

京 华 康 居

Residential construction in Beijing

北京市城市建设综合开发办公室

**Beijing Municipal Urban Construction
Comprehensive Development Office**

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(京)新登字 035 号

责任编辑: 欧阳星耀 吴宇江

总体设计: 冯彝诤

版式设计: 郑秋菊 彭路路

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中国建筑工业出版社出版、发行(北京西郊百万庄)

新华书店经销

北京百花彩印有限公司印刷

*

开本: 787×1092 毫米 1/12 印张: 14 字数: 197 千字

1995 年 5 月第一版 1995 年 5 月第一次印刷

印数: 1—5080 册 定价: 98.00 元

ISBN7-112-02600-8

TU·1974 (7685)

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大庇天下寒士俱
歡顏
贊北京住宅建設成就
乙亥年春 葉如棠



“Build thousands of spacious houses for the poor throughout the world, so that they, properly sheltered, would live in comfort and happiness”

Ye Rutang

前言

建国 45 年来,北京的住宅和住宅区建设,受到党和政府的高度重视和全社会的广泛关注,它伴随着共和国的成长,为北京数百万人民提供了繁衍生息和安居的场所。与此同时,它作为最为耐用的消费品,也留下了时代的痕迹和印记,在首都城市建设辉煌的业绩中,占有重要的篇章。为记载和反映京城住宅和住宅区建设的成就,我们编辑了这本画册。

画册的编辑,得到了众多领导和同志的指导、关心、帮助和支持。建设部副部长叶如棠同志信笔手书“喜看广厦千万间,大庇天下寒士俱欢颜”诗句称赞北京住宅建设成就,北京市委宣传部长强卫同志关心和鼓励我们编好本画册,市城建系统各有关单位的领导和同志更是直接支持和帮助我们。本画册内容,是从比较丰富的图片资料中挑选出来的,它较为准确地反映了京城住宅及住宅区建设的业绩。

为编辑画册,我们曾收集和整理了北京住宅及住宅区建设的一些数据和资料,将它作为附录附在本画册之后,以供查阅参考。

京城住宅建设任重而道远,在回顾过去的时候,已经面临新的更为迫切和艰巨的任务。人们在奔向小康,其中包含着住的小康,望京、马家堡、青塔、方庄……一大批跨世纪住宅区的蓝图已经绘就并开始建设,危旧房屋改造和康居工程都在加速进行,我们祝首都的住宅和住宅区建设成就辉煌,福荫人民。

编者

1994

Introduction

For the past 45 years, construction of family residences and residential areas in Beijing has always been the focus of social attention. Such building activities began with the founding of the People's Republic of China, providing millions of local residents with living places which make their productive and relaxing life possible. All the building efforts in the form of permanent consumer goods have left their marks and impressions characteristic of the time. We compile this Pictorial Album with a view to recording the great achievements in the construction of residences and residential areas in Beijing.

Our work on this Pictorial Album has been received guidance, concern, help and support from many municipal leaders and fellow-workers. Ye Rutang, deputy-minister of the Ministry of Construction has written in his calligraphy "Build thousands of spacious houses for the poor throughout the world, and properly sheltered, they would live in comfort and happiness" in praise of the achievements made in Beijing's residential construction. Qian Wei, head of the Propaganda Department of Beijing Municipal Committee of the Party has shown great concern for and given great encouragement to our work on the Album. In addition, urban construction administrators and colleagues of a variety of related organizations have given us direct support

and help. They have kindly made available to us the rich resources of drawings and other data for our choice, thus putting us in a better position to come up with an accurate and authentic description of what have been achieved in the field of residential construction.

In order to compile the Album, we have collected and sorted out almost all the documentations and data regarding residential construction in Beijing, and have made an appendix of them all for your reference.

Residential construction is an arduous task which calls for tremendous time and efforts to accomplish. Our people are doing their utmost to make life much better off. Of course, improvement of their living condition should keep pace. A multitude of supracentennial administrators and colleagues of a variety of related organizations have given us direct support and help. They have kindly made available to us the rich resources of drawings and other data for our choice, thus putting us in a better position to come up with an accurate and authentic description of what have been achieved in the

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Residential construction is an arduous task which calls for tremendous time and efforts to accomplish. Our people are doing their utmost to make life much better off. Of course, improvement of their living condition should keep pace. A multitude of supracentennial residential construction projects, such as Wangjing, Majiabao, Qingta and Fangzhuang and many other residential quarters have been put in blueprint and ready to commence. In addition, the work of old-city reconstruction is in full swing. We sincerely hope that our Capital's future residential construction will be crowned with splended glory and bring blessing to its people.

