

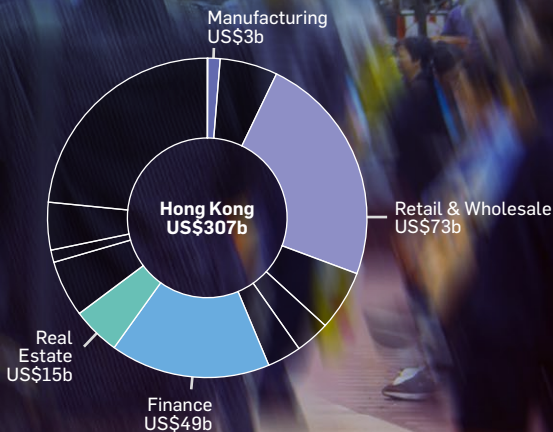
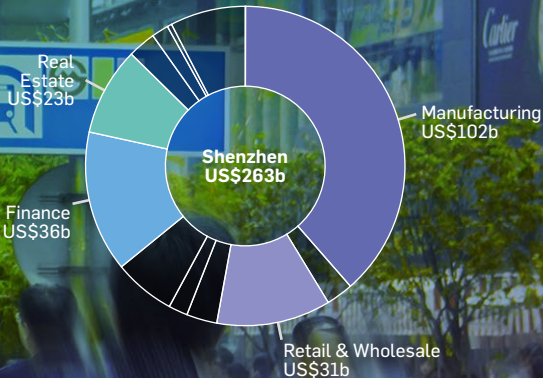
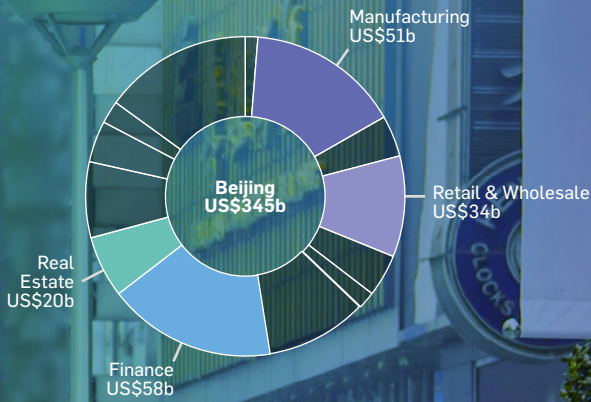


**SHAPING CITIES
AND COMMUNITIES
FOR A BETTER
FUTURE**

**为城市和社区
塑造更好的未来**

CISTRI

Key sectors, share of GDP



Sound economics underpins great planning and design of cities — creating financially sustainable, culturally diverse and socially vibrant places for all people to enjoy.

Peter Hyland
Regional Director, Cistri

透彻的经济研究为卓越的城市规划与设计奠定了基础 -- 从而创造可持续的商业环境、及富有活力和多元化的场所。

海彼德
区域董事

ABOUT CISTRI

CISTRI简介

Cistri is an independent urban development consultancy firm. Our team brings together expertise in urban planning, design, economics and property to create value for successful cities and communities.

Our approach is collaborative. We work with clients and partners to produce meaningful and innovative outcomes. We bring clarity to complex challenges and deliver solutions that shape cities and communities for a better future.

We advise developers, property owners, investors, private firms, NGOs, community groups, industry associations and all levels of government.

Cistri是一家独立的城市发展研究公司。我们的一体化团队综合了城市规划、设计、经济和房地产的专业知识，为地方创造价值，打造成功的城市和社区。

我们以协同合作的方式，与客户和合伙人并肩创造具有意义和创新的成果。我们就复杂项目难题带来清晰的方向，为城市社区的未来发展提出适当的方案。

我们竭诚为开发商、地产业主、投资者、私营公司、非政府机构、社区组织、行业协会，以及各级政府提供咨询服务。

Sectors

行业分类

Cities & Regions

城市和区域

Economic zones | New development areas | Urban regeneration | Repositioning

经济特区 | 新开发区域 | 城市更新 | 重新定位

Infrastructure

基础设施

Rail | Bridges | Roads | Airports | Water | Waste | Utilities | Schools | Hospitals | Public realm

铁路 | 桥梁 | 道路 | 机场 | 供水 | 废料处理 | 公用事业 | 学校 | 医院 | 公共领域

Real Estate

房地产

Retail | Mixed-use | Office | Industrial | Residential

零售 | 综合体 | 办公楼 | 工业 | 住宅

Culture, Leisure & Tourism

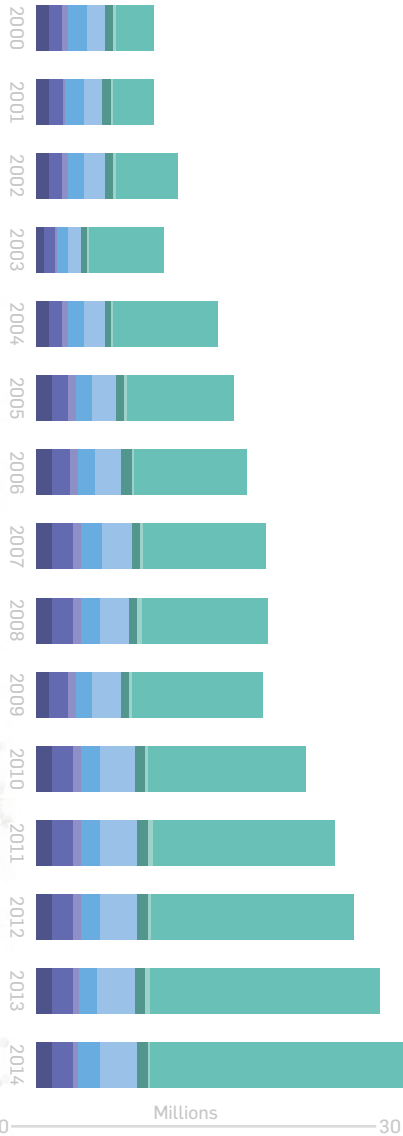
文化、休闲和旅游

Tourist attractions | Entertainment facilities | Arts & culture | Hotels & resorts | Sports venues

