Celebrating Eco
The key idea behind the Sino-Singapore Tianjin Eco-City (Tianjin Eco-City) is sustainable living. We want to meet the aspirations of today’s residents while reserving options for future generations. Beyond creating an ecologically friendly city, we want to create a vibrant economy and build a better home for our residents.

Integrated urban planning and practical technologies will be used to create a garden city where the air is fresh and clean, waste is recycled and reused, water can be drunk directly from taps, energy-efficient solutions are widely adopted, buildings are 100% green and workplaces and amenities are just a short walk away.

This city will not be a showcase of cutting edge eco-technologies or iconic buildings with “zero carbon, zero emission and zero waste” taglines. Instead, it will adopt practical and well-tested urban eco-solutions so that this sustainable city will be affordable, starting from the first batch of residents who will move into the Tianjin Eco-City in about one to two years’ time. In order to be sustainable, it must be commercially viable. With a good basic eco-foundation, this city can improve its ecological footprint over time.

The development of the Tianjin Eco-City is also the creation of a vibrant city which caters to the hopes of its residents and builds up desirable civic values to embrace sustainable living.
Tianjin

Tianjin, one of four municipalities under the direct governance of the Central Government of China, is positioned as the economic centre of North China, complemented by its deepwater port situated along the economically vibrant Bohai Rim. As part of the Bohai Rim Region comprising Beijing, Tianjin, Shandong, Liaoning and Hebei, this thriving northern coastal region has been earmarked as China’s next strategic economic development zone following the Yangtze River Delta and Pearl River Delta. Today, the Bohai Rim Region already contributes one quarter of China’s GDP.

This strategic location has propelled the Tianjin economy to grow at a sustained annual growth rate of nearly 16% over the last decade. In 2009, the growth rate hit a record high of nearly 17%. As a result of its exciting growth opportunities, Tianjin will see a large migration of new residents in search of good jobs and a better home.
The TBNA has been a growth miracle under the Central Chinese Government’s direction to grow pilot zones for comprehensive reforms with innovative policies and programmes for long-term growth and development. Over the last decade, the TBNA has seen high double-digit growth rates. In 2009, it grew by a remarkable rate of nearly 23.5% and it is anticipated to surpass its 2009 results. With sustained economic growth, the TBNA has been a magnet for residents from neighbouring regions and beyond in search of better job opportunities. The increasing number of multi-national corporations also attracts an influx of expatriates, creating new housing demands.

**Gross Domestic Product of Tianjin Binhai New Area**

<table>
<thead>
<tr>
<th>Year</th>
<th>GDP (in RMB'bn)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>104.63</td>
</tr>
<tr>
<td>2003</td>
<td>132.326</td>
</tr>
<tr>
<td>2004</td>
<td>196.049</td>
</tr>
<tr>
<td>2005</td>
<td>236.408</td>
</tr>
<tr>
<td>2006</td>
<td>310.224</td>
</tr>
<tr>
<td>2007</td>
<td>381.067 (est.)</td>
</tr>
<tr>
<td>2008</td>
<td>500.243</td>
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</tbody>
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**Tianjin Binhai New Area (TBNA)**

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**Accessibility**

The Tianjin Eco-City is highly accessible from all the key regional cities and industrial districts via major highways, railways, air routes and shipping lines.

Nearby to the west of the Tianjin Eco-City is the Tianjin Binhai International Airport. The bustling city centres of Tianjin and Beijing are 40 kilometres and 150 kilometres away respectively. With the new high-speed railway between Beijing and Tianjin, the journey between the two great cities takes only 30 minutes. In addition, the light railway system has reduced the journey from the Tianjin city centre to the TBNA by another 30 minutes. The highways include the Beijing-Tianjin Tanggu Highway 2 to the south, the Tianjin-Hangu Expressway to the north, the new Central Boulevard and the new Coastal Highway to the east.

