



# 上海市静安区人民政府公报

Gazette of Shanghai Jing'an District  
People's Government

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*Gazette of Shanghai Jing'an District People's Government*

# Gazette of Shanghai Jing'an District People's Government

Issue 5, 2025

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**Notice of the General Office of the CPC Jing'an District Committee and the General Office of the Jing'an District People's Government on Issuing the Implementation Plan of Jing'an District for Accelerating the Building of a Pilot Zone for Foreign-Related Legal Services**

(September 9, 2025)

**Implementation Plan of Jing'an District for Accelerating the Building of a Pilot Zone for Foreign-Related Legal Services**

In order to fully implement General Secretary Xi Jinping's important discourses on building the foreign-related rule of law and the guiding principles of his speech made during his inspection of Shanghai, actively carry out the decisions and plans made by the Municipal Party Committee and the Municipal People's Government on building Shanghai into an international legal services center, accelerate the establishment of a foreign-related legal services system that aligns with Jing'an's high-quality development and high-standard opening up, and expedite efforts to build a demonstration site for the concept of foreign-related rule of law with Chinese characteristics—featuring "pioneering ecology, pioneering elements, pioneering digital intelligence, and pioneering mechanisms"—and a pilot zone for foreign-related legal services, this Implementation Plan is formulated in light of the actual conditions of the District.

**I. Forging a New Frontier in Foreign-related Legal Services by Attracting High-caliber Legal Service Institutions and Nurturing Excellent Ones**

**1. Attracting and Aggregating World-Class Legal Service Institutions.** Focusing on the development of the "West Nanjing Road-Suhewan Bay International Legal Services Agglomeration Belt," the District will strive to attract the following entities to establish a presence in Jing'an: overseas renowned law firm representative offices in China, their representative offices in Shanghai, and high-quality domestic foreign-related law firms. Industry platform resource integration will be strengthened to aggregate resources for Alternative Dispute Resolution (ADR), attracting foreign arbitration institutions and mediation organizations to set up operational bodies in Jing'an District, and supporting domestic arbitration institutions to establish themselves or set up working platforms in the District. There will be an active push to introduce specialized service providers in areas such as intellectual property valuation, ascertainment of foreign law, and translation for foreign-related matters. Influential international legal service organizations and industry associations are encouraged to establish regional headquarters or representative offices in Jing'an District. The District aims to comprehensively enhance its capacity for global resource allocation in the legal services sector within 3-5 years, and significantly increase the leadership profile of its landmark functional zones.

(Responsible entities: the District Justice Bureau, District Investment Bureau, West Nanjing Road Functional Zone, and Suhewan Functional Zone)

**2. Fostering a Matrix of High-Quality Local Legal Service Brands.** The District will concentrate efforts on fostering a group of approximately 20 renowned foreign-related legal service institutions that play a leading and exemplary role in the industry within Shanghai and even nationwide, or possess strong international competitiveness in specific professional fields. The "Project of Enhancing the Jing'an Law Firm Internationalization Capacity" will be implemented to drive the branded, international, and scaled

development of Jing'an's legal profession, actively cultivating comprehensive full-service law firms with strong brands. Support will be given to firms that delve into niche markets, accelerating the cultivation of specialized boutique law firms with distinguished brands in foreign-related fields such as international trade, cross-border investment and financing, maritime law, data compliance, international intellectual property, and cross-border dispute resolution. Guidance will be provided for local legal service institutions to participate in national initiatives to create model foreign-related legal service providers, recommend them for "Shanghai Brand" certification, and involve them in the "Cultivation of Shanghai Brand Leadership Benchmark Enterprises." Efforts to establish the Jing'an International Commercial Mediation Center will be accelerated, and the supply of foreign-related legal services such as notarization, judicial expertise, and ascertainment of foreign law will be refined.

