretary-General ad interim. From February 2006 to February 2009 he was Deputy Secretary-General. From January 2003 to February 2006, Mr. Rifai was the Assistant Director-General of the International Labour Organization (ILO). Prior to this appointment, Mr. Rifai served in several ministerial portfolios in the Government of Jordan as Minister of Tourism and Antiquities; Minister of Information; and, Minister of Planning and International Cooperation. During his term as Minister of Tourism, Mr. Rifai served as Chairman of the Executive Council of the World Tourism Organization (UNWTO).

Taleb Rifai began his career as Professor of Architecture, Planning and Urban Design at the University of Jordan from 1973-1993. He received his Ph.D. in Urban Design and Regional Planning from the University of Pennsylvania, Philadelphia – USA (1983); and a MSc. in Engineering and Architecture from the Illinois Institute of Technology (IIT), Chicago – USA (1979). He also attained a B.Sc. in Architectural Engineering from the University of Cairo in 1973.



确保长期可行的经济运作，为所有利益相关者提供公平分配的社会经济利益，包括稳定的就业和创收机会以及为所在社区提供社会服务和帮助减贫的机会。

可持续旅游发展要求所有利益相关者的参与以及强有力的政治领导，以确保广泛参与和达成共识。实现可持续旅游是一个持续的过程，它需要不断监测影响、政策支撑和商业实践。可持续旅游业还应保持较高的游客满意度，确保游客有一个富有意义的旅游体验，提高他们对可持续发展问题的认知，促使他们积极地为可持续发展贡献自己的一份力量。

WBPM：旅游业能以何种方式促进《2030年可持续发展议程》和实现可持续发展目标？

秘书长：在17个可持续发展目标中，有3个包含了旅游业——目标8：经济增长和就业，目标12：可持续生产和消费，以及目标14：水下生物。然而，考虑到其价值和交叉影响范围，旅游发展可以有效地促成所有17个目标的实现——从结束贫困到男女平等或应对气候变化。基于这一普遍、综合的变革愿景，世旅组织正在努力确保旅游业成为实现全球可持续发展的动力。我们与政府、公私合作伙伴、开发银行、全球和区域金融机构、联合国机构和国际组织一起合作，通过旅游来实现17个可持续发展目标，并确保旅游业成为国家可持续发展目标战略和协调机

environmental, economic, and socio-cultural. In that regard, sustainable tourism development guidelines and management practices should be applicable to all forms of tourism in all types of destinations, including mass tourism and the various niche tourism segments. Thus, sustainable tourism is one that 1) makes optimal use of environmental resources that constitute a key element in tourism development, while maintaining essential ecological processes and helping to conserve natural heritage and biodiversity; 2) respects the socio-cultural authenticity of host communities, conserves their built and living cultural heritage and traditional values, and contributes to inter-cultural understanding and tolerance and 3) ensures viable, long-term economic operations, providing socio-economic benefits to all stakeholders that are fairly distributed, including stable employment and income-earning opportunities and social services to host communities, and contributing to poverty alleviation.

Sustainable tourism development requires the participation of all relevant stakeholders, as well as strong political leadership, to ensure wide participation and consensus building. Achieving sustainable tourism is a continuous process and it requires constant monitoring of impacts, adequate policies and business practices. Sustainable tourism should also maintain a

制的一部分。事实上，这是2017年9月在中国举办的世界旅游组织大会上通过的《成都宣言》的主要呼吁之一。

WBPM：联合国国际可持续旅游发展年(IYSTD)的主要目标是什么？

秘书长：联合国决议通过的“2017国际可持续旅游发展年”是提高公私部门决策者和公众对可持续旅游发展的认知并作出贡献的独特机会，同时动员所有利益相关者共同努力使得旅游业成为积极变革的催化剂。在《2030年可持续发展议程》和可持续发展目标(SDGs)的背景下，该国际年旨在促进政策、商业惯例和消费者行为的调整，使其转向更可持续的旅游发展，从而为可持续发展目标做出贡献。联合国世界旅游组织(UNWTO)是联合国旅游业的专门机构，已经获得联合国授权，并与各国政府、联合国系统相关机构、国际和区域间组织和其他利益相关方携手合作，促进该国际年的组织和实施。国际可持续旅游发展年在以下五个关键领域发挥作用，以促进旅游业的发展：

- (1) 包容性和可持续的经济增长；
- (2) 社会包容、就业和减贫；
- (3) 资源效率、环境保护和气候变化；
- (4) 文化价值观、多样性和遗产；
- (5) 相互了解、和平与安全。

WBPM：在2017国际可持续旅游发展年(IYSTD)期间，世旅组织的主要活动有哪些？

秘书长：联合国世界旅游组织2017国际年的主张为“旅游、享受、尊重”，旨在提高旅客的意识，使旅游行为更加负责任。我们呼吁所有人在尊重的精神下旅行——尊重自然、文化和当地社区。

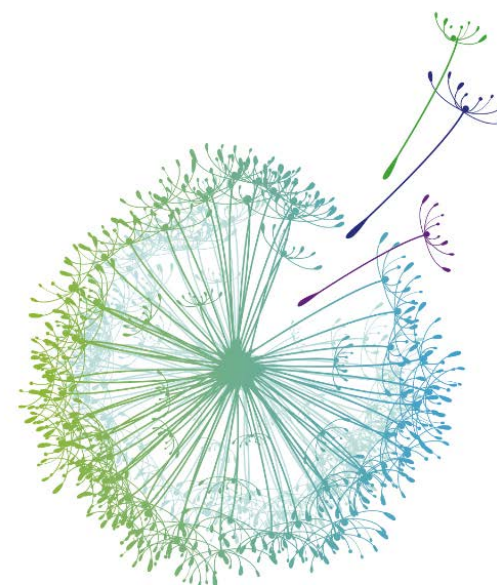
high level of tourist satisfaction and ensure a meaningful experience to the tourists, raising their awareness about sustainability issues and making them an active part in promoting sustainability.

WBPM：In which way can tourism contribute to the 2030 Development Agenda and to the achievement of the Sustainable Development Goals (SDGs)?

Secretary General：Tourism is included in three of the 17 SDGs: Goal 8 on economic growth and jobs; Goal 12 on sustainable production and consumption; and Goal 14 on life below water. Yet, considering its value and cross cutting reach, tourism can effectively contribute to all 17 Goals – from ending poverty to gender equality or fighting climate change. Based on this universal, integrated and transformative vision, UNWTO is working to ensure that tourism is a driver in the achievement of sustainable development at global level. We work with governments, public and private partners, development banks, international and regional finance institutions, the UN agencies and international organizations to help achieve the 17 SDGs through tourism and to ensure that tourism is part of the national SDGs strategies and coordination mechanisms. In fact, this was one of the major calls of the Chengdu Declaration of Tourism and the SDGs that UNWTO General Assembly approved in September in China.

WBPM：What are the main objectives of the United Nations International Year of Sustainable Tourism for Development (IYSTD)?

Secretary General：The International Year of Sustainable Tourism for Development 2017 as designated by the UN is a unique opportunity to raise awareness of the contribution of sustainable tourism to development among



2017
INTERNATIONAL YEAR
OF SUSTAINABLE TOURISM
FOR DEVELOPMENT



WBPM: 作为旅游目的地的城市如何为国际可持续旅游发展年 (IYSTD) 贡献自己的力量? 您能列举一些最佳范例吗?

秘书长: 城市是主要的旅游目的地, 因此可以影响负责任的旅游和目的地管理的变化。这意味着将可持续性作为其发展战略的核心。它包括衡量旅游的影响, 支持当地社区参与旅游业发展, 确保收益遍及整个城市, 投资于可持续交通, 使所有人都能进入目的地, 保护文化遗产等。总而言之, 就是成为我们所谓的“智能目的地”。

WBPM: 旅游目的地的城市如何从国际可持续旅游发展年 (IYSTD) 中受益?

秘书长: 他们可以利用国际可持续旅游发展年 (IYSTD) 带来的发展机遇, 实现经济效益和文化间对话, 将

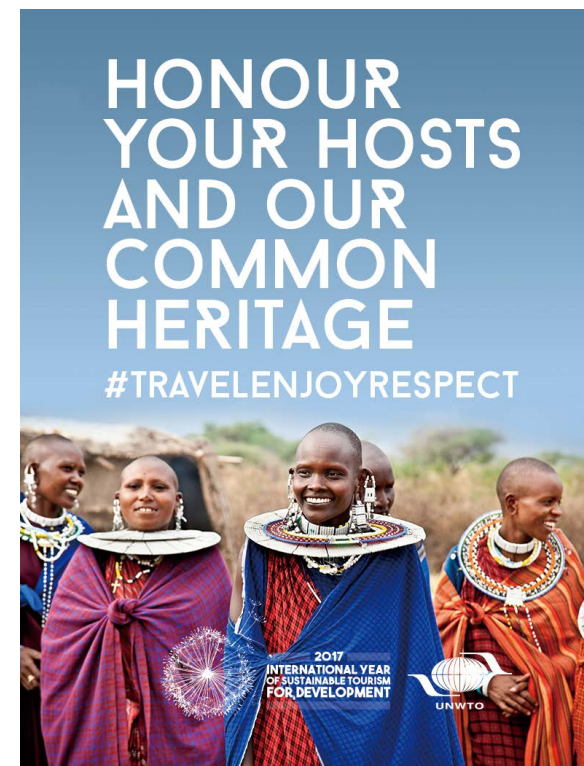
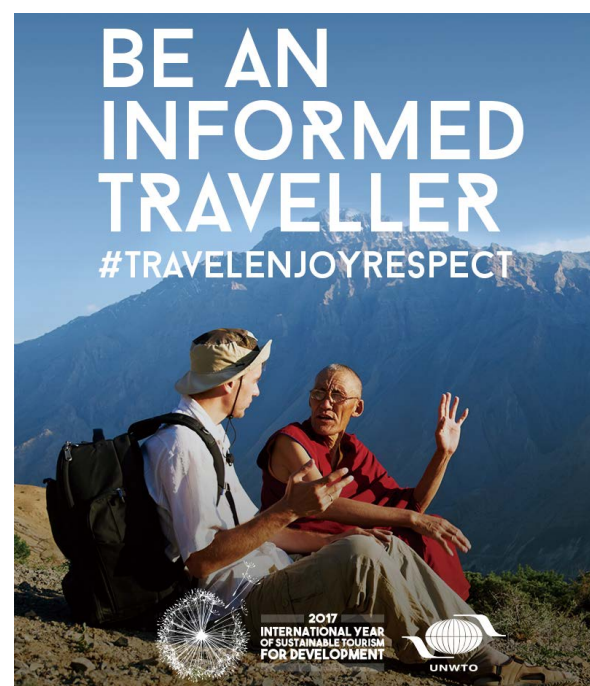
public and private sector decision-makers and the public, while mobilizing all stakeholders to work together in making tourism a catalyst for positive change. In the context of the universal 2030 Agenda for Sustainable Development and the Sustainable Development Goals (SDGs), the International Year aims to support a change in policies, business practices and consumer behavior towards a more sustainable tourism sector that can contribute to the SDGs. The World Tourism Organization (UNWTO), the United Nations Specialized Agency for Tourism, has been mandated by the United Nations to facilitate the organization and implementation of the International Year, in collaboration with governments, relevant organizations of the United Nations system, international and regional organizations and other relevant stakeholders. The International Year of Sustainable Tourism for Development promotes tourism's role in the following five key areas:

- (1) Inclusive and sustainable economic growth;
- (2) Social inclusiveness, employment and poverty reduction;
- (3) Resource efficiency, environmental protection and climate change;
- (4) Cultural values, diversity and heritage;
- (5) Mutual understanding, peace and security.

WBPM: What are the main WTO campaigns during the IYSTD 2017?

Secretary General: The main campaign of UNWTO for the International Year is called “Travel. Enjoy. Respect” and aims to raise awareness among travellers that each action can make a difference in making their travel more responsible. We are calling upon all of us traveling to do so within the spirit of respect – respect for nature, for culture and for the host communities.

WBPM: How can cities as tourism destinations



旅游业的价值延伸到目的地。他们也可以利用这个联合国特别年来促进游客负责任的旅行。世旅组织正在邀请所有希望加入我们“旅游、享受、尊重 (Travel. Enjoy. Respect)”活动的合作伙伴 (见 <http://www.travelenjoyrespect.org/es/>)。

WBPM: 发展中国家, 包括最不发达国家、内陆发展中国家和小岛屿发展中国家, 如何提高他们在国际旅游经济中的参与度和市场份额?

