

URBAN HOUSING POLICY IN KOREA ACCORDING TO PARADIGM SHIFT

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WHAT IS URBAN REGENERATION?

- ◉ “comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.” (Lichfield, 1992)
- ◉ “the regeneration of urban areas to stem processes of economic, environmental, social & cultural decline that bring with them accompanying decay of the physical built environment.” (Roberts, 1999)

EVOLUTION OF URBAN REGENERATION

◎ 1950s

(Reconstruction)

Major strategy
and
orientation

Reconstruction and extension of older areas of towns and cities often based on a 'master plan'; suburban growth.

Key actors and
stakeholders

National and local government;
private sector developers
and contractors.

Environmental
approach

Landscaping and some
greening.

◎ 1960s

(Revitalization)

Continuation of 1950s themes;
suburban and peripheral growth; some early attempts at rehabilitation.

Move toward a greater balance between public and private sectors.

Selective improvements.

EVOLUTION OF URBAN REGENERATION

◉ 1970s

(Renewal)

Focus on insitu renewal and neighborhood schemes; still development at periphery.

Growing role of private sector and decentralization in local government.

Environmental improvement with some innovations.

◉ 1980s

(Redevelopment)

Many major schemes of development and Redevelopment; Flagship projects; out of town projects.

Emphasis on private sector and special agencies; growth of partnerships.

Growth of concern for wider approach to environments.

◉ 1990s

(Regeneration)

Move towards a more comprehensive form of policy and practice; more emphasis on integrated treatments.

Partnership the dominant approach.

Introduction of broader idea of environmental sustainability.

EVOLUTION OF URBAN REGENERATION

	Past	Present
Target	Partly, temporary	Comprehensive
Period	Short-term	Lasting
Method	unilateral	multilateral

Quantitative,
Physical
Approaches



Place, cultural,
Qualitative
Approaches

KEY DRIVERS AND TRENDS IN KOREA

◉ Urbanization rate

- 50.1%(1970) → 88.3%(2000) → 90.8%(2009)
; rapid urbanization, urban saturation

◉ Housing older than 20 yrs

- 12.7%(2000) → 20.5%(2005)
; increase of demand on housing reconstruction

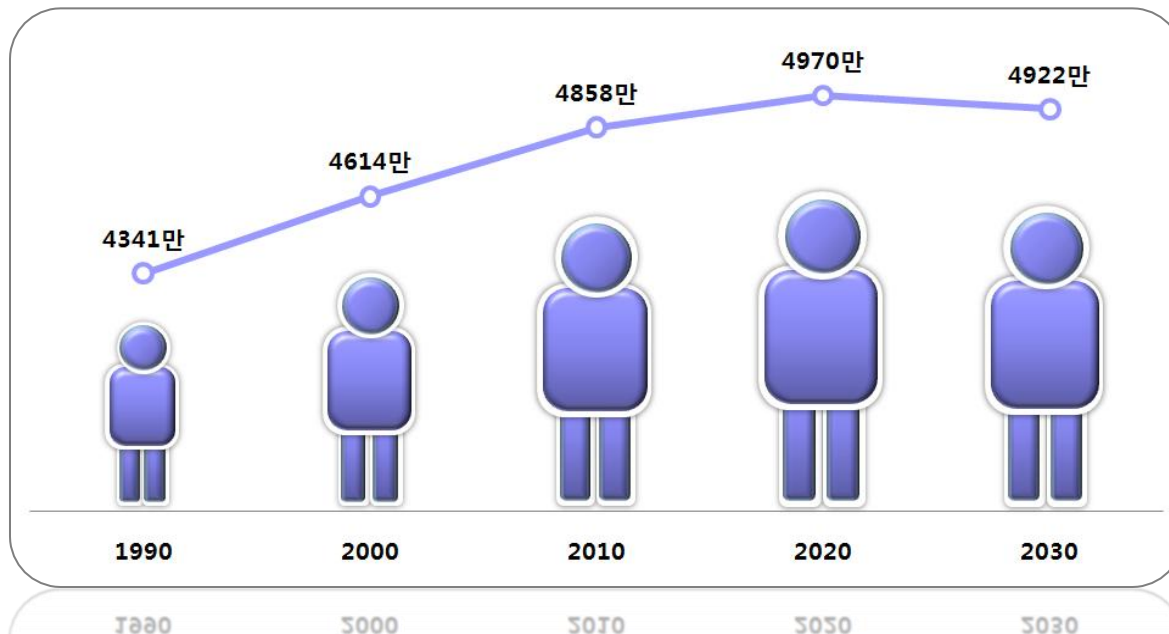
◉ Housing stock vs households ratio

- 100.7%(2008) → 101.9%(2010)
; housing shortage problem was solved.

