

世联地产顾问丛书

楼宇经济

都市商务的转型升级运动

楼宇经济
转型升级
运动



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4

III

□ 3 78 3 4 3 9 4 TΓ 7 δ^h
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53	3.4.3	ʿE
55	3.4.4	ʿ
57	• 1,3	ʾ ʿ
60	• 1,4	ʾ
61	3.6.1	ʾ ʾ
62	3.6.2	ʾ ʾ
66	3.6.3	ʾ ʾ ʾ
68	• 1,5 Z	ʾ
68	3.7.1	ʾ ʾ ʾ ʾ
72	3.7.2	ʾ
74	3.7.3	ʾ ʾ ʾ
79	•	ʾ ʾ ʾ ʾ
80	• 2,/ m	ʾ ʾ ʾ ʾ
80	4.1.1	
85	4.1.2	
98	4.1.3	ʾ ʾ
100	• 2,0 J	ʾ ʾ ʾ ʾ
101	4.2.1	ʾ ʾ
110	4.2.2	ʾ ʾ ʾ
117	4.2.3	ʾ ʾ
119	• 2,1 ʾ ʾ ʾ ʾ	ʾ ʾ ʾ ʾ ʾ ʾ
120	4.3.1	ʾ ʾ
130	4.3.2	ʾ
139	4.3.3	ʾ ʾ

143	•	A	Ψ
144	•	3,/m	* ḡ
145	•	3,0 J ε	ḡ
147		5.2.1	ε
148		5.2.2	
149	•	3,1 و ج	ḡ ḡ و ج ε
		γ	
149		5.3.1 π or —	
151		5.3.2 or — ḡ	
151		5.3.3 or —	
152	•	3,2 ج m ل و A	ŭ ;
154	•	3,3 ه q ل ل	ج
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1 - 1 2007

Год	0..3 млн. руб.	0..5 млн. руб.	Свыше 5 млн. руб.
2005	56 000	124 747	49.4%
2006	—	72 677	—
2007	43 000	70 743	27.6%
2008	35 000	59 154	29.8%
2009	21 000	29 581	38.1%

δ “ ” δ

$$\mathbb{P}(\tilde{\alpha} \sim \alpha) \leq \frac{1}{2} \quad \square$$

1,1,0 Γ 4 e

G u G Be Ÿ Г
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G

/,/1 'OX " L

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 L 7 e
 ` G δ . L h
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 h T ý v e Ъ E Ç L
 ý L A e



1-2

[illegible]

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2009 ċ █ ᐅ O 320 , ů Γ ů

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ó 200 , ů ~ / 200 , ů Γ ů

Œ 2009 đ ѿ δ

486 , δ 335 , ħ X

δ 151 , ѿ B 0 ó δ δ õ M ŷ

1,2

Ү Ә Ы Э
 Ё О У Ф

1,2,3 $\tilde{\omega}$, , ,

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 3 7 3 T 7 3 M O 3 e GDP 3
 = 3 e L O e '
 T 3 T L e G e 7 ψ e
 Ž I e Å 7 e T 7 ê CBD
 M u^h 7 ũ 3 ũ L
 O E 3 E ý e "H 7 ê
 CBD O^h T^h T ~ 7
 CBD^h Ж ψ ' e С CBD 7 "Ω
^h CBD G T 7 V e
 Ж ' 7 7
 Ž ' 3 y 7 78 E e G
 3 4 δ 3 ô 3 4 CBD M 7 y 7 Å[~] L √ 7
 e Å 3 4

1. $\mathbb{A}^1$ 2. $\mathbb{A}^1$ 3. $\mathbb{A}^1$ 4. $\mathbb{A}^1$ 5. $\mathbb{A}^1$ 6. $\mathbb{A}^1$ 7. $\mathbb{A}^1$ 8. $\mathbb{A}^1$ 9. $\mathbb{A}^1$ 10. $\mathbb{A}^1$ 11. $\mathbb{A}^1$ 12. $\mathbb{A}^1$ 13. $\mathbb{A}^1$ 14. $\mathbb{A}^1$ 15. $\mathbb{A}^1$ 16. $\mathbb{A}^1$ 17. $\mathbb{A}^1$ 18. $\mathbb{A}^1$ 19. $\mathbb{A}^1$ 20. $\mathbb{A}^1$ 21. $\mathbb{A}^1$ 22. $\mathbb{A}^1$ 23. $\mathbb{A}^1$ 24. $\mathbb{A}^1$ 25. $\mathbb{A}^1$ 26. $\mathbb{A}^1$ 27. $\mathbb{A}^1$ 28. $\mathbb{A}^1$ 29. $\mathbb{A}^1$ 30. $\mathbb{A}^1$ 31. $\mathbb{A}^1$ 32. $\mathbb{A}^1$ 33. $\mathbb{A}^1$ 34. $\mathbb{A}^1$ 35. $\mathbb{A}^1$ 36. $\mathbb{A}^1$ 37. $\mathbb{A}^1$ 38. $\mathbb{A}^1$ 39. $\mathbb{A}^1$ 40. $\mathbb{A}^1$ 41. $\mathbb{A}^1$ 42. $\mathbb{A}^1$ 43. $\mathbb{A}^1$ 44. $\mathbb{A}^1$ 45. $\mathbb{A}^1$ 46. $\mathbb{A}^1$ 47. $\mathbb{A}^1$ 48. $\mathbb{A}^1$ 49. $\mathbb{A}^1$ 50. $\mathbb{A}^1$ 51. $\mathbb{A}^1$ 52. $\mathbb{A}^1$ 53. $\mathbb{A}^1$ 54. $\mathbb{A}^1$ 55. $\mathbb{A}^1$ 56. $\mathbb{A}^1$ 57. $\mathbb{A}^1$ 58. $\mathbb{A}^1$ 59. $\mathbb{A}^1$ 60. $\mathbb{A}^1$ 61. $\mathbb{A}^1$ 62. $\mathbb{A}^1$ 63. $\mathbb{A}^1$ 64. $\mathbb{A}^1$ 65. $\mathbb{A}^1$ 66. $\mathbb{A}^1$ 67. $\mathbb{A}^1$ 68. $\mathbb{A}^1$ 69. $\mathbb{A}^1$ 70. $\mathbb{A}^1$ 71. $\mathbb{A}^1$ 72. $\mathbb{A}^1$ 73. $\mathbb{A}^1$ 74. $\mathbb{A}^1$ 75. $\mathbb{A}^1$ 76. $\mathbb{A}^1$ 77. $\mathbb{A}^1$ 78. $\mathbb{A}^1$ 79. $\mathbb{A}^1$ 80. $\mathbb{A}^1$ 81. $\mathbb{A}^1$ 82. $\mathbb{A}^1$ 83. $\mathbb{A}^1$ 84. $\mathbb{A}^1$ 85. $\mathbb{A}^1$ 86. $\mathbb{A}^1$ 87. $\mathbb{A}^1$ 88. $\mathbb{A}^1$ 89. $\mathbb{A}^1$ 90. $\mathbb{A}^1$ 91. $\mathbb{A}^1$ 92. $\mathbb{A}^1$ 93. $\mathbb{A}^1$ 94. $\mathbb{A}^1$ 95. $\mathbb{A}^1$ 96. $\mathbb{A}^1$ 97. $\mathbb{A}^1$ 98. $\mathbb{A}^1$ 99. $\mathbb{A}^1$ 100. $\mathbb{A}^1$