秘书长: 最不发达国家在国际旅游市场上具有特殊竞争优势, 这就是为什么世界旅游组织一直在努力使旅游业成为国家和国际发展议程的支柱。对小岛屿发展中国家尤其重要, 因为在这类国家, 旅游业往往是财富创造的主要行业。然而, 要想提高这些国家已经非常重要的旅游业份额, 还有一些关键问题需要考虑, 包括: 基础设施投资、人力资本和推广, 还包括航空连接或签证便利化等重要政策的推进。更重要的是, 制定旅游业国家政策, 吸引所有利益相关者的参与。在我们都致力于实现可持续发展目标的这一关键时刻, 这一点尤为重要。在这方面, 旅游业 (就其利益和延伸范围) 有必要成为所有这些国家实现可持续发展目标战略的支柱之一。

WBPM: 秘书长先生, 非常感谢您, 并祝愿您不断取得进步和成功。

注: 本次采访由拉尔夫·万查福特先生代表 GFHS 完成

contribute to the IYSTD? Can you please indicate some best practice examples?

Secretary General: Cities are main tourism destinations and as such can lead the change in responsible travel and destination management. That implies placing sustainability at the heart of their development strategies. This includes measuring the impact of travel, support the engagement of local communities in tourism development and ensuring that the benefits spread in the city, investing in sustainable mobility, making the destination accessible to all and protection of cultural heritage for example. Summing up becoming what we call a “smart destination”.

WBPM: How can cities as tourist destinations benefit from the IYSTD?

Secretary General: They can use the opportunity created by the IYSTD to promote the value of tourism to their destination in terms of economic benefits and intercultural dialogue. They can also make use of this special UN year to promote responsible travel among the visitors. UNWTO is inviting all partners who want to join our “Travel. Enjoy. Respect” Campaign (see <http://www.travelenjoyrespect.org/es/>)

WBPM: How can developing countries, including least developed countries (LDCs), land-locked developing countries (LLDCs) and small island developing States (SIDS), increase their participation and their share in the international tourism economy?

Secretary General: International tourism is one of the main sectors where LCDs have a special competitive advantage in the global market. This is why UNWTO has been long working to make tourism a pillar of national and international development agenda. In the case of the SIDS, this is even more relevant as the sector is often the prime wealth creator. There are key issues to consider to increase the already very important share of tourism in these countries. This includes investment in infrastructure, human capital and promotion but also advances in important policies such as air connectivity or visa facilitation. Yet, the most important is that tourism can be a national policy with the engagement of all stakeholders. This is particularly important at this juncture when we are all committed to achieve the SDGs. In this respect, tourism for the benefits and reach it has, needs to be one of the pillars of the SDGs implementation strategies of all these countries

WBPM: Mr. Secretary-General, many thanks and best wishes for continued progress and success.

Note: The interview was conducted for GFHS by Mr. Ralph Wahnschafft



▲ 2016年推行的互联电车网络 Interconnected tram network in Budapest launched in 2016

"Smart Budapest", For a Better Living City — Exclusive Interview with Mr. István Tarlós, Mayor of Budapest, Hungary

“智慧布达佩斯”，为更美好的宜居城市 ——专访匈牙利布达佩斯市市长陶尔洛什·伊什特万先生

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WBPM: 非常感谢陶尔洛什市长接受我们的专访。首先，请您简要介绍一下布达佩斯市为成为欧洲最可持续发展之都，近年来所做的努力和取得的成就？

市长：我们的城市一直致力于推动可持续发展，但近年来，我们比以前更有意识的采取行动。

首先，关于气候变化，2009年布达佩斯市加入了“市长盟约”，并致力于到2020年实现比2005年二氧化碳排放量减排21%的目标。之后，又签署了《低于2摄氏度谅解备忘录》，力争到2050年将温室气体排放量降至2吨/人。为实现上述愿景，布达佩斯市实施了可持续能源行动计划（SEAP）。

WBPM: Thank you, Mayor Tarlós for taking time and talking to us. First of all, would you brief us on the great efforts and recent developments and achievements to become the most sustainable capital cities in Europe?

Mayor: Our city has always been committed to promoting sustainability, but in recent years, our efforts and actions have become much more conscious than before.

First of all, concerning climate change, in 2009 Budapest joined the Covenant of Mayors and committed to reducing CO₂ emission by 21% until 2020 compared to 2005 baseline year. Later on, the city signed the



除了强调数字科技的重要性，我们将智慧城市解读成一个更综合的概念，将涵盖可持续城市发展和管理的所有领域，旨在提高城市的生活质量。

Further to the importance of the use of digital technology, we approach the subject of smart city as a more complex notion, which encompasses all fields of sustainable urban development and management, and it aims to improve the quality of life in cities.



这里特别介绍一些重点项目，例如布达佩斯动植物园、塞切尼温泉浴场和布达佩斯区域供热公司联合起来，共同为减少动物园的碳排放而努力，通过对动物园和温泉中心统一供热和供水，实现节约能源成本。现在，动物园只有在需要时才会使用燃气加热来支持热力供暖系统，据统计，因此每年二氧化碳减排量超过600吨。

“门到门”的分类式废物收集管理系统的引入每年可节省67,027吨二氧化碳，公共交通系统的现代化也可以大量减排。此外，引入FUTÁR（一种动态的车辆控制和乘客



Source: BKK Centre for Budapest Transport

▲ 2014年推行的共享单车系统
MOL-Bubi public bike-sharing system introduced in 2014



▲ 市长陶尔洛什·伊什特万先生
Mr. István Tarlós, Mayor of Budapest

Under 2 MOU to further reduce the production of greenhouse gases to 2 t/capita by 2050. To reach the above mentioned achievements, the Municipality of Budapest adopted a Sustainable Energy Action Plan (SEAP) which determines the needed acts.

There were some important projects worth mentioning, for example Budapest Zoo & Botanical Garden, Széchenyi Thermal Bath and Budapest District Heating Company joined forces to reduce the carbon emission of the Zoo and spare on energy costs by realizing the heat and hot water supply of the Zoo with the collaboration of the Spa. This resulted that the Zoo now only uses gas heating to support the thermal heating system when needed, thus, according to calculations it emits over 600 tonnes less of CO₂/year.

The introduction of the door-to-door selective waste management system saves 67,027 tons of CO₂ per year and the modernization of the public transportation system also brought significant changes concerning this issue. Moreover, the introduction of FUTÁR (a dynamic vehicle control and passenger information system) and MOL Bubi (a bike-sharing scheme) made it possible for citizens to contribute to environmental protection.

The quality of air is to be increasing during the autumn period, as a result of the modification on smog regulation prohibiting the incineration of leaves and garden waste. Another important project is connected to FÖTÁV Ltd. (District Heating Company owned by the Municipality), whose two main priorities in Budapest are interconnection of DH networks (South Budapest heat cooperation project); and increasing the number of DH system users (through entering the inner city). In order



Source: BKK Centre for Budapest Transport

▲ 2014 年运营的轨道 4 号线
Metro Line M4 operating since 2014

信息管理系统) 以及 MOL Bubi (自行车共享计划), 使市民也能环保做出贡献。

由于烟雾条例修正案禁止焚烧树叶和园林垃圾, 导致秋季的空气质量将有所提升。另一个重要的项目是与 FŐTÁV 有限公司 (市政区域供热公司) 合作, 目前在布达佩斯有两个优先项目, 一是与区域供热网络 (布达佩斯南方热力合作项目) 实现互连; 二是增加了区域供热系统用户数量 (通过进入内城区)。为了实现这些目标, 我们制定了 “无烟城市中心” 的发展规划, 明确了发展的领域和具体成本, 以及提高能效和环境效益。为了生产最多的可再生能源, FŐTÁV 有限公司还计划建造生物质发电厂, 保证每年提高热能 2-3%。

WBPM: 作为匈牙利最大的城市和首都, 布达佩斯市是重要的经济和文化中心。近年来, 布达佩斯在城市交通领域进行了很多新的探索, 例如引入智能交通系统和对不同移动交通方式产生的碳足迹的认知。您能否谈一下新的环境政策和规划, 以及城市未来的可持续发展目标?

市长: 今年年初, 我们制定了 “智慧布达佩斯” 计划——“布达佩斯智慧城市愿景”。它概括了实现城市可持续发展的具体目标和行动领域。

除了强调数字科技的重要性, 我们将智慧城市解读成一个更综合的概念, 将涵盖可持续城市发展和管理的所有领域, 旨在提高城市生活质量。因此, 我们采用了更加简单的解决方法, 以理解和尊重自然进程, 并基于此来实施城市管理。通过这两个方面的有效结合, “智慧布达佩斯愿景” 呈现出令人可喜的二元化发展态势: 一方面通过采用先进科技来提高生活质量; 另一方面, 尊重可持续发展, 回归半自然状态。

to reach these objectives, there has been elaborated the so-called ‘Chimney-free city center’ development plan which determines the development fields, specific costs of the development, and the growth of the energy efficiency and environmental profit. In order to produce the largest amount of renewable energy, FŐTÁV Ltd. also plans to build up biomass power plants which can ensure 2-3 percent of the annual heat capacity.

WBPM: Budapest, as the largest city and the capital city of Hungary, represents an important economic and cultural hub. In recent years, there has been experimentation in Budapest especially in the urban mobility domain, where smart mobility systems and awareness of the carbon footprint of mobility choices have been introduced. Would you talk more about the newly introduced environmental policy and plans, as well as the ambitious sustainability goals of the city?

Mayor: At the beginning of this year, we developed the “Smart Budapest” – “The Smart City Vision of Budapest” concept: the document summarizes the site-specific objectives and areas for action that determine sustainable urban development.

Further to the importance of the use of digital technology, we approach the subject of smart city as a more complex notion, which encompasses all fields of sustainable urban development and management, and it aims to improve the quality of life in cities. Thus, we build on more simple solutions that understand and respect natural processes and handle urban management in accordance with these processes to a great extent. With the use of these two aspects together, the “Smart Budapest Vision” shows an exciting duality: so as to improve quality of life, it uses advanced technologies as a tool; however, the return to the semi-natural state is also fundamental with respect to sustainability.



Source: BVA Budapest City Branding Nonprofit Ltd.

▲ 玛格丽特岛的美丽风景 View from the Margaret Island



Source: BFTK Budapest Festival and Tourism Centre

▲ 布达城堡缆车 View from the Buda Castle Funicular

关于我们的发展目标, 按照 Balázs Mór 计划, 行人比例将从 18% 提高到 20%, 并且通过建立安全、可达的出行环境, 力争在 2030 年前将骑行比例从目前的 2% 提高到 10%。到 2030 年, 车辆出行比例也将从 35% 下降到 20%, 乘坐公共交通工具出行比例提升 5%, 公共交通出行占整个城市出行的一半。

另一方面, 为了实现这些目标, 我们不仅要提升服务水平, 还要增强服务认知。为了将可持续发展和环保理念融入到日常生活中, 我们提供了大量的创新服务, 并组织了提高认知的活动和竞赛。我们的座右铭: “没有聪明的公民, 就没有智慧城市”。

WBPM: 布达佩斯也被誉为世界上 10 个最美丽的城市之一, 您能和我们分享一下可持续旅游发展方面的政策和措施?

市长: 布达佩斯的商业和旅游业非常具有吸引力, 但旅游设施和服务需要进一步优化, 以提升国际地位。根据 “布达佩斯市 2030 年战略”, 我们的城市发展, 一方面, 需要改善接待条件, 发展机场衔接和提供基本信息服务等; 另一方面, 通过扩大博物馆的选择范围, 来充分利用城市的

Concerning our ambitious goals, in accordance with Balázs Mór Plan, the aim is to raise the current rate of pedestrians from 18% to 20% and also to raise the proportion of cycling from the current 2% to 10% by 2030 by establishing a safe, accessible and non-hazardous environment for them. Also by 2030, the proportion of car transport shall decrease from 35% to 20% and by a 5 percent point growth in public transport, half of all city travelling shall be covered by public transport.

On the other hand, in order to achieve these, we do not only think about the development of services, but also that of awareness. In order to insert sustainability and environmental awareness into everyday thinking, we provide a large number of innovative services and organize awareness-raising events and campaigns. Our motto: “There is no smart city without smart citizens.”

WBPM: Budapest is also well-known for being one of the top 10 most beautiful cities in the world, could share with us the policies and strategies on sustainable tourism development?

Mayor: Budapest today is highly attractive for business and tourism, but tourist facilities and services require further development to strengthen the city’s international position. In accordance with Budapest 2030, our urban development concept, this means improving reception conditions and developing the airport link and general information supply on the one hand and, on the other, making better use of the city’s unique resources by broadening the choice of museums, encouraging the public use of the banks of the Danube and raising the quality of service in the spas of Budapest.

In connection with these strategic goals, we have different objectives to implement. As one of the most attractive sights of Budapest is the River Danube, one primary objective of Budapest 2030 is to create a city that lives together with the river. The aim is to turn the bank of the Danube into a more attractive spot offering varied and high quality recreational opportunities. It shall be achieved through improving pedestrian accessibility of the riverbank, expanding and differentiating spatially porting capacities, and finally by increasing the number of cultural, entertainment and catering units. What we would like to have is more places to walk the embankment, to sit down, to watch the Danube. We are building a new promenade along a certain part of the embankment, and at the same time there are intense preparations taking place in relation to the spatial renewal of the Pest side Danube embankment with the most beautiful view.