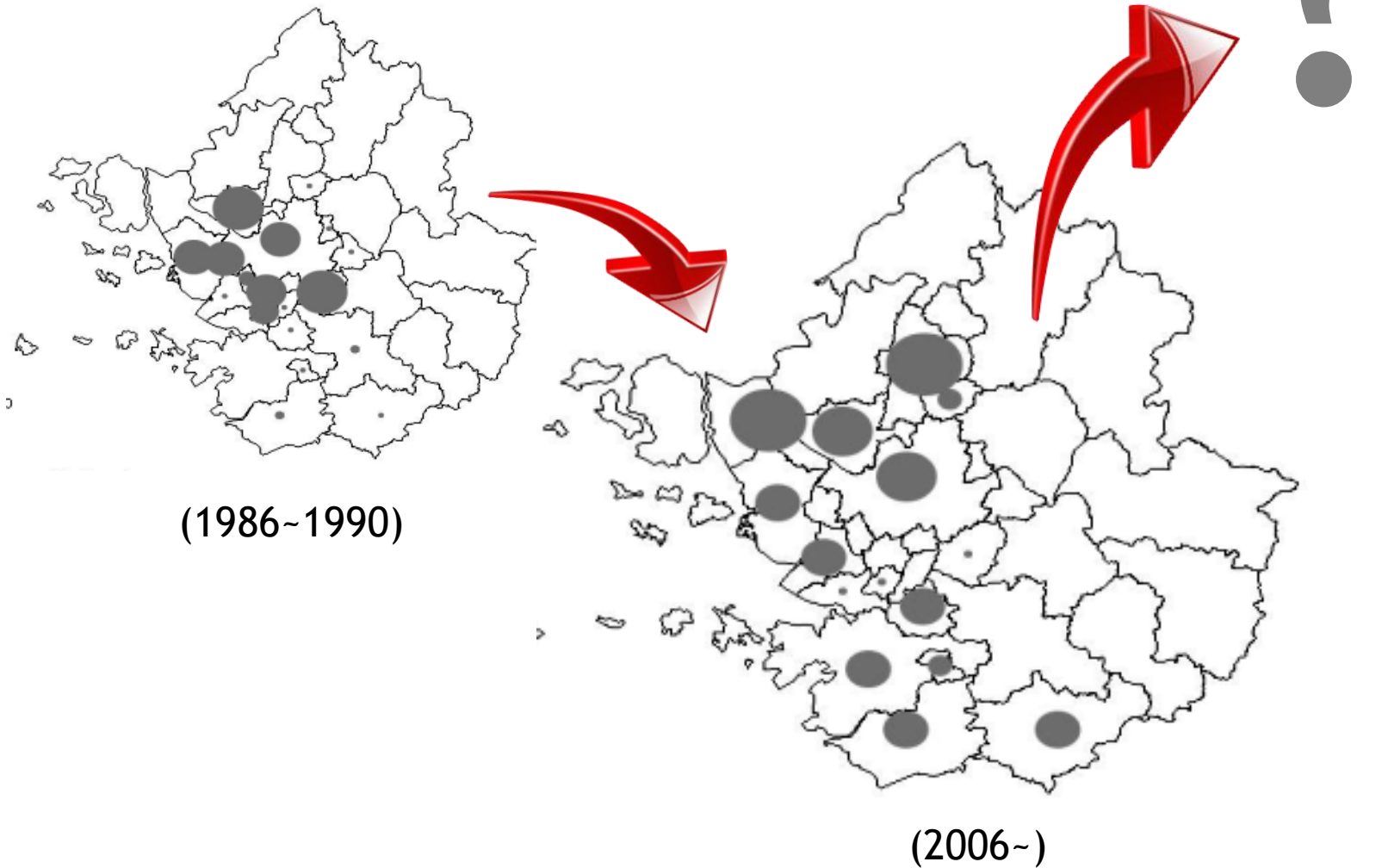
KEY DRIVERS AND TRENDS IN KOREA

○ Demographic change

- The increase rate of population is decreasing from 0.6% in 1990s to 0.2% in 2010.
- Population is projected to decrease from 2019.
; New housing demand is decreasing.