110 , ớ ' o 200 , Ẹ Ң ы X
 L Ё Ъ . ы % ◀ M ы ã ẽX ã Ĩ' L ы
 Å~ L Ç ẇ X ã L Ç O Ɔ
 ɜу ʌ ê . ' ẽ A L ɜE L Ç ỹ
 ы Ȯ Å ' "HT L Ң ⋆ CBD ' ẽ ỹ
 Å П ɜ ʌ ́ ʰ T ҭ ɜ "H ' П ɜ ́
 L ' ' ẽ ʌ δ Ɔ ҭ Ɔ ẽ

/,2,0 "A ' O Ñ ɮ
 ы ê Å ɔ. ẽG ы ê CBD ỹ
 Ж ỹCBD ɢ ɢ = ʌ = Å ỹ ẽ CBD "H
 ê ẽ ы CBDʰ ' 4 Å ~ ʰ N
 200 2 000 , Ɔ ' 1 Å ɔ ɔ X Ẽ"H
 = Ω ɜ' Å~ ɜΠ G ʌ ы Ɔ ʰ Ж
 . ʌ Ɔ ɔ Ң δ Ω ы Ç

0,0 $\frac{7}{8}u$ X_0

€ Ω 90 ŷ Ƶ w˘O € Ƶ ˘O
 ʰ Ж ɣ (ɜ ɜ ɜˣ) ʊ ʃ ɛ̃ ẽ
 ʰ Ж ɣ ʁ
 ʰ Ж X L ɣ ẽ δʰ T
 ʊ ɛ̃ ʁ ɛ ˘ Ǻ ˘ ʰ f
 Ò ǻ ɹ ˘ Ó ́ Ы Ǻ

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ឆ្នាំ ២០២២ : ៥៧ អ

. ъе Ѡ ^ Ѡ „ L Γ L eΘ d ~ ѳ J~
 Ё π κ ѠΓ Ω Ā ѳ
 W ε ε
 4 ζ ѳ ε δ Ё₊
 з L ` γ ѳ ѳ ε
 T Γ γ ѳ J ` L ѳ Ё~ ~ ` L
 ~ ` L ѳ ` W ε

O 3 e A v O 3 4 L u
 Γ 3 5 3 3 % i A Γ 7 4 H M X
 C Γ ã 9 L X H ó à F Å ~ O 4
 e ö u L T Γ 11 A 7
 L u Q Å 3 u Γ 6 3 % i 3 u Γ H 3 5 ' A T