(Responsible entities: the District Justice Bureau, District Development and Reform Commission, District Science & Technology and Economy Commission, and District Market Regulation Bureau)

**3. Building a Foreign-Related Pan-Legal Service Platform.** The District will attract foreign-related law firms, notarial institutions, judicial expertise agencies, commercial mediation organizations, and legal translation institutions to become member entities, while encouraging industry associations, chambers of commerce, university law schools, and relevant enterprises to become partners, thereby establishing a "Foreign-Related Legal Services Alliance." Leveraging the strengths of the "Global Service Providers Program," the District will provide support to anchor the platform with foreign-related legal service functions, and complement them with interrelated professional services, aiming to expand and strengthen a high-quality, efficient pan-legal service cluster characterized by institutional aggregation, business coordination, and functional synergy.

(Responsible entities: the District Justice Bureau, District Development and Reform Commission, District Commerce Commission, District Intellectual Property Administration, District Human Resources and Social Security Bureau, District Science & Technology and Economy Commission, and District Industry and Commerce Federation)

## **II. Deepening Scenario-Driven Initiatives to Build a Robust "Going Global" Service Platform**

**4. Improving the Supply-Demand Matching and Rapid Response Mechanism.** The District will promote the establishment of a platform for connecting the supply and demand of foreign-related legal services, ensuring smooth information channels for legal services in overseas markets. The District will compile and refine the "Intelligent Resource Map" for foreign-related legal services, optimize the District's "Public Legal Services Map," and enhance the labeling functions of foreign-related legal service institutions and their specialized areas of expertise, thereby improving the overall coherence, clarity, and convenience of information services. Leveraging the Jing'an flagship stores on the "Government Online-Offline Shanghai" platform and "Suishenban Online Mobile Government Service" platform, the District will create an information sharing and linkage platform for foreign-related legal services. The "Zero-Time-Delay Fast-Track Intelligent Sharing" service for foreign-related legal services will be launched, establishing a demand response mechanism that ensures instant reaction to needs and precise delivery of services.

(Responsible entities: the District Justice Bureau, District Commerce Commission, District Statistics Bureau, District Government's Foreign Affairs Office, and District Industry and Commerce Federation)

**5. Supporting Law Firms in Expanding Overseas Service Networks.** The District will strengthen financial support and business guidance to encourage district-based law firms to expand their service

networks in major economies, in countries and regions involved in the Belt and Road Initiative and the Regional Comprehensive Economic Partnership Agreement, and in surrounding areas. This will be achieved through methods such as establishing overseas branches, conducting cross-border mergers and acquisitions, forming joint operations, entering strategic partnerships, and engaging in brand licensing. Support will be provided to the District Lawyers' Working Committee to enhance exchanges and cooperation with domestic and international legal service institutions, international chambers of commerce, and industry organizations. Law firms will be supported in strengthening strategic partnerships with Chinese and foreign institutions to elevate their international influence.

(Responsible entities: the District Justice Bureau, District Commerce Commission, and District Government's Foreign Affairs Office)

#### **6. Building a Comprehensive Legal Service System to Escort Enterprises "Going Global".**

Support will be provided for the Jing'an Foreign-Related Legal Services Alliance and cross-disciplinary professional service institutions to form a collaborative consortium, facilitating an integrated shift from "single-point services" to "ecosystem escorting". Leveraging the Jing'an "International Reception Lounge," the District will deepen integration with the "one-stop" global service provider platform for outbound services. This involves coordinating with the Jing'an Overseas Investment Project Licensing Advisory Point, the District Cross-Border Financial Advisory Point, and the Shanghai Municipal "Going Global" Comprehensive Service Platform Jing'an Service Point to provide robust legal service support for enterprises expanding overseas. The function of the "New 'Going Global' Academy" under the global service provider platform will be utilized to foster in-depth collaboration between service institutions and internationalizing enterprises. The "Jing'an Foreign-Related Legal Services 'Jing'an Space'" will be established to create an interactive platform for diverse stakeholders.

