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China Machine Press

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010 68326294

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2001

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CBD

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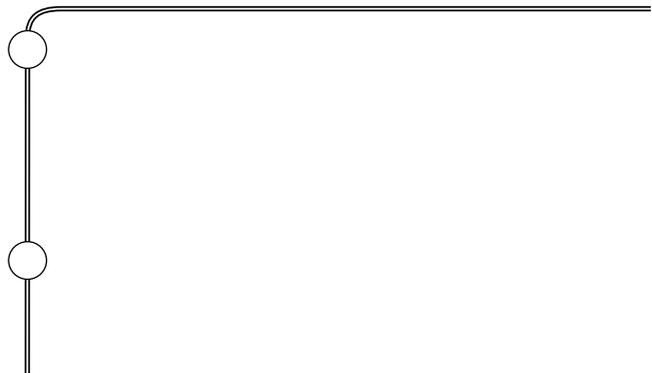
1950
70

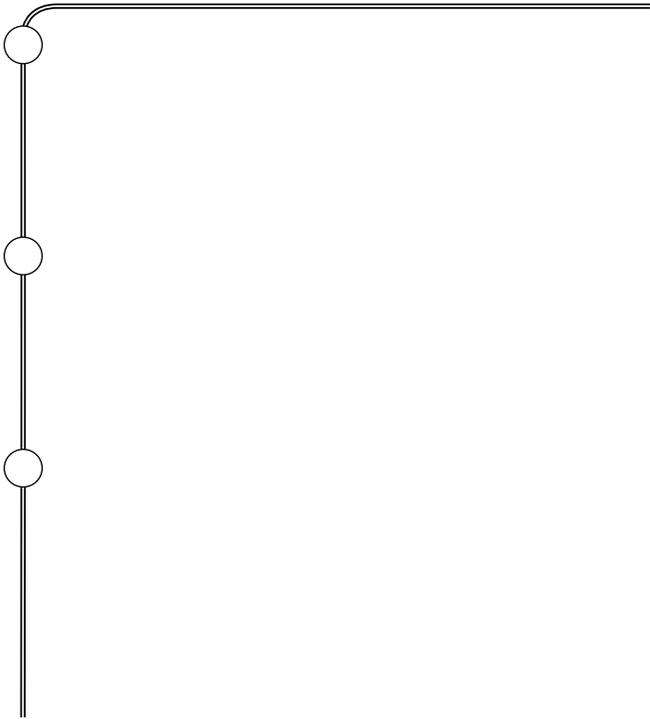
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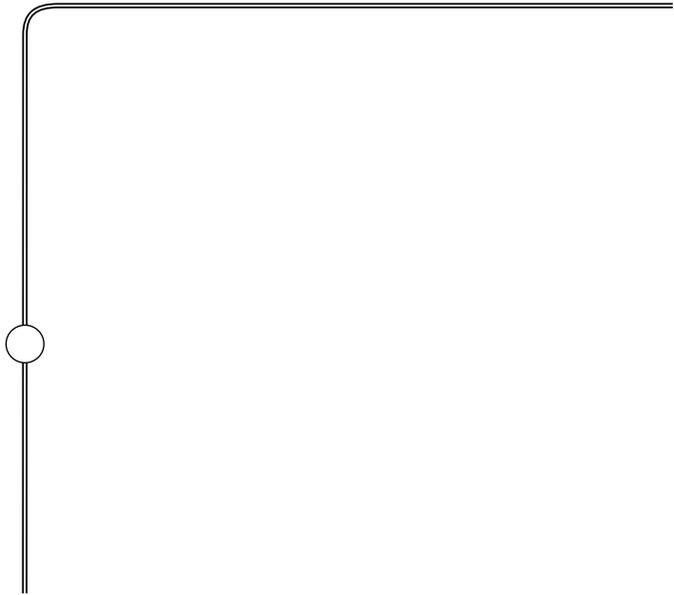
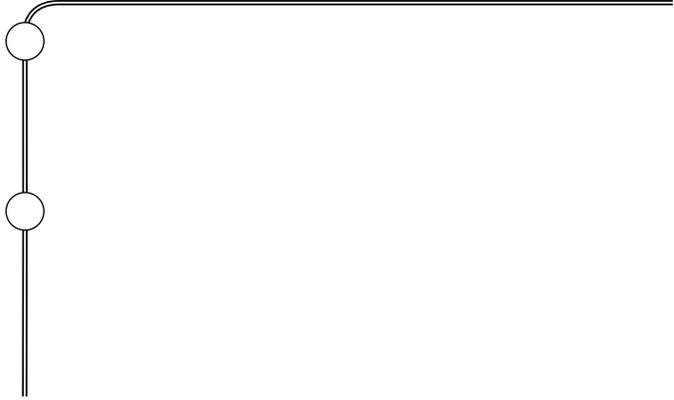
20 50



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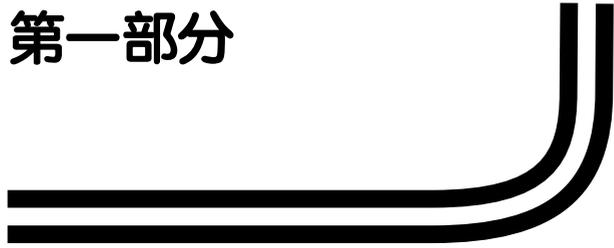








第一部分



1863

140

100

7000

30

1927





1965 1 1969 10 1971

1

20 60

23.6 17 1969 10 1

51





1997

3

1

2005

2015

2400

7000

2008

1000

轨道黄金链

轨道黄金链

500

2004 87.7 6 400 300

59.6% 8.34 24.8%



	2-4	8-12
	800	
	33 /	15 /
	4.5 / .	