旅游景点 | 娱乐设施 | 文化艺术 | 酒店与度假胜地 | 体育场馆



Core services 核心服务



Origin of overnight visitor arrivals

■ The Americas ■ Europe, Africa and the Middle East ■ Australia, NZ and South Pacific ■ North Asia
 ■ South and SE Asia ■ Taiwan ■ Macau SAR / not identified ■ Mainland China

Urban Economics 城市经济

Economics of master planning | Cluster and competition analysis | Economic positioning | Industry sector growth strategies | Land-use analysis | Demand forecasting | Economic and community impact

总体规划的经济分析 | 产业聚集与竞争分析 | 经济定位 | 产业战略规划 | 土地使用分析 | 需求预测 | 经济与社区效应评估

Property Economics 房地产经济

Consumer research | Market demand | Sales & income forecasts | Highest & best use | Retail impact | Financial feasibility | Portfolio review and optimisation | Due diligence

消费者研究 | 市场需求 | 销售及收入预测 | 最高最佳使用 | 零售效应评估 | 财务可行性分析 | 投资组合审核与优化 | 尽职调

Policy, Advocacy & Governance 政策、主张与治理

Policy evaluation | Regulatory appraisal | Institutional arrangements | Public Private Partnerships | Cost benefit analysis | Valuation of intangibles | Business case

政策评估 | 规定审核 | 机构安排 | 公私合作模式 | 成本效益分析 | 无形资产定价 | 商业案例分析

Planning 规划

Strategic planning | Master planning | Statutory planning process | Land use zoning | Development options | Planning applications | Regional, district and local plans | Planning standards and guidelines

战略规划 | 总体规划 | 法定规划程序 | 土地利用区划 | 开发方案 | 规划实施 | 区域、地区和地方规划 | 规划标准与方针

Design 设计

Landscape evaluation and assessment | Visual impact assessment | Urban design | Landscape design | Design detailing | Documentation | Development and construction | Stakeholder consultation

景观评估与衡量 | 视觉影响衡量 | 城市设计 | 景观设计 | 设计细化 | 文档管理 | 开发与建设 | 利益相关者咨询访问

Urban Economics

Urban economics addresses the inter-relationship of location, demographics, industry sectors, growth and change.

Our team understands how and why economies grow within a spatial context, helping clients answer questions of market positioning, scale, focus industries, competition and clusters, location, type and mix of development.

We establish how a place creates value in terms of commercial return but also for government policy, social and economic impacts.

Property Economics

Property owners, investors and developers are continually dealing with questions of when and how to buy, develop, sell or invest in property assets.

Combining skills in economics and property, we provide our clients with an evidence base for making better property decisions. We advise on enhancing the value of property portfolios including market entry, master planning, development and expansion, ongoing asset performance, due diligence, acquisition and disposal.

Policy, Advocacy & Governance

Public sector dynamics are multi-faceted and policymakers are under increasing scrutiny to deliver results that make a difference in real time and on budget.

We advise government bodies on urban development policy issues and initiatives across all industries, including land use, employment, environment, transport, education, health and housing.

Cistri has the depth of expertise to manage complex social and economic analyses and provide robust evidence to evaluate policy and investment options and provide a business case.

城市经济

城市经济探讨地理位置、人口统计、行业部门、经济增长变化之间的相互关系。

我们理解经济体如何及为何在某个空间背景下增长，故此为客户解决市场定位、规模、重点产业、竞争与集群、项目落位、类型和组合等问题。我们懂得怎样创造地方的价值，其不仅是商业回报，而且是政策、社会和经济上的影响。

房地产经济

房地产业主、投资者及开发商不断面对关于何时及如何购买、开发、销售或投资物业资产的问题。

我们具备丰富的经济和地产学知识，能为客户提供有市场依据的咨询分析，以便做出更好的决策。我们能为您优化房地产投资组合，其策略包括市场准入、总体规划、开发和扩展、持续资产绩效、尽职调查、收购和处置。

政策、主张与管理

公共部门的动态变化是多面向，决策者面对日益俱增的审核，需要依时间和按预算取得有效的成果。

我们为政府机构提供城市发展的政策咨询，其范围包括土地利用、就业、环境、运输、教育、健康和住房等各种产业。

Cistri有深入的专业能力进行复杂的社会和经济分析，并藉着有力的市场依据去评估政策和投资方案，及提供商业案例分析。

Planning

Quality planning is at the core of shaping cities and communities.

We help our clients to develop master plans which are site-specific, providing for infrastructure networks, public realm design, varied land use and development mixes that stitch cities together and optimise place performance.

Our expertise can also guide our clients through the statutory planning process, securing the approvals necessary to turn their visions into reality, creating places that live, inspire and reward.

规划

高质量规划是塑造城市和社区的核心要素。

我们按基地的条件，为客户量身定制总体规划方案，提供基础设施网路、公共领域的设计、各种土地利用，及开发组合建议，充分发挥该地块的价值。

我们的专业知识能够指导客户通过法定规划程序，取得必要的批准，将愿景化为现实，创造具有生机、启发性，及高回报的场所。

Design

Great design inspires and has the power to enrich people's lives.

Our design focus is on creating high-performing, liveable places that work. We collaborate with our clients on projects of all sizes and from all sectors, to imagine and design places that are vibrant, memorable and functional.

