

廣東省城鎮老舊小區改造系列規劃

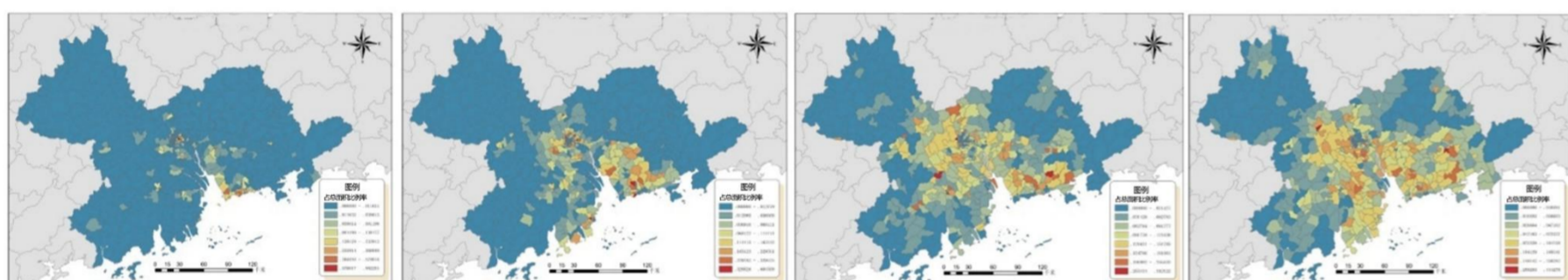
The Renovation of Old Residential Communities in Guangdong

經歷過去40多年的快速發展，廣東省已進入城鎮化中後期，而作為城市基層社會結構主體的社區，特別是早年興建的老舊小區，配套設施老化、公共服務缺項、公共環境差等問題日益突出，引發老城區活力逐漸衰退。隨着城市建設由增量擴張向存量提質，推進城鎮老舊小區改造成爲了提升城市宜居水平、促進可持續性發展的重點。

After more than 40 years of rapid development, Guangdong has step into the middle and late stages of urbanization. As the main part of the urban grass-root's social structure, old residential communities, especially those built in the early years, the number of prominent problems such as aging supporting facilities, lack of public services, and poor public environment have been greatly increasing. It makes the vitality of the old city gradually decline.



After more than 40 years of rapid development, Guangdong has step into the middle and late stages of urbanization 經歷過去40多年的快速發展，廣東省已進入城鎮化中後期



1980年-1990年 珠三角區域新增建設用地比率
1990年-1995年 珠三角區域新增建設用地比率
2005年-2010年 珠三角區域新增建設用地比率
2010年-2015年 珠三角區域新增建設用地比率

Old residential communities have increasingly prominent problems, including aging supporting facilities, lack of public services, and poor public environment. It makes the vitality of the old city gradually decline 而作為城市基層社會結構主體的社區，特別是早年興建的老舊小區，配套設施老化、公共服務缺項、公共環境差等問題日益突出，引發老城區活力逐漸衰退。



Incremental micro transformation 漸近式“微改造”

建築本體修繕	樓梯和公共空間改造、建築外立面改造、屋面整修等
基礎設施改造	小區道路整治、給排水設施改造、消防安全保障、無障礙通道設施等
小區環境整治	小區風貌、公共空間、绿化環境停車設施整治
服務設施提升	文體活動設施、兒童游樂設施、老人服務設施、功能性服務設施



