### Shaping Suzhou Industrial Park: Learning from Singapore's Experiences

借鉴新加坡经验营造苏州工业园区



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SCP 中国区总裁
2016/10/20



### Main Contents 主要内容

- The origin of Suzhou Industrial Park (SIP)SIP 的由来
- 二. Planning target of SIP SIP规划的目标
- 三. Implementation of SIP's plan SIP规划的实施
- 四. Enlightenment of SIP's plan SIP规划的启示







Singapore's social order is good, they are strict, we should learn from their experience, and be better than them.

--- Deng Xiaoping

"新加坡的社会秩序算是好的,他们管得严,我们应当借鉴他们的经验,而且比他们管得更好。"

——邓小平

### The Concept of SIP 苏州工业园区的概念提出

 Mr.Lee Kuan Yew proposed the concept of creating Sino-Singapore Suzhou Industial Park to China Government in 1993

1993年5月李光耀向中国政府提出创立中新苏州工业园区的概念

 Objective: to introduce experience in public administration and the management of industrial park

目的: 让中国借鉴新加坡在公共行政以及管理工业园方面的经验

 The two governments signed a cooperation agreement in 1994, officially launched this unprecedented, far-reaching software transfer program

两国政府在1994年签署合作协议书,正式启动这项史无前例、影响 深远的软件转移计划。



### Singapore Planning System新加坡规划体系



# China Planning System 中国规划体系

City Master Plan Framework
城市总体规划纲要

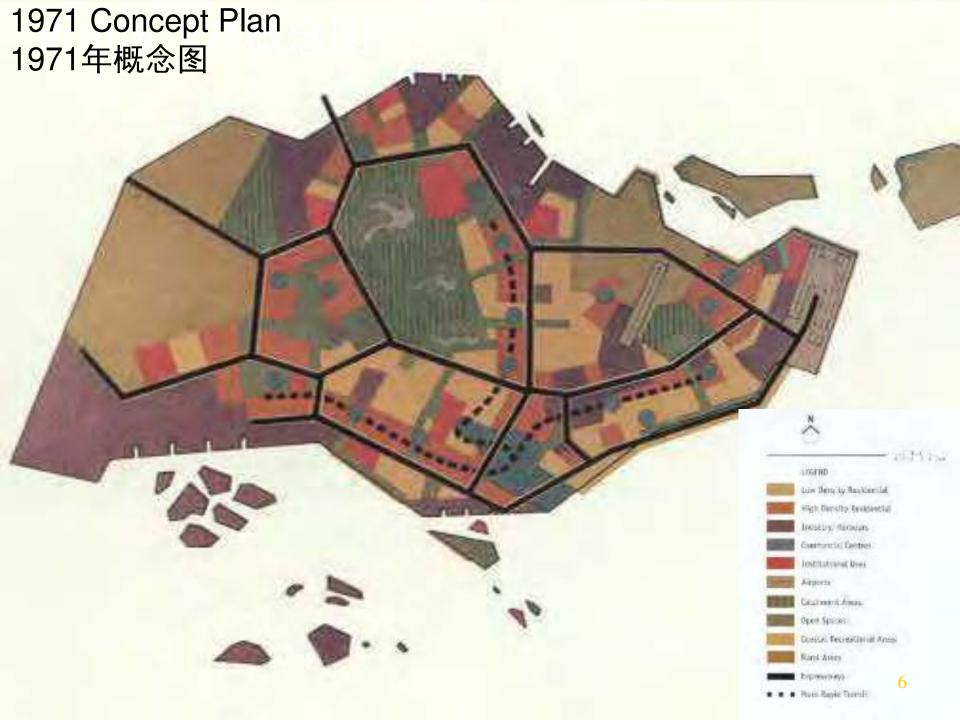
City Master Plan
城市总体规划

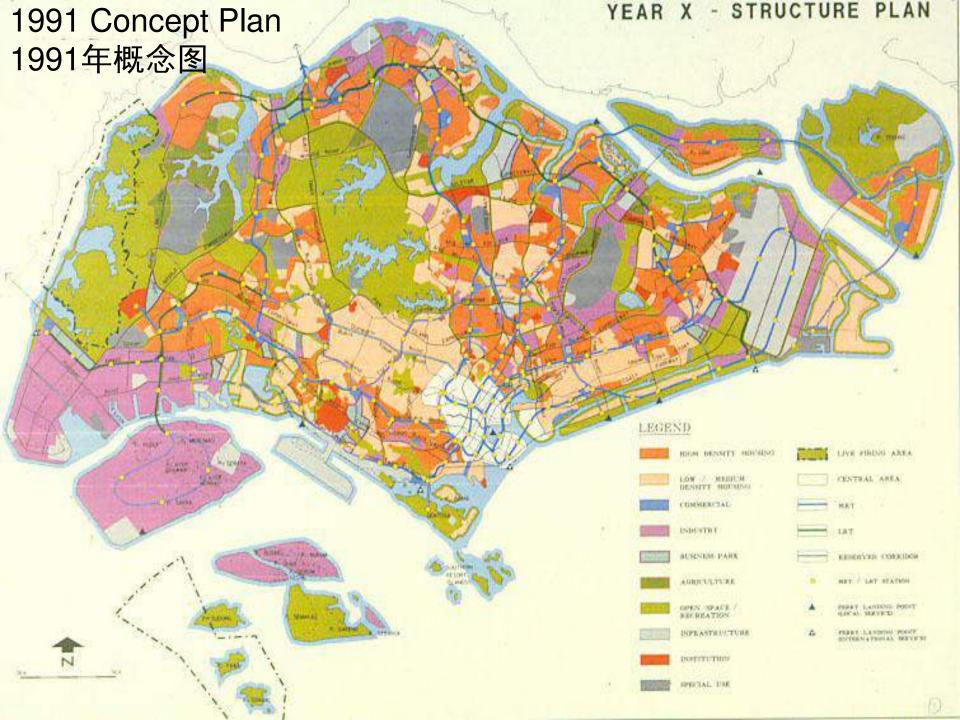
Regulatory Detailed Plan
控制性详细规划

Constructive Detailed Plan

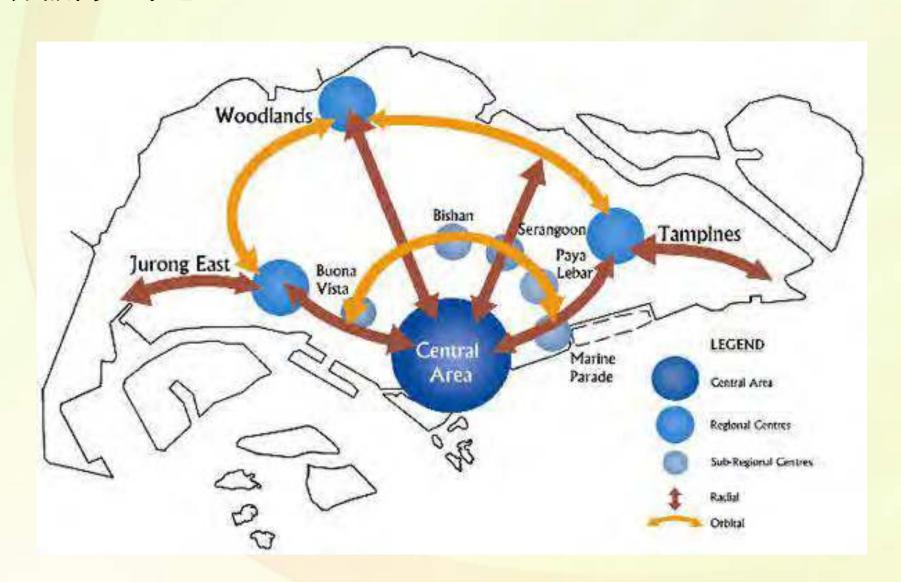
修建详细规划

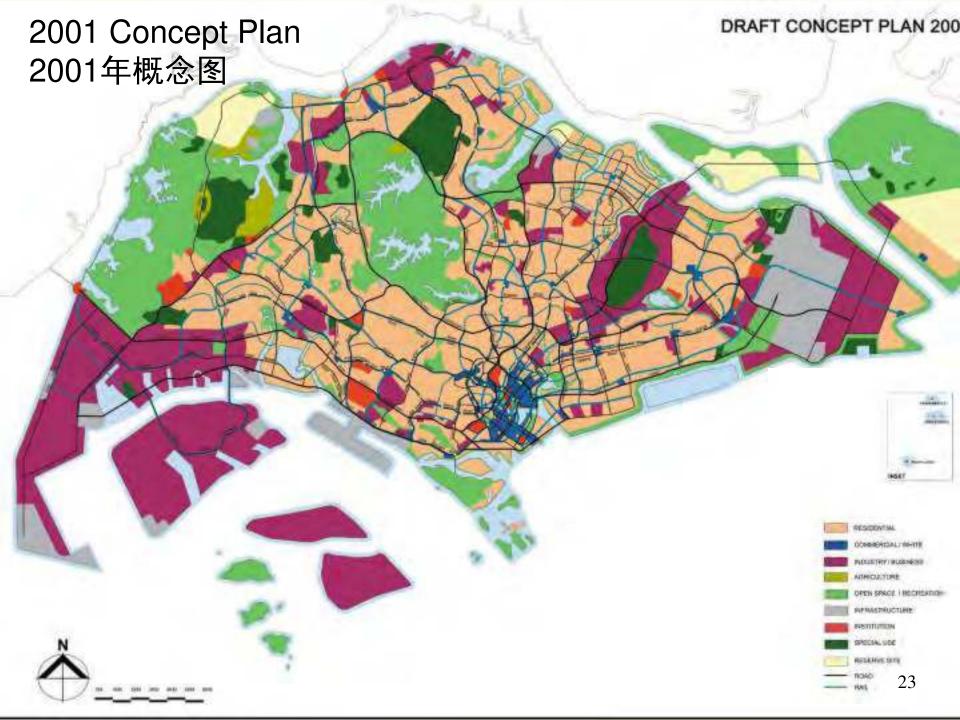
Planning and Architectural Scheme Approval 规划和建筑方案报批





#### Decentralized Commercial Centre 分散商业中心





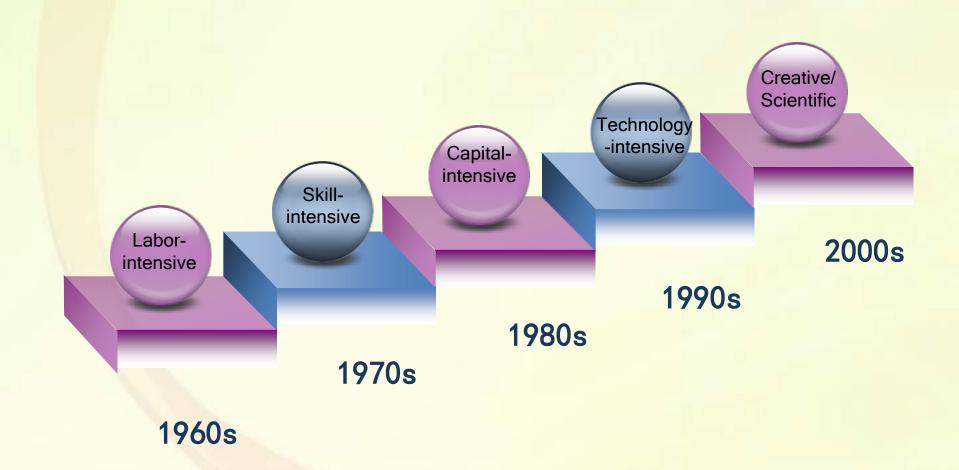
Improvement of MRT & Road System 改进交通(地铁)和道路系统







