



Title: **Private Sector-Led Vertical Urbanism in the Philippines**

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Subject: Urban Design

Keywords: Development
Vertical Urbanism

Publication Date: 2012

Original Publication: CTBUH 2012 9th World Congress, Shanghai

Paper Type:

1. Book chapter/Part chapter
2. Journal paper
3. **Conference proceeding**
4. Unpublished conference paper
5. Magazine article
6. Unpublished

Private Sector-Led Vertical Urbanism in the Philippines

私营化推动菲律宾城市垂直化发展



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Abstract

The paper demonstrates the capacity of the private sector in initiating vertical urbanism and urban development in the Philippines. Private developers have led the successful development of the Makati Central Business District and the Rockwell Center, where the tallest buildings in the country are located. The paper hopes to draw inspiration from the urban planning done by private developers in Makati and Rockwell Center as a basis for other private developers to follow suit to create a more connected, accessible, and safe environment for mixed-income and cross-generational residents. It is also aimed at creating a balance between high-density, high-rise developments and the surrounding urban sprawl by developing the latter into higher density neighborhoods: from traffic and parking generators, public transit systems, to a more convenient commute route for employees and executives.

Keywords: Philippines, Vertical Urbanism, Cities, Urban Development, Private Sector

摘要

本篇论文着重阐述菲律宾私营企业在发起竖向都市设计和都市开发中的作用，私营开发商主导了马卡蒂市中心商业区（CBD）和Rockwell中心的开发，菲律宾的最高大厦就坐落在这里。本文希望通过描述马卡蒂市CBD和Rockwell中心的开发，启发更多的私营开发商以此为蓝本，为跨收入水平和年龄层的居民，建造更加相互关联、合宜和安全的环境，同时也力图用这种高密度、高层建筑开发项目平衡其周边的蔓延式的都市开发，并通过开发交通和停车设施、捷运系统以及为雇员和高管服务的更为方便的通勤路线，逐渐提高蔓延式都市的居住密度。

关键词：菲律宾、竖向都市设计、都市群、城市发展、高层建筑、私营企业

The 21st Century is an exciting time for the Philippines as it bears witness to an urban renaissance in the Philippines, initiated by the dynamic private sector to meet the demands of the growing economy and population. The factors driving this revival are the surging job creation brought by the increase in an educated and affluent workforce and the reality of urban densification in the key cities. Private developers now turn to vertical urbanism to help provide a petri dish for economic growth and global competitiveness to thrive in, and in turn, change the pace and influence trends in the real estate industry.

As of 2012, the official total population in the Philippines is 92 million and is expected to increase to 101 million by 2050. In terms of economic growth, the country would likely grow by 8.4 percent from 2010 to 2020, and 5.8 percent from 2040 to 2050. In terms of size and location, the Philippines has the upper hand as it sits in the center of Asia Pacific and the world (see Figure 1, Table 1), a 300,000 square kilometer archipelago 400 times the size of Singapore, 350 times the size of Hong Kong, eight times the size of Taiwan, and three times the size of South Korea. The Philippine coastline, which is the third longest in the world, is a huge maritime dock waiting to be fully utilized.

21世纪是菲律宾令人振奋的发展时期，活跃的私营开发商发起的都市项目满足了日益扩张的经济和人口对都市的要求，菲律宾见证了都市的复兴。这个都市复兴的原动力是提高教育程度、急剧增加高收入劳动力和主要城市的高度密集化，私营开发商现在转向开发垂直都市，作为提高经济发展和国际竞争的培养皿，同时，这种竖向的都市开发也改变了城市发展进程，影响了房地产业的潮流。

截止到2012年，官方统计的菲律宾人口是9200万，到2050年预计增长到1亿零1百万。经济增长方面，菲律宾希望从2010年到2020年的10年间增长8.4%，从2040年到2050年10年间增长5.8%，在国家规模和地理位置方面，菲律宾的有利条件是它坐落于亚太地区 and 世界的中心（见图1，表1），30万平方公里的列岛是新加坡面积的400倍、香港面积的350倍、台湾面积的8倍、韩国面积的3倍。菲律宾的海岸线长度排世界第3位，有巨大的海港开发潜力。

