



Abstracts

W11- Metropolitan Dynamics: Urban Change, Market and Governance

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Attracting creative knowledge: Strategies towards competitiveness in Amsterdam and Barcelona

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Amsterdam and Barcelona recently seem to have become direct competitors in terms of attractiveness as a business location. In the most recent European Cities Monitor, Barcelona is 4th and Amsterdam 6th in the list of 'best cities to locate a business today'. Amsterdam was far ahead of Barcelona on that list for years, but Barcelona has meanwhile caught up and even passed by. Barcelona is often presented as an example of successful urban regeneration, strategic economic and cultural development planning, and city marketing. Certainly, the current position of the city in the international landscape is explained as the result of a long term strategy which already started during the preparation for the Olympic Games candidacy in the 1980s. Amsterdam's attempts to become more competitive have started much more recently, partly in reaction to the perceived 'lost ground' to cities like Barcelona. Until last year, there actually was no such thing as an integral competitiveness strategy. The attempts to make the city and city-region more competitive rather happened 'piecemeal' in unrelated sectoral initiatives.

In our paper we want to compare the current and past strategies towards competitiveness of both cities and their city-regions, with particular attention for the recently increased importance of attracting creative and knowledge-intensive industries. How much influence has Barcelona's competitiveness strategy since the 1980s had on the current situation? Which positive and negative effects did it have on the city and the city-region? Which other factors contributed to Barcelona's increased competitiveness? And, seen against the Barcelona experience, what effects can Amsterdam expect from its competitiveness strategy?

Gentrification in a globalising world, case study: Istanbul

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Today, there is a tendency to regenerate the historical cores of many cities in different locations of the world. Nevertheless, the efforts of their rehabilitations frequently bring a serious problem of gentrification of the neighbourhood which result in the changing of the inhabitants involuntarily.

'Gentrification' in a large scale may surely be regarded as an inevitable fact related with the capitalist restructuring systems of the world. Many cities located on different territories of the world with variable economical, political and social characteristics come face to face with this reality in relationship with how much the city is open to globalising currencies. On the other hand, gentrification could be considered as a 'place' related fact. Although it should be regarded as an international reality, gentrification of the dilapidated historic neighbourhoods in different cities of the world may surprisingly show different responds compared to each other. In this paper, examples of gentrification period from a metropolitan city, Istanbul will be given to clarify this diversity in regard with socio-economical and cultural aspects of this fact.

This paper aims to give an overall picture of gentrification movements affected by the local parameters which are special only for this city; the differences occurred in different neighbourhoods and the innovatives which give a start to this period beginning from 1980's. Within this frame, other examples except for the general negative ones which unfortunately rule this change, others will be studied. In our opinion, these 'other' examples rise new hopes for the future of gentrification in Istanbul by including the inhabitants of the neighbourhoods to this period that may result in a more sustainable way of life.

(In)formalization and the civilising process: Applying the work of Elias to housing-based anti-social behaviour interventions in the UK

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This paper utilises Norbert Elias' theory of the civilising process to examine trends in social conduct in the UK and to identify how problematic 'anti-social' behaviour is conceptualised and governed through housing-based mechanisms of intervention. The paper describes how Elias' concepts of the formalisation and informalisation of conduct and the construction of insider and outside groups provides an analytical framework for understanding social relations. It continues by discussing how de-civilising processes are also evident in contemporary society, and are applied to current policy discourse around Respect, anti-social behaviour and 'underclass' theory. The paper utilises the governance of 'anti-social' conduct through housing mechanisms in the UK to critique the work of Elias and concludes by arguing that a revised concept of the civilising process provides a useful analytical framework for future studies.

Explaining differentials in housing and neighbourhood satisfaction in post-WWII areas in Europe

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In many cities in Europe the estates built in the first decades after the Second World War are currently under reconstruction. In many of these areas large-scale transformations in the housing stock have changed the appearance of the estate. Earlier research has indicated that a large number of inhabitants living in such areas are quite satisfied with their housing situation and with the neighbourhood itself. Moreover, the high level of satisfaction is definitely not always the consequence of restructuring processes. It seems that these areas are nice places to live for all kinds of different groups, elderly and young people, natives and immigrants, large and small households. But, differentials do exist. In this paper we want to explore the determinants of housing and neighbourhood satisfaction. Which groups of inhabitants are particularly satisfied with what? And is the level of satisfaction mainly determined by the individual and household characteristics of the inhabitants, by the characteristics of the dwelling, or by the characteristics of the neighbourhood? It might even be the case that major differences exist between countries. Answers to these questions might give important clues for policy makers. If, for example, individual characteristics are more important, a different kind of policy is needed than in a situation in which aggregate characteristics of the area are predominant. The paper will be based on a survey held in 29 post-WWII estates in 10 European countries.