独特资源，并鼓励公众享受多瑙河的河岸空间，以及提高布达佩斯温泉中心的服务质量。

我们有不同的子目标来实现这些战略目标。多瑙河是布达佩斯市最具吸引力的景点之一，“布达佩斯 2030 年战略”的主要目标之一，就是建造一座与河流共存的城市。目的是把多瑙河的河岸变成一个更有吸引力的景点，并提供丰富的、高品质的娱乐休闲方式。将通过改善河岸的行人通道，扩大空间活动范围，并增加文化、娱乐和餐厅的数量来最终实现。我们希望能提供更宽敞的空间给市民来沿着堤岸散步，或者坐下来欣赏多瑙河。我们正在修建沿堤岸的一段新的长廊，同时也在紧张有序的准备对多瑙河最佳视野的一面堤岸进行修复工作。

我们温泉浴场的发展也是布达佩斯市旅游的一个吸引点。BGYH（布达佩斯疗养浴场和温泉有限公司）推出了一个宏大的发展计划，将通过一系列项目改善首都的浴场。在大多数情况下，还包括对遗产古迹的重建工作。

除了改善这些固有设施外，市政府还支持了多个文化节活动。

WBPM: 布达佩斯市在绿色出行方面尤其突出，您能在这方面和我们多分享一点吗？

市长: 根据“布达佩斯 2030 年战略”和 Balázs Mór 计划，重点将发展环境友好型轨道交通模式，并将网络扩展到新区域，改善所有公共交通出行方式，特别是步行和自行车出行。

关于绿色出行，若一定要我介绍一些引以为豪的成就，我想讲的是，我们完成了对新的地铁线路 4 号线的投资工作，也对破旧的公共交通工具进行了翻新，并且通过

The developments of our spas and baths have also increased the attractiveness of Budapest as a tourism destination. BGYH (Budapest Healing Baths and Hot Springs Co. Ltd.) launched a huge development plan with numerous different projects with the aim of improving the baths of the capital city. In most cases these developments also included the reconstruction of heritage monuments.

Besides these permanent facilities, there are a lot of cultural festivals organised with the support and contribution of the Municipality.

WBPM: Budapest is particularly excellent in the aspect of green mobility, would you share with us more in this regard?

Mayor: According to the Budapest 2030 strategy and the Balázs Mór Plan, priority is given to developing environment-friendly track-based modes of transport and extending the network to new areas, improving all means of public transport and emphasizing pedestrian and bicycle traffic.

If I should mention some achievements which I am extremely proud of concerning mobility, I would emphasise that we completed the investment of the new metro line M4, launched the renewal of the run-down public transport vehicle stock, continuously improve the rail-based transport network through line extensions and development of the interconnected tram network on the Buda side. Budapest is aiming at increasing the clean vehicle fleet in the bus sector, which is going to be reached, on one hand, by using electric buses, on the other hand, by operating 71 pc of CNG buses and 36 pc of battery-powered trolleybuses. BKK is testing the operation of electric buses by using 20 electric buses on a daily basis.

WBPM: What is your opinion on the New Urban Agenda that was adopted at Habitat III last year? Please share your thoughts on implementing the 2030 Agenda for Sustainable development and the New Urban Agenda in Budapest.

Mayor: The New Urban Agenda represents a shared vision for a better and more sustainable future. In my opinion this Agenda has a key role, because the vision of the sustainable urban development can be achieved by an international collaboration and engagement of the countries.

The international, transnational and local partnership have a very important role to Budapest, because these collaborations make possible the knowledge transfer, the exchange of best practices and the overall results.



▲ 布达佩斯动物园 Budapest Zoo and Botanical Garden

线路延伸和电车网络的连接改善了布达佩斯市轨道交通网络。为增加清洁能源公交车辆比例，一方面，将增加电动巴士，另一方面，使用了 71 辆压缩天然气公交车辆和 36 辆电池供电的无轨电车。布达佩斯交通中心通过每天使用 20 辆电动巴士来测试其运营情况。

WBPM: 对于人居三通过的《新城市议程》，您有何看法？能否请您也谈一下布达佩斯市对实施《新城市议程》的观点意见？

市长: 《新城市议程》代表了一个共同的愿景，为实现更美好、更可持续的未来。在我看来，这个议程发挥了关键作用，因为可持续城市发展的愿景可以通过国际的合作和参与共同实现。

国际上、跨国间和地方的伙伴关系都对布达佩斯具有非常重要的影响，因为通过合作，知识可以转移，最佳范例和成果可以分享。

WBPM: 布达佩斯市在可持续发展方面的愿景是什么？

市长: 布达佩斯市政府致力于通过智慧城市战略来实现城市发展，并且为此准备了专门的预案。

在我们看来，“智慧布达佩斯”是一个对环境、社会和经济都可持续的城市概念，通过现代科技和增加社会责任感为城市居民提供一个宜居的城市。

“智慧布达佩斯愿景”旨在通过广泛认可的智慧实践来实现“布达佩斯 2030 年全球目标”。

WBPM: What is the vision for sustainable development of Budapest?

Mayor: The Municipality of Budapest is committed to placing emphasis on the smart city approach in the development of Budapest, therefore the preparation of a dedicated programme for such urban measures and developments was initiated.

In our vision, the Smart Budapest is a sustainable city from environmental, social and economic aspects, which proves to be a liveable place for city-dwellers by making use of modern technology and taking increased social responsibility.

Smart Budapest Vision is intended to serve the implementation of Budapest 2030 global objectives by using broadly defined smart practices. 



▲ 玛格丽特岛的音乐喷泉
Musical Fountain on the Margaret Island



▲ 盖勒特山风景 View from Gellért Hill

最新消息 Latest News

利安妮·达尔齐尔市长：自从我们接受采访以来，市议会已经批准市长签署加入“全球气候与能源市长公约”，并致力于到2030年实现市议会碳中和的目标，到2050年整个基督城实现碳中和。

Mayor Lianne Dalziel: "Since our interview, the Council has endorsed the Mayor becoming a signatory to the Global Covenant of Mayors for Climate & Energy, and have set the Council on the path to become net carbon neutral by 2030 and the city by 2050."



▲ 基督城中心商业区一景 View of Christchurch's central business district

Sustainability Experience from Christchurch City

— Exclusive Interview with Ms. Lianne Dalziel, Mayor of Christchurch City, New Zealand

基督城的可持续经验

——专访新西兰基督城市市长利安妮·达尔齐尔女士

本刊编辑部 / By the Editorial Office

WBPM: 感谢利安妮·达尔齐尔市长接受我们的采访。据我们了解，现在是您的第二个任期，能否请您谈一下：过去几年内，基督城在您的领导下发生的最重大的变化是什么？

市长：市议会制定了许多战略方向——气候变化领导是其中之一。朝着这一目标，我们最近取得的一个最重大的进展是获得CEMARS认证（排放测量和减排计划认证），并成为新西兰第一个获得能源标识金级认证的组织。

在城市层面，我们根据“能源行动计划”，正在实施一系列的气候变化领导倡议。该计划制定了双重目标：提高可再生能源的市场份额和降低全市总能耗。

WBPM: Thank you Mayor Lianne Dalziel for setting time aside for this interview. We know that it's your second term as Mayor, What do you think is the most important change for Christchurch City under your leadership over the past years?

Mayor: As a Council, we have set a number of strategic directions for this term in office – climate change leadership is one of those. One of the most important recent changes towards this goal has been getting CEMARS (Certified Emissions Measurement and Reduction Scheme) certification and being the first organisation in New Zealand to receive the Energy-Mark Gold certification.



“可持续的基督城”，聚焦六大领域：可持续性居家、资源节约型商业、学校和可持续性、可持续交通、可持续社区和资源节约型议会。

One of the Council's programmes is "Sustainable Christchurch". The focus is on six areas; Sustainability at home; Resource efficient business; Schools and sustainability; Sustainable transport; Sustainable communities; and Resource efficient Council.



WBPM: 能否请您为我们分享一些地方政府为提高生态可持续性而制定的计划和政策？

市长：市议会通过对公园和保护区、受公约保护的具有生态价值的遗址、土地、水路和沿海地区的修复计划来保护开放空间、景观地带和生物多样性。

市议会专门制定了一个生物多样性战略来支持“坎特伯雷区域生物多样性战略”。“生物多样性战略”设定了基督城和班克斯半岛在生物多样性方面可以实现的愿景，并制定了关键目标和任务，以指导市议会以及众多组织和个人，共同参与环境保护和改善当地生物多样性。

《2013年坎特伯雷区域政策声明》（由区议会编写）也要求市议会确认本地重要的动植物的栖息地。一旦明确了这些区域，市议会就会与土地所有者合作来悉心照看这些重要地域。

WBPM: 去年10月，在厄瓜多尔基多市举行的“人居三”大会通过了《新城市议程》。您对该议程有何看法？能否为我们分享一下基督城在实施《新城市议程》中的观点建议？

市长：我支持《新城市议程》，我们议会支持和鼓励可持续城市发展。我们有一个计划叫做“可持续的基督城”，聚焦六大领域：可持续性居家、资源节约型商业、学校和可持续性、可持续交通、可持续社区和资源节约型议会。

“可持续性居家”提供了切实可行的方法，让您在家里就可以行动起来，过上更可持续地生活。通过减少废弃



▲ 基督城市市长利安妮·达尔齐尔女士
Ms. Lianne Dalziel, Mayor of Christchurch City,

As a city there are a range of climate change leadership initiatives being undertaken under our Energy Action Plan which sets the twin objectives of increasing the share of renewable energy and reducing the total energy used across the city.

WBPM: Could you please share some information on the local programs and policies aimed at enhancing the ecological sustainability?

Mayor: The Christchurch City Council protects open space, landscape and biodiversity through parks and reserves, covenants sites of ecological significance, consents land, waterways and coastal restoration programmes.

As a Council, we have a Biodiversity Strategy that supports "A Biodiversity Strategy for the Canterbury Region". The Biodiversity Strategy sets out a vision of what could be achieved for biodiversity across Christchurch and Banks Peninsula as well as providing key goals and objectives to guide the efforts of the Council and the many organisations and individuals involved in the protection and enhancement of local biodiversity.

The Canterbury Regional Policy Statement 2013 (prepared by the regional council) also requires the Council to identify areas of significant indigenous vegetation and significant habitat of indigenous fauna. Once these sites are identified, the Council then works with landowners to look after these important sites.



▲基督城中心商业区一景 View of Christchurch's central business district

物、节能和节水、理性购物、更精明地旅行、低碳饮食以帮助减少温室气体排放量等方式都可以使居家生活大为不同。鼓励人们在城里自己种食物和推广社区菜园也是项目之一。基督城还有一个“路边回收”计划，包含一套有机废物收集系统。此外，市议会还开发了一个移动电话应用程序“基督城轮动垃圾箱”，居民可以下载，以了解每个垃圾箱可以投放废物的最新信息，并提供个性化提醒，以便每周及时清空垃圾箱。

资源节约型商业由“可持续目标”支持。可持续性目标指导基督城的商业通过减少废弃物、节能和节水，提高资源利用效率。

“学校和可持续性”认可学校可以为周边环境和社区带来积极的影响。该计划鼓励学校减少垃圾，鼓励步行或骑行上学，并减少用水和能耗。“可持续交通”的重点是推广环境友好型出行方式。

“可持续社区”提供给居民让社区更加可持续发展的方式，从邻里相识或成为志愿者，再到对社区事务发表意见。此外，它可以帮助居民了解到其他组织对发展可持续社区的信息，有助于该社区乃至基督城发展成为一个更加宜居之地。

“资源节约型议会”帮助居民了解市议会如何可持续地运作，以及如何衡量进展情况和取得的成就。对于居民而言，非常重要的一点是让他们看到市议会正致力于制定更广泛社区的目标。

WBPM: What do you think about the New Urban Agenda that was adopted at Habitat III last October in Quito, Ecuador? Please share with us some ideas about implementing the New Urban Agenda in Christchurch City?

Mayor: I support the New Urban Agenda. As a Council, we are support and encourage sustainable urban development. One of the Council's programmes is "Sustainable Christchurch". The focus is on six areas; Sustainability at home; Resource efficient business; Schools and sustainability; Sustainable transport; Sustainable communities; and Resource efficient Council.

Sustainability at home provides practical ways you can take action at home to live more sustainably. Initiatives are focused on how we can all make a difference at home by reducing waste, being energy and water efficient, shopping wisely, travelling smarter and by going on a low-carbon diet to help reduce greenhouse gas emissions. Encouraging people to grow their own food in urban areas and promoting community gardens is one project. Christchurch has a kerbside recycling programme that also includes an organic waste collection system. The Council has also developed a mobile phone application "Christchurch Wheelie Bins" that residents can download to help them keep up to date with what material can go in each of the bins and provide personalised reminders to take the bins out each week.

