

世联地产顾问丛书

楼宇经济

都市商务的造场运动

Office Buildings and Commercial Districts

世联地产 编著

Living with three head 1.1890 1.1893

“ ”



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0755-22162507

010-85678108

028-85552670

0531-82593617

<http://www.worldunion.com.cn>



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2010

139		630		GDP
39		10	7	50
“	”	60%		50
		“	100 ”	“ ”

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CBD

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144		5.1		
145		5.2		
147		5.2.1		
148		5.2.2		
149		5.3		
149		5.3.1	or	---
151		5.3.2		or
151		5.3.3		or
152		5.4		
154		5.5		---
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161				

CHAPTER 1





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2007

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2% 4% 94%

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655

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” 183

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CBD

2010

600

2009

320

5

150

2006

200

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200

2009

486

335

151

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<http://house.hexun.com/2007-11-26/101750476.html>

“ ”

“ ” 50

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15

4 000 2020 7 000

5 100

1-2

1 - 2

	14 460	954	35.53	3 500
	14 790	617	18.65	5 100
	5 650	303	7.61	2 200
	2 330	663.5	12.63	4 000

GDP 2008

655 “ ” 183 “ ”

7 000

CBD <http://finance.stockstar.com/JL2009070200001280.shtml>
P183

http://en.wikipedia.org/wiki/List_of_cities_by_GDP

GDP

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CHAPTER 2







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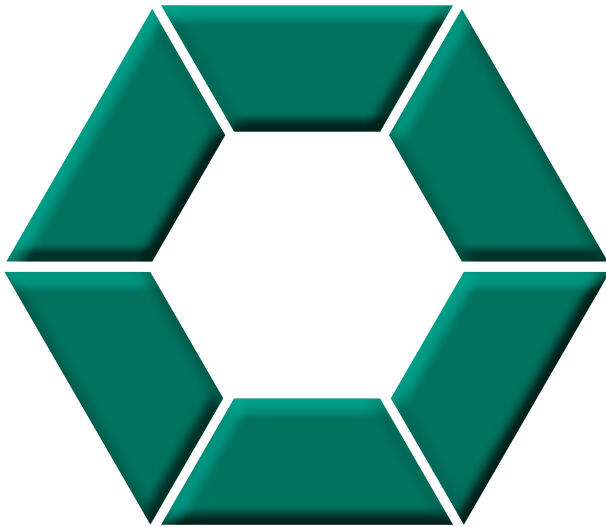
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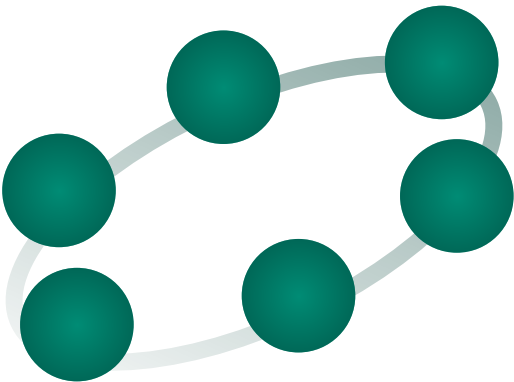