About the relationship between housing, income and preferences

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It is widely known that people's choice of dwelling type and housing standard is strongly linked to their assets and disposable income ' and to their expectations as to these factors, which provide the budgetary framework for housing choice. People's housing preferences, which are socially and historically determined, are an important factor, too. Today, the individual housing choices of part of the population are causing an urban sprawl of detached and terraced houses, while at the same time the choices of others are contributing to a compact urban structure. To find out more about this paradox and about the relationship between people's preferences and economic potential, a large interview survey was conducted in Finland in the

years 2004 -2005 including a special sample for Helsinki and the Helsinki Metropolitan Area. While applying this interpretation framework my presentation reports on the crucial findings of the survey.

Promoting urban fringes and functional re-centralisation as a sustainable spatial planning strategy for growing cities

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Many cities have responded to the problems of urban growth and over-crowdedness in city centres by promoting decentralization as an urban strategy. Typically, decentralisation implies a leapfrog approach where new towns with enhanced amenities and employment opportunities are developed away from central locations, usually on hitherto greenfield, rural or agriculture lands. The results are often new neighbourhoods in suburban settings that are generally lacking in character, identity and social cohesion, although there can be exceptions. The paper examines the experience of the island city state of Singapore in terms of its experience with the decentralization strategy. Using the case study, it advances the argument that decentralization, by itself, is an inherently unsustainable approach to accommodate urban growth, given its attendant costs of greenfield uptake, higher transport infrastructural costs and sub-optimisation of urban resources. Where city centres are already entrenched in their economic, social, cultural and political roles, the paper extrapolates that over time, re-centralisation will take its course, with or without government intervention. The attendant consequences could be unrealistically high price escalations in the real estate market, caused by a combination of pent-up demand and speculative activities. The paper posits that an appropriate and more sustainable urban strategy is a gradual centre-to-fringe shift of people and business in the early stages of urban renewal, as opposed to leapfrogging directly to new suburban locations. This allows the city to recover, renew and regenerate itself, with least disruption on social and economic linkages, while preserving urban investments and optimizing its resources. Fast growing cities may find useful lessons in this mode of development.

Transforming metropolitan Barcelona: Between the postindustrial and the knowledge city

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Barcelona has been seen as a European resurgent city, and its urban transformation model has been several times awarded and imitated. Nevertheless, little research about the performance of Barcelona's metropolitan region has been published. In this paper an exploration of Barcelona's metro economic and residential dynamics is offered and urban projects, derived of such processes, are exposed. The research is addressed, first to analyze the spatial distribution of economic activities and its change across the time, and second to link such process with the emergence of new projects phenomena and projects. Three structural transformations characterize the Barcelona's metro dynamics: a strong tertiarization process, a progressive ageing of population and a wealthy increase. And two spatial reconfiguration processes characterize the spatial dynamics: a strong decentralization of residence and a selective decentralization process of economical activities. As a result of both structural and spatial changes new urban challenges are faced, like: social exclusion areas derived from immigration, low density residential projects on the metropolitan periphery, and a strong office demand at the metropolitan core for intensive-knowledge economic activities.

Planning for sustainable growth in Melbourne (Australia): Housing affordability and equity implications of constraints on the planning system

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In 2002 the Victorian State Government launched its strategic plan setting the direction for the city's growth over the next three decades ' Melbourne 2030. Important aims of the policy are to create a more compact city, increase the level of affordable housing across the city and ensure that the benefits of growth are shared fairly. Densification is promoted on grounds of environmental and urban sustainability. New housing is, however, primarily the reserve of the private sector and local government authorities do not have the power to require developers to provide housing at sub-market rents or prices. The government's primary lever of influencing housing standards, location and costs are it's planning and zoning regulations.

In this paper we examine Melbourne 2030's affordable housing objectives in light of planning constraints imposed by private sector investment returns and path dependencies generated by the existing property stock. We use GIS techniques to integrate unit record property transactions (re-sales) and rental price data and examine the geography of residential investment returns and asset appreciation; and analyse housing stock path dependency by including construction year in hedonic housing prices estimation.

We find that the geography of the investment yield components to some extent are inversely related and differs between property types. Densification and provision of new housing and apartment type property may thus add to equity/wealth concerns arising from economic restructuring and household/demographic change by increasing the value of inelastic neighbourhood externalities. The geography of residential investment returns may also contribute to persistent and increasing levels of social segregation and wealth inequality and impede the government's affordability objectives. House value depreciation may have a U-shape, making it less likely that older areas will be redeveloped and/or accessible to lower income households. Policies objectives such as heritage protection may add to this U-shaped relationship.

