阳光里

Autonomous Regeneration of the “Yangguangli” Old Community in Jinjiang City

Client Unit: Qingyang Subdistrict Office, Jinjiang Municipal People's Government

January 2026

Project Summary

The “Yangguangli” community project in Qingyang Subdistrict, Jinjiang, topped out in July 2025, representing the first case in Fujian Province and among the top five in China for autonomous regeneration through demolition and reconstruction of old residential communities. Shifting from previous government-led or real estate-dominated approaches, the project adopts a new model of “government guidance, resident leadership, homeowner investment, and collaborative governance,” achieving autonomous regeneration of old communities and providing a replicable practical model for “innovating and developing the Jinjiang Experience.”

Background

Before Regeneration

Like many old communities in China, **Yangguangli, built in 1993 with a site area of 2.1 hectares and a floor area of 55,000 square meters, is a typical "three-no" community—no supporting facilities, no property management, and no quality**. Residents have strong regeneration intentions but are constrained by the interlocked elements of "policy, mechanism, funding, and planning" from the past era of incremental growth, making implementation difficult.

After Regeneration

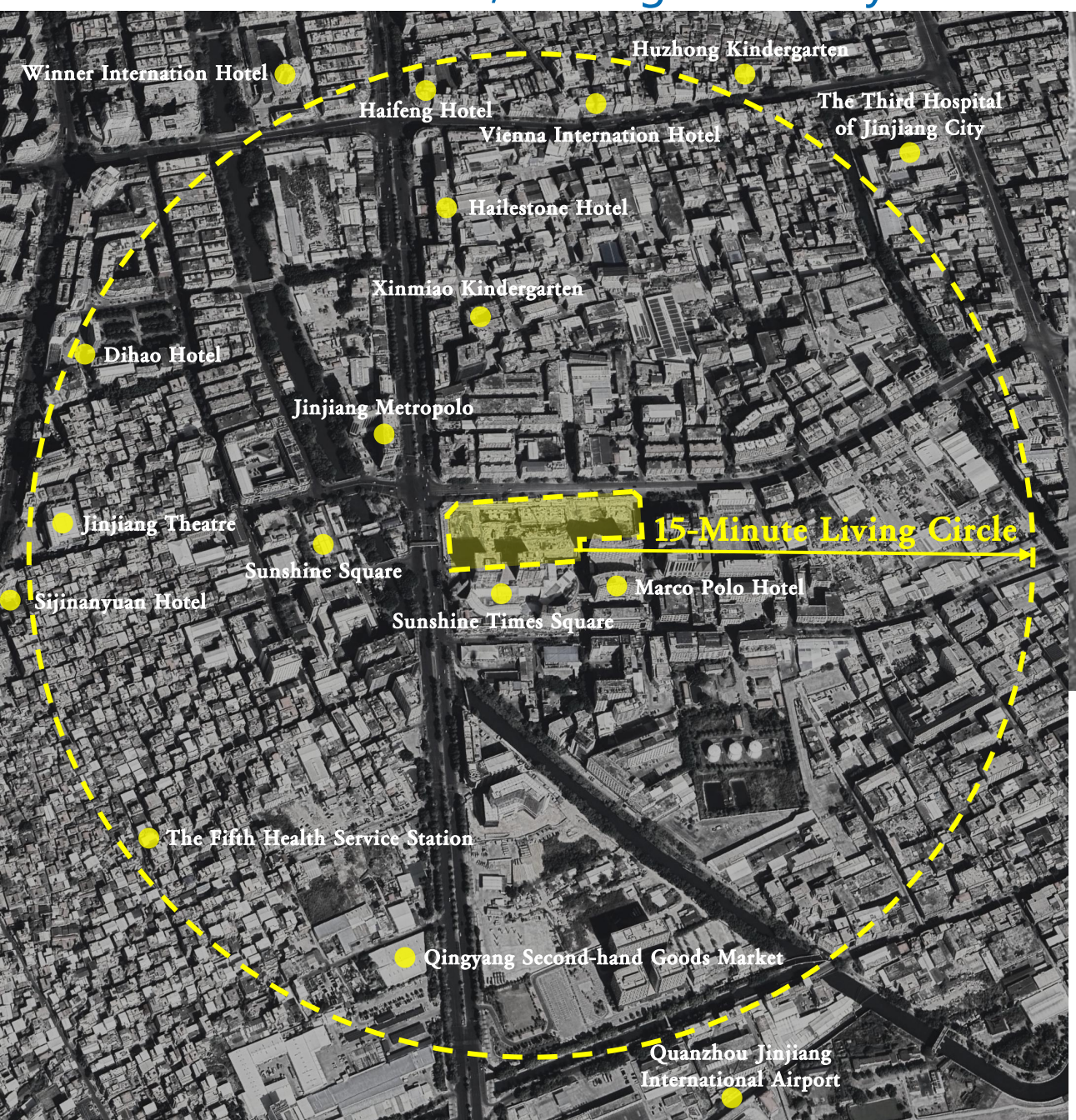
The autonomous regeneration project of the "Yangguangli" old community was launched in March 2023, demolished in January 2024, completed land transfer in September, topped out in July 2025, and is expected to have residents return in March 2026, **transforming into a "three-have" community—with complete facilities, operational management, and high-end quality**.

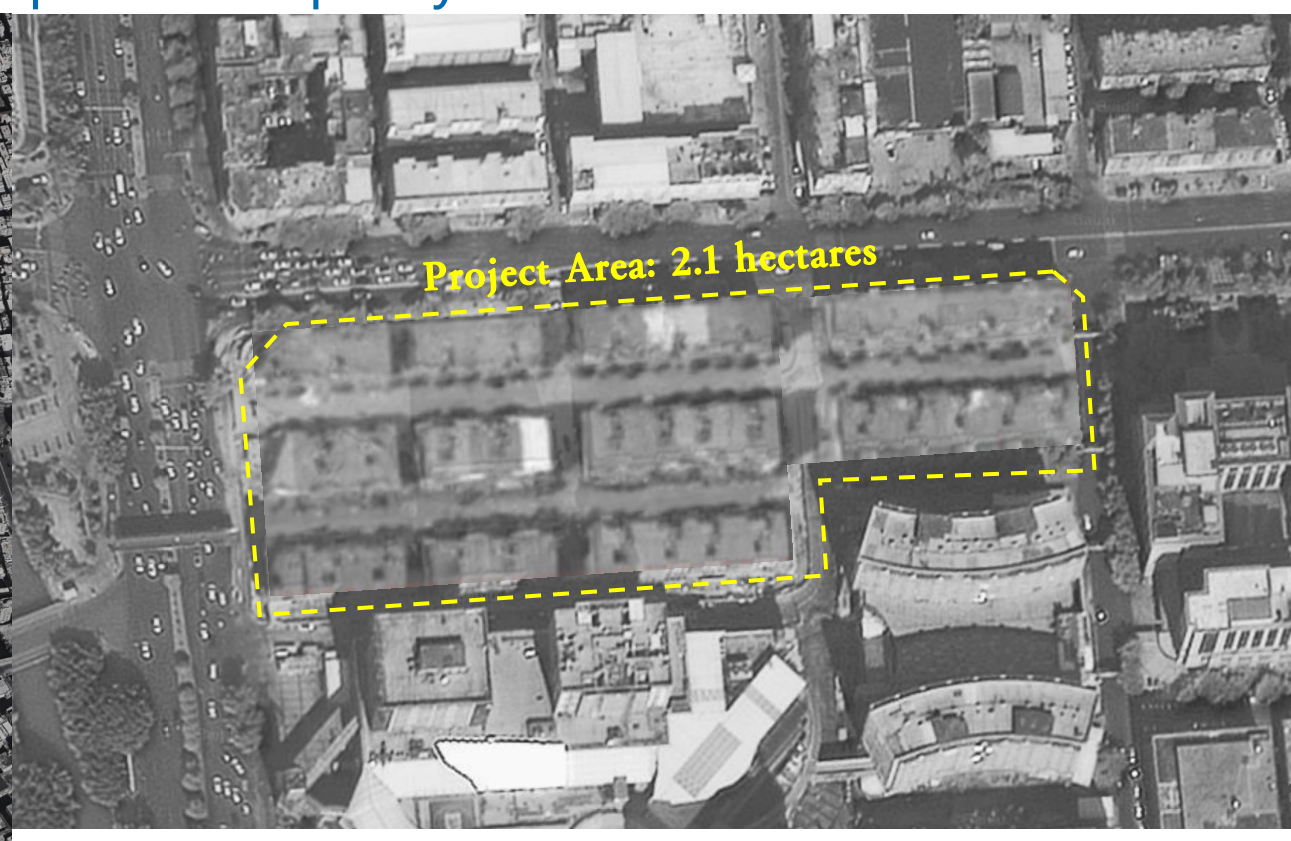
Jinjiang, the birthplace of the "Jinjiang Experience," is one of China's leading cities in private economy development and among the earliest cities in China to explore autonomous regeneration of old communities.

While the "Jinjiang Experience" has achieved brilliant economic accomplishments, urban space faces issues of saturated development, disorderly spatial quality, failing to match the stature of a strong private economy city and unable to meet people's aspirations for a better life.

Strong urban regeneration demands are constrained by the interlocked elements of "policy, mechanism, funding, and planning" from the past era of incremental growth, making implementation difficult. Jinjiang urgently needs to seek endogenous drivers for urban metabolism.

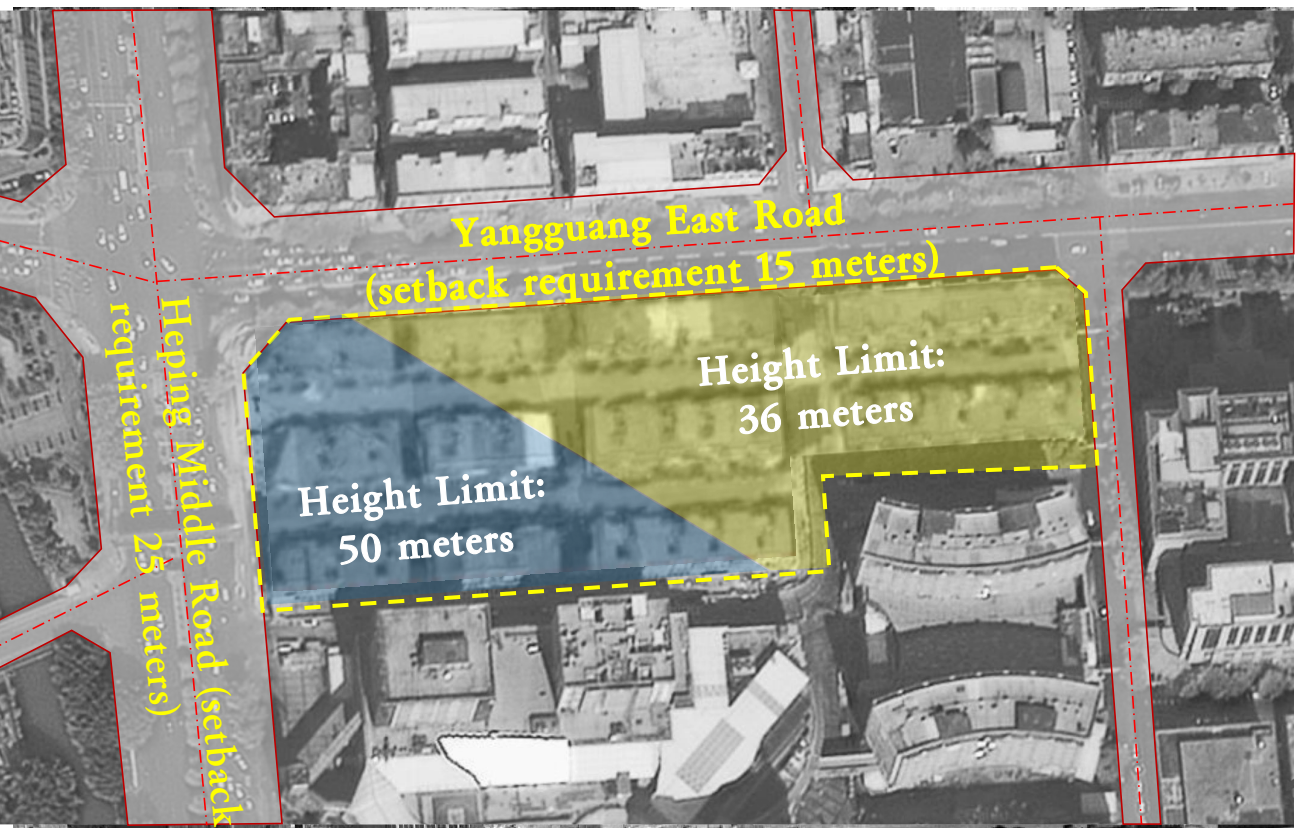
Located in the urban core area, subject to military airport height restrictions and urban arterial road setback controls, leaving extremely limited space for capacity increase.

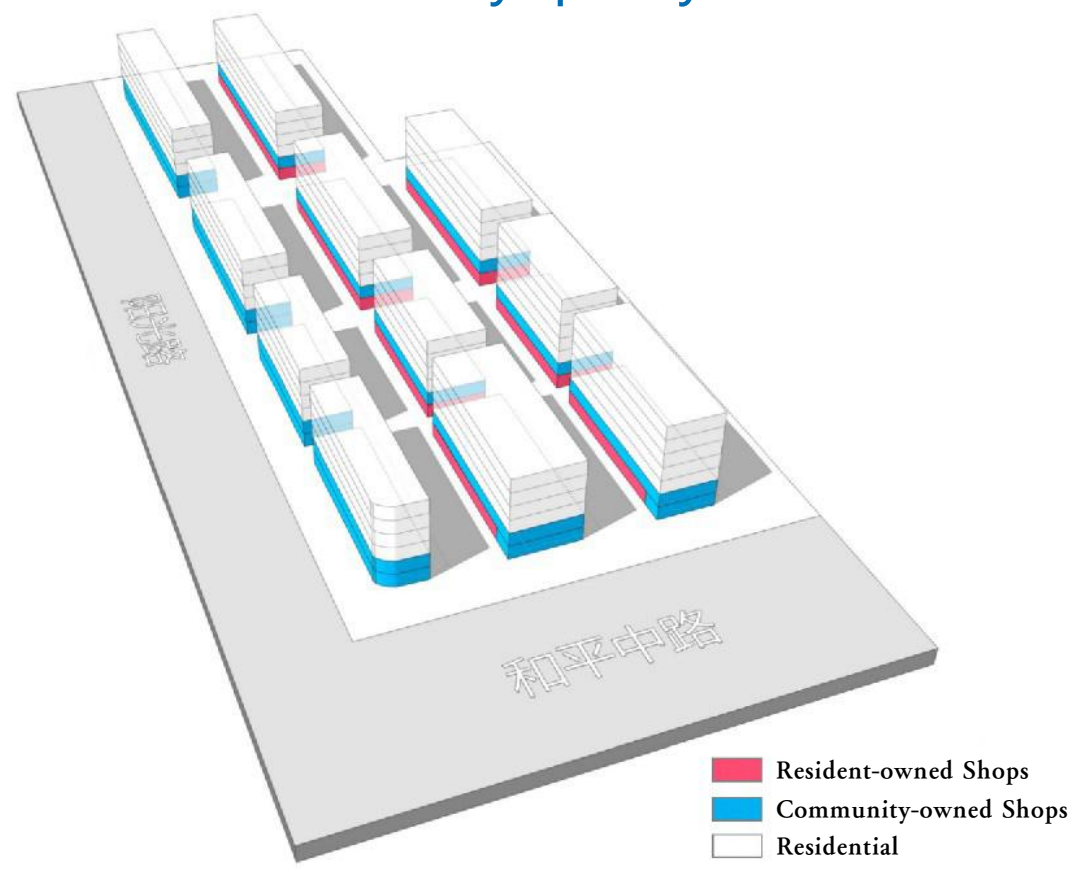




- The project is located in the core area of old Jinjiang, adjacent to urban commercial districts such as Wanda, Wudianshi, and Sunshine Plaza, with a favorable location.
- Surrounded by urban arterial roads such as Heping Road and Yangguang Road, providing convenient transportation.
- Before renovation, the project consisted of 11 six-story buildings. The houses were particularly old and dangerous, with building safety and fire hazards, and a lack of public service facilities.