We work across the full spectrum of the design process, from strategic visioning to detailed design and implementation, creating meaningful solutions for new cities and communities, public realm and open spaces, infrastructure, retail and commercial developments, neighbourhoods and built form.

设计

出色的设计具有启发性，并能丰富人们的生活。

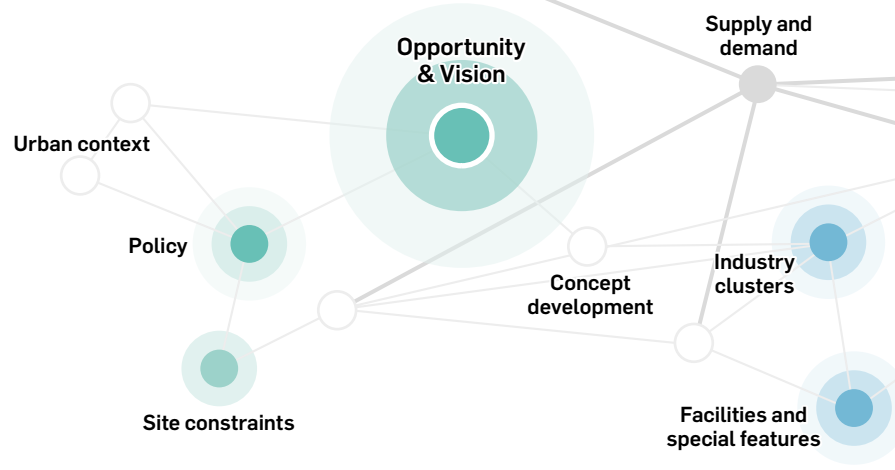
我们的设计侧重于创造高绩效及适宜人居的地方。无论项目规模大小和行业类别，我们都与客户携手联想和打造出充满活力、令人难忘和实用的地方。

从战略愿景到详细设计和实施，我们的工作贯穿设计过程的每个环节，为新建城市与社区、公共领域与开放地带、基础设施、零售与商业开发、街道与建筑形式，提供意义深远的设计方案。



AN INTEGRATED APPROACH

综合的方法



The urban development process is multidimensional, involving potentially conflicting objectives.

Our unique approach which combines an understanding and appreciation of the disciplines of urban and property economics, planning and design, enables us to provide truly integrated solutions. Whether providing specialist advice or an integrated range of services, our teams create value for successful cities and communities.

城市发展进程是多方位的，涉及到潜在的相互冲突的目标。

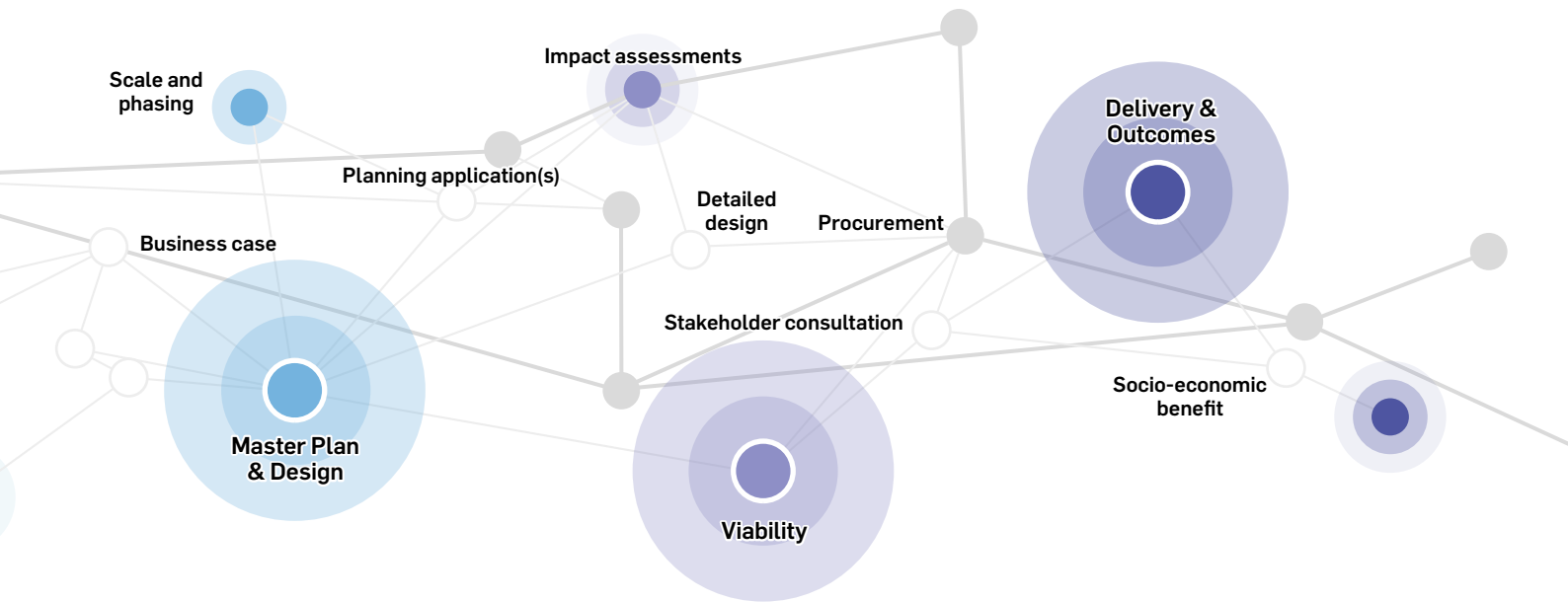
我们独特的方法，结合了对城市和房地产经济、规划和设计的各自专业理解和掌握，使我们能提供一体化的综合方案。无论是提供专家建议，或是综合服务，我们的团队都能为客户创造价值，以打造成功的城市和社区。

Opportunity & Vision

Our analysis of the urban context goes well beyond a thorough assessment of physical sites and situations. We consider the policy and planning framework and dig deep to reveal the factors and trends shaping the development proposal at local, community and city level.