(Responsible entities: the District Justice Bureau, District Development and Reform Commission, District Commerce Commission, District Investment Office, District Industry and Commerce Federation, and relevant functional zones)

### **III. Strengthening Technology Empowerment to Build a Smart Legal Interconnection Ecosystem**

**7. Attracting a Cluster of Legal Technology Enterprises.** Leveraging the functional strengths of Jing'an's "Digital Connectivity & Blockchain Valley," a national blockchain application demonstration zone, the District will attract headquarters or R&D centers of legal technology enterprises to establish a presence in the District. Support will be provided for enhanced collaboration between the legal services industry on the one hand and legal tech companies, research institutions, and academic universities on the other to drive the digital and intelligent upgrade of foreign-related legal services. Lawyers are encouraged to invest in legal technology enterprises in appropriate forms and in accordance with the law.

(Responsible entities: the District Statistics Bureau, District Science & Technology and Economy Commission, District Justice Bureau, and Shibeifunctional Zone)

**8. Promoting the Accelerated Development of Legal Technology.** The District will guide legal service institutions to increase their investment in technology and support diverse entities, including legal service providers and legal tech enterprises, in collaboratively establishing legal technology development platforms, co-founding legal tech product incubation labs, and jointly researching innovative foreign-related legal technology products. Legal service institutions are encouraged to participate in data annotation for specialized legal domains and to develop high-quality datasets. The District will promote the

use of legal technology to accelerate the large-scale cultivation of professionals in foreign-related legal practice.

(Responsible entities: the District Justice Bureau, and District Science & Technology and Economy Commission, and District Statistics Bureau)

**9. Enhancing the Application of Legal Technology Products.** Support will be provided for demonstration projects showcasing innovative applications of legal technology, with enhanced use of blockchain technology in the notarization and judicial expertise sectors. Explorations will be made in practices such as cross-chain collaboration for compulsory enforcement notarization, cross-regional assistance in verification, and electronic notarial certificates. Law firms are encouraged to develop digital management platforms. The District Lawyers' Working Committee will be supported in conducting the "AI Courses for Legal Professionals" series and organizing thematic activities related to legal technology.

(Responsible entities: the District Justice Bureau, and District Science & Technology and Economy Commission, and District Statistics Bureau)

#### **IV. Strengthening Talent Support and Improving the Soft Environment for Resource Attraction**

**10. Refining the Mechanism for Introducing Foreign-Related Legal Service Talent.** The District will speed up the planning and guidance for foreign-related legal talent, encouraging legal service institutions to recruit professionals with expertise in international economic cooperation, international commercial dispute resolution, cross-border investment, foreign-related intellectual property, and other relevant fields. District law firms are encouraged to hire qualified foreign legal professionals as legal consultants. Support will be provided for the inclusion of eligible law firms in the District's key institutions for specialized services and talent introduction that are entitled to prioritized support policies. Comprehensive assistance in housing, children education, healthcare, and entry-exit procedures will be enhanced for outstanding foreign-related legal service professionals.

(Responsible entities: the District Justice Bureau, District Talent Work Bureau, and District Government's Foreign Affairs Office)

**11. Accelerating the Practical Training and Cultivation of Foreign-Related Legal Service Talent.** The District will support the establishment of special training funds and the creation of practical training bases for foreign-related legal services to cultivate high-end, specialized legal professionals. The District will also support the launch of training programs for high-level foreign-related legal talent, increase legal personnel exchanges between Shanghai and Shenzhen and between Shanghai and Hong Kong, and promote cooperation in the cultivation of international commercial law professionals. Additionally, the District will facilitate legal service professionals' participation in high-level foreign-related legal training programs abroad (or overseas), so as to expand Jing'an District's foreign-related legal talent pool to over 1,000 individuals as well as cultivate 50 leading professionals who possess first-rate expertise, a thorough understanding of international rules, and proficiency in foreign-related legal practice.