Improving the level of livability and sustainability 提升城市宜居水平、促進可持續性發展



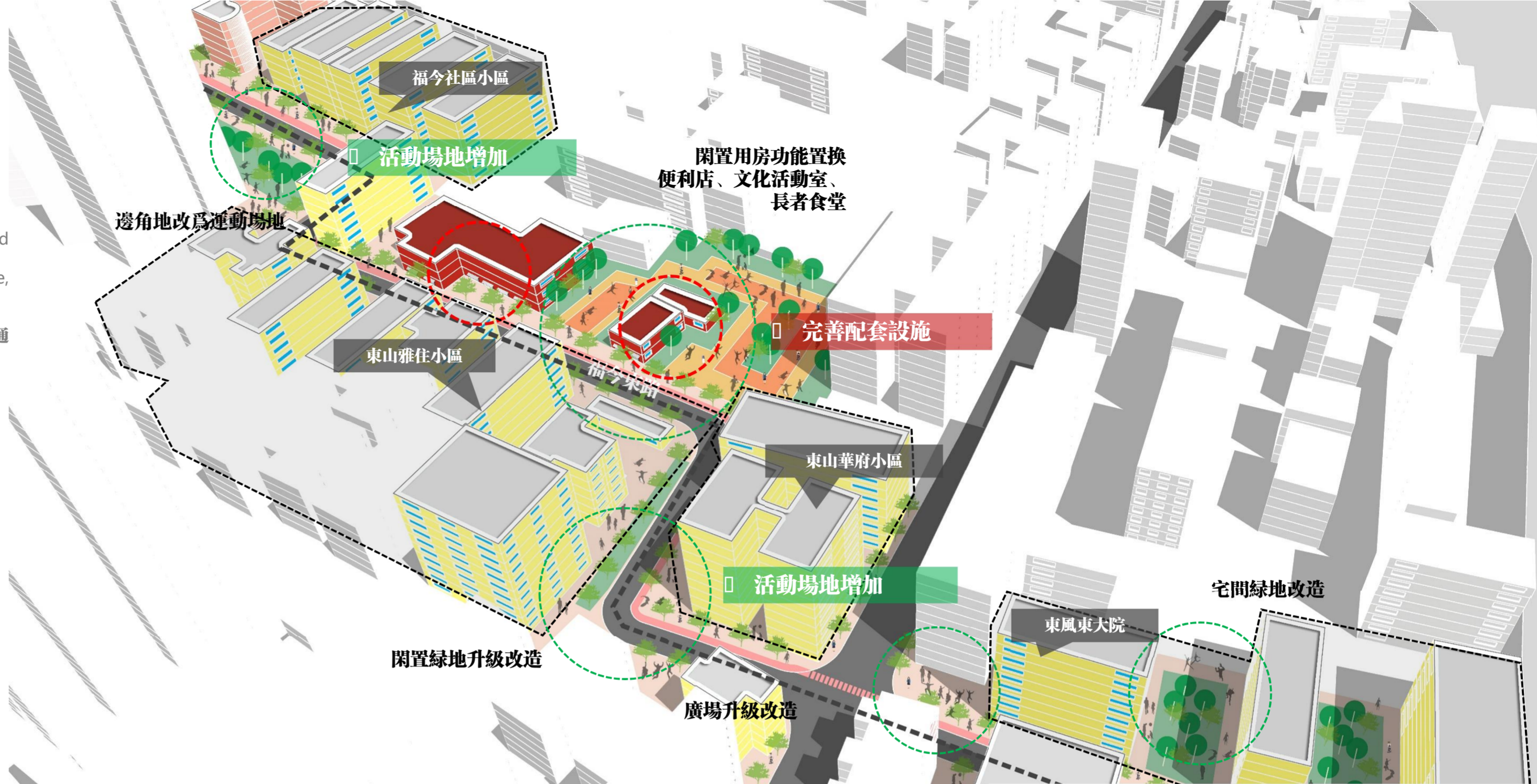
02 規劃理念轉變

Change in planning principles

Emphasize the co-construction and the sharing of regional facilities and public space. The renovation scope is changed from "single community renovation" to "regional linkage" **強調片區設施與公共空間的共建共享，從“單一小區”改造向“片區聯動”轉變**

Take full use of inefficient idle space and houses to increase public service facilities and activity venues, so as to solve the problems of space shortage dilemma and residents' travel. It also helps to improve the active-transport system and quality of public space, and realizing the co-construction and sharing of service facilities and public space.

利用低效閑置空間、閑置用房，增設公共服務設施，增加活動場地，解決空間不足困境、暢通居民出行、連通慢行系統、提升公共空間品質，實現片區服務設施、公共空間等共建共享。



People-oriented: starting from the most concerned, direct, and realistic problems of residents and prioritizing these problems **以人為本，從居民最關心、最直接、最現實的問題出發，優先解決居民關切**

安全 建筑本体、消防、安防	休闲·健身 健身设施、公共空间、小区游园
日常生活 给水、排水、燃气、加装电梯	娱乐·康养 托幼、医疗卫生中心、养老机构等



Advocating "multi-participation and jointly renovation" in organization and implementation. The renovation form is changed from "government unilateral promotion" to "multi-party participation" **組織實施上倡導“共同締造”，從“政府”單方推動向“多方參與”轉變**



Promoting the establishment of community governance mechanism through transformation. The renovation type is changed from "physical space renovation" to "governance improvement" **通過改造促進社區治理機制的建立，從“物質空間”改造向“治理能力”提升轉變**

Solving the problems of space shortage dilemma and residents' travel limitations. Improving the active-transport system and the quality of public space. Realizing the co-construction and sharing of facilities and public space. 解決空間不足困境、暢通居民出行、連通慢行系統、提升公共空間品質，實現片區服務設施、公共空間等共建共享。