# Singapore 's Economic and Industrial Development 新加坡经济和工业发展



## Why Singapore selected Suzhou in 1993? 1993年新加坡为什么选择苏州?

1. Singapore's Industrial Upgrading needs 新加坡产业升级的需求

2. As a role of Global "Brokerage Country"作为世界 "经纪国家"的角色

- 3. Opportunities from China's Reform and Opening-up中国的改革开放环境提供机会
- 4. Radiation effect of Shanghai and Yangtze River Delta development trend 看准了上海的辐射作用和长三角的发展趋势
- 5. Rich Southern Jiangsu Culture 苏南文化深厚
- 6. Active seek from Suzhou government 苏州政府的积极争取

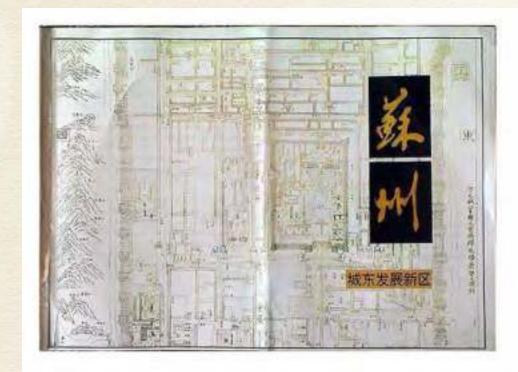


September 1992, Mr. Lee Kuan Yew, Mr. Ong Teng Cheong visited China-Singapore cooperation project site in Suzhou, China.

1992年9月,李光耀、王鼎昌等一行在中国考察中新合作成片开发项目的地点。

◆May 1993, Singapore Urban Redevelopment Authority completed the concept plan for Suzhou Industrial Park.

◆1993年5月新加坡市区重建局编制完成苏州工业园区概念规划 《苏州城东发展新区》。



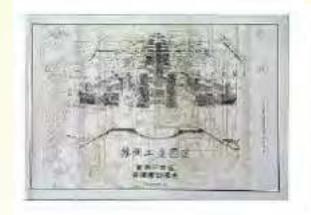


- January 1994, Singapore Urban Redevelopment Authority, Jurong Town Corporation, Housing & Development Board and Suzhou Planning Authority jointly completed Suzhou Industrial Park Start-up Zone Master Plan Report.
- ◆ 1994年1月,新加坡市区重建局、裕廊管理局、建屋发展局和中国苏州市规划局联合编制完成《苏州工业园区首期开发区总体规划报告》。

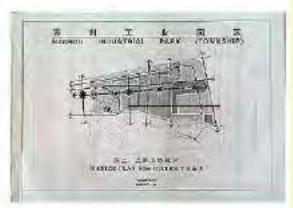


- May 1994 to April 1996, Jurong Town Corporation, Housing & Development Board, Suzhou Industrial Park Planning and Construction Bureau, led by Singapore Urban Redevelopment Authority, jointly completed Suzhou Industrial Park Phase 2 & 3 Master Plan and Detailed Plan Report.
- ◆ 1994年5月至1996年4月,在新加坡市区重建 局主持下,新加坡建屋发展局、裕廊管理局以 及中国苏州工业园区规划建设局联合编制完成 了苏州工业园区二三期总体规划和详细规划。









# Strategic Objectives of SIP 苏州工业园区战略目标

◆ February 1994, China and Singapore signed joint development agreement 1994年2月,中新两国签定合作开发协议。.