Project Challenge: Severe separation of household registration and residence, low resident payment capacity, difficulty in maintaining post-regeneration community quality.

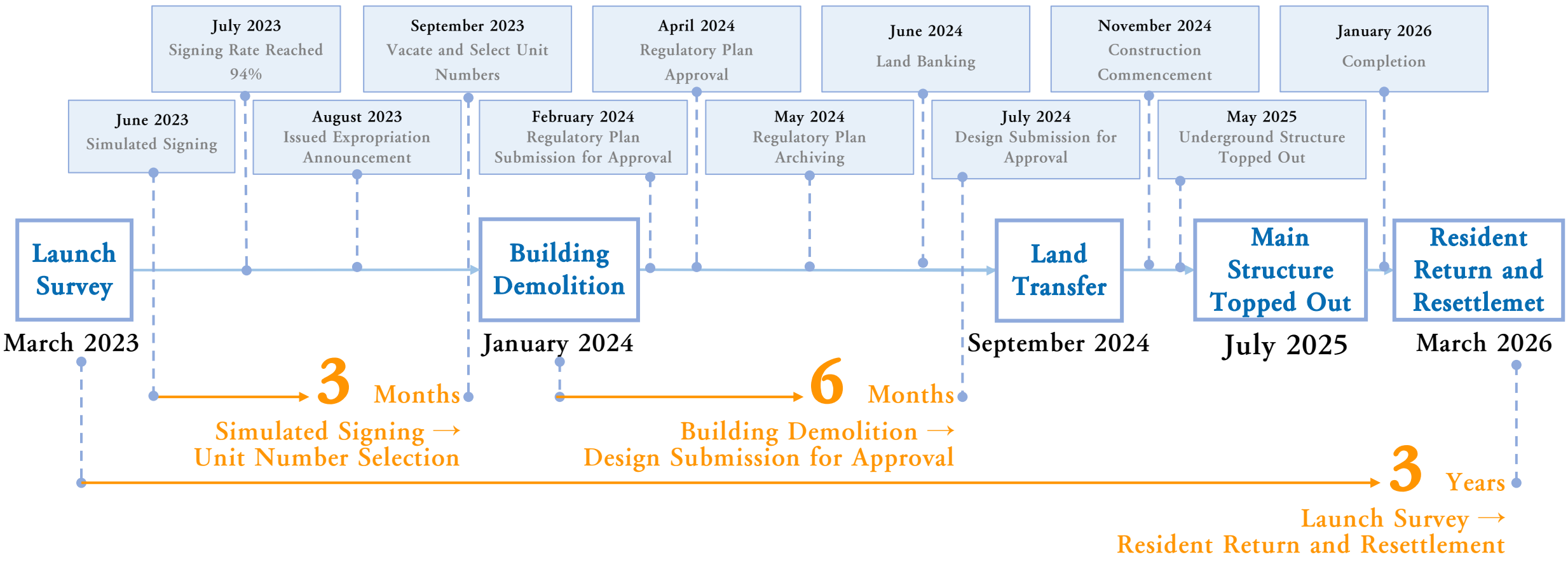




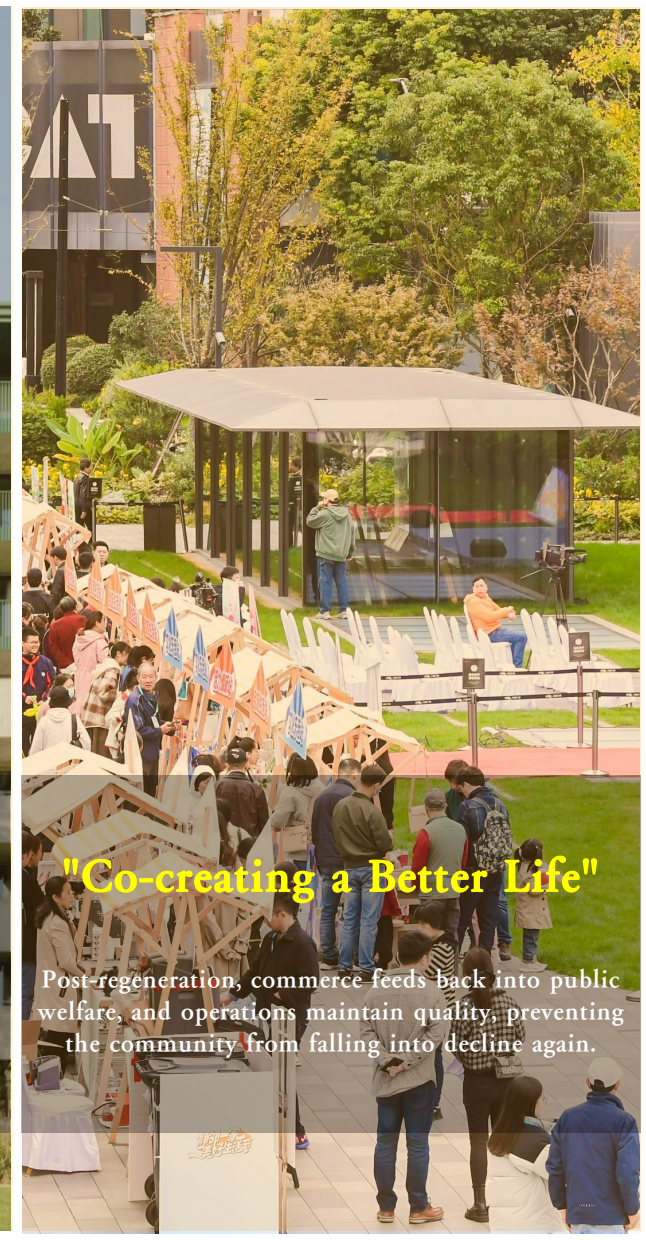
- The project is located within the military aviation height restriction zone of Quanzhou Jinjiang Airport, with height limits of 36-50 meters.
- Subject to setback controls of 25 meters for Heping Middle Road and 15 meters for Yangguang East Road. The pre-renovation setbacks of 3.5-4.5 meters already exceeded standards.
- The current stipulated floor area ratio does not exceed 2.6, while the pre-renovation ratio of 2.7 already exceeded the standard.
- Before renovation, the community had 284 residential units, all owned by residents; and 229 shops, of which 166 were owned by residents and 63 by the community.
- Among the original 284 unit-employee residential homeowners, 75% have changed ownership through transfer, inheritance, etc.
- Currently, 90% of the residential units and shops are rented out. Residential rents are only around 1,000 yuan/month, and shop formats are relatively low-end.

Transforming to Break Through

Therefore, the Jinjiang Municipal Party Committee and Government "inquired about needs from the people and the market," actively implemented the concept of people building their own city in the new era, sought endogenous drivers for urban metabolism, and explored the Jinjiang paradigm for urban redevelopment in the new era through the autonomous regeneration practice of Yangguangli.



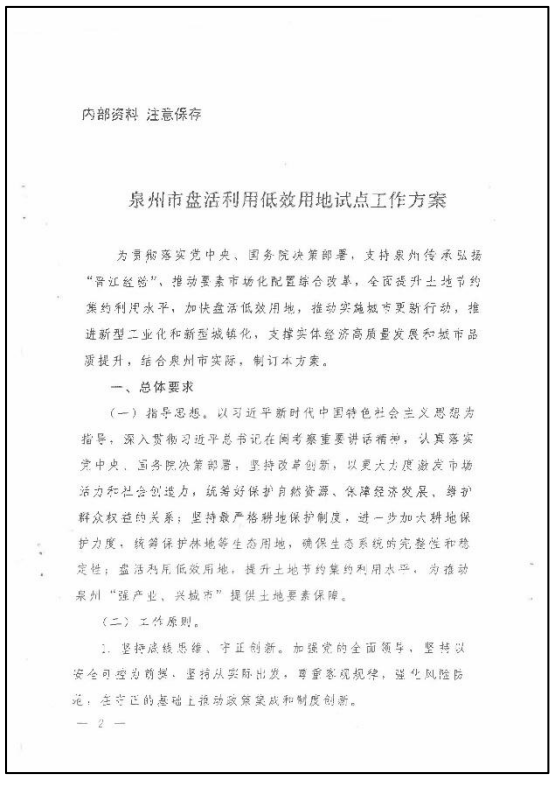
The Yangguangli project was launched in March 2023, demolished in January 2024, completed land transfer in September, topped out in July 2025, and is expected to have residents return in March 2026, transforming into a "three-have" community. **The entire process took only 3 years, leading in efficiency among similar domestic projects.**



Sunshine Policies: The government uses policy levers instead of direct funding to motivate resident participation and catalyze project advancement.

1. Incorporate the "Yangguangli" project into Jinjiang City's first batch of pilot programs for revitalizing inefficient land use, conducting breakthrough policy trials.

In September 2022, with State Council approval, the Ministry of Natural Resources granted Quanzhou City a pilot for revitalizing inefficient land use. Jinjiang seized the pilot opportunity, making the revitalization of inefficient land a comprehensive driver for high-quality development, mobilizing the entire city to tackle four key tasks: spatial resource allocation, comprehensive land consolidation across the entire territory, development of inefficient urban land, and disposal of historical land use issues. In March 2023, the "Yangguangli" project was selected for Jinjiang City's first batch of pilot programs for revitalizing inefficient land use, taking the lead in exploring policy innovations.



内部资料 注意保存

泉州市盘活利用低效用地试点工作方案

为贯彻落实党中央、国务院决策部署，支持泉州传承弘扬“晋江经验”，推动要素市场化配置综合改革，全面提升土地节约集约利用水平，加快盘活低效用地，推动实施城市更新行动，推进新型工业化和新型城镇化，支撑实体经济高质量发展和城市品质提升，结合泉州市实际，制订本方案。

一、总体要求

（一）指导思想。以习近平新时代中国特色社会主义思想为指导，深入贯彻习近平总书记在闽考察重要讲话精神，认真落实党中央、国务院决策部署，坚持改革创新，以更大力度激发市场活力和社会创造力，统筹好保护自然资源、保障经济发展、维护群众权益的关系；坚持最严格耕地保护制度，进一步加大耕地保护力度，统筹保护林地等生态用地，确保生态系统的完整性和稳定性；盘活利用低效用地，提升土地节约集约利用水平，为推动泉州“强产业、兴城市”提供土地要素保障。

（二）工作原则。

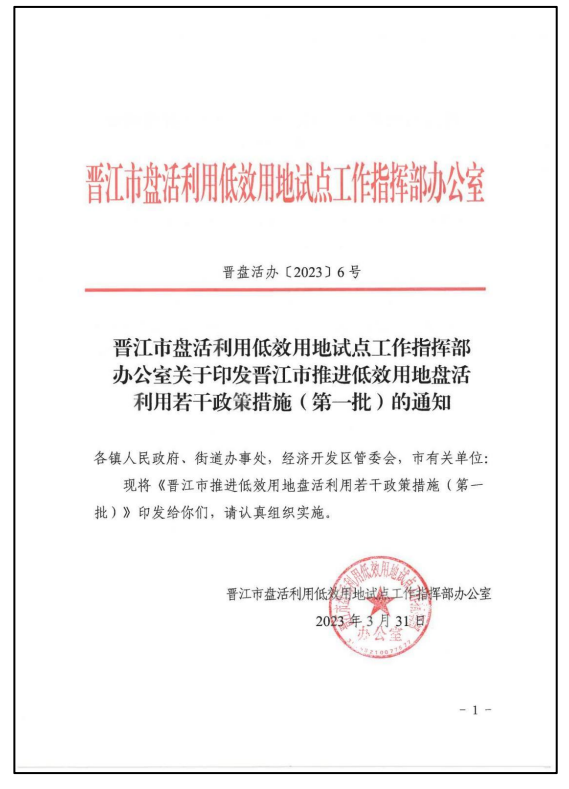
1. 坚持底线思维、守正创新。加强党的全面领导，坚持以安全可控为前提，坚持从实际出发，尊重客观规律，强化风险防范，在守正的基础上推动政策突破和制度创新。

— 2 —

中华人民共和国自然资源部
Ministry of Natural Resources of the People's Republic of China
政府信息公开

自然资源部关于认定自然资源节约集约示范县（市）的通知

附件：自然资源节约集约示范县（市）（2023-2025年）名单.doc



晋江市盘活利用低效用地试点工作指挥部办公室

晋盘活办〔2023〕6号

晋江市盘活利用低效用地试点工作指挥部办公室关于印发晋江市推进低效用地盘活利用若干政策措施（第一批）的通知

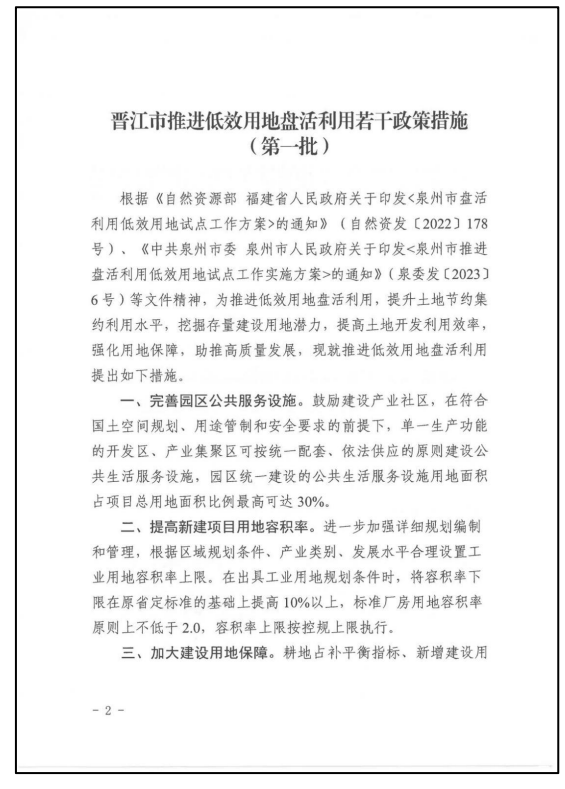
各镇人民政府、街道办事处，经济开发区管委会，市有关单位：

现将《晋江市推进低效用地盘活利用若干政策措施（第一批）》印发给你们，请认真组织实施。

晋江市盘活利用低效用地试点工作指挥部办公室

2023年3月31日

— 1 —



晋江市推进低效用地盘活利用若干政策措施（第一批）

根据《自然资源部 福建省人民政府关于印发<泉州市盘活利用低效用地试点工作方案>的通知》（自然资发〔2022〕178号）、《中共泉州市委 泉州市人民政府关于印发<泉州市推进盘活利用低效用地试点工作实施方案>的通知》（泉委发〔2023〕6号）等文件精神，为推进低效用地盘活利用，提升土地节约集约利用水平，挖掘存量建设用地潜力，提高土地开发利用效率，强化用地保障，助推高质量发展，现就推进低效用地盘活利用提出如下措施。