机遇与愿景

我们的城市境况分析，远远超出对实际场地和情况所做的彻底评估的范畴。我们会考虑并深入研究政策和规划框架，揭示能够塑造当地、社区和城市发展方案的因素和趋势。



Master Plan & Design

We translate vision into a physical form, bringing life to buildings and spaces, creating a coherent and vibrant urban fabric. Continuity from concept, through detailed design to fruition ensures that we create places of true meaning and significance.

总体规划和设计

我们将愿景化为实体，给楼房和空间注入生命，创造出和谐与生机勃勃的城市结构。从概念到详细设计延续到结果，我们始终如一地创造出富有意义的场所。

Viability

Underpinning the master plan is an assessment of viability. We consider the commercial viability but also address how the master plan aligns with government policy and plans, as well as the social and economic benefits, to present an all-round business case.

可行性

总体规划方案需要由可行性评估来支撑。我们不但兼顾商业可行性，且强调如何使总体规划与政策方针、社会和经济利益达成一致，据此呈现一份全面的商业案例。

Delivery & Outcomes

Even the highest standards of design demand careful documentation and oversight, guiding all aspects of the project to ensure delivery and subsequent operation matching the original intent, strategic vision and client expectation.

交付和结果

即使是最高标准的设计，也需要细心的文件记录和监督，据此指导项目的各方面，以确保成果的交付和后续运营，并使之符合原始初衷、战略愿景和客户期望。

MAXIMISE THE VALUE OF PLACE

实现场地价值最大化

We believe that great urban design is underpinned by sound social, economic and policy analysis.

Our evidence-based solutions maximise value and create places that are enjoyed by diverse stakeholders in unique ways.

我们相信优秀的城市设计需要由合理的社会、经济和政策分析来保证的。

我们有据可依的方案，能使地方价值最大化，且创造出独特的场所让不同的利益者享用。

A UNIQUE
IDENTITY
OF PLACE

场地的
独特个性



Achieving

Commercial viability

Policy targets and alignment

Economic and community
outcomes

取得

商业可行性

政策目标一致性

有益于经济和社区的成果

Providing value for

Developers

Investors

Property owners

Public sector

Users

Visitors

Residents

Workers

Community

为下列人士带来价值

开发商

投资者

地产业主

公共部门

使用者

游客

居民

职工

社区

CITIES AND REGIONS

城市与区域

Cities, like economies, do not stand still. Politics, social preferences, economic and technological developments are just some of the factors that are constantly evolving and adapting.

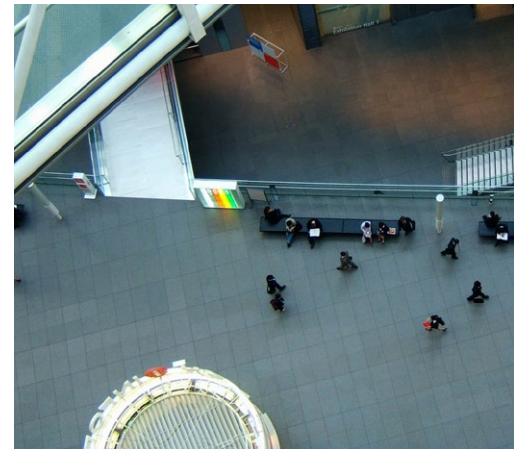
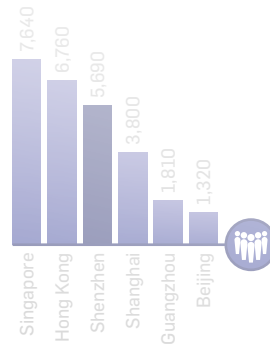
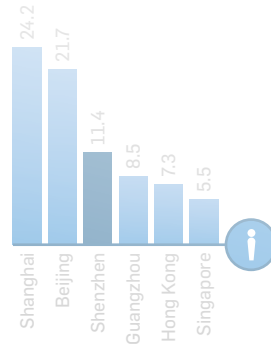
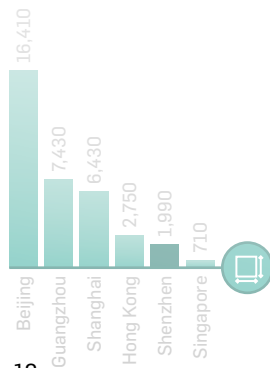
We help clients to plan ahead to facilitate and manage urban development, tackling the challenges of limited resources and potentially conflicting objectives.

This includes economic and sector growth strategies and strategic planning which underpins urban design as well as new cities/towns/districts, major master plans and infrastructure.

城市，就像经济一样，不会静止不动。一些不断发展和改变的因素有如政治、社会取向、经济与技术发展。

我们为客户预先做好规划，以便促进和更好管理城市发展的过程，解决有限资源和潜在目标冲突的挑战。

这包括对经济和行业发展的战略规划，为城市设计、新建城区、总体规划和基础设施定下根基。





Masdar City land use analysis, United Arab Emirates

马斯达尔 (Masdar) 新建城市的土地用途分析, 阿拉伯联合酋长国

Masdar City is a new city with a target population of 40,000. We assisted the Masdar authorities through developing a land-use model, advising on the mix and implications of various land-uses and an overall land-use strategy.