城市的形成

坐落于亚太地区的中心，菲律宾在过去的五个世纪中经受、吸收和融合了不同国家对其经济、政治和地理上的影响。菲律宾经历了西班牙400年的殖民统治，被美国控制50年，被日本统治4年，从16世纪到



Figure 1. The Philippines is strategically located at the center of the Asia-Pacific, and of the world. The map also shows Palafox Associates' global footprints since 1989. (Source: Palafox Associates Library)
 图1. 菲律宾位于亚太地区和世界的中心，战略位置重要，图中标志了Palafox Associates从1989年以来在全球工作的足迹。（资料来源：Palafox Associates 图书馆）

 Shipbuilding	#4
 Mineral Resources	#5
 Human Resources	#1
 Biodiversity	#1

Table 1. Fast Facts about the Philippines: A brief table showing what the country is known for. (Source: Palafox Associates)

表1. 简短的表格展示菲律宾闻名的事实。（资料来源：Palafox Associates 图书馆）

The City Shaped

Being situated in the middle of the Asia-Pacific Region, the Philippines has endured, absorbed, and integrated the different nations that have once laid claim to its economic, political, and geographical advantages for the last five centuries. For 400 years, the Philippines became a colony under the Spaniards, 50 years under the Americans, and four years under the Japanese. The country was an important international trading post in Asia from the 16th to 19th century for Spain, Europe, America and Mexico, and the Americans made the country their global hub in Asia Pacific from 1898 well into the 20th century.

Manila is one of the earliest colonial capitals in Southeast Asia to be formed following an urban template codified in the Laws of the Indies and is one of the earliest colonial capitals in Southeast Asia to be formed using this formal pattern. This boosted the then 2,000 Manila population to 100,000 within the century of colonization. At the turn of the 19th century, the interventions of technology like steamships and canals initiated economic changes. Manila's population surpassed the 200,000 mark before the end of the century.

The colonial baggage has led cities in the Philippines to be structured in such a way that the very rich are located close to the town center but the poorer population have to endure commuting far distances to get to their places of work, adding to traffic congestion. The business centers are surrounded by low density housing which have prevented a healthier mix of income classes in the city, an urban plan model inspired by car-oriented Los Angeles (see Figure 2). The preference towards the car-oriented development is manifested by the dominance of roads and expressways rather than compact, more sufficient city centers. An aggressive urban environment is seen while the space inside a small comfortable car becomes the preferred place for lengthy and frequent travels instead of focusing on developing wide boulevards, public buildings, landscaped parks, and pleasant vistas.

Each colonization brought forth the best and worst urban planning practices into the country, from King Philip II's "Law of the Indies," Daniel Burnham's "City Beautiful" plan for Manila (see Figure 3), to the relief and reconstruction of Manila from the two world wars. After the Philippines became a republic, new zoning and subdivision regulations to govern the use of development of public and private lands in urban areas became the focus, a change that helped the Philippines regain its economic foothold in the world economy.



Figure 2. The Makati Central Business District showing the contrast between the tall buildings and the surrounding communities. (Source: Palafox Associates Library)
 图2. Makati 中心商业区 (CBD)，高层建筑和周围的社区对比鲜明。（资料来源：Palafox Associates 图书馆）

19世纪，菲律宾是亚洲对西班牙、欧洲、美洲和墨西哥的主要贸易港口，从1898年到20世纪的很大部分，美国把菲律宾作为其全球战略中亚太地区的枢纽。

马尼拉是东南亚最早的按印度群岛法规定的都市模式建造的殖民地首都之一，也是最早采用这种正规格局的殖民地都城，在西班牙殖民的最初100年中，马尼拉的人口从2000人激增到10万人，到19世纪初，蒸汽轮船和运河等新技术的介入改变了经济发展模式，马尼拉的人口到19世纪末达到了20万。