一、完善园区公共服务设施。鼓励建设产业社区，在符合国土空间规划、用途管制和安全要求的前提下，单一生产功能的开发区、产业集聚区可按统一配套、依法供应的原则建设公共生活服务设施，园区统一建设的公共生活服务设施用地面积占项目总用地面积比例最高可达30%。

二、提高新建项目用地容积率。进一步加强详细规划编制和管理，根据区域规划条件、产业类别、发展水平合理设置工业用地容积率上限。在出具工业用地规划条件时，将容积率下限在原省定标准的基础上提高10%以上，标准厂房用地容积率原则上不低于2.0，容积率上限按控规上限执行。

三、加大建设用地保障。耕地占补平衡指标、新增建设用

— 2 —

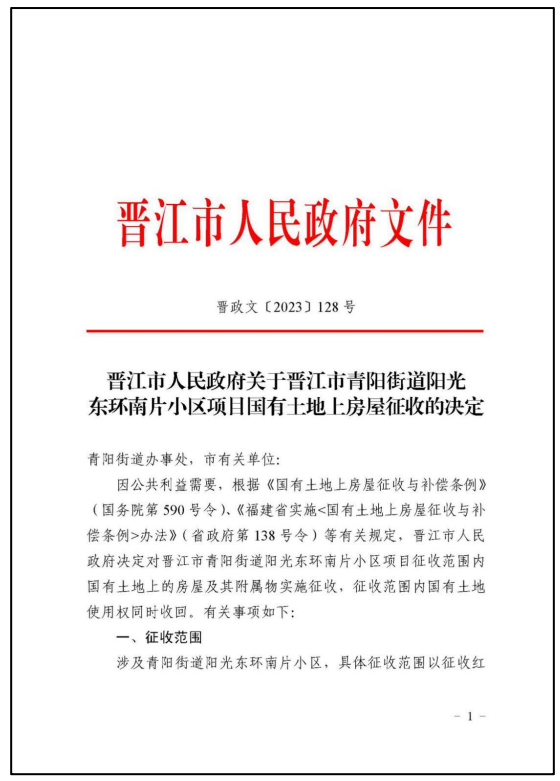
In 2022, **Quanzhou was approved as the first prefecture-level city in China for the pilot on revitalizing inefficient land use**; in 2023, Jinjiang seized the pilot opportunity and was recognized as **one of the first national demonstration counties (cities) for natural resource conservation and intensive use.**

Notice on Issuing Several Policy Measures for Promoting the Revitalization of Inefficient Land Use in Jinjiang City (First Batch): Incorporating the "Yangguangli" project into the pilot scope.

Sunshine Policies: The government uses policy levers instead of direct funding to motivate resident participation and catalyze project advancement.

2. House Re-expropriation → Land Re-transfer → Government Allocation of Local Infrastructure Construction Subsidy, Constituting the "First Bucket of Gold" for Project Launch

The project adopts a property rights transformation method of house re-expropriation, land re-transfer, and property rights re-registration. House expropriation started on August 11, 2023. **The government clarified a financial support policy of "allocating local infrastructure construction subsidy funds (approximately 70 million yuan) after deducting relevant land approval fees,"** constituting the "first bucket of gold" for project launch, effectively leveraging resident regeneration willingness.


晋江市人民政府文件

晋政文〔2023〕128号

晋江市人民政府关于晋江市青阳街道阳光东环南片小区项目国有土地上房屋征收的决定

青阳街道办事处，市有关单位：

因公共利益需要，根据《国有土地上房屋征收与补偿条例》（国务院第590号令）、《福建省实施<国有土地上房屋征收与补偿条例>办法》（省政府第138号令）等有关规定，晋江市人民政府决定对晋江市青阳街道阳光东环南片小区项目征收范围内国有土地上的房屋及其附属物实施征收，征收范围内国有土地使用权同时收回。有关事项如下：

一、征收范围

涉及青阳街道阳光东环南片小区，具体征收范围以征收红

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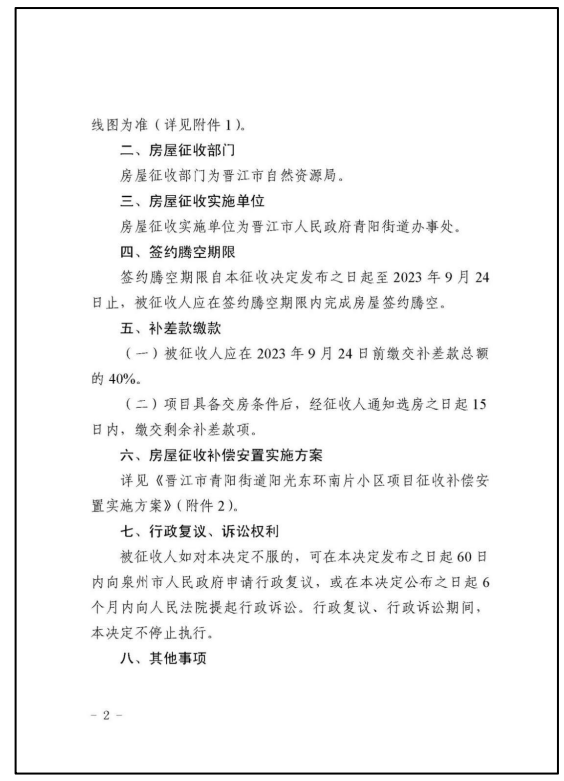

线图为准（详见附件1）。

二、房屋征收部门

房屋征收部门为晋江市自然资源局。

三、房屋征收实施单位

房屋征收实施单位为晋江市人民政府青阳街道办事处。

四、签约腾空期限

签约腾空期限自本征收决定发布之日起至2023年9月24日止，被征收人应在签约腾空期限内完成房屋签约腾空。

五、补差款缴款

（一）被征收人应在2023年9月24日前缴交补差款总额的40%。

（二）项目具备交房条件后，经征收人通知选房之日起15日内，缴交剩余补差款项。

六、房屋征收补偿安置实施方案

详见《晋江市青阳街道阳光东环南片小区项目征收补偿安置实施方案》（附件2）。

七、行政复议、诉讼权利

被征收人如对本决定不服的，可在本决定发布之日起60日内向泉州市人民政府申请行政复议，或在本决定公布之日起6个月内向人民法院提起行政诉讼。行政复议、行政诉讼期间，本决定不停止执行。

八、其他事项

－ 2 －

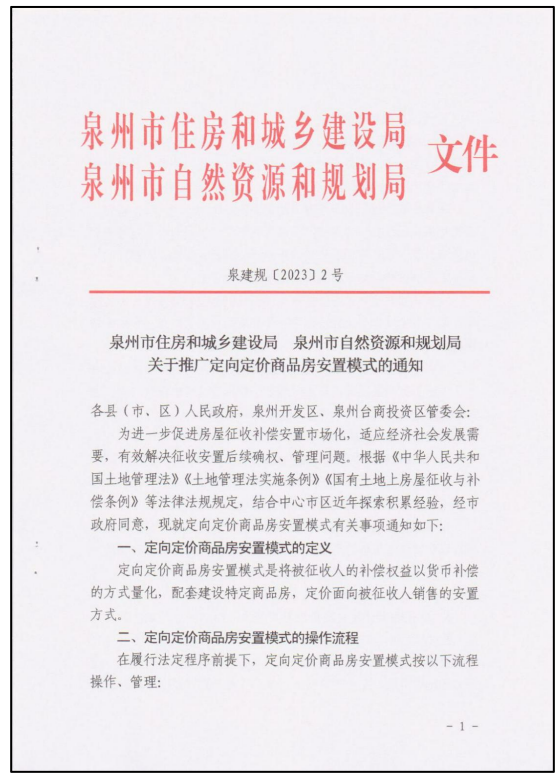
Decision on the Expropriation of Houses on State-Owned Land for the Yangguang Donghuan Nanpian Community Project in Qingyang Subdistrict, Jinjiang City: Clarifies the expropriation scope, house expropriation department, house expropriation implementation unit, signing and vacating deadlines, balance payment, compensation and resettlement implementation plan, administrative reconsideration and litigation rights—providing legal basis and operational details for project property rights conversion.

3. The "Directional and Fixed-Price Commercial Housing" policy ensures original residents can repurchase at low prices, with property rights duration recalculated from the repurchase date.

The project adopts the "Directional and Fixed-Price Commercial Housing" policy jointly issued by the Quanzhou Housing and Urban-Rural Development Bureau and the Natural Resources and Planning Bureau, ensuring original homeowners can repurchase the regenerated houses at low prices and that property value appreciation benefits the original residents. **From the repurchase date, residents obtain properties with 70-year residential and 40-year commercial land use rights that can be freely traded. This model can be extended to autonomous regeneration of old communities such as village committee unified-construction buildings, unit-funded housing, and farmer self-built houses.**

Houses Old and Dangerous, Market Value Not High

High-Quality Community with Recalculated Property Rights Duration


泉州市住房和城乡建设局
泉州市自然资源和规划局 文件

泉建规〔2023〕2号

泉州市住房和城乡建设局 泉州市自然资源和规划局
关于推广定向定价商品房安置模式的通知

各县（市、区）人民政府，泉州开发区、泉州台商投资区管委会：

为进一步促进房屋征收补偿安置市场化，适应经济社会发展需要，有效解决征收安置后续确权、管理问题。根据《中华人民共和国土地管理法》《土地管理法实施条例》《国有土地上房屋征收与补偿条例》等法律法规规定，结合中心市区近年探索积累经验，经市政府同意，现就定向定价商品房安置模式有关事项通知如下：

一、定向定价商品房安置模式的定义

定向定价商品房安置模式是将被征收人的补偿权益以货币补偿的方式量化，配套建设特定商品房，定价面向被征收人销售的安置方式。

二、定向定价商品房安置模式的操作流程

在履行法定程序前提下，定向定价商品房安置模式按以下流程操作、管理：

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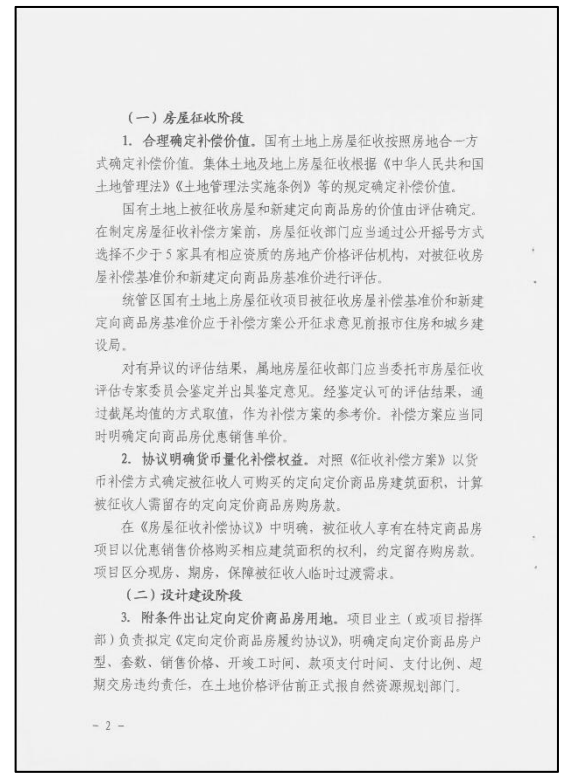

（一）房屋征收阶段

1. 合理确定补偿价值。国有土地上房屋征收按照房地合一方式确定补偿价值。集体土地及地上房屋征收根据《中华人民共和国土地管理法》《土地管理法实施条例》等的规定确定补偿价值。

国有土地上被征收房屋和新建定向商品房的价值由评估确定。在制定房屋征收补偿方案前，房屋征收部门应当通过公开摇号方式选择不少于5家具有相应资质的房地产价格评估机构，对被征收房屋补偿基准价和新建定向商品房基准价进行评估。

统管区国有土地上房屋征收项目被征收房屋补偿基准价和新建定向商品房基准价应于补偿方案公开征求意见前报市住房和城乡建设局。

对有异议的评估结果，属地房屋征收部门应当委托市房屋征收评估专家委员会鉴定并出具鉴定意见。经鉴定认可的评估结果，通过截尾均值的方式取值，作为补偿方案的参考价。补偿方案应当同时明确定向商品房优惠销售单价。

2. 协议明确货币量化补偿权益。对照《征收补偿方案》以货币补偿方式确定被征收人可购买的定向定价商品房建筑面积，计算被征收人需留存的定向定价商品房购房款。

在《房屋征收补偿协议》中明确，被征收人享有在特定商品房项目以优惠销售价格购买相应建筑面积的权利，约定留存购房款。项目区分现房、期房，保障被征收人临时过渡需求。

（二）设计建设阶段

3. 附条件出让定向定价商品房用地。项目业主（或项目指挥部）负责拟定《定向定价商品房履约协议》，明确定向定价商品房户型、套数、销售价格、开竣工时间、款项支付时间、支付比例、超期交房违约责任，在土地价格评估前正式报自然资源规划部门。

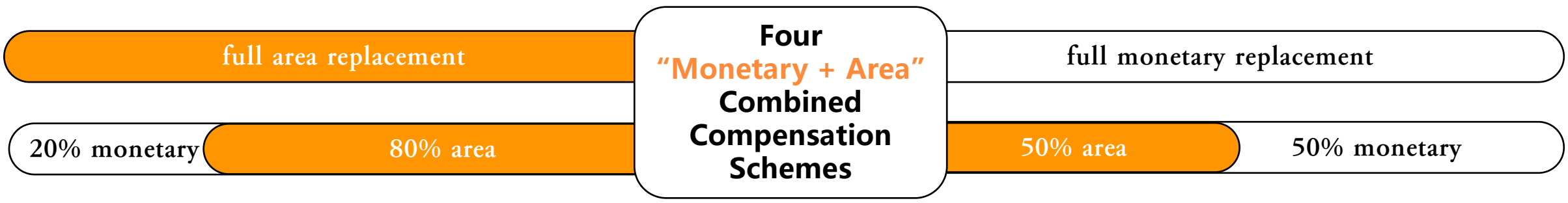
－ 2 －

Notice on Promoting the Directional and Fixed-Price Commercial Housing Resettlement Model: Quantifies the compensation rights of expropriated persons in monetary form, constructs specific commercial housing, and sets prices for sale to the expropriated persons.

