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Gazette**

The Korea Research Institute for Human Settlements is a non-profit research institution established in 1978.

It specializes in the field of national planning, housing and land policies, transportation, regional development, urban design, environment, and construction economy.

KRIHS seeks to improve knowledge and understanding of the conditions and problems of the nation's resources and their interaction with people, to assist the government in formulating long-range development plans and make policy recommendations on related matters, to collaborate with the international research community in solving theoretical and practical problems concerning human settlement issues and planning, and to provide research expertise and consulting services as well as training programs for foreign governments and institutions.

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# SPACE and ENVIRONMENT

## Land Prices to Hold Up but Uncertainties Remain in the Midst of Financial Turmoil

**A**s of the end of 1996, an official statistics estimated that only 3.3% of the total bank loans of 289 trillion won were bad mortgage loans.

According to a report submitted by a team of researchers led by Lee Jeong-Sik of KRIHS, using land acquisition tax data of 1995, the size of the real-estate market in terms of transaction is estimated to be at 348 trillion won, including 171 trillion won for land, 177 trillion won for buildings. If the entire bad mortgage loans were for land, this will comprise 5.5% of the total land transactions.

They claim that the total bad mortgage loans comprise only 2.7% of transactions in the land and building market combined and this is not a significant scale to cause price crash in the real-estate market, even if they were to be let out at the same time.

It is also contended that Korean real estate market is quite different from the Japanese, which experienced a land price crash in 1991 and is still in shamble at the aftermath of the bubble economy crisis.

In Japan's case, the financial institution like the mortgage house specializing in real-estate market is very active and there is not much direct control on real-estate transactions by the corporation. But in Korea, corporations face various restrictions such as acquiring a permission from the bank before purchasing any real-estate.

Though number of transactions rose by 43.3% and, in terms of areas, by 14.6% compared to the end of last year the price of land is stable, rose only by 0.15% for the first quarter of 1997, which shows no indication of land price crash.

As the new situation emerges, however, with the IMF bailout program and

the further opening up the financial market in Korea, the future of real-estate market is quite uncertain. It will take some time before one can make any conclusive judgement on how the market absorb and react to the current financial crisis in Korea.

## OECD-Korea Workshop on Development and Sustainability

**A**n international workshop on *Development and Sustainability : A Global Agenda and National Strategies* was held on september 4-5 in Seoul. It was co-hosted by KRIHS and OECD and representatives from seven OECD member countries, United Kingdom, Sweden, Finland, Ireland, Canada, France, and Korea participated.

This was the first joint workshop with OECD since Korea joined the OECD last year. The global issues on sustainable urban development were put on to the agenda and various national and local strategies of participating countries were presented. In particular, project based cases of the innovative urban planning practices and development strategies were discussed and evaluated.

The case studies include Swedish 2009 - A National Vision, Helsinki Transportation Plan, and Kuopio City Vicinity Restructuring Strategy. The workshop also aimed at providing an opportunity for shifting the existing quantity-oriented paradigm of urban planning and development to quality-oriented paradigms. Further, the workshop also provided a forum for sharing

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## Values of Slime and the Cost of Land Reclamation Reevaluated

**T**he economic importance of slimes that was neglected in the national land expansion efforts is now being reevaluated. It was proved that the natural slimes produce 3.3 times higher economic value compared to the reclaimed agricultural land.

The monetary value of fishery products obtained from slimes was estimated to be 3.7 million won per acre. Whereas, the habitation functions such as spawning grounds for living creatures estimated to have the monetary value of 2.8 million won per acre. Slimes are also known to purify disposals from the inland and the monetary value of this function is estimated to be 1.5 million won per acre.

Further the aesthetic value of panoramic beach view and as base for hunting ground, fishing, etc. are estimated to be 160 thousand won per acre. The total monetary value of slimes is estimated to be 8.2 million won per acre. On the other hand, the agricultural productivity in Kyehwa district, reclaimed in 1968, for example, was a mere 2.5 million won per acre.

More than 45% of this highly productive slimes have been or will be endangered as a result of the reclamation projects. The public awareness on this matter is surpris-

ingly lacking. Total area covered under slimes is estimated to be 840 million pyong, 3% of the nation's total landscape or the total area covered by 6 metropolitan cities put together, including Seoul.