03 規劃內容

Planning Content

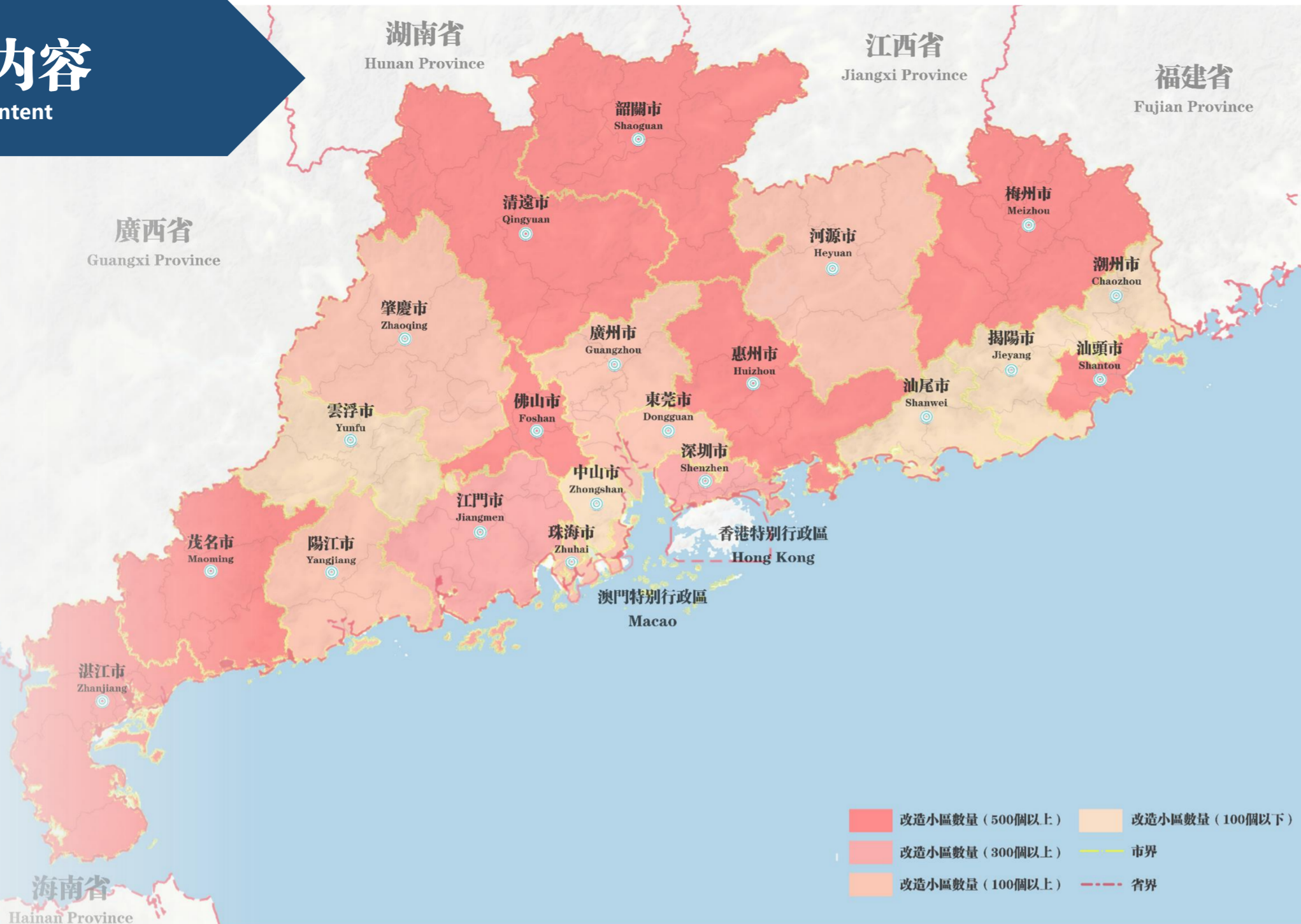
General Objective 總體目標安排

計劃廣東省2021-2025年改造城鎮老舊小區近萬個，基本完成2000年底前建成的需改造小區改造任務。

It is planned to regenerate approximate to 10000 old urban communities in Guangdong from 2021 to 2025, and basically complete the renovation tasks of "the renovation of old urban communities that constructed before the end of 2000".

