

世联地产顾问丛书

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机械工业出版社
China Machine Press

hzjg@hzbook.com

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1. <http://www.guandian.cn/article/20080520/73399.html>
2. <http://theory.people.com.cn/GB/49154/49156/3645598.html>

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1. The report, titled "Smart Growth America: A New Approach to Transportation Planning," was published in 2000. It is a 60-page document that outlines a new approach to transportation planning. The report is a product of the Smart Growth America project, which was funded by the U.S. Department of Transportation. The report is a key document in the Smart Growth movement, which advocates for a more sustainable and equitable way of building and using land.

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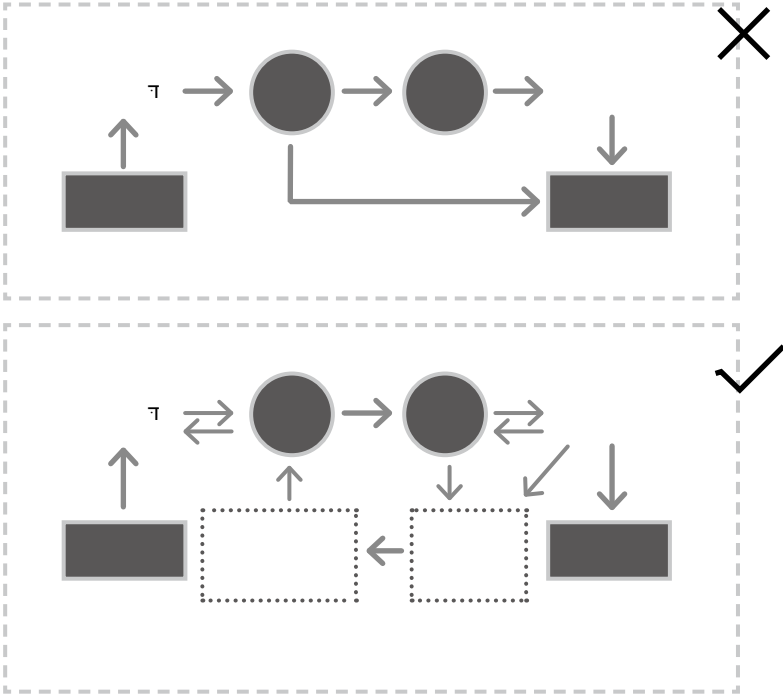
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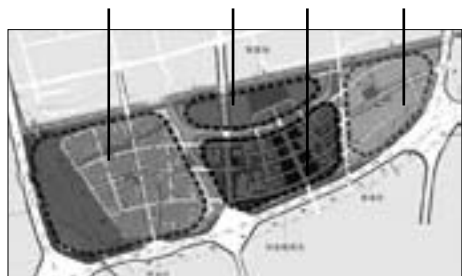
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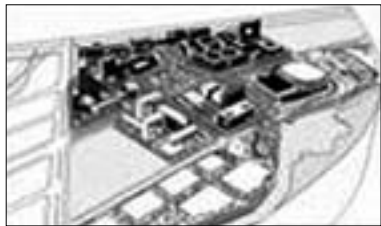
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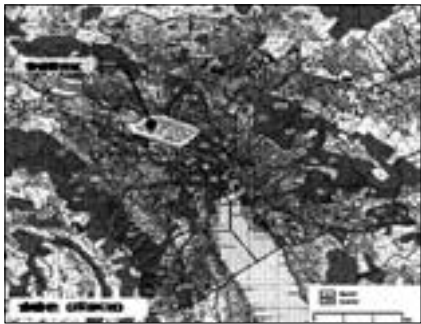


