

# 栖居·金地的创造

Poetic Dwelling · Gemdale's Creation

GEMDALE

香港科讯国际出版有限公司 编

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# 栖居·金地的创造

Poetic Dwelling - Gemdale's Creation

《华中科技大学出版社







# PREFACE

## 前言

Gemdale Group was founded in 1988 and began to operate property in 1993. In April 2001, Gemdale (Group) Limited Company has been listed in Shanghai Stock Exchange formally. It holds the enterprise task of scientific home building to build up the competitive advantage centered as property development. Gemdale Group has created expansive strategic layout in Eastern China, Southern China and Northern China based in Shanghai, Shenzhen and Beijing and successfully stepped into Wuhan, Xi'an and Shenyang markets. Up to the end of 2007, Gemdale has had many subsidiary companies, with total capital of 25.3 billion and net capital of 84.4 billion, forming a integrated industry structure cored on property and in-phase development in property service and property agency.

Gemdale constantly has created value for customers with its creative products: it developed Sea-view Garden, Gemdale Homage Hill, Gemdale Mellon Town, Gemdale Gateway and Dongguan Gemdale Green Town and so on in Southern China; it developed Gemdale Green Town, Gemdale International Garden, Tianjin Gemdale Green Town, etc. in Northern China; it developed Gemdale Vision Trip, Gemdale Green World, Gemdale Green County in Eastern China; it also built Gemdale Green Town in Wuhan, Gemdale Imperial Garden in Xi'an and Gemdale International Garden in Shenyang. Besides,

items like Wuhan Gemdale International Garden, Guangzhou Gemdale GZ Lakes, Foshan Gemdale Kow Loon Jade are under construction.

Living is relation of people in a given time, which includes material, economy, humanistic and spiritual life. And it is a centralized embodiment of living wisdom. Cities in China meet golden times in the 21st century for that life style of Chinese changes a lot and homeland becomes a brand new comprehensive living system. Meanwhile, house will be a place to realize personal value and life way with the social class becoming rich and the polarizing of homestead consciousness. In the living tide led by urbanization process, the property enterprise taking it as duty to create life space should build correct and suitable life. The essence of living is the harmony of people and nature and the integration of people and society. A correct life mean realizing the essence of living and optimizing the living style; a correct life should accord with the spirit of times and include the future value as well. Space for people living is not a creation of individual but a universal link and only the scientific spirit and method can build correct life.

Gemdale Group sticks to scientific creative spirit, using foreseeing and professional architectural force, to drive the evolution of life, customize product for life and realize perfect career for people's living.

金地集团初创于1988年, 1993年开始正式经营房地产。2001年4月, 金地(集团)股份有限公司在上海证券交易所正式挂牌上市。金地集团秉承“科学筑家”的企业使命, 逐步形成了以地产开发业务为核心的竞争优势, 建立了以上海、深圳、北京为中心的华东、华南、华北的区域扩张战略格局, 并已成功进入武汉、西安、沈阳市场。截至2007年底, 金地集团已拥有多家控股子公司, 总资产253亿元, 净资产84.4亿元, 形成了以房地产为主, 物业服务、地产中介同步发展的综合产业结构。

金地以精准价值创新的产品, 不断为客户创造价值: 在华南区域, 开发了金海湾花园、金地·香蜜山、金地·梅陇镇、金地·名津、金地·格林小城(东莞)等项目; 在华北区域, 开发了金地·格林小镇、金地·国际花园、金地·格林世界(天津)等项目; 在华东区域, 开发了金地·未来域、金地·格林世界、金地·格林郡等项目; 在武汉开发了金地·格林小城, 在西安开发了金地·尚林苑, 在沈阳开发了金地·国际花园等项目。此外, 武汉金地·国际花园、广州金地·荔湖城、佛山金地·九珑璧等项目也已在陆续开发中。

人居是特定时期特定区域人类生活的普遍联系, 人居环境涉及物质、经济、人文以及精神生活的多个方面。城市是人居智慧最集中的体现。21世纪的中国城市迎来了“黄金时代”, 在大规模的建设高潮中, 中国人的生存方式发生着巨大的转变, 中国人的家园将是一个全新组合的生活系统。同时, 社会层次的丰富, 使中国人的家园意识开始分化, 家更多地包含了价值实现与生活方向。在城市化进程所牵引的人居浪潮中, 以创造生活空间为天职的地产企业必须建立正确的生活。人居的本质是人与自然的和谐共处, 人与社会的和谐相处。正确的生活首先在于实现人居的本质, 并不断地优化人居的方式。正确的生活要符合时代精神, 更应该包含未来价值。人类生活的空间, 不是个人的创作, 而是普遍的联系, 只有科学的精神和科学的手段才能建筑正确的生活。