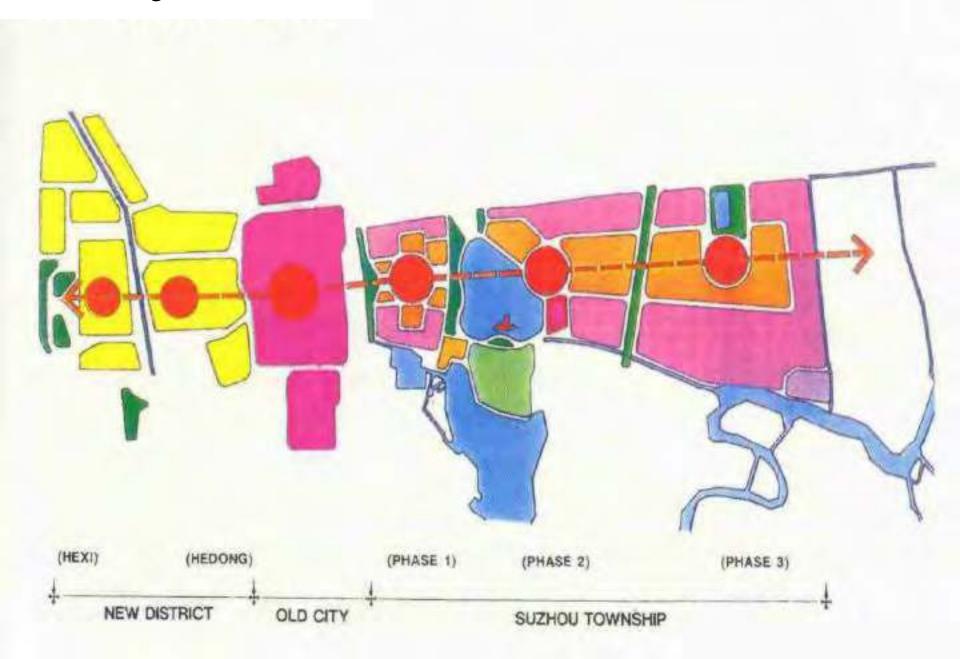


◆ An industrial city with modern industry as its main economy base, spearheaded by high-tech industry and complimented by tertiary industry and public facilities. Development area of 70sqkm, estimated population of 600,000.

高新技术为先导,现代工业为主体,第三产业和社会公益设施相配套的产业新城。开发面积70平方公里,人口约达60万人。



### Planning Structure

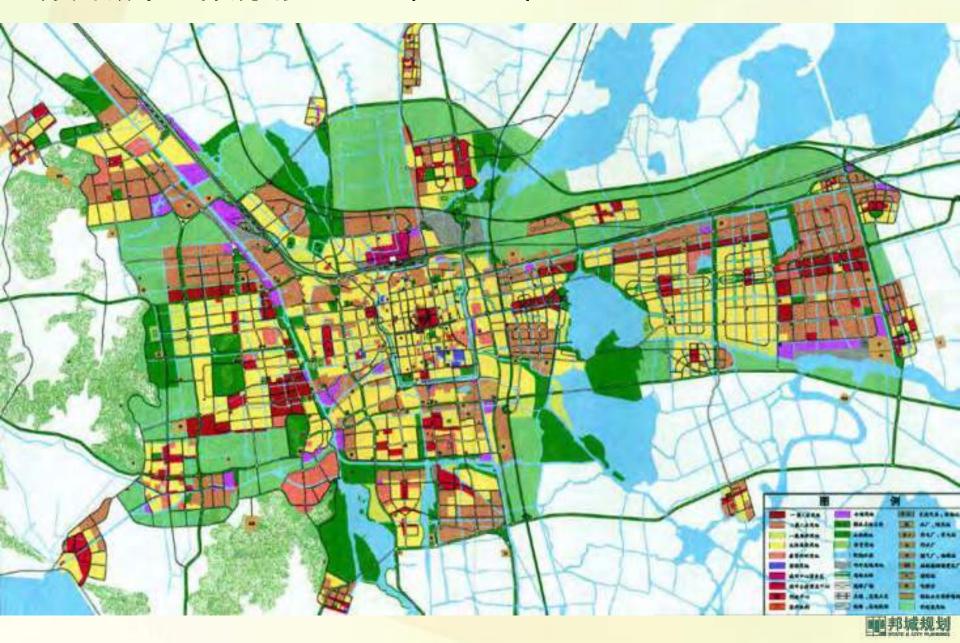


#### SIP Master Plan and Detailed Plan 苏州工业园总体规划和详细规划





Suzhou City Master Plan (1996-2010) 苏州城市总体规划(1996年-2010年)