**Travel Time from Sino-Singapore Tianjin Eco-City**

<table>
<thead>
<tr>
<th>Destination</th>
<th>High Speed Train</th>
<th>Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>To Beijing (150 kms)</td>
<td>60 mins</td>
<td>40 mins</td>
</tr>
<tr>
<td>To Tianjin City (40 kms)</td>
<td>30 mins</td>
<td>25 mins</td>
</tr>
<tr>
<td>To TBNA (110 kms)</td>
<td>15 mins</td>
<td>10 mins</td>
</tr>
<tr>
<td>To Tianjin Airport (50 kms)</td>
<td>25 mins</td>
<td>20 mins</td>
</tr>
</tbody>
</table>

**Quote Source:** 2003-2008: "2009 Tianjin Binhai New Area Statistical Yearbook"
The Seed

In September 2008, Singapore’s Senior Minister Goh Chok Tong and Chinese Premier Wen Jiabao took part in the ground breaking ceremony, officially commencing work in the Tianjin Eco-City.

Less than two years after the idea to start the Tianjin Eco-City was mooted, the early stage of development was launched.

The 4-square-kilometre site was first chosen to be the Start-Up Area (SUA) but it has now expanded to 7.8-square-kilometre and is expected to be completed within four years. Upon completion, the SUA will be home to 105,000 residents with the first batch of residents moving in around early 2011.

The Labour

Sino-Singapore Tianjin Eco-City Investment and Development Co., Ltd. (SSTEC) is the master developer of the Tianjin Eco-City. Established in July 2009, it is a 50/50 joint venture between the Chinese Consortium led by Tianjin TEDA Investment Holding Co., Ltd. and the Singapore Consortium led by the Keppel Group.

SSTEC’s logo symbolises the “Seed of the Future”. Projecting strong aspirations for a growing and glowing future, SSTEC’s logo takes on a unique seed-like shape in bold red and orange hues. The seed, synonymous with life, is an apt symbol of the ecologically-balanced and sustainable way of living that SSTEC will create for its residents in the Tianjin Eco-City.

SSTEC engages in the long-term investment, design, development and promotion of ecologically, commercially and socially sustainable lifestyles for people and communities. By bringing together talent from both China and Singapore, we aim to catalyse large-scale urban solutions as a model for other cities. Being a ‘future-ready’ company, we embrace the core values of sustainable development, creativity and innovation in order to shape mindsets, lifestyles and values for a more sustainable future.

As the master developer of the Tianjin Eco-City, our mission is to design and promote a new model of city development that will become a benchmark for sustainable urban living in China and beyond. This city will be a home for residents, a hub for employment and a haven for investments.
The development plan for the Tianjin Eco-City site was jointly developed by the China Academy of Urban Planning and Design, the Tianjin Urban Planning and Design Institute, and the Singapore planning team led by the Urban Redevelopment Authority (URA). It incorporates the best ideas from Singapore, China and the international community to realise the shared vision of a city that is ecologically friendly, socially harmonious and economically sustainable.

Sitting on non-arable, water-scarce land with limited natural resources, the project broke ground in September 2008. The goal is to transform this 30-square-kilometre piece of land into an urban city with ample room for large-scale adoption of eco-solutions and 110,000 homes for about 350,000 people over the next two decades.
A Great Team Powering the Future

Over the last year, the Tianjin Eco-City has attracted the largest and best eco-developers from the region. An exclusive group of Asia’s top developers, including China’s Shimao, Vantone and Vanke, Japan’s Mitsui Fudosan, Taiwan’s Farglory, Malaysia’s Sunway, Philippines’ Ayala Land and Singapore’s Keppel Land, will be launching their developments in the SUA and beyond.

Apart from residential developments built by internationally renowned architects, the Tianjin Eco-City will also provide quality options for education, medical, health care and other facilities. GEMS Education, the world’s largest K-12 (kindergarten to Grade 12) education company, will open its international school in 2011 to accommodate more than 2,000 foreign students, ranging from pre-school to high school levels.

We believe that these soft elements are integral ‘pull’ factors that will attract more talents to the high quality of life, sustainable living environment and vibrant economy offered by our Eco-City. All those will add up to the Tianjin Eco-City’s promise of a world-class living environment.
A Livable City

The Tianjin Eco-City is a special place that integrates lifestyle, opportunities, environment, and most importantly, social sustainability into the heart of the city. Combining the convenience of a metropolis and the beauty of nature, the comfortable and environment-friendly lifestyle in the Eco-City is supported by intelligent infrastructure facilities, civic values and community development ideals.

Integrating nature into the communities, the Eco-Valley and many parks become vital components of the Eco-City. Clean lakes and waterways will run through the communities and river edges will be lushly landscaped with flora and fauna. Existing nature reserves will be bio-rehabilitated and natural habitats will be restored to preserve biodiversity.