金地集团坚持科学的创新精神, 以有前瞻性的、专业的建筑力量, 推动先进生活的演化, 让建筑为生活定制, 完美实现人居事业。





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# GEMDALE IN NORTHERN CHINA

- Bohai Economy Ring

金地华北地区  
— 环渤海经济圈

Beijing Gemdale Green Town  
Beijing Gemdale Green Town 6  
Beijing Gemdale International Garden  
Beijing Gemdale Center  
Tianjin Gemdale Green World

北京金地·格林小镇  
北京金地·格林小镇 6  
北京金地·国际花园  
北京金地中心  
天津金地·格林世界

Bohai Economy Ring is the seaside economy belt made up of Liaotung Peninsula, Shandong Peninsula, Beijing, Tianjin and Hebei province, which is the most active area on economy in the north China and is the junction of Northeast, Northwest and Northern China. It is composed of three economy zones, the Liaotung Peninsula economy zone from Shenyang to Dalian, the Shandong Peninsula centering on Jinan and Qingdao, the Beijing, Tianjin and Hebei economy zone from Beijing to Tianjin to Binhai area and the last one is the core of Bohai Economy Ring.

环渤海经济圈指以辽东半岛、山东半岛、京津冀为主的环渤海滨海经济带，是中国北方经济最活跃的地区，属于东北、西北、华北的接合部。环渤海经济圈由三个经济区组成：以沈阳—大连轴线为核心的辽东半岛经济区，以济南—青岛轴线为核心的山东半岛经济区，以京—津—滨海轴线为核心的京津冀经济区，其中京津冀经济区又是环渤海经济圈的核心。

In 2005, Gemdale (Beijing) Company built the layout of circling Bohai rapidly. Gemdale Group succeeded gaining the development rights of plot 2004-013 in Jinan District on Feb 7, 2005; On April 8 of the same year, Gemdale Real Estate Development (Tianjin) Limited Company was registered and established and dominated by Gemdale (Beijing) Company; In October of this year, Gemdale (Beijing) Company set up two offices in Taiyuan (the capital city of Shanxi province) and Jinan (the capital city of Shandong province). Thus, Gemdale (Beijing) Company has established the layout of taking Beijing as central city, Tianjin as important city and accented cities around Bohai such as Taiyuan and Jinan etc. for much further development in Northern China.

2005，金地(北京)加速建立环渤海区域格局。2005年的2月7日，金地集团成功竞得津南区2004(挂)-013号宗地的开发权；同年4月8日，金地集团在天津正式注册成立金地(集团)天津房地产开发有限公司，归属环渤海区域公司金地北京公司管辖。10月，金地北京区域公司成立太原、济南办事处。至此，金地北京区域公司已经建立以北京为中心城市，以天津为重要城市，同时关注环渤海区域城市，如太原、济南等城市的格局，并还将积极谋求在华北区域的更大发展。

On Dec 5, 2005, Gemdale (Beijing) Company got the plot C2 in living area of Majuqiao Town with 408 million, which is near to Beijing Economy and Technology Development Zone and Gemdale Green Town. At present, Gemdale (Beijing) Company has made the strategy of developing middle-grade housing in central city and stepping into the outskirts that has complete traffic planning, foreground and potential. The plot of Yizhuang New Town that locates on the planning area of Beijing meets the strategy requirement of Gemdale Group for it is used as middle or high-grade living area.

2005年12月5日，金地北京公司以4.08亿元人民币成功竞得紧邻北京市的经济技术开发区，马驹桥镇生活起步区C2地块，距金地·格林小镇仅五分钟车程。目前的地金地北京公司对核心城市制定了以开发中档住宅为主，向有着完善交通规划和前景、城市发展方向的城郊发展的战略规划。亦庄新城地块位于北京重点发展的亦庄新城规划范围内，在规划用途上属于中高档居住区，符合金地北京公司的战略需要。

It means that the market share of Gemdale Group in Bohai Area will become much higher after it finishes the strategic layout in Changjiang River Delta, Pearl River Delta and Bohai Bay Area. And it will also accelerate the balanced development in three strategic areas and exalt the brand image of Gemdale Group nationwide.