2021年，全省開工改造不少於1300個城鎮老舊小區，惠及超過25萬戶居民，基本形成城鎮老舊小區改造制度框架、政策體系和工作機制。

到“十四五”期末，基本完成我省2000年底前建成的需改造城鎮老舊小區改造任務，有條件的地區力爭完成2005年底前建成的需改造城鎮老舊小區改造任務。

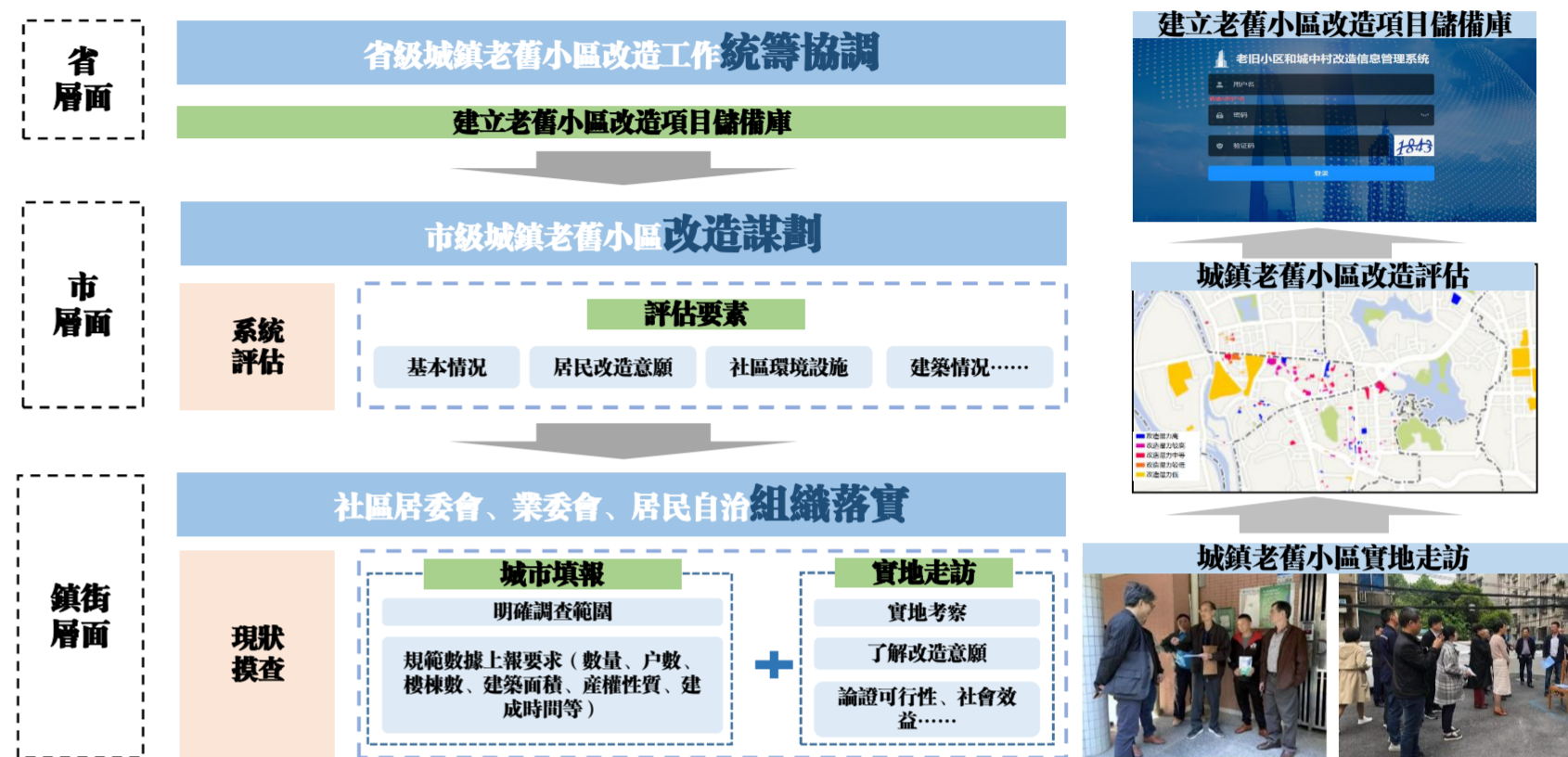


■ 改造小區數量（500個以上）
 ■ 改造小區數量（100個以下）
 ■ 改造小區數量（300個以上）
 ■ 市界
 --- 省界

Specify the implementation plan 明確實施計劃安排

Formulate and promulgate the implementation plan for the renovation of old urban communities in Guangdong

制定出臺《廣東省城鎮老舊小區改造實施計劃》



The technical guidelines for the renovation of old urban communities in Guangdong 制定《城鎮老舊小區改造技術導則》

Formulate and promulgate the technical guidelines for the renovation of old urban communities in Guangdong, addresses "4+1" renovation project system and the design requirement, including building repair, infrastructure transformation, community environmental improvement, service facility improvement, and district linkage transformation. Simultaneously, it puts forward the featured renovation guideline to meet the need of public service, such as elder-care and childcare.

制定出臺《城鎮老舊小區改造技術導則》，提出“4+1”的改造項目體系，建築本體修繕、基礎設施改造、小區環境整治、服務設施提升、片區聯動改造等設計指引，同時積極提出特色改造指引，滿足養老、托育等公共服務需求。

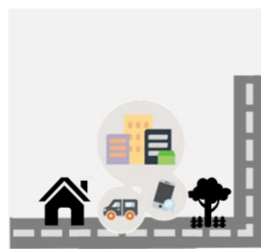
四項改造任務（小區）

建築本體修繕



- 建筑結構改造与加固
- 楼梯和公共空间更新改造
- 建筑外立面改造
- 屋面整修
- 节能改造
- 无障碍设施和适老化设施
- 更换和加装电梯
- 建筑配套设施改造

基礎設施改造



- 小区道路整治
- 给排水设施改造
- 供配电和照明设施改造
- 智慧设施改造建设
- 燃气设施改造
- 环卫设施与垃圾分类
- 消防安全保障
- 无障碍通道设施