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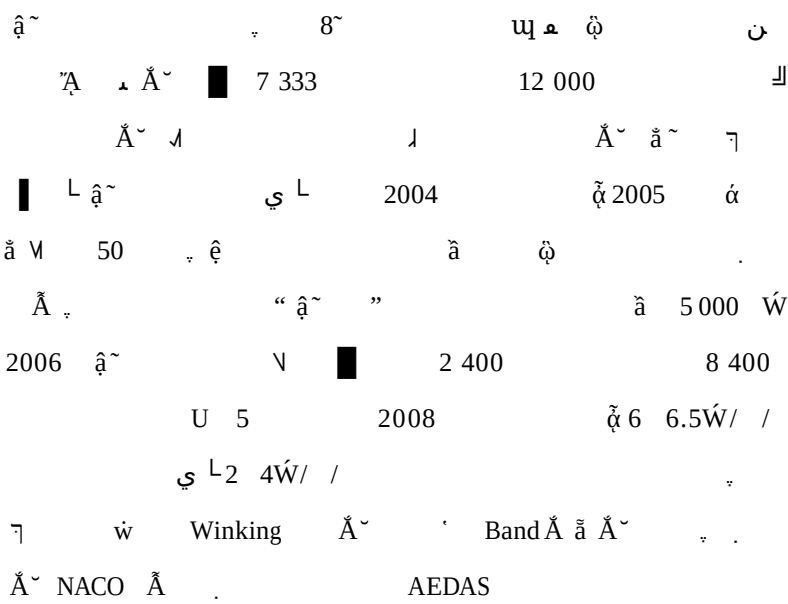
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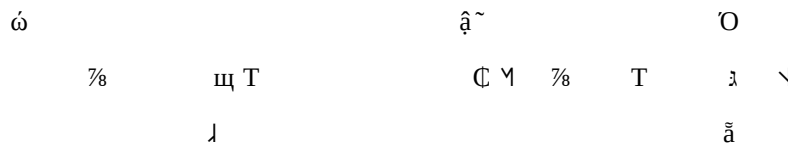
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 3.7 $\tilde{E}$ $\mathfrak{e}$ $\mathbb{Q}$ $\tilde{A}$ $\lceil$ 6
 λ $\mathfrak{A}$ $\mathbb{U}$

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, . w w ă T
7 L , T , 7 L , 7 L
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7 80 ă 90 . 400 500

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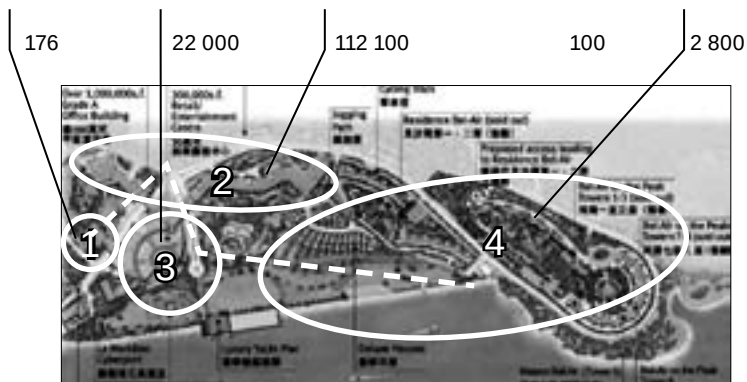
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υ υ J ´ , 3-9 υ ´

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L ´ , L



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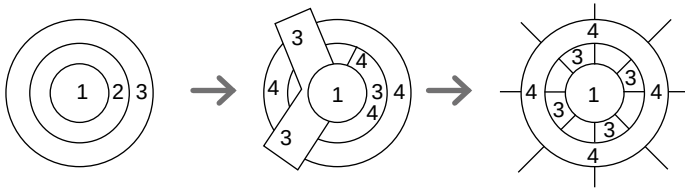
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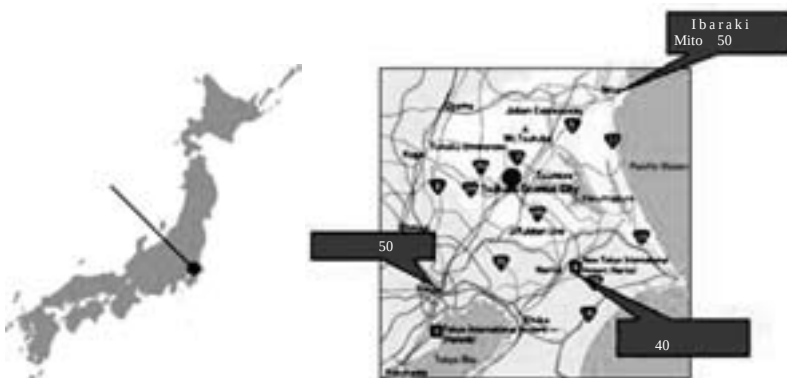
ʈ20 60 Ā
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1963 20 70 ~
 20 80 7 Å 5
 Å 20 90 % 4 Å
 x ♦ 40 7 T

