

The Development of Future Communities

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Presentation made at the ISSCC September 2019 meeting

While all parts of the country are building smart communities in full swing, Zhejiang is already implementing a pilot program for future communities.

The concept of "future community" was first mentioned in the Zhejiang provincial government's work report in January this year. In March, the provincial government officially issued the "pilot work plan for the construction of future communities in Zhejiang province", which set clear work objectives and construction requirements for the future community development in Zhejiang and outlined the scene of the future community construction in Zhejiang.

It must be mentioned that the concept of "future community" in Zhejiang gives people an imagination of "Xanadu". Tao Yuanming's *Peach Blossom Garden* has neat houses, green trees, crisscross paths in the fields and harmonious relations among neighbors. In the pilot work plan issued by the Zhejiang government, the construction of the future community is indeed somewhat similar to the *Peach Blossom Garden*. The only point is that the *Peach Blossom Garden* is isolated from the world. However, the future community is already on its way to construction and is attracting more people's attention.

So, what is the future community? The community is also the main body. What is the difference with the intelligent community?

Future Community: Advanced Edition of Smart Community

The future community is a new type of city functional unit focusing on the service demand of the whole life chain of the community and taking humanism, ecology and digitalization as the value orientation. In the view of Chai Xianlong, the leader of Zhejiang Province's future community research group and director of the urban and rural construction department of Zhejiang Province Development Planning Research Institute, the future community should be a living community and a home of the soul that is "livable and suitable for traveling and suitable for industry". The shaping of humanistic value should be put in the first place, and every future community should be twinned into a 5A-level "urban cultural park", highlighting humanistic diversity, inclusiveness and diversity.

What is the Advanced Edition of Smart Community like?

There are 3 differences in 9 scenes.

In the future, the community construction should focus on the service demand of the whole life chain of the community, and do a good job in the top-level design and overall planning of the future community construction according to the principle of "humanization, ecology and informatization", and scientifically lay out the neighborhood center, education, health, entrepreneurship, construction, transportation, energy, property and governance, etc. From the perspective of improving the experience of residents, the ease of use, accessibility, easy identification and safety of community facilities should be comprehensively considered, and the concept of people-oriented and human care should be embodied everywhere to form a sustainable community ecosystem of intelligent service. "The future community is a new type of community with harmonious co-governance, green and intensive, wisdom sharing as its connotation, highlighting high-quality life and giving residents a sense of belonging, comfort and future. It is not just building beautiful houses."

The future community mainly includes nine scenes:

- Neighborhood Scene: Creating a Humanistic Atmosphere of Communication
- Education Scene: Serving the Education Needs of the Whole Community
- Health Scenes: Meeting Health Diversification Needs
- Entrepreneurial Scene: Creating an Office Environment Suitable for Entrepreneurship
- Building Scenes: Improving the Efficiency of Intensive Land Use
- Traffic Scene: Solve the Pain Points of Difficult Parking and Public Transportation
- Low-carbon Scenes: Building a Future Low-carbon Scenes of "Recycling Without Waste"
- Service Scenarios: Full Coverage of Convenience and Benefiting the People Service Settings
- Governance Scenarios: Improving Community Governance Efficiency
- Smart Community VS Future Community

It can be said that the future community is a high-end advanced version of the smart community, but to say the difference from the smart community, the author thinks there are the following points:

Difference 1: Smart communities pay attention to individual needs while future communities pay attention to overall needs.

Although the smart community is based on the community, from the current construction point of view, it is more about rebuilding the old community around the safety of the community's family. Some cities even simply install face recognition entrance guard system in the community, or use smart door locks for each household, dubbed as "wisdom", but not really "wisdom".

However, the future community will integrate "wisdom" into it and run through the whole. There are not only scenes familiar to the intelligent community, such as traffic scenes, governance (public security) scenes, but also new concerns about human needs, such as neighborhood life and service efficiency. It is no longer limited to a certain family. Today, the scope of "wisdom" is extensive. Facing the new scenes and new pain points, planning can only be an empty talk. What is really needed is to use "technology" to realize the blueprint of the future community.