小區環境整治



- 小区风貌
- 公共空间
- 绿化环境
- 停车设施整治
- 标识系统
- 海绵设施
- 其他设施

服務設施提升



- 文体活动设施
- 儿童游乐设施
- 老人服务设施
- 功能性服务设施

一項擴展任務（片區）



片區聯動改造

- 道路交通设施
- 市政公用设施
- 公共服务设施
- 开敞空间与路径
- 文化与景观风貌

既有建築結構檢測與鑒定；既有建築結構改造要求；結構加固設計；清理樓道；樓道構件修整；樓道照明燈更換；樓梯及公共走道空間內部裝飾更新；拆除違章建築；建築外飾面更新；建築外門窗更換；防雷排查整治；防水改造；屋面形式；屋面節能改造；外維護結構節能改造；門窗節能改造；照明節能改造；住宅入口無障礙改造；樓梯間無障礙及適老化設施改造；老舊電梯排查；未設電梯多層住宅加裝電梯；配套設施建設；建築內部水電氣改造；建築內污廢分流改造

車行道改造；人行道改造；路網優化；供水系統優化；排水殘舊管網改造和定期清理疏通；雨污分流改造；供配電設施改造；充電基礎設施建設；電力纜路整治；照明設施改造；通信設施改造；安防設施改造；智慧便民設施建設；燃氣管纜整治；燃氣接入服務；環衛設施改造；垃圾分類整治；消防通道整治；消防設施改造；無障礙通道設施改造

小區大門及圍牆；小區沿街建築外立面；公共活動場地；風雨連廊；改造既有植被；改造新增植被；道路新增綠化；立體綠化；機動車停車設施；非機動車停車設施；建築標識；公共標識；道路海綿改造；場地海綿改造；綠化海綿改造；公共晾曬設施

康體設施；文化設施；兒童遊樂設施；老人日間照料中心；長者飯堂；老年人活動室；公共管理功能用房；公共衛生間；便民設施

交通組織優化；路權分配優化；立體步行通道；共享停車設施；適度開放封閉小區；給排水設施；供電設施；通信設施；燃氣設施；環衛設施與垃圾分類；改造補充急需設施；開放單位設施；口袋公園；多社區核心路徑；公共界面風貌控制；景觀地域特色；建築特色延續；文化特色標識

Innovation in policy and mechanism 創新政策機制保障

The implementation opinions on comprehensively promoting the renovation of old urban communities puts forward safeguard measures such as improving the organization and implementation mechanism, reasonable apportioning renovation funds, implementing support policies, and strengthening the organization.

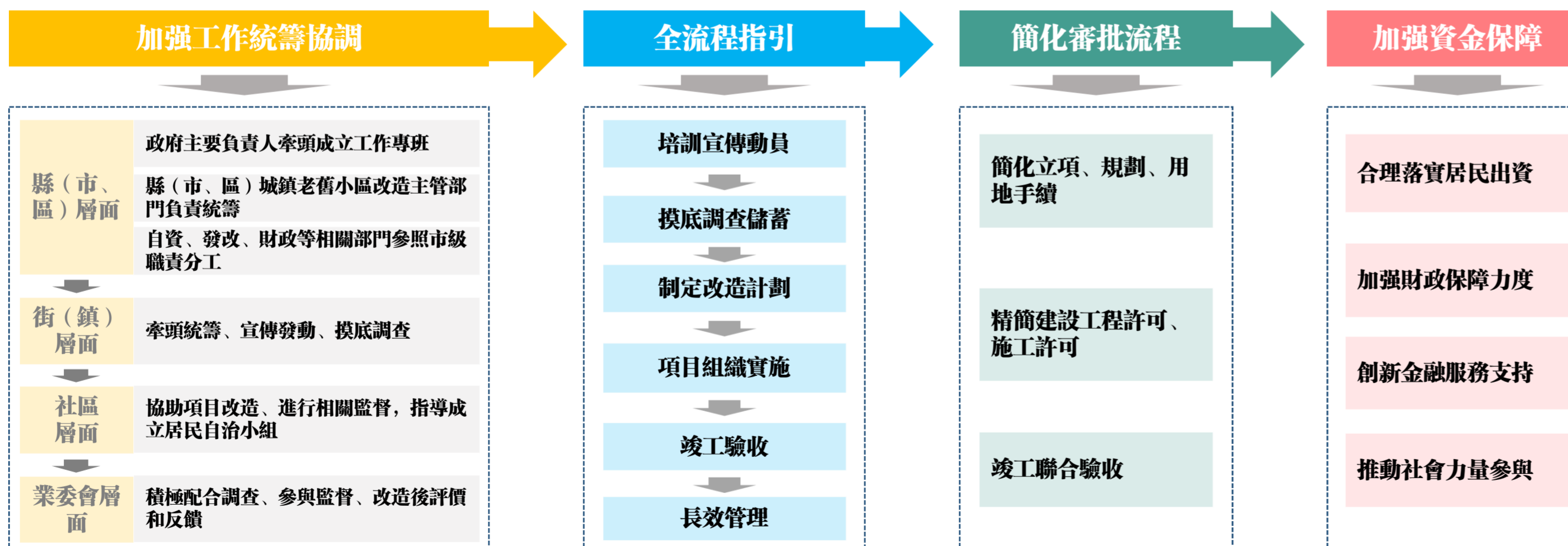
出臺《關於全面推進城鎮老舊小區改造工作的實施意見》，提出健全組織實施機制、改造資金合理共擔、落實支持政策、強化組織保障等方面保障措施



The formulation of implementation and operation guidelines 制定實施操作指引

The guidelines for the renovation of old urban communities in Guangdong defines the working principles, lists of responsibilities, and regulations of procedure. It puts forward the process of the renovation project and guides the renovation work to be carried forward in order.

