

the time of writing) changed the planned height to make it even taller in order to top the 508-metre Taipei Financial Centre being built in Taiwan. The design at present shows it to be a metallic, wedge-shaped tower with a hole at the top. It will overshadow its neighbour, the 88-storey, 420-metre tall Jin Mao Tower (1993–9) that sits on a six-storey podium. Designed by the Chicago office of SOM in a fusion of Art Deco and a touch of traditional Chinese types, the Jin Mao Tower is the third tallest building in the world. It was unknown at the time of writing whether the World Financial Center design will change again as the result of the announcement by Emaar Properties that its Burj Dubai on a 20-acre (9-hectare) site was designed to an unspecified but taller height.

The design guidelines for the buildings of Lujiazui consist of height controls and a series of more detailed site-by-site requirements. In the core area, the landmark tri-towers were stipulated to be a minimum of 360, 380 and 400 metres in height. The area around them is to be a linear high-rise zone with buildings stepping down from 220 metres in height to 160 metres on the waterfront. In this linear zone the design guidelines stipulate building setbacks, building envelopes, the height of podiums, materials and the height of colonnades (Figures 8.25 and 8.26). The profile sought is shown in Figure 8.27.

The expenditure on the first step of the Pudong development was estimated to be about \$US10 billion obtained from the central government in Beijing, the Shanghai Municipal government, the Asian Development Bank and the World Bank. The total cost for the whole development spread over 30 years will probably be in the region of \$US80 billion. Half of this sum is expected to

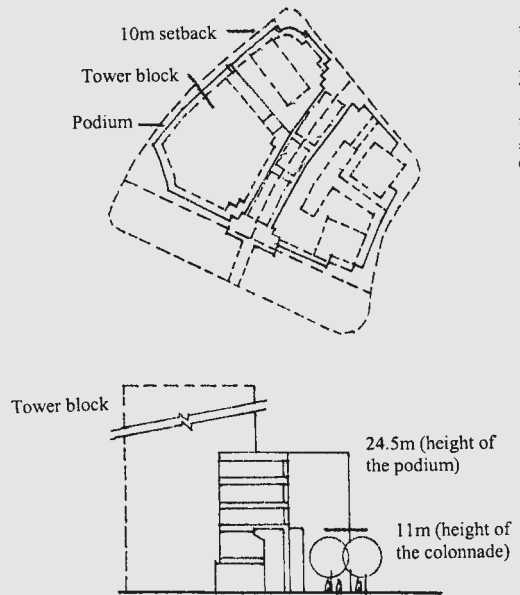


Figure 8.25 Central area design guidelines.



Figure 8.26 An artist's impression of Century Avenue, Lujiazui.