“ ” 200

			500	
		120	/	
		300-700		
			2000-5000	5000-
40 000		30 000	70 000	
	2.5-14			
			5-10	
		30		35
1100				
	:			1
1.3		1.5	8.8	9.8

ICT

flexible accumulation

“ ”

—— 2008

2012 350 21

7 5 2010

175 450 /

200 /

					Shinkansen	1964
	1975	1987	1998	4		5
2000	56					
		Paris-London	1995			
					33%	70%
40%		30%	27%			



轨道黄金链



2008

3

35

“ ”

12

350

3-5



3

“ ”

“ ”

2

5

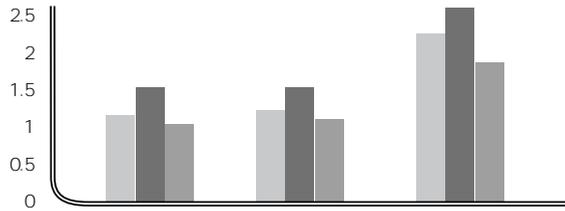
50

1975

1982

30

45



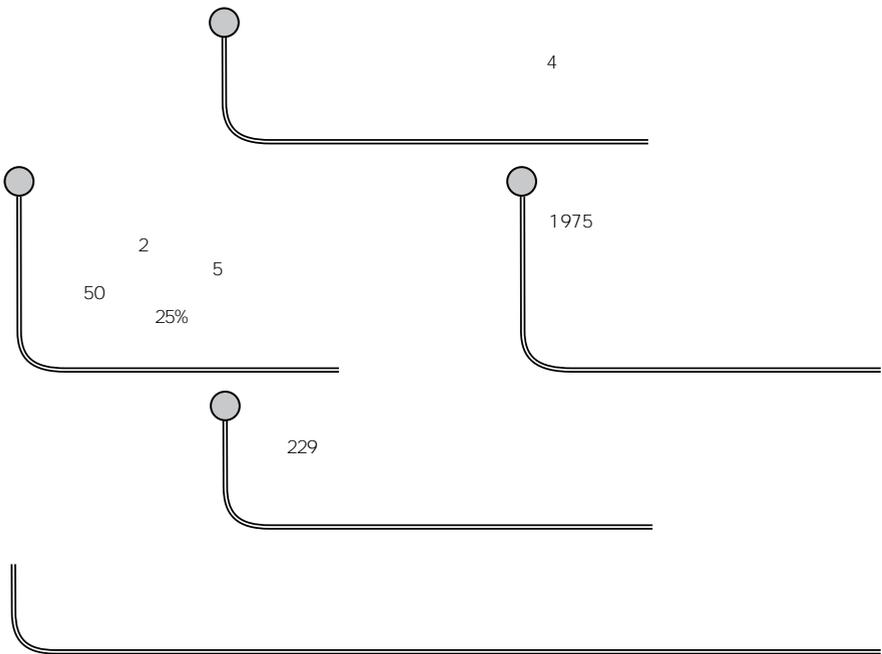
■	1.13	1.20	2.19
■	1.35	1.49	2.50
■	1.07	1.15	1.90



“ ” “ ”

2

1



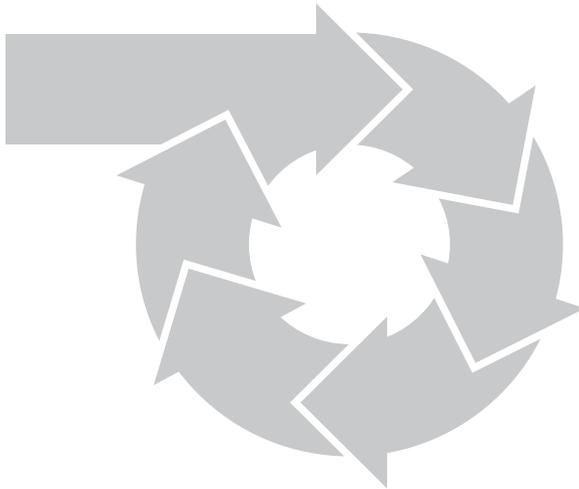
轨道黄金链



1991
22% Hirda 1984
16%~34%
3
—
1992
200
“ ”

Tokyo- Nagoya- Osaka
Brotchie
TGV
Vendome
CuidadReal
20

35%
22%





2008

100

450

0.31

——

” —— 10

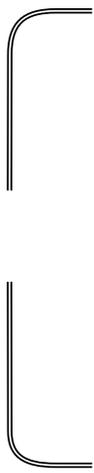
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第二部分