菲律宾的城市格局是在殖民压迫下形成的，即富有的人群居住在非常靠近城市中心的地区，穷人住得离城很远，每天必须走很长的路去城里工作，造成交通拥堵。商业中心周围是低密度住宅区，限制了不同收入阶层在城市里的健康搭配，这和以私人汽车为主要交通方式的洛杉矶十分相似（见图2）。这种城市模式的侧重点在道路和高速公路的发展而不在发展密集、高效的市中心，因为经常开车而且长距离开车，人们更喜爱车内的舒适，这甚至被看作积极的城市环境，没人关心建造宽阔的林荫大道、公共建筑、景观公园和令人心情愉快的风景点。

从马尼拉的菲利普国王二世的“印度群岛法”和Daniel Burnham的“美化城市”规划（见图3），到两次世界大战后马尼拉的恢

Paving the Way

Private developers in the Philippines have played a special role in the country's real estate development. In the west, city zoning and urban development is ordained by the government and planners, and then put into fruition by private developers. In much of the country, however, private developers initiate the development in a city after getting the government's approval. As such, they are gradually helping in updating the country's land use plans, which became obsolete after the Philippines became a Republic, and are encouraging further development in the country. As architects and urban planners, Palafox Associates has put forward recommendations to change land use zoning, increase densities in floor area ratios, building heights, and deed restrictions to the government, clients, land owners, developers, and their associations of land and building owners after obtaining government approvals to manage, maintain, secure, improve amenities and utilities over and above what local governments provide

For decades, Manila had revolved around the elegant Escolta, the country's first financial and central business district (CBD). But like in other cities, Escolta could not quickly adapt to the changed circumstances. Its cobble-stone streets, made for the age of the calesa, or horse-cart, became constricted by motor-age traffic and the rise of suburban housing (see Figure 4).

In order to meet the demands of the growing population and pressures from the market, the private sector led the development of central business districts away from Escolta to the shopping centers of Cubao, Greenhills, and Makati. Urbanized centers in the regional areas of the country also experienced a construction boom initiated by the regionalization of the offices of the national government (Laya, 2005).

In fact, one of the most crucial central business districts in the Philippines, the Makati CBD, thrived from the contribution from the private sector, the Ayala Corporation, in the 1940s. Makati is an example of how a town was planned to lure and nurture industry, and how the local government and businesses can work together to build a prosperous town from a wasteland of grass. It has become one of the most tangible contributions of the private sector to the country's progress, an expression of a nation's capacity for growth. As such, any study on construction, architectural progress, and urban planning in the Philippines can never be complete without mentioning Makati and its growth as an impressive example of town planning.

Makati currently holds the most number of tall building structures in the country, with 36 buildings over 100 meters, and 16 over 200 meters. Three new tall buildings have already been topped out, The



Figure 3. Daniel Burnham and Pierce Anderson's plan for Manila, approved June 28, 1905, submitted to the Philippine Commission. The essential elements of this plan are the government center and system of proposed arteries radiating from it, the railway station, and the shore road. (Source: Palafox Associates Library)

图3. Daniel Burnham 和 Pierce Anderson 对马尼拉市作出的规划，成交给菲律宾规划委员会 (the Philippine Commission)，并于1905年6月28日得到批准。此规划的中心元素是政府中心及从中心放射出去的城市干道，还有火车站和滨海大道。(资料来源: Palafox Associates 图书馆)

复和重建，每个殖民时期都给菲律宾的城市规划带来了最好和最坏的做法。菲律宾成了共和国后，为争取国家在国际经济中的地位，规划重心转到在城市里重新划分和定性公共与私人发展用地。