21

CHAPTER 3

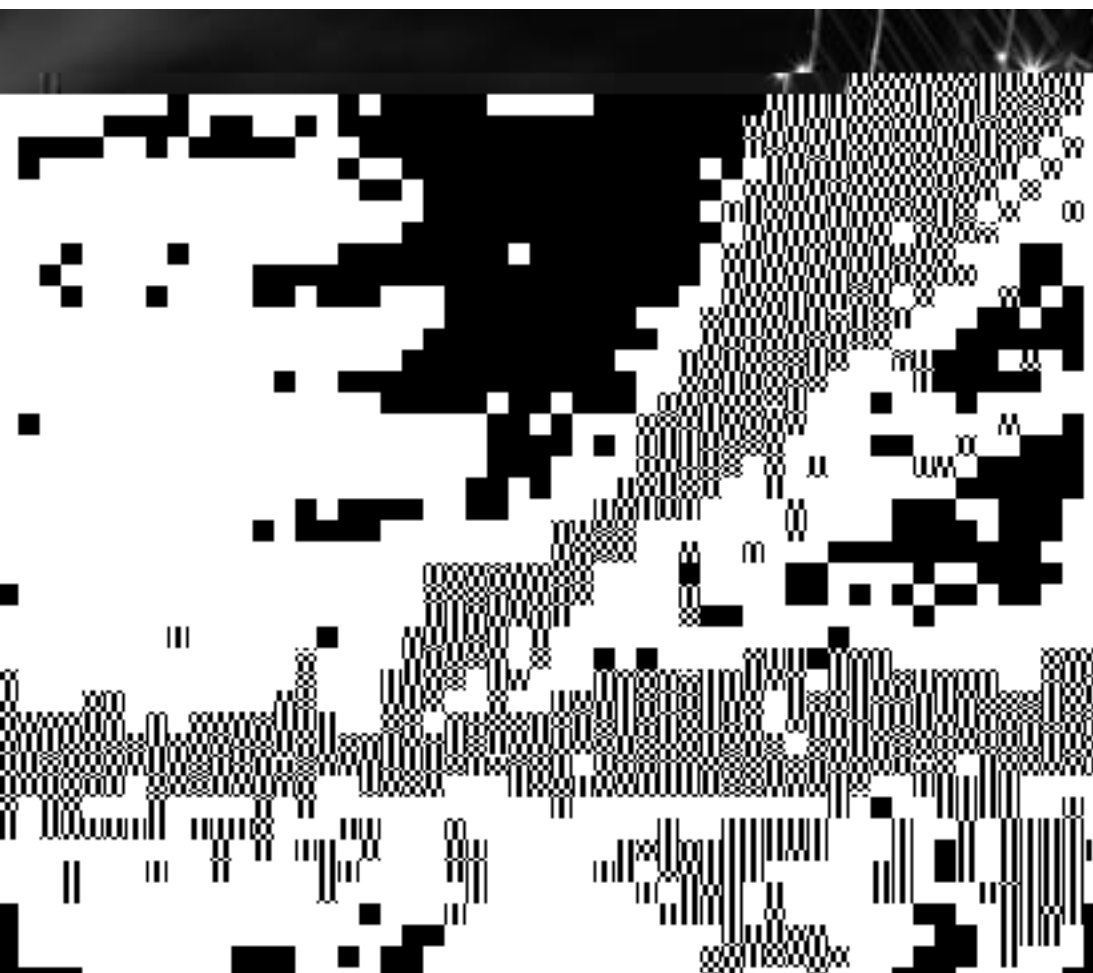


1,/ h ĩ =X

Љ1624 ǎ Ĥ ℒ Tfc Bpmlv ǎ Ĥ ℒ
 Bpmmijwl ǎ M_lf_rr_l ǎ . ℒ Qscclq ǎ Sr_rcl
 Iqj_lb ǎ ǎ ǎ ĥ Ω =ǎ ǎ Љ ǎ
 E ǎ E ℒ ǎ ℒ ǎ ǎ



эП э ă қ X δ ǎ ʈ T Ω Ө
 ʰ Ω ɛ ʉΓɹ X ʊʰ x ʰ ɹ κ э
 Е Ч ă ʰ δ Ω J ʰ ɸ ɐ
 L ɛ 1800 ʰ ʉ Å 4300 ʰ ɐ
 L X X κ ʰ ʉ
 ɛ E X ʰ Ж ă ʉ L 57.91 Å



7% ẽ 150 , ẽ X ẽ ıı Γ ẽ
ẽ ẽ ẽ ẽ ẽ p 1.54 Å ẽ ẽ 1



3-1 “ ”

M	E				ó	Q	Ä		Б	Э		Э	I				
Г	О	М	Э		С		X	Ль		ä	T	I		Т	Э		
N	Г	Э			С		E	N	Ä	ü	F		П		'	Г	А
С	X				M		e20	Ω	80	ý	X	L				ö	
					(Tgkcg Sos_pc)					W	Ë	я		И		'	С
'	.	%	И	ý	%		Ль	,		Ω	Ä	ê	ц	X		Н	е

1,/,1 X L ' 3 L L' L' ă A@B

$\gamma \quad \delta \quad \tilde{E} \quad \tilde{\Omega} \qquad X \quad L \quad \# \quad O \qquad \tilde{E}$

Ω^ˆ Ǻ ǣη ǣ X Oл Ė X L X
‘ ̣ Ж L X ѿ ‘ Ė Π
Ǻ Ė ě Π O ǻ ˆ Ω^ˆ ˜ e Ǻη
ǣ ˆ O ǻ ̣ 20Ω 70 ŷ X ǣ
L Ǻ X L ǻ˜ CBD ̣
CBD ŷ Γ Γ ǣ□ Γ ǣ Ǻ
Γ ǣĈΓ ǻ ǻ ǺΓ ̣ ̣
̣ ̣ ̣ ǣ ǣΓ
= Ǻ ǺηΓ ǣ̣ Π ĈΓ ǻ ŷ Γ
‘ ‘ ̣
CBD ̣ T ̣ ̣ ̣ ̣ %
H ̣ CBD Ė Ė ̣ ̣
1979 277 Ǻ˜ ǣ213 ̣ Ǻ˜ ǣ175 ̣ Ǻ˜ ǣ80 Ǻ˜ ǻ
Ė ě ̣ Ǻ˜ ŷ ̣1969 1983 L
T Θ ˆ Ė 58% L ■ 82%
CBD Ǻ ̣ Ė ̣

1,/2 ω Ǻ ̣ Ǻ

ǣ δ Ω ˜ h T X ǣ Hψ ‘
‘ Ǻ ̣ ̣ ŷh O X
‘ ̣ ̣ ̣ ̣ ̣ ̣
X ̣ X ■ h ‘ 4 Ǻ κ
■ ̣ 3.6 Ǻ δ 2.5 Ǻ E Ч ‘ 1 Ǻ

$\mathfrak{w} \quad 3-1 \quad \mathfrak{A} \backslash \mathfrak{G} \mathfrak{D} \quad \check{\mathfrak{z}} \quad \mathfrak{X} \quad \mathfrak{L} \quad \mathfrak{w} \quad \mathfrak{Q} \check{\mathfrak{A}} \quad \mathfrak{F} \check{\mathfrak{e}}$

1,0

'O i

Lux X



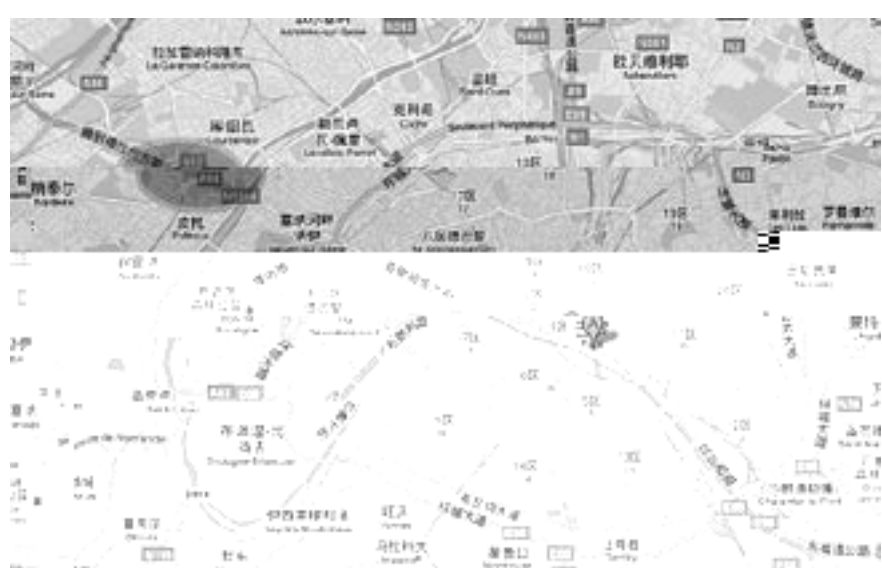
१

7

i

 $L_{\Omega} \mathbb{A}$ 

Ғ κ . İ X 650 ŷ. uı Ȧ
 җ # ʼ ê . (Gp_l bq Bmsjct_pbq) ʼ = ă L X Һ
 L җ . Ȧ~ 31 Г I Ծ ɹ . δ
 X Ȧ L 6 Ծ Г ʼ ŷ Г җ W uı
 Ȧ Ծ ă Б ~ ʼ
 uı ı uı X L δ y
 h Ծ