2-1



2-1





2-2

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CHAPTER 3





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The Bronx
Queens
Staten



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19

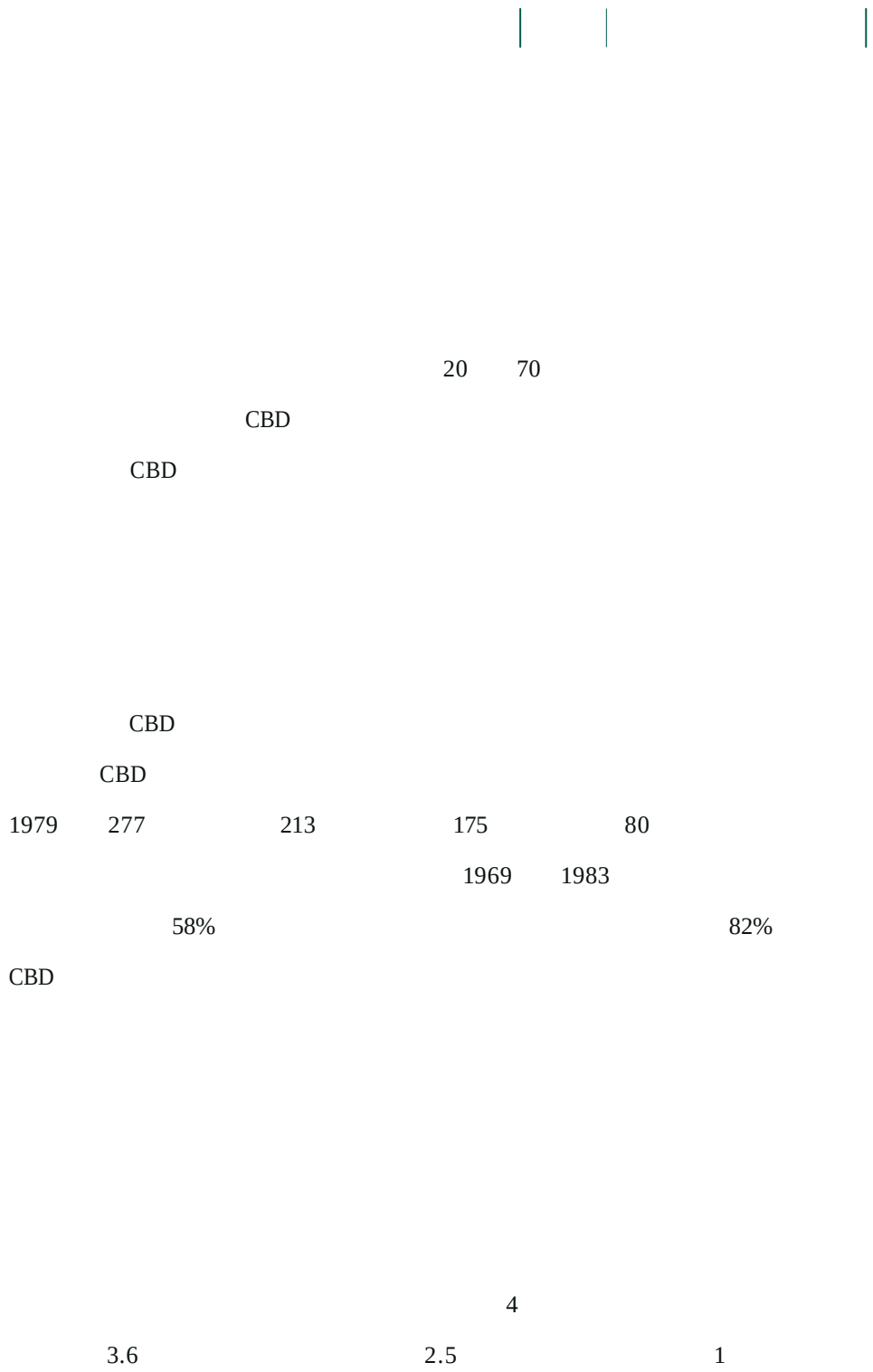
1926 1931
77 305 1930
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22 19



3-1 “ ”

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(Times Square)



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3-1

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1 500

20 50



(Grands Boulevards)



3-3

20 60

(La Defense)

250

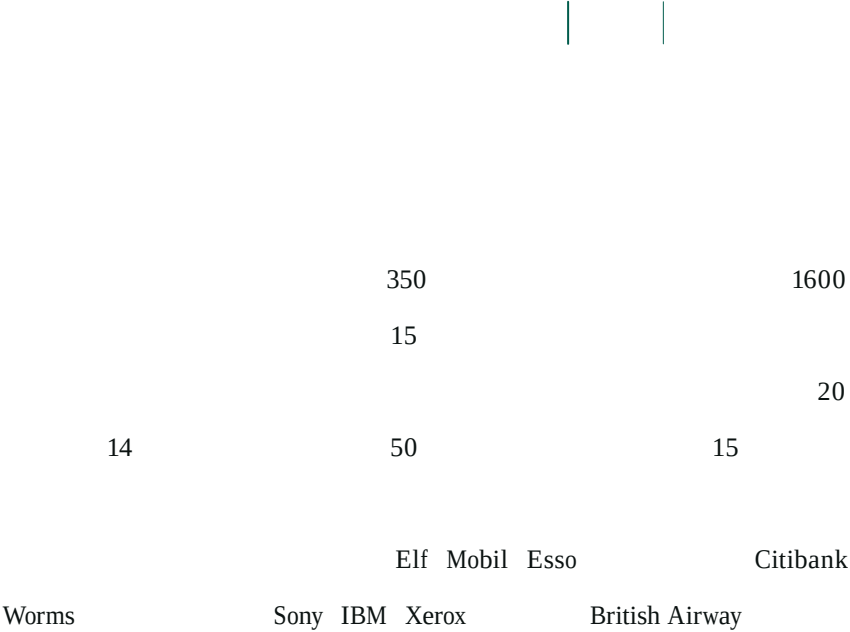
40

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1974 1978

32



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2 200

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17%

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3-5

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“ ” Square Mile
3 100
50 90 500
470
1 000 — 13 60