铺平道路

私营开发商在菲律宾的房地产开发中扮演了特殊的角色，在西方，城市规划和开发部门由政府任命，私营开发商来实现规划，然而在菲律宾大部分地方，私营开发商在得到政府的许可下发起城市的开发项目，因此，私营开发商实际在帮助逐渐更新国家的土地使用规划，菲律宾共和以来的国家土地使用规划已经过时，私营开发商的工作鼓励了新的城市开发。作为建筑师和城市规划师，Palafox Associates在变更土地使用性质、增加密度和容积率、变更建筑高度和契税限制方面向政府、客户、土地所有者、开发商及建筑业主提供咨询与建议，在得到政府批准之后，公司提供比政府更好的管理、维护、保障和升级城市设施的服务。

几十年来，马尼拉的建设围绕美丽的Escolta展开，这里是菲律宾第一个金融和中央商业区 (CBD)，但像其它一些城市一样，Escolta跟不上时代的变化，其马车时代的鹅卵石街道，逐渐地被汽车时代的交通和郊区住宅所的日益兴起 (见图4)。



Figure 4. Escolta, the country's first central business district, then and now. (Source: Dennis Villegas)

图4. Escolta, 菲律宾第一个中心商业区的过去和现在。(资料来源: Dennis Villegas)

Zuellig Building at 155 meters, and the Gramercy and Knightsbridge Residences at 250 meters, while seven over 100 meters tall buildings are under construction as an answer to the increasing economic activity in the country.

The second largest CBD in Metro Manila is the Ortigas Center, established in the late 60s. A former suburb, Ortigas Center has risen over the years to be among the most important CBDs in the country, with its proximity to Cubao, Quezon City, and Makati. It is home to the second tallest building in the Philippines and plans to expand its number of tall structures in the next several years.

Three new business districts are being developed to accommodate the increasing influx of service and IT-related businesses in the country. Quezon City, former seat of the Philippine Republic, has come up with a planned urban triangle development (TriDev), an ambitious blueprint for its plan to be Asia's "City of the Future." The 250 hectare property—bordered by four major roads in the heart of Quezon City—had already attracted several developers. The CBD's master plan features five districts: The Triangle Exchange, the Emporium, the Downtown hub, the Residences and the Commons.

Another business district already being developed in Quezon City is Eastwood, a 19-hectare area is also set to be the site of more tall building structures in a few years. The Megaworld Corporation was largely responsible for its development.

Last but not the least is Fort Bonifacio Global City, located at the cusp of Taguig (see Figure 5). Once part of the main Philippine Army camp in Metro Manila, it is currently being managed by the Ayala Corporation after purchasing it from another developer, Metro Pacific. In the next few years, it will also be the home of new tall building structures from developers such as Ayala, Megaworld, and Net Group.

All throughout the Philippines, new tall building structures are also being proposed and constructed in emerging metropolises as an answer to the increasing demand of services, most of them focusing on developing their own central business districts and commercial establishments to make its citizens realize that Metro Manila and its CBDs are not the only business hubs to reckon with.

Cebu Business Park, located south of Manila, now has more than two million residents. Its 50-hectare special economic zone, developed by Cebu Holdings is a bustling community that integrates the commercial, residential, and leisure aspects of the city and region, created at a time when there was yet no business district south of Manila. The business park's centerpiece is the nine-hectare Ayala Center Cebu shopping mall. Further down south is the growing development of Aeon Towers, a 34-storey high-rise condominium in Davao City.

What all these CBDs now have in common is the dominance of "mixed-use" developments that served as one of the basic units of CBDs, changing the austere models of corporate buildings sitting on empty windswept plazas, to become "city centers" that redefine the goal of work-live-play.

Rebirth of Mixed-Use

The rise of vertical planned communities is not merely a trend. In some ways, it is a return to what many see as the very best elements of community design (Kettler, 2005). One such example is the Rockwell Center which used to be the site of an industrial power plant which closed in 1994 to give way to the redevelopment initiated by Lopez Inc (see Figure 6).