3-3

0, Һ 2.

uı 20 Ω 60 ŷ ă δ T Һ Ȧ
 L(L_ Dcdlqc) Һ T uı X L
 җ 250 Ȧ 6 40 L ă Ȧ ă җ 160 κ ʼ
 M Б T 2 000 κ Ȧ 30Æ Ȧ ʼ 350 ,

| | P |

X ζ

ν^h Ж ъ

◆′

o

л

σ ε

3-4

$0, \pi \quad \omega \quad \omega'$

‘ Μ ς Ω Γ ’ Μ Ό

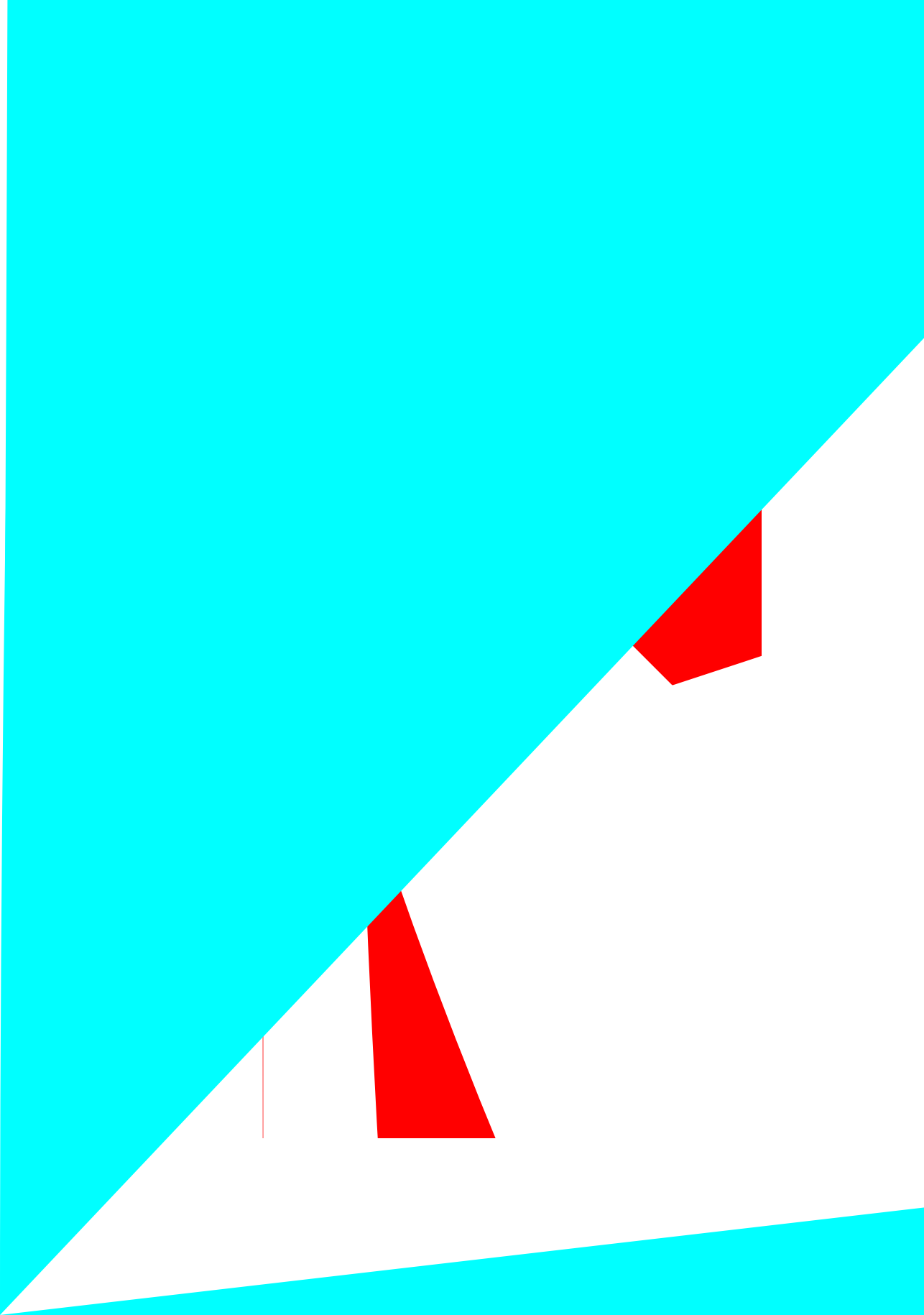
NTF α

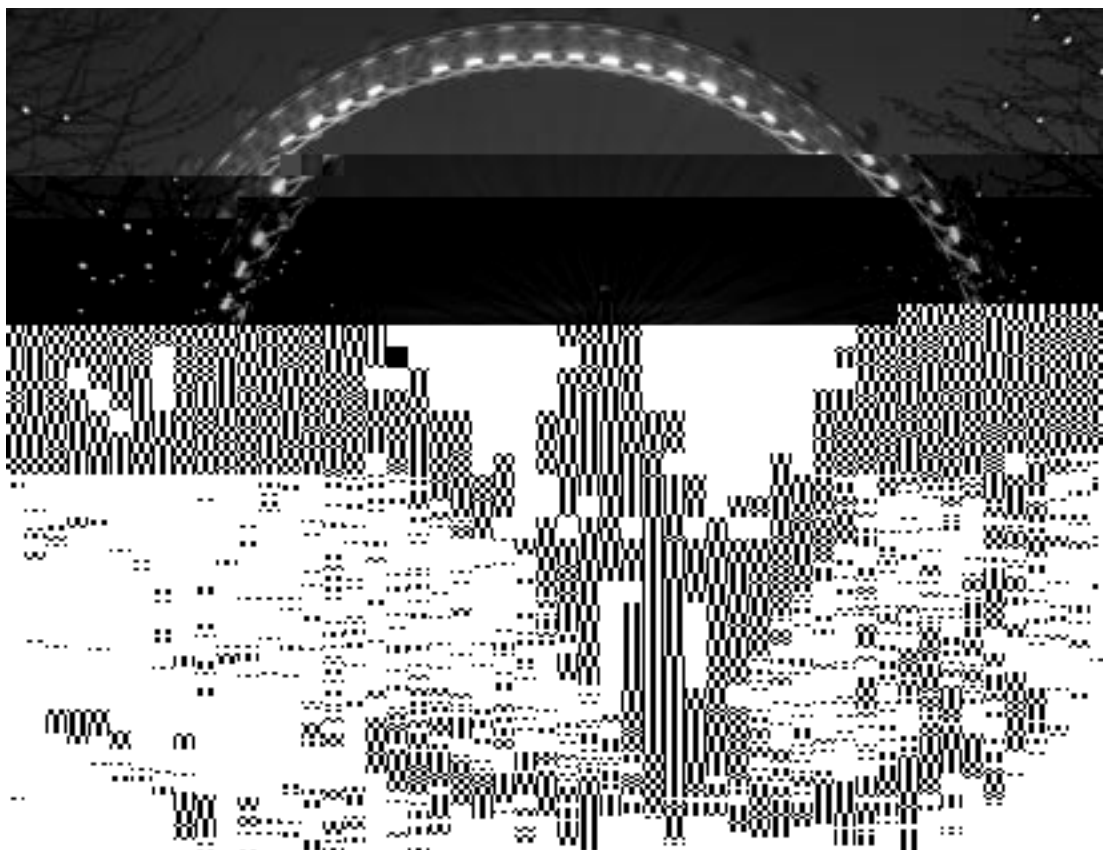
W

Π Ω

Ä Π ΥΧ RER 3

1~ 314~ Å 32~ П 35, e





к к е 1 100 , е Ѡ Ā 2 200 , ' е
 к к` ѡ δ к э к эЕ к эѠ Ā Ā Ā ек Ā
 X к , э э Ѣ Ā ~ Е к
 Г Ā Ā е Ā Ā Ѡ Г Ā Ā . Ā Ā к
 Ā ѡ Ā Т к 1 580 Ā ек Ѡ с
 X ѡ^h 2004 Е Ā Т^d δ 3 650 к W Ā ѡ ѡ Т^d
 17% е

Diagram illustrating the decomposition of a handwritten digit '4' into three parts, each labeled 'H'.

The parts are associated with the following character sequences and labels:

- Part 1: Rfc Uqcr Clb (Labels: 0.1, 2, 0.1, 6, 4)
- Part 2: JmlbmI Agw (Labels: /51, 0.1, 2)
- Part 3: Bmajl_lb (Labels: 0.1, 6, 4, 4)

1,1,/ κ Ε Ε

κ 17Ω GΘ υΓ X Γ Δ υ υ
 F κ w δ υ X (IFC) εκ Cgrw md Lmlbml
 δ “h ” Sos_pc Mgjc κ X ũ