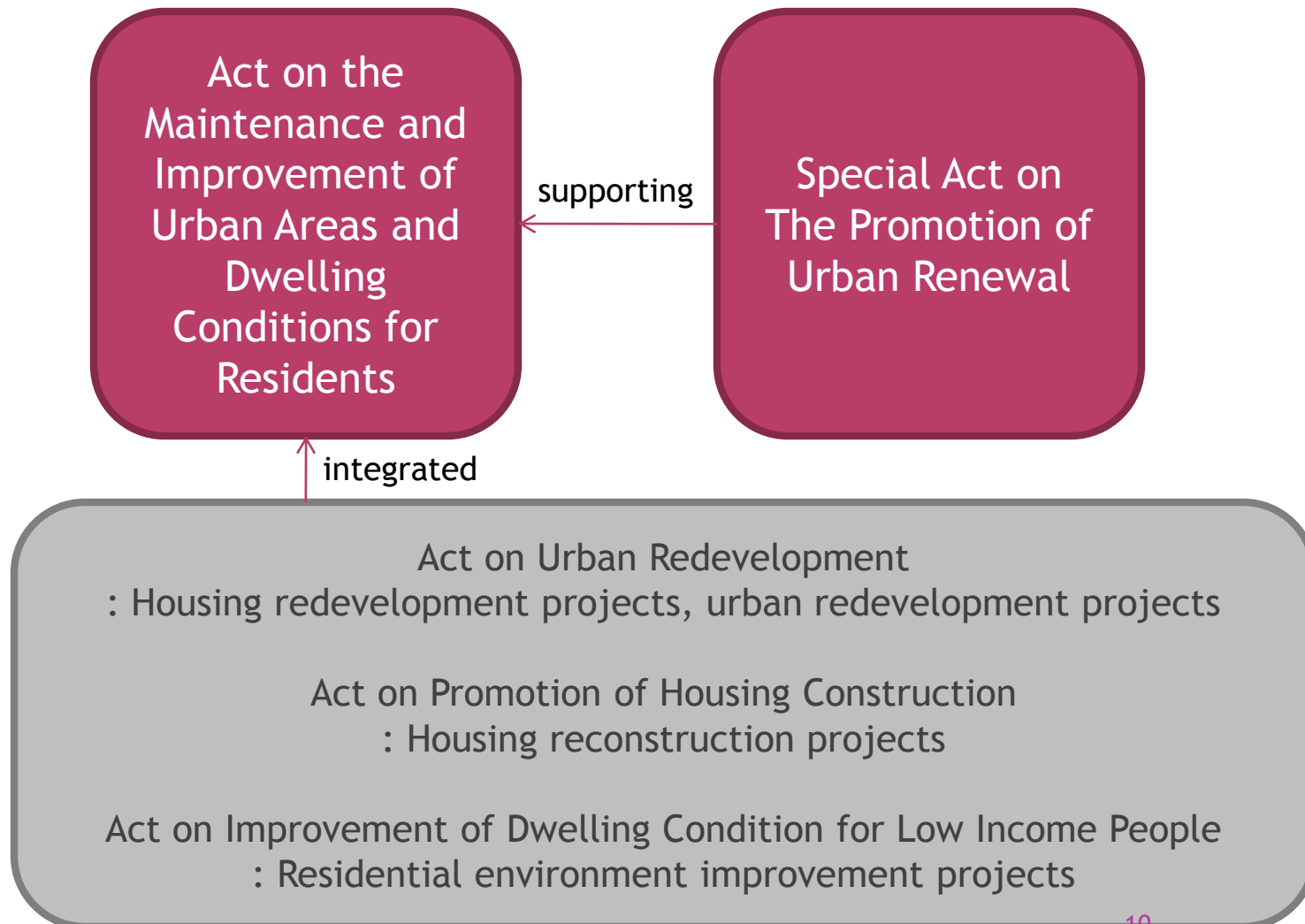
KEY DRIVERS AND TRENDS IN KOREA



EVOLUTION OF URBAN REGENERATION POLICY IN KOREA

1960~1970	Shantytown, Road widening project
1967~1973	Housing improvement by residents
1979~1980 1981~1982	Removing existing building and land readjustment Residents : housing improvement, government : infrastructure
1983~now	Joint redevelopment by residents and developer
1987~now	Introduction of housing reconstruction
1989~2001	Intervention of public sector for local cities having low business value
2002~now	Integration of related Acts
2005~now	Regional urban regeneration such as Seoul New Town Project