(Responsible entities: the District Justice Bureau and District Talent Work Bureau)

**12. Upgrading the Talent Program Brand for Foreign-Related Legal Services.** The District will upgrade the brand program of "Jing'an Partners" Legal Elite Roundtable, and sustain long-term projects such as the Belt and Road High-End Economic and Trade Legal Talent Practice Base and the Taiwan Youth Legal Talent Practice Base, while deepening exchanges and partnerships between Chinese and foreign law firms. A specialized talent database for segmented fields of foreign-related legal services and a full-cycle service and management system for talent development will be established and refined. Support will be

provided for foreign-related legal professionals in the District to participate in talent initiatives such as the "Jing Ying" Talent Action Plan and the "Jing Ying" Youth Talent Program, and outstanding individuals will be recommended to be nominated for honors such as Shanghai Oriental Distinguished Lawyer, Dingxin Rule of Law Talent, National Outstanding Lawyer, and the Ministry of Justice's Foreign-Related Legal Talent.

(Responsible entities: the District Justice Bureau and District Talent Work Bureau )

## **V. Promoting Exploratory Breakthroughs to Build a New Highland for Foreign-Related Capacity**

**13. Exploring Institutional Opening Through Collaborative Innovation Mechanisms.** Leveraging the development of the Jing'an Linkage Innovation Zone under the China (Shanghai) Pilot Free Trade Zone, the District will explore measures for institutional opening in key areas such as lawyer practice, foreign-related arbitration, commercial mediation, notarization development, and talent introduction and cultivation. Support will be provided for district-based law firms to establish joint operations with law firms from Hong Kong and Macao, promoting cross-regional synergy of high-quality legal service resources. The District will encourage local law firms to participate in research on international rules and standard-setting for foreign-related legal services. Notarial institutions are encouraged to participate in the formulation of industry standards for emerging notarial service fields such as blockchain-based evidence preservation.

(Responsible entities: the District Justice Bureau, District Development and Reform Commission, and District Statistics Bureau)

**14. Exploring a New Linkage Development Mechanism of "Vertical Industrial Synergy + Horizontal Cross-Regional Collaboration".** The District will support the in-depth integration of foreign-related legal services with the District's characteristic industries. Focusing on key functional areas such as the National Human Resources Service Export Base and the M&A Agglomeration Zone, the District will innovatively launch joint policy packages and service packages for "Dual-Industry Linkage" and "Multi-Industry Linkage." Support will be provided to develop innovative cross-regional cooperation mechanisms in foreign-related legal services. By leveraging city-level dialogue platforms such as "Rushing Torrent: Starting from Shanghai - Global Cities Cultural Dialogue" and the Global Service Providers' Integration into the High-Quality Economic Development of the Yangtze River Delta Initiative, the District will enhance the cross-regional coordination capacity and influence of foreign-related legal services.

(Responsible entities: the District Justice Bureau, District Development and Reform Commission, District Human Resources and Social Security Bureau, District Investment Office, District Commerce Commission, District Industry and Commerce Federation, Suhewan Functional Zone, and West Nanjing Road Functional Zone)

## **VI. Boosting Systematic Advancement and Bolstering Comprehensive Support for Foreign-Related Legal Services**

**15. Prioritizing the construction of the Pilot Zone for Foreign-Related Legal Services as a district-wide, strategic initiative, the District will engage in holistic planning, systematic promotion, and comprehensive implementation, thus vigorously fostering the integrated development of foreign-related legal services and key regional industries.** Funding will be ensured, with greater financial support allocated for foreign-related legal services, focusing on areas such as the attraction of foreign-related legal service institutions, platform development, talent cultivation, brand building, and

supporting enterprises in "going global." Tracking and evaluation of the development of the foreign-related legal services sector across the District will be reinforced, enhancing the monitoring and guidance so as to optimize the evaluation of the effectiveness of various policies and measures. Communication and promotion efforts will be intensified. Aligning with the developmental characteristics of Jing'an District's regional economy and key industries, support will be provided for hosting high-end thematic events related to foreign-related legal services in Jing'an. Enhanced publicity will be given to outstanding foreign-related legal service institutions and leading professionals.

