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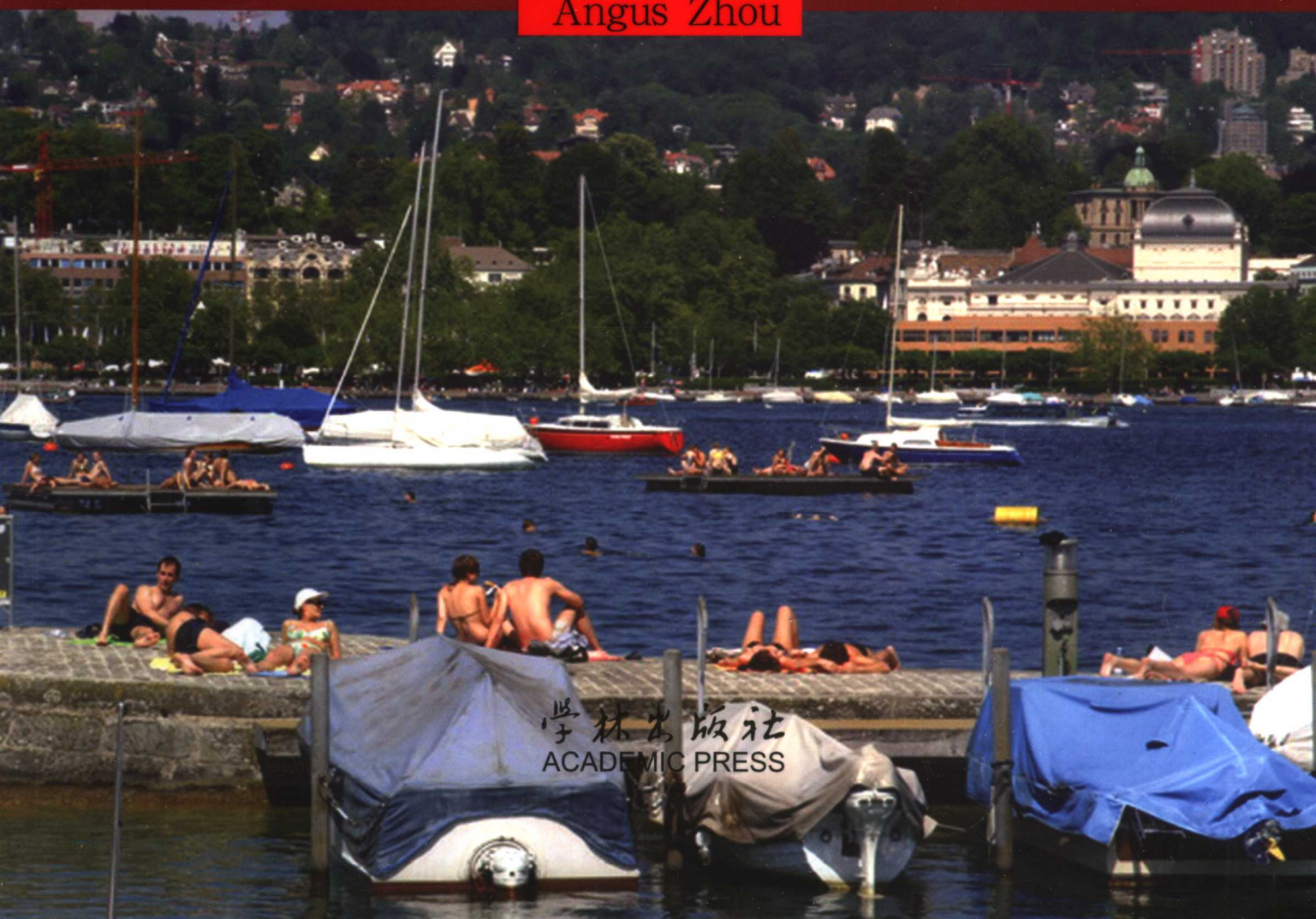
E-house China Real Estate Book Series