 ε, Å~ Δ ε Γ ô δ υ Τ Γ Ε –
 T υ m 3я ε υ 100, е щ I Γ
 p 50 , T Γ e ε ε Ω 90 ŷ κ ã 500
 Ω υ Ε X υ 470 κ
 1 000 κ ε υ X Ε Ε Å GΘ λ 13 Δ 60
 υΓ ζ ε X . X ε– ε Å Δ
 υ J ε
 υ 2006 3 2001 2005 κ κ
 ε w F Oy h , ε η ε κ ■
 □ Oy щ 1992 16%ε η ŷ 20% ~ П
 Oy щ 27%η 31% Ω υ εκ ζ Ω ε
 W O υ ã П h ` 500 κ W ■
 Å Ω W П 1/3GΘ ε εκ Ω ε υ , X
 ã , Å~ 800 Ε X 170 υ , Å~ ũ εκ
 υ Γ ”Hψ Δ E Ч Δ υ δ “ Å
 O υ ”ε
 κ Å П Ω ε Å П X υh κ F
 υ П щ I ε ε ε ε ε Δ Í ε` ε ε

$$\left| \begin{array}{cc} & \\ & \end{array} \right| \quad \left| \begin{array}{cc} & \\ & \end{array} \right| \quad \left| \begin{array}{cc} & \\ & \end{array} \right|$$

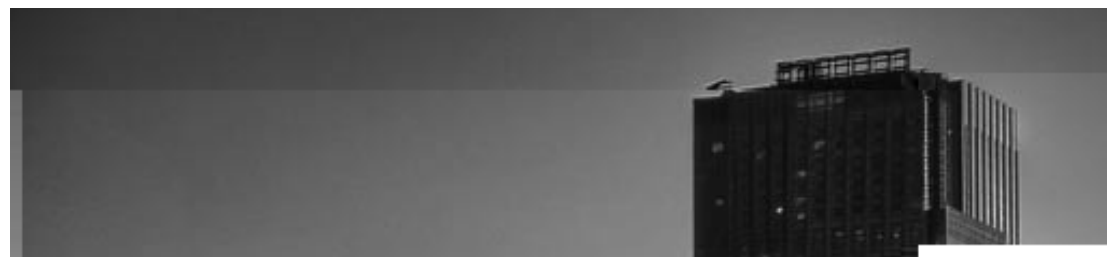
1,1,0

$L' \ L' \ \tilde{A}$

$\Omega \ \tilde{A} \ L$

1,2E 4 X

X M h X h T
√ Ÿ T ' ~ ' ñ X ε M ε M
' € Ө ñ X δ È L ЭП Э # O T Ё ε
M ß F Ъ L Q Å J w Г



L 621 Å 2005 é 8 845 , 6 E Ч
 Г 8 æ æу Г æ X Å ы ε Å~ Ъ
 58% Å~ æ47% 4 84% ы Å~ æ 50 к WGD 6
 Å~ 90% X E Ч Å ы ~ ε ỹ E Ч E Ч F
 ỹ L 4 X L ỹ ă . ЪΩ 4 ЪΩ E Ч
 П 6