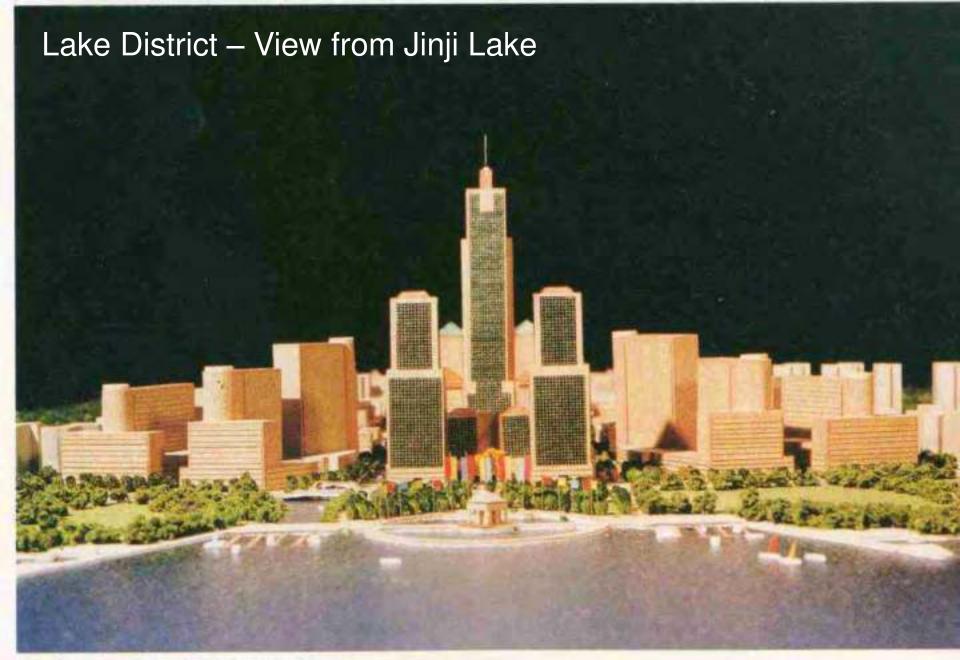


# Urban Design For SIP Commercial Core Phase 1 苏州工业园区首期商贸区城市设计









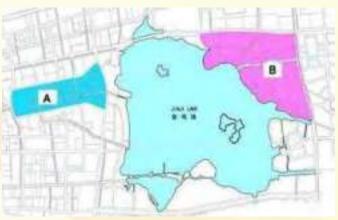
滨湖区—从金鸡湖看到的景观

# Urban Design for China-Singapore SIP CBD (2004) 中国一新加坡苏州工业园区中心区城市设计(2004)

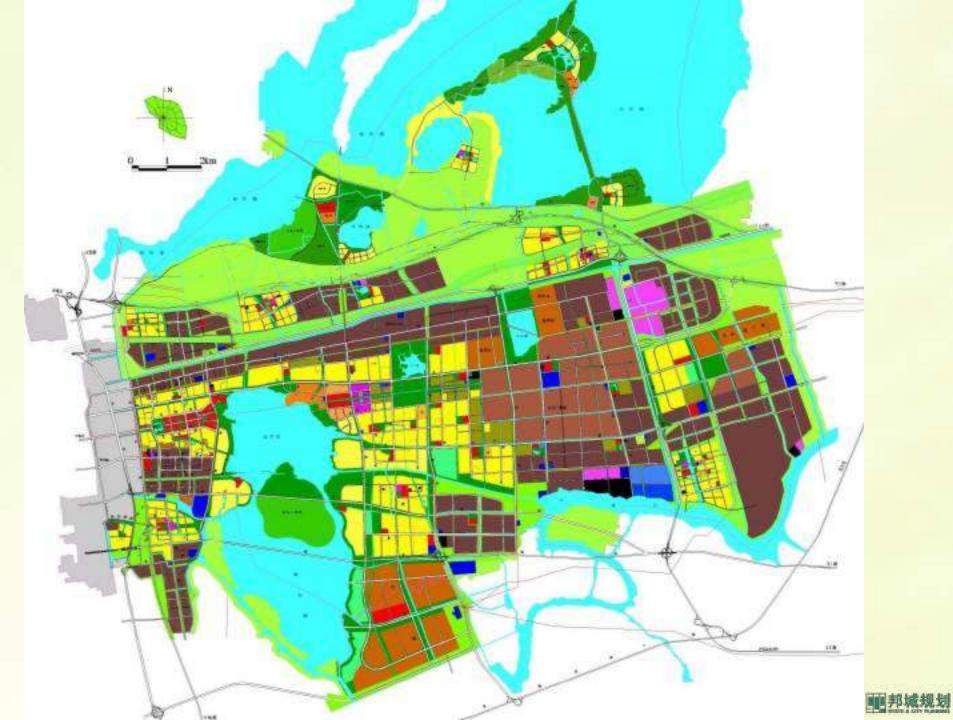












# Selective adaption of Singapore's experiences to China's national conditions

结合中国国情——自主地、有选择地借鉴新加坡经验

公共行政管理

**Public Administration** 

一健全的法制

Sound legal system

一廉洁的政府

Clean government

一管理机构的协调和谐

Cooperative and harmonious

management bodies

一高效、精干的公务员

Efficient and capable

civil servants

经济发展和管理

Economic development

and management

一市场经济

Market economy

一产权清晰的工商企业

Clear property rights

一条例及法规

Rules and regulations

一商业配套

**Commercial Facilities** 

一具有竞争性的环境

**Competitive Environment** 

<u>一财政、金融政策</u>

Fiscal and Monetary Policies

一劳、资、政三者关系的协调

Labour, capital and political relations

城市规划、建设和管理

Urban Planning,

**Construction and Management** 

一城市规划

<u>Urban planning</u>

<u>一土地规划</u>

Land use planning

一基础设施的发展

Infrastructure development

一环境控制

**Environmental control** 

一咨询管理

**Advisory management** 

# China 's well-known economist Mr. Wu Jinglian中国著名经济学家吴敬琏

Suzhou Industrial Park introduced Singapore's "Management Software", that is, the full set of rules and regulations governing Singapore's economy, as a result, other developments in southern Jiangsu followed suit, investment environment in the whole region greatly improved – more integrity, efficient, and lawful, creating "a good environment for entrepreneurs".

苏州工业园区引入了新加坡的"管理软件",即新加坡管理经济的全套规章制度,结果苏南其他开发区纷纷效仿,整个区域的投资环境因而大为改善,比较廉洁而有效率,也较讲究法治,是"善待企业家的一个好环境"。





# Implementation of SIP Planning 园区规划如何实施?

- ◆ Development Process (5 key phases) 发展历程(五个重要阶段)
- ◆ Success Factors (8 factors) 成功的因素 (八个因素)
- ◆ Achievement Evaluation 成就的评价

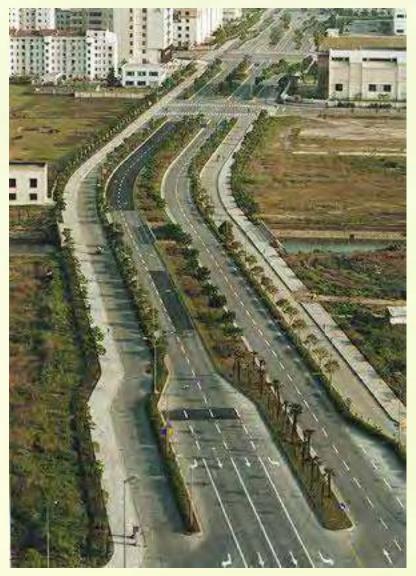
#### SIP'S Development Phases 苏州工业园区的发展阶段

- ◆ 第一阶段 Phase1 1994—1997
  8sqkm, first-class investment environment, industry investor 8平方公里的开发,一流的投资环境,工业招商
- ◆ 第二阶段 Phase2 1997-2000 Industry investor, construction of residential zone, neighborhood centre 工业招商、住宅区建设,邻里中心
- ◆ 第三阶段 Phase3 2001-2004 Expansion of industrial and residential zones, construction of commercial and recreational zone 工业区、住宅区扩张,商业区和休闲区建设
- ◆ 第四阶段 Phase4 2004-2008
  Construction of innovative industry, modern service industry, social welfare facilities 创新产业、现代服务业和社会公益事业的建设
- ◆ 第五阶段 Phase5 2008-2015
  Setup Open&Innovative experimental zone & tourism development
  开放创新试验区、旅游业

### BACKGROUND



International Standard Infrastructure 国际标准的基础设施



### Taihu Lake Water Intake Point 太湖取水

- ◆ Treatment standard above China and WHO93 standard 处理标准高于中国和 WHO 93 标准
- ◆ Phase 1 150,000 m3/day 首期 150,000 m³/天
- ◆ Planned 600,000 m3/day 规划 600,000 m³/天





Completed in 1997

1997年建成

#### Sewage Treatment Plant 污水处理厂

- ◆ 规划 Planned 500, 000m3/d
- ◆ 首期 Phase 1 100,000m3/d





Provide high level of environmental protection 提供高水准的环境保护

# Standard factory 标准厂房-工业坊



# World - renowned Industrial Enterprises 世界著名工业企业







# Panorama View of Phase 1 Southern Industrial Zone 南部首期工业区全景



# Panorama View of Phase 1 Southern Industrial Zone 南部首期工业区全景



## Suzhou Industrial Park Vocational and Technical Training Institute 苏州工业园区职业技术培训学院



## Distinctive living environment 富有特色的居住环境









### Xinjia Garden 新加花园



### Xindou Square & Jiayi Court 馨都广场&嘉怡苑



### Lake Environment 滨湖环境打造



Neighborhood Centre/Neighborhood Park 邻里中心/邻里公园

Primary School/ kindergarten 小学/幼儿园







# 4 Seasons Swimming Complex 四季游泳馆



## Central Business District 中央商务区





Jinji Lake Scenic District 金鸡湖景区 玲 珑 湾 MIRROR'S CROSSING 城市广场 文化水廊 **CITY PLAZA ARTS & ENTERTAINMENT VILLAGE DSICOVERED ISLAND** 金鸡墩 REFLECTION **GARDENS** 湖滨大道 JINJI LAKE **GRAND PROMENADE** 望湖角 **REFLECTION POINT** 水巷邻里 **MARINA** COVE "City Lung" 高尔夫球场 **GOLF COURSE** 第三阶段 3rd Stage DUSHU LAKE



# Dushu Lake Higher Education District 独墅湖高等教育区









## Education Institution in Dushu Lake Higher Education District 独墅湖高等教育区签约进驻院校

Suzhou Institute for Advanced Study, University of Science and Technology of China

Graduate School, Xi'an Jiaotong University

School of Software and Microelctronics, Peking University

Renmin University of China

Nanjing University, Post Graduate Institute

College of Software Engineering Southeast University

Suzhou University New Campus

Post Graduate Institute, University of Liverpool

Post Graduate Institute, Hong Kong University of Science and Technology

Suzhou Post Graduate Institute, National University of Singapore

Suzhou Post Graduate Institute, University of Limerick, Ireland

Texas Arlington School of Business

Warwick University

Nanjing University, University of Dayton and research development centre













### International Science Park 国际科技园

- ◆ Planning area 140000m², GFA 280000m²
- ◆ More than 200 high-tech enterprises occupy, including Suzhou city
- ♦ 60% Software Developer Enterprise and 90% IC Design Enterprise





