Central Mansion

The Model of Sustainable Development Cities in Shanghai
"Action, from local to global"

World Cities Day 2022 will return to originated city Shanghai,

Build "Shanghai " as Sustainable Sample Development of Global Cities

Un-habitat launches Shanghai Award for Global Sustainable Development (Shanghai Award )

The Shanghai Municipal People’s Government has collaborated with UN-Habitat to develop the Global Urban Monitoring Framework

Shanghai Application Index ("Shanghai Index")

In 2014, the first World Cities Day Global host event was held in Shanghai.

Over the past eight years, the World Cities Day has been held in Shanghai, Milan, Quito, Guangzhou, Liverpool, Yekaterinburg, Nakuru and Luxor. It has become an important platform for countries around the world to communicate and jointly address issues of sustainable urban development.

Eight years later, the World Cities Day event returned to originated city Shanghai, to continue to promote the international community to focus on sustainable urban development.
Haina Town, the digital transformation of global city

A 3.31-square-kilometer “Haina Town” is rising in the sub-center of Zhenru City, famous for its 700-year-old ancient temple Zhenru Temple.

As the “laboratory” of Shanghai’s Digital Transformation and Innovation Practice
The transformation of urban development mode

In the future, the urban development trend will end the disorderly expansion and tend to the high-quality agglomeration of various core resources.

The industry will exert the effect of agglomeration engine, gather new enterprises and people full of vitality, iterate urban infrastructure, and bring higher level of urban upgrading.

The global significance of Haina Town

Just as the Industrial revolution originated from the urban transformation of Manchester and the electrification revolution benefited from the urban transformation of Chicago and New York, Haina Town is more likely to spearhead the urban digital transformation of Shanghai and become the beginning of the global urban digital revolution.
Sustainable regeneration of new inhabitants and ways of life

• Senior digital talent gathering:

The landing of many cutting-edge digital enterprises has introduced a large number of academician teams, university scholars, Internet enterprise practitioners and digital leaders and other advanced talents. The characteristics of this group are relatively young, bringing a large number of new knowledge groups to settle down.

• New digital lifestyle innovation:

The digital industry is one of the most rapidly developing industries. The capital gathering capacity of the enterprises stationed in the industry is far more than that of the traditional industries. The middle and senior management of enterprises will also accumulate capital rapidly, and their demand for upgrading the quality of life will also increase significantly. They will pay more attention to: the leading life concept, the application of cutting-edge technology products, superior environment, the quality of details and so on.
The living life, the renewal of the city center

700,000 m² CENTRAL MANSION, the first TOD complex in Shanghai

15 years of hope and guidance for Shanghai
“The rebirth is called daily renewal”

To renew the vitality of the city center with organic innovation.

• Traditional city center: CENTRAL MANSION, located in the heart of Putuo District, the center of Shanghai city;
• 2 Urban Express Road (Inner and Central) connects to the whole city;
• 5 subways (Line 7/11/14/15/20) establish a convenient public transportation system;
• 4 business circles (Jingan Temple, Zhongshan Park, Daning and Global Harbor) provide abundant commercial and entertainment resources for daily life;
• Sole intercity high-speed rail hub, connecting the Yangtze River Delta city cluster;
• High-level urban medical environment (Grade-A tertiary hospital_Tongji Hospital), gathering high-concentration urban living resources.
THE PRIME OF LIFE
• CENTRAL MANSION, tooks 15 years to build a 700,000 ㎡ urban complex with deep plowing.
• All businesses are operated by the development enterprise with unified management.
• Recognized as United Nations Educational, Scientific and Livable Communities, as a benchmark for Shanghai Zhenru sub-center human settlements.