Sunshine Mechanism: Innovative integrated mechanisms, government guidance, resident leadership, market involvement, collaborative governance.

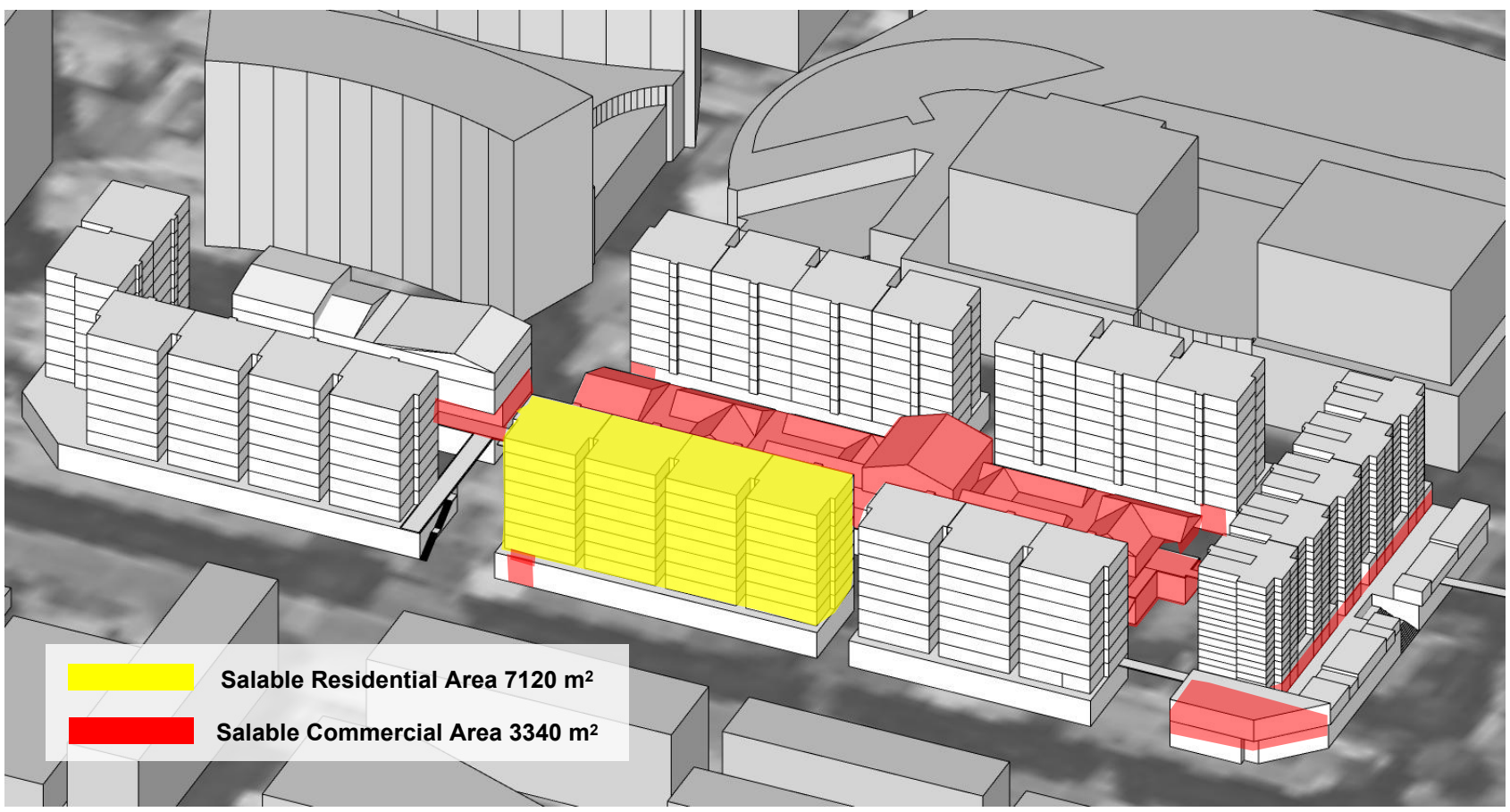
1. Provides flexible "monetary + area" compensation options, "protecting small households, reducing large households," solving the challenge of insufficient capacity increase space.

The project changed the previous 1:1 area resettlement approach, formulating four "monetary + area" combined compensation schemes: "full area replacement," "full monetary replacement," "50% area 50% monetary," and "80% area 20% monetary." Through negotiation by all homeowners, it was determined: large-unit homeowners are compensated with "80% area 20% monetary," community-owned shops are compensated with "50% area 50% monetary," and the remaining homeowners receive equal area compensation. **Ultimately, the area opting for monetary compensation accounted for 21% of the original floor area, solving the challenge of insufficient capacity increase space.**



2. Introducing a developer as the "regeneration intermediary," reducing upfront resident financial pressure, allowing the developer to seek reasonable commercial returns.

The project introduced market forces through open bidding, auction, and listing to lead development and construction, reducing residents' upfront financial pressure—resident balance payments adopt a phased model of "40% paid during project early stage + 60% paid after completion." Market risks are borne by the developer. **Without increasing the floor area ratio, 10,460 square meters of surplus salable area was added, allowing the developer to seek reasonable commercial returns.**

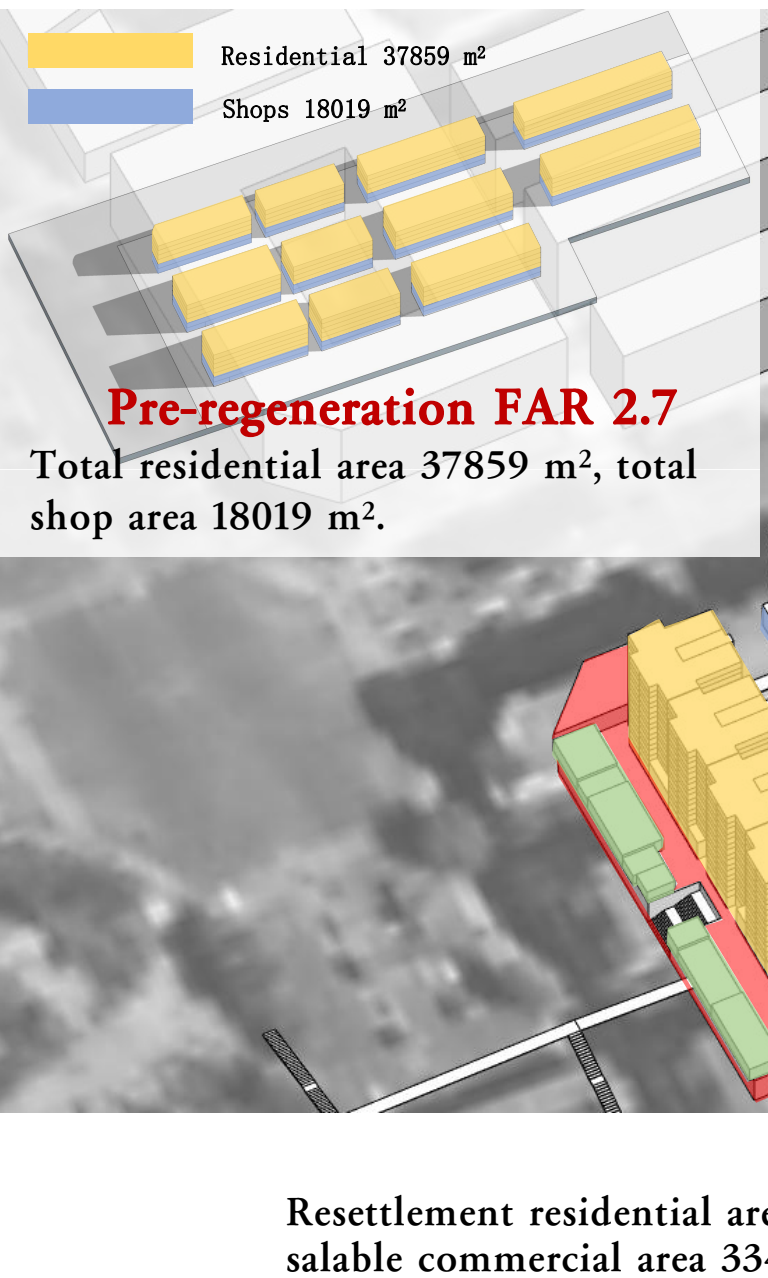


Sunshine Mechanism: Innovative integrated mechanisms, government guidance, resident leadership, market involvement, collaborative governance.

3. The remaining funding gap is charged to residents at cost price. Resident contributions are far lower than market prices at that time, giving residents expectations for appreciation.

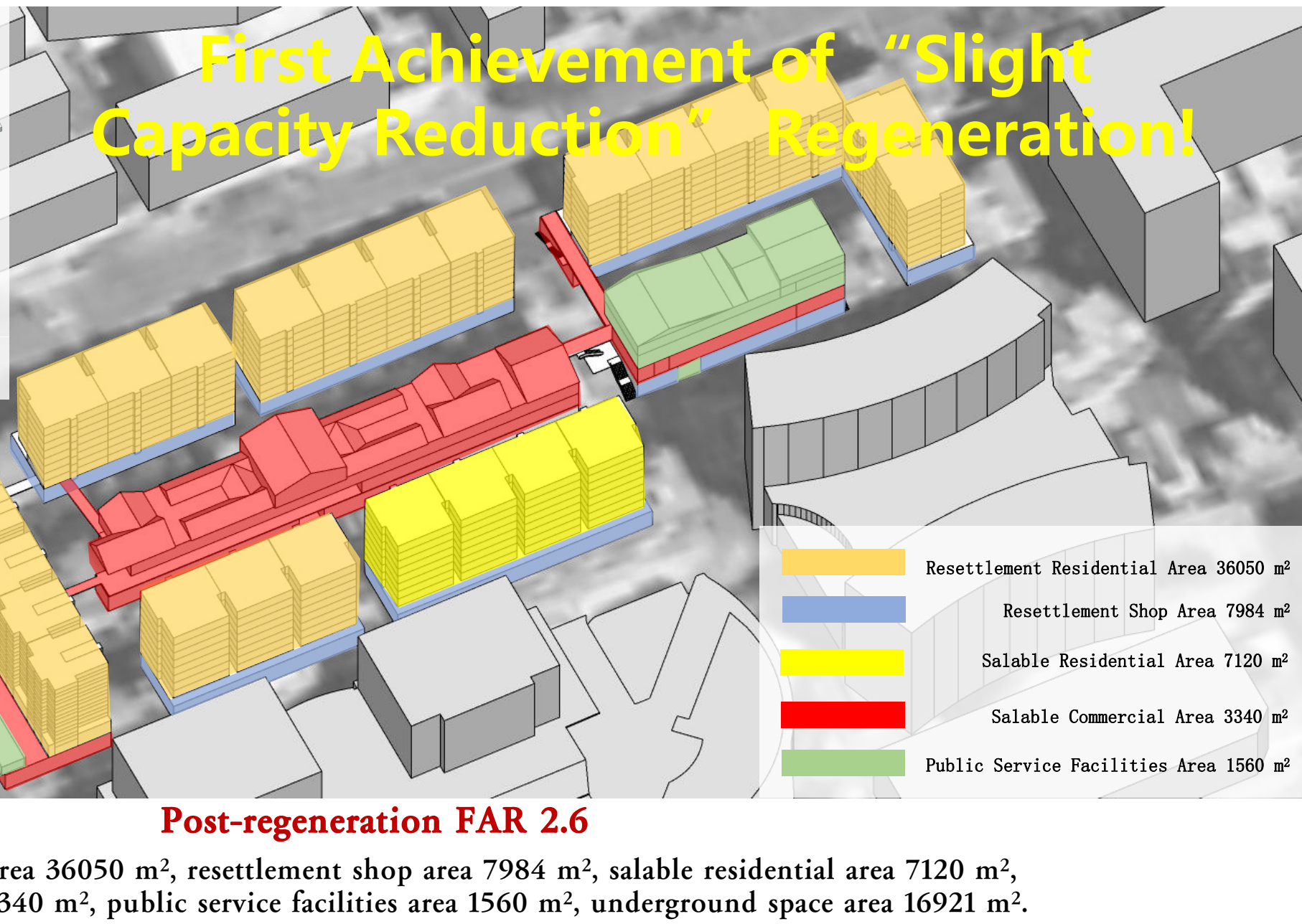
The project scientifically quantified the balance payment price based on reverse cost calculation and the appreciation potential of properties before and after regeneration. The final "resident contribution balance point" was set at 4600 yuan/m² for residential balance payments and 2900 yuan/m² for shop balance payments, **far lower than Jinjiang's market prices at that time. Ultimately, the average residential household contribution was about 550,000 yuan (parking spaces 155,000 yuan each), and the average shop contribution was 118,000 yuan per shop, making the contribution amount acceptable to residents and giving them expectations for post-regeneration property appreciation.**

Original Area							Resettlement Scheme							
Type	Owner	Quantity		Unit Type	Area	Total Area	Compensation Scheme	Corresponding Resettlement Area	Fundraising	Resettlement Type	Unit Type	Quantity		Total Area	Total Fundraising
Residential	Residents	284	268	122-138 m²	37859 m²	55878 m²	80% Area 20% Monetary	30920m²	Balance Paymen +142.23 Million Yuan Monetary Compensation -29.14 Million Yuan Parking Space Purchase +44.02 Million Yuan Total 157.11 Million Yuan	Residential	112 m²	268 Sets Resident-owned		44034 m²	195.53 Million Yuan (196 Million Yuan)
			16	93-95 m²			100% Area					16 Sets Resident-owned			
Shops	Community	Second Floor Connected Without Partitions			10363 m²		50% Area 50% Monetary	5130m²	Balance Paymen +23.60 Million Yuan Monetary Compensation -21.98 Million Yuan Parking Space Purchase +8.68 Million Yuan Total 10.30 Million Yuan		92m²	56 Sets Community-owned	72		
		First Floor 229	63	47 m²	2950 m²		100% Area	2950m²	Balance Payment +8.56 Million Yuan	Shops	Community-owned shops, area guaranteed, number adjustable				
	Residents		166	28-30 m²	4706 m²			5034m²	Balance Payment +13.65 Million Yuan Repurchase Payment +5.90 Million Yuan Total 19.56 Million Yuan		30m²	166 Resident-owned Shops, Each			



Pre-regeneration FAR 2.7

Total residential area 37859 m², total shop area 18019 m².