《廣東省城鎮老舊小區改造工作指引》明確了工作規則、責任清單和議事規程，提出改造項目流程，指導改造工作有序推進。



I

Infrastructure shortfalls have been addressed 基礎設施短板得到解決

Facilities would remain in good condition. Water and electricity supplies would be stable. Potential safety hazards would be effectively eliminated, and people's basic livelihood would be guaranteed.
實現設施狀況完好、水電氣供給穩定、安全隱患有效消除，基本民生得到保障。

佛山南海區海棠村老舊小區改造

Haitang village old community transformation, Nanhai District, Foshan



給供水管道更



小區完成地面平整翻新、雨污分流工程、燃氣工程改造等工作。
The community has completed ground leveling and renovation, rain and sewage diversion project, gas engineering transformation and other work.

海棠村小區位于佛山市南海區桂城街道桂一社區，全部都是七層步梯商品房，其中還包括廣東省機床廠宿舍，一層是單車房、車庫、商鋪為主，各項設施比較陳舊。項目于2020年12月1日開工，于2021年9月30日前完工。
Haitang village is located in Gui-yi Community, Guicheng Street, Nanhai District, Foshan. All of the buildings are seven-story commercial houses without elevator, and the dormitory of Guangdong Machine Tool Factory also locate in this community. The first floor is dominated by bicycle room, garage and shops with outdated facilities. The project will start on December 1, 2020 and be completed by September 30, 2021.

改造前後對比

重點改造基礎設施，對地下管網、供水管道、燃氣、三線等進行改造。
Focus on the transformation of infrastructure, such as underground pipe network, pipeline of water and gas and other lines.

三線整治



改造前後對比

改善消防樓梯，更換樓梯間消防給水管道及消火栓箱，提升建築消防能力。
Improve the fire escape stairs, replace the fire water supply pipes and fire hydrant boxes in the stairwell, in order to enhance the fire fighting capacity of the building.

建築本體改造優先，對小區的改造意願進行摸底調查，改造屋面破損管道和防雷設施，更換消防水網。
Priority should be given to the reconstruction of the building body, and a thorough investigation should be conducted on the reconstruction intention of the community. Damaged pipes and lightning protection facilities on the roof should be reconstructed, and the fire water network should be upgraded.

屋面改造



消防樓梯



因地制宜，改造小區內消防、建築屋頂等基礎設施。
Adjust measures to local conditions, transform the community fire, building roof and other infrastructure

新洲花園小區位于新洲路與濱海大道交界處，小區建于1993年，建築面積96938m²，地處繁華街段，毗鄰有福田區區政府，東側有新洲小學、北側有湖北大廈地方標志建築。小區內建築各項設施老化嚴重，部分樓棟內安防設施、消防設施不完善。
Xinzhou Garden community is located at the junction of Xinzhou Road and Binhai Avenue. The community was built in 1993 with a construction area of 96,938 square meters. It is located in the bustling street section, adjacent to Futian District Government Building; Xinzhou Primary School is located in the east and Hubei Mansion in the north. The buildings in the community are aging seriously, some of the building security facilities, fire facilities need to be improved urgently.

深圳市新洲花園改造

Xinzhou Garden Renovation, Shenzhen



II

The quality of living environment has been significantly improved 人居環境品質顯著提升

The landscaped environment is closely combined with daily life functions. Community residents positively interact with public open space. The quality of community public space has been improved, and the number of public spaces such as pocket parks and community sports parks has increased.
景觀環境與生活功能結合緊密，社區居民與公共開放空間良性互動，小區公共空間品質得到改善，口袋公園、社區體育公園等公共空間數量增加。

廣州市普暉社區綠苑樓老舊小區改造

Reconstruction of old residential area of lvyuanlou in Puhui community, Guangzhou



室外環境



改造的街心公園分為了兒童游樂區、休閒活動區、文化休閒區

The reconstructed Street Park is divided into a children's amusement area, leisure activity area, and cultural leisure area.

綠苑樓小區建設于1996年，居民戶數162戶，居民人數約493人。改造範圍0.6公頃，現狀建築面積1.53萬平方米，項目于2019年7月獲得微改造項目實施批復，截至2021年6月已完工，投資金額約586萬元。

Luyuanlou community was built in 1996, with 162 households and about 493 residents. The scope of renovation is 0.6 hectares and the current construction area is 15300 square meters. The project was approved for implementation as a micro transformation project in July 2019. It was completed by June 2021, with an investment of about 5.86 million yuan.

改造前後對比

改善環境，拓展室外公共空間，進行街心公園改造提高生活幸福指數。
Improve the environment, expand outdoor public space, transform street parks so as to improve the happiness index of life.