5 major products diversified field
- High-end residence
- International hotel
- High-end office
- High-end serviced apartment
- International brand business

International quality life brand
- FRESHIPPO
- Starbucks
- Manner
- Tims
- WAGAS
- TERA WELLNESS ONET Series of highest grade fitness club (Thermostatic swimming pool, indoor basketball, badminton complex, squash, yoga and other functions)
A blueprint, 
A growing community

15 years of growth, friendly, open and inclusive, formed a unique Shanghai quality of life style

The whole life week care and company for the people of Shanghai
CENTRAL MANSION has been developed into the third phase. Each generation of products invites benchmarking enterprises in the industry to carry out planning and design.

The project has witnessed the change of design style and trend, which also gives a glimpse of the continuous evolution of urban aesthetic humanity.

**Phase I real scene**  
(Design BY Belt Collins)

**Phase II real scene**  
(Design BY B+H)

**Phase III programme**  
(Design BY Singapore SCDA)
Sharing symbiosis, all-age friendly model

Build a harmonious atmosphere of organic integration between human and nature, and between people of different ages and experiences

The friendly communication and wisdom inheritance between different age groups for the residents in the community
All-age friendly symbiotic design

- **18 themed landscapes**, the rich scenes and diversified styles give consideration to the needs of all members of the community.

- **3600㎡ Central Garden, 2 Open party Area**, the establishment of large public spaces not only leaves more abundant space visually, but also provides more space for modern people to communicate with each other when they return to the settlement.

- **1200 m healthy runway, Children's theme park, youth growth world, Elderly leisure space**, to design more suitable leisure places for residents of different ages.

- **About 150㎡ Urban farming**, let the pastoral dream of the modern metropolis come true, and feel the touch and feedback brought by the land again.
Carbon neutrality, the responsibility of green buildings

The continuous evolution of green buildings to further significantly reduce carbon emissions is the foundation for the development of green cities.

Practice energy conservation and emission reduction in the whole cycle of design, construction and residence of buildings.
Top 3 Carbon emission source for construction sector

- Usage of building, construction (40-50% of total emission)
- Supply of raw materials (for construction)
- Construction activity on site
Globally, the construction industry accounts for 40% of total global energy-related CO2 emissions.

At present, the carbon emissions (including direct carbon emissions and indirect carbon emissions) in the operation stage of China's construction industry are about 2.1 billion tons of carbon dioxide, accounting for about 20% of the national total. How to quickly peak carbon emissions and achieve deep emission reduction in the construction industry is an important issue for China to achieve the "dual carbon" goal.

With the continuous improvement of China's urbanization and economic level, the proportion of carbon emissions in the construction industry will increase for a period of time.

And every green building here and now is a key component of the sustainable city of the future.
The world’s first community
Set WELL, LEED platinum pre-certification & green building three-star standard
Join forces to the new, gather the ingenuity of international enterprises

Strictly select green building materials suppliers and apply technological progress to every step of construction
• **Application of environmental protection production technology** - the use of low-energy consumption manufacturing process and non-polluting environment production technology;

• **Selection of environmentally friendly materials** - the raw materials used in its production use as little natural resources as possible, and a large number of waste such as tailings, garbage, waste liquid and so on;

• **The addition of environmentally friendly auxiliary materials** - in the process of product preparation or production, formaldehyde, halide solvents or aromatic hydrocarbons shall not be used, and the product shall not contain pigments and additives of mercury and its compounds
• **Integration of environmental protection design** - the design of the product is to improve the production environment, improve the quality of life for the purpose, the product not only does not harm human health, but is beneficial to human health;

• **Waste-free recycling** - products can be recycled or recycled, and there is no waste that pollutes the environment.