2006 3 2001 2005
1992 16% 20%
27% 31%
500
1/3
800 170
“
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20
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IFC
1 65.5

“ (The Strategy of Containment by Zoning) ”
CBD



3-7 Westminster

(Communities)
CBD

(Dockland) 22

20 60

(
)

CBD

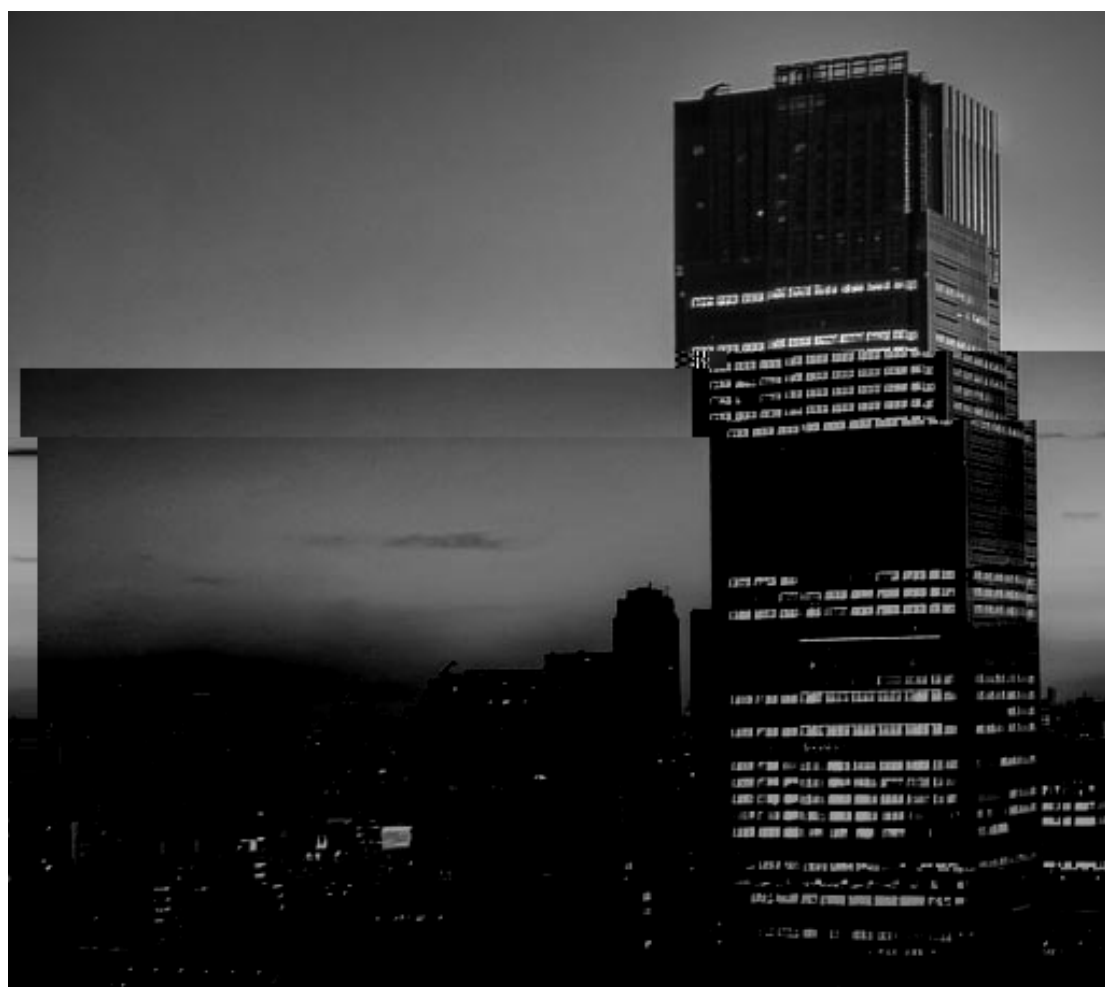
1980

“ (Dockland Project) ” (Enterprise
Zone) 203
Canary Wharf 28.2 22 26
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		23		26	5	8	
2009	10	1		1 299		2 188	
				2009	GDP	18 771	6
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186	300	400
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MM21