Difference 2: Smart community focuses on hardware facilities, and future community covers the combination of hardware facilities and software services

As one of the subdivisions of smart cities, smart communities share many services with the overall planning of the city, such as logistics and caring for the elderly. However, the efficiency of community informatization is often slower than that of the city, resulting in logistics and caring for the elderly services still difficult to be integrated into the overall services of smart community. At present, smart communities focus on hardware facilities and access to software services, such as logistics systems and pension systems, is still rare. In the future, communities should break down barriers between communities and cities, achieve comprehensive information coverage, and use scientific and technological means to enhance the happiness index of community residents.

The community service in the future community has the characteristics of accuracy and rapidity, which is different from the traditional community service mode. The realization of accurate and fast features depends on the application of big data. For example, Shanxian Community in Gongshu District uses digital technology to classify garbage. In this way, the garbage classification can be traced to each household, and the household from which the garbage came can be known by scanning the two-dimensional code on the garbage bag with a mobile phone. By using the two-dimensional code on the garbage bag, the score can be automatically generated, and the obtained score can also be exchanged for daily necessities.

Difference 3: The future community needs policy support, and the demand for capital and land will be greater.

In the future, community construction should focus on adjusting measures to local conditions, classifying and implementing policies, and considering the two major types of renovation and planning for new construction in combination with the actual situation of the city. That is to say, it is necessary to classify the old and new residential areas. The first is to follow the bottom line.

In principle, in terms of basic public services and community environment, non-differentiated transformation or construction must be carried out. Secondly, we should follow the principle of diversification. There are great differences in the structural characteristics, basic conditions, market potential, cultural atmosphere and management modes of the two types of community personnel. When implementing the future community construction, one must combine their own reality and seek a development mode suitable for oneself.

The city will be wiser if the future community is built well.

Here we can review the goal of building a smart city.

Guided by the five major goals and the "six ones" core elements, guided by people's livelihood services, and guided by innovation, we will vigorously expand the breadth and depth of integration between the Internet and various fields of economy and society, and explore and release data resources.

The four-in-one information infrastructure of "network-centric, data-centric, platform-centric, and universal function platform" is based on the innovative application of new generation information technologies such as information grid, cloud computing, Internet of Things, and big data, to build a national information resource sharing system covering provinces, cities, and counties, across fields, across industries, and across departments, and to build a national integrated big data center.

With the goal of serving the people all the time, we will build an all-round well-off society, a clean, all-round, efficient and equal intelligent livelihood service system, and realize the interconnection, data sharing and service coordination of social security, medical care, health, pension, education, employment, public safety, food and drug safety, community service, family service and other intelligent livelihood service information.

With the goal of efficient and orderly urban governance, the modernization of the urban governance system and the improvement of the governance capability should be constructed, the important role of information in the governance process should be brought into play, the modernization of the urban governance system and the governance capability should be

promoted by informatization, and the integrated urban governance platform should be constructed.

The goal is to open up and share data. We will build an inclusive sharing system for government information resources and a sharing platform for government information resources at all levels. We will "sum up" the basic data of legal persons, population, economy, geographic information, government affairs, governance, people's livelihood, economy and so on to realize the inclusive sharing of information interconnection and data sharing and exchange.

With the goal of green and open source economic development, we will build an ecological environment, green and low carbon, sponge city, circular economy and sustainable development system. We will integrate green economic development with environmental protection, green and low carbon, air quality monitoring, energy consumption monitoring, circular economy and sustainable development to realize information interconnection and data sharing and exchange such as environmental protection, green and low carbon, sponge city, energy management and circular economy.

In order to ensure the safety and cleanness of the network space, we will build an integrated grid network of heaven and earth, lay a solid foundation for the construction of a new type of smart city, and realize the network interconnection, information and data transmission, and supply network among e-government extranet, public internet (including telecom, mobile, Unicom and other operator networks), wireless network and internet of things (including public security video private network)

Network and information space are safe, clear and secure.

