

第五屆

proceedings of fifth china urban housing conference  
cuhk . hong kong . november 24 - 26 2005

# 中国城市住宅研讨会

城市化进程中的人居环境和住宅建设:可持续发展和建筑节能  
human settlement and housing development under urbanization  
process : sustainable development and energy conservation

# 论文集

下卷  
volume two

邹经宇 许溶烈 金德钧 主编

香港中文大学中国城市住宅研究中心

chief editor : Tsou Jin-Yeu, Xu Ronglie and Jin Dejun

center for housing innovations . the chinese university of hong kong



中国建筑工业出版社

CHINA ARCHITECTURE AND BUILDING PRESS

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Human Settlement and Housing Development under Urbanization Process:  
Sustainable Development and Energy Conservation

中国香港 香港中文大学

The Chinese University of Hong Kong, H.K.S.A.R. CHINA

2005 年 11 月 24 ~ 26 日

24 ~ 26 November 2005

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中国建筑工业出版社  
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## 序 言

### Preface

自首届中国城市住宅研讨会于1998年12月18日在北京召开以来,至今已经快有7个年头了,其间又先后陆续举办过三届研讨会。可以说这四届研讨会的内容一届比一届丰富而深入,研讨会的议题和参与者一届比一届广泛和增加,因此历届研讨会都受到了与会人士的普遍欢迎和好评。其实上述研讨会的发起与召开系源起于20世纪90年代中叶以来,香港中文大学建筑系与建设部科学技术委员会之间多年交往与合作的结果,从而试图在更大程度上为学人、同行间创建起广泛而且实际的交流合作平台作出的尝试。基于早先的多年交往和了解,香港中文大学中国城市住宅研究中心,在建设部科学技术委员会支持下,于1998年12月18日成立,并同时在北京召开了首届中国城市住宅研讨会。随后几届研讨会有了更多的单位团体参与联合主办、协办或给予了不同方式的有力支持。早在一年之前就开始着手筹备且已取得良好进展而当前筹备工作进入倒计时阶段的第五届中国城市住宅研讨会,其主题为:“城市化进程中的人居环境和住宅建设;可持续发展和建筑节能,”由建设部科学技术委员会和香港中文大学中国城市住宅研究中心联合主办,香港特区政府房屋署、中国城市规划设计研究院和建设部住宅产业化促进中心协办,此外作为研讨会的支持单位尚有:中国建筑学会、香港特区政府规划署、屋宇署、澳门特区政府房屋局、香港建筑师学会、香港工程师学会,以及台湾成功大学等两岸四地的相关部门、学术团体、研究设计机构及高等学校等诸多机构。至当前为止,研讨会筹委会已经收到交流论文180篇,经研讨会学术委员会有关成员评阅,由于研讨会规模和条件所限,只能推荐其中的120篇论文入选本届研讨会论文集中,鉴于这些论文内容相当丰富,水准相对较高,经有关专家和出版人士评估,认为这本论文集,值得公开出版发行,以利于更广泛地提供交流。承蒙中国建筑工业出版社的大力支持,接受了此论文集的出版发行任务。凡入选论文集的论文,组委会和学委会将尽量安排在研讨会大会和分会上进行演讲和交流,此外,论文评审委员会将尽其所能地在广泛听取意见的基础上,评选出优秀论文10篇,并将在研讨会大会上颁发优秀论文证书。

住宅是关系人人、人人关心的大问题,而且是随着经济、科技、社会的发展而不断发展,并与人文、天时、地理等关系十分密切,因此,住宅问题是一项需要始终给予极大重视和需要不断发展、不断研究的至关重要的任务。中国是发展中的大国,中国实行改革、开放政策20多年来,各方面取得了巨大的成就,但中国原有的底子差,问题多,而城市化的进程要比预期的又快得多。因此,反映在中国城市住宅建设上需要研究解决的问题特别复杂和特别繁多。虽然近几年来,中国政府和有关部门组织研究解决了许多相关问题,但新的问题和新的需求又相继层出不穷。正是如此缘由,凡是有关住宅问题的重大举措和重大政策(包括经济政策和技术政策)的研究和建议都会受到众人 and 有关部门的关注。中国城市住宅研究中心正是在这种大后台下,由以香港中文大学建筑系邹经宇教授为首的一批学人在自己专业上所做的贡献和对事业上的奋力追求,得到了校方领导的重视和认可,自然也受到了建设部科学技术委员会的支持而成立的。作为支持者和见证人我认为中国城市住宅研究中心,自成立起至今,一直得到了建设部科技委前主任储传亨直至现任常务副主任金德钧的大力支持;建设部前部长俞正声和现任部长汪光焘都专门接见过中心的负责人,对此都足见建设部对中国城市住宅研究中心的支持和重视。自成立以来,中国城市住宅研究中心开展了大量的工作,取得了颇有影响的成就。即将于今年11月24日至26

日在香港召开的第五届中国城市住宅研讨会全过程中，在展示整个研讨会交流成果的同时，也将展示中国城市住宅研究中心所取得的最新研究成果，而且也将充分显示以邹经宇教授为首的中国城市住宅研究中心团队科研实力和组织能力。根据本人此次对筹备工作的了解和多年与中国城市住宅研究中心交往的经验，本人对此深信不疑，并且预祝第五届中国城市住宅研讨会圆满成功，中国城市住宅研究中心不断取得新的成就！我乐此而特为之序。

许溶烈

2005年10月22日于北京

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