**Implementation Opinions of the Office of Jing'an District Urban Renewal Leading Group, Jing'an District Construction and Management Committee, Jing'an District Science, Technology and Economic Committee, and Jing'an District Planning and Natural Resources Bureau on Further Promoting the Renovation, Upgrading, Transformation and Development of the Commercial Buildings and Industrial Parks**

September 17, 2025

JDURLG GO D [2025] No. 5

In order to firmly seize the opportunity of "technology returning to the urban areas" and fully unleash the spatial potential of Jing'an's commercial buildings and industrial parks (hereinafter referred to as the "buildings" and "parks"), in accordance with the spirits of the documents such as the Implementation Opinions of the General Office of Shanghai Municipal People's Government on Promoting the Renovation and Upgrading of the Commercial Buildings (SMPG GO G [2025] No. 13) and the Action Plans for High-Quality Development of the Specialized Industrial Parks in Shanghai (2024-2026) (SMPG GO G [2023] No. 20), and on the basis of the actual situations of Jing'an District, these Implementation Opinions have been formulated.

**Main Objectives**

These Implementation Opinions, guided by Xi Jinping Thought on Socialism with the Chinese Characteristics for the New Era, fully implement the spirits of the 20th National Congress of the Communist Party of China and the Third Plenary Session of the 20th Central Committee, as well as the important speech of General Secretary Xi Jinping's inspection of Shanghai, focus on serving the construction of the "five centers", adhere to the principles of "planning guidance, classified policy implementation, science and technology innovation empowerment, and quality improvement", advance the renovation and upgrading of the commercial buildings and transformation and upgrading of the industrial parks, so as to promote the transformation of the operators to integrated service providers, enhance the leading and innovative functions of the high-end industries, promote the professional, distinctive, clustered and brand-oriented development, comprehensively improve the functional quality and comprehensive benefits of the buildings and parks, and provide carrier support for the high-quality development of Jing'an economy. By 2027, the entire District shall complete no less than 20 landmark commercial building renovation projects, optimizing the business format and the level of spatial compounding of the buildings. This District shall implement the action of "collecting and storing a batch, rectifying a batch, and improving a batch" of the industrial parks, promote the transformation of the inefficient land use and

enhance the capability of scientific and technological innovation resources. This District shall, by focusing on the orientation of the key regional industries, serve the scientific and technological innovation layout of the entire District during the 15th Five Year Plan period, and construct a batch of distinctive theme parks.

## **II Key Tasks**

### **(1) Guiding standardized comprehensive rectification**

1. Establishing a comprehensive evaluation system. This District shall, by combining the urban physical examination work and relying on the building monitoring platform, improve the performance evaluation system for the commercial buildings, classify and evaluate the total number and structure of the super class A, class A, class B and class C commercial buildings, and guide the building renovation and improvement. This District shall, on the basis of the evaluation of the inefficient land use, establish a comprehensive evaluation system for the industrial parks, implement dynamic management mechanisms, and guide the parks to gradually improve their quality and efficiency.

2. Implementing a special action to upgrade and improve the commercial buildings. This District shall develop a special work plan, clarify the departmental responsibilities, and form a 3-5 year renovation task list on the basis of the specific work requirements such as functional renewal, operational improvement, functional integration, public environment, and regional renovation in the renovation and improvement work of the commercial buildings. This District shall, on the basis of fully leveraging the enthusiasm and initiative of the market entities, further strengthen the government guidance and resource introduction in renovating and improving the directions, paths, policies, and empowering the key areas.

3. Implementing the "three batches" action plan for the industrial parks. This District shall, by implementing the classified policies, advancing in stages, and formulating "one park, one plan", strive to collect and store a batch, rectify a batch, and improve a batch of the parks within three years, guide the parks to focus on improving the industrial agglomeration and brand effect, actively introduce high-level platforms, strengthen industrial cultivation and guidance, so as to form the innovative industrial spaces with distinctive industrial agglomeration and bright points in brand construction.