WBPM: 基督城在 2011 年和 2016 年遭遇两次强地震，人员伤亡和财产损失惨重，我们对此深表遗憾。您能否和我们分享一下基督城是如何进行灾后重建的，以及从中吸取的经验和教训是什么？

市长: 之前我在新西兰议会任职了 23 年，2013 年 10 月当选为基督城的市长。在 2010 年和 2011 年坎特伯雷区域地震时期，我是基督城东部议会的议员。基督城东部选区受到地震的严重影响，作为议员，我的职责是确保我管辖区域的民众能够获得准确的信息，并将他们的关注问题传达给决策者。

担任市长以来，我的工作重点是整理市政文书，处理保险索赔，优先重建社区设施，并保持“花园城市”的美誉。

地震之后，城市是可以重建成绿色城市的。我听格林斯堡市市长在一次会议上说：“我不是环保主义者，但如果要重建，为什么不建成绿色城市呢”。他还说：“不要忘记：最绿色的建筑至今屹立不倒”。我们拆毁了那些完全可以被修复的建筑，甚至是一个崭新的建筑，只因为他们在错误的地点建成。这是我希望别人可以吸取的一个教训。在作出有约束力的决议之前，一定要权衡所有因素，这一点很重要。



Resource efficient business is supported by Target Sustainability. Target Sustainability provides free support to help Christchurch businesses become more resource efficient through reducing waste and being energy and water efficient.

Schools and Sustainability recognises the positive impact schools can have on their environment and community. This programme encourages schools to reduce their rubbish, encourage walking or biking and reduce their water and energy use. Sustainable transport is focussed on promoting environmentally friendly options to travel.

Sustainable communities helps residents find ways to get involved in making their community more sustainable, from getting to know their neighbours or becoming a volunteer, to having a say on things that affect them and their community. It helps provide information about other organisations that have a sustainability and community focus to help residents make their community and Christchurch a more enjoyable place to live.

Resource efficient Council helps residents find out what Council is doing to operate sustainably, how we measure progress and some of our successes. It is important for residents to see the Council is committed to the objectives it is setting out for the wider community.

WBPM: The Christchurch City suffered the deadly, powerful and magnitude earthquake struck in 2011 and 2016, we are sorry for the lost lives and great damage they had caused. Could you please introduce to us how to recover from those disasters and lessons you have learned about how to address those difficulties in the future?

Mayor: I was elected as the Mayor of Christchurch in October 2013, after serving for 23 years in the New Zealand Parliament. At the time of the 2010/11 Canterbury Earthquake Sequence, I was the Member of Parliament for Christchurch East. The Christchurch East electorate was severely affected by the earthquakes and as a Member of Parliament my role at the time was ensuring that my constituents had access to accurate information, as well as ensuring that their concerns were communicated to decision-makers.

Since becoming Mayor, my focus has been getting the Council's books in order, resolving our insurance claims and prioritising the rebuild of community facilities, while maintaining a "Garden City."

Following the earthquakes, there was an opportunity for the city to rebuild green that has been lost. I heard



▲ 基督城步行街一景 View of Christchurch's walking street

城市如何进行灾后重建取决于灾难的类别和强度。它没有统一的公式。有一条普遍适用的重要经验是：灾难发生后，我们必须充分肯定和民众团结一心的重要性。

WBPM: 一个包容、安全、有复原力和可持续发展的城市既需要强大有效的城市管理，也需要当地公民的参与。您曾经说过“政府不能只是为民众做事，而是要和民众一起做事”。请在这方面给我们列举一些具体的例子。

市长: 政府无法独自解决“棘手”的问题，而是需要社区的参与方可成功。市议会和政府部门需要作出表率，希望民众的参与和接纳。作为市议会，我们致力于：

- 推广步行、骑行、公共交通等低碳出行方式；
- 提高我们所在地区的家庭、商业和基础设施的资源效率和健康发展；
- 支持可再生能源的应用和电动汽车的普及。

我们大力支持更加便民的城市设计，提高宜居性和倡导低碳的生活方式。我们的市民大楼是新西兰最绿色的建筑之一。我们希望其它社区的设施也能基于可持续发展的



▲ 城市公园 City park

the Mayor of Greensburg speaking at a conference, and he said "I ain't no greenie, but if you're going to build back, why wouldn't you build back green". He also said "never forget that the greenest building is the one that's already standing". We have knocked down buildings that were perfectly fixable and even in one case, a brand new building just because they were in the wrong place. This is a lesson I want others to learn. It's important to consider all factors before making binding decisions.

How cities recover from disaster depends on the type and magnitude of the event. There is no magic formula. The key learning that can be universally applied is that after a disaster, we should never underestimate the importance of taking people with you.

WBPM: An inclusive, safe, resilient and sustainable city needs both the powerful and efficient city governance and also the local citizen participation. You once said "Government can't do things for people. They can do things with people." Please kindly give us some specific examples in this regard, and what are your recommendations for other cities.

Mayor: Governments cannot resolve "wicked" problems on their own. There is a need to get community buy in to be successful. Councils and Government departments need to be leading the way and demonstrating the behaviours that we want our citizens to adopt. As a Council, we have worked to:

- promote walking, cycling, public transport and other low carbon transport options;
- improve the resource efficiency and health of homes, businesses and infrastructure in our districts;
- support the use of renewable energy and uptake of electric vehicles.

We support urban design that encourages residential living near local amenities to enhance

原则。我们为企业和业主提供免费的可可持续发展咨询服务和奖励机制，以提高水和能源效率。

在基督城，我们已经在市范围内建有 17 个公共充电站。此外，我们还率先建立了一个电动汽车共享计划，供市议会、政府机构、企业和居民使用。这项服务将于 2017 年 11 月开始运作。

基督城市议会是一个被公认的致力于可持续发展的地方政府，也是新西兰第一个采取综合能源行动计划的地方当局。对于城市近几年来所取得的成就，我们深感自豪，我们也将致力于“清洁和绿色”的未来。

WBPM: 基督城可持续发展的愿景是什么？

市长: 作为市长，我本人对基督城实现清洁能源、碳中和的未来做出郑重承诺。在市议会，我们对基督城的愿景是：实现可再生能源供给，城市的能源系统是民众可负担的、高效和安全的，确保其长期的可持续发展，并且对气候、当地环境和公共健康的净零影响。

liveability and low carbon lifestyles. Our Civic Office is among the greenest office buildings in New Zealand and we want other community facilities based on the same sustainability principles. We offer free sustainability

advisory services and incentives to businesses and to homeowners to improve water and energy efficiencies.

Christchurch, we already have 17 public charging stations dotted around the city. As a Council, we have led the establishment of an electric car sharing scheme for use by the Council, government agencies, businesses and eventually residents. This service will become operational in November 2017.

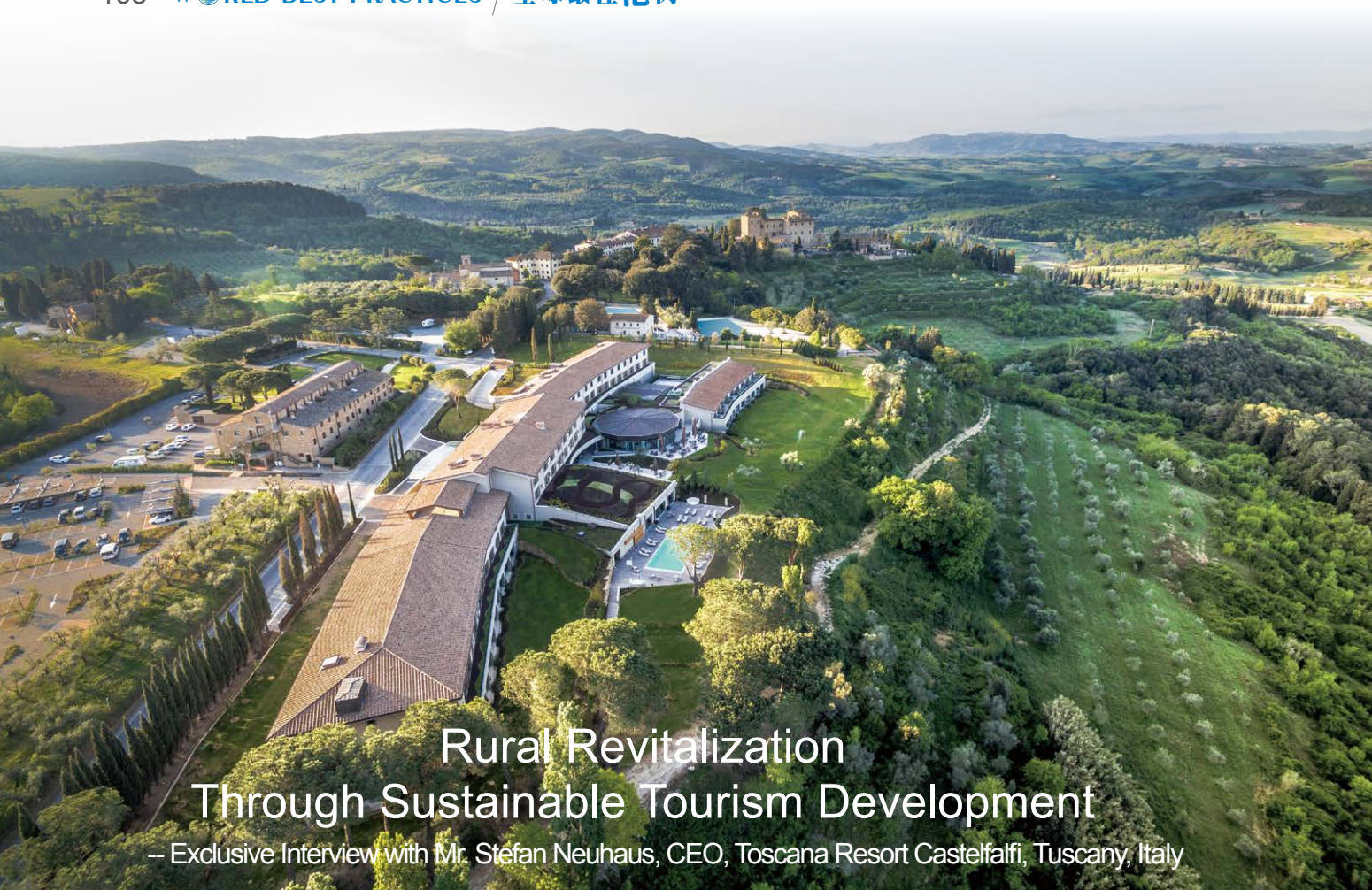
Christchurch City Council is recognised, both in New Zealand and overseas, as a local authority committed to sustainable operations. We were the first local authority to adopt a comprehensive energy action plan in New Zealand. We can all be proud of what our city has achieved in recent years and our commitment to our 'clean and green' future.

WBPM: What is your vision for sustainable development of Christchurch City?

Mayor: As a Mayor I have made a personal commitment to a clean energy, carbon neutral future for Christchurch City. As a Council, our vision for Christchurch is that our energy supplies come from renewable sources and the city's energy systems are affordable, efficient and secure, ensuring long term sustainability and net zero impact on climate, local environment and public health. 



▲ 基督城海滨小镇 The coastal town of Christchurch City



Rural Revitalization Through Sustainable Tourism Development

— Exclusive Interview with Mr. Stefan Neuhaus, CEO, Toscana Resort Castelfalfi, Tuscany, Italy

通过可持续旅游发展重振乡村

——专访意大利托斯卡纳度假村卡斯特法尔菲项目首席执行官斯蒂芬·诺伊豪斯先生

本刊编辑部 / By the Editorial Office

WBPM: 首先，祝贺贵公司在意大利佛罗伦萨托斯卡纳度假村的旗舰店——卡斯特法尔菲蓝色之选五星级酒店最近开业。贵公司因成功的旅游发展项目被广泛认可。能否请您概述一下贵公司的经营理念和酒店项目的主要特点？

斯蒂芬·诺伊豪斯: 卡斯特法尔菲位于蒙塔约内市，介于佛罗伦萨市和沃尔泰拉小镇之间。作为一个形成于中世纪的古老村庄，这里历来都是游客心中的“人间天堂”，并在历史上保持这一美誉近千年。但到了20世纪60年代，这里开始出现人口减少等问题，并持续了数十年，直到2007年世界最大的旅游公司之一——途易集团接管这里，并赋予其新的生命时，这一颓势才宣告结束。途易当时决定购买的资产涵盖1100多公顷的葡萄园、橄榄园、自然保护区和托斯卡纳最大的高尔夫球场。

WBPM: Congratulations on the recent opening of the 5-star hotel IL Castelfalfi – TUI BLUE SELECTION, the flagship of Toscana Resort Castelfalfi, Florence, Italy. Your company is widely recognized for its successful tourism development project. Can you please outline your company's business concept and the main features of this project?

