

昆明市宜良县东城新区城市建设综合体项目

Future Town Construction Project of Dongcheng New Area, Yiliang County, Kunming City

项目概述 Project Overview	1. 项目名称 Project name	昆明市宜良县东城新区未来城建设项目 Future Town Construction Project of Dongcheng New Area, Yiliang County, Kunming City
	2. 所属产业 Industry	第三产业—房地产业 Tertiary Industry-Real Estate
	3. 建设地点 Construction site	宜良县东城新区，北至老昆石公路，南至维七路，西至起春路，东至东南线绕城高速、小沈段高速 Dongcheng New Area of Yiliang County. It extends to the old Kunming-Shilin Highway in the north, Weiqi Road in the south, Qichun Road in the west, and Southeast Ring Expressway and Xiaoshen Section Expressway in the east.
	4. 建设内容 Construction content	(1) 总面积约 7880 亩，近期开发 5720 亩，远期开发 2160 亩 Construction plan: Total area is about 7,880 mu, with 5720 mu for short-term development and 2,160 mu for long-term development. (2) 功能分区 Functional division 规划形成“一圈、四带、三级”的公共中心体系 The plan is to form a public center system of "One Circle, Four Belts, and Three Levels".
项目实施背景 Project Background	1. 建设依据 Construction basis	(1) 该地块位于宜良县东城新区，东城新区作为宜良未来发展的核心，区位优势，基础设施完备、交通便利。 The land plot is located in Dongcheng New Area, Yiliang County. As the core of Yiliang's future development, Dongcheng New Area has a superior location, complete infrastructure and convenient transportation. (2) 《宜良县东城新区控制性详细规划修编》 "Revision of the Regulatory Detailed Planning of Dongcheng New Area, Yiliang County"
	2. 产业政策 Industrial policies	《宜良县社会经济和国民经济第十三个五年规划纲要》提出： The "Outline of the Thirteenth Five-Year Plan for the Social Economy and National Economy of Yiliang County" proposed: 围绕“滇中城市群连接点”和“昆明市主城拓展区”的定位,树立“承接主城、服务主城、融入主城”的理念,以打造“宜居宜良”为目标,以保护生态环境和发挥生态优势为基础,把城市建设和经济发展空间布局优化为“一核、三区、一基地”的发展格局,不断扩大城镇规模、完善辅城功能,主动承接昆明主城功能疏解和产业转移,

		<p>促进县域经济协调快速发展。</p> <p>Focusing on the positioning of the "City Cluster Connection Point in Central Yunnan" and the "Main City Expansion Area of Kunming", setting up the concept of "undertaking the main city, serving the main city, and integrating into the main city", with the goal of creating "livable and good quality", and on the basis of protecting the ecological environment and exerting ecological advantages, and optimizing the spatial layout of urban construction and economic development into the development pattern of "one core, three areas and one base", continuously expanding the scale of cities and towns, improving the functions of auxiliary cities, actively undertaking the dispersal of Kunming's main city functions and industrial transfer, and promoting the coordinated and rapid development of the county economy.</p> <p>东城新区。注重功能配套和人气提升，打造具有山水田园风光的产业新城，集中布局商业、商务、行政办公、体育和文化等公共服务设施，发展休闲度假养生等大健康产业，加强公共空间和景观环境建设，全面提升城市对外服务与辐射功能。</p> <p>Dongcheng New Area. Focusing on supporting functions and increasing popularity, creating a new industrial city with landscape and pastoral scenery. Centralizing the layout of public service facilities such as commerce, business, administrative office, sports and culture, and developing major health industries such as leisure, vacation and health. Strengthening the construction of public space and landscape environment, and comprehensively improving the city's external services and radiation functions.</p>
项目建设方案 Project Construction Plan	1. 建设周期 Construction period	3-5 年 3-5 year
	2. 投资强度 Investment intensity	投资估算：项目估算总投资 143 亿元 Estimated investment: total estimated investment of the project is 14.3 billion.
	3. 项目业态设计 Project format design	业态布局：康养、亲水休闲，购物、餐饮、娱乐、金融、商务、住宅等 Business format layout: health and wellness, water recreation, shopping, catering, entertainment, finance, business, residential, etc.
项目优势 Project Advantages	<p>(1) 区位优势优越 Superior Traffic Location</p> <p>宜良县地处昆明 45 分钟都市经济圈内，处于昆明、曲靖、玉溪、红河的菱形钻石经济圈中心，是昆明主城的重要拓展区，滇中经济圈的核心连接带，昆玉红</p>	

旅游文化产业经济带的主要节点。

Yiliang County is located in the 45-minute metropolitan economic circle of Kunming, at the center of the diamond-shaped diamond economic circle of Kunming, Qujing, Yuxi, and Honghe. It is an important expansion area of the main city of Kunming, the core connecting belt of the Central Yunnan economic circle, and the main node of the Kunming-Yuxi-Honghe Tourism and Cultural Industry Economic Belt.