Spatial analysis of housing supply and affordability in metropolitan lagos (comparative analysis of low cost housing estates)

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The study aimed at studying the level of affordability of public housing to the urban dwellers in Lagos State Housing Estates with the view to highlight the impediments and proffer possible solutions.

Four public estates were selected as case study. These are Ogba (medium income), Adekunle (low income) and Amuwo Odofin (low income).

A simple random sampling was employed to distribute questionnaires to residents in the selected estates. The questionnaires sought to determine the level of supply vis-a-vis the ever increasing population of Lagos being the commercial nerve centre of the most populated Africa nation. It was discovered that the supply was grossly inadequate thus forcing up the prices of housing in obedience to the law of demand and supply.

Another objective is to determine the purchasing power of the section of the population for whom the houses were meant for. This was done using the present minimum wage in Lagos state civil service. The findings were very pathetic. It was found out that a fresh graduate will have to give up to 50% of his total earning. This to a larger extent gave birth to several shanties and ghettos in and around Lagos environment.

It is also discovered that most of the original allottees have either sold their apartment outrightly or have let them to the present occupant. Facilities in these estates were at different state of

dillapidation because they have been stretched beyond their capacities due to population explosion.

Conclusively, solutions were proffered to the problems identified and recommendations made to those charged with the responsibility of public housing delivery and administration. Also, the respondents gave useful suggestions on how public housing programme can be implemented effectively.

High-rise residential development in 'Moscow-City': Case study PLOT 4

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MIBC 'Moscow city', is a high-rise development situated within the garden ring of Moscow, consisting of 3.5 million square meters of office, hotel, retail and recreational areas. The chief aims of the development are, to introduce sky-scraper architecture to Moscow, to facilitate creation of quality investment projects, to create large tax bearers and to introduce new quality workplaces.

The architects and planners from 'Mosproject 2' planned mixed-use buildings so as to keep the development alive 24 hours. Thus integration of residential units into the majority of buildings will cultivate urban environment, contribute to the sustainability of social activity. The residences of MIBC plots are situated in skyscrapers with heights ranging from 230 m to a soaring 648 m. This is not the first time high-rise living is being introduced to the Moscow real estate market, however it is the first introduction of high-rise living as part of a mixed-use scheme.

MIBC development will be supplied by a rapid transport system which will link it to two major airports, and also by a mini subway line that will connect its three stations to the city subway network. The office workers and visitors arriving by subway are distributed from 'Central Core' to other plots situated on the periphery of Core via pedestrian bridges.

Case study Plot 4 project with a height of 236 m is a mixed-use development comprising of offices, apartments, hotel and aqua park facilities. Plot 4 residences are situated on the top section starting from 43rd floor till the top 60th floor promoting living in proximity to major entertainment, commercial and administrative environments to the emerging elites of Moscow. MIBC development's strength relies in mixed-use development scheme as a major urban regeneration idea. In the place of old botanical gardens of Moscow, now emerges MIBC development's first high-rise buildings.

European urban sprawl: Sustainability, cultures of (anti)urbanism and 'hybrid cityscapes'

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This paper has its origins in a comparative research project examining aspects of urban sprawl in Europe undertaken within the 5.FP EU. The project Urban Sprawl: European Patterns, Environmental Degradation and Sustainable Development (URBS PANDENS) sought to understand recent trends in urban sprawl in a number of case study urban regions (Athens, Liverpool, Leipzig, Ljubljana, Stockholm, Vienna, Warsaw) and to advise the European Commission on policy development with regard to the control, management and amelioration of the effects of urban sprawl. The scientific results of the project will be published in the forthcoming book: Couch, Leontidou, Petchel-Held (Eds.) Urban Sprawl in Europe, Oxford: Blackwell, 2007.

The term »urban sprawl« is often used today rather negatively, typically to describe low density, inefficient, suburban development around the periphery of cities. Many of the definitions found in the literature tend to emphasise the idea of urban sprawl being a type of urban form or a pattern of urbanisation, rather than a process of urban change, - that was a

more useful perspective, since it is the process of »sprawling« that leads to undesirable development effects, and it is in the process of »sprawling« that policy must intervene. The aim of URBS PANDENS project was to provide a more general discussion of the nature of urban sprawl and to consider:

- the extent to which common European patterns and processes of sprawl can be found, distinct from those previously identified in the USA;
- a small number of important »archetypical« perspectives on European sprawl: life-style driven, infrastructure-related, state-regulated.
- whether new theories can be formulated to explain urban sprawl;
- what innovations might be suggested regarding the management of urban sprawl.