Stefan Neuhaus: The medieval village of Castelfalfi, in the Municipality of Montaione between Florence and Volterra, has always been a natural paradise. It has played a leading role in nearly one thousand years of history, but in the 1960s it began to suffer population decline which lasted for decades and only ended in 2007 when it was given a new life By TUI AG, one of the biggest tour operators in the world, which decided to buy a property that covers more than 1,100 hectares



途易是世界公认的可持续旅游业的领导者，竭尽所能地将环境因素纳入商业运作中。不言而喻，可持续发展是卡斯特法尔菲整个项目的核心理念。

TUI has been recognized as a leader in sustainable tourism, working hard to embed environmental considerations into business operations. Consequently, sustainability has become the core concept of the whole project in Castelfalfi.



▲ 首席执行官斯蒂芬·诺伊豪斯先生
CEO, Mr. Stefan Neuhaus

古老的村庄和历史悠久的传统农舍经过精心修复，仍保持着原有的特色，欢迎世界各地钟情于原汁原味托斯卡纳风情的游客的到来。如今，我们很高兴向游客提供新的五星级酒店。但这不过是我们新近完成的众多长期改造项目的一部分。我们的改造项目还包括将这里的老卷烟厂改造成一家富有魅力的四星级酒店，使其重新焕发生机；改造乡村的旧城堡，使其活力再现；以及打造美食餐厅拉罗卡等。

WBPM: “可持续发展”的理念对途易及其全球旅游服务日益重要。那么，指导这个酒店项目可持续发展的主要目标和原则是什么？

斯蒂芬·诺伊豪斯: 途易是世界公认的可持续旅游业的领导者，竭尽所能地将环境因素纳入商业运作中。不言而喻，可持续发展是卡斯特法尔菲整个项目的核心理念。

新建的五星级酒店——卡斯特法尔菲蓝色之选酒店是依据最现代化的绿色建筑原则建造和管理的。它获得了“克利马酒店”认证，能为用户营造一个无尘和节能、二氧化碳排放低、室内舒适度高的健康小气候——这主要得益于



▲ 卡斯特法尔菲蓝色之选酒店
Il Castelfalfi - TUI BLUE SELECTION

of vineyards, olive groves, a natural reserve and the biggest golf course in Tuscany.

The village and the historic traditional farmhouses have been carefully restored to maintain its original character and to welcome guests looking for an authentic Tuscan experience, from all over the world. Now we are pleased to offer to the world our new 5-star hotel, which is only the latest step in a long renovation project, which brought new life to an old tobacco factory, making it a charming 4-star hotel, to the old castle of the village, hosting now our gourmet restaurant La Rocca, and a lot more.

WBPM: The concept of sustainability is of growing importance for TUI and its tourism services worldwide. What are the main goals and principles of sustainability that are guiding this project?

Stefan Neuhaus: TUI has been recognized as a leader in sustainable tourism, working hard to embed environmental considerations into business operations. Consequently, sustainability has become the core concept of the whole project in Castelfalfi.

The new 5-star hotel has been built and managed according to the most modern principles of green building and it is certified “Clima Hotel”, allowing for a healthy microclimate without dust and energy efficient, with low CO₂ emissions, a high level of interior comfort thanks to the use of materials with low environmental impact and a low heat exchange between interior and exterior. The 27-hole Golf Club Castelfalfi is irrigated thanks to an internal system of artificial lakes, dams and wells and a careful reuse of waste water. In terms of electrical energy, not only we are implanting solar



我们的热情好客和翻新的乡村别墅能带给客人真正的托斯卡纳生活感受，这是我们成功的关键。我们很自豪有一个本地的建筑师和设计师团队来维护具有代表性的托斯卡纳建筑特色。此外，我们也主要采用托斯卡纳本地材料来建造和翻修别墅。

The authentic Tuscan feeling, both in hospitality and in the renovation of our country villas, is the key of our success. We are proud to have a team of architects and designers that is local, to maintain typical Tuscan architectural features, and we are proud to use mainly Tuscan material to build and renovate our villa.



▲ 卡斯特法尔菲蓝色之选酒店 Il Castelfalfi - TUI BLUE SELECTION



使用了低环境影响的材料和室内外之间的低热能交换。27个洞的卡斯特法尔菲高尔夫球场里的植被使用的是其内部的人工湖泊、水坝和水井系统的水以及废水的再利用进行浇灌。在电能方面，我们利用太阳能电池板来为部分客人入住的别墅和公寓提供能源。此外，我们还建造了一座生物质发电厂，以可再生能源为燃料，通过度假村森林修剪留下的残枝败叶以及当地种植的农副产品的废弃秸秆来发电，为村庄的所有建筑物及其设施供暖和制冷。

WBPM: 总的来说，意大利旅游业发展不错。试问：托斯卡纳地区最重要的旅游景点是什么？这其中，卡斯特法尔菲度假村又如何提升自己“旅游目的地”魅力？

斯蒂芬·诺伊豪斯：我们可以说卡斯特法尔菲度假村本身就是一个旅游目的地，而不仅是游客参观托斯卡纳地



▲ 高尔夫球场 Golf course

panels to provide energy to part of the villas and apartments that we offer our guests, but we are also proud to contribute to reach a more sustainable tourism by having built a biomass power plant that powers the heating and cooling to all the buildings and facilities of the village, based on renewable sources of energy, by using maiden wood chips from maintaining the Resort's woods and farming sub-products from the area.

WBPM: Italy's tourism industry is generally doing quite well. What are the most important tourist attractions of the Tuscany region? How does Toscana Resort Castelfalfi enhance this tourist destination?

Stefan Neuhaus: We can say that Resort Castelfalfi is a destination itself, not only a place where to start visiting the region. Tuscany has a lot to offer, far more than the common stereotypes of the mass tourism: Tuscany is unique landscapes with rolling hills covered in vineyards and olive groves; it is art, tradition and culture, delicious food and the best wines in the world. Toscana Resort Castelfalfi sums all these aspects up, and a lot more. Here our owners experience the real Tuscan lifestyle, while our guests enjoy being in a timeless place, with modern comforts and a lot of activities to do within the Resort: from golf to bike riding, from a cooking class to a beauty treatment, from a wine tasting with a tour in the vineyards to a trip in vespa to San Gimignano or one of the beautiful village nearby.



▲ 拉·塔巴卡酒店外观 La Tabaccaia - Hotel preview

区的一个落脚点。托斯卡纳有很多特色景点，大众旅游常选的只是其中一部分。这里有独特的景观：连绵起伏的丘陵遍布着葡萄园和橄榄园；这里富有艺术、传统和文化气息，这里还有美味的食物和世界上最好的葡萄酒。卡斯特法尔菲度假村集成了托斯卡纳所有这些方面的特色，甚至更多。在这里，我们的客人可感受真正的托斯卡纳生活方式。此外，这里还有众多特色活动供客人体验：从打高尔夫到骑自行车，从学习烹饪到美容护理。游客可以来一场在葡萄园中边游边品葡萄酒的奇妙之旅，亦或骑摩托车一路畅游圣维吉尼亚或附近的美丽村庄，在现代化舒适的环境中，畅享这里的永恒时光。

WBPM: 卡斯特法尔菲度假村的建筑师和设计师重视对托斯卡纳的文化景观和建筑遗产的保护。而历史建筑的修复通常费用高昂。您的客人能否感受到度假村的特别氛围？

斯蒂芬·诺伊豪斯：我们的热情好客和翻新的乡村别墅能带给客人真正的托斯卡纳生活感受，这是我们成功的关键。我们很自豪有一个本地的建筑师和设计师团队来维护具有代表性的托斯卡纳建筑特色。此外，我们也主要采用托斯卡纳本地材料来建造和翻修别墅，这一点同样让我

WBPM: Architects and designers of Resort Castelfalfi have emphasized the conservation of the cultural landscape and the built heritage of Tuscany. Restoration of historic buildings is typically costly. Do your guests appreciate the special ambiance of the resort?

Stefan Neuhaus: The authentic Tuscan feeling, both in hospitality and in the renovation of our country villas, is the key of our success. We are proud to have a team of architects and designers that is local, to maintain typical Tuscan architectural features, and we are proud to use mainly Tuscan material to build and renovate our villa: this is the reason why people from all over the world choose Castelfalfi to buy their Tuscan dream, even though our real estate offer may result more expensive compared to other realities nearby. Authenticity is our keyword.

WBPM: Large-scale tourism operations require updated local infrastructure for transportation, water and energy supply, waste water treatment, and other facilities. Did the project receive public funding support for such investments?

Stefan Neuhaus: Toscana Resort Castelfalfi is a now 10-year successful project, and this is due mainly to



▲ 博尔戈公寓 Il Borgo

们感到骄傲。这就是为什么世界各地的客人愿意到卡斯特法尔菲来购买物业，以实现他们的托斯卡纳梦想，哪怕我们的房价可能比附近的楼盘更为昂贵。简而言之，“返璞归真”是我们的成功秘诀。

WBPM: 大型旅游项目需要对本地的交通、水和能源供应、废水处理等基础设施和和其它设施进行升级改造。请问这个项目是否获得了公共资金支持？

斯蒂芬·诺伊豪斯: 托斯卡纳卡斯特法尔菲度假村现在已经是一个经营了十年之久的成功项目。这主要得益于与本地管理机构和蒙塔约内市的良好合作。尽管市政府在向这些基础设施投资时会向作为民营公司的途易收取一定的费用，但是如果没有他们的支持和协助，在我们购买了这里的地产之后，根本没有能力兑现全盘规划和承诺。

WBPM: 托斯卡纳卡斯特法尔菲度假村以何种方式促进该地区的经济振兴？您能否阐述一下它对当地社区的贡献？

斯蒂芬·诺伊豪斯: 目前，托斯卡纳卡斯特法尔菲度假村拥有雇员 200 多名，他们主要都是来自本地的年轻人，就连管理层也是本地化的，更不用说所有的供应商和与卡斯特法尔菲合作的公司了（酒店和房地产项目均是如

the great collaboration with the local institutions and the municipality of Montaione. Even though the investments for infrastructures are charged to TUI as a private company, without the support and the collaboration of the municipality we couldn't have complied with all the plans and the commitments undertaken when the estate was purchased.

WBPM: In which way does Toscana Resort Castelfalfi contribute to the economic revitalization of the region? Can you please describe the benefits of the local community?

Stefan Neuhaus: Currently, Toscana Resort Castelfalfi has hired more than 200 people, mainly from



此)。在某种程度上，我们可以说，整个项目都在向当地人提供就业机会并为托斯卡纳地区带来越来越多的游客，从而让这个中世纪村庄及其周边地区恢复了生机活力。但是，若拿这里与基安蒂地区相比，谁的作用更大，尚且不得而知。

WBPM: 季节性因素往往是旅游投资一个重要的考量因素。您如何平衡旅游需求的季节性波动？

斯蒂芬·诺伊豪斯: 托斯卡纳卡斯特法尔菲度假村的优势之一是我们拥有令人心驰神往的高尔夫球场：卡斯特法尔菲高尔夫俱乐部有 27 个洞，是托斯卡纳地区最大的也是最具挑战性的高尔夫球场。此外，这里气候温暖，球员几乎可以全年打高尔夫，这有助于将旺季延长几个月——一般而言，若天气寒冷，乡村旅游通常不再具有吸引力。

此外，卡斯特法尔菲五星级酒店拥有 120 间客房，拉·塔巴卡亚四星级酒店有 30 间客房，三个餐厅，并且提供高品质的服务。托斯卡纳度假村卡斯特法尔菲酒店还是举办各种会展活动的理想之所：这类活动主要集中在非旅游旺季：从商务会议到团队建设活动，从产品发布会到私人活动等。

WBPM: 非常感谢您接受我们的采访。同时，我们也衷心祝愿托斯卡纳卡斯特法尔菲度假村明天会更好！

注：本次采访由拉尔夫·万查福特先生代表 GFHS 完成



在某种程度上，我们可以说，整个项目都在向当地人提供就业机会并为托斯卡纳地区带来越来越多的游客，从而让这个中世纪村庄及其周边地区恢复了生机活力。

In a way we can say that the whole project brought back to life not only the medieval village, but also the surrounding areas, by giving jobs to people and by conveying an increasing number of tourists in this part of Tuscany.



the area and with a very young average age, even in the management. Not to mention all the vendors and the companies that have work with Castelfalfi, both for the hotels and the real estate projects. In a way we can say that the whole project brought back to life not only the medieval village, but also the surrounding areas, by giving jobs to people and by conveying an increasing number of tourists in this part of Tuscany, which is still almost unknown compared to the Chianti area.

WBPM: Seasonality is often a great challenge for the feasibility of tourism investments. How do you balance seasonal fluctuation in tourism demand?

Stefan Neuhaus: One of the strong points of Toscana Resort Castelfalfi is our breath-taking golf course: the Golf Club Castelfalfi, with its 27 holes, is the biggest in Tuscany and the most challenging upon any doubts. Also thanks to Tuscan warm weather, golfers play almost all year round, and this helps to extend high season even to months that are usually not attractive for a countryside destination.

In addition, thanks to the 120 rooms of the 5-star hotel Il Castelfalfi plus the 30 rooms of the 4-star hotel La Tabaccaia, three restaurants and high-quality services, Toscana Resort Castelfalfi is the ideal destination for all sort of MICE events, which are predominant in Mid and Low Seasons: from business meetings to incentives, from team building trips to conferences, from product launches to private events.