## Development of Creative Industry and Modern Services Industry 创新产业、现代服务业的发展

→ 启动建设各类科技创新载体 200万m²。

Startup development of various innovative technology carrier 2million m<sup>2</sup>

## 国际科 技园

International Technology Park

#### 独墅湖 高教区

Villa Lake Higher Education District

### 生物纳米园

Bio-Nano Park

#### 创意产 业园

Creative Industry
Park



China-Singapore Science and Technology City









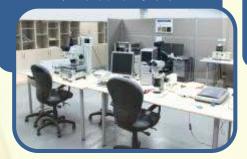


## Development of Creative Industry and Modern Services Industry 创新产业、现代服务业的发展

■ 引进各类研发机构 300 多家

Introduced 300 various R&D Institutes

#### 三星半导体研发中心



#### 中科大-香港城大联合研究中心



#### 南大研究生院





博世技术中心



艾默生研发中心



中科纳米产业化基地

Development of Commercial and Public Welfare

More than 1 million m2 of Industry Services and Living

Facilities have been built



李公堤 Lee Gong Embankment



邻里中心 Neighborhood Centre



科技文化

艺术中心 Technology, Cul tural and Art Centre



International Expo

国际博览中心

### Rapid Development of Industrial Park Services

In year 2004, more than 100 services project had been newly introduced

American Prose logistics, Sompo Japan Insurance, HSBC, Deloitte & Touche and other famous international enterprises have entered.



### Orderly Development of Industrial Park's Commercial













### Kowloon Hospital 九龙医院



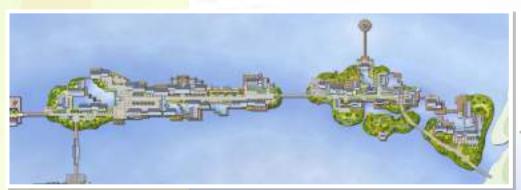
### Baitang Eco Park



### Suzhou Science and Cultural Arts Centre



### Tourism development—Lee Gong Embankment







# Tourism development Ancient Temple 千年古刹重元寺









# Tourism development Taoist Jade Palace 道观玉皇宫









### Dushu Lake Church 独墅湖教堂











#### SZV Air-Land fast track mode





#### 苏州工业园区海关

Suzhou Industry Park Custom

Suzhou Industry Park

Logistic Centre 苏州工业园区 进出口货物分流中心

### 9428724



进

出口



EDI电子报关

24小时全天候服务

24 hours service



现代物流园

Modern Logistic Park

EDI online declaration

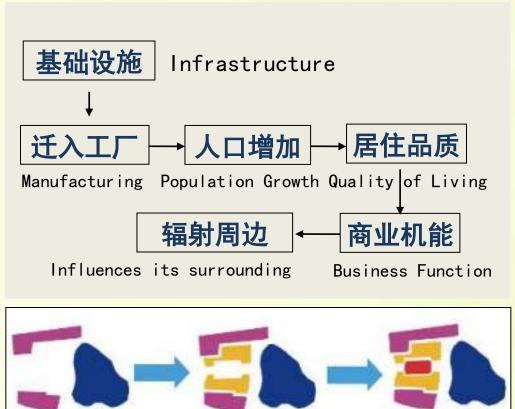
第五阶段 5th Stage

# Suzhou Integrated Bonded Area 苏州综合保税区



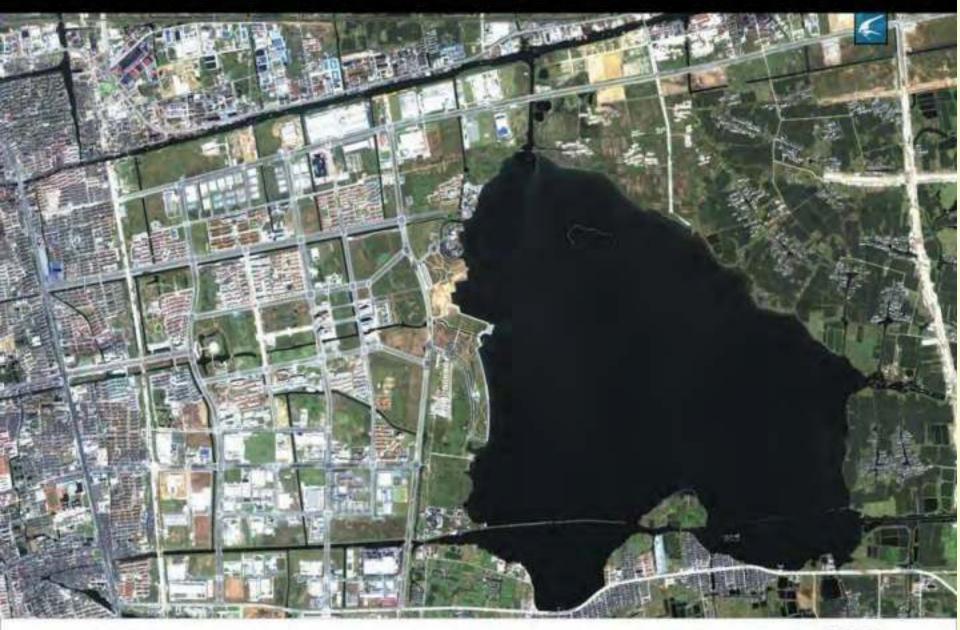
## Sino- Singapore Development Model of Suzhou Industrial Park

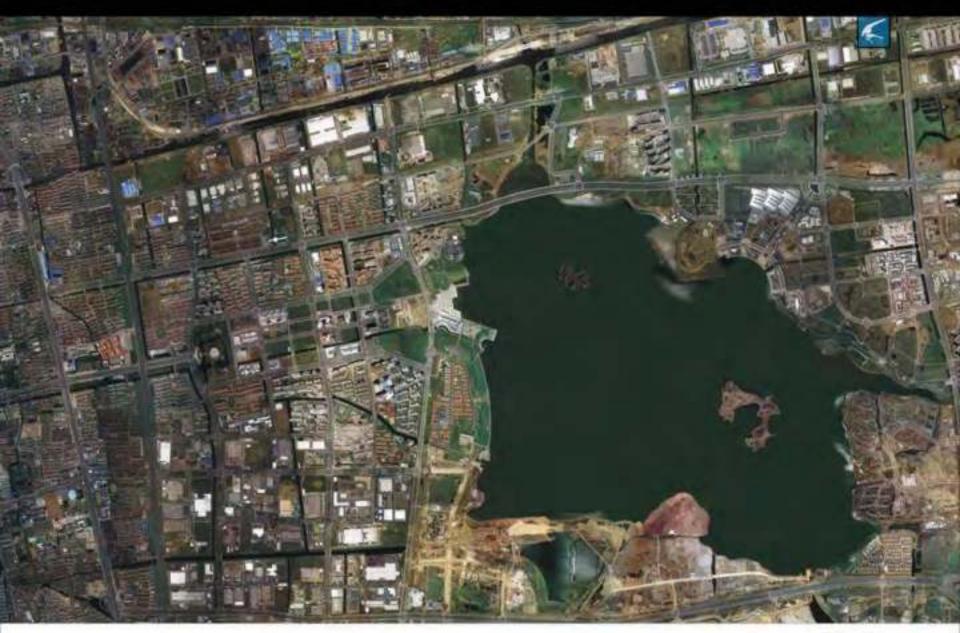








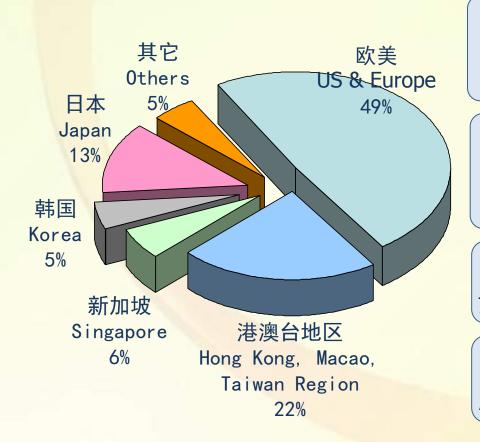






## Foreign Investment 招商引资

#### 投资项目地区结构 Sources of Investment



#### 投资项目规模 Scale of Investment

93家世界<u>五百强</u>投资154余个项目 93 organisations from Fortune Global 500 have invested in 154 projects