整合資源，通過微改造完善小區基礎配套設施，樓內安裝了照明及樓道採光窗，維修補齊了消防設施，增設了雨棚等着力打造完整社區。
Integrat resources to improve the infrastructure and supporting facilities of the community through micro transformation. Install lighting and corridor daylighting windows in the building, repair and supplement fire-fighting facilities, add canopies in order to build a complete community.

配套資源



江門市麗苑社區老舊小區改造

Reconstruction of the old community in Liyuan community, Jiangmen

改造前後對比

盤活存量空間，升級改造麗苑社區中心公園和休閒廣場，增加活動空間。
Revitalize the inventory space, upgrade and transform Liyuan Community Central Park and leisure square, and increase activity space.

優化交通組織，社區內新鋪瀝青路，道路兩側車位合理劃分實現人車分流。
Optimize the traffic organization, pave new asphalt roads within the community, reasonably divide the parking spaces into both sides of the road, and realize the diversion of people and vehicles.

社區中心公園完成升級改造，色彩明艷的塑膠場地吸引不少家長帶着小孩在此玩耍、休憩。

The community Central Park has been upgraded, and the brightly colored plastic venue has attracted many parents and children to play and rest.

交通優化



存量空間



麗苑社區建于20世紀90年代，約有270戶、3000多居民。因該片區長期存在路面積水、停車難、市政公共設施老化等問題，居民要求改造的呼聲非常強烈，被列入蓬江區老舊社區改造項目（第一批）工程建設計劃，于2021年5月開工改造，2021年10月完成改造，總投資約500萬元。

Liyuan Community was built in the 1990s, with about 270 households and more than 3000 residents. Due to the intractable problems of ponding on the road, difficult parking, and the decay of municipal public facilities in this area, the residents have a strong willing for renovation. It was included in the construction plan of the Pengjiang District's Old Community Renovation Project (the first version). The renovation was started in May 2021 and completed in October 2021, with a total investment of about 5 million yuan.



III

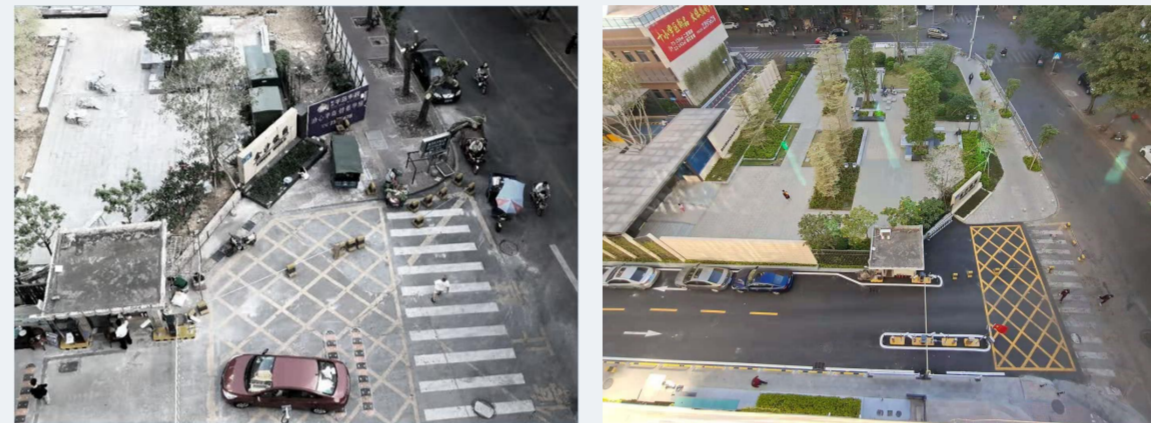
Public service facilities have been gradually improved 公共服務設施逐步完善

Great progress has been made in the construction of complete residential communities. The basic public service facilities have been gradually improved. The convenience service facilities have been fully equipped, and the level of public services has been continuously improved. 完整居住社區建設取得較大進展，基本公共服務設施逐步完善，便民服務設施配置齊全，公共服務水平不斷提升。

• 惠州市惠城區金沙俊園改造 Jinsha Junyuan, Huicheng District, Huizhou



基礎改造



注重適老化改造。配套建設了長者之家，長者飯堂，健康之家。
Pay attention to elder care transformation. Supporting the construction of centre for the elderly, canteens for the elderly, and health centre.

金沙俊園建于上世紀90年代末，小區業主1200多戶，約5000人。改造前路面坑窪、綠化雜亂，小區管理不到位，被列入惠城區老舊小區“惠民空間”微改造計劃第一批10個改造點之一。
Jinsha garden was built in the late 1990s with more than 5000 owners. Before the transformation, the road surface was potholed, the greening was messy, and the community management was not in place. It was included in one of the first batches of 10 renovation projects of the "Space for Residents" micro transformation plan of the old community in Huicheng District.