距离省会城市昆明较近，是昆明主城区 685 万人的后花园。宜良县距主城昆明距离 45 公里，距市级行政中心 32 公里，距长水机场 40 公里，距离高铁南站 30 公里，至昆明主城区、昆明长水国际机场车程时间约 40 分钟，交通十分便利。Yiliang County is close to the provincial capital Kunming, and is the back garden of 6.85 million people in the main urban area of Kunming. It is 45 kilometers away from the main city of Kunming, 32 kilometers away from the municipal administrative center, 40 kilometers away from Changshui Airport, 30 kilometers away from the South High-speed Railway Station, and about 40 minutes' drive time to the main city of Kunming and Kunming Changshui International Airport. The transportation is very convenient.

宜良县交通干线密布，内外交通便利。宜良县境内现有滇越铁路、南昆铁路、云桂高铁三条铁路穿境而过；昆石高速、东南绕城高速已通车，宜良至石林、昆明福德立交至宜良、曲靖三宝至昆明清水三条高速公路在建。此外，宜良北站是即将建设的昆深高铁站点之一，宜良也将迎来高铁时代，交通区位优势进一步凸显。

Yiliang County has densely covered traffic arteries, with convenient transportation both inside and outside. There are three railways of Yunnan-Vietnam Railway, Nanning-Kunming Railway and Nanning-Kunming High-speed Railway passing through Yiliang County. Kun-Shilin Expressway and Southeast Ring Expressway have been opened to traffic. Three expressways of Yiliang-Shilin, Kunming Fude Interchange-Yiliang, Qujing Sanbao-Kunming Qingshui are under construction. In addition, Yiliang North Station is one of the Kunshen-Shenzhen high-speed railway stations to be constructed. Yiliang will also usher in the era of high-speed railways, and its transportation location advantages will be further highlighted.

宜良东城新区距昆明主城约 45 公里，位于昆明都市区 45 分钟经济圈内，规划区现状主要依靠昆石高速、蓬莱大道、昆明绕城高速和盘江东路。

Yiliang Dongcheng New District is about 45 kilometers away from the main city of Kunming, and is located within the 45-minute economic circle of Kunming Metropolitan Area. The current planning area mainly relies on Kunming-Shilin Expressway, Penglai Avenue, Kunming Ring Expressway and Panjiang East Road.

(2) 自然环境优越，宜居宜业

Superior Natural Environment, Suitable for Living and Business

宜良县地属北亚热带季风气候，夏无酷暑，冬无严寒。位于 1500 米神奇海拔线上。拥有最适合人体健康的气压、最密集的负氧离子、最舒适的温度是最适宜养生、居住的环境。

Yiliang County has a north subtropical monsoon climate, with no intense heat in

summer and severe cold in winter. It is located on a magical altitude line of 1500 meters. It has the most suitable air pressure for human health, the densest negative oxygen ions, the most comfortable temperature, and the most suitable environment for health preservation and living.

- ✓ 年平均气温 16.3℃
Annual average temperature is 16.3℃
- ✓ 年平均日照达 2100 小时以上
Annual average sunshine reaches more than 2100 hours
- ✓ 森林覆盖率 51.06%
Forest coverage rate 51.06%
- ✓ 空气中负氧离子浓度超过 1.0W/cm³
Concentration of negative oxygen ions in the air exceeds 1.0W/cm³
- ✓ 空气质量级别常年为一级，优良率达 99.2%
Air quality is Class I all year round, with an excellent and good rate of 99.2%

(3) 宜良已融入昆明区域性国际中心城市建设，城市发展加速

Yiliang Has Been Integrated Into The Construction of Kunming's Regional International Central City, Whose Urban Development Is Accelerating.