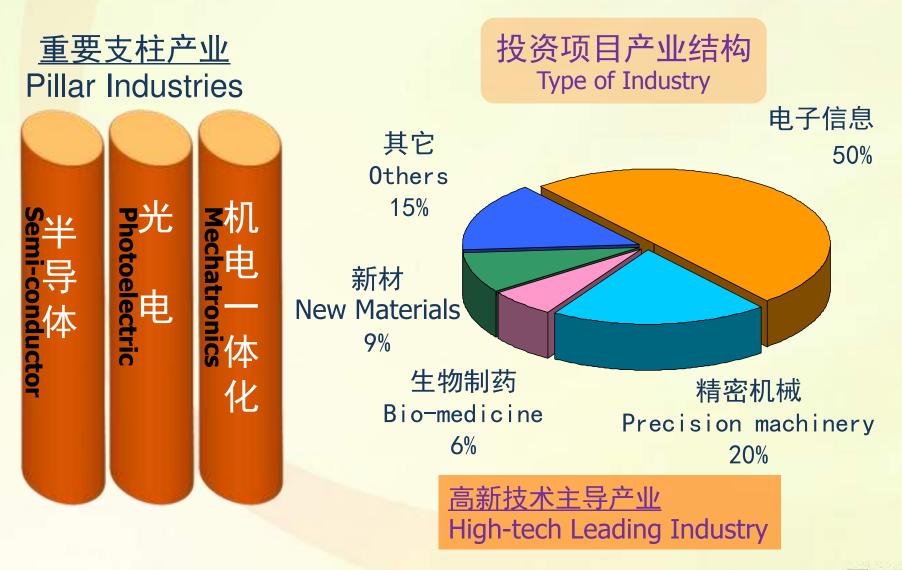
投资额上亿美元项目 149个 149 investment amount of more than 100 millions USD

### <u>投资额 10亿美元</u>项目 <mark>7</mark>个

7 investment amount of more than 1 billion USD

项目<u>平均投资额</u>超过 3100万美元 Average investment greater than 31 million USD

## Foreign Investment 招商引资



### Pillar Industries 园区三大支柱产业

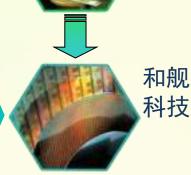
半导体产业 Semi-conductor

#### 电路设计 IC Design

50家

晶圆制造 Wafer Fabrication

1家



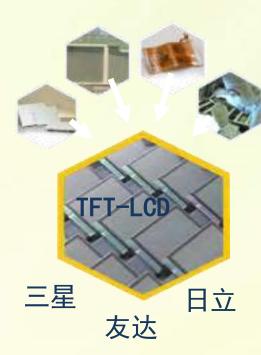
8-12英寸晶圆制造 (0.15-0.18 UM)



封装测试 Packaging & test

13家

#### 光电产业 Photoelectric



▶国内最大的液晶面板 制造基地。

The biggest LCD panel manufacturing base in China

#### 机电一体化产业 Mechatronics

















- 聚集了艾默生、博世、 金龙、普美、史密斯、 美西等知名厂商,主 要生产汽车电子、航 空零部件。
- Major producers of automotive electronics, aviation components

## Main Economic Indicators of Suzhou Industrial Park 苏州工业园区主要经济指标

2015年		
地区生产总值(GDP)	2080亿元	8%
公共财政预算收入(Budget revenue of public finances)	257. 2亿元	11. 7%
税收占比达(Tax revenue ratio)		93. 6%
国地税总收入(Total income of local taxes)	564亿元	
进出口总额(Total import and export)	796亿美元	保持稳定
实际利用外资(Actual use of foreign capital)	16亿美元	保持稳定
固定资产投资(Investment in Fixed Assets)	612亿元	保持稳定
R&D投入占GDP比重达(R&D expenditure(% of GDP))		3. 35%
城镇居民人均可支配收入(Per capita disposable income of urban residents)	5. 6万元	7. 5%
万人有效发明专利拥有量超(Ownership of effective invention patents per 10,000 population)	80件	
万元GDP能耗(Energy consumption per 10,000 yuan GDP)	0. 254吨标煤	
人均GDP (Per capita GDP)	4万美元	

## Success Factors of Suzhou Industrial Park 苏州工业园区的成功因素

- 1. Full support from both China & Singapore governments 中新两国政府的全力支持
- 2. Investment-friendly legal environment 适合企业投资的法制环境
- 3. Successful business development model 成功的商业开发模式
- 4. High standards in urban planning and management 高水平城市规划与管理
- 5. High quality infrastructure 高标准的基础设施
- 6. Close proximity to metropolitan area of Shanghai 靠近上海大都市区位
- 7. Human resource guarantee 人力资源的保证
- 8. Opportunity to form a complete industrial group 抓住机遇形成了完整的产业群

## Full support from both China & Singapore governments 中新两国政府的全力支持



中新两国政府间最大的合作项目苏州工业园区,是中新经济合作的重中之重,更是中国对外合作的重点项目。

——江泽民



中新关系发展顺利,尤其是在中新苏州工业园区项目上的成功合作,给双方带来了切实利益。

## "不特有特、比特更特"

- ◆ 国务院先后颁发国函[1994] 9号、国阅[2002] 37号、国阅[2003] 11号、国阅[2004] 71号文件,在项目审批、财政税收、外事管理、海关物流等方面授予相应的管理权限和优惠政策。
  SIP was given authority to govern its own project approval, finance and taxation, foreign affairs management, customs logistics and
- ◆ 江苏省和苏州市更是把园区作为全省、全市对外开放的重中之重。 SIP is an important window of opening to the outside world for both Jiangsu Province and Suzhou City.

other policies.

## Organisational Structure of Suzhou Industrial Park 中新合作苏州工业园区组织架构

#### 副总理

# Sino - Singapore Joint Coordinating Council

中国-新加坡 联合协调理事会

#### 副总理

新加坡外交部

新加坡贸工部

新加坡国家发展部

新加坡环境部

新加坡经发局

苏州市政府 Government of Suzhou 中新双边工作委员会 Sino - Singapore Bilateral Working Committee 裕廊镇管理局
Jurong Town
Administration Bureau

苏州工业园区借鉴 新加坡经验办公室



苏州工业园区管理委员会

Suzhou Industrial Park
Management Committee



新加坡贸工部软件项目办公室

99 邦城级划

## Investment-friendly legal environment (Software) 适合企业投资的法制环境(软件)

- ◆ 累计派出 **2000**多人次赴新培训
  Sent more than 2000 staffs for training in Singapore
- ◆ 编制80余项管理办法和实施细则
  Prepared more than 80 documents of management methods and implementation details
  - 弘扬亲商理念
     To promote pro-business concept
  - 构建透明规范的法制化环境

To construct a transparent & standardized

environment









#### **BIG SOFTWARE**

### 软件转移计划 Software transfer plan



- 规划建设与环境保护 Planning, construction and environment protection
- •招商 Investment
- •公积金 Central Provident Fund
- •海关 Customs