The focus of community construction in the future is to focus on the problems of indifferent neighborhood relations, traffic congestion, poor service quality and unreasonable spatial layout in the current community governance, and to carry out concept innovation, mechanism innovation, mode innovation and technology innovation in different levels and dimensions around the nine scenarios, so as to promote the humanization, ecology, integration and wisdom of the future community. And this exactly coincides with the goal of building a smart city. The city will be wiser if the future community is built well.

And will future communities be implemented nationwide? We will wait and see!

Directives on Accelerating the Construction of Future Community Pilot

Projects with High Quality

With the consent of the provincial government, relevant matters are hereby notified as follows in order to speed up the pilot construction of future communities with high quality and to start a new business card for Zhejiang's "two high levels" construction in the new era:

I. Focus on the satisfaction of the masses

We have always adhered to the people-centered development concept, strictly implemented the "Zhejiang Province Future Community Construction Pilot Work Plan", and properly coordinated and balanced the relevant policies of relocation, talent settlement and real estate management to ensure that the masses "move in, live affordable and live well." In the future community pilot construction, we should listen to the wishes of the masses extensively, fully absorb the demands of the masses, actively introduce major research projects, carry out research on common technologies and demonstration and application of major scientific and technological achievements, and strive to enhance the masses' sense of obtaining, happiness and security.

II. Adhere to the classification and overall implementation.

Overall planning for renovation and planning for new construction are two major types, with renovation and renovation as the main type, with emphasis on classification promotion and accurate policy implementation, so as to ensure that by the end of 2021, about 100 provincial pilot projects will be cultivated and built, and a standard system for future community construction and operation will be established. By the end of 2022, the future community will be fully replicated and promoted. Old residential areas with potential safety hazards such as porous prefabricated floor slabs should be completely dismantled or renovated in flower arrangement, leaving no safety sequelae.

III. Pay attention to scientific planning and guidance.

Focusing on the three-dimensional values of humanism, ecology and digitalization, we will improve the overall planning, special planning and detailed planning of land and space, scientifically simplify the detailed planning and adjustment procedures, improve the

matching of community public services and infrastructure in accordance with the requirements of the "5, 10 and 30-minute travel circle", and highlight the natural resources endowment, city features and historical and cultural heritage. According to the principle of "easy first, difficult second, rolling implementation", define the tasks of community construction in the future, formulate action plans, innovate the planning and design of projects with high quality, and create high-standard planning models.

IV. Intensive and efficient use of land.

In accordance with the concept of public transportation oriented (TOD), effective development of density and function combination is carried out. We will increase efforts to revitalize the use of existing land, break the "one size fits all" model, and scientifically and reasonably determine the plot ratio and high construction limit planning technical indicators. Allow the three-dimensional greening of pilot projects to be reasonably included in the green rate, encourage and support the establishment of community agriculture and other three-dimensional greening comprehensive utilization mechanisms, and promote green buildings. The disaster prevention and safe passage, overhead space and public open space of pilot projects are allowed to be excluded from the plot ratio. Balcony and floating windows of pilot projects are allowed to be excluded from residential construction area and floor area ratio. To meet the conditions of the land efficient compound use pilot projects, into the stock of linked mechanism management, according to the provisions of the proportion of new construction land planning indicators.

V. Innovative ways of transferring land.

Support the pilot project to implement the land transfer mode of "plan, construction and operation". Within the implementation unit of the pilot project, land parcels can be set up across municipal roads and river waters and sold through one-time bidding. Support pilot projects to adopt invitation to bid in accordance with the law, and select design and consulting units through evaluation and separation.

VI. Increase the intensity of financial security.

Actively strive for relevant national subsidy funds, scientifically guide the provincial and municipal special fund subsidies and tax relief policies to give priority to pilot projects. The provincial finance funds jointly with other subjects to form the future community

construction investment fund, through market operation, leverage more social capital to participate in and support the future community construction. Except as otherwise provided by laws and regulations, the infrastructure supporting fees for pilot projects, construction fees for civil air defense projects and compensation fees for water and soil conservation facilities will be exempted. Except as otherwise provided by the policy, the proceeds from the land transfer for the renovation and renewal pilot projects, except for the national portion, are all used to support the construction of the pilot projects and ensure the overall balance of funds.