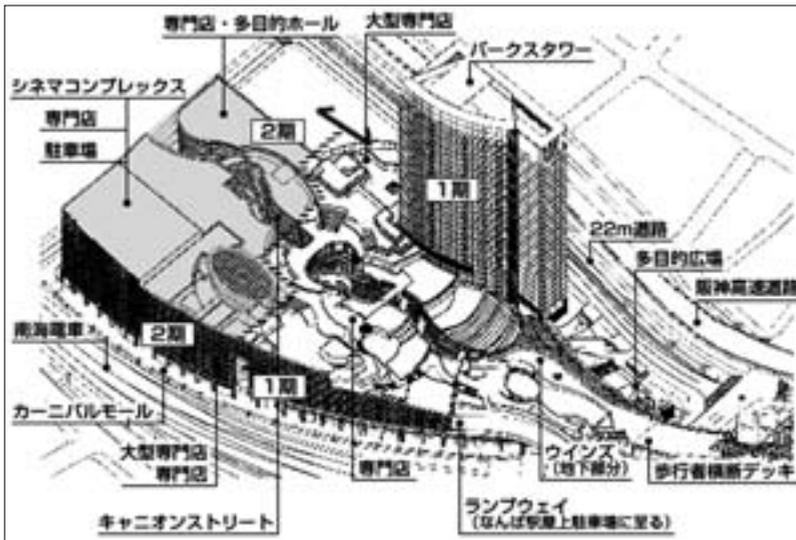
轨道黄金链



Nanbo Park

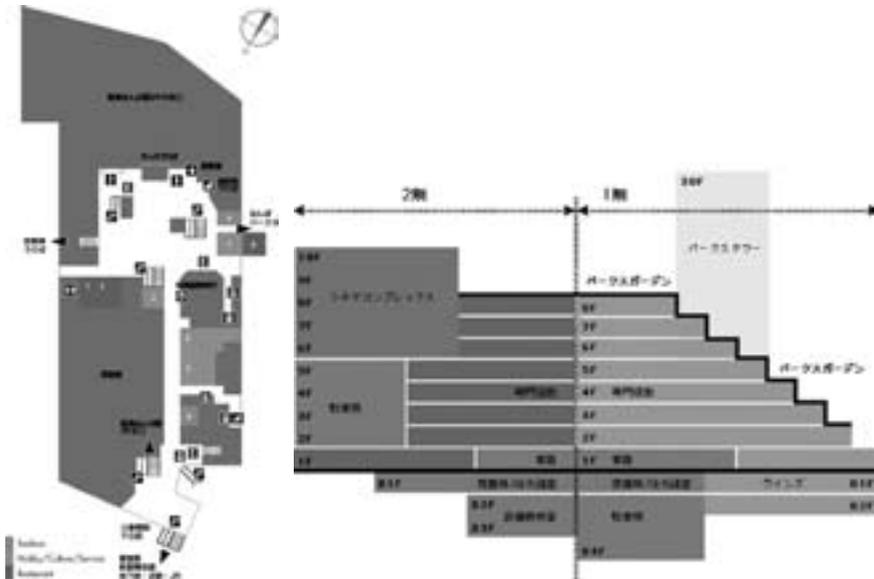
NK





轨道黄金链

	40 000
	80 000
	8 000
	300
	4 700
	31 300
	167 000
	76 600
	243 800



5

8

30

Mri

15

“ ” “ 8 ”

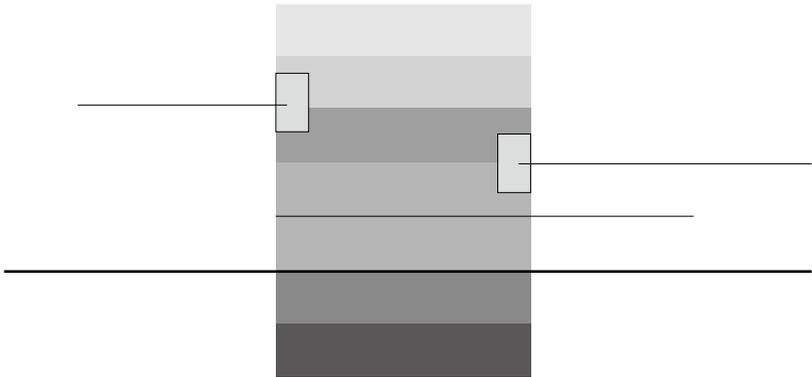
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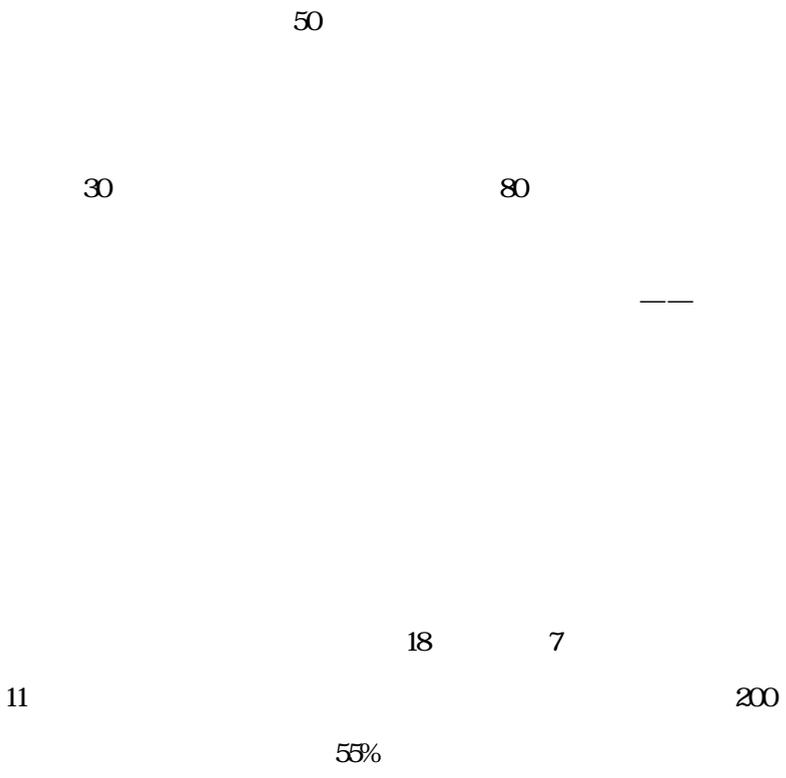
8