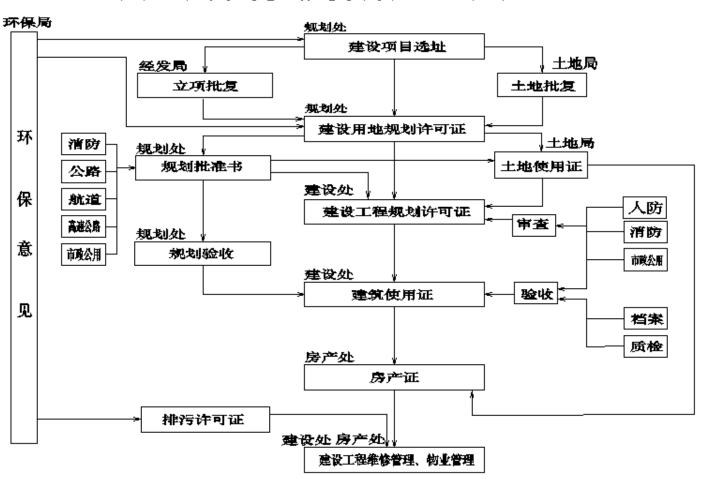




## PRO-BUSINESS ENVIRONMENT

#### Process of Project Implementation in SIP

#### 园区城市规划建设管理总流程



# Summary of SIP Experience 园区经验总结

◆ 与国家开发区协会联合举办了两届苏州 工业园区经验研讨班 Jointly organised two sessions of SIP Experience Seminar with National Development Zone Association



# Spreading of SIP Experience 园区经验辐射



◆ 苏州宿迁工业园项目正式启动,"园区理念" 加快推广转移 Suzhou Suqian Industrial Park which also adopted "industrial park" concept has been officially launched

# Spreading of SIP Experience 园区经验辐射

- ◆ 苏州南通合作开发"第二个苏州工业园"——苏通科技产业园;
  Collaboration between Suzhou and Nantong to develop "The Second SIP"—Sutong
  Technology Industrial Park
- ◆ 2009年4月25日,苏州、南通市政府以及苏州工业园区、南通经济技术开发区、中新苏州工业园区开发股份有限公司、江苏省农垦集团等签署合作开发战略协议书。 Suzhou Government, Nantong Government, SIP, Nantong Economy Technology Development Area, CSSD and Jiangsu Farming Group Company Ltd. have signed a strategic development agreement

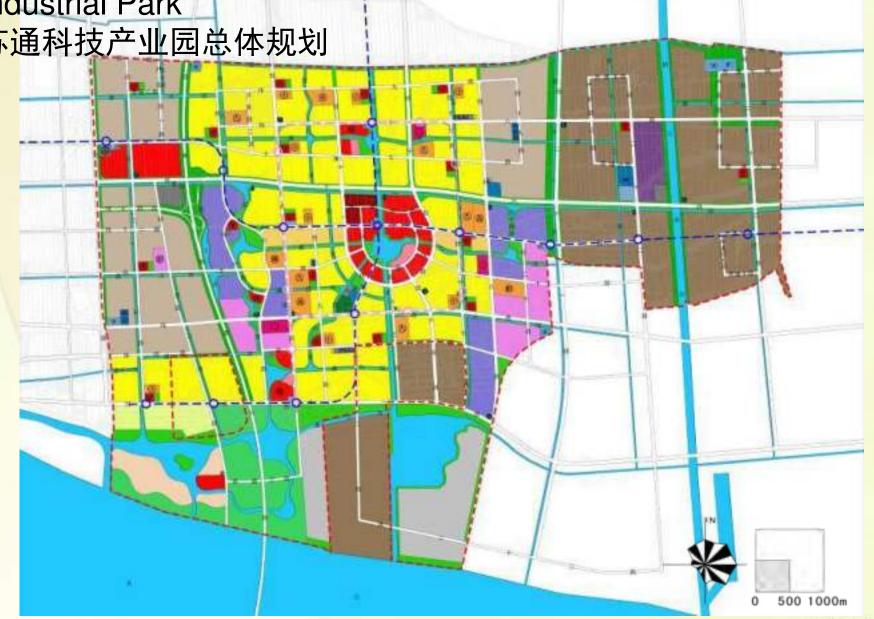




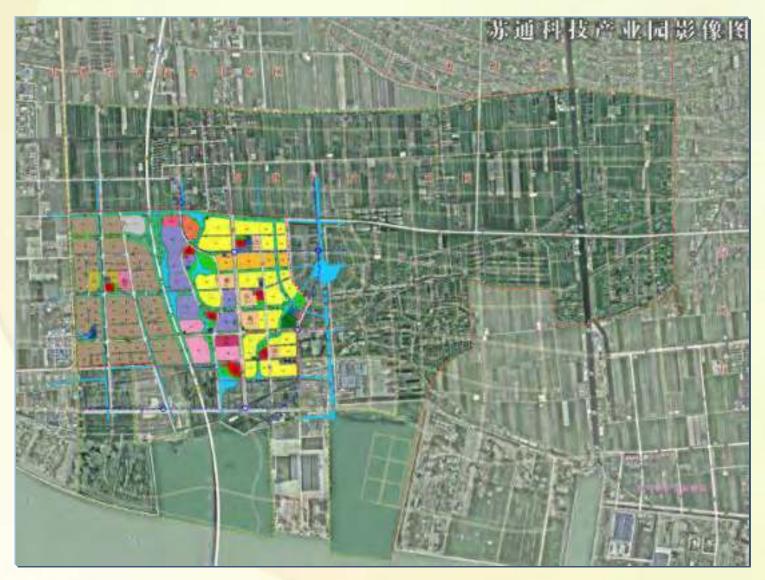
# Sino-Singapore Suzhou-Nantong Science and Technology Industrial Park 中新苏通科技产业园区



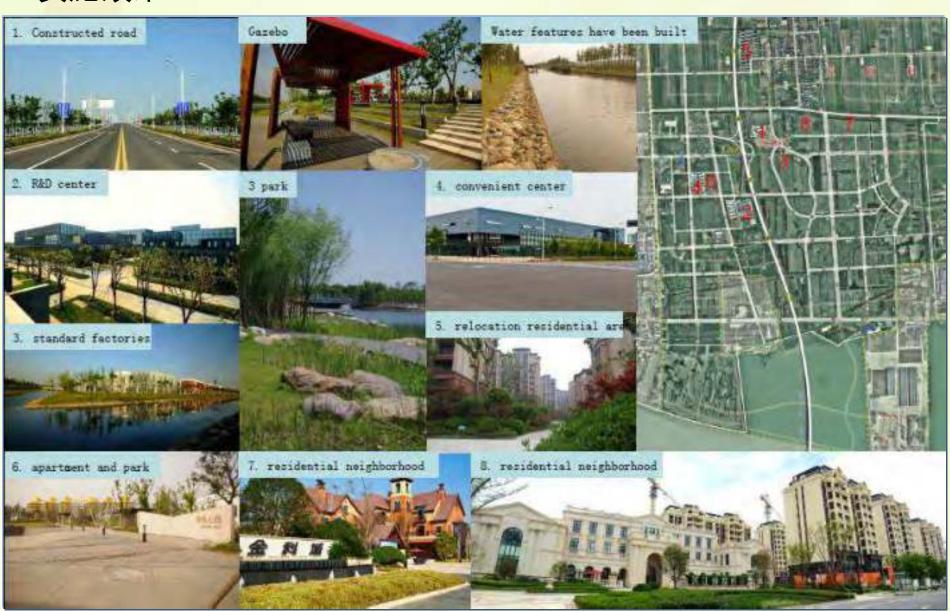
Master Plan for Suzhou-Nantong Science and Technology **Industrial** Park 苏通科技产业园总体规划



### Phase One Development 首期开发



### Implementation 实施效果



#### Spreading of the development concept

#### 园区走出去项目。。。。。。

- ◆ 江苏宿迁 Jiangsu Suqian
- ◆ 江苏南通 iangsu Nantong
- ◆ 安徽滁州 Anhui Chuzhou
- ◆ 新疆霍尔果斯

  Xinjiang Huoerguosi
- ◆ 西藏拉萨 Xizang Lasa
- ◆ 江苏苏州相城区

  Jiangsu Suzhou Xiangcheng District









## Successful Development Management Model 成功的管理开发模式



管理主体 Managing Organisation

苏州工业园区管理委员会 Suzhou Industrial Park Administrative Committee (苏州市人民政府派出机构)



开发主体 Developing Organisation

中国一新加坡 苏州工业园区开发有限公司 China-Singapore Suzhou Industrial Park Development Co., Ltd.