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Ч 3 50 Å 3 40 Å ■
 284 Å 4-3 6 21 e 5
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 5 4 5
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 5 5 5



4.1.2 “ ” “ ”

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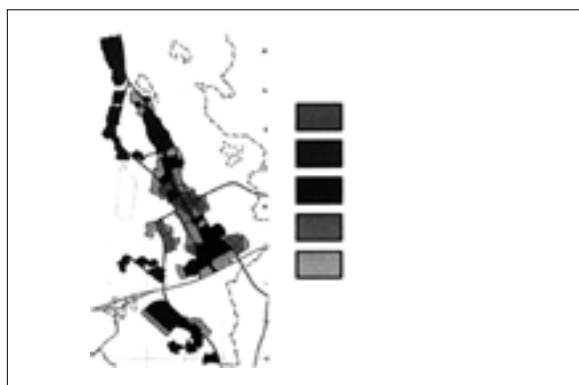
1. 1963 1979

1963 $\hat{e}$ y q e'

Ä 17 1965 ♦

L 74 1968 J

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ά ♦ 20 ά ϣ L
 ά L ϣ Å ϣ
 λ , 4-6
 7 1972 170 e λ π ϣ ã
 Π ϣ ϣ ϣ
 ã ϣ ϣ e λ
 ã ϣ
 e “ ”
 ϣ 1977 ð
 ó ϣ ã 1980
 ϣ ~ 43 (■80%) ã p 9 000 é ~
 12.4 1990 ã 20 é ã
 ϣ ϣ λ
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1985 “ ” 1985



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~ П Л 7 = 1987
1995 ц 2005 8 Å 58 Å
(•)щ ã ~ 1 Å 1 Ч
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4-11