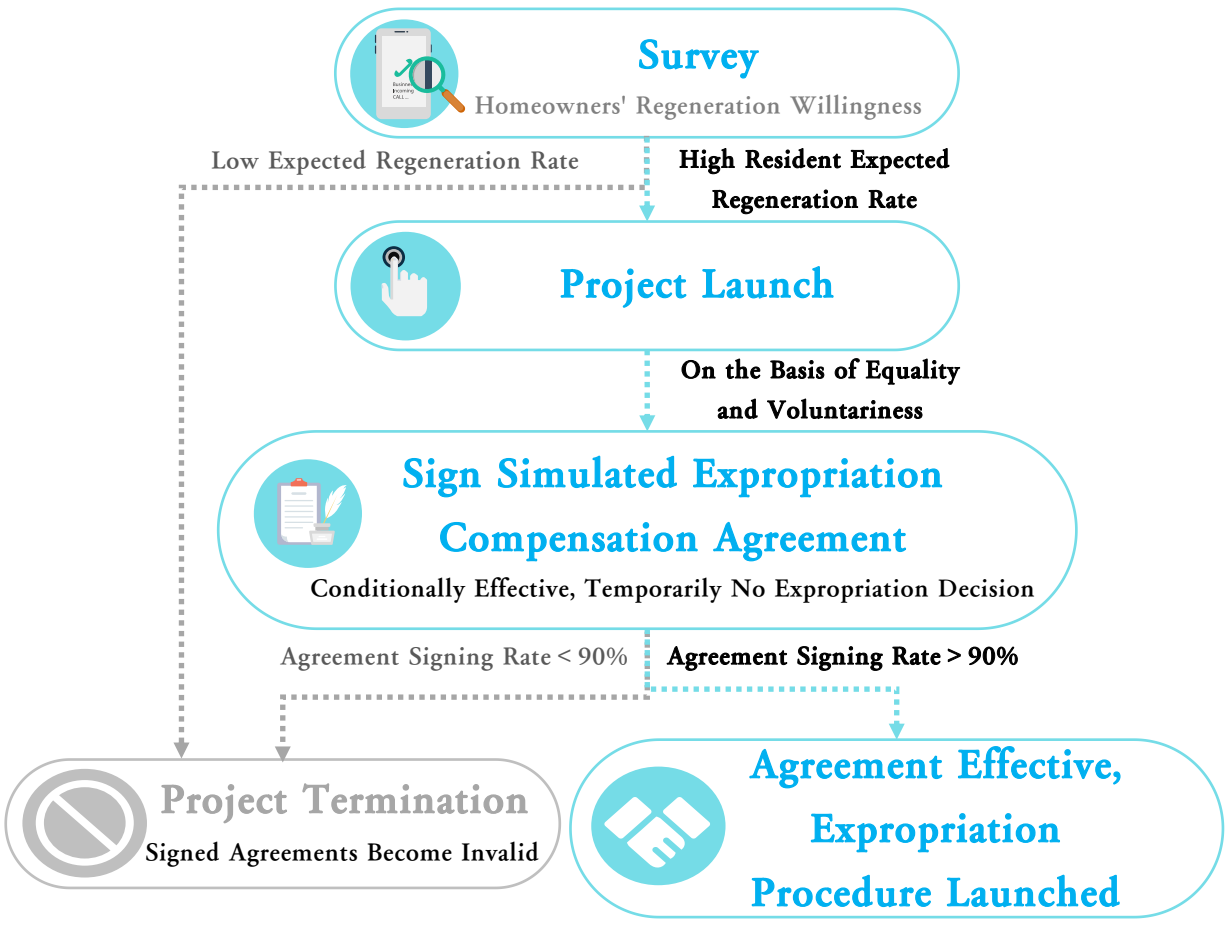
Post-regeneration FAR 2.6

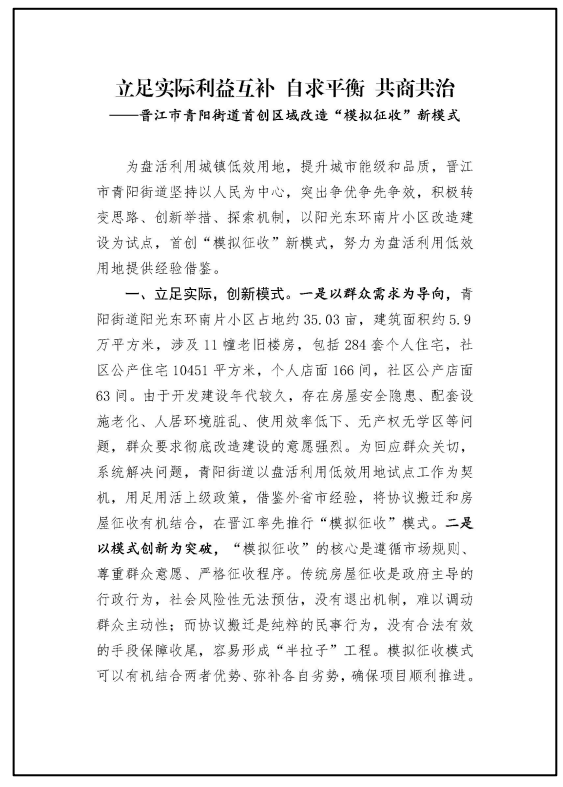
Resettlement residential area 36050 m², resettlement shop area 7984 m², salable residential area 7120 m², salable commercial area 3340 m², public service facilities area 1560 m², underground space area 16921 m².

Sunshine Mechanism: Innovative integrated mechanisms, government guidance, resident leadership, market involvement, collaborative governance.

4. Pioneering the "Simulated Expropriation" Mechanism to Control Risks and Promote Efficient Project Implementation

The project pioneered the "simulated expropriation" mechanism. Based on financial calculations, a minimum homeowner agreement rate was derived and set as the "threshold" for simulated expropriation. **Conditional resettlement agreements were signed with homeowners. When the signing ratio exceeds the activation threshold (90%), the project automatically launches; otherwise, it terminates.** By confirming in advance residents' acceptance of the resettlement area and contribution amount, project risks were effectively controlled, ensuring the advancement of formal expropriation.



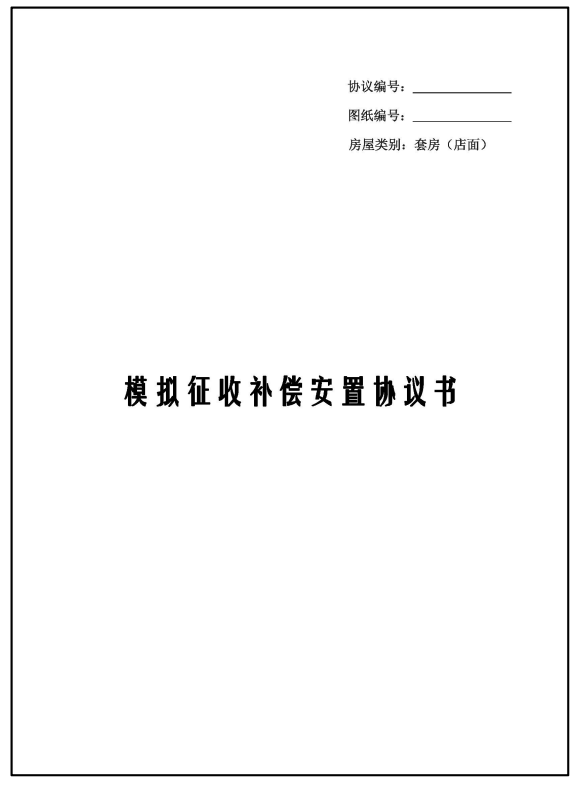


立足实际利益互补 自求平衡 共商共治

——晋江市青阳街道首创区域改造"模拟征收"新模式

为盘活利用城镇低效用地，提升城市能级和品质，晋江市青阳街道坚持以人民为中心，突出争优争先争效，积极转变思路、创新举措、探索机制，以阳光东环南片小区改造建设为试点，首创"模拟征收"新模式，努力为盘活利用低效用地提供经验借鉴。

一、立足实际，创新模式。一是以群众需求为导向，青阳街道阳光东环南片小区占地约35.03亩，建筑面积约5.9万平方米，涉及11幢老旧楼房，包括284套个人住宅，社区公产住宅10451平方米，个人店面166间，社区公产店面63间。由于开发建设年代较久，存在房屋安全隐患、配套设施老化、人居环境脏乱、使用效率低下、无产权无学区等问题，群众要求彻底改造建设的意愿强烈。为回应群众关切，系统解决问题，青阳街道以盘活利用低效用地试点工作为契机，用足用活上级政策，借鉴外省市经验，将协议搬迁和房屋征收有机结合，在晋江率先推行"模拟征收"模式。**二是以模式创新为突破**，"模拟征收"的核心是遵循市场规则、尊重群众意愿、严格征收程序。传统房屋征收是政府主导的行政行为，社会风险性无法预估，没有退出机制，难以调动群众主动性；而协议搬迁是纯粹的民事行为，没有合法有效的手段保障收尾，容易形成"半拉子"工程。模拟征收模式可以有机结合两者优势、弥补各自劣势，确保项目顺利推进。



协议编号：_____

图纸编号：_____

房屋类别：套房（店面）

模拟征收补偿安置协议书

Jinjiang Qingyang Subdistrict Pioneers New "Simulated Expropriation" Model for Area Regeneration: Signing simulated compensation and resettlement agreements with homeowners with Effective conditions, which automatically become effective when the signing ratio exceeds 90%.

4. Pioneering the "Simulated Expropriation" Mechanism to Control Risks and Promote Efficient Project Implementation

The project involved government-guided relocation negotiations, multiple homeowners' meetings, party member meetings, over a thousand household interviews by six relocation working groups, collecting over 200 opinions and suggestions. Flexible measures such as **"first sign, first choose"** and phased balance payments were incorporated into policy design to ensure signing, effectively increasing resident participation willingness and agreement executability. **From June 20 to July 19, 2023, in just one month, the signing rate reached 94.95%, and the project entered the effective stage.**

Sunshine Mechanism: Innovative integrated mechanisms, government guidance, resident leadership, market involvement, collaborative governance.

4. The Subdistrict took the lead in establishing a state-owned enterprise to manage project funds, enhancing fund management credibility.

To address fund management credibility issues, the government led the establishment of a specialized state-owned platform company (Jinjiang Xinyang Urban Development and Construction Co., Ltd.). All process funds were incorporated into **the state-owned company's account**, ensuring safe and transparent fund management. During project implementation, government supervision strictly adhered to the budget, with no overruns throughout the process.

统一社会信用代码
91350582MADC32PX2X

营业执照

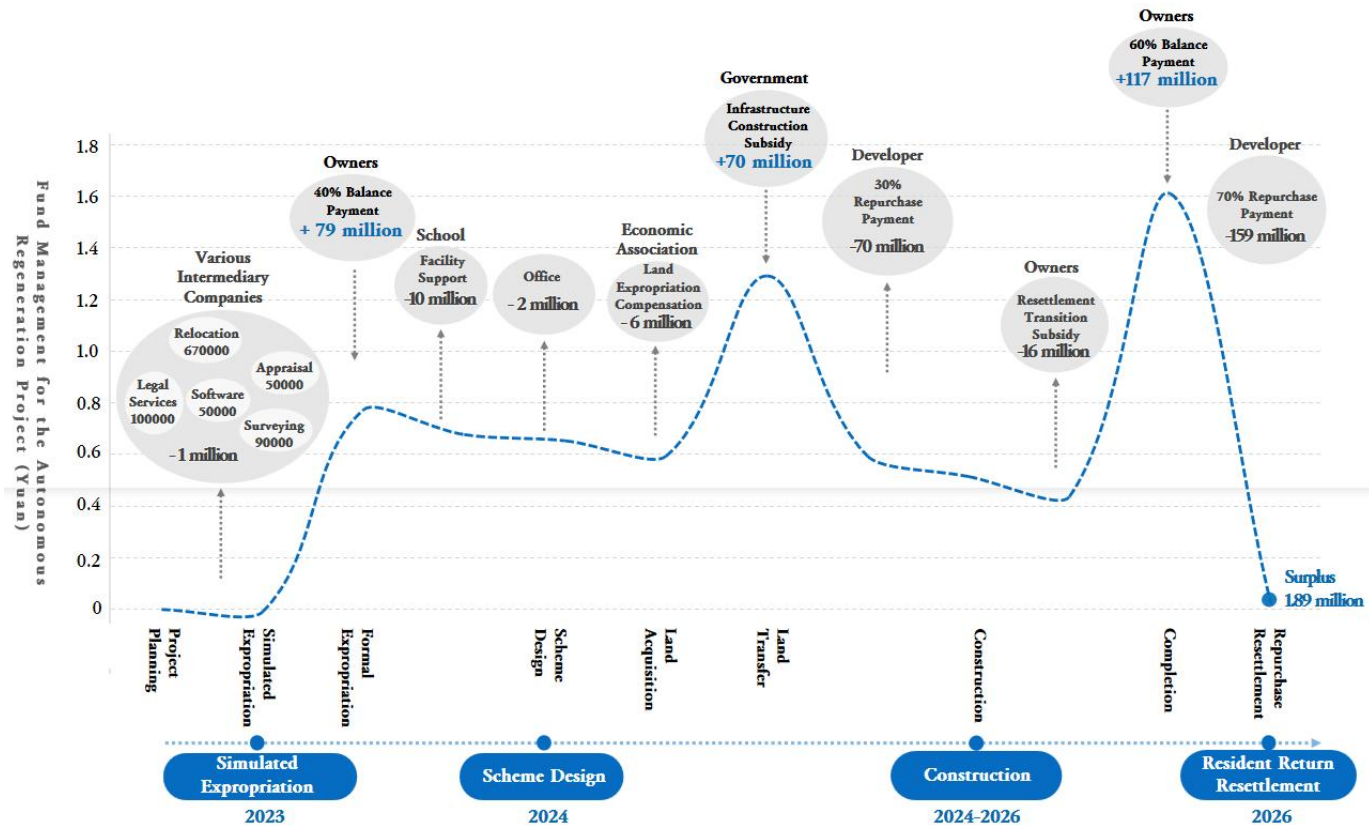
（副 本）副本编号：1-1

名　　称　晋江鑫阳城市开发建设有限公司
类　　型　有限责任公司(法人独资)
法定代表人　吴建章
注 册 资 本　伍佰万圆整
成 立 日 期　2024年03月08日
住　　所　福建省晋江市南山路1号
经 营 范 围　许可项目：房地产开发经营；建设工程施工；建设工程设计；建筑劳务分包；城市生活垃圾经营性服务。（依法须经批准的项目，经相关部门批准后方可开展经营活动，具体经营项目以相关部门批准文件或许可证件为准）一般项目：以自有资金从事投资活动；房地产咨询；房地产经纪；房地产评估；土地使用权租赁；房屋拆迁服务；资产评估；工程造价咨询业务；招投标代理服务；环保咨询服务；信息咨询服务（不含许可类信息咨询服务）；企业管理；土地整治服务；工程管理服务；工程技术服务（规划管理、勘察、设计、监理除外）；供应链管理服务；园区管理服务；物业管理；商业综合体管理服务；园林绿化工程施工；土石方工程施工；建筑物清洁服务；消防技术服务；污水处理及其再生利用；普通货物仓储服务（不含危险化学品等需许可审批的项目）；停车场服务；租赁服务（不含许可类租赁服务）；集贸市场管理服务；柜台、摊位出租。（除依法须经批准的项目外，凭营业执照依法自主开展经营活动）

登记机关　晋江市市场监督管理局
2024年 3月 8日

国家企业信用信息公示系统网址：http://www.gsxt.gov.cn　市场主体应当于每年1月1日至6月30日通过国家企业信用信息公示系统报送公示年度报告　国家市场监督管理总局监制

Business License of Jinjiang Xinyang Urban Development and Construction Co., Ltd.: Establishing a state-owned company for project fund management.