1





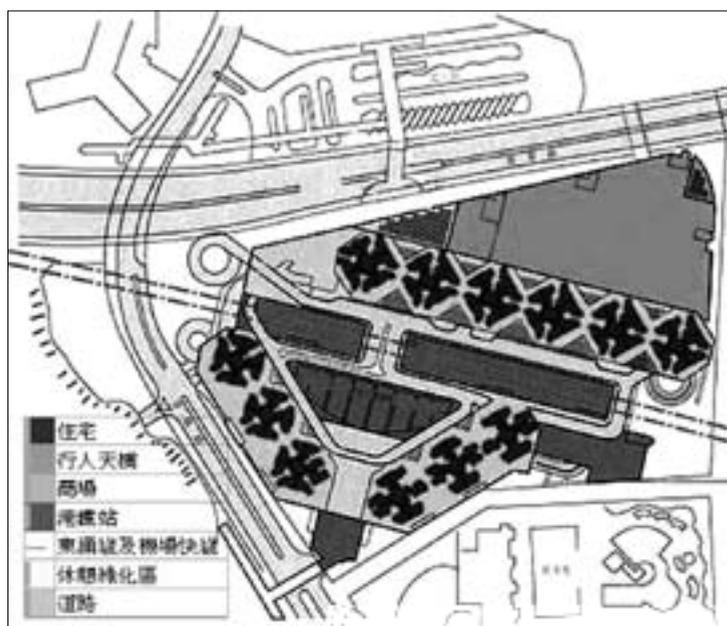




1980

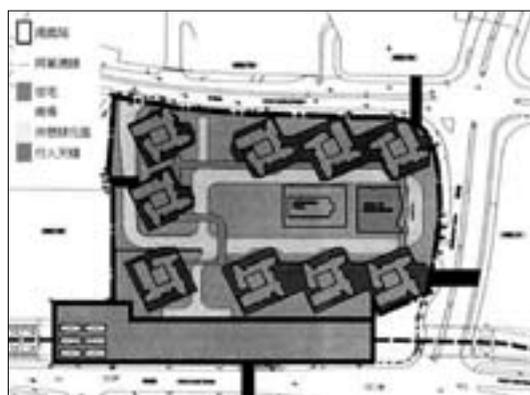
1998

50 298



100

84% 16%





4

2



New Jade Shopping Arcade

4

85 024

1000

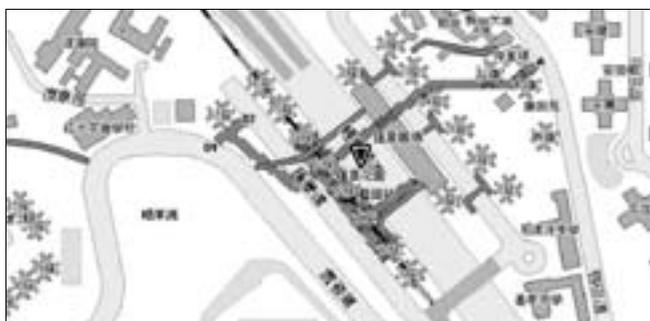
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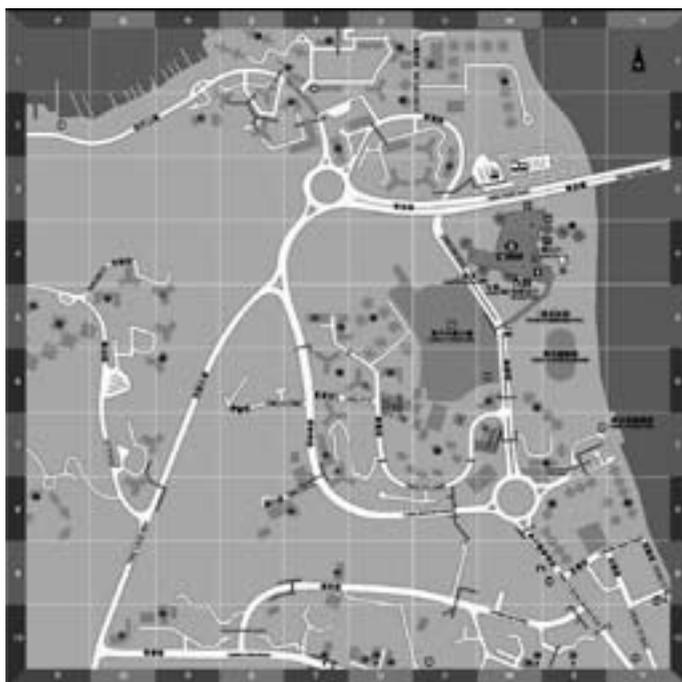