Green Community
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Green Transportation
Eco-City will create a walkable community and promote the use of public and non-motorised forms of transportation. All vehicles – public and private – will be clean and fuel-efficient. Hybrid buses and hybrid cars will be the main form of transportation. Together with well-planned infrastructure, favourable policies from the government and commercial efforts in marketing, residents will be encouraged and highly incentivised to use green transport options that are readily available in the Eco-City.

Clean Energy
Residents and business owners will enjoy great benefits in the long run from additional sources of energy to be supplied to their homes, offices, shops and public amenities. To be widely adopted, as alternatives to electrical energy supply, wind energy produced from wind farms will be connected to electricity grids, and solar thermal energy will be used to heat up water for domestic hot water supplies. Stable and uninterrupted power supply will, hence improve living standards in the Eco-City. Energy efficient appliances will also be widely used.

Clean Water
Residents of Eco-City will be able to drink directly from their taps safely. Rainwater will be harvested and used to create fountains, as well as to water the plants. Centralised water recycling efforts to save resources will allow great savings to the community. Technologies for more efficient irrigation of water will also alleviate water shortages in the region. With great efforts to integrate water-saving technologies that are effortless to use, residents will play an important part to save every possible drop of water in the Eco-City.

Effective Waste Management and Recycling
To promote waste reduction and recycling, Eco-City will adopt the pneumatic waste collection system and green packaging scheme. Non-recyclable waste will be sent to incineration plants, generating methane gas, power and ashes that are made into bricks and other useful materials. Recycled waste will be sent to recycling plants where glass and paper are made into commercial products.

Work, Live and Play
Residential and business park developments will be located close to the city’s commercial centres to allow residents to live and work close by. They will be interspersed with well-designed open spaces and recreational amenities to facilitate social interaction. A myriad of quality educational and healthcare facilities such as international schools and clinics will be available to cater to residents’ needs. Arts and culture, sports, leisure, heritage and nightlife will also take centre stage in the city planning so that residents can play, learn and immerse in the vibrancy of life.
Six key urban and eco-business industry clusters will be developed to create a first-of-its-kind eco-business hub. Poised to be the first global cleantech base in the region, the Eco-Business Park and the Eco-Industrial Park which form the main economic vein of the Eco-City will be home to opportunities for eco businesses and green jobs.

Eco-Business Park and Eco-Industrial Park

The Eco-Business Park is the only LEED silver base in China for regional headquarters, research and development, business service outsourcing and testing and certification activities. Covering a planned area of 26.6 hectares with a good option of flexible offices spaces and configurations, it will be a conducive business environment well-served by amenities, facilities and a strong transport network.

The Eco-Industrial Park covers a planned area of 130 hectares, with ready-built facilities beyond land options for eco-industrial players to establish their North China industrial base in the Eco-City. Built in compliance with green building evaluation standards, this green industrial park will feature eco technologies such as energy-efficient building materials, solar technologies and rainwater harvesting. This will allow direct savings operationally for business owners.
Key Developments Awaiting the Future Residents

The Spine of the Eco-City
The Eco-Valley, with a green transportation system, is a 50-metre-wide green spine and will feature prominently in the SUA and, eventually, the entire Eco-City.

The Buzz of the SUA
The sub-centre will be the early focal point of the SUA. It will be the key mixed-use and transportation hub for the SUA. A green transportation system will be located here, along with a mix of retail, food and beverage, entertainment, commercial and communal facilities. International schools and medical clinics will also be set up in the SUA to create ideal living conditions to attract talent.

The Spirit of the Eco-City
Public housing in the SUA will be the first of its kind in China. Based on the Singapore public housing model, it will focus on energy efficiency and create a living environment that fosters community spirit and social harmony.

The Soul of SUA
The soul of the SUA will focus around the Qing Tuo Zi Village, an old fishing village that will be given a facelift and transformed into a new retail, food and beverage and wellness destination.
All these unique features further enhance the attractiveness of the Tianjin Eco-City. When ready, the Tianjin Eco-City will create a new lifestyle for its future residents, the first-of-its-kind sustainable lifestyle in China.
TIANJIN ECO-CITY
A New City, A New Lifestyle