

中国城市住宅小区建设试点丛书



建筑实录篇

中国城市住宅小区建设试点丛书编委会编



第
2
辑

清华大学出版社

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白德懋 张菲菲

编辑部

主编: 高拯

副主编: 水亚佑 陈衍庆 顾启浩

编辑: 柳萍 贾东东 孙克放 饶涛

中译英: 许宗仁

装帧设计: 苑生 王倩

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国家主席江泽民视察上海三林苑住宅小区

President of China Jiang Zemin inspected Sanlinyuan Residential District in Shanghai

前言

建设部城市住宅小区建设试点至今已逾十年,这是数十万试点工作者艰苦奋斗的十年,是中国住宅建设硕果累累,出现质的变化的十年。一批批规划设计好、功能全、质量高、环境美的试点小区落成,起到了样板的推动作用,使我国住宅小区建设从重视数量的发展进入到数量与质量并重的新阶段,为人民居住水平的提高做出了积极的贡献。

近年来,试点效果日益显著,各省、市抓试点的热情日渐高涨,全国试点总数已接近 400 个,分布在全国部分大、中、小城市。这些试点小区从当地实际情况出发,继承和发展已竣工试点小区取得的经验,坚持“以人为本”的指导思想,按照建设部试点的要求,依靠科技进步,通过精心规划、精心设计、精心施工、科学管理,实现“造价不高水平高,标准不高质量好,面积不大功能全,占地不多环境美”的目标。为进一步提高住宅功能质量、工程质量、环境质量和服务质量取得了成功的经验。

在这世纪之交的年代,随着我国人民物质生活和精神生活水平的提高,人们对跨世纪住宅的环境、户型、功能、配套及社区文化的要求越来越高。如何建设具有一定超前意识的住宅小区,已成为一个社会热点。而试点小区的大量涌现,不但为实现人们“下个世纪我的家”的愿望创造了经验,而且使其具备了可能。因此我们在 1994 年 7 月至 1995 年 1 月由中国建筑工业出版社编辑出版“试点丛书第 1 辑”后,又编辑出版该丛书第 2 辑,将最近验评的试点中已经取得的成功经验加以总结推广,以期对提高新建试点小区的水平,改善人们居住生活质量发挥积极作用。希望广大读者为提高我国住宅建设整体水平献计献策,提出宝贵的意见。

谭庆琰

1997 年 7 月 10 日

Preface



More than ten years has passed since the pilot projects of urban housing estate were kicked off by the Ministry of Construction. It was a decade that hundreds of thousands of persons who were engaged in the work made arduous efforts and worked hard, and also a decade that the housing construction in China got great achievements and remarkable improvement in quality. A number of pilot urban housing districts have been completed in the country, making a great transformation from putting the emphasis on the quantity increase to a new stage of paying attention to both quantity and quality, and have made positive contributions to the upgrading of the living standard of the people.

With the amplification of the pilot projects' effect and the upsurge of enthusiasm of the municipal and provincial governments for the pilot projects, the total number of the pilot urban housing estates is now close to 400, which distribute in a part of large, medium and small-sized cities over China. Proceeding from the local reality, taking over and developing the experiences obtained by the completed pilot projects, adhering to the guiding thought of "having the people in mind" and according to the requirements for the pilot projects laid down by the Ministry of Construction, those pilot residential areas have achieved the goal of "fine construction but low cost, ordinary product standard but good quality, fairly small space but complete function, and less plot area but beautiful environment" by relying on the advanced science and technology and through careful planning, rational design, meticulous construction and scientific management. They are still making efforts to further explore and create more experiences to raise the qualities of function, engineering and environment of housings and services as well.

In the years at the turn of century and along with the rising of the standard of the people's material and cultural life in the country, the requirements of the people will be getting higher and higher for the environment, type of flats, function, facilities of the housings and community culture of the cross-century. Building housing estates in large numbers will provide with richer experiences to the construction of a peaceful and comfortable dwelling place for the ordinary citizens. For this, we compiled and published "The First Part of a Series Books of Pilot Urban Housing Estates" on July 1994, Jan. 1995. And now we have continued to compile and publish "The Second Part of a Series Books of Pilot Urban Housing Estates" to summarize and popularize the successful experiences gained by a part of pilot projects checked and accepted recently so as to enhance the upgrading of the construction of new pilot housing estates and to play an active role in improving the quality of the people's residential life. We hope the reading public will put forward their valuable suggestions and comments for the improvement of the overall quality of housing construction in China.

Tan Qinglian

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