20

“ ”

10





“ ”

“ ”

“ ”

“

” “

” “

”

1

“ ”

2

3

1

60

2008

CBD

2

1

“

”

“

”

“

”





60

CBD

2008

B

1.8

CBD

141

136



CBD

50-480

98

138

470

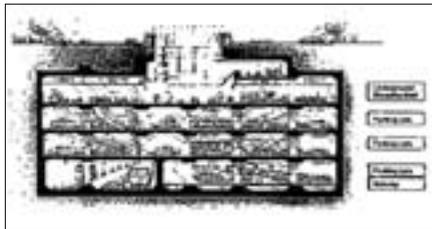
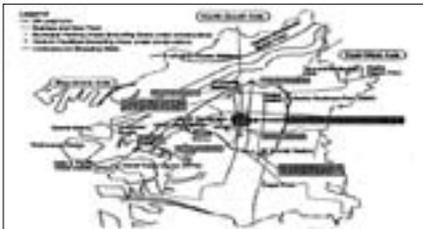
85%

JR 7 4 5

1992 10 1997 5

827

81 800



5

1030

Nagahori

Nagahori

860

730

9500

Nagahori

100



Nagahori

Nagahori

Nagahori

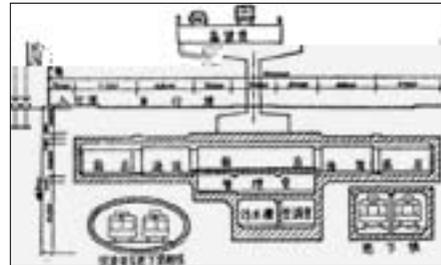
6

1000

50

6

15 440



300

310



	JR Kawasaki stn.	Keiryu
Kawasaki stn.	5.67	
Azalea	100	

轨道黄金链



Omiya
JR



Whity

150



Whity

300

5

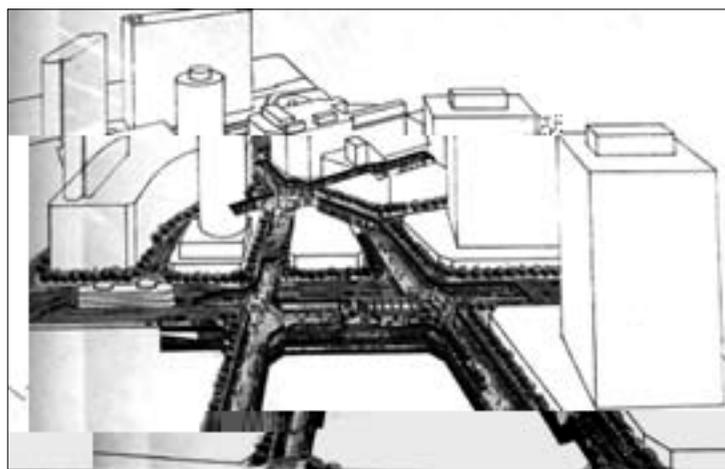
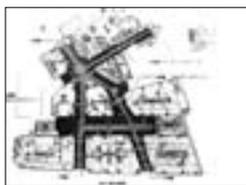
38

3

20p30

9 2

4



轨道黄金链



第三部分



TOD

TOD

“ ” “ Transit Oriented Development”
TOD

· Peter Calthorpe TOD

“ ”
TOD
10

TOD

TOD

TOD

TOD

80%

1000

55%

70%

50%

70%

TOD

TOD

“ ”

TOD

TOD

TOD

1

1

1

1

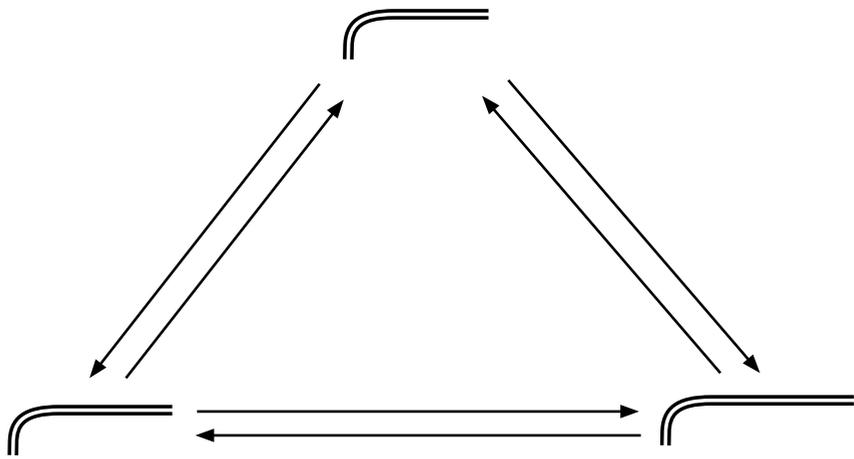
1

30

1

TOD

“ ”