1,2,/ β υ ê

E Ч L p 8 L Q Å 4 000 ,
 6 κ E Ч X F ỹ L æ X L 4 L 3 L Q
 Å δ 2 900 , 6 F ỹ β υ ê L x Q Å ` ,
 € X h L E Ч X ы L υ h щ 20 Ω 20
 ỹ 6 у Q Å 6 γ . Q Å
 GD 3 δ ỹ T Å~ Ç Ë ó ă 80
 ỹ β υ ê δ E Ч ы X IFC ε M ы X 6
 β υ ê ó δ 4 Q Å 1 700 ■ 3 L
 60 ° у Q Å * υ δ 11.33 Ë
 3 L 7.14 6 2006 L ê C Γ Γ ã 123 w W ■ E Ч
 20%GD 6 6

ы * ы ê E Ч "Hψ X



3-9 7

ε ς ΩΩώ Ε Υ ς ε δ ε δ β υ ê 2
 m ς Ξ δ ς
 78 ς Σ Η Λ L ε

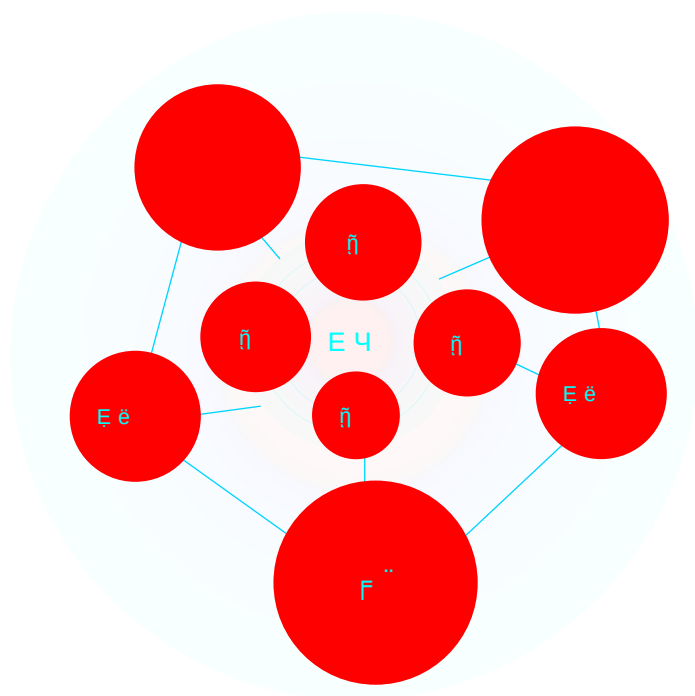
1,2,0 ỹ

20Ω 50 ŷ. ᵑ E Ƴ 𐄂 ɔ L
F ŷ L 𐄂 L J X L 𐄂 𐄂 F X u L ā 𐄂 Ā~ 𐄂Ā 𐄂
J u Γ X L ê Π Ξ
 h ᵑ 6 δ 𐄂 𐄂 X L ǒ X
~ . 𐄂 L ᵑ 1958 𐄂 ll E Ƴ 𐄂 ñ

3-10

3-2

1 MM21 E Ч у L 1 T
 e E Ч у L 4
 # O ǫ e Ъ E Ч~ L“ п E Ч .
 O ш п o X ” 2 ǫ ε
 (ñ F 1) ' D K
 E 'A e ñ X L ǫ Ë 7 Ж X L ш
 Oш ' 7 M O 1982 1987 E Ч X Ǿ Ā
 ' Ë380 , 1988 1992 8 696 , у L
 Ъ ñ L e ǫ Ë ñ X L 1 E Ч у
 L 7 “ E Ч 2 7 ó e



3-12



Ե “ ’ Ճ = E Վ Բ
 Ծ Ծ Ե E Վ “ ^ Է Ճ Ե
 Կ ի E Վ Դ Ճ հ Վ Ծ E Վ Դ Ճ հ
 ^ դ X T Դ Ճ Լ Դ O ` Ծ
 Լ Դ Է թ ղ X T Դ Կ
 T Դ Դ Տ Ճ Ե
 X Լ NT X Վ X



3-3 e X 7 ǫ
 5 7 ǫ e h W A ~
 A Wʷ e ʙʰ T Ǻ O
 ɸ X ɸ ɣ e ʙ
 ɸ ɔ ʰ
 W ʁ ɣ ~ L ɣ 5
 ʹ ʙ ʙ M O ʹ ʰ ʁ ʰ X u ʹ

3-3

Figure 1 displays four plots showing the evolution of the number of particles in different states over time. The top row is labeled 'P' and the bottom row is labeled 'Q'. The left column is labeled 'Q' and the right column is labeled 'Q'.

- Top Left Plot (P, Q):** Shows the evolution of the number of particles in states $Q \rightarrow L$ (blue), $Q \rightarrow A$ (green), $Q \rightarrow R$ (red), and $Q \rightarrow e$ (purple). The x-axis is time t from 0 to 100, and the y-axis is the number of particles from 0 to 100.
- Top Right Plot (P, Q):** Shows the evolution of the number of particles in states $Q \rightarrow L$ (blue), $Q \rightarrow A$ (green), $Q \rightarrow R$ (red), and $Q \rightarrow e$ (purple). The x-axis is time t from 0 to 100, and the y-axis is the number of particles from 0 to 100.
- Bottom Left Plot (Q, Q):** Shows the evolution of the number of particles in states $Q \rightarrow L$ (blue), $Q \rightarrow A$ (green), $Q \rightarrow R$ (red), and $Q \rightarrow e$ (purple). The x-axis is time t from 0 to 100, and the y-axis is the number of particles from 0 to 100.
- Bottom Right Plot (Q, Q):** Shows the evolution of the number of particles in states $Q \rightarrow L$ (blue), $Q \rightarrow A$ (green), $Q \rightarrow R$ (red), and $Q \rightarrow e$ (purple). The x-axis is time t from 0 to 100, and the y-axis is the number of particles from 0 to 100.