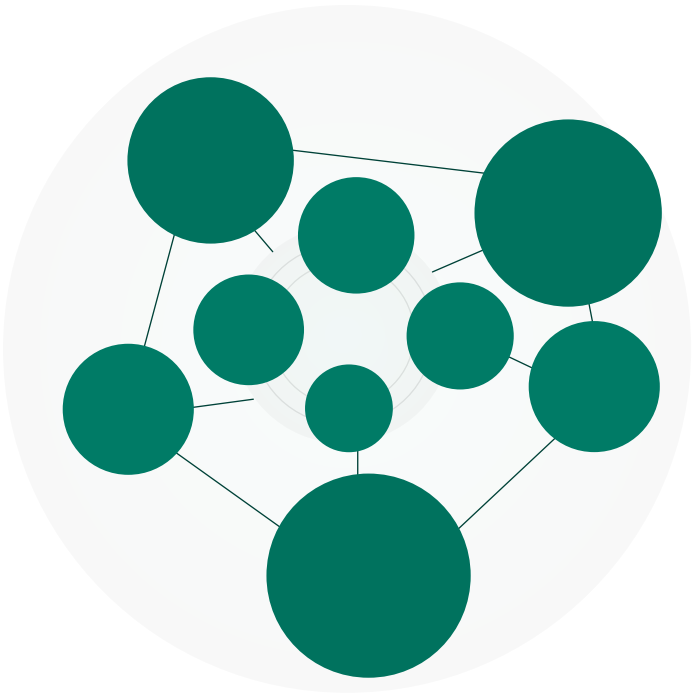
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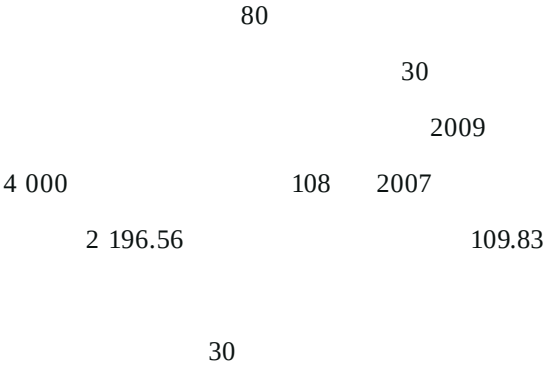
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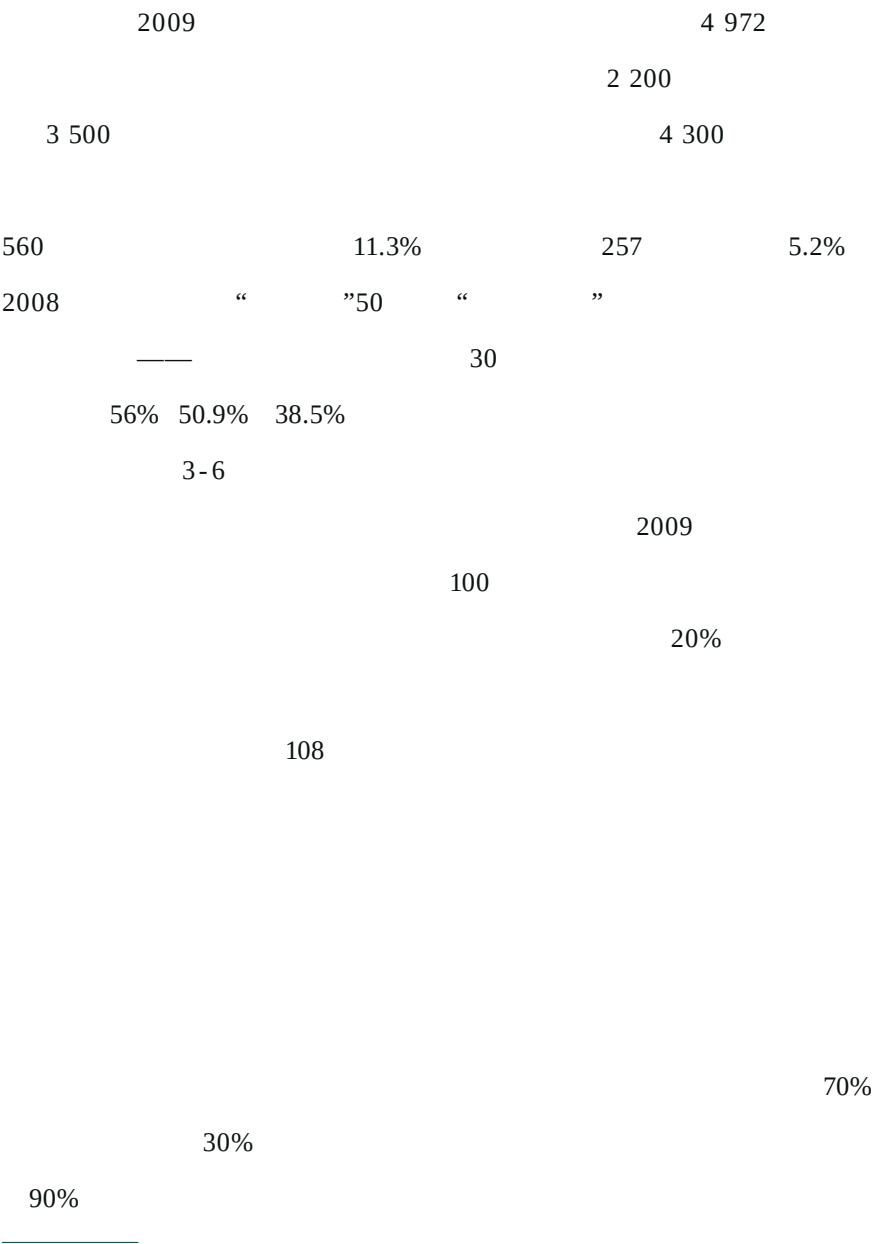
CBD CBD CBD