The Editor

1994.

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北京的住宅建设：历史的回顾

北京是世界著名的历史文化名城，又是快速发展的中国的首都。1949年，北京市辖区的面积707平方公里，人口203万，拥有住宅1300万 m^2 。目前，北京城市规划区，总面积16800平方公里，按照1991年至2010年《北京城市总体规划》，2000年全市常住人口将从1990年的1032万增至1160万，住宅拥有量将从1990年的1亿 m^2 增至1.4亿 m^2 。

近45年，北京建设新住宅约1亿 m^2 ，其中8000余万 m^2 是最近15年间建成的。

1949年以前，北京的居住用房，集中在城区约1300万 m^2 ，基本上是四合院或大杂院式的平房，其中，除少量质量较好的四合院至今完整外，大部分由于年深日久，失修失养，成为目前急需改造的危旧房。

1949至1957年，国民经济恢复、发展，城市人口增加，出现了成片建设的新居住区，除初期一部分兵营式平房区外，有复兴门外二层花园式小楼和里弄式邻里住宅；东郊棉纺厂和酒仙桥的单元式工人居住区；三里河、百万庄成街成坊的单元式居住区；1956年还建成了规划设计较好的幸福村居住区，并在1957年引进了小区规划的理论。这一时期共新建住宅910余万 m^2 。但受当时条件的局限，这些住宅区大部分仅解决了居住问题，配套服务设施很不完善。

1958至1965年，出现了一大批形式多样的小区，比较典型的是夕照寺小区、首钢工人住宅区，其它如成街成片多层高密度的虎坊路小区、布局活泼的水碓小区、装配化的龙潭小区、庭院式布局的垂杨柳小区等，这期间共建成住宅800余万 m^2 ，住宅层数4至6层，层高多为3m左右。

1966年至1976年，住宅建设停滞。10年期间，仅建住宅690余万 m^2 。

1977至1990年，北京住宅建设大发展，13年建成住宅6350余万 m^2 。自1986年起，年建成住宅均在500万 m^2 以上，1988年竣工住宅已达598万 m^2 。这一时期住宅建设，突出的特点是：

1. 住宅区从分散建设逐步走向统建和综合开发，住房供应采取计划和商品化的双轨体制，使住宅建设的资金筹集开始向社会化转移，这在一定程度上适应了我国经济发展人们对住房迫切大量需求的客观现实。1980年北京成立第一家房地产开发公司——北京城市建设开发总公司，到1989年全市有40余家分别隶属于

中央、市、区（县）局的城市建设开发公司，其主要任务是进行住宅区的综合开发建设。10年竣工房屋面积约1600万 m^2 ，完成房屋竣工价值约120亿元，占同期城市建设固定资产投资670亿元的18%。

从1980年至1989年，综合开发呈递增趋势，10年平均综合开发率为28.4%，但是1989年全市建成住宅577万 m^2 ，由综合开发完成的为234万 m^2 ，综合开发率已达到40%。

综合开发使北京能够按规划要求进行住宅区的建设。10年中不仅建成了大量的住宅区，还为城市骨干基础设施的建设提供了十几亿元的建设资金，保证了房屋建设与基础设施建设协调发展。综合开发提高了北京城市建设的社会化水平，出现了一批规划设计施工较好、配套设施比较齐全的小区 and 居住区，从而使城市建设在这方面的总体水平有较明显的提高。

2. 住宅区的规模逐渐加大，最大的方庄住宅区用地147公顷，总建筑面积已接近300万 m^2 。在进行住宅区规划建设时，开始深入研究居住者的要求，把为居住者提供舒适、安静、方便、优美、安全的生活环境作为努力的目标。规划布局多样纷呈，在建成和在施工的10万 m^2 以上的63个住宅区中分别属于多高层行列式布局的20个、多高层混合式布局的31个、组团庭院式布局的12个。高层住宅的出现和迅速发展是这一时期住宅建设的特点之一。

在大部分多高层混合区，高层已占总量的30~50%，少部分达60%，方庄住宅区高达80%以上。人口毛密度由五十年代初期的300人/公顷，增加到600~800人/公顷。

3. 为居住者服务的文教、卫生、商业服务、文化娱乐、体育设施、市政设施、行政管理等配套公共服务设施共达60余项，视住宅区的规模分级设置，其布局方式从以小区中心、服务半径为主，演变到结合人的出行规律并照顾城市、地区的需求进行布局，做到既方便居住者，又提高服务设施的综合效益。