# 生活建筑

## Living Architecture

周啓元 著

Angus Zhou



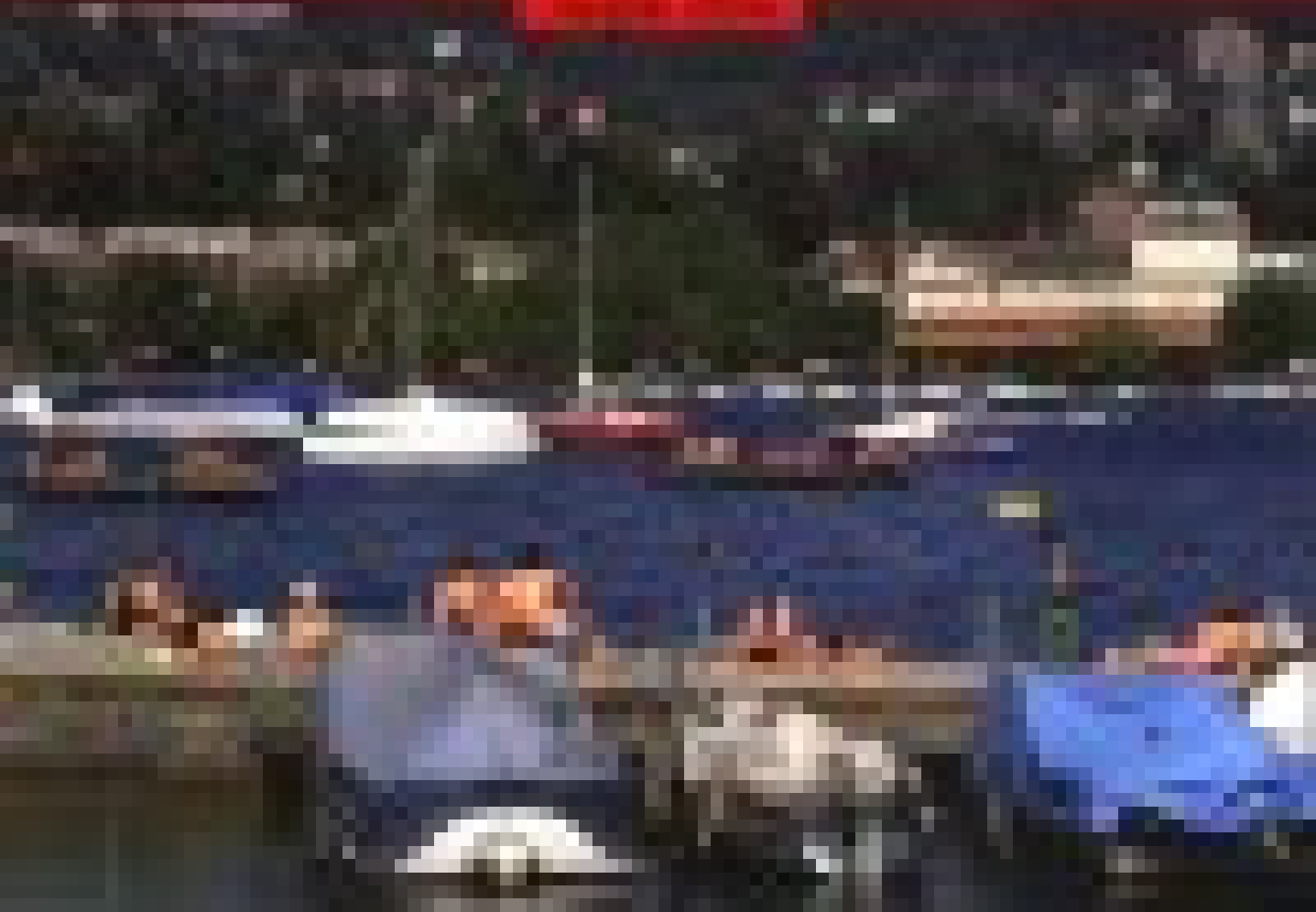
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从生活角度理解建筑，  
于建筑之中享受生活