Figure 5. An aerial view of the Fort Bonifacio Global City central business district and its neighboring CBDs. (Source: Javier, 2008)

图5. Bonifacio要塞环球城中心商业区及周围几个CBD的鸟瞰图。(资料来源: Javier, 2008)

为满足人口增长的需要和面临市场的压力, 私营企业将商业中心迁到Escolta之外的Cubao、Greenhills 和 马卡蒂市的购物中心等处。近年来菲律宾的几个区域性城市中心都经历了建筑的繁荣, 这个繁荣得益于中央政府办公地点的区域化 (Laya, 2005)。

事实上, 菲律宾最重要的CBD之一的 Makati 中心商业区的繁荣来源于私营公司Ayala Corporation在1940年代的贡献, 马卡蒂市是城镇如何吸引和培育工业的范例, 同时也示范了当地政府和商界如何合作, 在一片荒地上建起一座富裕的城市, 这也是私营公司对于国家进步做出的最实在的贡献, 也体现了菲律宾成长的实力。所以, 任何研究菲律宾的施工、建筑和城市规划, 都不可能忽略Makati, 她的发展是城市规划的成功典范。

Makati目前在菲律宾拥有最多的高层建筑, 超过100米的有36座, 超过200米的有16座, 而3座新建的高层不久前也已经封顶, 它们是155米高的Zuellig大厦和均为250米高的Gramercy和Knightsbridge住宅楼, 另外还有7座超过100米的高层正在施工, 以满足菲律宾日益增加的经济活动的需要。

大马尼拉市的第二大CBD是Ortigas中心, 建于60年代后期, 过去这里是郊区, Ortigas中心逐渐发展成为菲律宾最重要的CBD的原因是其靠近Cubao、Quezon城和马卡蒂市, 这里有菲律宾第二高楼, 在未来的几年中还计划建设更多的高层建筑。

菲律宾正在开发3个新的商业区, 用以满足不断涌入的服务业和与IT相关的商业。Quezon城, 过去是菲律宾共和国的首都, 制定了一个三角都市开发计划 (TriDev), 描绘了一幅把Quezon城建成“未来之都”的宏伟蓝图, 周边环绕4条主要公路, 这块总共250公顷位于Quezon城中心的土地已经吸引了几家开发商。中心商业区总体规划由5个分区组成, 它们是三角交易区、商场区、市中心枢纽区、居住区和公共区。

Quezon城另一个正在开发中的商业区是Eastwood, 这片19公顷的地段上在未来几年, 将建起许多高层建筑, 这里的大部分开发由Megaworld Corporation承担。

最后要讲的是坐落在Taguig 角的Bonifacio要塞环球城 (见图5), 它以前是菲律宾军队在大马尼拉市的主要军营, 现在的经营者Ayala Corporation从另一个开发商Metro Pacific购买到这块地, 未来几年内, 诸如Ayala、Megaworld和 Net Group这些开发商会在这里建许多新的高层建筑。

在菲律宾各处, 新崛起的城市中有许多新的高层建筑都在计划兴建中, 一些已经进入施工阶段中, 以应对越来越多的服务业的需求。这些城市通过注重开发本身的中心商业区和商务机构使其中

When the decision to shut the power plant down was made, the Philippine economy was surging and riding on the wave of the Asian economic boom. Office, retail, and residential developments were constructed, all within a highly urbanized environment marred by traffic congestion. There was a no land-use zoning category for mixed-use developments in Philippine zoning laws at that time, with only a provisional category under the law for “special use” in place. While places like Escolta were earlier created, Rockwell Center is the first of its kind in the Philippines as a development “intended” for mixed-use.