4. 环境建设受到前所未有的重视。居住区的绿化、环境设计和建设，从简单、粗放向优美、精心转移，根据绿地的不同规模、使用功能，进行植物的配置，并将绿化与庭院小品、居住区景点、不同年龄组的休息及游憩要求结合起来，有效地改善了环境质量，优化了居住的气氛。有的居住区在建设过程中，精心保护原有的树木，将其纳入新的绿化设计，为居住者创造延续过去的生活环境。

5. 发展工业化的建筑体系,如前三门的大模板现浇混凝土体系,劲松住宅区大量采用的内大模、外小砖多层体系,团结湖、左家庄的全装配承重混凝土大板体系,西二环、蒲黄榆的滑模现浇住宅,这些都使住宅区建设的现代化水平有明显的提高。翠微园、劲松、团结湖、塔院、西坝河北里、富强西里等是这一时期的代表作品。

住宅设计就其类型来分,以单元式为主,辅以青年公寓、台阶花园式和低层独立式住宅。住宅层数和平面形式多种多样,多层住宅以六层为主(少量4、5层,个别7层),分为点式、板式二类,常用的点式约28种、板式约30种。这一时期共建成高层住宅1000余栋,在施800余栋,建筑面积约达2000余万 m^2 。高层住宅分为塔式(多为16~18层,少量高达24层)、板式(12~14层,少量16层),常用高层塔式60余种,板式约30种。青年公寓多为高层板式,少量为高层塔式。

一般住宅的面积标准稳定在 $56\text{m}^2/\text{户}$ (多层)、 $62\sim 64\text{m}^2/\text{户}$ (高层),少量建设的乙类和甲类住宅,其面积标准分别控制在 $72\text{m}^2/\text{户}$ 和 $90\text{m}^2/\text{户}$ 。每户分别由居室、过厅、厨房、卫生间、壁厨(吊柜)组成。

住宅厨房除设置给排水、煤气、暖气、排烟道外,一般还设置吊柜、灶台(煤气烤箱灶)、切菜台、家俱盆。后期部分增设排油烟设备。卫生间一般设置手盆、坐便器、洗浴(淋浴或盆浴)三件套。

一般住宅内装修比较简单,抹灰喷浆墙面、天花,水泥地面,厨房、卫生间加油漆墙裙。外装修多层住宅多用清水墙面,钢、木、门窗。高层多用各色涂料,钢门、钢窗。后期,少数住宅在居民进住后,按自己的意愿进行二次装修。

自1991年起,北京的住宅建设进入了一个新的阶段,其主要标志是:(1)在建设新居住区的同时,加快对旧城区危旧房的改造;(2)实施解困的“康居工程”;(3)在多建住宅的同时,建好住宅。

北京市的危旧房有1360万 m^2 ,其中危房610余万 m^2 。截至1993年底,投入危旧房改造的资金35亿元,拆除危旧房150余万 m^2 ,动迁居民5.6万户,其中:新区安置2.3万户,用房140万 m^2 ,回迁安置1.2万户,用房60万 m^2 。已经开工建设的危旧房区共64片,开复工面积累计达480万 m^2 ,已竣工住宅及配套设施面积达216万 m^2 。

为了能进行危房区的改造,必须解决建房所需的资金,开辟多种筹资的渠道。首先是加快新区的建设,三年来从新建的南磨房、慧忠里、鲁谷、南八里庄、小营等居住区,拿出140余万 m^2 的住宅用作危改的迁居房,使改造后的危改区,余出部分商品房

进行销售,充分利用新旧区地区差价的盈余,为新区和危改区的再开发,筹集了部分资金。其次是实行“房改”,组织危改区居民参予,成立不以赢利为目的的住房合作社,调动各单位和居住者出资建房的积极性。再次是招商引资,开辟建房资金的多种来源,使危旧房改造的资金初步形成良性循环。危旧房改造的另一个重要问题是贯彻执行市政府明确规定的“危旧房改造与保护古都风貌相结合”的方针,从规划设计到开发建设都紧紧扣住这一要求。菊儿胡同、小后仓等危改区在这方面进行了成功的探索 and 追求,此后进行的大部分危旧房改造区,在把握时代特点的前提下,均程度不同地反映了北京古城的风貌特色。

截至1993年底,北京人均居住面积达到 8.3m^2 ,住房成套率达到68.6%,80%以上的家庭达到“分得开、住得下”的水平。1992年人均居住面积 2m^2 以下的特困户的住房问题已全部解决,但仍有近10万人均居住面积在 4m^2 以下的困难户,需要在今后4年内解决,为此,从1993年起,北京市开始实施“康居工程”,通过建立社会主义市场经济条件下具有社会保障性质的住房供给和分配体制,为中低收入住房困难户提供符合一般职工住宅设计标准的、市政和生活服务配套设施齐全的住宅。