• **The proportion of green building materials in the whole project is greater than or equal to 70%** - ready-mixed concrete, ready-mixed mortar, decoration materials, air conditioning equipment, sanitary ware, waterproof sealing materials are all used in the main structure of the project, and the proportion of green building materials applied is not less than 70%. 
The process is just as important as the outcome

Reduce carbon emissions on the construction site and stay green in the production of green buildings
Material resource saving

- Removable and recyclable materials are used for temporary facilities;
- Earthwork excavated during construction shall be backfilled reasonably;
- Local building materials should be selected and the transport loss rate should be reduced;
- The construction method of integrated installation of building accessories or assembled installation of building components shall be adopted;
- Ready mixed concrete and mortar are used on site;
- The construction site adopts new technology, new process, new equipment and new materials according to local conditions;
- Improve the turnover rate of formwork and scaffold system at the construction site.
Energy conservation

- Adopt construction machinery and equipment with high energy efficiency;
- Energy saving lighting fixtures are used in office, living and construction sites;
- The electricity consumption for office, living and construction site shall be measured separately, and the energy consumption shall be calculated regularly;
- The construction waste is classified and stacked in a centralized manner, with a recycling rate of more than 75%;
- Environmental protection;
- Green the idle site.
Thinking from the Origin, Let the Building Be Green

The green emission reduction design of buildings turns inorganic reinforced cement into green life.
Compound aluminum plate for exterior wall of building

Keep the facade of the building as new with high flatness, which is not easy to be eroded by wind and rain, and extends the life of the building.

High performance enclosure

1. Temperature locking space

Through the external wall insulation and roof insulation, the house can form a "temperature locking" space similar to the insulation box, greatly reduce the disturbance of outdoor temperature changes to the indoor thermal environment, and keep the indoor temperature stable, warm in winter and cool in summer.

2. High gas tight structure

The external doors and windows with high air tightness are selected. The building itself is poured integrally. The house has better air tightness, wind and dust prevention effect, which is equivalent to wearing a waterproof and wind proof "trench coat" for the room;

It can also effectively play the role of sound insulation, reduce the sound transmission among residents, and keep away from the noise harassment of pets and naughty children upstairs.
Environmental friendly paint, wallpaper, E0 grade plate

According to the American WELL air system standard, environmental friendly paint, wallpaper, E0 grade ecological board and other green building materials are strictly selected to ensure the indoor air quality with low volatility. Create an environment of environmental protection and health from outside to inside.

Natural lighting

At least 60% of the area proportion of the main indoor functional space, and the average number of hours when the lighting intensity value is not less than 300lx is not less than 8h/d.

Natural draft

In the transition season, make full use of natural ventilation to improve the indoor temperature and humidity. The window ventilation area of each household shall meet the requirements of more than 8% of the outdoor window opening fan of the bedroom and living room according to the proportion of the ventilation opening area to the floor area of the room.
Our actions will eventually change the world

Design and advocate behavior, make low-carbon behavior a habit, and become the consensus of the whole society
Underground parking garage design

Four graded lanes that dovetail with city roads to reduce the chance of detour meetings, reduce exhaust emissions, and improve garage air quality and safety;

The doorway into the view, hollow three-dimensional landscape, bring fresh air and sunshine into the garage;

Dedicated new energy parking area with 117 charging spaces, no less than 10% of the total number of parking spaces in the project, and 100% expansion feasibility is reserved.

Low Carbon Transportation

1. Adequate bicycle spaces and provision of supporting bicycle maintenance facilities and services to promote bicycle commuting;
2. Create a safe, weatherproof pedestrian walkway outside the car lane, leading directly to the subway station to enhance public transportation accessibility.
Living the Dodecahedron

Well-being design of spiritual home, multi-dimensional shaping of public safety, group harmony and individual happiness
Intelligent community upgrades, full contactless travel

- Face recognition for community pedestrian entrances;
- Elevator Lobby, Face recognition automatically calls the elevator and arrives directly at the floor where it is located;
- Hover buttons in elevators to identify arrival without touching.

Elevator set with nano water ion anti-bacteria disinfection system

- Timed automatic disinfection sterilization, will protect the space in advance of a step isolation;
- It also inhibits PM2.5, pollen and allergens in the air, further removing safety hazards in public places.
**Friendly design**

**Happiness enhancement in details**

**Female Friendly: Late Night Direct Hooters**
Mitsubishi elevators for women tailored to the late night direct function, a specific time, the elevator's intelligent camera will identify single women, call the elevator will go straight to the area, do not respond to other floors call, to better ensure personal safety, put down the inner panic。

**Pet Friendly: Pet Alert**
When there is a pet in the elevator, it will display a loving pet reminder, the elderly, children and neighbors who are afraid of dogs can choose to wait for the next elevator; in addition, timid dogs can also choose not to ride with the big dogs。

**Moving Friendly: Large Item Identification**
Someone is moving and someone is in a hurry to go out; the elevator has a large piece recognition function to increase operational efficiency, respond quickly to demand and shorten waiting time through big data calculation.