第四部分



—

5~10

very high

—

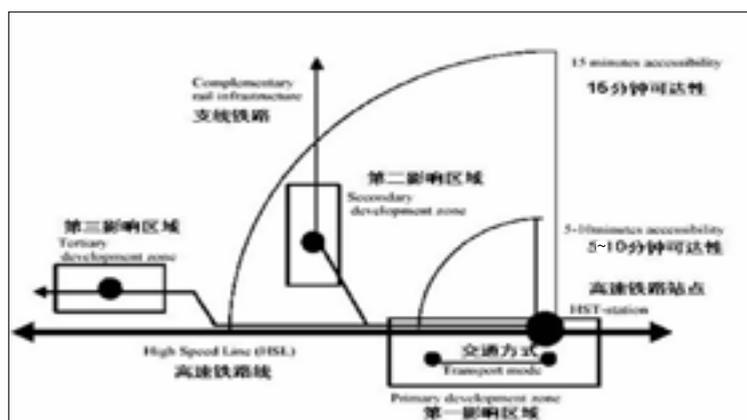
15

cluster

high

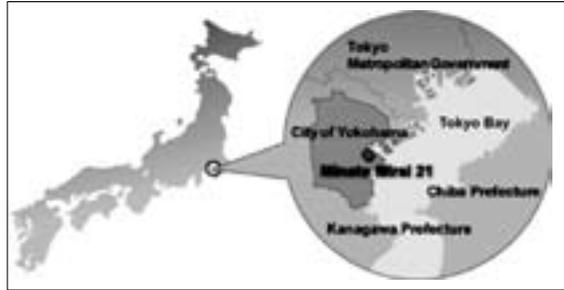
—

15



21

21

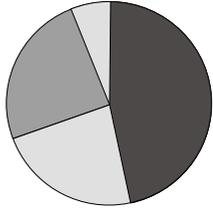


30

1964

30

21
186
11
87
46
2003
5
980
21
2003
1000
350



30

3767

706

100

2000 5

“ ” 18



12

Oniya

JR

Toda Bijogi

Miura

	ha	
	12.3	25.9
	0.5	1.1
.	1.7	3.6
	0.1	0.1
	14.6	30.7
.	32.3	68.2
	0.2	0.4
	0.3	0.7
	32.8	69.3
	47.4	100.0

47.4

5.7

1200 /

2000



290

30



轨道黄金链



“ ”

1981 380

1988 400 406.9 1990

515.3

200 80

1981 9

6 1520 2500



TGV

7%

“

”



“ ”

“ ”

“ ”

()

()

“ ”

()

“ ”

“ ” 2001 “ ”

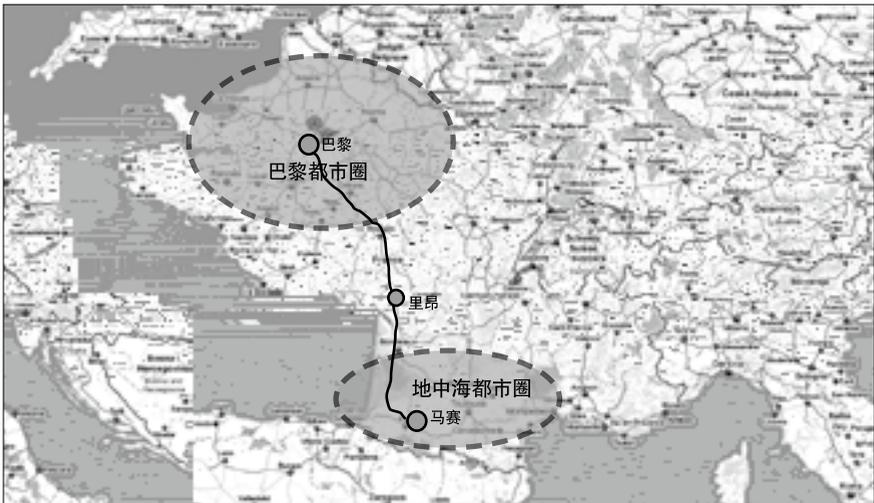
6500

1400

100



2
7%
14%





第五部分



1863 1 10

146

TOD

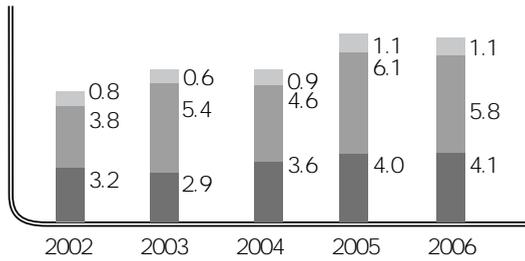
1979	10	1		—	
1979-2007			7		91
129.1				53	10
	8		35		12~37