北京已经拥有1亿1千余万 m^2 的住宅,在2000年以前,每年还将增加600余万 m^2 ,这仅只是量的满足。近年提高住宅和住宅区建设质量的要求日益迫切,随着住宅商品化程度的提高,高质量的住宅和住宅区将是居住者和社会的选择。自1990年以来,从规划设计入手,优选住宅和住宅区的方案,广泛采用节能住宅,解决住宅的渗漏问题,研究多层高密度住宅区的节地措施,推行厨房、卫生间的综合设计,进行粗装修的试验,合理利用坡屋顶下的空间,适当提高住宅的面积、设备和装修标准。住宅的施工采取施工总承包,并普遍推广了“项目法”施工原则,由项目经理对项目的工程计划、技术质量、安全文明施工、材料后勤、思想政治工作全面负责,不断提高住宅建设的优良品率。商品住宅为逐渐面向市场的多种需求,呈现多品种、多档次的发展前景。为解决社会的多种需求,对住宅的价格实行康居住宅的微利优惠价,一般住宅的最高限价及高档住宅的市场价(住宅价格组成主要包括土地出让费用、前期费用、建安造价、税费等),这些措施都在一定程度上提高了住宅和住宅区建设的质量。近期已经出现了融管理于服务中的物业公司实施对住宅区的管理,这就更加有效地改善了住的情况,提高了住的质量。

我们的努力目标,是使千百万居住者都将拥有一个温馨的“家”。

(撰稿:陆孝襄)

“A Historical Review of the Residential Construction in Beijing”

Beijing is the capital of China and also one of the famous cultural and ancient cities in the world history. In 1949, the city proper of Beijing is 707 square kilometres, the population is 2.03 million, the residential area is 13 million square metres. At present, Beijing has a total area of 16,800 square kilometres. According to “The General Plan of Beijing from 1991 to 2010”, the permanent residents in Beijing will increase from 10.32 million in 1990 to 11.60 million in 2000 and the residential area will increase from 100 million square metres to 140 million square metres.

About 100 million square metres residential districts have been built up in the past 45 years and over 80 million square metres residential districts have been built up in the past 15 years.

The 13 million square metres residence in Beijing was concentrated in the Beijing proper before 1949. Most of them are in the style of a compound with houses around a courtyard or a compound occupied by many households and have long been out of repair and become urban old houses which need to be renovated urgently except few with good quality are in good condition at present.

From 1949 to 1957, the new residential districts had been developed stretch by stretch with the development of the national economy and the increasing of the population. Besides single-storey house like military camp in the early stage, there were two-storey garden houses in Fuxingmenwai, neighbourhood residence, apartment buildings of the residential district of the cotton mill in the eastern suburb and Jiouxianqiao and apartment buildings in Sanlihe, Baiwanzhuang which were in neighbourhood style. The well planned Xingfucun residential district was built up in 1956 and the residential quarter planning theory was introduced in 1957. Over 9.1 million square metres residence had been built up during this period. But these residential districts with imperfect infrastructure merely solved dwelling problem for the limitations of condition of that time.

From 1958 to 1965, various kinds of residential quarters were built up. The representatives are Xizhaosi residential quarter, the residential district of

the Iron and Steel Company of the Capital, Hufanglu multi-storey high density quarter, the Shuizhui quarter with lively layout, the assembly built Longtan quarter, Chuiyangliu quarter with courtyard layout and so on. Over 8 million square metres residence had been built up during this period. The residential buildings are of 4 to 6 stories, the height of each storey is about 3 metres.

From 1966 to 1976, the development of residence stagnated. Only 6.9 million square metres residence was built up during these ten years.

From 1977 to 1990, the residence in Beijing had been developed rapidly. Over 63.5 million square metres residence had been built up during these 13 years. From 1986, over 5 million square metres residence was built up each year, 5.98 million square metres residence was completed in 1988. The distinguishing features of the residence of this period are:

1. From decentralized construction to unified exploitation, the planned distribution of residence is combined with merchandised supply. The raise of funds for construction of residence turned to be socialized, which suits the urgent and enormous demand to the residence while our economy was developing rapidly. The first real estate development corporation in Beijing was established in 1980 — Beijing Urban Development and Construction Corp. There were over 40 real estate developers in Beijing by the end of 1989 to carry on the unified exploitation of the residential districts. About 16 million square metres residential districts had been completed during these 10 years which cost 12 billion Yuan, 18% of the investment of 67 billion Yuan in fixed assets of urban construction.