CBD CBD 5

● 2001 2007

CBD

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“ ”

<http://house.focus.cn/news/2008-08-24/521549.html>
<http://house.focus.cn/newshtml/617773.html>

3 - 6

		184.37			
		390			
		114.5			
		180			
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2001

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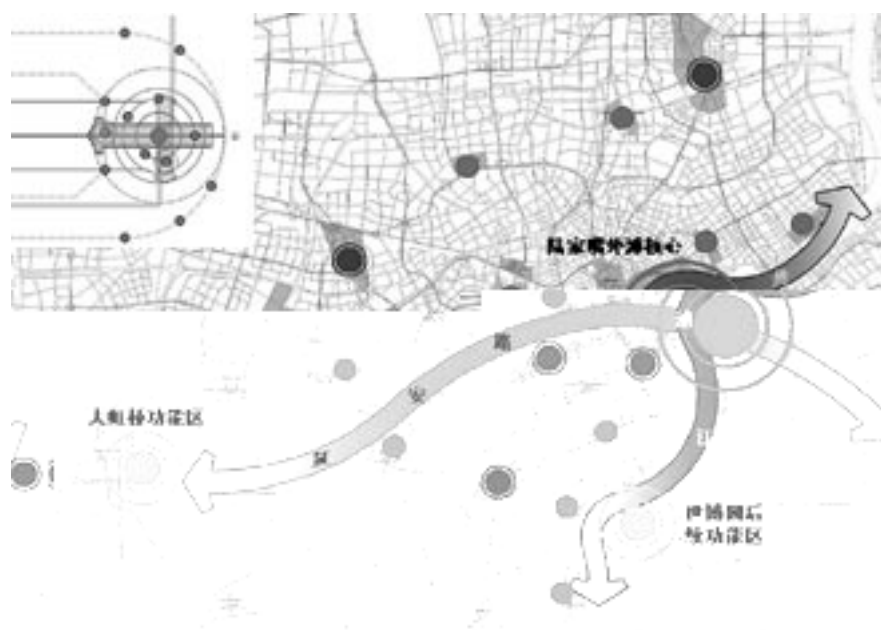
3-8