WBPM: Thank you very much. All best wishes for continued success of Toscana Resort Castelfalfi.

Note: The interview was conducted for GFHS by Mr. Ralph Wahnschafft

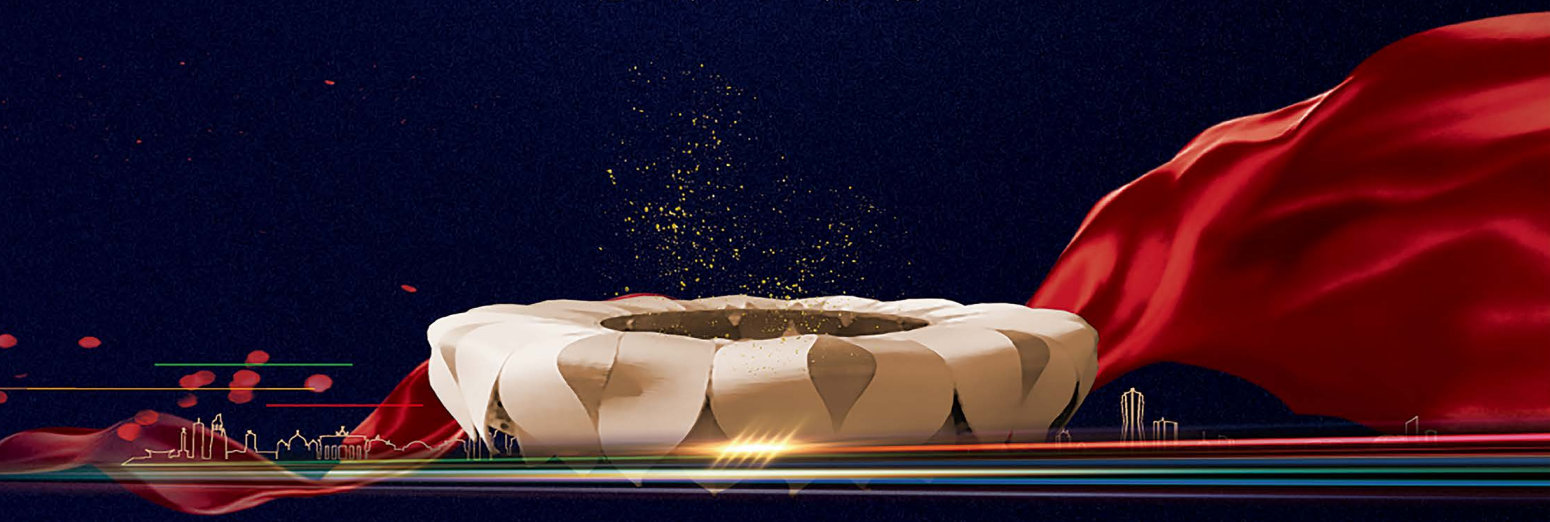
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SUSTAINABLE CONSUMPTION AND PRODUCTION

—— 可持续消费与生产

Turn Stone into Gold
— Stone Plastics: Starting a Green Revolution in the Plastics Industry

点“石”成“金”
——石塑材料: 掀起塑料工业绿色革命



Turn Stone into Gold

—Stone Plastics: Starting a Green Revolution in the Plastics Industry

点“石”成“金”

——石塑材料：掀起塑料工业绿色革命

塑料，曾被誉为二十世纪最伟大的发明之一。它的诞生和广泛应用，给人们的生产和生活带来了极大的便利，推动了整个时代的进步。然而，塑料制品具有难以降解的特点，一旦成为塑料垃圾，而又不能有效地回收，便会造成大面积的“白色污染”，长久性地破坏环境。时至今日，“白色污染”已经蔓延成全球性现象，并成为影响世界可持续发展的重大难题。不少国家已经采取了行动：通过普及公民环保教育，建立垃圾分类制度，或者执行“限塑”令来应对难题，但无法从源头上解决问题。可降解塑料的发明有望对“白色污染”标本兼治，但高昂的制造成本让市场对其望而却步——尽管有政策的大力支持，但可降解塑料制品的应用和被接受程度依然很低。

随着塑料制品日益增长的消费需求与环境污染间的矛盾不断加剧，研发并推广能替代传统塑料，且符合主流市场需求的新材料与新产品迫在眉睫。出于彻底解决“白色污染”的愿景，一家来自中国的高科技企业——广州石头造环

Regarded as one of the greatest inventions of the 20th century, plastic has greatly facilitated production and people's lives, promoted the progress of the whole era. However, plastic products are difficult to degrade. Once becoming plastic waste and ineffectively recycled, it will cause widespread "White Pollution", damaging the environment for a very long time. Nowadays, "White Pollution" has become a global phenomenon and a major problem affecting the sustainable development of the world. A number of countries have already taken actions by popularizing citizen environmental education, establishing systems of garbage classification, or implementing "Restrictions on Plastic" policies to cope with the problem, yet failed to fundamentally solve it. The invention of the biodegradable plastics is expected to solve "white pollution", however, the high manufacturing costs deter it's application - Despite the policy support, the application of biodegradable plastics and it's acceptable degree are pretty low.

保科技股份有限公司（简称 MBS）经过多年研究，创造性对地壳最为丰富的资源——石头进行彻底改性处理，研发出一种新型环保石塑材料，它集环保、性能、成本优势于一身，可应用程度高，具有理想的市场前景。

突破技术瓶颈，让环保产品“用得了、用得起、乐得用”

低配比率一直是制约无机粉体填充材料发展的重要因素。MBS 通过高分子共混技术等突破了传统工艺碳酸钙含量的上限瓶颈，使得石塑母粒中无机粉体比例高达 70%-90%，产成品无机粉体占比达 40%-60%（约为传统工艺下产品无机粉体含量的 5 倍）。同时，MBS 利用微发泡技术使石塑产品密度无限接近石油基类产品，打破传统填充型材料高密度的定律，率先实现“石头 = 石油”的革命性突破。目前，MBS 已形成了较为成熟的粉体改性技术、母粒组分配比、生产线改造升级等一整套技术体系，拥有包括发明专利在内的 62 项专利技术，获得 SGS、欧盟 REACH、欧盟 RoHS、美国 FDA 等 8 项国际认证和 5 项国内认证，并荣获 4 项省级高新技术产品称号。技术上的突破，让 MBS 石塑制品具备高填充、高性能、高环保、低成本的综合特性，很好地克服了传统石油基塑料、可降解塑料的局限性。



高比例无机粉体让石塑制品实现集成降解与低碳排放。MBS 石塑制品可适应多种处理环境，无论是集中焚烧、自然暴露还是浅层填埋，都能够实现绿色环保、可降解功能，焚烧或降解最后的产物都以碳酸钙的形式回归环境。降解过程中产生和降解后残留的物质对环境无潜在危害，可以从源头解决白色污染并大量减少塑料垃圾。假设

The increasingly prominent contradiction between the growth in demand for plastic products and environmental pollution has made it imperative to develop and promote new materials and products that can replace traditional plastics and satisfy market demands. For the vision of fundamentally solve "White Pollution", through thorough modification of stone, the richest resource in the Earth's crust, MBS Environmental Technology Co., Ltd. ("MBS") has successfully developed the new eco-friendly stone plastic material. Stone plastics has advantages of eco-friendly, high performance, low costs, with high application and ideal market prospect.

Technical Breakthroughs Make Eco-friendly Products “Usable, Affordable and Readily Available”

Low filling ratio has always been an important factor restricting the development of inorganic powder fillers. Through polymer blending technology, MBS has broken through the upper limit of calcium carbonate content in the traditional process, and achieved a higher inorganic filling ratio of 70% to 90% in stone plastic masterbatches, and 40% to 60% in finished products (the inorganic powder content in finished products is 5 times that of the traditional process). Micro foaming technology has also been adopted by MBS, making the density of stone plastic products infinitely close to that of petroleum-based products, overcoming the high density rule of traditional filling materials, and realizing the groundbreaking achievement of “stone=petroleum”. Thus far, MBS has developed a complete technical system composed of powder modification, masterbatch component ratio research, and production line renovation for stone plastics. With, MBS has obtained 62 patented technologies that including invention patents, four Provincial High-Tech Product titles, 8 international certifications, including SGS, REACH, RoHS and FDA, and 5 domestic certifications. These technical breakthroughs have given the stone plastic products of MBS the overall characteristics of high filling ratio, high performance, eco-friendly and low cost, and allowed them to overcome the limitations of traditional petroleum-based plastics and degradable plastics.

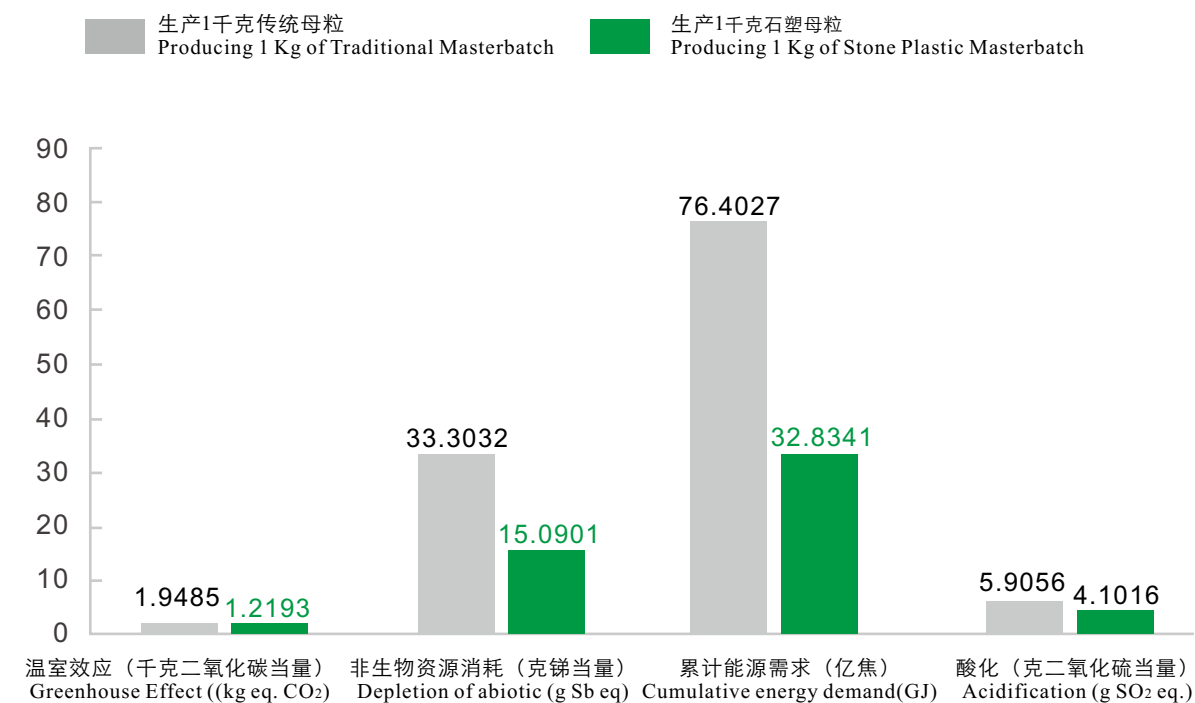
The high ratio of inorganic powder allows stone plastic products to achieve integrative degradation and low carbon emissions. The stone plastic products of MBS can be disposed of in various environments. Burned, exposed to nature or buried in a land fill, stone plastics can be incinerated to or easily degraded

以石塑料制品替代 50% 的日常塑料制品计算，中国 2016 年会减少塑料垃圾排放量约 145 万吨。同时，由于石塑材料中合成树脂含量较少，大幅降低了化石能源的使用量。MBS 石塑母粒已通过 ISO 14067 产品碳足迹国际标准体系认证，碳足迹追踪评估结果显示生产 1 千克石塑母粒产生的二氧化碳比生产 1 千克传统母粒降低 37.4%。随着石塑材料的不断发展以及消费者对环保型高性能塑料制品的需求越来越旺盛，石塑制品将产生更大的环保价值。

性能保障与成本优势让石塑制品大规模、多领域应用成为可能。石塑产品顺利通过提吊测试、跌落测试、渗水测试等性能检测以及安全检测，除具备传统塑料制品的基本性能外，石塑制品在拉伸强度、断裂伸长率、承重能力、抗冲击能力等方面更具优势。此外，石塑材料由于对有机高聚物的依赖性更小，主体原料碳酸钙分布广泛，且生产线更高效低耗（与传统塑料相比生产线效率提升约10-15%、单位产品能耗降低8-10%、生产线维护成本下降约15%），具有明显的成本优势，彻底打破了可降解塑料环保、性能、成本不能兼顾的“魔咒”，可广泛替代日常生活各领域塑料制品，让人们尽量在不改变生活与消费习惯的前提下减少白色污染。未来，石塑材料有望结合塑料改性技术，在应用领域实现大规模扩容。更大比例、更多种类石塑制品将应用于下游行业。

into calcium carbonate powder and returned into the environment. The residual substances generated during and after degradation have no potential hazards to the environment, thus preventing white pollution and massively reducing plastic garbage from the source. If 50% of the plastic products of daily use had been replaced by stone plastic products, the plastic garbage discharged in China 2016 would have been reduced by 1.45 million tons. Because of the low content of synthetic resins contained in stone plastic materials, the use of fossil fuel energy is greatly reduced. The stone plastic masterbatch of MBS has been certified by ISO14067- a carbon footprint standard for products. The carbon footprint tracking and assessment results indicate that the carbon dioxide generated from producing 1 kg of a stone plastic masterbatch is 37.4% lower than that generated from producing 1 kg of a traditional masterbatch. With the continuous development of stone plastic materials and the increasingly robust demand for eco-friendly, high performance plastic products, stone plastic products will generate greater environmental value.