From 1980 to 1989, the rate of unified exploitation had been increasing, the average was 28.4%, 5.77 million square metres of residence was completed in 1989 and 2.34 million square metres of it was completed by unified development which reached to 40%.

Unified exploitation makes it possible to meet the requirements of planning. A large number of residential districts had been built up during these 10 years and over one billion funds for the construction of buildings

and infrastructure were raised. The unified exploitation assures the construction of buildings and infrastructure to be developed coordinately and raises the level of socialization of urban construction. A number of well designed residential districts with good quality and complete range of facilities have been built up and the general level of urban construction has been improved obviously.

2. The scale of residential districts has been enlarged gradually. The total land used for the largest residential district Fangzhuang is 147 hectares and the total building area reaches to 3 million square metres. When it was planned, the demands of residents were taken into consideration and great efforts were made to create a comfortable, quiet, convenient, beautiful and safe dwelling environment. The planning layout of the 63 residential districts of over 100,000 square metres, which have been built or being built, was various. The layout of 20 of them is like determinant and 31 of them is mixture of high rising and multi-storey buildings, the layout of other twelve is that buildings surround courtyards. The rapid development of high rising buildings is one of the features of the construction of residence during this period. In most residential districts, the ratio of high risings is about 30~50% or even 60%. In Fangzhuang, the ratio is over 80%. The gross density of population increased from 300 persons per hectare in 1950s to 600-800 persons per hectare.

3. There are over 60 kinds of facilities serving the residents including educational, health, commercial, cultural, recreation and sports facilities. These facilities are set up respectively according to the scale of the residential district. They used to be set up in the centre to serve the residents around, now the facilities were set up according to the dwelling pattern of the residents and to satisfy the demand of other citizens. The layout of facilities gives convenience to the residents and also improves the comprehensive benefit of facilities.

4. Environmental improvement is given great attention. The style of environmental design and construction of residential districts change from simple, rough to beautiful and meticulous. The plants are planted according to the size and function of the green lands and combined the scenery and the demands of people of different age to stroll about or have a rest. The quality of environment is improved effectively.

5. The industrialized system is developed, such as the large shuttering cast-in-place concrete system in

Qiansanmen, the total assembled panel systems in Tuanjiehu, Zuojiashuan, the sliding shuttering cast-in-place systems in Xierhuang, Puhuangyu and so on. It improves the modernization level of the construction of residential districts obviously. The residential districts of Cuiweiyuan, Jinsong, Tuanjiehu, Tayuan, Xibahebeili, Fuqiangxili are representative designs of this period.

The main type of housing is apartment buildings, and there are also flats for young people and individual houses. The stories and plan types are various. The multi-storey housings are mainly 6 stories (few of them are 4 or 5 stories and very few are 7 stories). They are classified as tower-formed and board-formed residence. There are mainly 28 tower-formed and about 30 board-formed residence types used. Over 1000 high risings have been built up during this period and over 800 are being built. The building area is over 20 million square metres. The high risings are classified as tower-formed (most of them are 16-18 stories and few are 24 stories) and board-formed (12-14 stories, few are 16 stories). Over 60 tower-formed and 30 board-formed high rising types are mainly used. The flats for young people are mainly board-formed high risings and few of them are tower-formed high risings.

The area standard of common apartments is 56m²/household (multi-storey building) 62-64m²/household (high rising). The area of few top grade apartments is 72m²/household and 90m²/household. Each apartment consists of livingroom, bedrooms, lobby, kitchen, bathroom, balcony and wardrobe.

The equipments of the apartment include water supply, sewerage, gas, heating and ventilation system, wardrobe, and kitchen range. In the later stage ventilator is added. The equipments of water closet include washbasin, water-closet pan and bathtub (shower).

The fit-up of common apartments is simple, plastered and whitewashing walls and ceiling, cement floor, painting dado kitchen and water-closet. The external wall of multi-storey buildings is plain wall. The windows and doors are of steel casement timber. The external wall of high risings is sprayed coat of different color. The windows and doors are of steel casement. Few residents make the second fit-up according to their own flavour.

The construction of residence in Beijing entered a new stage since 1991. its main marks are: (1) Speed up the renovation of urban old houses while the new resi-

dential districts are being built. (2) Carry out the plan of "Low Cost Dwelling House Programme" (KangJu GongCheng). (3) Improve the quality of residence.