EVOLUTION OF URBAN REGENERATION POLICY IN KOREA



TYPES OF URBAN REGENERATION PROJECTS IN KOREA

- Residential environmental improvement projects
 - High density low income people
 - Very poor infrastructure*
 - For reference; infrastructure includes roads, parks, cultural facilities, etc.
 - High density of old and decrepit housing
 - Purposes
 - Improvement of housing welfare for low income people
 - Improvement of urban infrastructure

TYPES OF URBAN REGENERATION PROJECTS IN KOREA

◎ Housing redevelopment projects

- Poor infrastructure
- High density of old and decrepit housing
- Mainly detached housing
- Purposes
 - Efficient land use and revitalization of urban function
 - Housing provision thru. Construction of apartments
 - Improvement of housing welfare for Non-housing owner

TYPES OF URBAN REGENERATION PROJECTS IN KOREA

◉ Housing redevelopment projects



Before



After

TYPES OF URBAN REGENERATION PROJECTS IN KOREA

- ◉ Housing reconstruction projects
 - Good infrastructure
 - High density of old and decrepit housing
 - Housing older than 20 yrs and excessive management cost.
 - Housing older than 20 yrs and anticipation of improvement of housing efficiency when housing reconstruction implements.
 - Housing construction needs because of structural and heating fault, hindering urban beauty, etc.
 - Mainly apartments

TYPES OF URBAN REGENERATION PROJECTS IN KOREA

◉ Housing reconstruction projects



Before



After

TYPES OF URBAN REGENERATION PROJECTS IN KOREA

- ◉ Urban redevelopment projects
 - Commercial, industrial area
 - Efficient use of land, restoration of downtown
 - Urban environmental improvement



Before



After

TYPES OF URBAN REGENERATION PROJECTS IN KOREA

- ◉ Regeneration promotion projects (new town project)
 - Widening of housing redevelopment
 - Efficient provision of infrastructure
 - Types : residential district(500,000m²~), downtown district(200,000m²~), high density complex district(100,000m²~)

TYPES OF URBAN REGENERATION PROJECTS IN KOREA

- ◉ Regeneration promotion projects
(new town project)