Behind suburbanisation: New housing construction in Prague Metropolitan Area 1997-2005

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Numerous recent articles about urban change in post-socialist cities present suburbanisation as the main process that reshapes the geography of metropolitan areas in Central and Eastern Europe. Our paper does not question these findings. However, on the example of Prague it brings an additional dimension that helps to clarify the significance of suburbanisation process in the context of overall urban change. We focus on residential suburbanisation and use data about new housing construction in 1997-2005, i.e. since the beginning of more massive suburbanisation. Our findings show that despite suburban areas account for large share of newly constructed housing, majority is build within compact city. In suburban areas, new housing construction brings radical change of places where it concentrates. On the other hand side, even larger amount of new dwellings constructed in already established inner city neighbourhoods does not bring such a relative growth like in suburban belt. However, large share of new housing construction in central cities shows their vitality and strength of alternatives to suburbanisation. In addition the paper illustrates the strengthening position of Prague metropolitan area within the country and changing profiles of new housing construction in relation to the distance from the city centre, including size and price of dwellings. The main message, however, which we want to deliver and empirically document is that suburbanisation is not the single major process that reshapes post-communist Prague. There are alternatives that have to be considered in interpreting urban change in Central and Eastern Europe, alternatives that show the vitality of urban cores and offer more sustainable alternatives to sprawling post-communist metropolis.

Crossing continents, changing places: The neighbourhood consequences of new immigration

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Much is being said about new immigration in the UK, but little is actually known about the daily realities of new immigration or the factors shaping these experiences. Much is also being made about the contribution of new immigration to the supposed crisis of cohesion in urban society, but little is known about the neighbourhood consequences of new immigration. Research and analysis of new immigration has tended to focus on broad policy concerns (such as the operation of the asylum system), wider impacts of new immigration (such as the consequences for the national economy) or the particular experiences of new immigrants (such as the incidence and experiences of homelessness). Analysis has largely failed to situate the experiences of new immigrants in the particular places that they reside and to consider if and how these experiences vary between different places, or to recognise and explore the transforming effect of new immigration at the local level. This paper proposes a conceptual

framework designed to support efforts to address this significant caveat in knowledge and understanding. A threefold classification is presented that integrates attention to the consequences of new immigration for individuals, communities and neighbourhoods, while recognising the importance of contingent factors, including the nature of place, issues of identity and the significance of individual and collective agency. The result is an approach that recognises the inter-relationships between the housing and related opportunities and experiences of new immigrants and 'receiving' populations, community relations and neighbourhood sustainability.

The concept of sustainable urban development. The case of greater Jakarta

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A massive urban sprawl in "Greater Jakarta" has been escalated during the last 2 (two) decades. A large number of new towns, real estates, and industrial settlements emerged in this 2000 sq km region called "Jabodetabek" (Jakarta-Bogor-Depok-Tangerang-Bekasi). In between, the inner city of Jakarta has change in very high acceleration. It is predictable, that the deterioration of the infrastructure and the declining of the livability will go forward. Hence, it is important to address strategic planning approaches to anticipate the rapid development of the Jakarta Metropolitan in the future. There are numbers of recommendation already exist, the paper has the intention to calculate malleability of some new concepts, i.e., "*sustainable development*" and "*multistakeholder planning approach*", which are currently worldwide favorites by the academic and policy maker circles.

The author underlines the need to reform the "liberal," growth oriented urban policy from the past. The new policy should be focus on the improvement of the livability and the competitiveness of the city as absolute priorities.

The city government should have a strong political will to execute necessary political fundamental changes to establish sustainable urban policy base on multi-stakeholder planning approach. A new system of urban management should be developed by taking into consideration the multiple conflicting situations between 4 different groups of stakeholder; the first (the inhabitant) needs Jakarta as daily service center, the second as a regional-metropolitant center, the third as national center for governmental and economic institutions and the last group as sub-system of global economic network. The priority program of the new management should focus its efforts to control the process of unbalanced and unethical land-use generated through unfair distribution of strategic important resources like land, water and others included social capital.

City-regions in Europe: The potentials and the realities

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The aim of the paper is to analyse the recently very fashionable 'city-region' (metropolitan area) issue. Two very different sources of information will be taken into account for the same group of cities. One of these is a very fresh ESPON analysis on urban functions for all EU metropolitan areas, which differentiates between morphological and functional urban areas. The other is a recent URBACT project, which focuses on exploring administrative set-ups and territorial policies within eight European metropolitan areas (Birmingham, Budapest, Cologne, Frankfurt, Glasgow, Lille, Malmö, Milan). The combination of these two empirical sources allows the comparison between geographic-economic 'realities' and administratively-politically dominated 'actions' for the eight case study urban areas.