There are 13.6 million square metres urban old houses in Beijing, over 6.1 million square metres are dilapidated buildings. The fund invested in the renovation of urban old houses was 3.5 billion Yuan by the end of 1993. Over 1.5 million square metres old houses were dismantled, 56,000 households were moved; 23,000 households were moved to new residential districts; 1.4 million square metres new apartments were used for their residence, 12,000 households were moved back after the renovation had been finished, 600,000 square metres apartments were used for their residence. There are 64 phases of urban old houses are being built; the total area is 4.8 million square metres; the area of completed residence and facilities is 2.16 million square metres.

It is necessary to raise funds through various channels to carry out the renovation of urban old houses. Firstly, to speed up the construction of new residential districts. Over 1.4 million square metres taken from newly built Nanmofang, Huizhongli, Lugu, Nangbalizhuang and Xiaoying residential districts have been used as replacement housing for relocation household. Part buildings in the reconstructed district are sold. We take full advantage of the price of housing policy and organize relocated households to participate in. We establish non-profitable housing co-operative and mobilize the enthusiasm of each unit and resident to invest in construction of residence. Thirdly, to seek business partners and introduce funds to tap new financial resources and then the fine circle of the funds of renovation urban old houses can be formed preliminarily. Another important point is to carry out the policy made by the government of Beijing that "To combine the renovation of urban old houses and the protection of the style and features of ancient capital together", We meet the requirements of the policy in the whole development procedure. The reconstructed district of Juerhutong and Xiaohoucang made a successful exploration and pursue. Most of the reconstructed districts after that grasped the characteristic of the times and reflected the style and features of Beijing.

The per capita dwelling area of Beijing citizen was 8.3 square metres by the end of 1993. The ratio of houses forming a complete set was 68.6%, over 80% families have separate rooms for their children over 13

years old. The dwelling problem of the people whose dwelling area was below 2 square metres was solved in 1992, but there are still nearly 100,000 households whose per capita dwelling area is below 4 square metres. It must be solved in the next 4 years. We have started a plan of "Low Cost Dwelling House Programme" (KangJu GongCheng) since 1993 to set up the housing supply and distribute system with the character of social ensure under the circumstance of socialist market economy and supply the people with low income and dwelling problem apartments accord with standard of residence for common employees and with complete facilities and infrastructure.

There are over 110 million square metres residence in Beijing, It will increase 6 million square metres each year before 2000. This is only the increase in quantity. The demand to improve the quality of residence is increasing urgently day by day. With the commercialization of housing, the residential buildings and districts with high quality will be the choice of the dwellers and the society. From 1990, we begin with planning, chose excellent designs of residential districts and widely adopted energy saving design and solved the problem of leakage. We study multi-storey residential districts with high density to save land and carry out comprehensive design of kitchen and water-closet. We tried to make rough fit-up and made use of the space under the sloping roof. We increased the standard of the apartment area, equipment and fit-up. Project management is popularized in the construction of residence. The project manager is responsible for the programme of the work, quality, safety management and materials. Housings for sale have various kinds and grades to meet different requirements. There are three kinds of prices of housing: favourable price with little profit for KangJuZhuZhai, price limits for common housing and market price for high-grade housing (The price of housing consists of land granting fee, earlier stage cost, cost of construction and installation work, tax and so on) These measures have increased the quality of housing and residential districts. Now there are property management corporations to manage the residential districts, which have improved the condition of dwelling effectively.

It is our great objective that millions upon millions of people will be provided with comfortable housing.

(Writer: Lu Xiao Xiang)

1949 年以前

Before 1949

京城住房是四合院或大杂院式的平房,形成大街→胡同→四合院的生活格局。这些房屋大部分始建于明、清,少数质量较好的四合院至今完整。

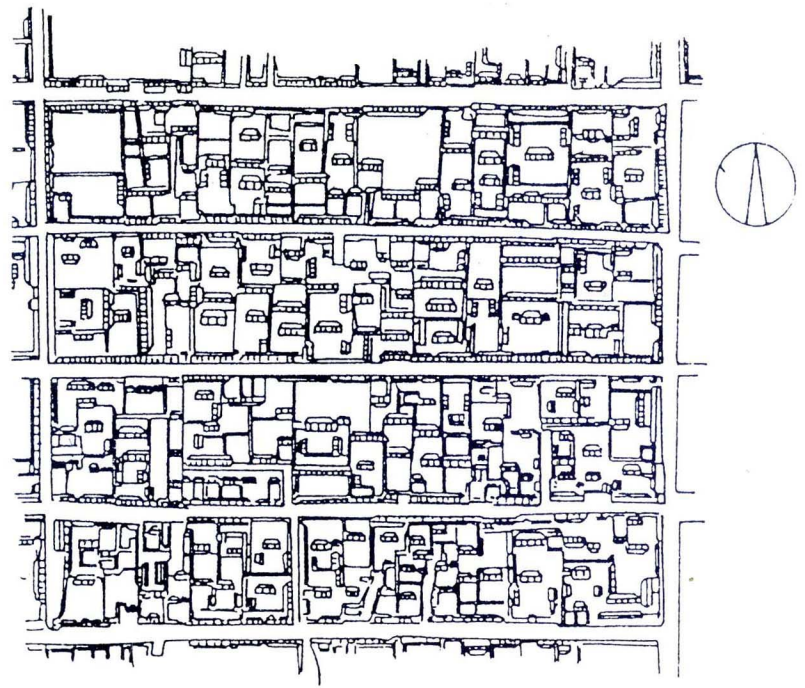
The housing in Beijing was mainly a compound with houses around a courtyard or a compound occupied by many households, forming the pattern of street, alley and a compound with houses around a courtyard. Most of the house were built in Ming or Qing dynasties. Quite a few with high quality remain intact up-to-date.