——周啓元

**To understand architecture from life,  
To enjoy life in architecture**

——Angus Zhou



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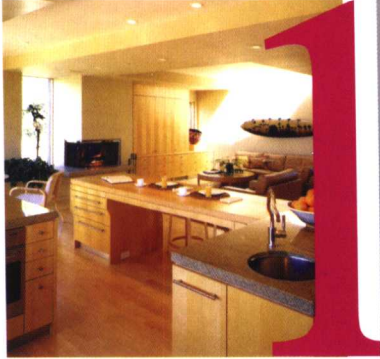
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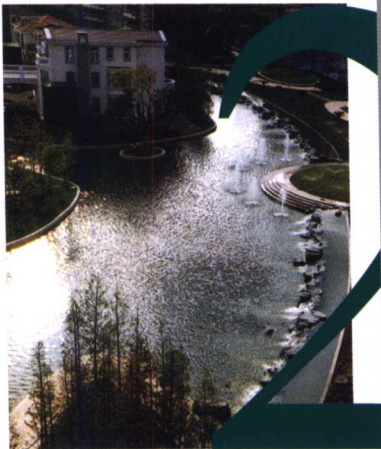
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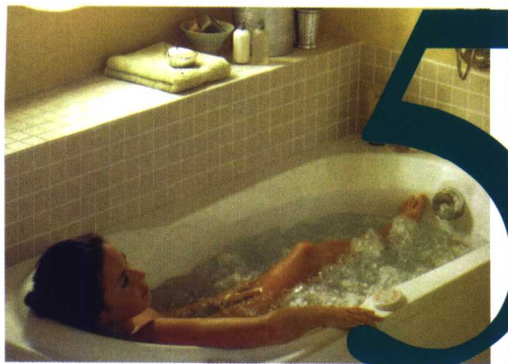
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## 序

张永岳

“从生活角度理解建筑，于建筑之中享受生活”，这是新西兰 FCC 生活建筑顾问有限公司首席生活建筑师周启元先生对生活建筑这一理念所作的双向度诠释。他从这样的角度去理解生活与建筑的关系，由此点出了生活建筑的深层次内涵，从而更能深入建筑的本质。

中国古代《皇帝内经》中载：“宅者，人之本，人因宅而立，宅因人得存，人宅相扶，感通天地。”德国著名诗人荷尔德林曾云：“人，诗意地栖居于大地”。由此可见，无论古今中外，住宅这一建筑形态是与生活紧密地联系起来的载体，并构成了人类生活的基本要素之一。

建筑，是城市的物质躯壳，应当成为城市的精神象征和市民生活的美好空间。作为与居民生活联系最为密切的住宅建筑，其设计、建造、装修、维护等各个环节都是为了一个终极目的：服务生活。人们生活质量的好坏，生活水平的高低与住宅息息相关。功能完善、环境优雅、格局舒



适、价格适宜、质量上佳的居所，始终是人们的一种向往。从这个角度考察，三流的开发商建筑的只是单纯的居住空间，二流开发商建筑的是漂亮的建筑形态，一流的开发商建筑的才是美好生活。生活建筑的理念及其实施，正是反映了以周启元为代表的业内有识之士的一种价值观及对真正建设一流建筑的执著追求。

生活建筑理念的提出与实施，对房地产业的健康发展具有普遍性的积极意义。我国目前正处于城市化的快速增长时期，世界经验表明，这一过程中必须注重城市规划和建筑质量，否则必然会产生许多建筑垃圾。就现阶段而言，生活建筑理念的提出及推行，对我国及上海房地产业持续健康发展的作用尤其重大。经过近几年持续的宏观调控之后，中国房地产业正面临着重大的转型，其中最根本的转型是行业增长方式由粗放型转向集约型。在这一转型过程中，市场集中度将提高，开发商将优胜劣汰，产品质量的好坏，将成为决定其是否被市场所接受的第一要素。此时，积极倡导生活建筑，无论对推动和谐社会的构建，还是对促进住宅产业增长方式的转型，无疑都会起到积极的推动作用。

《生活建筑》一书是周启元先生将近四十年从业经验及理论思考的结晶。周先生自青年时期出国，常年旅居海外，多年海外的经历让其能从

比较高的境界及比较宽的视野去理解和阐述建筑，再加上周先生长期乐于潜心研究生活与建筑的关系，经过不断总结、提炼和实践运用，终于成就了他的生活建筑理念，并赋予其丰富的内涵。

将届知天命之年，周先生又回到了他的出生地上海，亲身感受到了上海日新月异的变化和蓬勃发展的活力，并积极投身于他在上海的新生活和新的事业之中。在这一过程中，我们有缘相识。第一次见面，周先生就谈到生活建筑，我倾听之后，就觉得这种理念对中国房地产业的发展很有启发。2006年在上海西郊宾馆召开的“中国上海21世纪生活建筑高层研讨会”上，周先生作了关于生活建筑的专题讲座，深入的研讨，催生了《生活建筑》一书的编纂出版。