High performance and cost advantages have enabled the massive and multi-field applications of stone plastic products. Stone plastic products have



数据来源: 石塑产品环境足迹分析报告
Data Source: Environmental Footprint Analysis Report of Stone Plastic Products



石塑材料制品 (褡子、盒子、碗筷、玩具, 等)
Stone plastic material products (bag, box, bowl, chopsticks, toy, etc.)

石塑材料具备“高兼容性、低成本、高效率”优点，推动塑料行业转型升级

由于石塑材料的生产工艺设备与传统塑料生产工艺设备具有高兼容性，传统塑料加工生产线只需要经过低成本迭代升级便可生产石塑制品，石塑产业可在原有配套设备、能力、工艺的基础上实现大规模拓展，突破了生物降解材料专机专用的限制，大大降低了产业转化成本，助力塑料行业低成本、高效率地向绿色产能转型升级。此外，随着国家大力推行供给侧改革、新材料发展、包装材料绿色化等政策及标准要求，不符合时代发展要求的塑料企业将会被时代所淘汰，石塑产品的推广和产业化还能把这些即将被淘汰的生产资源利用起来，高效转变为优势产能，促进塑料行业健康发展。

绿色力量，助力开拓可持续发展的未来

在中国经济新常态下，市场对环保、高性能塑料制品的消费需求不断升级，清洁、高效、生态化将成为塑料加工业的发展趋势。未来，基于石塑技术的不断创新与发展，石

passed load, drop, permeability and other performance and safety tests. Apart from the basic properties of traditional plastics products, stone plastic products have better advantages in tensile strength, elongation at breaking, load-carrying capacity and impact resistance. Furthermore, stone plastic materials are less dependent on organic high polymers, made from widely available calcium carbonate and manufactured on more efficient and lower-consuming production lines (a 10% to 15% increase in production efficiency, an 8% to 10% reduction in unit product energy consumption, and a 15% decrease in maintenance costs of production lines). These evident cost advantages have allowed stone plastics to overcome the prejudice that eco-friendly, performance and cost can't all be found in degradable materials, and extensively replace various plastic products in daily use. Subsequently, white pollution can be alleviated without forcibly changing people's consumption habits. In combination with plastic modification technologies in the future, stone plastic materials are expected to realize mass application expansion in downstream industries at a greater ratio and through more diversified stone plastic products.



塑行业将全面推进绿色产品设计、开发与制造，有力推动塑料行业产品结构及行业格局优化，实现塑料加工业的绿色可持续发展。作为中国石塑创新环保的引领者与推动者，MBS 将在“科技用新，责任用心”理念引领下，提供更新、更好的创新技术和解决方案，将具备高性能、高性价比、高环保附加值的 MBS 石塑制品广泛应用于跨产业多产品的生产与服务当中，以绿色石塑为支点撬动环保塑料产业健康、创新、高速发展，为环境保护和行业的可持续发展贡献力量。

On Account of High Compatibility, Stone Plastic Can Promote the Transformation and Upgrade of the Plastics Industry Efficiently with Low Costs

As the production process and equipment of stone plastics is highly compatible with that of traditional plastics, traditional plastic processing and production lines can be upgraded to produce stone plastics with low costs. The mass expansion of the stone plastics industry can be realized on the basis of the original supporting equipment, capacity and processes. The limitation that specialized equipment is required for biodegradable materials is thereby broken through, which is greatly lowering the transformation costs and supporting the transformation and upgrade of green capacity of the plastics industry efficiently with low costs. With China's strong promotion of supply-side reform, new material development, green packaging materials and other policies and standards, non-

compliant plastic enterprises will be eliminated. The promotion and industrialization of stone plastics can effectively transform the production resources meant to be eliminated into advantageous productivity and boost the sound development of the plastics industry.

A Green Force Supports a Future of Sustainable Development

Under the new normal economy of China, the market demand for eco-friendly and high performance plastic products will continuously increase, and clean, efficient and ecological will be the development trends of the plastics processing industry. Based on the continuous innovation and development of stone plastics technologies, green product design, development and manufacturing of stone plastics will be comprehensively advanced to propel the optimization of product structure and industry structure of the plastics industry, and achieve its green and sustainable development. As an eco-friendly leader and promoter of stone plastics innovation in China, MBS will provide updated and more innovative technologies and solutions guided by the philosophy of New Technology - Responsible Commitment. Widely applying stone plastic products with high performance, high cost-effectiveness and high environmental added value to more cross-industry productions and services, MBS will use green stone plastics to push forward the sound, innovative and high-speed development of eco-friendly plastics, and contribute to environmental protection and sustainable development of the industry.

MBS 石头造
MADE BY STONE

石头造 · 造就非凡



石头造环保科技

MBS Environmental Technology

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Realize a low-carbon, energy-saving and green homeland through PVC plastic innovation technology

广州石头造环保科技股份有限公司

是世界石塑创新环保领域的先行者，公司致力于可降解环保材料及其系列产品的研发、生产与销售，作为石塑降解技术的推动者，公司迄今已获得近百项发明及实用新型专利，产品ISO14067全周期碳足迹认证，并达到了Reach、Rohs、FDA等权威的卫生安全标准。

Guangzhou MBS Environmental Technology Corporation is the forerunner of world stone plastic in environmental protection and innovation. The company is committed to the research and development, production and sales of degradable products. As the impeller for the degradation technology of stone plastic, the company has so far received nearly 100 patents for inventions, and the products have passed ISO14067 carbon footprint certification and reached the standards of some authorities such as Reach, Rohs and the FDA.

如需了解更多信息请访问：
www.mbschina.com

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A Cittaslow Town

A Place of Peace



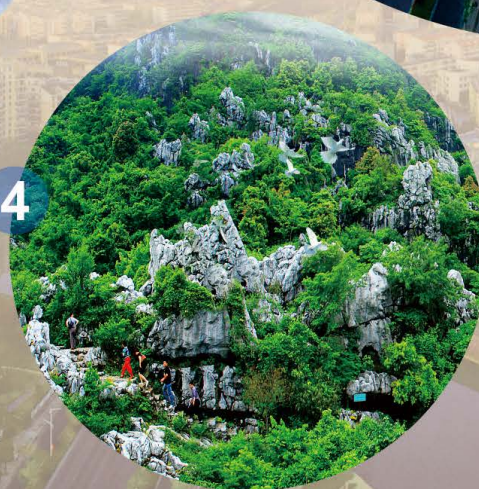
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- 1、《鸟瞰西大门》
- 2、《白鹭-太公山胡柚基地》
- 3、《雄狮腾云》
- 4、《三衢石林景区》
- 5、《文峰塔》
- 6、《长风月亮湾》
- 7、《芙蓉水库》
- 8、《东明湖公园》

- 1、"A Bird's Eye View of The West Gate"
- 2、"Taigong Hill Huyou Base"
- 3、"Male Lion Ride On The Clouds"
- 4、"Sanqu Stone Forest Scenic Spot"
- 5、"Wenfeng Tower"
- 6、"Changfeng Reservoir"
- 7、"Furong Reservoir"
- 8、"Dongminghu Park"



6



7



8

常山位于浙江省西部，钱塘江源头。汉建安二十三年(公元218年)建县，始称定阳，有近1800年的建县史。县域生态环境优良，森林覆盖率73.2%，出境水质达到II类水标准，是国家级重点生态功能区、浙江省重点生态屏障。近年来，常山县在全国率先提出“绿色发展、生态富民、科学跨越”的发展理念，高度重视生态建设，先后被评为“全国百佳深呼吸小城”和“美丽中国国土气候旅居名片”。

Changshan, located in the west of Zhejiang Province, is the source of the Qiantang River. Being set as a county in the 23rd year of Jian'an reign, the Han Dynasty (218 AD) and first named Dingyang, it owns the county building history of nearly 1,800 years. With its excellent ecological environment, forest coverage rate as high as 72.8%, and outward runoff of Class II water quality, it is a national ecological demonstration zone and an important ecological barrier in Zhejiang Province. In recent years, Changshan first brought forward concepts of "green development, ecology enriches peasants, scientific leaping development". Paid high attention to ecological construction, Changshan was rated as one of Top 100 towns with great fresh air and a good place for travel and live with excellent environment and weather in China.

三衢石林景区位于浙江省西部，总面积27.58平方公里。三衢石林景区坚持“保护与发展”并举的原则，每年投入大量资金实施景区生态绿化建设和新城区环境整治保护。

Sanqu Stone Forest Scenic Spot locates in the west of Zhejiang Province, which covers total area of 27.58 square kilometers. Sanqu Shilin Scenic Spot adheres to the principle of "protection and development", and each year it invested amount of money to carry out ecological construction and environment protection of new urban.

An Emerging Futuristic Urban Development

A prime model of future cities



Forest City Introduction

Forest City is the enterprise of Country Garden Pacificview Sdn Bhd, a joint venture between Country Garden Group and the Malaysian-government-backed Esplanade Danga 88 Sdn Bhd (EDSB).

Comprising four man-made islands spanning 30 km², the newly-built Forest City will be a smart and green futuristic city that combines environment, technology and cutting-edge technology to create an ideal, idyllic and technology-driven living and working space ecosystem.

Where is Forest City?

Forest City is located in the heart of ASEAN, being only 2 km from Singapore and adjacent to the Tuas Second Link between Malaysia and Singapore.

Cutting-Edge Planning & Design

Forest City is a city with vertical greening and multi-layered mobility system. It has the freedom to create an urban landscape and key elements that foster an ideal living environment. These unique features will also enhance the security and privacy of Forest City.



GREEN

Low-carbon, green city with a sustainable community incorporating a system of energy-efficient buildings that meet green standards



SMART

A smart city where cutting-edge technology enhances all facets of urban life, delivering a rewarding lifestyle.



DYNAMIC

A vibrant city with a high-density community that is synchronized with the world.



HARMONIOUS

A harmonious society embracing the rich heritage created by the diversity of cultures of its residents.

As an integrated city, the project's development plan includes 8 pillar industries to attract the settlement of global enterprises

Forest City has made the full use of its technological resources to build an Industrialized Building System (IBS) base spanning 1.7 km².

The base will become one of the top in Asia, or even the world, integrating the entire industry chain into a modern production base of construction products. It will fuse construction design, precast concrete production, transportation, processing of accessories, assembly construction, research and development.

Currently, Phase 1 precast concrete factory has commenced production. This factory is designed to produce 260,000 cubic meters of concrete, equivalent to the required parts of a 1 million square meters of built area, making it the biggest in Asia.



Country Garden Pacificview Sdn Bhd (1044344-D)
+607-505 8888 (INT'L / MY)

Forest City Sales Gallery Galeri Jualan Mentari, Presint Aurora, Jalan Forest City1, Pulau Satu, 81550, Gelang Patah, Johor, Malaysia
Forest City 森林城市 forestcity-countrygarden

中建·梅溪湖中心荣膺 “全球人居环境示范住区奖”

Zhongjian Meixi Lake Center Is Honored As "Global Human Settlements Model Of Community"

由中建信和地产开发的中建·梅溪湖中心位于梅溪湖国际新城梅溪湖北岸中段，总建筑面积约80万平方米。占据近千米核心湖岸线，南瞰3000亩浩渺湖面，对望岳麓山桃花岭森林公园，北侧无缝对接地铁二号线麓云路站。汇聚5A甲级写字楼、行政公寓、高档住宅、购物中心及湖滨风情商业街等多元业态。

By the construction of real estate and real estate development in the town of Meixi Lake Lake Meixi Lake International New Town Meixi Lake in the middle of the north shore, with a total construction area of about 800,000 square meters. Occupy nearly 1,000 meters of the core lake shoreline, south of 3000 acres of vast lake, on the Yuelu Mountain Peach Blossom Forest Park, the north side of the seamless docking subway line Luyun Road Station. Bringing together 5A Grade A office buildings, administrative apartments, high-end residential, shopping centers and lakeside style commercial street and other formats.