宜良作为昆明主城的重要拓展区，随着“一带一路”和滇中城市经济圈战略的实施，特别是昆明东南绕城高速公路的建成通车，宜良已融入了昆明主城，在滇中经济圈的地位和作用稳步提升。

As an important expansion area of the main city of Kunming, Yiliang has been integrated into the main city of Kunming with the implementation of the "Belt and Road" strategy and the implementation of the Central Yunnan Urban Economic Circle strategy, especially the opening of the Kunming Southeast Ring Expressway. Its status and role in the Central Yunnan Economic Circle have steadily improved.

从宜良县层面来看，东城新区是宜良中心城区的重要组成部分，是宜良县现代化城市建设的重要规划区，是宜良产业转型升级的重要承载区域，是为宜良县提供公共服务的中心。

From the perspective of Yiliang County, Dongcheng New Area is an important part of Yiliang's central urban area, an important planning area for the construction of a modern city in Yiliang County, an important carrying area for the transformation and upgrading of Yiliang's industries and a center for providing public services to Yiliang County.

随着华强方特等项目的入驻，宜良县城市建设步伐加速，整体城市形象和旅游品位得到很大提升。

With projects such as FANTAWILD settled, the pace of urban construction of Yiliang County is accelerating, and the overall city image and tourism taste have been greatly improved.

(4) 投资环境优越

Excellent Investment Environment

	<p>宜良县先后获得亚洲金旅奖、最具发展潜力旅游县、全国生态文明先进县、全国科技进步县、全国科普示范县、中国最佳文化休闲旅游县、全国农业综合开发示范县、中国生态美食之乡、中国花卉苗木之城、国家卫生县城、国土部低丘缓坡土地综合开发利用试点县等诸多荣誉称号。</p> <p>Yiliang County has successively won the honorary titles of Asian Golden Travel Award, The Most Promising Tourist County, The National Advanced Ecological Civilization County, The National Science and Technology Advancement County, The National Science Popularization Demonstration County, The Best Cultural and Leisure Tourism County in China, The National Comprehensive Agricultural Development Demonstration County, and The Hometown Of Chinese Ecological Delicacies, The City Of Flowers and Seedlings in China, The National Sanitary County Town, and The Pilot County For Comprehensive Development And Utilization Of Low-hill and Gentle Slope Land by the Ministry of Land and Resources, etc.</p> <p>近年来，宜良县相继引入华强方特主题乐园、华侨城大九乡旅游区、北京华联奥特莱斯、云南中医康养小镇等一批重大项目，保持了“三华入宜、温泉养生”的良好发展态势，2016、2017、2018 连续三年入围云南省县域经济发展“10 强县”。</p> <p>In recent years, Yiliang County has successively introduced a number of major projects such as FANTAWILD Theme Amusement Park, Dajiuxiang Tourist Area of Overseas Chinese Town, Beijing Hualian Outlets, and Yunnan Traditional Chinese Medicine Health and Wellness Town. It has maintained a good development trend of "Three Hua (the three projects of FANTAWILD, Overseas Chinese Town and Hualian have the same Chinese word of "Hua") settled in Yiliang, Hot Spring Health Preservation", and has been selected as one of the "Top 10 Counties" for county-level economic development in Yunnan Province for three consecutive years in 2016, 2017, and 2018.</p>	
<p>项目资源 Project Resources</p>	<p>地块属性、现状及出让成本 Land nature, current status and transfer cost</p>	<p>地块属性：居住用地、商业用地、基本农田 Land attribute: residential land, commercial land, basic farmland</p>
	<p>原料供应成本 Raw material supply cost</p>	<p>本项目建设地点交通便利，建设所需大宗建材为商品混凝土、水泥、钢筋、空心砖、沙、石等，当地建材市场上相关物资均有采购来源，完全可以满足需求。</p> <p>The bulk of building materials needed for construction are commercial concrete, cement, steel bars, hollow bricks, sand, stone, etc. Sources of purchase of related materials are available in the local building materials market, which can fully meet the demand.</p>
	<p>生产运营成本 Production and operation cost</p>	<p>经营成本为 80000 万元 Operating cost is 800 million yuan.</p>