"Who Benefits, Who Pays"

During the construction phase, total project revenue was 266 million yuan, total expenditure was 264 million yuan, with a surplus of approximately 1.89 million yuan, achieving "self-balance" within the plot.

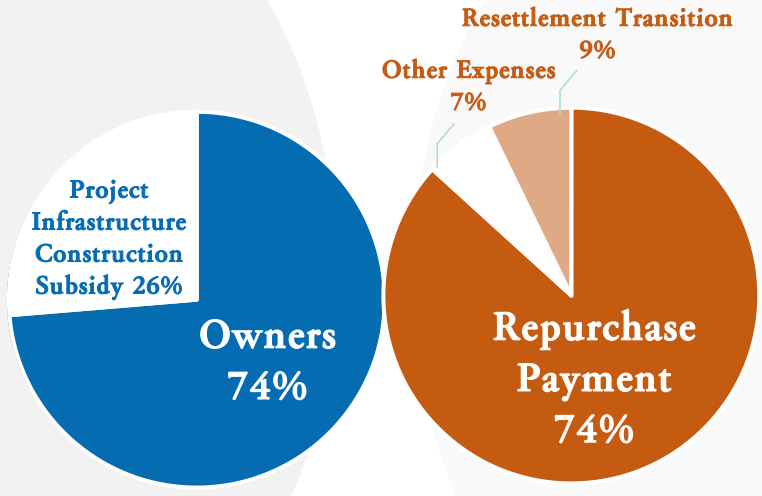
Two Types of Income

Total Revenue 266 Million Yuan

- Residential Homeowners 157 Million Yuan
- Shop Owners 20 Million Yuan
- Community Committee 19 Million Yuan
- Government (Project Infrastructure Construction Subsidy) 70 Million Yuan

Owners 74% 196 Million Yuan

Project Infrastructure Construction Subsidy 26% 70 Million Yuan



Three Types of Costs

Total Cost 264 Million Yuan

Repurchase Payment 87% 229 Million Yuan
- Residential and Parking Spaces Repurchase Payment 197 Million Yuan
- Shops Repurchase Payment 32 Million Yuan

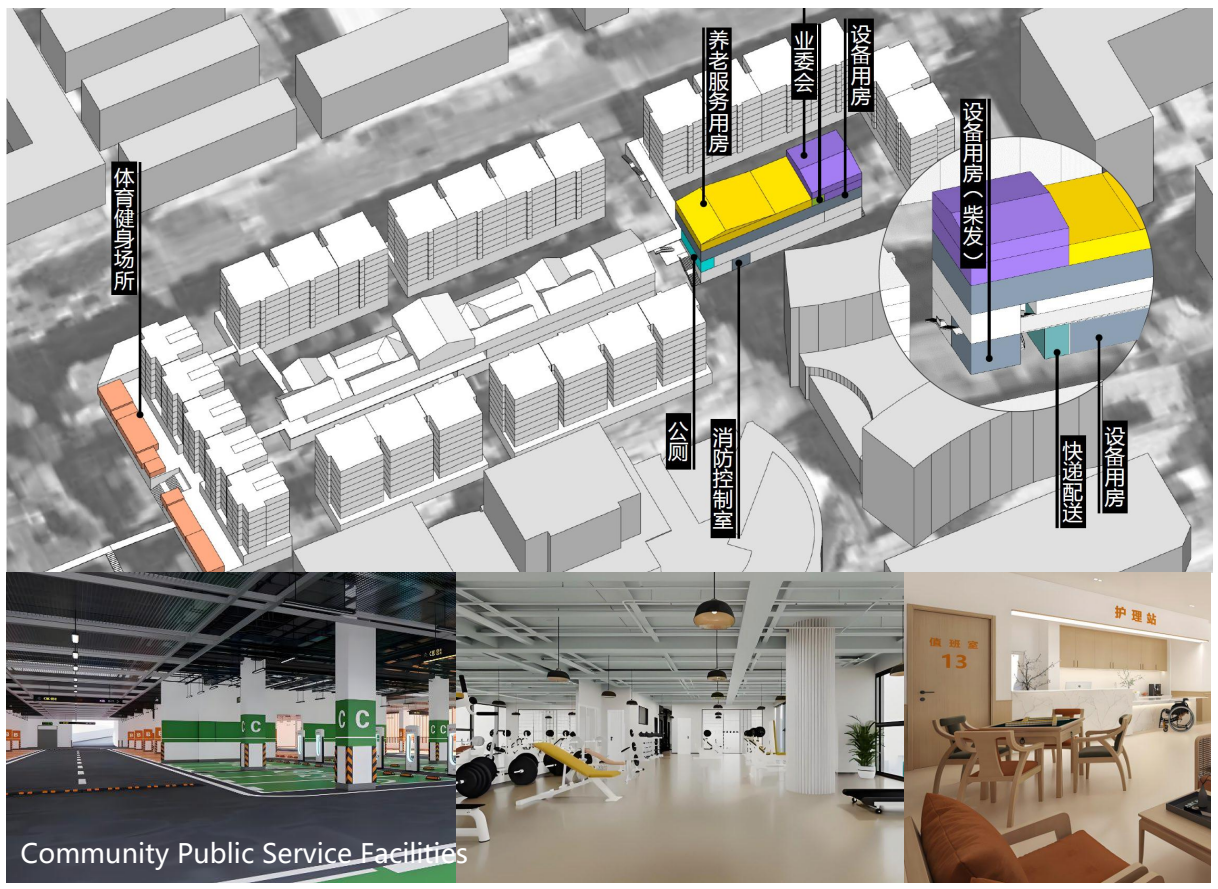
Resettlement Transition 6% 16 Million Yuan
- Residential Resettlement Subsidy 6 Million Yuan
- Shops Resettlement Subsidy 10 Million Yuan
- Educational Facilities 10 Million Yuan
- Office Expenses 2 Million Yuan
- Intermediary Fees 1 Million Yuan
- House Expropriation Subsidy 6 Million Yuan

Other Expenses 7% 19 Million Yuan

Sunshine Operation: Post-regeneration, commerce feeds back into public welfare, and operations maintain quality, preventing the community from falling into decline again.

1. During the construction phase, essential public service facilities are provided in full at once.

During the construction phase, based on the *Notice on Issuing the "10+N" Public Service Facility Construction Standards for Jinjiang's Urban and Rural Communities*, facilities such as 1:1 parking spaces, elderly care space, express delivery center, outdoor fitness places, and public toilets were configured, with a total floor area of about 1560 m². This not only fills the original public service shortcomings but also reserves functional interfaces for subsequent operation. Smart sharing: some facilities childcare facilities and health places are shared with the external 15-minute living circle and were not configured within the project.



晋江市城乡社区建设工作领导小组办公室文件

晋社办〔2024〕1号

晋江市城乡社区建设工作领导小组办公室
关于印发晋江市城乡社区的“10+N”
公共服务设施建设标准的通知

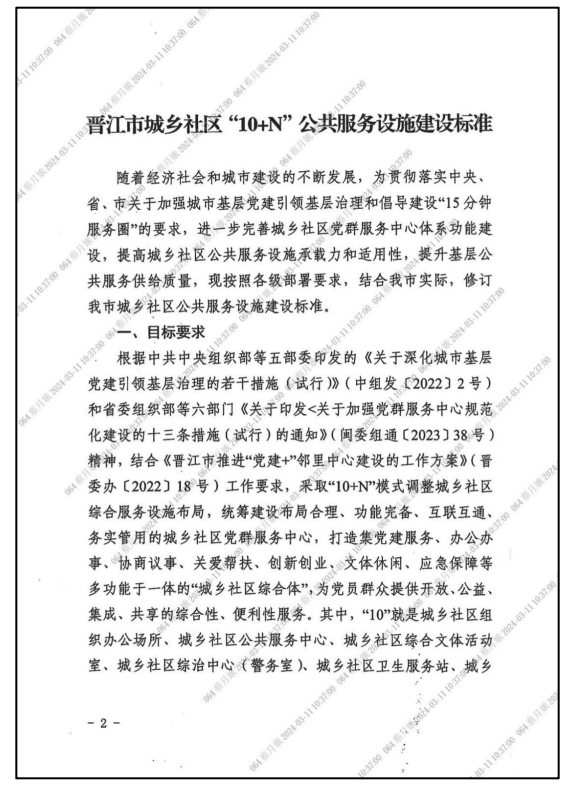
各镇党委、政府，各街道党工委、办事处，市直有关单位：

现将《晋江市城乡社区“10+N”公共服务设施建设标准》印发给你们，请结合实际，认真抓好落实。

晋江市城乡社区建设工作领导小组办公室

2024年1月25日

- 1 -



晋江市城乡社区“10+N”公共服务设施建设标准

随着经济社会和城市建设的不断发展，为贯彻落实中央、省、市关于加强城市基层党建引领基层治理和倡导建设“15分钟服务圈”的要求，进一步完善城乡社区党群服务中心体系功能建设，提高城乡社区公共服务设施承载力和适用性，提升基层公共服务供给质量，现按照各级部署要求，结合我市实际，修订我市城乡社区公共服务设施建设标准。

一、目标要求

根据中共中央组织部等五部委印发的《关于深化城市基层党建引领基层治理的若干措施（试行）》（中组发〔2022〕2号）和省委组织部等六部门《关于印发<关于加强党群服务中心规范化建设的十三条措施（试行）的通知>》（闽委组通〔2023〕38号）精神，结合《晋江市推进“党建+”邻里中心建设的工作方案》（晋委办〔2022〕18号）工作要求，采取“10+N”模式调整城乡社区综合服务设施布局，统筹建设市局合理、功能完备、互联互通、务实管用的城乡社区党群服务中心，打造集党建服务、办公办事、协商议事、关爱帮扶、创新创业、文体休闲、应急保障等多功能于一体的“城乡社区综合体”，为党员群众提供开放、公益、集成、共享的综合性、便利性服务。其中，“10”就是城乡社区组织办公场所、城乡社区公共服务中心、城乡社区综合文体活动室、城乡社区综治中心（警务室）、城乡社区卫生服务站、城乡

- 2 -

Notice on Issuing the "10+N" Public Service Facility Construction Standards for Jinjiang's Urban and Rural Communities: Basis for public service facility configuration.

2. During the construction phase, operational space is reserved; during the operation phase, commerce feeds back into public welfare to maintain community quality.

Leveraging the project’s location in a core commercial circle advantage, community operational space is reserved, **including 56 residential units, approximately 2950 m² of commercial area, and 56 parking spaces.** Through methods like skybridges and double-layer shop gray space, external interfaces are linked with internal courtyard space, **creating a three-dimensional commercial street, setting up commercial outdoor seating areas, naked-eye 3D LED advertising screens, etc. Post-regeneration, the community’s sustained income is estimated to reach 1.5 million yuan/year.** Through commerce feeding back into public welfare, community quality maintenance is achieved, avoiding falling into decline again after regeneration.

Shops and Commercial Outdoor Seating Space

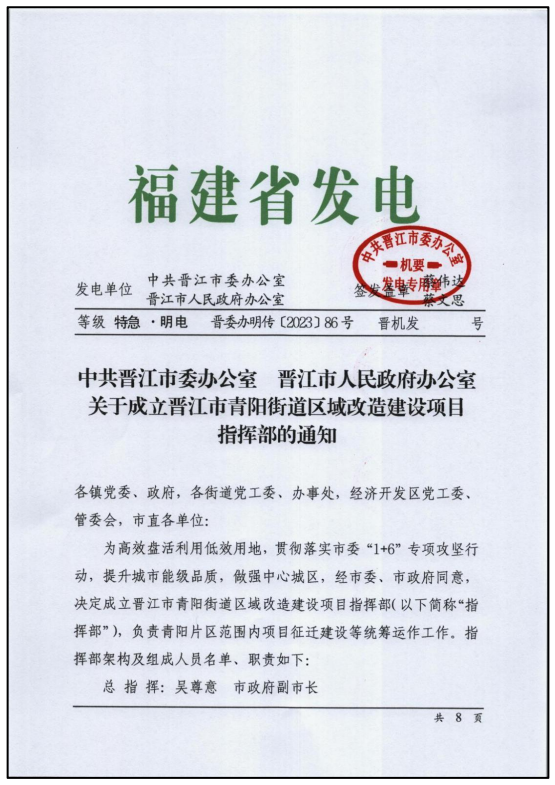
LED Advertising Screen

Three-Dimensional Commercial Street

Sunshine Planning: A bottom-up perspective, assisting institutional design, customizing standards, and serving each homeowner.

1. Planning Advance Planning: Upon project launch, a departmental coordination mechanism is established, providing full-process accompanying technical services.

At the municipal level, the "Qingyang Subdistrict Area Regeneration Construction Project Headquarters" was established; at the subdistrict level, the "Area Regeneration Construction Project Tackling Working Group" was established (with subgroups: Demolition, Social Stability Maintenance, Expropriation and Relocation, Planning and Construction, Business, Comprehensive Coordination, Supervision). Relevant technical departments such as the Natural Resources Bureau, Housing and Urban-Rural Development Bureau, Transportation Bureau, Civil Affairs Bureau were involved full-process from the project's inception, coordinating technical indicator compatibility.