1980-1990	3		31 366			
		38.6	290 480	245	40.00	- 37.0
			251 015			
1991-1993		—	—	—	0.05	120
1994-2004	2		24 002			
		47.5	691 430	591	237.65	322.4
			644 640			
2005		28 651	2009	2014
			131 997			
			103 130	7.3		
					450	

1980 55 30 300% 230 30% 60% 25%

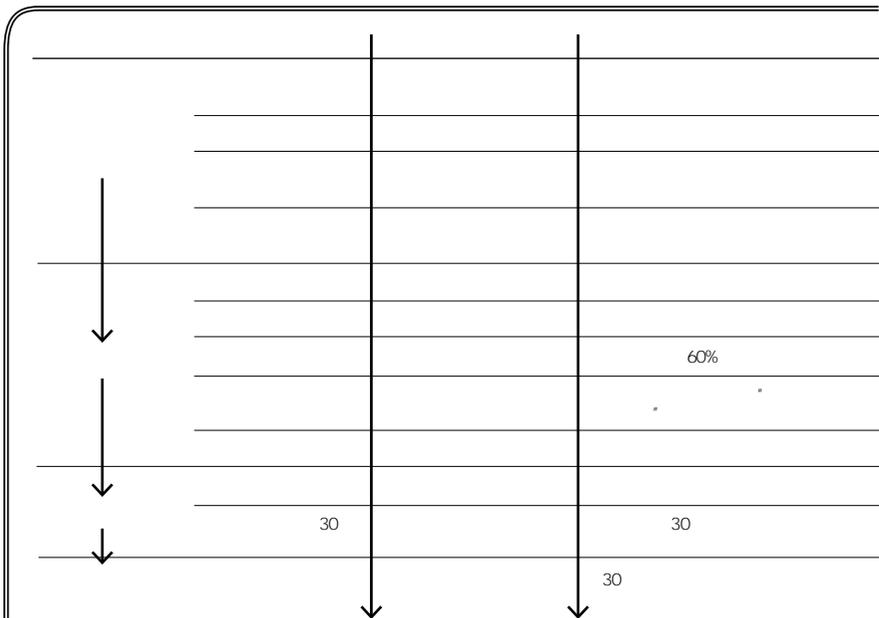
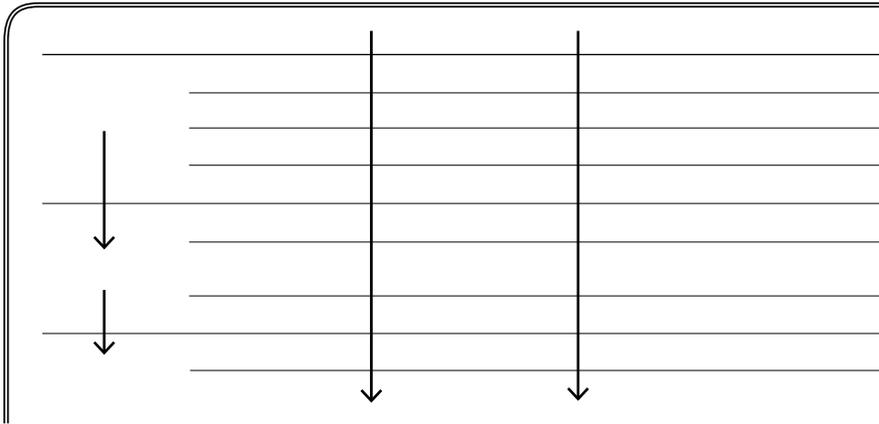
12 1991

-
-
-
-





1991			2000	10	5	
			1600			60
	4					76%
	20	1999				
321.9			1.	20		
			2.			50%
			3.			50%
				2002-2005		17.29



1.		1.
2.		2.
3.		3.
4.		4.
		5.
1.		1.
2.		2.
3.	" "	
4.		
1.		1.
2.		2.
3.		3.



41	4 992	561 569	9 784	723
17	4 000	167 359	145 981	651
5	1 264	48 266	5 813	126
4	757	73 098	—	114
32	6 648	1 121 286	103 765	1 168
10	2 180	—	—	—
2	412	27 384	—	—
5	760	12 045	213 450	—
1	480	28 482	440 441	12
48	6 504	287 851	210 572	849
4	732	—	144 087	0
1	316	25 834	40 187	504
170	29 045	2 353 174	1 314 080	4 147

轨道黄金链

	778 130	194 979		178	
			3 079		
	358 592	76 866		227	
	224 817				
		561 569	412 369	124	270
		334 007	211 104	103	188
	286 699				25
			1 141	2	
		167 359	111 763	59	
		287 851	195 605	161	415
	1 648 238	1 622 631	935 061	854	898

	5.71								
	13.54								
	16.02								
	5.4								
	21.7								
	62.4								

	3.24	236 965	3 772	9	16 800	
	5.55	110 925	1 742	4 2	75 514	103 130
	1.8	138 652	2 130	6	3 500	
86	32.68	1 612 800	21 500	50	40 000	
	43.27	2 099 342	29 144		135 814	103 130