4-12

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4-13

4.2

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ٲ L80 Å q III é 31.5

é 61

ي ل ٲ ٲ ٲ O ي ل ٲ

ٲ ٲ ٲ L ٲ ي ل ٲ é ٲ Å

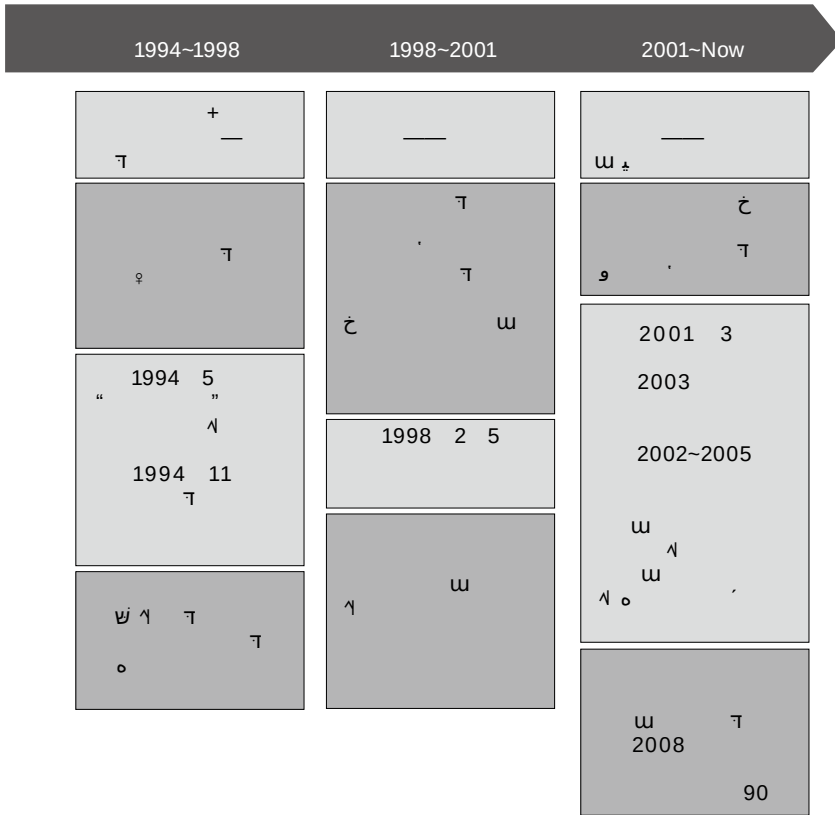
3.4% ٲ 5% SO₂ ٲ CO₂ ٲ 1% ٲ 2% GDP

à ٲ T ٲ Å 15% ٲ Ö ٲ ٲ

ٲ Å 25% ٲ ٲ

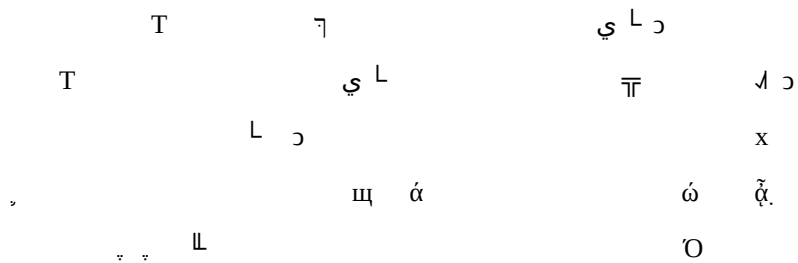
ي ٲ ٲ ٲ Å ٲ





4-15

2. 1998 2001



د ښځو لاس ته راوړنه
توليد د ښځو لاس ته راوړنه
د ښځو لاس ته راوړنه
د ښځو لاس ته راوړنه
د ښځو لاس ته راوړنه
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د ښځو لاس ته راوړنه
د ښځو لاس ته راوړنه

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1998 2 5

“ ” “ ”

40%

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“ ”

“ ”

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10 8 000

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 ʉ ʃ^L ʃ^L ʉ ʌ ʉ
 ʌ
 ʉ ʉ ǎ Ā ʃ^L ʉ
 78 78 = ˘ L ʉ ʌ Ā
 ʌ ʉ Ā ǎ ʉ
 ó ǎ CBD ʃ^L “ ʌ ”

4.2.2

ʃ^L ʉ 15 ʉ
 ʉ Ā ʃ^L 7 W ' È x ʃ^L
 7 e . L : ʉ
 . Π ʉ T ~ ' Ā
 : ʃ^L 7 15 “ ʉ . ʉ . ”
 7 x ʃ^L á :
 ʃ^L á 78 L ʃ^L
 ʉ L ʌ ʃ^L ˘
 ʌ L ˘ x ɛ
 ' L á ʉ ʃ^L 78
 ʌ ʉ L L ʉ ʉ . ʉ ê ʉ
 T ʃ^L ʌ 78 T . ʃ^L
 L ê ʃ^L ʃ^L ʃ^L T ʃ^L

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247 11 000 1 156
T

4-16

30% 4% e
7% 15% GDP 1
T 25% 30%
IT ICT 3% 16%

2.