这意味着金地集团继2004年完成长三角、珠三角及环渤海湾三大区域的战略布局后，在环渤海湾区域市场的份额将进一步扩大。这将进一步增强金地在环渤海区域的综合竞争力，促进金地在三大战略区域的均衡发展，提升金地集团全国化的地产品品牌形象。





# Beijing Gemdale Green Town

— North European Flavor, Green Garden in Seasons

## 北京金地·格林小镇

— 北欧风情 四季翠园

Landscape design: HASSELL

Architectural design: China Architecture Design & Research Group,  
2nd Academy of the Ministry of Nucleus Industry

Facade design: Kees Christiaanse Architects & Planners

Location: Tianbao Zhongjie, Beijing Economy and  
Technology Zone

占地面积: 245 600 m<sup>2</sup>

建筑面积: 356 200 m<sup>2</sup>

容积率: 1.21

绿化率: 37.5%

发展商: 北京金地远景房地产  
开发有限公司

景观设计: 澳大利亚怡境师 (HASSELL)

建筑设计: 中国建筑设计研究院  
核工业部第二设计院

立面设计: 荷兰KCAP设计公司

项目地理位置: 北京经济技术开发区天宝中街



The concept of Beijing Green Town is to extend the living space by environment and to reach the intimacy and communication between human and nature by landscape design. The fresh and natural housing area accords to the district feature of BDA and harmonies with the atmosphere of surroundings. The pattern of the community expresses the form of functionalism, the taste of simplism, visual experience of naturalism and the exquisite details.

北京金地·格林小镇社区的心理理念是让环境延伸人的生活空间，通过景观环境设计达到人与自然的亲近和交流；住区形象清新自然，符合BDA区域特性，和周边的气氛相协调。住区格调表现出功能主义的形态构成，简约主义的审美情趣，自然主义的视觉体验，精工唯美的细微环节。



Beijing Gemdale Green Town was planned on its landscape planning, then the architectural design is also on the base of it. On the design of landscape, designers use the thoughts of landscape foremost and linear landscape.

### Landscape Design

Design concept and thought of Green Town originate from the modern and concise design techniques from North Europe, which pay more attention to the mate of design and environment, simple in design but rich in space. The environment design is close to nature, useful but not factitious, which presents conformable landscape of small town flavor, architecture and environment of North Europe.

Green Town adopts the design way of linear landscape belt to arrange the environment and the three belts extend to different areas of the community. It arranges a lot of theme parks and squares along the landscape belts for people to get out of the house and communicate with others. Designers build a warm, harmonious, elegant and interesting modern town with the flavor of North Europe by designing the building, square, street, landscape and settings. Designers also consider the weather of Beijing, there are four definitely seasons in one year, so they pick and assemble the landscape design and green plants to materialize the life scene brought from the weather change in order that Green Town will be a real green park.

The conformable landscape scheme is on the base of the landscape planning of Green Town. It is meant to be the complete architectural environment having special, rich but organic connotation and it strives to provide various views to habitants in the community so that each unity becomes the component of the community landscape. Different sculptures, settings, fountains, squares and waterscapes with European flavor are like pearls dropped in every corner of the community. Landscape, extending from the exterior to interior, echoes to the modern and concise architecture style, while the elements from the nature are introduced into the living space and to be a portion of life.

### Architectural Design

Green Town adopts the design way of low-storied, multi-storied building of 4.5 stories and medium-rise of 8.5 stories to keep the balance between building density and building storey. To guarantee facing south (with part of east-west housing), buildings strew at random as much as possible while the rich frontispieces embody the various effects of housing form and the vivid symbol.

There are various design types of housing in the community such as multi-storied, medium-rise building, Townhouse, Rowhouse; there are also over 40 kinds of house layout and the area form 70 m<sup>2</sup> to 250 m<sup>2</sup> to meet requirements of different clients. Except for applying the architectural details to embody the solicitude to human, designers stress on the function of architecture such as sight, comfort, layout and the combination of the nature.

It adopts the penetrating sunroom with glass facing south of Holland flavor and balcony for watching views in the multi-storied and medium-rise building to introduce more sunshine into the room and add the communication between the house and the nature. Townhouse and multi-storied building use the structure of brick and cement while medium-rise building uses structure of shearing force wall, which not only ensures the building can resist the intensity of earthquake as high as grade 8 but also makes rooms more beautiful for there are no naked girders.

On the choosing of materials, the facade of Green Town adopts the natural baked bricks. And this kind of bricks has good capacity of gas-Permeability and soft color to give dwellers feelings of kindness and constancy. Buildings using the way of outer heat preservation rather than the inner one can decrease the inner heat exchange and heat waste.