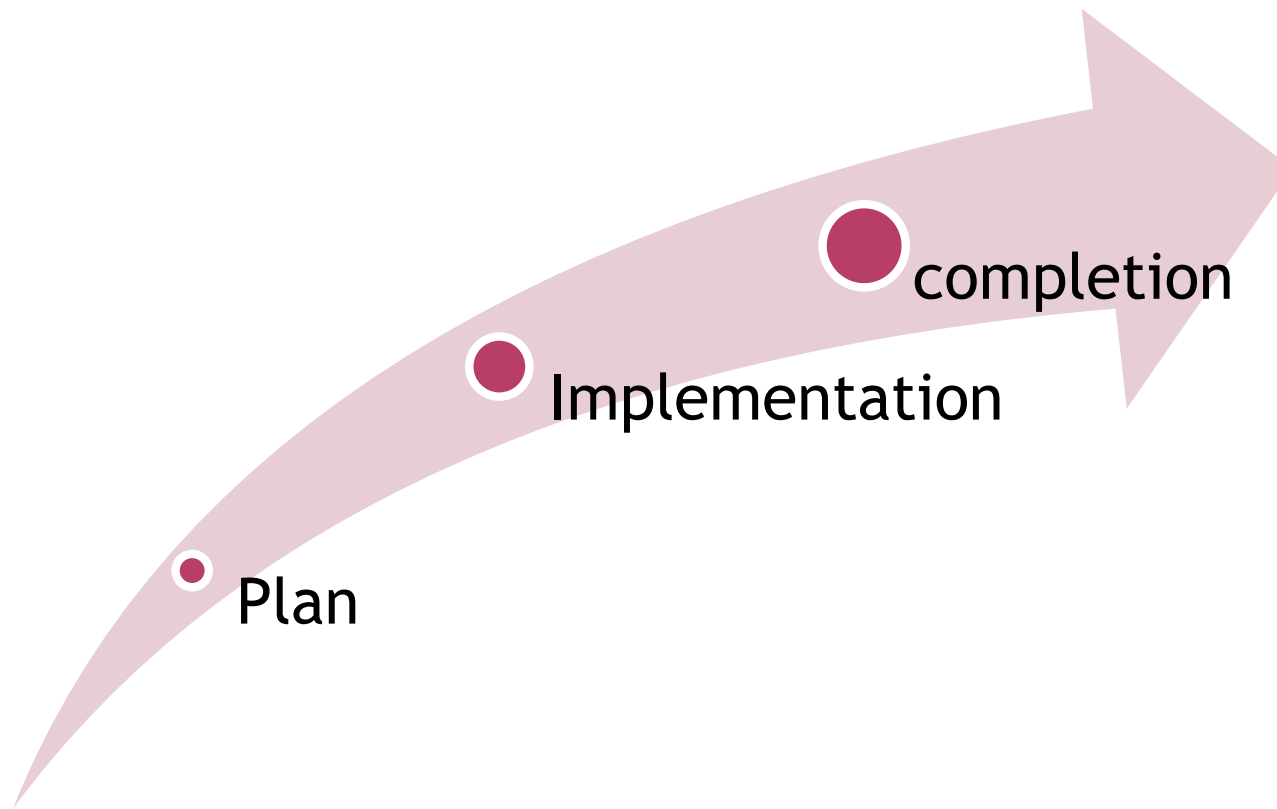


Before



After

PROCESS OF URBAN REGENERATION PROJECTS IN KOREA



PROCESS OF URBAN REGENERATION PROJECTS IN KOREA

◎ Process of housing redevelopment

- General master plan(mayor)
 - general planning, land use planning, etc
- Project master plan and designation of project district(mayor)
 - planning(mayor, governor)
 - urban planning committee's permission
- Composition of resident union or representatives
 - $\frac{3}{4}$ agreement of land owners +
 - $\frac{1}{2}$ agreement of land area
- Permission of union and designation of project developer

PROCESS OF URBAN REGENERATION PROJECTS IN KOREA

- ◎ Process of housing redevelopment(continued)
 - Permission of project(mayor,governor,head of gu)
 - 1/2 Agreement of union members
 - Permission of management plan(")
 - Allocation plan for union members
 - Selling notice for market
 - Demolishment and construction
 - Completion and movement(major)
 - Settlement

PROCESS OF URBAN REGENERATION PROJECTS IN KOREA

◉ Process of housing reconstruction

→ almost same as housing redevelopment

- General master plan
- Project master plan and designation of project district
- Composition of the resident union or representatives
 - 2/3 agreement of housing owners + 1/2 agreement of land area for a building
 - 3/4 agreement of housing owners + 3/4 agreement of land area totally
- Permission of union and designation of project developer
- Permission of project
- Permission of management plan
- Demolishment and construction
- Completion and movement
- Settlement

PROCESS OF URBAN REGENERATION PROJECTS IN KOREA

◎ Process of housing reconstruction(continued)

※ safety inspection Process

- Spot survey
- Decision of implementation of inspection
- Safety inspection
- Evaluation of structural safety
- Evaluation of deteriorated degree
- Cost analysis
- Comprehensive evaluation
- A-C : repair, D : conditional reconstruction, E : reconstruction

PROCESS OF URBAN REGENERATION PROJECTS IN KOREA

◎ Process of residential environmental improvement project

- General master plan
- Designation of project district
- Project implementation
 - 2/3 agreement of land owners
 - 1/2 agreement of tenants
- Completion and movement

PROCESS OF URBAN REGENERATION PROJECTS IN KOREA

◎ Process of regeneration promotion projects

- Application of project
- Review
- Designation of project district
- Master plan of project
- Public inspection and listening opinions
- Discussion and consideration
- Determination of master plan
- Supporting of infrastructure provision
- Launch of project

DETAILS OF URBAN REGENERATION PROJECTS IN KOREA

◎ Project managers

- Housing redevelopment : union / LH / union + LH or local gov. or construction company
- Housing reconstruction : union / LH / union + LH or local gov.
- Residential environmental improvement : mayor, governor, LH, etc

◎ Composition of housing provision

- Housing redevelopment : more than 80%(~85), 17%(Rental housing 17%)
- Housing reconstruction : more than 60%(~85), 30~50% incentive of floor area ratio relaxation(~60)
- Residential environmental improvement : more than 90%(~85), more than 20%(rental housing)

DETAILS OF URBAN REGENERATION PROJECTS IN KOREA

◉ Housing provision target

- Housing redevelopment : land owner, tenant : rental housing, the rest : selling to market
- Housing reconstruction : union members, the rest : selling to market
- Residential environmental improvement : land owner, tenant : rental housing, the rest : selling to market

◉ Completion and settlement

- Total appraisal value before project: 1000
- Sam's appraisal value before project : 4
- Total appraisal value after project : 2500
- Sam's appraisal value after project : 5
- Total project cost : 1400
- Real value increase rate $(2500-1400)/1000=110\%$
- Sam's right value : $4 * 110\% = 4.4$
- Sam's cost : $5 - 4.4 = 0.6$