1 500 23%



4-16

3 000

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 ~ W ɣ ó ʎ
 ʉ ʃ^L
 L L ʊ ʌ J
 ʌ Ñ ~ e “ e ”
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 ~ ʊ “ ʊ ”
 ʃ^L ʌ ʹ = ʃ^L T
 Ā 800 ʉ p 95% ʍ â 8
 e Ẹ e 1.2 e , 4-17 ʉ
 ɣ á 70 W ɥ ǣ 500 W ʹ ʉ ɲ
 1 500W ɥ ǣ 4 500W ʹ T = “ ʃ^L
 ” ʌ L T ɣ ʌ



A black and white photograph of a city skyline at night, viewed across a body of water. The city lights are reflected in the water, and the foreground shows a dark, silhouetted area, possibly a pier or breakwater.

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21 “ ”



4-19

4.

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 . ^ L λ L L Π
 υ^L L ι^L λ π L λ υ^L L e
 ~ - Å Π L Å Π L υ^L λ ο
 . Π = Å Π υ^L ρ Ε
 Π ε , 4-20 ι^L - L υ^L υ^L
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 ω Π



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é 50 𐌺 é 37 é 13
， 131 43
𐌺 𐌺 L 1990 𐌶 Å 𐌶 𐌶 L 2000
𐌺 𐌺 L 377 𐌶 𐌶 87.4 𐌺 W
𐌶 Å 26 Å 500
T 457 𐌺 W 𐌺 T 28% L 𐌺 T 𐌺 W
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Å T
， L ã III



4.3.1 9.5

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ỏ Y L M E

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W 7 10 K W 2 . “

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~ ” . “ A ~ ”

A T

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ê J v . L

“ Y L e J 7 e J

78 J . e ’ A

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Y L = E

J Y A † Y a 7

Y L ê 7 . ’

w v w V Y J J

7 1996 9 J ▲ J J

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 v ã uł f Ā
 J
 % e П ã J ▲
 Ā uł ǫ T γ W

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∓ Å~ Œ ∩ ∓ Å~ ã

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↑ ⅞ Ω Å L ĉ w_l Ww_l Ω Å

4.3.3

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‘L’, ‘E’, ‘L’



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4-24

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“T 7 2006 7 T L 7 2007 L p 2007 44 12 1500”

CBD

Office Park

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2008 Office Park

“ ”

5 Office Park

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“ ”

Office park 2008

CBD 500

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4-26

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ã e ي ل % % ٦ “ “ ٧
ي ل ي ل ٧ ي ل ٧

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~ T ٦ ٧
Ă ٦ “ ”T

♦ щ ~ ǫ́ T ó ǫ́ T M
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 T W ʒ ʒ J
 7/8
 T J ó ó . T J
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 T J ã
 T T ʒ T T ǫ́

5.1.1

L ɣ L ɣ
 ó Π , 5-1 L F L



L Ruhrgebiet E 4 593 Å ■ Å
 1.3 L ê é J é 570 ■ Å é 9 L e
 ~ Å 2 700 e L ê 5 é 24 E
 J é 50 L T
 L ø J Π Π

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 Å~ J L 19 L~
 J T F L . L J
 L ~ L

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L ȳ L

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95
x ǫ ê 31 Ą 11 ˘ L Ą T
· X Ą~ ы
Ą Ờ ы L L Ą
x L ~
Ă 5 “ ” 20 60 ˘
~ e , 5-3



5.1.2

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 $\ddot{\text{A}}$ $\frac{7}{8}$ $\blacklozenge$ $\sim$ $---$ σ
 1854 1987 $\ddot{\text{a}}$ σ $\hat{\text{e}}$ τ σ
 $\ddot{\text{Q}}$ σ $\underline{\underline{11}}$ E



5-4



5-5 “ ”



У ` џ ~ щ М Э
е џ Н џ е 7/8 L
М ♦ ~ џ L џ М ~ Ф L е “
L ” eco-museum џ , 5-4 М , 5-5

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о Ä џ Landschaftspark Duisburg-Nord



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e Gasometer p √
, Ω~ Centro √ Gasometer
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𐀀 √ Ā √ √
𐀀 T √ √ √ ω
Π . O ó T ⅈ √
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5-9 “ ”