	用工成本 Labor cost	根据岗位差异，管理员工资福利为 140000 元/人·年。其他员工工资福利分别为 70000 元/人·年。 According to the position difference, the salary and welfare of management staff is 140,000 yuan/person/year, other employees are 70,000 yuan/person/year.
项目配套条件 Project Supporting Conditions	1. 项目产业配套情况 Project industry supporting situation	(1) 项目地供水、供电、供气、排污、通信等完善 water supply, power supply, gas supply, sewage, communication, etc. of the project site are complete. (2) 项目地内部道路完善 Project site internal roads are complete. (3) 项目地内部交通便利、环境优美、气候宜人，南盘江水系流经项目地，水力资源、地热资源丰富 Internal transportation of the project site is convenient, the environment is beautiful, and the climate is pleasant. The Nanpan River water system flows through the project site, which is rich in water resources and geothermal resources.
	2. 项目前期准备情况(根据实有条件填写) Preliminary preparation of the project (to be filled in according to actual conditions)	2017 年，在宜良县委、县政府坚强领导下，东城区完善了基础设施建设，正在实施多项有针对性的招商引资优惠政策及具有可操作的项目引进服务制度。 In 2017, under the strong leadership of the Yiliang County Party Committee and the County Government, Dongcheng Area has improved its infrastructure construction and is implementing a number of targeted preferential policies for investment promotion and operational project introduction service systems.
项目政策保障 Project Policies Guarantee	营商环境优化 Business environment optimization	宜良县委、县政府历来重视营商环境建设，先后制定了打造全省“投资环境最佳县”“营商环境最佳县”目标。以目标为引领，深入推进“放管服”改革，着力破解企业群众办事堵点、痛点、难点，持续优化营商环境。 Yiliang County Party Committee and the county government have always attached great importance to the construction of the business environment, and have successively formulated the goal of building a "county with the best investment environment" and "county with the best business environment" in the province. Guided by these goals, we will in-depth advance the reform of "decentralization, management and service", strive to solve the problems, pain points, and difficulties of enterprises and the masses of in handling affairs, and continue to improve the business environment.

	<p>政府公信力保障</p> <p>Government credibility guarantee</p>	<p>健全宜良县招商引资工作机制，构建规范、精准、高效的招商引资工作体系，形成“全员招商、专业招商、产业招商”统分结合的招商引资格局，不断提升招商引资工作实效，切实将招商引资工作抓好、抓实、抓出成效，经县委、县政府研究同意，印发《宜良县产业招商工作机制》《宜良县招商引资项目经理负责制》《宜良县招商引资项目退出机制》《宜良县招商引资工作领导小组调整人员名单》等四个文件</p> <p>We will improve the investment promotion work mechanism of Yiliang County, build a standardized, accurate and efficient investment promotion work system, form a unified and separate investment promotion pattern of "All-member for investment promotion, Professional investment promotion, Industry investment promotion", and continuously improve the effectiveness of investment promotion. We will earnestly do a good job in investment promotion, focus on the facts, and achieve results. With the research and approval of the county party committee and county government, the four documents of "Industrial Investment Promotion Mechanism of Yiliang County", "Investment Promotion Project Manager Responsibility System of Yiliang County", "Investment Promotion Project Withdrawal Mechanism of Yiliang County", "Investment Promotion Leading Group Adjustment Personnel List of Yiliang County" were issued.</p>
	<p>省/市/区县/园区等企业投资可享受的各级财税优惠政策</p> <p>Enterprise investment can enjoy preferential fiscal and taxation policies at all levels of province/city/district/county/park</p>	<p>宜良县致力于形成招商引资政策洼地，出台了系列招商引资优惠政策，给予投资企业土地、财税金融、办公场地租赁、高管人才奖励等方面的优惠，对于重大项目，重点企业，实行“一事一议”“一企一策”的政策，定期开展工业企业服务月、“惠商绿卡”发放、星级企业评定表彰纳税十强企业等活动。</p> <p>Yiliang County is committed to forming a depression in investment promotion policies, and has introduced a series of preferential policies for investment promotion, giving preferential treatment to investment enterprises in terms of land, finance, taxation and finance, office space leasing, and executive talent rewards. For major projects and key enterprises, the policy of "One Matter, One Discussion" and "One Enterprise, One Policy" will be implemented, and activities such as the service month of industrial enterprises, the issuance of "Business Green Card", and star-level enterprises appraising and commending top ten tax-paying enterprises will be carried out regularly.</p>
<p>合作方式</p> <p>Cooperation Mode</p>	<p>合资、独资、合作等</p>	<p>Joint venture, sole proprietorship, cooperation, etc.</p>

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