作为《生活建筑》一书的最早读者之一，我感到本书文字不多，却浸润了作者多年的思考和心得。作者以精炼的文笔，形象的图片阐述了生活建筑的丰富内涵。正如作者所言“生活建筑是我论述的主题，而快乐人生却是需要大家共同来体验的”。我阅读此书时，在获取相关专业养分的同时，心理感觉是愉悦的，并由此得到了很多有益的启示。我期待着本书的出版，能使更多的读者分享这份愉悦的心情。

是为序。

# Foreword

By Mr. Zhang Yongyue

“To understand architecture from the perspective of life, and to enjoy life in architecture”. That is a bidirectional annotation to the concept of living architecture by Mr. Zhou Qiyuan, Chief Living Architect of FCC Living Architecture Consulting Limited Company in New Zealand. Illustrating the relationship between life and architecture from this dimension, he narrates the deep level connotations, and thus goes down into the essence of architecture.

China ancient “Emperor Legend” carries, “Dwelling is human’s foundation. Human stands because of dwelling, dwelling exists because of human. Human and dwelling support with each other feeling exceedingly high.” German renowned poet Herdeline says, “Human roosts on the earth”. Thus we can see, regardless of time and space, housing, this architectural shape, is spatial carrier closely connected with life, and it constitutes the essential element of human life.

Architecture is the physical body of city, which is spiritual symbol of city and fine space for residence. As for residential architecture closely related to inhabitants’ life, its

various links such as design, construction, furnishing and maintenance all serve an ultimate goal to serve life. People’s life quality and living standard are closely linked with housing, and housing with well-developed functions, graceful environment, comfortable pattern, suitable price and top quality are always desires to be realized. From this angle, architecture is purely a residential space when built by third-rate developer, attractive architectural shape by second-rate developer, and beautiful life by first-rate developer. The concept of living architecture and its realization has precisely reflected one kind of values of men of insight represented by Mr. Zhou Qiyuan, as well as their persistent pursuance for creating first-rate architecture.

The proposal and implementation of living architecture concept have a universal positive significance for healthy development of real estate industry. Currently our country is in a fast growth period of urbanization. World experience indicates that, in such a process we should pay great attention to urban planning and architectural quality, otherwise inevitably it will draw out a lot of architectural trash. As far as the current stage concerns, the proposal and realization of living architecture concept are of special significance to continuous and healthy development of the real estate industry in Shanghai. After macro-economic regulation and control

in recent several years, Chinese real estate industry is facing significant transformation among which the most basic changes happens to economic growth mode that is shifting from the extensive growth mode to the intensive mode. In this transitional period, market concentration will enhance to keep the superior developers and eliminate the inferior ones, and product quality will become first essential factor to decide whether it is to be accepted by market or not. At this time, zealous advocacy of living architecture will undoubtedly play a positive impetus role, whether in driving the creation of a harmonious society, or in promoting the change of growth mode for housing industry.

“Living architecture” is the crystallization of Mr. Zhou Qiyuan’s working experience and theoretical thinking for the past nearly 40 years. Mr. Zhou went abroad when he was still young, and has been living overseas perennially. Many years of overseas experience enables him to understand and illustrate architecture from a higher perspective and a much wider field of vision. In addition, Mr. Zhou has long taken delight in exploring the relationship between life and architecture. Through unceasing summarization, refinement and practice, he has finally developed his concept of living architecture, and endows it with rich connotation.

Many years later, Mr. Zhou returned to

his birth place, Shanghai. He felt great changes and vigorous development here, and positively participated in Shanghai’s new life and his new career in this city. In this process, we made acquaintance by predestination. First time met, Mr. Zhou talked about living architecture; after attentive listening, I feel this idea is advantageous to Chinese real estate industry development, and then I am glad to recommend it. Thereupon, we had Mr. Zhou’s lecture on living architecture. In 2006, we held the “High-level Seminar on Living Architecture in the 21st Century in Shanghai China” in Shanghai Xijiao Guest House. So a research further gives rise to publication of the book “Living Architecture”.

As one of the earliest readers of “Living Architecture”, I feel that the word count is not much, but it is infiltrated with the author’s many years of thinking and comprehension. By fine style and vivid pictures, author elaborates the rich connotations of living architecture. Just as the author says, “living architecture is the subject I elaborate, but joyful life requires everybody to experience.” When I read this book, I absorb related specialty nutrition whilst acquiring a joyful psychological feeling, and from this, I have obtained a lot of beneficial enlightenments. Wish the book will be published soon, so that more readers can share this joyful mood.

To be as foreword.



作者近影 The Author