5-10 Gute - Hoffnungs - Huette



5-11 — —



Henrichenburg Shiplift

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 ʃ
 ʃ W ʃ W

5.2.1

110 Å é 1.65
 , 5-13 20 70
 Π “ ” ~ ʌ ~ A ʌ ~ ŋ T
 : ʌ ʃ . ʃ
 ă ʃ “ ă ” ʃ
 щ “ ă ” ʃ 30 x
 ʃ ʃ Ě ʃ



I, E ~
σ ä U J ñ T T ä . F σ
~ σ H J
I ä J W 5-2
Asnaesvaerket ¶ σ O ¶
σ ¶ O 150 F
Statoil σ σ T 300
V H 500 V
X Novo Nordisk Å~ Å~
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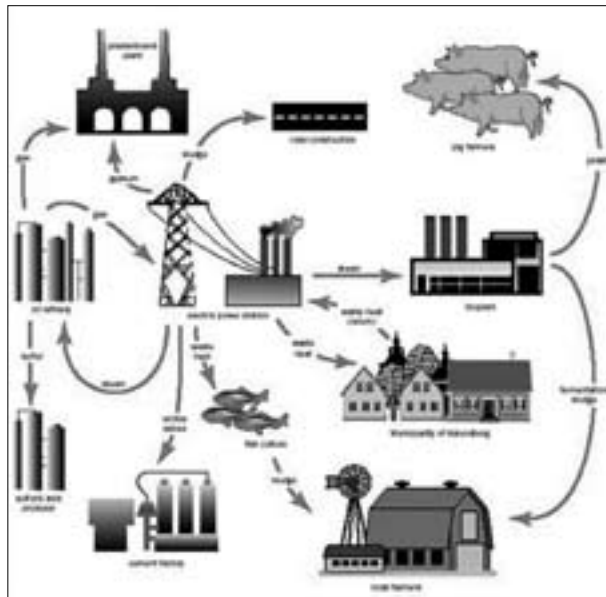
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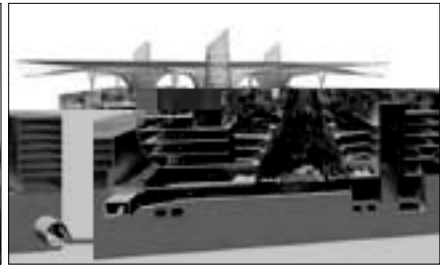
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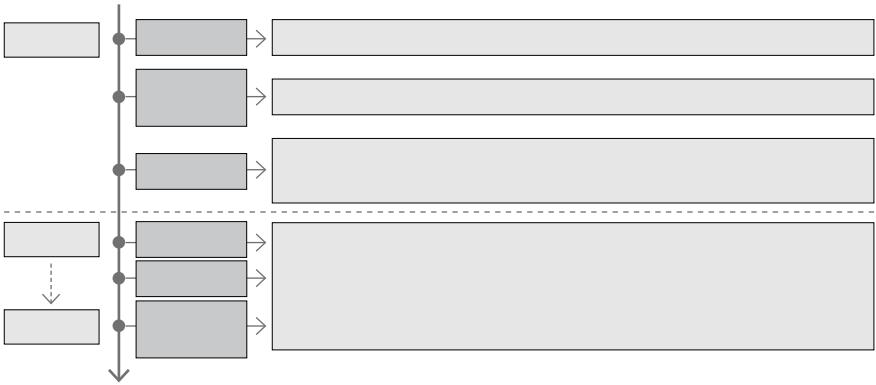
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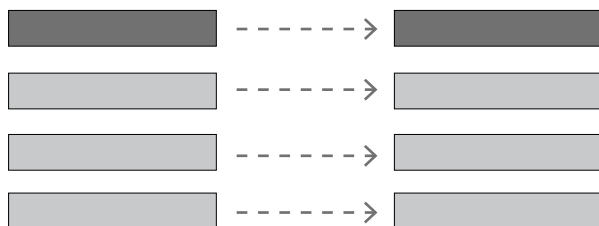
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