北京的四合院

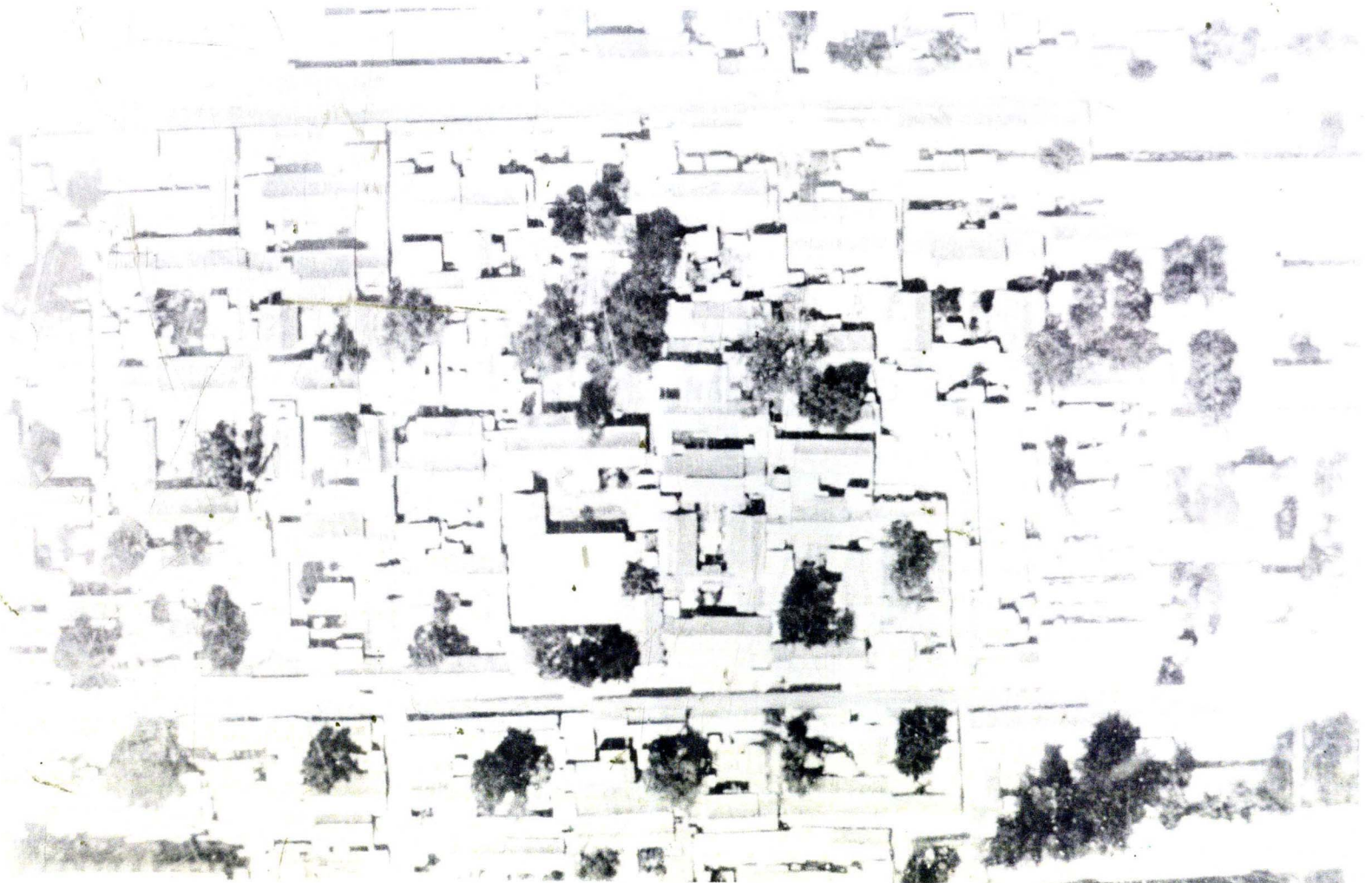
A courtyard house in Beijing

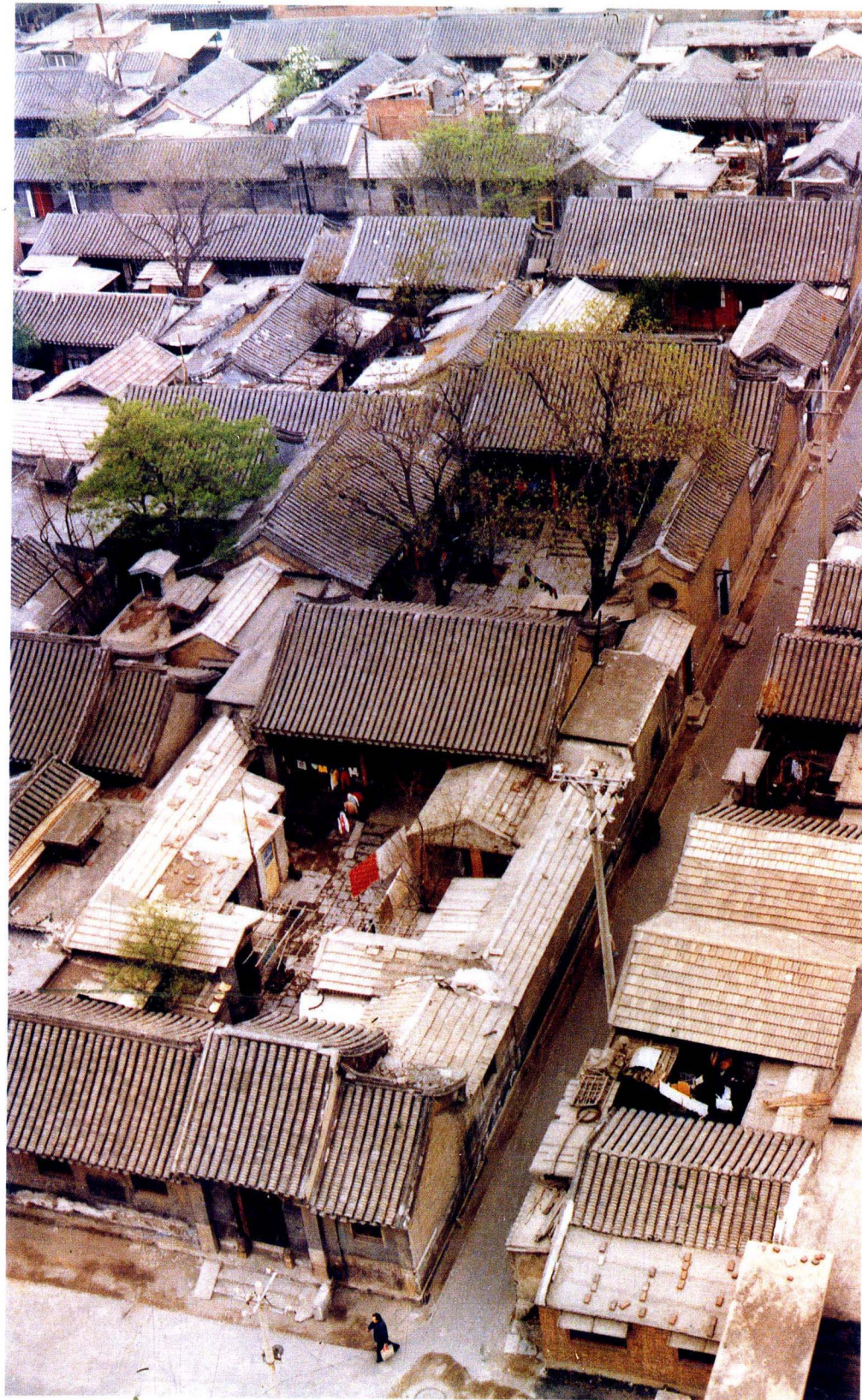
北京大街—胡同—四合院布置
The layout of streets — alley — compound
houses with courtyard in Beijing



四合院街区鸟瞰

A bird's-eye view of the neighbourhood of
a courtyard house
(之一)(first)





四合院街区鸟瞰

A bird's-eye view of the neighbourhood of
a courtyard house
(之二)(second)