## 管理政府

#### 苏州工业园区管理委员会

Suzhou Industrial Park Administrative Committee

经济贸易 发展局 Economic & Trade Development Bureau

规划 建设局 Planning & Construction Bureau

财政 税务局 Finance & Taxation Bureau 社会 事业局 Society Business Bureau 地方 发展局 Local Development Bureau

秘书局 Secretarial Office 组织 人事局 Organisation Personnel Bureau

工商行政 管理局 Industrial & Commercial Administration Authority

土地管理局 Land Authority 国家税务局 State Taxation Bureau 外事办公室 Foreign Affairs Office

环境保护局 Environmental Protection Bureau

借鉴新加坡经验办公室 Learning from Singapore Experience

EDB - SIPAC - CSSD

CS-Suzhou Industrial Park

■■ 野城報刊

# Current main development organisation of Sino-Singapore cooperative development 目前中新合作开发主体

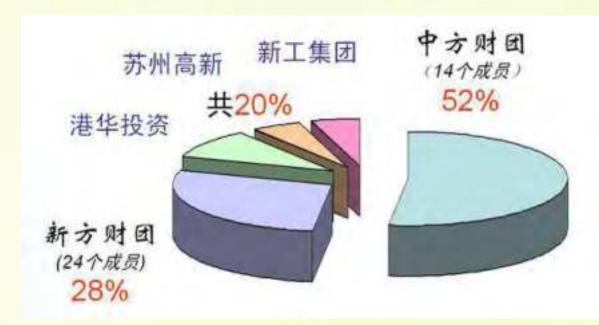
#### 第一阶段 First Phase

- •新加坡 Singapore 65%
- •中国 China 35%

#### 第二阶段 Second Phase

- •中国 China 65%
- •新加坡 Singapore 35%

► 中国-新加坡 苏州工业园区开发有限公司 (CSSD)



## 对苏州工业园区的评价 Evaluation of Suzhou Industrial Park





希望中新双方把苏州工业园区合作的成功经验,运用到新的合作领域,不断扩大合作成果,努力把中新互利友好合作关系提高到新的更高的水平。

——胡锦涛

"I hope China and Singapore would apply the successful cooperation experience of Suzhou Industrial Park in new fields so as to continuously expand cooperation fruits and bring China-Singapore relation of friendship and cooperation with mutual benefit to a higher and new level."

--HuJinTao

(2004年6月19日 · Beijing)



"苏州工业园区已成为中新合作的成功典范,双方应继续加强合作,将其建设成为世界一流的高科技工业园区。"

---- 温家宝 (2004年6月18日·北京)

"Suzhou Industrial Park has become a successful example of Sino-Singaporean cooperation, the two sides should continue to strengthen cooperation to build a world-class high-tech industrial park."

Wen Jia Bao
(2004年6月18日 · Beijing)



经过10年建设,苏州工业园区不仅成为 亚洲最具竞争力的工业园,而且已成为中新 互利合作的典范。

—— 温家宝

2004年5月14日 · 北京

"After 10 years of construction, Suzhou Industrial Park has not only become Asia's most competitive industrial park, but also has become a model of mutually beneficial cooperation."

--- Wen Jia Bao

2004年5月14日 · Beijing

Singapore Senior Minister, Mr. Lee Kuan Yew 新加坡内阁资政李光耀

"园区成功地学习了新加坡经验,保持了高水平的城市规划和管理水平,维护了跨国公司客户的信心,双方合资的中新苏州工业园区开发公司工作富有成效,是一个独一无二的实验。"

"The park has successfully learned from Singapore's experience to maintain high level in city planning and management, and maintained the confidence of the multinational clients. The joint venture of Sino-Singapore Suzhou Industrial Park Development Company is an unique experiment.."



Singapore Senior Minister, Mr. Lee Kuan Yew 新加坡内阁资政李光耀

"苏州工业园区是一项史无前例的合作项目。新加坡从这个计划得到很多启示和教训,对中国的体制有了更深的了解;这个计划加深了两国的政治和经济关系,两地较年轻的领导人和官员有机会互相认识和建立较密切的关系。"



"SIP is an unprecedented cooperation project. Singapore has gained a lot of inspiration and lessons from this program, and has gained a better understanding of the Chinese system; this program has deepened the political and economic relations between the two countries, and the younger leaders and officials of the two places have the opportunity to know each other and build closer relationship."



苏州工业园区是双方互利合作的成功 典范,也体现出中方学习借鉴的特色。

> ----习近平 2010年11月14日,新加坡

Suzhou Industrial Park is a successful model for mutually beneficial collaboration, and that of China's adaptation of international best practices

—— Xi Jinping

## Enlightenment from the Planning of SIP 园区规划建设有何启示?

1. 市场导向的商业模式

Market-oriented business model

2. 居住与产业平衡

Residential and industrial balance

3. 交通便捷, 公共交通系统优先

Convenient transport, public transport system takes precedence

4. 建立中心结构体系,发展邻里、市镇和区域中心

Building up commercial centre system, improving neighbourhood, town and regional centre

5. 建立多种产业园,形成多层次就业体系

Building up various industrial park, and forming up multi-level Employment system

6. 提供丰富的住宅产品,营造社区

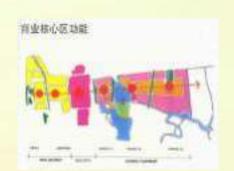
Providing abundant residential product, and shaping community

7. 构建开放空间系统

Creating open space system

8. 超前建设一流的基础设施

Constructing first class infrastructure in advance



## What lessons does SIP bring to us? 园区为我们带来什么启示和教训?

◆ 规划: 产城一体, 城乡一体

Planning: Integration of industry & city, integration of city & rural

◆ 环境: 亲商、亲民

Environment: Business-friendly, people-friendly

◆ 体制:两国的体制和企业文化向来就不同

System: Understanding different systems, corporate culture of two countries

◆ 思想:对于公共行政管理软件的认识差异

Mind-set: Differences in recognition of public administration software

◆ 软件转移: 取经难, 传经更难

Software transfer: Difficult to learn, more difficult to pass on

◆ 造城: 企业与政府之间的目标需要协调

Building city: Coordination of public-private goals

◆ 眼光: 工业化的产物,面临后工业的挑战

Vision: Results from industrialisation are facing challenges from post-industrailisation

Conclusion: Planning Concept

总结: 规划理念

- ◆ Long-term vision (Maximising long-term value in year X) 长远的观点 (x年、长期价值最大化)
- Systematic mindset (Integrated with city, mixed-use, value chain of planning)

系统的思维(与城市整合、混合发展、规划价值链)

 Model of cooperation (Multiple departments, public and private partnership)

合作的模式(多部门合作、政企合作)

# Thank You

谢谢



SCP Consultants Pte Ltd 2016年10月20日