**Safety friendly: smoke alarm**
Elevator smoke alarm device, monitoring the smoke when the automatic alarm, for the occupants, to provide more timely safety hazards alarm, but also for rescue to buy more valuable time.
Six health systems

Deeper into the dimensions of green living

- 360°全屋智能化控制空气平衡
  360°intelligent control of air balance
- 永续恒温
  Perpetual temperature control
- 永续恒静
  Perpetual silence
- 永续恒心
  Perpetual choshishim
- 永续恒氧
  Perpetual oxygen
- 永续恒智
  Perpetual wisdom

- 三菱智能空气净化系统
  Mitsubishi cabin nano bacteriostatic sanitize system
- 大金pm2.5净化新风系统+纳米光子装置
  Daikin pm2.5 purification fresh air system+nano photon device
- 24小时空气质量检测系统+窗户智能联动
  24-hour air detection system + window intelligent linkage
- 中央吸油烟机系统+窗户智能联动
  Central range hood system + window intelligent linkage
- 精准温控感知多一度舒适
  Precise temperature control
- 大金三管两联机温湿度平衡机
  Daikin's three-tube temperature and humidity balancing machine connected to two places
- 大金全屋空气源热泵暖地系统
  Daikin whole house air-source radiant floor heating system
- 严选墙面、地面、地面保温材料
  Daikin whole house air-source radiant floor heating system
- 进口品牌电动外遮阳卷帘
  Electric exterior sunshade roller blinds of imported brand
- 构筑全静界还原静谧生活
  Build a quiet realm to restore quiet life
- 抗干扰地板隔音垫有效控制撞击声压
  Anti-interference sound-insulating floor mat effectively controls the impact sound pressure
- 旭格75,80高端系列隔音门窗系统
  The 75 and 80 high-end soundproof door and window systems of Schüco
- 吉博力同层排水系统+HDPE排水管
  The same-floor drainage system + HDPE drainage pipe of Geberit
- 以智慧标准创造自在之境
  Create a state of freedom with smart
- 罗格朗全屋智能操控系统
  The Intelligent customized elevator system of Mitsubishi
- 三菱智能定制化电梯系统
  The Intelligent customized elevator system of Mitsubishi
- 大金地暖、新风、三管制空调系统
  Efficiently reduce operating energy consumption by 40%
  - 43%以上绿化率, 一宅一天地
    More than 43% in greening rate, a house is a world
  - 幸福归家路, 一步一景致
    The journey home is beautiful, a different scenery at each step
  - 约3600㎡中央景观, 邻里会客区
    The central view covers about 3600㎡
  - 约150㎡都市农耕, 自然演绎场
    The agricultural land is about 150 ㎡
  - 约1200米健康跑道, 全龄运动场
    Approximately 1200 meters of athletic runway
Modern Family Life
Encourage emotional sharing and develop individual independence

Design Strategy in the design of the house layout

• **Create an integrated guest-dining space,** As the central focus of communication between families living together;

• **In terms of lighting and living comfort,** The design of large south-facing openings and windows brings in a lot of natural light; it also enhances the overall comfort of the space through fresh air, air conditioning and floor heating, taking into account the health needs of all family members.;

• At the same time there are basically presets for **personalized spaces,** The possibility of creating changes is reserved according to the structure of members, habits and interests of different families.
Future Outlook

Sustainable green communities and a source of vitality for the physical and mental renewal of today’s people
THANKS

CHANGING THE WORLD
FOREVER THE HEART