On environment protection, Gemdale Green Town adopts the elevator without machine room. It sets the elevators in buildings of 5 stories to 11 stories to save the cost of building the machine room and decrease the electricity of 30%, besides, it also strengthens the comfort of taking it and weakens the noise as low as 15dB. On the process of setting air conditioners, designers use some relevant measures of shockproof and sound insulation to avoid the loud noise when air conditioners are running. Moreover, in order to decrease the noise of pipes in washroom, Green Town uses whorl pipe to decrese the speed of water to reduce the noise coming from the water striking the pipe.

It uses a lot of building materials like tile, profiled steel, wooden board, zinc, concrete and so on to create the young, fresh, and unique blood of Green Town.

北京金地·格林小镇在设计上先进行景观规划,然后在此基础上进行建筑设计。在景观设计中,用了景观先行和线性景观的规划思路。

### 景观设计

格林小镇的设计概念及思路源自北欧现代简约的设计手法,讲究设计与环境的紧密配合,形式简单但层次和空间丰富。环境设计接近自然,实用但不造作,体现出欧洲北部的小镇风情、建筑和环境为一体的整合景观。

格林小镇的环境采用线性景观带的设计方式,三条线性景观带延伸到小区各个区域。景观带沿线设计了大量供居民活动和休息的主题公园和广场,使人们有更多机会走出户外与他人交流。设计师通过社区建筑、广场、街区、景观、小品营造了一个温馨、和谐、典雅和充满趣味性的现代北欧风情小镇。格林小镇的环境设计还充分考虑到北京四季分明的自然气候特点,着力通过景观设计及绿化植物的选择与组合,体现自然气候变迁所带来的生活场景,使格林小镇真正成为一个“四季翠园”。

格林小镇的整合景观方案建立在景观规划的基础之上,意在使落成的建筑环境具有独特、丰富而有机的景观内涵,并着力为社区内所

有住户提供各具特色的近宅景观视野,使各个体成为社区景观的组成部分,各种充满欧洲风情的雕塑、小品、喷泉、广场、水景如珍珠般散落在每一个角落。景观从室外延续到室内,与建筑现代、简洁的风格相呼应,大自然的元素被引进起居空间并成为建筑和生活的一部分。

### 建筑设计

格林小镇采用低层或4.5层的多层与8.5层的小高层结合的方式进行建筑规划,以取得建筑密度与建筑层数的合理平衡。在保证南向的条件下(仅局部住宅为东西向),建筑规划做到尽可能多的错落变化,丰富的墙面体现了住宅形态的丰富效果与鲜明的标志性。

住宅的设计类型丰富,有多层、小高层、TOWNHOUSE、ROWHOUSE,套型多样;40多种户型,面积从70m<sup>2</sup>到250m<sup>2</sup>,分为多个层次,可以满足用户的多种居住需求。除了应用创新的建筑技术细节来体现对人性的关怀外,设计中十分强调建筑的功能性,如住宅高度景观宜人、住宅层数上下轻松、户型开间舒适开敞、与自然充分融合等。

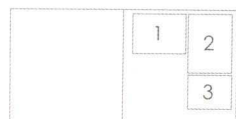
在多层和小高层的住宅中采取了荷兰风格的南向全玻璃、全通透的阳光室设计及用于观景的一步阳台设计等,充分将阳光引入室内,同时也增加了住宅与自然的接触。TOWNHOUSE和多层的结构设计采用砖混结构,小高层采用短肢剪力墙结构。这种结构保证了建筑可以抵抗8级强度的地震,厅和居室内无梁,房间不露柱,使用方便、美观。

在建材选用上,格林小镇的外墙立面采用了天然材质的黏土烧结砖。这种砖透气性能良好而且色彩柔和、历久常新,为长期生活在这里的业主带来亲切和恒久的感受。建筑采用外保温的方法,结构的外面整体采用保温板或者是其他保温材料包裹墙面,减少户内的热交换,基本消除了内保温存在的热损耗问题。

在环境保护方面,金地·格林小镇采用了无机房新技术电梯,可在5~11层的建筑实现无机房配置,节省机房土建费用,并且节省电耗30%以上;除了提高乘坐的舒适性,噪音最低可以小到15分贝。在设计过程中,对空调室外机位置的设置予以重视并采用相应的防震隔音措施,能有效避免空调噪音过大的问题。另外,为了降低洗手间管道的流水噪音,格林小镇选用螺纹减噪管减缓水流速度,降低水流对管壁直接冲击的噪音。