VII. Smooth financial support channels.

According to the principle of marketability and sustainability, we will use macro-prudential management, window guidance, refinancing, rediscount and other monetary policy tools to guide banking financial institutions to give credit support. Actively introduce funds from policy-based financial institutions to participate in future community pilot construction investment. Guide funds, insurance funds, listed company funds and other social funds to participate in the management and operation of future community pilot projects, and the surplus funds from the construction of pilot projects shall be incorporated into the community operating fund according to a certain proportion. Encourage pilot communities to implement policies such as pre-sale of main houses and mortgage loans.

VIII. Strengthen the support of talent entrepreneurship. Support the same right to rent and purchase talent apartments for future community pilot projects. Actively explore the use of housing to attract talent, in accordance with the principle of hierarchical classification, the pilot project to introduce new talent according to their professional level, performance contributions, etc., were given housing incentives, purchase concessions, rent relief and other incentives. We will encourage the talents settled in the pilot projects to start their own businesses by making use of their residences and sharing office space. We will implement tax relief, subsidies and other preferential policies according to relevant support policies.

IX. Integrated Supply of Innovative Services.

Innovation pilot project community format and life service supply, through the reserved planning layout, promote mode innovation, promote the sinking of resources and other ways, give priority to the allocation of culture and education and other high quality public service resources. We will improve the supply of 24-hour living services for community residents,

implement the proportion of supporting housing area in the community according to the standard of not less than 80 square meters per 100 households, and encourage neighborhood centers to intensively allocate service space in one stop. Support the establishment or introduction of chain institutions to carry out standardized management of community-related services and optimize the operation mechanism. Relevant public facilities can be maintained and managed by government departments and professional institutions through property rights transfer, authorization and entrustment. Encourage the adoption of franchise rights and other means, actively introduce community comprehensive energy resources suppliers, and accelerate the exploration and formation of sustainable construction and operation modes supported by industrial alliances.

X. Optimize the community governance model.

We will build a scientific and efficient community governance structure led by Party building and actively cultivate and develop community social organizations. Based on the model of "community has venues, public welfare provides services", social forces such as specialized public welfare organizations are mobilized to participate in community governance, and service facilities such as registration, business application and project promotion are provided to encourage the establishment of a "one platform, one window, one person" service model for general practitioners in the community. We will promote mutual aid and self-government among residents, establish a credit-for-service and service-for-credit mechanism, and encourage public welfare organizations such as the Community Development Foundation to support community residents' self-government and public welfare activities.

XI. vigorously promote the digital transformation.

Take the future community as the innovative landing unit of the "No.1 Project" of the digital economy, and give priority to the application of the fifth generation mobile communication technology (5G). We will implement the twin concepts of community entity construction and digital construction in the future, accelerate the popularization and application of the community information management platform (CIM), integrate digital planning, design, resettlement and construction management, and improve the quality and efficiency of pilot project construction. We will speed up the construction and application of community intelligent service platforms, explore community residents' collective choice of related supporting services based on the platforms, explore the time-based bank pension mode,

promote the "platform+housekeeping" property service mode, encourage shared parking mode, and promote community intelligent security construction. On the premise of ensuring data security and risk control, we will vigorously promote the future community digital standardization work. All scene application data will be shared through community digital operating system based on Zhejiang public data platform.

XII. Continue to deepen reform and exploration.

We will further implement the reform requirement of "run at most once", accelerate the establishment of a green channel for pilot projects, integrate land acquisition and storage, regulatory adjustment, land transfer, and approval of permits, further reduce processes, links, and matters, and ensure that pilot projects are pushed forward in a standardized and orderly manner in accordance with the time schedule and plan requirements. Give full play to the advisory and supporting role of the future community development research center, establish a dynamic evaluation and monitoring system for pilot projects, implement the audit and supervision system for engineering construction, strengthen the incentive of support policies and options, and give cash to financial incentives and other relevant support policies after the pilot projects are officially named and announced.