马斯达尔是阿拉伯酋长国一个新建城市, 目标人口为4万人。我们通过建立土地用途模型去协助马斯达尔当局, 就土地用途组合及各用途所连带的影响提供建议, 并制定一套整体土地用途的规划策略。



Hong Kong MICE strategy 香港会展中心 (MICE) 战略

Hong Kong is the leading city in Asia for Meetings, Incentives, Conventions and Exhibitions (MICE) and continues to attract premium events and receive industry recognition as both an events destination and for the quality of its venues. Our team conducted a market assessment of the sector including global industry trends, key drivers in Asia, demand and supply of venues, future market positioning and outlook.

香港是亚洲首屈一指的会议、奖励旅游、讲座和展览 (MICE) 的城市, 其不断吸引高端会展活动, 并获得行业的认可 — 既是会展活动目的地, 也是因其优质的场地。我们团队进行了该行业的市场评估, 包括研究全球行业趋势、亚洲市场的关键驱动力、场地的供求情况、未来市场定位和展望。



Beijing's Chao Yang district economic and planning strategy, China 北京朝阳区经济和规划战略, 中国

Beijing's Chao Yang district includes the new Central Business District and financial hub and a further 400sq km of land extending to the international airport.

Our team, working with the lead architects/planners, provided analysis and advice from an international perspective for appropriate economic and industry policies and strategies to facilitate Beijing's further transition to a service-based economy.

北京的朝阳区包括新的中央商务区、金融中心, 以及延伸到国际机场的一块400平方公里土地。

我们的团队与主要建筑师/规划专家一起工作, 从国际视角为适当的经济和产业政策和战略提供分析和建议, 促进北京迈向服务型经济的转型。



INFRASTRUCTURE

基础设施

As urban spaces grow in size and complexity, innovative and effective infrastructure solutions are an essential foundation for our cities to be liveable, sustainable and efficient.

We support clients in the feasibility, planning and design of new strategic infrastructure and the provision of facilities for local communities. We endeavor to create outcomes where the quality and efficiency of transport, environmental and social infrastructure enhances economic competitiveness, community well-being and quality of life.

Da Nang Esplanade design competition, Vietnam

岘港市滨海艺术中心设计竞赛, 越南

Working in partnership with Haysom Architects, our design reimagined this strategic area of public realm as a journey following the Han River from the forest to the sea. Our design envisioned a seamless course of facilities and activities which created a holistic, cohesive promenade leading users upstream.

与Haysom Architects的合作背景下, 我们将这片具有重要战略位置的公共地带, 重新构想及设计为翰江从森林流向大海的历程概念。我们设想了一系列连续性的设施和活动, 使之成为一体化, 有凝聚力的滨海长廊, 引导用户直至上游。

随着城市空间规模及复杂性的增长, 创新有效的基建配备, 对城市的宜居性、可持续性和高效运作是必要的根基。

我们协助客户开发重要的基础设施和社区配备, 提供可行性分析、规划和设计的服务。我们致力于在交通运输、环境和社会基建方面, 创造出高质高效的成果, 以提高经济竞争力、社区福利和生活品质。





University of Sydney master plan, Australia

悉尼大学总体规划，澳大利亚

Partnering with the University of Sydney we developed a master plan for its campus improvement programme. The user-friendly master plan included collaborative learning spaces, civic areas and an improved pedestrian and vehicle network, as well as a detailed retail and student accommodation strategy.

我们与悉尼大学合作，为大学校园的改进工程制定了总体规划。总体规划提供了人性化的元素，其中包括共同学习空间、公共空间、改进后的人行汽车道路网，以及零售物业及学生宿舍。



Airport Master Plan 2035, economic and spatial planning, Hong Kong

机场总体规划2035，经济和空间规划，香港

Hong Kong International Airport (HKIA) ranks first in international air cargo throughput and is one of the world's busiest passenger airports. We were responsible for an economic and spatial strategy for Hong Kong as an aerotropolis. Our team brought together economic and spatial techniques to define airport-related clusters in Hong Kong, examining long term trends, key drivers of development and business location.

香港国际机场（HKIA）位居全球机场国际空运吞吐量首位，而且是最繁忙的客运机场之一。我们以香港作为航空城的概念，负责制定一套经济与空间用途的战略计划。通过经济学与空间规划，我们划分出与机场相关的产业集群，并分析其长期的趋势、发展的驱动因素，以及商业布局点。

REAL ESTATE

房地产

Retail

Cistri helps clients develop, expand and improve the performance of all forms and scale of retail and mixed-use developments. We help manage risks, find synergies and successfully integrate retail, commercial, leisure and residential uses within a single development or local area to create mixed-use environments for people to enjoy.

Our work draws on consumer research and detailed data analytics of customers and catchments. We are continually analysing trends in customer behaviour and preferences and have built an extensive database of shopping mall retail performance. Our strong analytical approach provides forecasts and advice that clients rely on.

We can assist at all stages of the development cycle from new market entry to master planning, design, portfolio and asset performance management.

零售

对各种形式和规模的零售和综合物业，我们能够帮助客户发展、扩大和提高其业绩。我们协助业主管理风险，寻找协同效应，以及开发综合用途（集零售、商业、休闲、住宅为一体）项目，创造出人们乐于享用的多用途环境。

我们的零售报告有鉴于消费者研究，以及对顾客和区域范围人口的详细数据分析。我们不断对消费行为和偏好的趋势进行分析，并建立了广泛的商场和其业绩信息的数据库。我们有力的分析方法，为客户提供可靠的预测和建议。

从新市场的进入到总体规划、设计、投资组合和资产绩效管理，我们在开发周期的任何阶段都能提供咨询协助。





Chengdu asset acquisition due diligence, China 成都资产收购尽职调查, 中国

Galleria Chengdu is a 30,000 sqm NLA five level retail mall. We assisted a potential buyer with the due diligence process associated with their potential acquisition. We provided an independent assessment of the sales and income potential, as well as an evaluation of the asset in terms of its current footfall, sales and rental performance.