Rockwell Center was planned as a self-sustaining community where key facilities are all within walking distance. The initial master plan is focused on the first five towers (see Figure 7): Luna Gardens, Hidalgo Place, Rizal Tower, Amorsolo East and Amorsolo West. Rizal Tower in particular stands out due to its elliptical footprint—the first in Philippine building design, making it a landmark in the Makati skyline. Amorsolo Square is a residential establishment which features two towers. The 280 units of Amorsolo Square respond to the need for a within-the-CBD residence, bringing residents closer to their places of work. Hidalgo Place has only 91 units but its residents, mostly composed of families, fills the 24-storey development project. The 39-storey Luna Gardens is a residential tower that feature extended balconies that provide an unobstructed view of the picturesque Makati skyline, while the lower floors with smaller balconies give a perfect panorama of the scenic lush landscape below. Rockwell Center was conceptualized as a garden setting characterized by lush landscaping—a mini city within a park-like setting, near the major transport artery of Metro Manila’s EDSA and the two major CBDs, Ayala and Ortigas.

As such, Rockwell Center is the first master planned integrated development in the Philippines that set standards for future inner city developments and paved the way for similar urban renewal activities in other parts of the Philippines, challenging the existing trend for urban living.

Philippines Ascending

The reality is this: More than 30 million urban poor or more than 50% of the population now live in slum areas that cluster along drainage canals, reclaimed oceanfront land, and empty lots in the major urban centers. As 11 million citizens stream each morning into Makati and leave the city at the end of each work day, the remnants of planning from the 1960s is still felt by a typical citizen commuting to and from their place, where they are forced to spend roughly 1,000 hours of their lives in traffic.

The resurgence urban development through vertical urbanism is helping reduce these figures by providing more compact, high-rise residential housing for key workers. In fact, one of the fearless forecasts made by the Philippine Daily Inquirer Property is how live-work-play projects will continually prosper in Metro Manila and other expanding cities with more focus on mixed-use and residential developments as a key strategy for developers. This, in turn, will further maximize the returns on a large plot of land as land prices continue to rise, paving the way to high quality living spaces and densification. Property analysts also see pocket developments in new central business districts, with an increase of vertical developments with retail podiums on the ground floor to accommodate to the changing lifestyle brought about by the CBDs (Salazar, 2011).

True enough, the most number of proposed and under construction tall buildings in the Philippines are for residential use. The Stratford

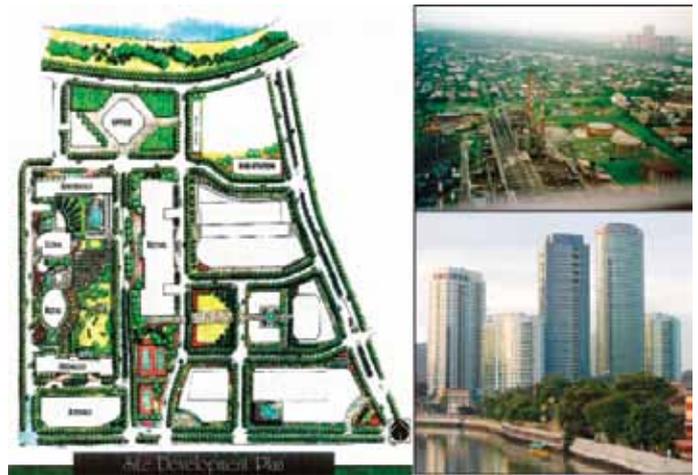


Figure 6. (Clockwise from left) The old Rockwell Industrial plant before Palafox Associates led the master plan and design in 1994, Rockwell Center today, the first mixed-use development in the Philippines, and the firm’s master plan perspective. (Source: Palafox Associates Library)

图6。（从左开始顺时针方向）Palafox Associates 于1994年做整体规划和设计以前旧的Rockwell工业厂区；今天的Rockwell中心，它是菲律宾第一个混合使用功能的开发项目；Palafox Associates整体规划透视图。（资料来源：Palafox Associates 图书馆）

的聚居者认识到，大马尼拉市和其中中心商业区并不是唯一的商业枢纽。

Cebu商务园坐落在马尼拉市南面，现有居民超过200万人，这里有Cebu Holdings开发的50公顷经济特区。而这一片繁华的社区将商业、居住和休闲功能结合在一起，是在马尼拉以南建成的第一个商业区。商业园的中心部分是占地9公顷的Ayaala中心Cebu购物城，再往南在Davao城，是正在逐渐开发的34层高的住宅楼Aeon高塔。