### **(2) Promoting renovation and implementing revitalization**

4. Strengthening research on regional renovation. This District shall, via the "collaborative creation of the planner, architect and appraiser" and international scheme solicitation, and the other ways, continue to carry out research on business unit renovation and urban design, use block renovation to drive building renovation, and promote the upgrading of the business unit competitiveness and functional agglomeration through high-quality design and high standard construction. The West Nanjing Road and Suhewan areas shall focus on "building renewal" to improve the operation and management level of the carrier industries, enhance the concentration and output intensity of the business formats, and continuously maintain the vitality and competitiveness of the industrial carriers. The Daning and Shibe areas shall focus on "park renewal", optimize the carrier hardware facilities and environmental quality, enhance functional integration and business compatibility, and strive to improve the regional service capabilities.

5. Supporting building expanding functions. This District shall adhere to the overall functional positioning orientation, classify the business areas according to their different locations and functions, maintain and enhance the core functional level of the business areas, and encourage the revitalization and upgrading of the existing commercial buildings. Under the premise of complying with the relevant environmental protection, fire and safety, and the other standards and requirements, the existing commercial buildings shall be allowed to integrate the functional formats such as commercial services,

hotels, research and development innovation, rental housing (including talent apartments), education and training that are in line with the urban development orientation and meet people's production and living needs. The commercial buildings shall be encouraged to enhance their comprehensive competitiveness by increasing the facilities such as sports, cultural services, medical services, and so on.

6. Increasing the recycling of inefficient land use. For the industrial parks with low efficiency or lack of industrial functions, this District shall clarify the exit standards and operational methods, so as to smooth the park exit mechanism. This District shall comprehensively utilize the various ways such as disposing of the idle land, negotiating termination of contracts, unilateral termination of contracts, expiration of land use periods, public interests, and illegal activity rectification to reclaim the right to use the inefficient industrial land for redevelopment. This District shall, by focusing on the overall transformation of the low efficiency parks in the specific areas and the revitalization of the scattered industrial land, increase the strength of land collection, storage, renovation and revitalization.

7. Encouraging the revitalization of the parks. On the premise of ensuring the industrial attributes and output benefits, strict and prudent support policies shall be applied to support the industrial parks to adopt the methods such as leasing first and then transfer, long-term leasing, etc., so as to encourage their mixed use. This District shall promote the "vertical industrial development" of the light-footprint production, low-noise, and environmentally friendly enterprises, support the reasonable needs of vertical industrial development of the land use enterprises, build "smart manufacturing spaces", guide the accelerating agglomeration of the functions such as research and development innovation, factor platforms, achievement transformation, inspection and testing, public services and so on. For the buildings in the various industrial parks that are illegally and irregularly used for commercial purposes or those that are used in accordance with laws and regulations but with low efficiency, classified measures shall be taken to expand the spaces for industrial development.

### (3) Promoting industrial agglomeration and upgrading

8. Implementing an industry access mechanism. This District shall guide the building operators to monitor the industrial direction of the introduced projects, guide the buildings to optimize their leasing structure according to the industrial planning and positioning, and support the buildings to construct the "characteristic buildings" that are in line with the industrial direction. This District shall promote vertical agglomeration of industries in space through industrial clusters, industrial chains, and the other means, so as to achieve a synergistic effect of "upstairs and downstairs is upstream and downstream", and create a group of characteristic buildings with "one floor, one feature" and industrial agglomeration influence and radiation power. This District shall support the parks to focus on one or more leading industry categories, promote the accelerated agglomeration and development of the advantageous leading industries in the parks, and create the themed parks. This District shall encourage, support, and guide the industrial positioning of the buildings and parks to align with the key industry orientation, actively seize the emerging industries and future industry frontiers by focusing on the new tracks and fields of data intelligence and life and health industries, target the leading industries and enhance the degree of industrial agglomeration on the basis of the inherent resource endowments of the buildings and parks.