$$\begin{array}{cc} \mathfrak{Q} & \mathfrak{E} \\ \mathfrak{h} & \mathfrak{T} \end{array}$$

e ✓
 e

 $\tilde{\alpha}$

E 4 2

X

61

Г . е N Г С Ë
 e'O з J з Ѡ е
 С Т Θ J X з Ѡ Г y X з □ T J X
 з X з 7 е
 7 Г е' ã ~ δ W
 Ä ä T J , ш M e ' ' ä ^
 h . 7 е
 7 ǎ ę 7
 O 7 ^ 7 ã^h T е
 7 E ш O С е~
 7 e M O С ã С ▲ С Б
 е ▲ G ш Q Ä ь G е' ь
 ^ G 7 з ^ u ä 3-4
 J , 3-13 е

1,4,0 ' ~ ь '

з X ' ш % J з %
 з ε е E X ε G W Ä~ з з
 з I Г % T Г о ш ã ш Q Ä
 δ O е' ~ Г X X Q Ä L T ê
 ш X L ш J Б ' h е~
 X L ã Γ e V ▲ ш Γ р з
 % з i з Ä ' X L е X '
 р Q Ä C ш ш Γ р з Ä з з % i J Б ' е



X ð Ó Ĩ u X h ΩΩ Γ δ
 3 Ÿ Γ δ ε Ó u Q Ā Ñ ^
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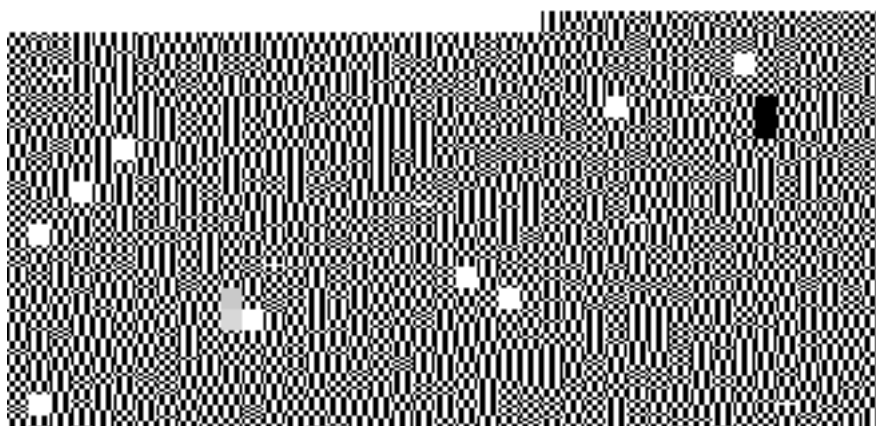
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CHAPTER 4