成都Galleria是一座楼高五层的零售商场, 净可租用面积高达3万平方米。我们协助一位潜在买家进行该商场的尽职调查, 提供了一份独立的销售及收入潜力的预测估算, 并就目前的客流量、销售额和出租业绩做出资产评估。

Sky City retail and entertainment strategy, Hong Kong 天空城零售和娱乐战略, 香港

Sky City will become the largest retail and entertainment destination in Hong Kong and a major attraction for residents living throughout the greater bay area (GBA). We advised one of the bid consortiums, including recommendations on the appropriate tenant mix and market position for the retail and entertainment component, supported by sales and income forecasts.

天空城有望成为香港规模最大的零售和娱乐目的地, 乃至粤港澳大湾区的重要景点之一。我们为一家竞标财团提供咨询协助, 并通过对零售及娱乐项目的销售和收入预测, 建议适当的租户组合和市场定位。



Orchard Road retail repositioning, Singapore 乌节路零售重新定位, 新加坡

Our economics and design teams worked with the Singapore Government to undertake a comprehensive study of issues facing Orchard Road and build a blueprint for the next 15–20 years. Strategy options were evaluated using cost-benefit analyses and our recommendations included solutions for land use, design, mobility and precinct management.

我们的经济与设计团队与新加坡政府合作, 对乌节路所面临的问题展开全面研究, 并建立今后15至20年的规划蓝图。我们采用了成本-效益分析去评测各个方案选项, 提出有关土地使用、设计、流动性及区域管理的方案建议。

REAL ESTATE

房地产

Office, industrial and business-use

Economic sectors, employment and business operating models drive accommodation requirements for office, industrial, warehousing and other forms of business space such as technology and business parks.

Our expertise is particularly sought when determining scale and mix of uses, answering questions such as:

- How is economic structural change and technology affecting the demand for different types of business accommodation?
- What is the appropriate scale and density of business accommodation requirements and of what typology?
- What are the financial implications and investment opportunities and returns?
- What are the key target markets and what supporting features, such as event space, are required?
- How do I rezone land to support my market based strategy?
- What other policy, incentive or governance mechanisms may be appropriate to support demand and performance?

We can support you in the economic fundamentals of the market, supported by creative planning and design outcomes.

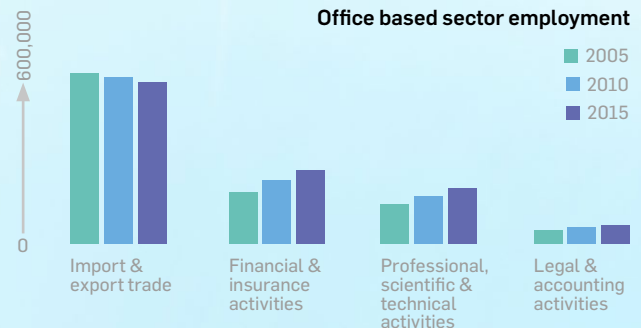
办公室, 工业厂房及其他商业用途

经济活动, 就业情况与商业运作模式能驱动配套的市场需求, 这些配套设施主要包括办公室, 工业厂房, 仓库及其他商业用途设施, 如科技和商业园区。

我们的优势在于通过解决核心问题, 建议开发规模及混合用途, 核心问题罗列如下:

- 经济结构的变化及科技发展如何影响不同物业的市场需求?
- 针对商业要求, 多少规模的物业, 人均物业密度及哪种物业类型是合理的?
- 财务成本, 投资机会与收益如何?
- 目标市场是什么以及需要哪些配套设施, 如举办主题活动的空间?
- 如何通过再规划土地来支持市场主导的策略?
- 还有哪些策略, 激励机制或者政府机制可能刺激需求及开发?

通过极具创意的规划与设计成果, 我们能帮助您实现符合市场需求的经济效益。





Major office rezoning application, Hong Kong 主要办公区重新分区的议案, 香港

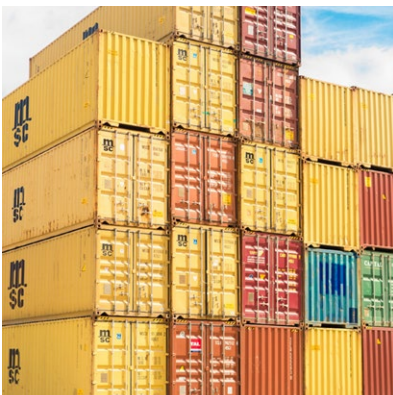
Economic assessment providing evidence for two planning applications for a top-tier Hong Kong developer. Central to the analysis was Hong Kong land supply and office decentralization policies, business cluster analysis using our spatial economy model and property market performance.

我们为一家香港顶级开发商进行经济评估, 以及提供两个规划议案的证据。透过应用空间经济模型及掌握房地产市场的表现, 我们对香港土地供应、办公楼去中心化的政策、产业活动集群进行了分析工作。

Quay Quarter Sydney 悉尼码头区, 澳大利亚

Quay Quarter brings new life to an iconic part of Sydney, a sophisticated urban landscape of laneways, cafes, bars and boutique shops as well as home to some of Australia's smartest companies. Our team provided planning and market advice to several major occupiers and, through ongoing consultation with the local community, secured planning approvals.