9. Strengthening the introduction of high-quality projects. This District shall build an investment promotion ecosystem for the commercial buildings, promote the integration of investment services, introduce high-level professional operation teams, improve the matching of introduced projects with the building functions and leading industries, create building investment promotion brands, and enhance their

economic contribution. This District shall actively carry out building promotion, policy release, packaging and project docking work, comprehensively apply various investment channels such as list investment, capital investment, business to business investment, industrial chain investment, institutional investment, and overseas investment to enhance the efficiency of building investment promotion. This District shall encourage the buildings and parks to accelerate the introduction or cultivation of the multinational corporations' regional headquarters and private enterprise headquarters, the national high-tech enterprises, the municipal science and technology small giant enterprises, "specialized, refined, unique, and novel" small and medium-sized enterprises, the national and municipal enterprise technology centers, and the other industry-leading enterprises. This District shall identify 1-2 "chain owner" enterprises to attract collaborative cooperation among the small and medium-sized enterprises on the chains. The project proposals for investment must meet the industry access requirements. For the major scientific and technological innovation industry projects with strong professionalism and complex access requirements, the industry departments, professional departments, the relevant functional zones, sub-district offices and township government, and the operators shall establish a linkage mechanism.

(4) Science and technology empowering sustainable development

10. Strengthening the introduction of scientific and technological innovation functions. This District shall support the construction of public service platforms for the buildings and parks, by targeting the key industries and new track areas, cultivate the national or municipal level scientific and technological innovation carriers, professional incubators, high-quality incubators, pilot platforms, accelerator full chain industrial service systems, and build high-quality concept verification centers and pilot bases with the institutions. With the industrial service system as the core, this District shall carry out vertical incubation, deep incubation, and advanced incubation, improve the integrated cultivation mechanism of "scientific and technological innovation space+incubator+accelerator+business buildings/industrial parks", provide entrepreneurial incubation, technology evaluation, property rights trading, achievement transformation, investment and financing services for the settled projects, and enhance the capacity level of entrepreneurial incubation.

11. Promoting digital empowerment of the carriers. This District shall fully utilize the "one map" of spatio-temporal data and the data platforms and systems of the municipal departments such as the Quantum City Department, integrate the building economy comprehensive data platform already built in Jing'an District, and establish the "Jing'an District Digital Intelligent Management Platform of the Industrial Carriers". This District shall access the market data, further expand the coverage of the buildings and parks, promote the cross-departmental integration of the government management data, and achieve the digital integration of the comprehensive information such as geography, commerce, transportation, and the carriers. This District shall support the buildings and parks to utilize the technologies such as the Internet of Things, artificial intelligence+, and big data to expand their application scenarios, promote digitalization of their infrastructure, and enhance their capabilities and levels of intelligent management, smart services, and green low-carbon.

12. Promoting green and low-carbon transformation. This District shall adhere to the "dual carbon" goals, benchmark the existing building operation system evaluation standards at home and abroad such as LEED, WELL, and China's green building evaluation standards, promote green and low-carbon transformation of the buildings and parks, and establish the ESG benchmarks. This District shall build ultra-low energy buildings and near zero energy consumption buildings to improve the building energy

efficiency. This District shall strengthen the utilization of the renewable energy, improve the energy efficiency, and reduce the greenhouse gas emissions. This District shall promote the classification, recycling, and resource utilization of the wastes, and guide the low-carbon production and lifestyle.

(5) Strengthening supervision, improving quality and efficiency

13. Strictly controlling the building division and transfer. This District shall strictly follow the land transfer contracts, establish and implement the relevant joint supervision and review mechanisms, and strictly control the sale, equity split, and transfer of the commercial buildings. For the commercial buildings that have been divided for sale or lease, the owners and operating units shall fulfill their main responsibilities and strictly prohibit the illegal adjustments for residential use. Each sub-district office and township government and functional area management committee shall strengthen their dynamic supervision and promote unified management.