Slimes in the west coast of Korea is one of the five best in the world but it has already been greatly damaged by large-scale reclamation projects. The remaining four are located in the European Northern Seacoast, the Canadian East Coast, East Georgian Coast of the United States and South America's Amazon River Coast.

## Regional Development Can Contribute More to National Economy than Metropolitan Development

**A** recent KRIHS research suggests that not only the contributions made by metropolitan development to the national economy are short lived but also may hinder the national economic growth in the long run.

The report on "The Effect of Regional Investment on National Economy and Regional Disparity" reveals increasing investments for metropolitan development by 5% and decreasing the regional investments by 5% may boost GNP at an annual average of 0.1%, for the first three years.

Due emphasis on the metropolitan investment will widen regional income disparities annually by 5.7%, leading to the decrease of GNP per capita by 0.2% annually, 4 to 6 years later, and then to 0.6% annually, 7 to 10 years later.

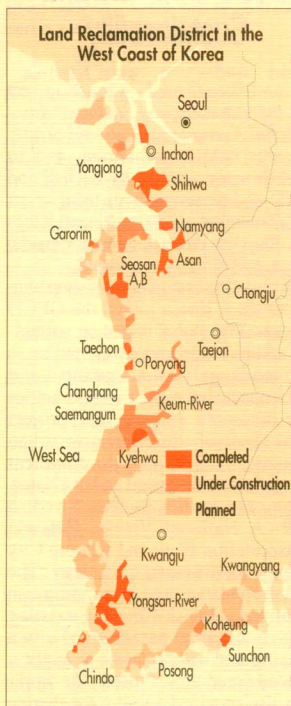
Regional income disparities are bound to increase by an annual average of 0.2% to 2.6% in the long run. The increase in metropolitan

investments will also increase the population concentration in metropolitan areas by 0.7 to 1.0%, aggravating the over-concentration problems further.

On the contrary, if regional investment is raised by 5% and metropolitan investment is lowered by 5%, GNP per capita is expected to decrease annually by 0.1% for the first 3 years, but the regional income disparities will be decreased by 3.4% annually from the fourth year onwards.

In other words, in the long run, the GNP per capita will rise by an annual average of 0.1 to 0.3% and the regional income disparity will decrease by an annual average of 0.3 to 1.7%.

This situation is expected to improve the population concentration problem in metropolitan areas by decreasing at an annual average of 0.3 to 0.5%, and eventually, it is hoped that the problem of overcrowding will get solved.





## 'Environment Friendly' Development Guidelines for Forest Areas

**R**ecently the government has decided to regulate indiscriminate development of forests and semi-agricultural areas and to promote 'environment friendly' development. As a follow up of this decision, KRIHS announced "Environment Friendly Development Guidelines for Forest Areas." The KRIHS guidelines discourage conversion of agricultural land and provide bases for formulating standards to promote environment-friendly forest area development. The guidelines stipulate that the forest areas must be used efficiently maintaining appropriate soil gradients, water quality levels in order to facilitate ecological stability and maintaining proper forest reservation area ratio.

For the first phase when potential development area is selected and classified as either residential complex, industrial research complex or tourist resort the guideline stipulates that the gradient, water quality for surface water nearby, ecological stability and soundness should all be considered. In the second phase of site development, forest reservation area ratio and distance between facilities should be taken into account. In the third phase of actual construction, building coverage ratio and the floor area ratios should be reviewed.

The guidelines also recommend that the gradients be less than 20 degrees for residential and industrial sites, and less than 25 degrees for tourist resort areas. Water quality for surface water nearby be over 3rd grade for residential and tourist resort areas and over 4th grade for industrial research plants. Forest reservation area ratio should be over 30% for residential areas, over 20% for industrial and over 40% for tourist resort.

KRIHS suggested that if the above guidelines are followed, the development projects be given priority through a simplified forest

area development approval processing. They may also be exempted from registration tax and acquisi-

tion tax and they may get infrastructure support from the local government.