码头区, 为悉尼的标志性地带注入了新生命, 作为内涵丰富的城市小巷景区, 布满了咖啡馆、酒吧和精品店, 同时亦是澳大利亚一些最聪明的公司所在地。我们团队为几个主要租户提供规划和市场建议, 并通过与当地社区的持续咨询, 获得了规划批准。



Multi-storey modern industrial facilities, Hong Kong 多层现代工业设施, 香港

Financial and economic feasibility of multi-storey facilities for modern logistics and storage functions. Working with a multi-disciplinary team for the Hong Kong government, the analyses support the implementation of industrial land policy in improving efficiency and providing space for new industrial sectors.

该项目是一项具有物流和仓储设施的现代工业建筑开发, 我们多学科的团队为香港政府完成经济可行性分析。分析结果为工业土地政策的实施提供了支撑, 以便于提高效率及给予新工业部门新的场地空间。

REAL ESTATE

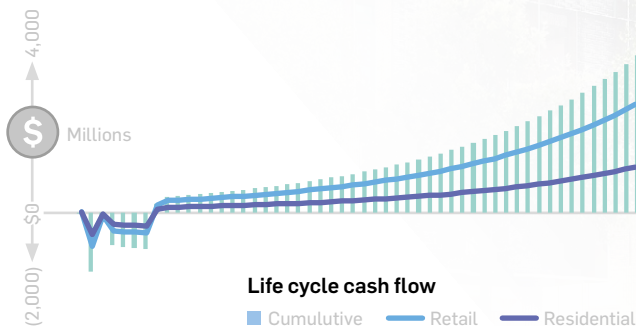
房地产

Mixed-use

Our multidisciplinary approach is particularly well-suited to mixed-use developments, creating and capturing value through place-making, incorporating commercial, social and economic perspectives. Our team can help you find synergies, manage risk and successfully integrate different real estate uses and quality public realm, as well as incorporate unique project features.

综合用途

我们多学科的方法特别适用于综合用途的建筑开发，通过对建筑的用地安排，并融入商业、社会和经济观点，从而创造和获取价值。我们的团队能助您找到协同效应、管理风险，并成功地整合不同的房地产用途、优质的公共领域，以及融进独特的项目特征。



Chengdu Meng Zhui Wan urban regeneration, China 成都猛追湾城市更新, 中国

Winning design competition team members for a large urban regeneration scheme with a 2.5km river front. The team was led by design consultancy LWK and Cistri provided economic and market positioning, sector clustering, business programming and identified key features of the scheme. The team emphasised historical linkages, creating a mix of culture, art, tourism and business elements.

本项目团队参与了设计竞赛, 为猛追湾2.5公里长的河滨片区提供城市更新方案。此团队由设计咨询公司LWK领导, Cistri则提供经济分析与市场定位、产业集群分析、业务规划等服务, 并确定该方案的关键特征。团队强调了地方的历史背景, 建议营造一个融合文化、艺术、旅游和商业元素为一体的市区环境。



Melbourne Docklands planning strategy, Australia

墨尔本港区规划战略, 澳大利亚

Melbourne Docklands is a 200 ha waterfront regeneration scheme adjoining the CBD. Our team supported the initial statutory planning process and has been continually advising different private and public sector clients on planning, property and investment related matters.

墨尔本港区是一项200公顷的滨水区更新方案, 紧连着中央商务区。我们的团队提供了初始法定规划流程, 并持续为不同的私营和公共部门客户就规划, 资产和投资的有关方面提供咨询服务。

Creating neighbourhoods and amenity for new communities, Australia

为新社区提供社区和便利设施, 澳大利亚

Using our multidisciplinary expertise in design, economics, heritage and planning, our team formulated an innovative revitalisation strategy to create a vibrant new neighbourhood in Western Sydney.

利用在设计、经济、遗产和规划方面的多重领域知识, 我们的团队制定了一套创新的振兴战略, 在悉尼西部创造具有活力的新社区。



REAL ESTATE

房地产

Residential

Cistri helps clients in the public and private sectors conceptualise, plan and develop a range of residential typologies including high, medium and low-density, new communities, retirement living, student accommodation and investment build-to-rent properties. Our advice to clients helps them manage risk and achieve strong commercial returns while meeting their social and environmental obligations.



住宅

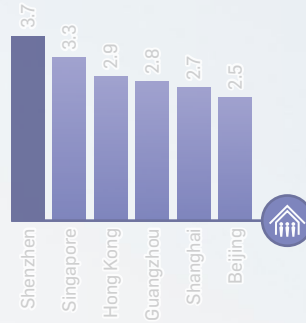
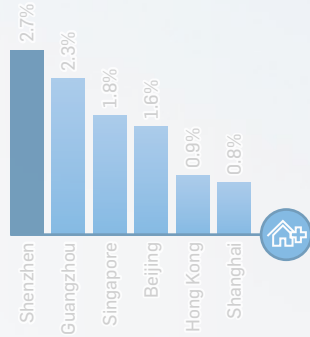
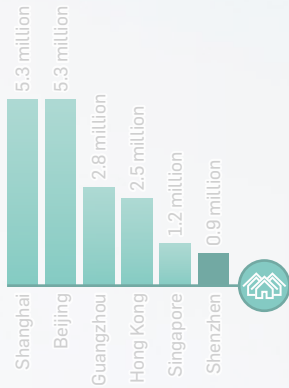
我们帮助客户构想、规划和开发各种住宅类型，其包括高、中、低密度的住宅，新建社区，退休生活住宅，学生宿舍和出租型的楼房。我们为客户提供的建议，有助于他们管理风险并获取充实的商业回报，同时又履行其社会和环境的义务。

Regis aged care, Australia

瑞吉斯 (Regis) 护老中心, 澳大利亚

Working with a proven aged care operator but a challenging site, our team worked to gain the community's trust and highlight the many benefits that quality and well-managed aged care facilities can provide. Using a multi-disciplinary and consultative approach, we gained planning approval for six sites avoiding costly delays. We continue to work on other sites, combining market advisory, design and planning advice.