中建·梅溪湖中心是由中国最大建筑地产集团、世界500强第24强中国建筑旗下中建信和地产打造。中建信和地产以梅溪湖片区一级开发商的优势，打造湖湘重量级临湖城市综合体，献礼更懂梅溪湖的山湖生活家。

In the construction of the town of Meixi Lake is China's largest building real estate group, the world's top 500 strong Chinese building under the building letter and real estate to build. Zhongxin letter and real estate to Meixi Lake Area a developer advantage, to create Huxiang heavyweight Lake City complex, gift to understand the Meixi Lake Lake life home.

中建·梅溪湖中心荣获2015年度湖湘最畅销湖滨宜居楼盘奖。

中建·梅溪湖中心荣获湖南省2015年度最佳品质楼盘。

中建·梅溪湖中心荣获2015年度湖南最佳人气楼盘奖。

中建·梅溪湖中心荣获2016年度十大畅销楼盘。

In the construction of Meixi Lake Center won the 2015 Hunan best selling lakeside livable property award.

In the construction of Meixi Lake Center in Hunan Province in 2015 won the best quality real estate.

In the construction of Meixi Lake Center won the 2015 Hunan best popular real estate award.

Zhongmei Meixi Lake Center won the top ten best-selling real estate in 2016.

中建信和地产以“拓展幸福空间”为企业理念，秉承精工筑家的科班底蕴，提出“四优体系”，并以此为蓝本，打造“优+你的生活”的服务理念，致力于构筑城市人居理想生活。2017年荣膺联合国“全球人居环境规划设计奖”。

In the letter and real estate to "expand the well-being of space" for the corporate philosophy, adhering to the fine class of family background, put forward the "four excellent system", and this modeled, to create "excellent + your life" service concept, Constructing the Ideal Life of Urban Habitat. 2017 was awarded the United Nations "Global Human Settlements Model of Community."

优品质：依托“中国建筑”科班底蕴，世界500强责任央企，用63座鲁班奖“小金人”之手精工筑家，打造高品质社区。

优服务：全国百强一级资质物业，秉承“优+你的生活”服务理念，营造有温度的和谐社区。

优生态：“广厦奖”的实力+“住宅产业化”的生产优势+中建信和园林的专业能力，打造畅享绿色、人文、低碳的公园式生活。

优空间：秉承以客户为中心，研发舒适、多元、创意的人居生活，让有限空间带来无限幸福空间。

Excellent quality: relying on "China Architecture" class background, the world's top 500 responsibility central enterprises, with 63 Luban Award "Xiaojin" hand fine home, build high-quality community.

Excellent service: the top 100 a qualified property, adhering to the "excellent + your life" service concept, to create a harmonious atmosphere of the community.

Excellent ecology: "Guangsha Award" strength + "housing industry" production advantages + in the construction of letters and garden professional ability, to create smooth enjoy the green, humanistic, low-carbon park life.

Excellent space: adhering to the customer as the center, research and development comfortable, diverse, creative Habitat life, so that limited space to bring unlimited happiness space.



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葛洲坝中国府，实力央企葛洲坝地产国府系代表作，引领南京国际化进程，择址河西青奥板块，华东第二大CBD。葛洲坝地产整合世界资源，贯彻5G科技战略，精铸国际感十足的190-290㎡平层大宅，礼遇南京塔尖人物尊崇生活。

Gezhouba China Palace, The Masterpiece Of Central Enterprise 'Gezhouba Real Estate', Which Locates In Hexi Green Olympic Area - The Second Largest CBD Zone In Eastern China, Is Facilitating The Internationalization Of Nanjing. Gezhouba Real Estate Integrated The World's Top Resources With Alignment Of The 5G Technology Strategy, Created Spacious 190-290 Square Meters Flats With International Standards For Top Elites In Nanjing.

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THE KEY PROJECT OF CHINA-MONGOLIA-RUSSIA ECONOMIC CORRIDOR UNDER
"THE BELT AND THE ROAD" INITIATIVE



效果图

300万m²世界美好城市旅游目的地

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Join in International Green Model City Initiative
Implement 2030 Agenda for Sustainable Development
and New Urban Agenda

加入国际绿色范例新城倡议 贯彻《2030 年可持续发展议程》和《新城市议程》

Safety • Sustainability • Equity • Identity • Prosperity • Happiness
安全 · 可持续性 · 公平 · 个性 · 繁荣 · 幸福



▲ 2011 年 4 月 8 日，GFHS 在纽约联合国总部正式发布了 IGMC 倡议
On 8th April 2011, IGMC initiative was officially launched by GFHS at the UN headquarters



▲ 2016 年 10 月“人居三”期间，《国际绿色范例新城 (IGMC) 标准 3.0》在厄瓜多尔首都基多市发布
During the "Habitat III" in October 2016, IGMC 3.0 was released in Quito, the Capital of Ecuador

为应对 21 世纪城市化的巨大挑战，在联合国环境规划署和有关国家与地方政府的支持下，全球人居环境论坛 (GFHS) 于 2011 年在联合国总部发起了 IGMC 倡议。作为一种创新的绿色低碳城镇发展行动计划，IGMC 倡议激发前瞻性的政府、企业和社会力量共同努力，探索可持续的城市发展和城镇化模式。作为里约 +20 的自愿承诺成果之一，IGMC 倡议已经在联合国注册，成为在区域和地方层面贯彻可持续发展目标 (SDGs)、《巴黎气候协定》和《新城市议程》的自觉行动。

In response to the enormous challenges of urbanization in the 21st century, Global Forum on Human Settlements (GFHS) launched the International Green Model City ("IGMC") Initiative at the United Nations Headquarters in April 2011, in close collaboration with various international organizations including UNEP and national as well as local governments concerned. As an innovative green low-carbon urban development action plan, the IGMC stimulates forward-looking and responsible governments, businesses and social forces to work together on exploring sustainable urban development alternatives and urbanization models. The IGMC Initiative has been registered with the United Nations as a voluntary commitment of Rio+20 and 2030 Agenda for Sustainable Development as well as a conscious action to implement the Sustainable Development Goals, Paris Climate Agreement and New Urban Agenda at the regional and local levels.



▲ 2017 年 8 月 16 日，浏阳经开区加入“IGMC 倡议试点”签约仪式
On 16th August 2017, The Signing Ceremony of Liuyang Economic and Technological Development Zone joining the "IGMC Initiative pilots"



▲ 2017 年 10 月 31 日，国际绿色范例新城倡议发起伙伴授牌仪式
On 31th October 2017, International Green Model City Initiative Partner Award Ceremony

加入 IGMC 倡议的益处：

- ◆ 通过 IGMC 标准制定带有测量目标的行动计划和政策选项；
- ◆ 评估诊断建成的城市，帮助城市管理者更有效地管理其城市、人口和资源；
- ◆ 评估诊断处于规划设计阶段的项目，识别不足之处和改进机会，规避风险，提高投资效益；
- ◆ 进入 IGMC 数据系统，和同类比较学习；
- ◆ 通过培训、研讨会和活动加强能力建设，获得专业资讯；
- ◆ 获得以需求为导向的解决方案和互动性的咨询服务，应对挑战和差距；
- ◆ 根据情况实施 IGMC 试点项目，示范绿色转型；
- ◆ 建设新型伙伴关系；
- ◆ 提升品牌价值和使商业机会最大化。



▲ 2014 年，国际人居环境范例新城 (IGMC) 试点项目战略合作签约仪式在中铁置业集团上海总部举行
The Signing Ceremony of Strategic Cooperation Agreement with China Railway Real Estate Group on IGMC Pilot Project, Shanghai, 2014

The Benefits of Joining the IGMC includes:

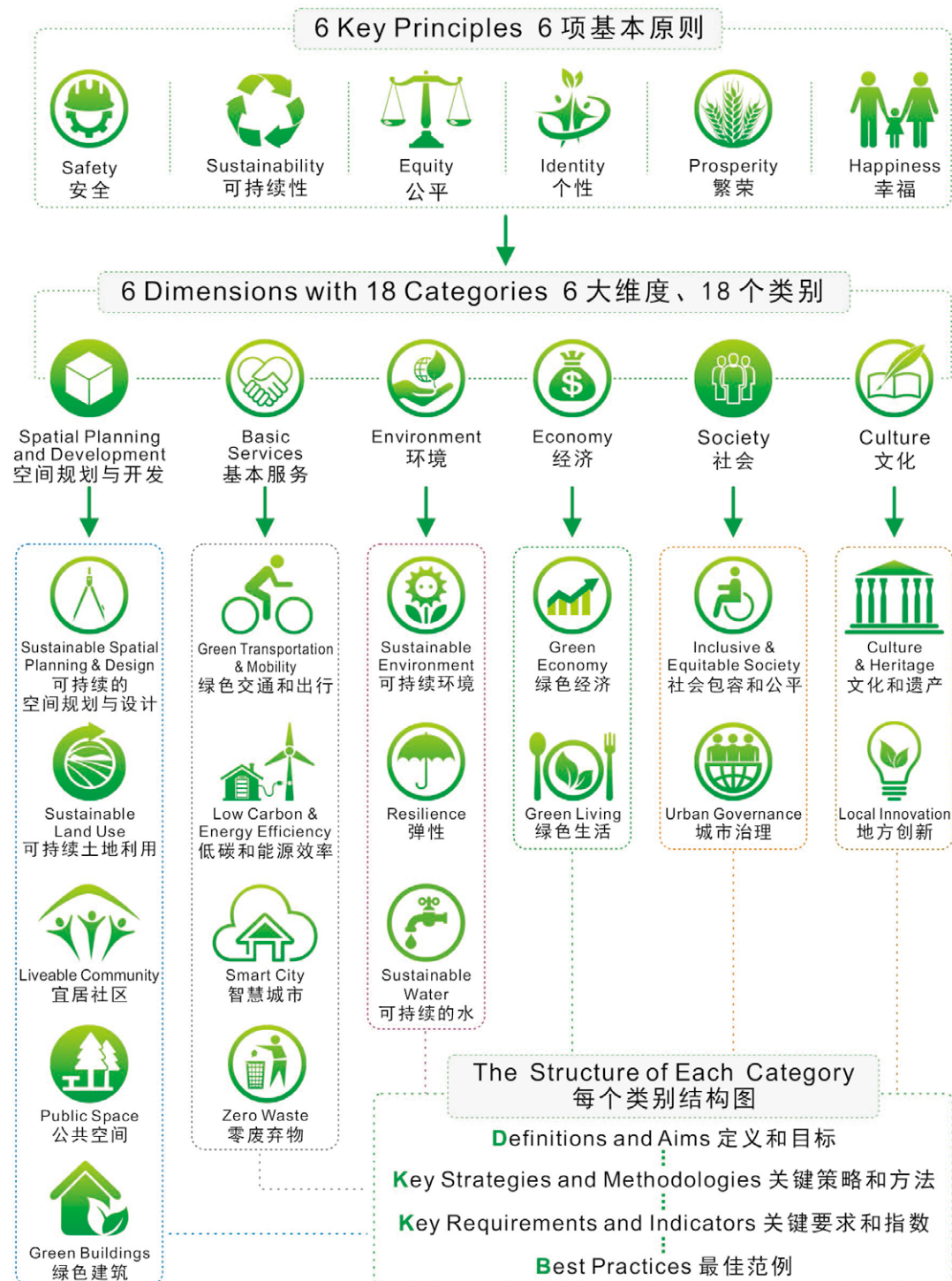
- ◆ Through the IGMC Standard, to develop action plans and policy options with measurable goals.
- ◆ To use the IGMC Standard for assessment and diagnosis of existing urban areas, enabling city administrators to manage their cities, people and resources more efficiently;
- ◆ To use the IGMC Standard for assessment and diagnosis of projects at the planning or designing stage, and identify challenges, gaps and opportunities so as to reduce risks and to facilitate the effective investment.
- ◆ To access IGMC data system, learning from each other and comparing with counterpart.
- ◆ To strengthen capacity building through various trainings, workshops and activities, obtaining professional technical information and knowledge.
- ◆ To obtain demand-oriented solutions and inter-active consultation services to address existing challenges and gaps in certain cities and projects.
- ◆ To conduct IGMC pilots as appropriate to demonstrate the green transformation.
- ◆ To build up new type partnerships.
- ◆ To enhance the brand value and maximize business opportunities.

● 更多信息 More information
<https://www.gfhsforum.org> <https://www.igmci.org>



Diagram of the Structure of the International Green Model City Standards 3.0

国际绿色范例新城标准3.0结构示意图



MEIXI LAKE
CHANGSHA
CHINA

中国·长沙·梅溪湖



牡丹舸

开启一个家族的荣耀

MUDANGE
OPEN UP THE GLORY
OF A FAMILY

AWARDED AS GLOBAL HUMAN SETTLEMENTS MODEL
OF RESIDENTIAL AREA

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The Mudan Ge follows the healthy life philosophy that allows the harmonious symbiosis of "cities, people and nature". It has put forward creatively the concept of "new service residences". Combining four core-value dimensions (natural environment, residential environment, living environment and human environment), The Mudan Ge is a composite project providing innovative solutions for the improvement of global human settlements and the development of green cities.



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