福建省发电

发电单位 中共晋江市委办公室 晋江市人民政府办公室

等级 特急 · 明电 晋委办明传〔2023〕86号 晋机发 号

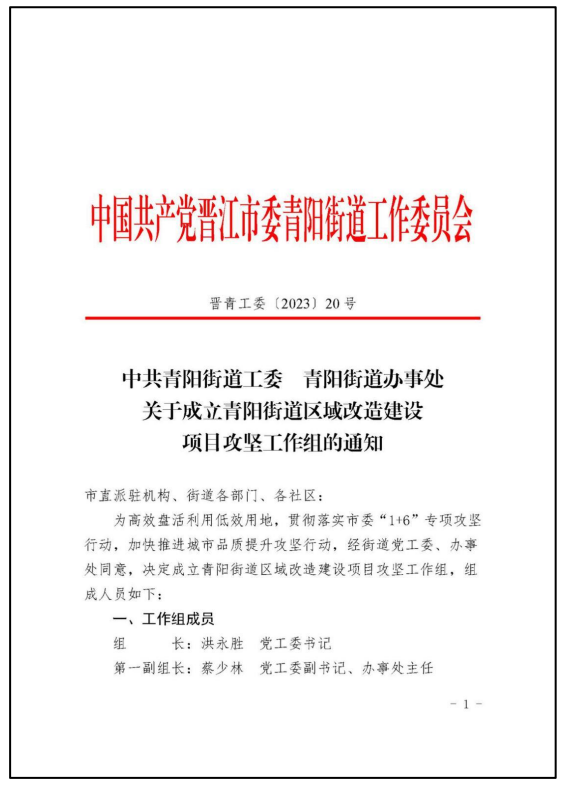
中共晋江市委办公室 晋江市人民政府办公室
关于成立晋江市青阳街道区域改造建设项目指挥部的通知

各镇党委、政府，各街道党工委、办事处，经济开发区党工委、管委会，市直各单位：

为高效盘活利用低效用地，贯彻落实市委“1+6”专项攻坚行动，提升城市能级品质，做强中心城区，经市委、市政府同意，决定成立晋江市青阳街道区域改造建设项目指挥部（以下简称“指挥部”），负责青阳片区范围内项目征迁建设等统筹运作工作。指挥部架构及组成人员名单、职责如下：

总 指 挥：吴尊意 市政府副市长

共 8 页


中国共产党晋江市委青阳街道工作委员会

晋青工委〔2023〕20号

中共青阳街道工委 青阳街道办事处
关于成立青阳街道区域改造建设
项目攻坚工作组的通知

市直派驻机构、街道各部门、各社区：

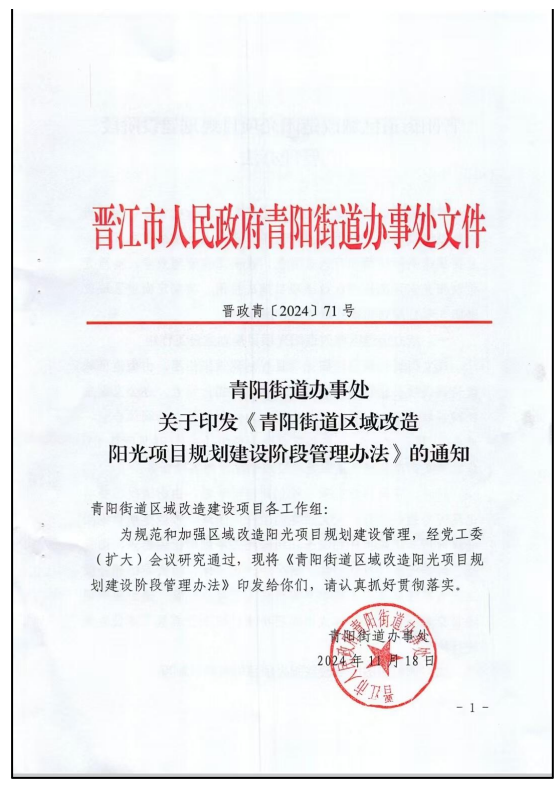
为高效盘活利用低效用地，贯彻落实市委“1+6”专项攻坚行动，加快推进城市品质提升攻坚行动，经街道党工委、办事处同意，决定成立青阳街道区域改造建设项目攻坚工作组，组成人员如下：

一、工作组成员

组 长：洪永胜 党工委书记

第一副组长：蔡少林 党工委副书记、办事处主任

- 1 -


晋江市人民政府青阳街道办事处文件

晋政青〔2024〕71号

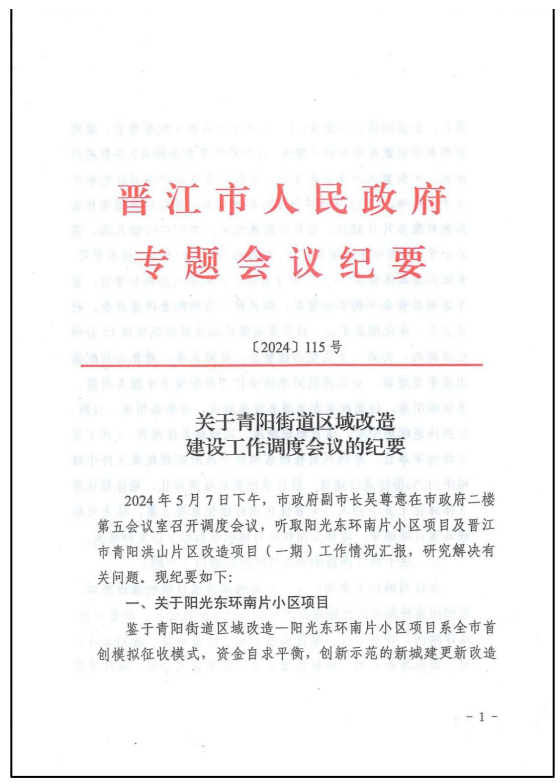
青阳街道办事处
关于印发《青阳街道区域改造
阳光项目规划建设阶段管理办法》的通知

青阳街道区域改造建设项目各工作组：

为规范和加强区域改造阳光项目规划建设管理，经党工委（扩大）会议研究通过，现将《青阳街道区域改造阳光项目规划建设阶段管理办法》印发给你们，请认真抓好贯彻落实。

青阳街道办事处
2024年11月18日

- 1 -


晋江市人民政府
专题会议纪要

〔2024〕115号

关于青阳街道区域改造
建设工作调度会议的纪要

2024年5月7日下午，市政府副市长吴尊意在市政府二楼第五会议室召开调度会议，听取阳光东环南片小区项目及晋江市青阳洪山片区改造项目（一期）工作情况汇报，研究解决有关问题。现纪要如下：

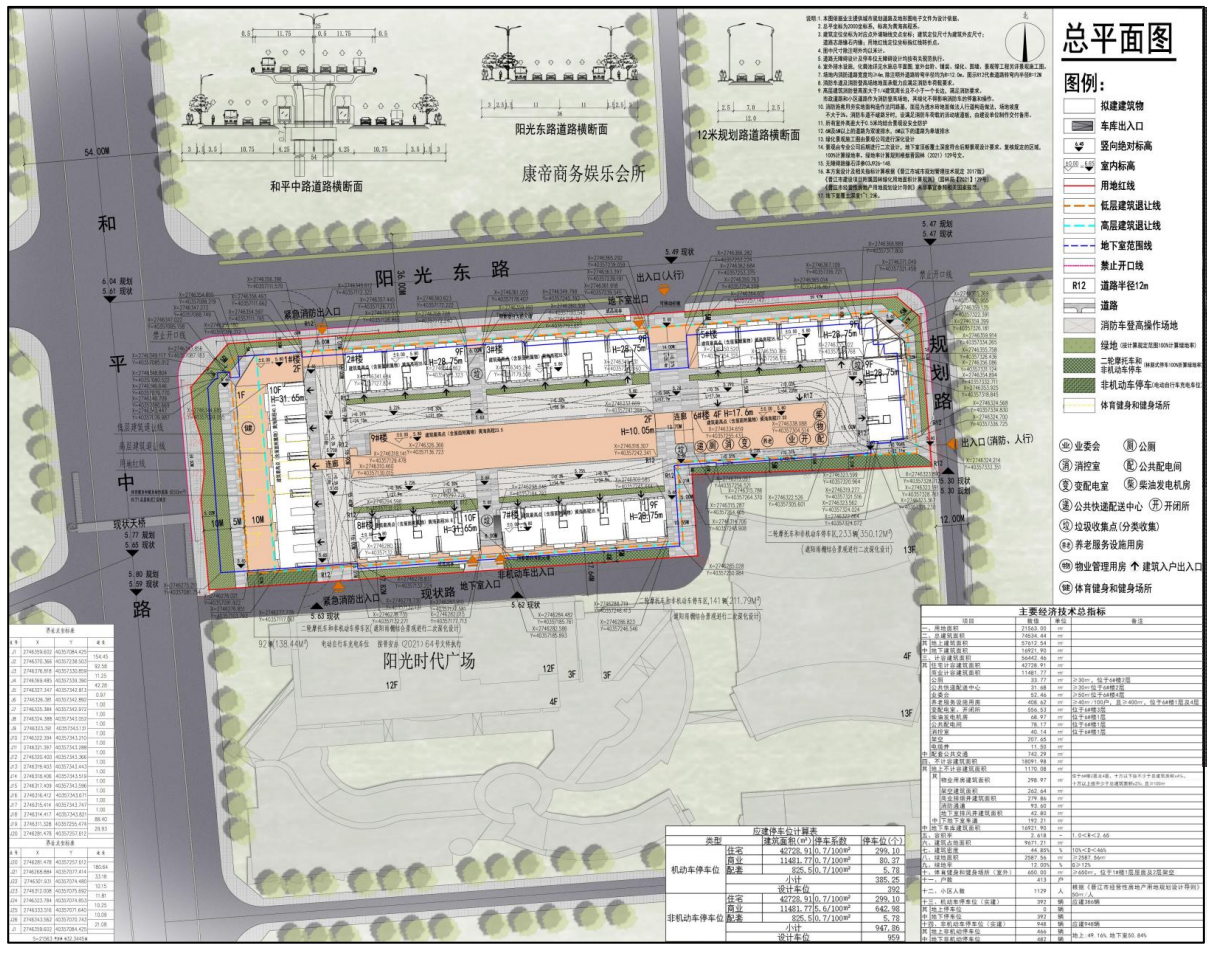
一、关于阳光东环南片小区项目

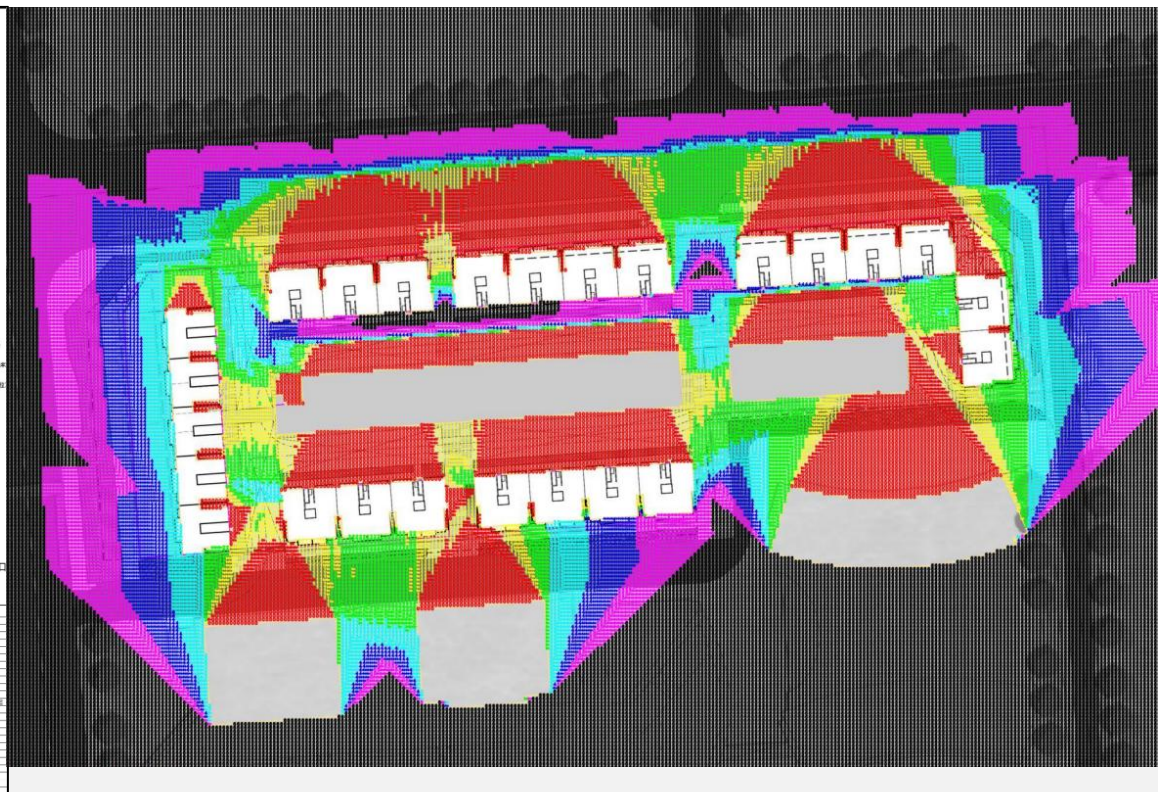
鉴于青阳街道区域改造一阳光东环南片小区项目系全市首创模拟征收模式，资金自求平衡，创新示范的新城建更新改造

- 1 -

2. Indicator Development: Based on the principle of not lower than the status quo, building setbacks, green space ratio, and other indicators were appropriately relaxed.

Relevant competent departments in Jinjiang City collaboratively conducted detailed demonstration on the scheme indicators. Based on the principle of not lower than the status quo and strictly adhering to health standards, technical indicators such as building setbacks, floor area ratio, and green space ratio were appropriately relaxed. **Building sunlight standards strictly follow the Urban Residential Area Planning and Design Standards and the Energy Efficiency Design Standard for Residential Buildings in Hot Summer and Warm Winter Zones.**。



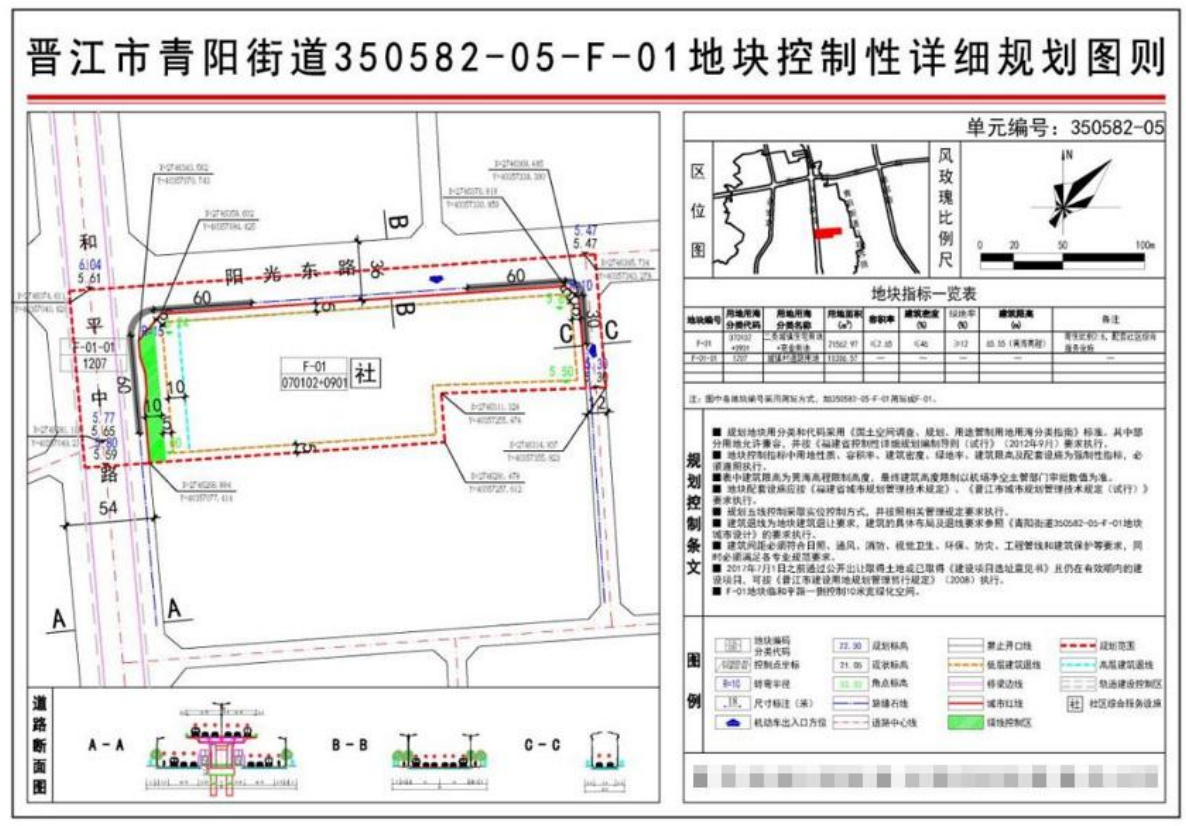


Project current building setbacks are 3.5-4.5m; new building required setbacks are 15-25m; the scheme implements 5-15m. Current FAR is 2.7; required is not higher than 2.6; the scheme implements 2.65. Current plot green space ratio is 5%; required is not lower than 30%; the scheme implements 12%.