		96	216	829	1 117	1 431	1 833
		15.21	62.92	169.40	262.83	264.30	355.05
		128.71	538.99	1 457.32	262.83	264.30	355.05
		8 944	28 270	65 569	81 395	112 798	131 837
		42	62	77	77	114	114
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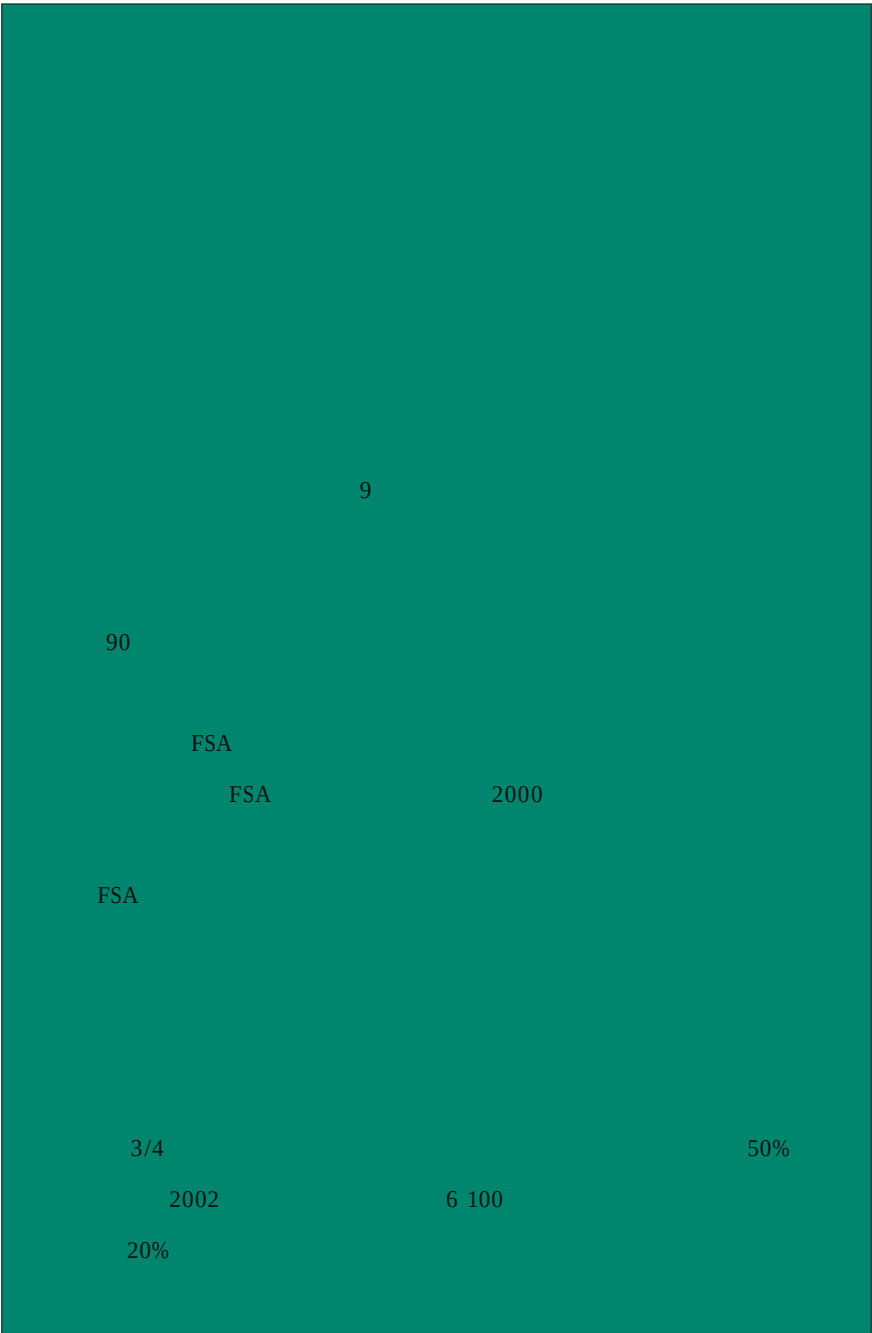
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Establishment for The Development of La Defense Region

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(Minister of

Reconstruction) Eugene Claudius Petit

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Camelot De Mailly Zehrfuss

Camelot

Residence Lorraine

Gilbert

Residence Boieldieu

1969

1964

EPAD

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(FIAT

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GDP

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- Raymond Barre

EPAD

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1983

IBM ELF
Technip Sari Arthur Andersen Framatome

IBM DATA CENAS

NCR 80
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Sofitel Novotel Ibis CNIT Informart Imax

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	84.1	69.6	82.76%	14.5
	42	35.9	85.48%	6.1
	486.2	358.78	73.79%	151.4

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4-8

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GDP

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4-12

21 “ ”