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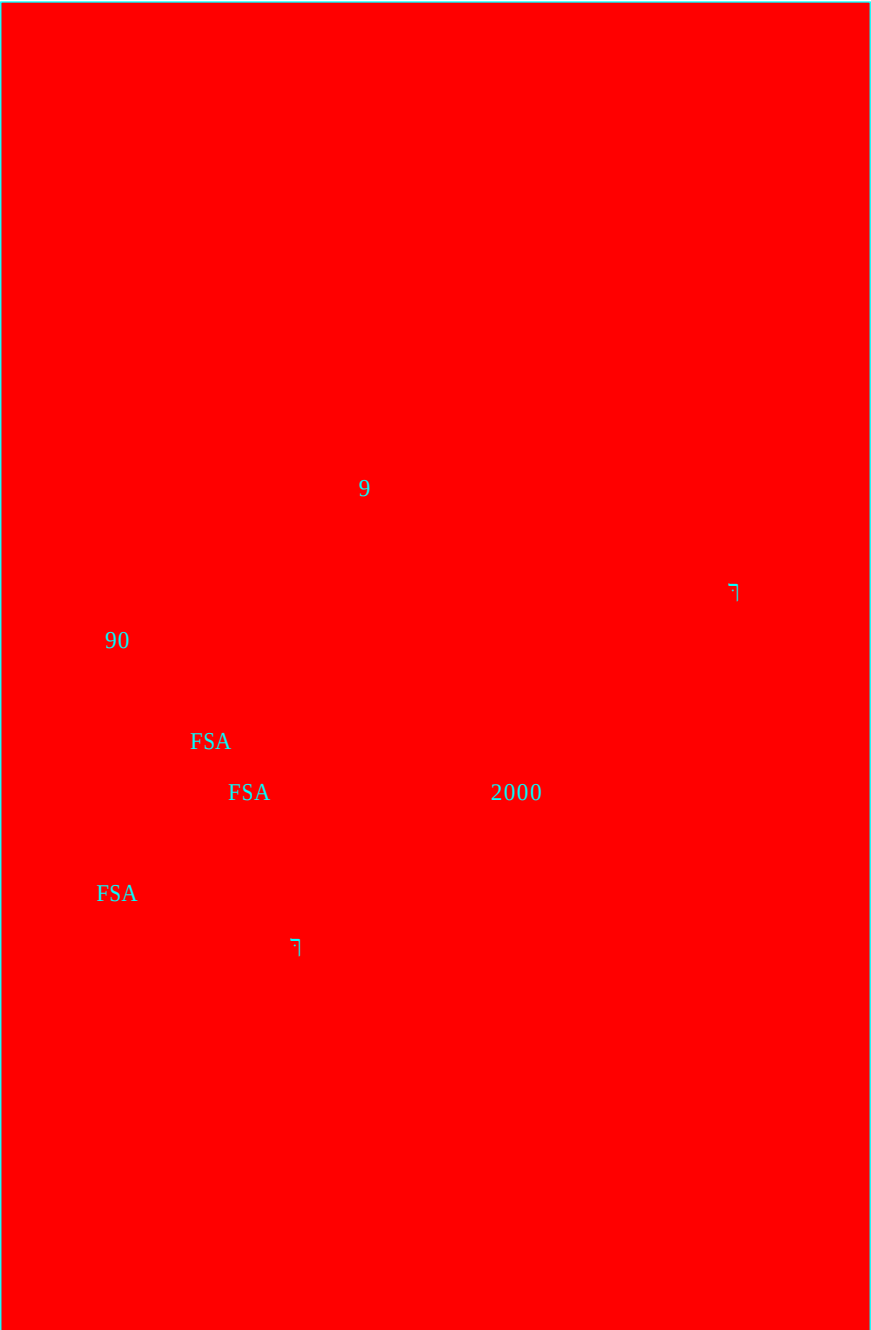
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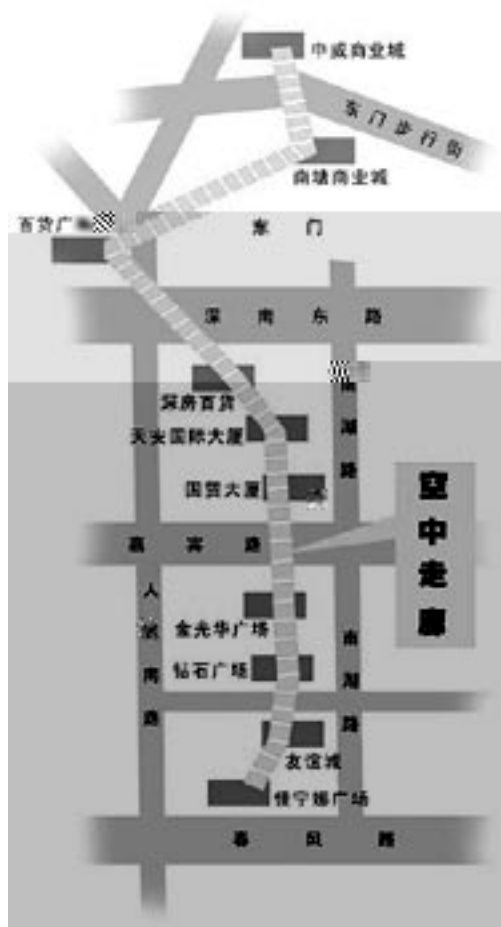
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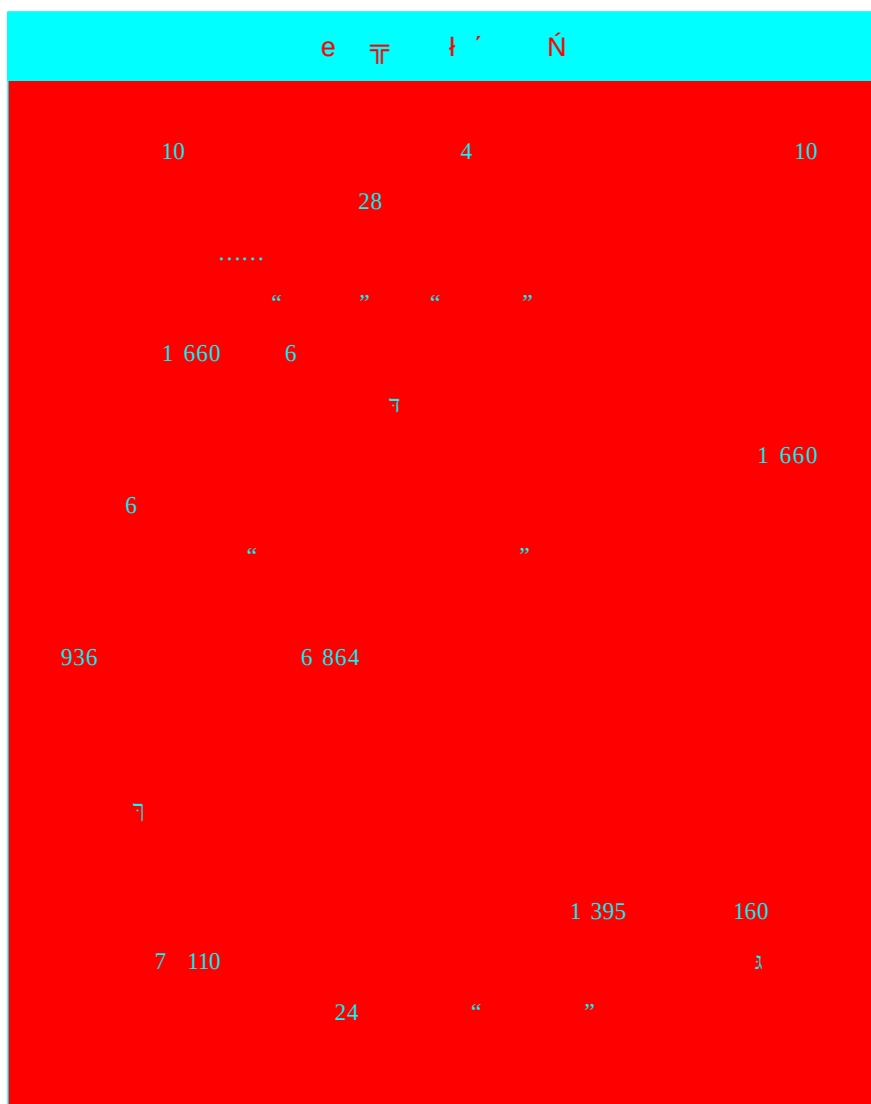
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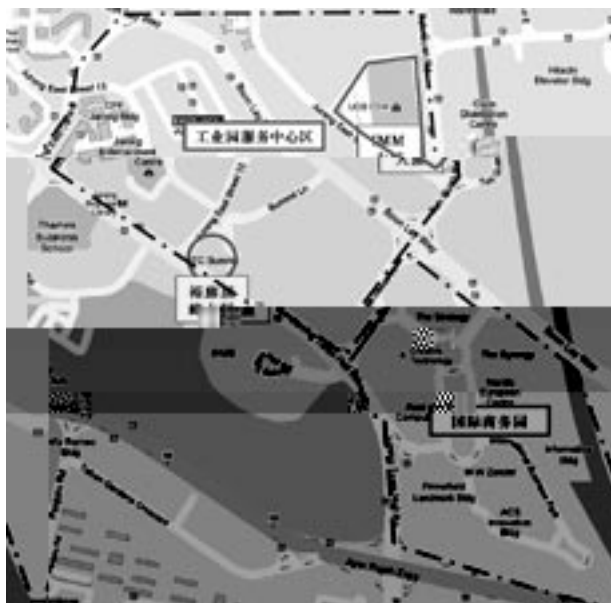
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CHAPTER 5





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