所有这些CBD开发的共同特点是利用“混合使用功能”的优势，混合使用功能的建筑是CBD的主体，改变了过去公司大楼座在空旷广场上的简单开发模式，让CBD真正成为“市中心”，重新定义了工作-生活-娱乐三位一体的概念。

混合使用功能的再生

竖向规划社区的兴起不仅是个潮流，在某些方面，它体现了社区设计的许多精华部分的回归 (Kettler, 2005)，一个很好的例证是Rockwell 中心，这里原来是一处工业发电厂，1994年关闭，再由 Lopez Inc挑头开发（见图6）。

做出关闭发电厂的决定时，菲律宾的经济处于上升阶段，乘着亚洲经济繁荣的浪潮，办公楼、零售商业和住宅建筑拔地而起，这些都集中在饱受交通拥堵的市区，当时，菲律宾土地分区使用法里没有混合使用功能用地一项，只有临时实施的“特殊使用地”一项，与早期发展形成的Escolta不同，Rockwell中心是第一个着意设计成的混合使用功能的项目。

Rockwell中心的规划目标是建成一个自给自足的社区，主要服务设施都在步行距离之内，最初的总体规划中心在最早建的5栋塔楼（见图7），分别是月亮花园、Hidalgo广场、Rizal塔楼、Amorsolo东区 and Amorsolo西区。Rizal塔楼出众的形象得益于其椭圆形平面，这在菲律宾建筑设计中是第一个，它成为Makati城市天际线中的标志。Amorsolo广场是由两栋塔楼组成的住宅建筑，其总共280个住宅单元用以满足CBD工作的员工居住，使他们能就近上班。Hidalgo广场只有91个住宅单元，共24层，主要以家庭居住为主。39层的住宅塔楼月亮花园，上层单元有宽阔的阳台，Makati城市景观一览无余，低层单元有较小的阳台，这里能看到下面茂盛的园林的全景。Rockwell中心当初的设



Figure 7. (From left) The five towers of Rockwell Center: Amorsolo East and West, Rizal Tower, Luna Gardens, and Hidalgo Place. (Source: Palafox Associates Library)
图7. (左起) Rockwell中心的五座高塔: 东Amorsolo; 西Amorsolo; Rizal塔楼; 月亮花园和Hidalgo广场。(资料来源: Palafox Associates 图书馆)

Building Use 建筑用途	Number of Buildings 建筑数量
Residential 住宅	48
Office 办公	24
Hotel 酒店	4
Hotel / Residential 酒店/住宅	5
Office / Residential 办公/住宅	3

Table 2. Tall buildings in the Philippines according to building use: The number of tall buildings over 100 meters that are proposed, under construction, and completed. (Source: skyscrapercenter.com)

表2. 菲律宾的高层建筑按建筑用途分类: 计划中要建设的、在建的和已经建成的高度超过100米的建筑数量。(资料来源: skyscrapercenter.com)

Residences, set to be completed in 2015, will be the tallest residential building in the country at 312 meters. Based on the data provided by CTBUH (see Tables 2 and 3) on the number of under construction and proposed buildings in the Philippines, the number of residential and office/residential buildings still dominate the list and all of them are conveniently located in the cusp or within walking distance from each of the major CBDs in Metro Manila.

The world is starting to recognize the importance of Asia, and the Philippines is vigorous in making sure that with the surge of building taller structures to meet increasing densification demands in urban centers and the projected increase in tourist influx will also help attract potential investors from the private sector. According to an HSBC study, the Philippines is poised to become the next “star performer,” with its potential to become the 19th largest economy by 2020 and 16th largest by 2050, provided that the country stays on track in nurturing its favorable macroeconomic fundamentals, improving governance, and growing population (Remo, 2012). There is still plenty of room for the growing urban population to flourish without affecting the availability of land because in terms of size alone, the Philippines has the upper hand, with 30 million hectares of land area and an urban density of two persons per hectare.