该客户是一家有经验的护老中心运营商，项目的选址具备挑战。我们团队赢得了社区的信任，突出了一个优质和管理完善的护老中心所能带来的众多好处。团队以多学科和咨询采访的方法，赢得了6个地点的规划批准，避免了昂贵的拖延。之后继续在其它地点上提供咨询服务，把市场调查、设计与规划建议结合起来。



Ahead Homes, Putrajaya, Malaysia 前方的家园, 布城 (Putrajaya), 马来西亚

Housing about 12,000 population, this proposed development set a new benchmark for affordable housing in Malaysia with about 30% of the site dedicated to open space. The centre of the development was designed to be car-free and it will form the community heart comprising of retail (convenience and food and beverage outlets) and an elegant mosque building set within a large community park.

作为12000人口的居住地, 拟建的可负担住房项目在马来西亚确立了新的基准, 约有30%的项目土地将用于开放空间。该项目中心区将设定为无汽车的步行街, 作为社区核心将由零售业(方便食品和饮料销售点)组成, 另外还有位于社区公园内的一座精美的清真寺建筑。



Student accommodation concession arrangement, Australia 学生宿舍特许安排, 澳大利亚

Australian National University (ANU) caters to a high proportion of interstate and international students, who drive demand for its accommodation facilities. Having worked with over 30 university campuses, our team conducted a demand analysis and supported ANU in completing a successful concession and lease arrangement.

澳大利亚国民大学 (ANU) 招收很大比例的跨州学生与国际学生, 这些学生拉动了住房设施的需求。在完成了超过30间大学校园项目的基础上, 我们团队通过需求分析, 协助ANU大学制定成功的优惠租赁安排。

CULTURE, LEISURE & TOURISM

文化、休闲和 旅游

Improving standards of living and changes in lifestyle and preferences offer increasing opportunities and expectations for culture, leisure and tourism.

Cistri works with public and private clients in this dynamic growth sector, creating strategies to attract and grow tourism and provide for local communities, planning exemplary destinations for culture, leisure and recreation.

生活水平的提升与生活方式的改变，带来了文化、休闲和旅游产业愈来愈多的商机及市场期许。

在这个有增长动力的行业里，Cistri与公共及私营企业携手合作，为他们制定吸引和发展旅游业的战略计划，以及打造优质的文旅休闲目的地。





New Tourism Zone master plan feasibility, China 新旅游区总体规划可行性研究, 中国

The proposed new tourism zone was a major economic growth initiative and included residential, commercial, research & education, culture & entertainment, sports and open space. Working with a team of architects/planners, we provided economic analysis and feasibility to inform and shape the conceptual master plan, including market analysis and positioning, feasibility of different uses, demand and the business case.

拟议的新旅游区是一项重要的经济增长开发计划，其用途包括住宅、商业、研究与教育、文化与娱乐、体育与开放空间等。我们与建筑师/规划师组成的团队合作，提供了项目的经济分析和可行性研究，以协助制定概念性总体规划方案。我们的工作任务包括市场分析与定位、各种物业类型的可行性研究、需求预测与商业案例。

Brisbane Queen's Wharf integrated strategy, Australia 布里斯班皇后码头综合战略, 澳大利亚

Queen's Wharf is one of the most exciting revitalisation projects in Australia. The project creates new squares and subtropical gardens, enlivens a large area of the CBD and shapes a network of urban laneways to weave a link between the city's retail heart and its historic botanic gardens. We are leading the master planning and development approval strategy team.

皇后码头是澳大利亚一个最激动人心的振兴项目。该项目开辟了新的广场和亚热带花园，活跃了中央商务区的一大片区域，改进了城市巷道路网，使城市零售中心衔接到历史悠久的植物园。我们正在领导总体规划工作和开发审批战略团队。



Image: © Foster + Partners

West Kowloon Cultural District integrated development, Hong Kong 西九龙文化区综合规划发展, 香港

The 40ha West Kowloon Cultural District is a world-class arts, cultural and mixed-use development including a downtown city park. Our team has worked on a range of planning, financing, governance and implementation projects over the last 15 years. Most recently, we helped the internal team taking forward the next phase, including exhibition, cultural and commercial facilities, using private sector funding.

占地40公顷的西九龙文化区是一个世界级的艺术、文化和综合用途开发项目，其中还包括城市公园。在过去15年里，我们的团队完成了一系列咨询工作，包括规划、融资、治理和项目实施。近期，我们协助内部团队利用私营部门资金推进下一阶段工作，包括展览馆、文化和商业设施的设计与规划。

CONTACT US

联系我们

Our Asia team is led by a highly experienced group of directors based in Singapore, providing services supporting clients across Asia Pacific, the Middle East and beyond.

We are supported by our parent company with over 600 professionals in 6 offices across Australia.

我们的亚洲团队由一群经验丰富的董事们带领，以香港和新加坡为基地，辐射亚太地区、中东及全球各地。

我们的母公司设于澳大利亚，拥有6个办公室及600多位专业人员。

600+

professional staff

600多位

专业人员

8

offices across
Asia Pacific

8个

亚太地区办公室

50+

years in business

50多年

从业经验



● **Singapore 新加坡**

● **Perth 帕斯**

● **Melbourne 墨尔本**

● **Brisbane 布里斯班**

● **Gold Coast 黄金海岸**

● **Sydney 悉尼**

● **Western Sydney 西悉尼**

Singapore 新加坡

6 Battery Road #15-05
Singapore 049909
T: +65 6911 0388

百得利路6号 #15-05
新加坡 049909
T: +65 6911 0388

info@cistri.com