改造前後對比

金沙俊園作為惠民空間改造試點，從道路鋪設到綠化全面升級，還因地制宜，創新引入健康之家創新之家、等社區服務，大大提升居民生活品質。

Jinsha Junyuan, as a pilot of resident-benefit space, has comprehensively upgraded from road laying to greening. It has also innovated and introduced community services such as health homes and innovation homes according to local conditions, so as to greatly improve the quality of life of residents.

優先保障居民生活需求基礎型改造，配套設施，小區空間等提升型改造宜改則改

Priority should be given to ensuring the living needs of residents. Basic transformation, supporting facilities, community space and other upgrading transformation should be upgraded if condition permits.

適老改造



• 江門市蘭苑新村老舊小區改造 Reconstruction of old community in Lanyuan new village, Jiangmen

改造前後對比

由“政府上菜”向“居民點菜”的轉變：廣泛徵求群眾意見，集中解決居民最急、最需、最盼的問題。

The transformation from "serving by the government" to "addressing by residents": widely solicit the opinions of the residents and focus on solving the most urgent, needed and desired problems of residents.

盤活存量用房，打造公益性“十分鐘服務圈”。
Revitalize the inventory of idle space and create a public welfare "ten-minute service circle".

公共空間整治：盤活宅間剩餘空間，優化健身及樓道空間。
Renovation of public space: revitalize the remaining space between houses and optimize fitness and corridor space.

交通優化



存量空間



蘭苑新村（一期）改造工程是新會區第一個增設管道燃氣、第一個落實“三線”落地規整的老舊小區，構建多元服務體系，完善公共服務設施，從“臟亂差”變身“整潔美”，獲得居民高度評價，真正實現為民辦好宜居實事。

Lanyuan new village (phase I) renovation project is the first old community in Xinhui District to add pipeline gas and implement the line of wire, cable and telephone in a regular manner. It constructs a diversified service system, improves public service facilities, changes this community from "dirty, messy and poor" to "clean and beautiful". It has been highly praised by residents, and truly realizes practical things for residents.



IV

The historical and cultural characteristics have been highlighted
歷史文化特色得到彰顯

Famous historical areas, historical and cultural blocks and historical buildings are effectively protected. The architectural style is coordinated and unified, and the cultural characteristics of Lingnan are highlighted. The space of historical buildings has been activated and utilized to help the double rejuvenation of cultural industries in the old urban area.
 歷史名城、歷史文化街區、歷史建築得到有效保護，建築風貌協調統一，嶺南文化特色彰顯。歷史建築空間得到活化利用，助力老城區文化產業雙復興。



廣州市荔灣區永慶片區改造
 Reconstruction of Yongqing District, Liwan District, Guangzhou

永慶片區改造項目取得了“環境提升，文脈傳承，功能轉變，老城新生”的效果，片區內歷史名城、歷史文化街區、歷史建築得到有效保護，建築風貌協調統一，嶺南文化特色彰顯。歷史建築空間得到活化利用，助力老城區文化產業雙復興。

The renovation project of Yongqing district has achieved the effect of “improving the environment, inheriting the context, changing the function and regenerating the old city”. The famous historical areas, cultural blocks, and historical buildings in the district have been effectively protected. The architectural style is coordinated and unified, and the cultural characteristics of Lingnan are highlighted. The space of historical buildings has been activated and utilized to help the double rejuvenation of cultural industries in the old urban area.

修繕和利用騎樓。保留原有街巷肌理，傳統建築修舊如舊。
 Repair and take full use of arcades. Retain the original street texture, and repair the traditional buildings the same as before.

提升服務設施、改善公共環境、優化交通組織。
 Improve service facilities and public environment, and optimize the traffic organization.

注入新功能。在原有住區基礎上導入创客空間、文化創意、教育等產業、無明火餐飲、公寓等功能。
 Inject new functions. On the basis of the original residential area, introduce the functions of maker space, cultural creativity, education and other industries, catering without open fire, apartment and other functions.

V

The level of social governance has been improved
社會治理水平得到提升

Integrate the construction of community governance capacity into the renovation process of old urban communities. Improve the community governance structure in combination with the transformation, strengthen the management and service after the renovation of old urban communities. Encourage residents jointly maintain the transformation effect.
 將社區治理能力建设融入城鎮老舊小區改造過程，結合改造同步完善社區治理結構，加強城鎮老舊小區改造後的管理與服務，共同維護改造效果。

• 深圳市長城二花園改造
 Shenzhen Great Wall second garden Transformation

治理方式：

構建治理共同體。社會組織無管理盲區，建立線上線下保障平臺。

Build a governance community. Social organizations have no management blind spots, and an online and offline security platform is established.

推動小區自治服務、志願服務和社會服務。
 Promote autonomy services, voluntary services and social services.

動員選取樓棟長、單元長。激發推動小區負責人“一核多元”的正向作用，激活樓棟單元“神經末梢”。

Select the building leader and unit leader for mobilization. Stimulate and promote the positive effect of "one and multiple" of the person in charge of the community, and activate the "nerve endings" of the building unit.



改造前後對比

一期“三線整治”



二期“整體改造”