Height 高度	Number of buildings *Under Construction 仍在施工中
Over 300 meters 300米以上	1*
Over 200 meters 200米以上	13
Over 150 meters 150米以上	44

Table 3. Tall buildings in the Philippines according to building height: The number of tall buildings in the Philippines. Proposed buildings are not included in the table, unless under construction. (Source: skyscrapercenter.com)

表3. 菲律宾的高层建筑按建筑高度分类: 菲律宾高层建筑的数量。计划中要建设的不在表内, 在建的建筑除外。(资料来源: skyscrapercenter.com)

计理念是, 在紧靠大马尼拉市交通动脉EDSA、临近其它两个主要CBD——Ayala 与 Ortigas处, 建造一处小型的“园中城”。

在这个宗旨下, Rockwell 中心成为菲律宾第一个综合开发的总体规划, 为后来的内城开发树立了样板, 也为菲律宾其他地方的城市复兴工作铺平了道路, 这种综合开发的理念是对当下流行的城市生活理念的挑战。

上升的菲律宾

实际情况是: 超过3000万城市贫困人口, 或者说超过50%的人口生活在棚户区, 这些棚户区集中在排污运河沿线、沿海岸填海造的地和市中心的空地上。每个工作日, 马卡蒂市有110万人早上涌入城市, 晚上涌出城市, 现在还能感到1960年代规划留下的隐痛, 一般人每年通常要花1000个小时在每日的通勤上。

通过为员工提供高密度的高层住宅, 新兴的竖直发展的城市开发理念能够帮助减少这个数字。事实上, 菲律宾每日物业咨询报作出了更大胆的预测, 认为重点发展混合实用功能和住宅将是马尼拉市及其它发展中城市未来开发的主要策略。随着地价的不断升高, 这个策略也使大地块开发的回报达到最大化, 从而有为建造高质量居住空间和提高城市密度铺平了道路。物业分析显示, 许多新建CBD中的地块开发, 竖向高度有所增加, 低层设零售商店以适应中心商业区带来的生活方式的变化。

诚然, 菲律宾绝大多数计划建设和在建的高层建筑都是住宅建筑。Stratford住宅, 预计2015年竣工, 312米的高度将使它成为菲律宾第一住宅高塔, 根据世界高层都市建筑学会 (CTBUH)

The shift to high-density vertical development from low density development is not a simple task. However, the efforts made by private developers to help proliferate vertical urbanism in order to minimize suburban sprawl, decrease the country's carbon footprint, and save more space for the development of green open spaces hopes to inspire future developers and leaders to help shape a more conducive cityscape.

提供的统计数字（见表2 和表3），菲律宾在建的和计划建设的高层建筑数字，其中住宅和办公/住宅两用建筑占很大比重，而且都坐落在尖角地区或步行就能到达大马尼拉市几个主要CBD位置。

世界正逐渐意识到亚洲的重要性，而菲律宾在积极努力建造高层建筑，以提高城市中心的密度，预计大量涌入的观光客有利于吸引私营投资者。根据香港汇丰银行的研究结果，菲律宾将是经济舞台上的下一个“明星演员”，如果菲律宾能够不断培植其良好的宏观经济基础，改进政府管理，保持人口增长，到2020年，菲律宾的经济将达到世界第19位，到2050年，将到达世界第16位 (Remo, 2012)。菲律宾城市的土地资源还有很大的容纳更多人口的空间，菲律宾在土地方面的优势是，在3000万公顷的土地上，城市人口的密度是每公顷2人。

从低密度开发向高密度、竖向开发的转变并不是一项简单的任务，然而，私营开发者的努力能帮助推动竖向都市开发的努力，进而最大限度减少郊区蔓延，减少碳足迹，节省土地用于开发成绿地，激发今后的开发商和领导人建设更有益人类的都市。

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