2000 JTC One North
JTC One North
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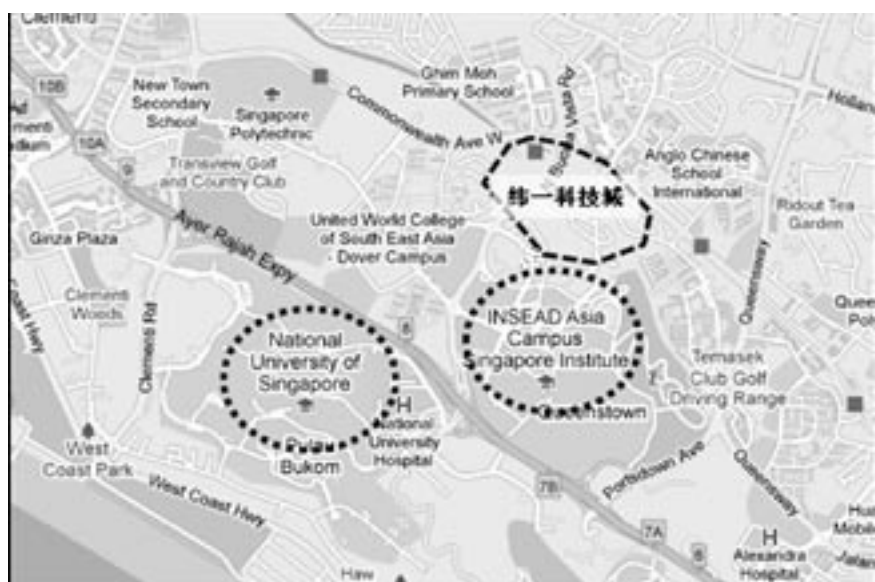
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National University of Singapore (NUS)
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CHAPTER 5





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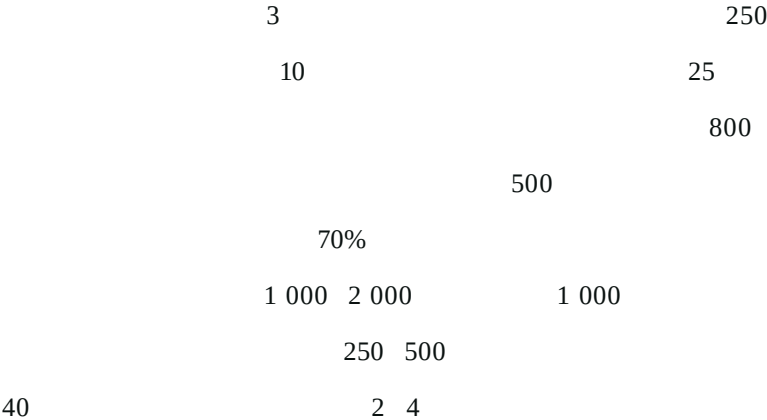
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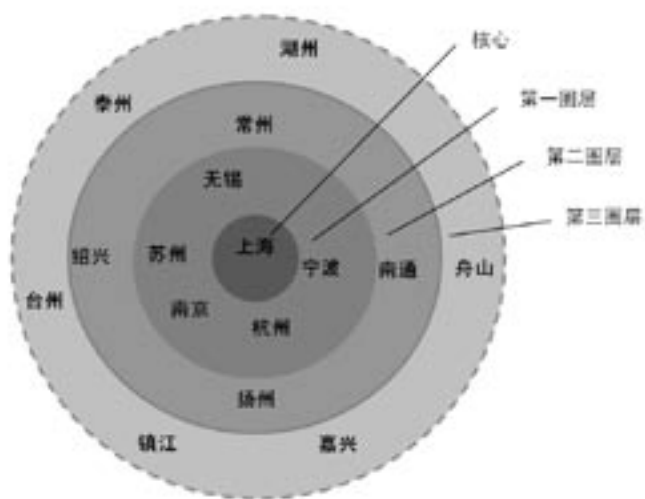
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- [2] . CBD . 2006
- [3] . . 2009
- [4] . ——— [J].
2009(8)
- [5] . [J]. 2004(8)
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- [7] . CBD . 1992
- [8] . . 2005
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- [11] . CBD . 2009
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- [13] . 43 [J]. 2003
- [14] . “ ” . 2007.2
- [15] . [D]. 2006
- [16] . [M]. 2005
- [17] . CBD [J]. 2007
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