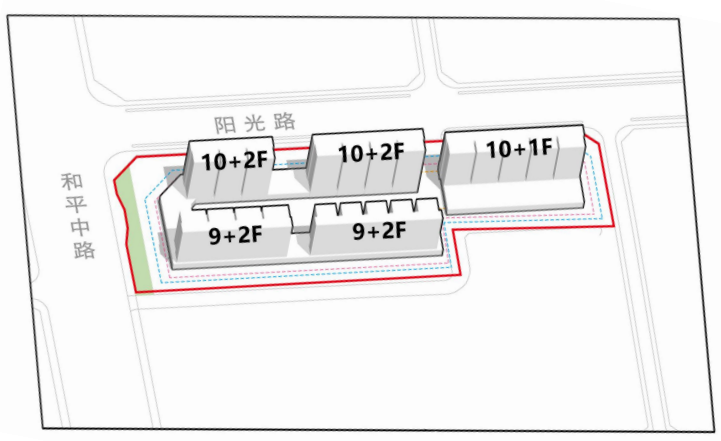
Sunshine Planning: A bottom-up perspective, assisting institutional design, customizing standards, and serving each homeowner.

3. Regulatory Plan Customization: Jinjiang's first systematic integrated regulatory plan, implementing compatible indicators.

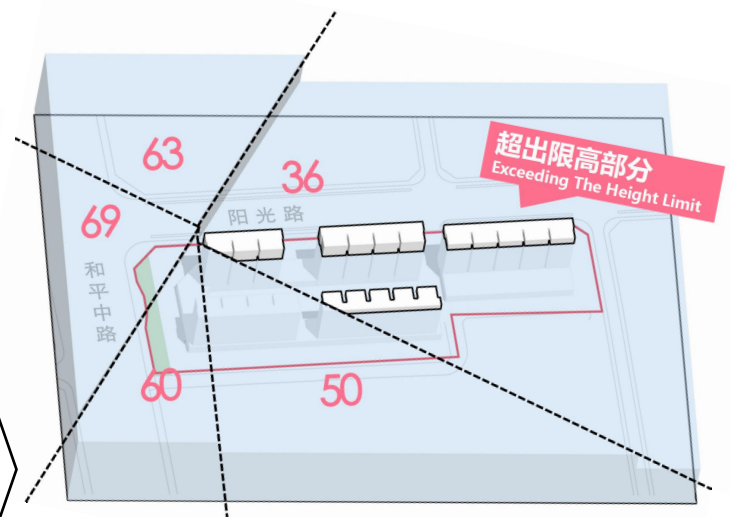
Jinjiang's first systematic integrated regulatory plan, Jinjiang City Qingyang Subdistrict Plot 350582-05-F-01 Regulatory Detailed Planning Regulations, legally solidifies the multi-department coordinated technical indicators, ensuring project implementability.



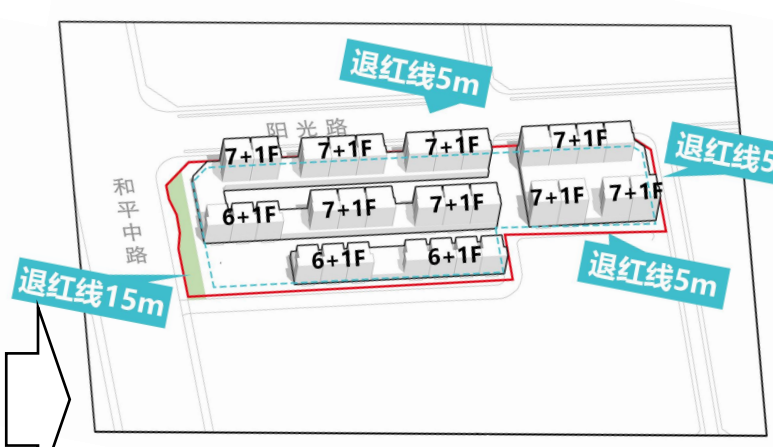
4. Design Customization: Acting in the moment, going with the flow, implementing policy and mechanism design.



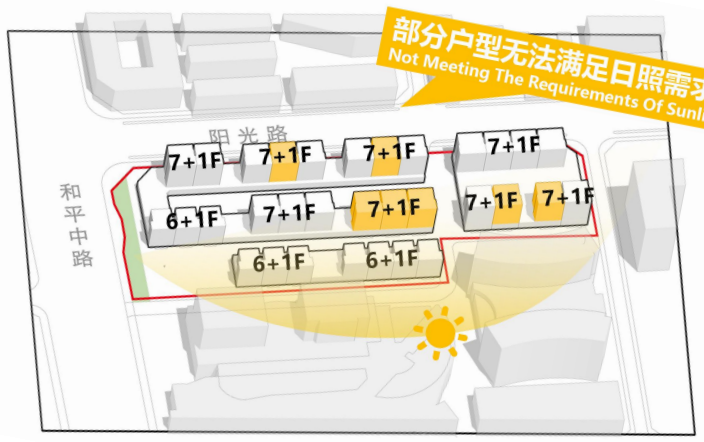
Preliminary Scheme Meets Resettlement Needs



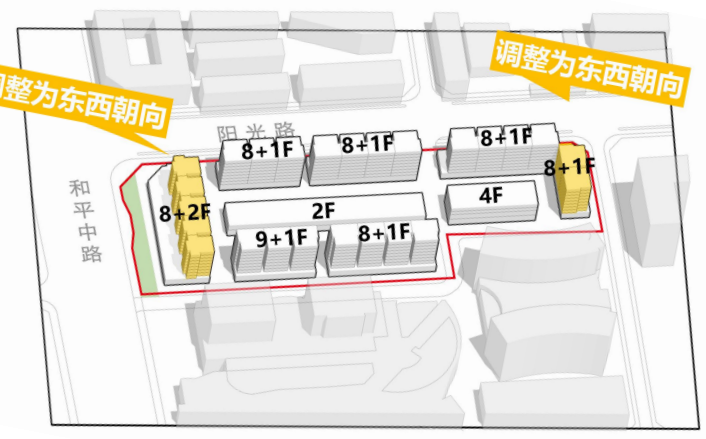
But Does Not Meet Aviation Height Limit Requirements



After Adjustment, Breaks Through Setback and Density Requirements



But Does Not Meet Sunlight Requirements



Adjusted Scheme Adopts Courtyard Layout

Final Scheme Achieves Indicator Compatibility

Sunshine Planning: A bottom-up perspective, assisting institutional design, customizing standards, and serving each homeowner.

5. Resident Enlightenment: Building facades are the "co-creation" of all homeowners.

Residents transition from "participating in decision-making" to "leading decision-making." Facade design is not a "developer's blind box," but purely "homeowner customized."

Project Innovations

Sunshine Policies Lead

- Included in Inefficient Land Revitalization Policy Pilot
- Land Re-transfer, Government Allocates Local Infrastructure Construction Subsidy
- Directional and Fixed-Price Commercial Housing Repurchase, Recalculating Property Rights Duration

Sunshine Mechanism Drives

- Flexible "Monetary + Area" Combined Compensation Mechanism
- Introducing Market Intermediary, Reducing Resident Contribution Pressure
- Scientifically Quantifying Balance Payment Price, Resident Asset Appreciation
- Simulated Expropriation Controls Project Risk
- Establishing State-Owned Enterprise, Improving Fund Management Credibility

Sunshine Operation Maintenance

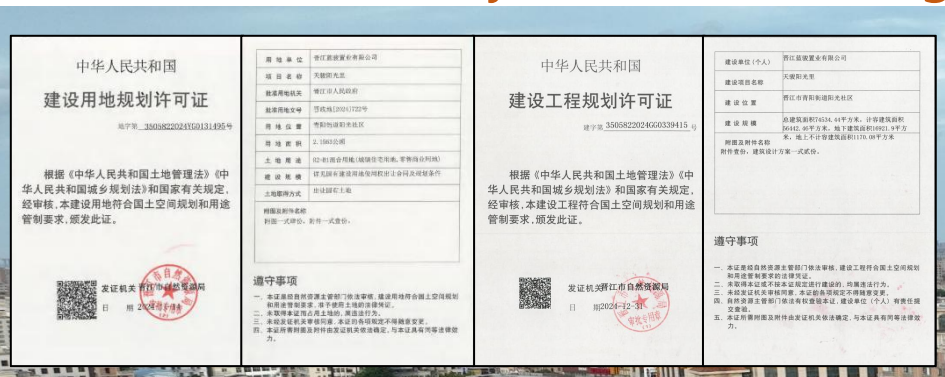
- Full Provision of Public Service Facilities During Construction
- Operation Phase: Commerce Feeds Back into Public Welfare, Maintaining Community Quality

Sunshine Planning Customization

- Multi-Department Coordination Achieves Technical Indicator Compatibility
- Regulatory Plan, Urban Design Demonstration and Compilation, Implementing Institutional Design
- Bottom-Up Perspective, Resident Opinions Determine Facade Form

Effectively solves the four major challenges of old community autonomous regeneration: value, capacity, funding, and quality.

Implementation Results: Entire process took only 3 years, setting a domestic speed benchmark for old community autonomous regeneration from “mobilization → demolition → completion.”


中华人民共和国

建设用地规划许可证

地字第 350582202401G0131495号

根据《中华人民共和国土地管理法》《中华人民共和国城乡规划法》和国家有关规定，经审核，本建设用地符合国土空间规划和用途管制要求，颁发此证。

发证机关 晋江市自然资源局

日 期 2024-12-31

用地单位	晋江嘉诚置业有限公司
项目名称	天骏阳光里
批准用地机关	晋江市人民政府
批准用地文号	晋政地[2024]722号
用地位置	青阳街道彩光社区
用地面积	2.1868公顷
土地用途	02-B1商业用地(城镇住宅用地、零售商业用地)
建设规模	详见国有建设用地使用权出让合同及规划条件
土地取得方式	出让国有土地
附图及附件名称	附图一式伴论，附件一式叁份。

遵守事项

一、本证是经自然资源主管部门依法审核，建设用地符合国土空间规划和用途管制要求的法律凭证。
二、未取得本证或不按本证规定进行建设的，均属违法行为。
三、未经发证机关审核同意，本证的各项规定不得随意变更。
四、本证所附附图及附件由发证机关依法确定，与本证具有同等法律效力。

中华人民共和国

建设工程规划许可证

建字第 350582202460033941 5 号

根据《中华人民共和国土地管理法》《中华人民共和国城乡规划法》和国家有关规定，经审核，本建设工程符合国土空间规划和用途管制要求，颁发此证。

发证机关 晋江市自然资源局

日 期 2024-12-31

建设单位（个人）	晋江嘉诚置业有限公司
建设项目名称	天骏阳光里
建设位置	晋江市青阳街道阳光社区
建设规模	总建筑面积76534.44平方米，计容建筑面积56442.05平方米，地下建筑面积18921.9平方米，地上不计容建筑面积1176.08平方米
附图及附件名称	附件壹份，建筑设计方案一式贰份。

遵守事项

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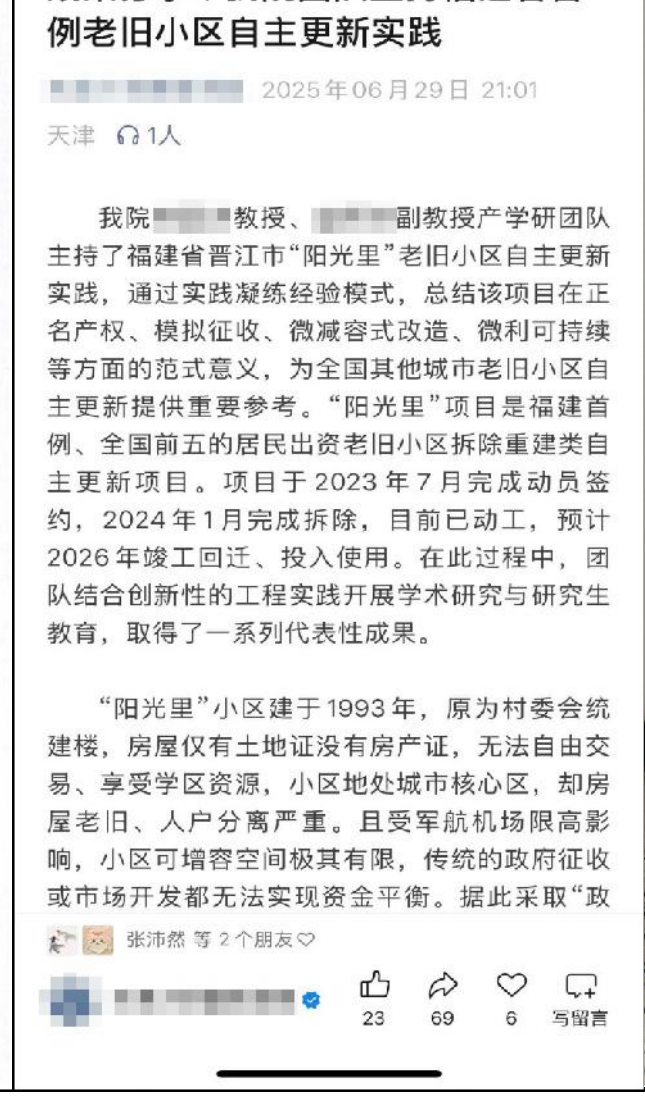
五、本证附属附图及附件由发证机关依法确定，与本证具有同等法律效力。

Widespread social attention, high influence, high promotion and application value.

Visits and research by units at various levels such as China Natural Resources News, China Economic Net, Provincial Planning Institute, Municipal Natural Resources Bureau, etc.

Implementation Results: Widespread social attention, high influence, high promotion and application value.

Numerous mainstream media and academic platforms competed to report. Selected for the Urban Planning Forum inaugural “Innovative Practices and Experience Insights of Urban Regeneration” case collection.



Awarded the Gold Prize in the Urban Regeneration category of the 5th GHDA Global Habitat Design Awards 2024-2025.