On this empirical basis it is interesting to explore the large differences between EU countries and regions towards city-region cooperation. Dominated one the one hand by local conflicts

between settlements of the same area and on the other hand by the challenge for international competition between metropolitan areas, there are substantially different cases observable, how metropolitan-wide policies are built up (top-down or bottom-up) in relation of planning, economic and regulatory functions. From the analysis it becomes clear that in the European context the boundaries of national states and administrative-political regions (and settlements) constitute very strong barriers against policies which would aim to optimize the position of the metropolitan areas.

A tool to measure opportunities and risks of converting empty offices into dwellings

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In the Netherlands, both the office market and housing market show a mismatch between supply and demand, quantitatively and qualitatively. In 2007 14% of all offices are vacant, i.e. 5.9 million square meters. Experts judge at least 1 million m² as having no chance to be let again as an office. At the same time we see a shortage of about 1 million dwellings. This paper discusses opportunities and risks of converting empty offices into houses. A checklist will be presented to support the decision whether or not starting a transformation process and a number of go/no go decisions later on. This checklist is partly based on a literature survey on user requirements and preferences with respect to office accommodation and housing, and partly on interviews with parties involved in transformation processes in the Netherlands. The interviewees were asked which features of locations and buildings they considered to be most relevant. An earlier draft of the checklist has been tested in practice by market players and students of architecture. The five steps method - from quick and dirty to a more thorough study - include an analysis of the local market and critical characteristics of the location and the building(s), an economic feasibility study and a check on a number of risk factors from a functional, architectural, juridical and technical point of view from different stakeholders. Using veto criteria and gradual criteria the method shows which features of the location and the building favour successful transformation, and which hinder it. A number of examples of converted office buildings for different target groups will be presented to demonstrate the use of the checklist and to show how conversion of empty buildings can submit to rehabilitation and upgrading of urban areas.

A public choice perspective on Chinese urban housing markets: Theory and cases

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Chinese urban housing markets have been transformed over the last three decades. They have moved from a system typified by bureaucratic hierarchy to one dominated by the market processes and mechanisms. This remarkable transformation in the governance of one policy domain raises a number of important research questions: What factors drove reform and what theories might explain these reforms. What was the process of reform and have the types of output anticipated been achieved? What is impact of these reforms? Have they increased efficiency, responsiveness and equity?

This paper will explain the reform programme in Chinese urban housing markets from a public choice theory perspective. Public choice theory argues that efficiency and responsiveness will be increased if competition is brought into public organizations, information on public organizations and policy arenas made public and the size of organizations reduced (Niskanen 1971). Evidence from elsewhere in the world suggests that public choice theory inspired reforms may result in anticipated outcomes: the consequences for efficiency and responsiveness are not always clear, while the findings for equity are negative (Boyne and Walker 1999; Walker and Li 2006).

The paper will firstly review housing policy reform in China and examine the extent to which it conforms to public choice theory principles. Second, we will review the growing literature on Chinese urban housing markets to examine the extent to which it has been used to explain reform. Third case study evidence on the nature and impact of reform will be presented from Wuhan. The case study material will examine how reform in different parts of the housing market relates to public choice principles and include an examination of the consequences of these reforms. The case material will also examine the implications of these reforms for the provision of public services associated with housing provision.

Vigorous economic heart: Recent trends of continuous concentration and development of Hong Kong's Central Business District

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In spite of frequent debates for decentralisation of economic activities from the city centre, or commonly known as the central business district (CBD), concentration of higher-order service functions remains and is even intensified in many fast-growing cities of the Asia-Pacific region. Already developed as a commercial heart for decades, the CBD of Hong Kong has enjoyed continuous growth especially benefited from the city's transition to a service economy since the late 1970s.

This paper attempts to uncover the development trends of this robust economic centre since the 1990s, when the service industry has nourished to a mature level. The author adopts employment and land use data of the past decade to reveal the spatial distribution pattern and historical changes of economic activities in the CBD compared with other parts of the territory. The paper finds that this city core has been growing laterally and vertically in terms of territorial-spatial extent, as well as purifying as an advanced service centre. Such economic activities as finance, banking and stock and exchange have been increasingly predominant in the CBD, thus raising the demand for high-quality offices. A uniquely conspicuous but compact built form, characterized by modern commercial skyscrapers, is resulted. The physical and functional dynamism of the CBD therefore not only deserves policy makers' attention to take this advantage to sustain further growth of the city's economy, but also draws our concerns about how the future cityscape will be created.