3

4

18

3

5

13

18

290

16

18 139 300

:

5

5 327

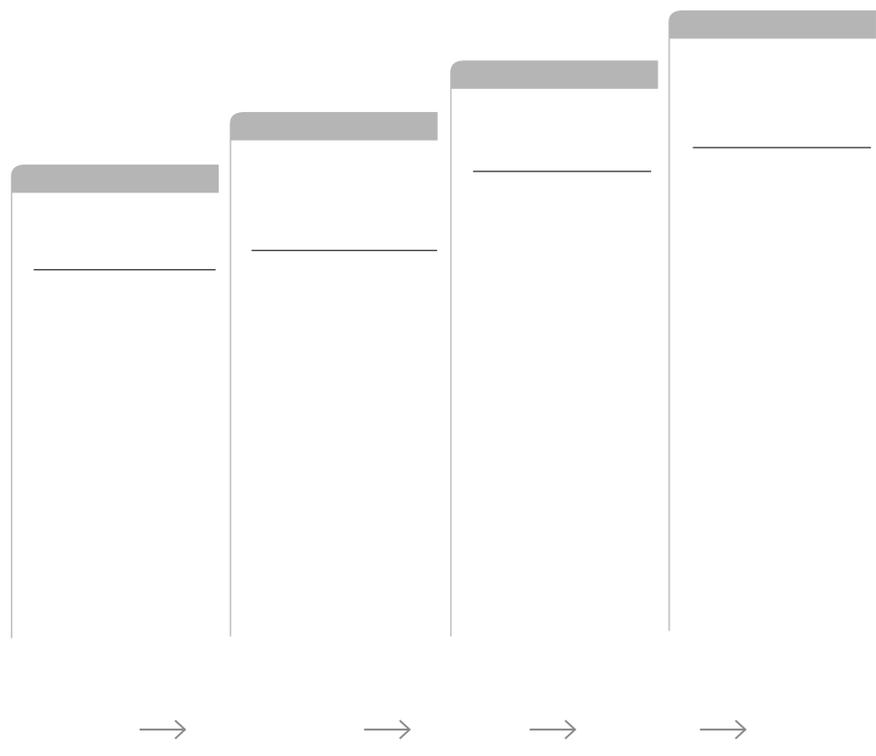
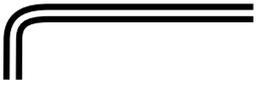
29

644 640

691 430



轨道黄金链



20 60

208

524.8

271



(5) 3

2008		1 2 3 4	
1	18,497	16	122,616
	1997 6 28	5	1999 6 28 1
2	23,265	20	119,59
	2002 12 29		2003
6			



3	36.33	18	159.05	2005
12 26	3	2006 12 30		
4	39.81	15		2005 12 26
				2006 12 30
				2007 6 28



	1994~2000	2000~2004	2005~2010
	1	27	1

1

1992

1

27

1

348

“

”

27 32
200
122.616

1

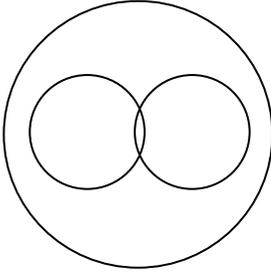


27 3 7
2
2004 3 4
38 19%

22

1

1994



- 1.
- 2.

2

70%

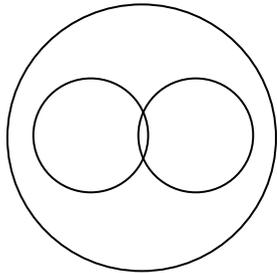
2 3 4 5

2001 2003
56% 2004



2004
1 2
2000 53%
2003 2004





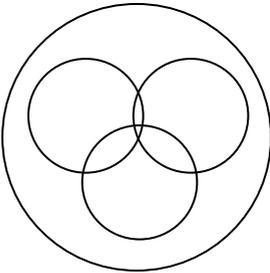
- 1.
- 2
- 1.
- 2

“ 2000 2004 ” 3 4 5
2005-010 100

“ ”

—





- 1.
- 2.
- 1.
- 2.
- 1.
- 2.



2008 1 2 3 4 5 6 8 9 8
7 10 11 3 2008
94 11 306.5
2008 12 31 430.7 2006
180 243
70%



2010 13 510

“ ”

1

1995~1997

1

1995

1996

90%

1000

700

“ ”



f





1 . M . 4 2002.

2 .

3 . J . . 2000 3 1 : 55- 58

4 . “ + ” R . .

5 . J . . 2004 5 42

6 . J . . 2004 4 27.

7 . J . . 2005 2 50

8 . J . . 2001 2 21-23

9 . J . . 2001 5 .

10 . J . . 2001 1 .

11 . M . 2001.

12 . J . . 2004 2 33

13 . J . . 2001 16 1 5-9

14 . J . . 2000 1 .

15 . M . 2001.

16 . J . . 2002 24 1 97-103

17 . J . . 2002 5 .

18 . J . . 2002 5 1 77-81.

19 . — . 2 . 2007.

20 An Application of Spatial Econometrics J . International Real Estate Review 8 1 1-26

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