务实的建筑设计大量使用陶砖、型钢、木板、锌板、素混凝土……种种自然而质朴的建材大胆组合,创造出格林小镇建筑年轻、新鲜、不拘一格的风格气质,带给人们耳目一新的感受。





- |                   |           |
|-------------------|-----------|
| 1 master plan     | 1 总平面图    |
| 2 court landscape | 2 庭院景观实景图 |
| 3 garden house    | 3 花园洋房实景图 |







1		4	5
2			
3		6	7

1/2 views in summer

3/4 waterscape in the court

5 views in winter

6 landscape of road

7 landscape corridor

1/2 秋景

3/4 庭院水景

5 冬景

6 道路景观

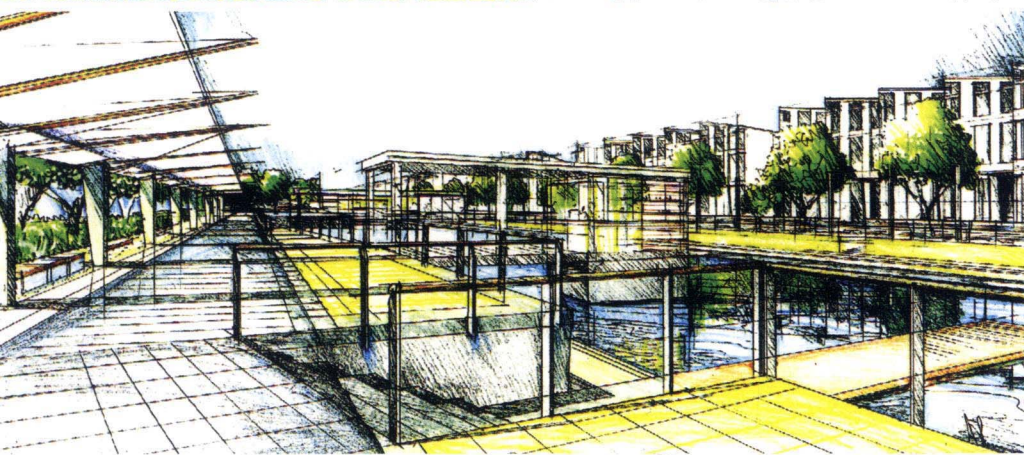
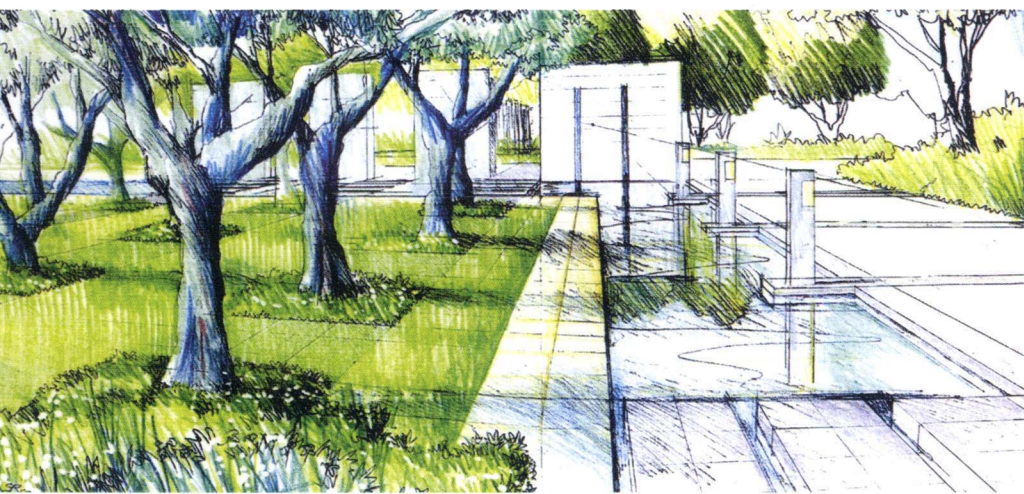
7 景观长廊











1	2	5	6
3		7	
4		8	9

- 1/2 garden house
- 3 handpainting of landscape wall in the court
- 4 handpainting of square landscape
- 5 garden house
- 6 corner of green square
- 7 corner of court garden
- 8/9 clubhouse

- 1/2 花园洋房实景图
- 3 庭院景墙手绘图
- 4 广场景观手绘图
- 5 花园洋房实景图
- 6 格林广场一角实景图
- 7 庭院花园一角实景图
- 8/9 会所实景图