14. Implementing full life-cycle management. For the renovating projects, the planning common elements shall be implemented, and the property ownership management and functional business format guidance shall be strengthened. For the industrial land projects, the management requirements for project construction, input, output, energy conservation, environmental protection, employment and other elements, as well as performance supervision and breach of contract disposal methods shall be stipulated. It is necessary to coordinate and organize all departments, sub-district offices and townships governments to implement the full life-cycle joint regulatory responsibilities, ensuring that all whole-life-cycle management requirements are applied across land use, construction management, real estate registration, environmental supervision, comprehensive law enforcement, industrial management, and other key stages, while strictly strengthening land performance evaluation and land exit management.

(6) Consolidating the supply of basic supporting facilities

15. Integrating the cultural and environmental resources. This District shall activate and utilize the historical and cultural resources, create the regional uniqueness intentions, and introduce high-quality cultural, commercial, and leisure functions. This District shall make full use of the regional blue-green resources, make full connection and infiltration of the green water landscape resources with the buildings, improve the overall environmental quality of the buildings and parks, enhance the cultural heritage and ecological value of the business and industrial communities, so as to enhance the regional attractiveness, vitality, and comprehensive competitiveness.

16. Optimizing road network communication capability. This District shall promote the planned rail transit, municipal facility and road construction in the surrounding areas of the buildings and parks, break through the breakpoints of the slow traffic channels in the areas, build a continuous, vibrant and pleasant public space and slow moving network, and guide the improvement of the urban functions and spatial structure optimization via transportation. On the basis of the entrances and exits of the rail transit and bus stops, as well as the directions of the main entrances, this District shall construct an efficient, interconnected, multifunctional, and environmentally friendly all-weather three-dimensional slow moving system to improve the slow moving accessibility of the commercial buildings and industrial parks.

17. Improving the public service functions. This District shall, relying on the "15 minute living circle", and utilizing the public areas within the buildings and parks, enrich the living and working scenes while maintaining the bottom line functions such as fire safety and structural safety, by providing the small-scale supporting service facilities such as catering, sports and leisure, and sharing economy in an embedded manner, and provide support in the application for their business licenses. This District shall encourage the

opening and sharing of the first floor of the buildings, as well as the linkage of the indoor and outdoor spaces. This District shall support the addition of the necessary ancillary facilities and outdoor open public spaces in the buildings, encourage the composite utilization of the underground spaces that meet the requirements and conditions for multiple purposes. The setting of the commercial supporting service facilities in the parks shall be implemented in accordance with the relevant laws and regulations, and shall be decided by the District Park Upgrading and Renovation Working Group.

### **III Guarantee Measures**

The Office of Jing'an District Urban Renewal Leading Group shall, under the leadership of Jing'an District Urban Renewal Leading Group, take the lead in carrying out the work to strengthen the full life-cycle management of the buildings and parks via the various methods such as establishing management mechanisms, implementing industrial positioning, utilizing performance evaluation, and improving the support measures. This District shall further strengthen the collaborative cooperation among the "departments + sub-district offices and township government + functional zones + district-owned enterprises", and form a comprehensive professional guidance mechanism with the various departments such as those of market regulation, fire control, comprehensive law enforcement, and ecological environment to jointly promote the transformation and renewal of the buildings and parks in the whole District. The implementation rules shall be formulated under these Implementation Opinions to clarify the work standards, requirements and processes. This District shall strengthen its policy support, study and formulate the relevant supporting policies for the transformation and development of the buildings and parks. This District shall explore a variety of cooperation methods such as the Municipality-District linkage, District-school cooperation, District-institute cooperation, state-owned and private enterprises cooperation, stimulate the autonomous will and enthusiasm of the property owners and operators to transformation and renewal, and improve the industrial agglomeration and output intensity of the buildings and parks. For the inefficient buildings and parks with mixed industrial functions and prominent potential safety hazards, guidance and management shall be strengthened to achieve the goal of vacating the spaces to change the users.

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