Forest Land Conversion			
(unit : km <sup>2</sup> , %)			
type \ Year	1985-1990	1991-1996	Total
Total	562.2 (100.0)	459.1 (100.0)	1,021.3 (100.0)
Agriculture	266.4 ( 47.4)	54.5 ( 11.9)	320.9 ( 31.4)
Non-agriculture	295.8 ( 52.6)	404.6 ( 88.1)	700.4 ( 68.6)
Residential	35.5 ( 6.3)	51.2 ( 11.2)	86.7 ( 8.5)
Industrial	38.3 ( 6.8)	72.6 ( 15.8)	110.9 ( 10.9)
Golf and ski resort	93.0 ( 16.5)	58.9 ( 12.8)	151.9 ( 14.9)
Others	129.0 ( 22.9)	221.9 ( 48.3)	350.9 ( 34.4)

Development Guidelines for Forest Areas			
Classification	Residential	Industrial estate	Tourist resort
Gradient	≤ 20 degrees	≤ 20 degrees	≤ 25 degrees
Forest reservation area ratio	≥ 30%	≥ 20%	≥ 40%
Floor area ratio	≤ 100%	≤ 150%	≤ 150%
Height	≤ 12 story	≤ 20m	≤ 5 story

## More Areas for Apartment-Type Industrial Plant Will Be Allowed

**R**esidential land development guidelines have been revised recently to allow up to 4% of the project area to be designated as apartment-type industrial plant area. As per the previous guidelines the apartment-type industrial plant area was limited only to 2% of the project area of larger than 1 million square meters. It is hoped that this will enhance the employment opportunities in a new residential land development district and to eventually reduce the 'journey to work.'

The new guidelines further indicate that private developers appointed as developers of 'privately funded government project' (PFGP) can apply for the designation of the residential land development district

when they undertake residential land development as a subsidiary project for PFGP. Distribution scheme of residential land developed must be in the same manner as the public corporations, such as the Korea Land Corporation, allot to the consumers. In addition, residential areas, in the development district, having permission to build apartments larger than 25.7 pyong for sale are now allowed to be used for rental units.

**Speculative Buying** from page 6

from 6.0% last year to 6.8% this year. In Kangwon-do alone, Seoul residents comprise of 15.3% of the total transactions registered.



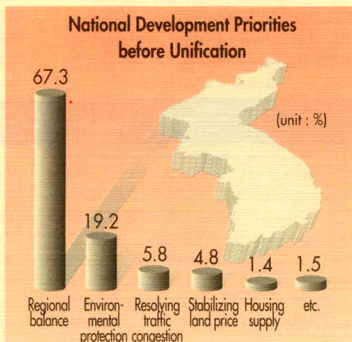
## National Development Priorities before Unification Surveyed

**S**enior research fellow, Park Yangho conducted an opinion survey on national development priorities before unification, talking to a sample of 200 national development planning experts. The survey reveals 67.3% replied that regional balance should be the basis of national development and that this must be a top priority prior to unification. About 19.2% suggested environmental protection to be a most urgent issue. 5.8% showed their preference for resolving traffic congestion and 4.8% for stabilizing land prices. 1.4% for housing supply and 1.5% for etc.

Regarding the concerns for Korean unification, 64.7% replied that the national land development must take into account a massive North Korean immigration to the South, and 23.2% favored for the establishment of the integrated transportation network.

On the question of optimal population for Seoul, 46.9% preferred 7 million to 9 million brackets, whereas 31.6% chose 5 million to 7 million brackets. The survey also reveals 80.4% believed forest areas must be developed and utilized for residential purposes or as tourist resorts with some conditions. Only 18.2% contended that the forest areas must be protected in any case.

With regard to the sector-wise preferences of national investment priorities for the next 20 years, 40.8% accorded top priority for high-tech communications followed by, 28.2% for international harbors 7.3% for high-speed rails and 6.2% for international airports.



## Financial Support for Privately Funded Public Projects

**P**rivately funded low-profit public development projects will receive financial support from the Government.

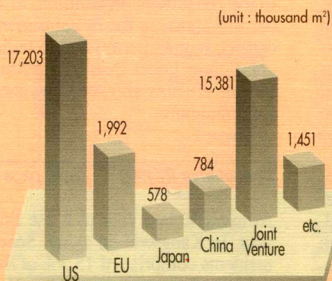
The amount of government aid and percentage of admissible profit will be announced at the completion of the master plan in order to eliminate any dispute for privileges. The Government will support privately funded public projects not as a replacement but as supplements to public projects. In accordance with this decision, privately funded public projects whose plans have already been announced, such as Taegu-Taedong Expressway construction, Kyongin Canal and Integrated Cargo Terminal will all receive government support.

The Ministry will fix the extent of funding to support Daewoo Corp. which was selected as main negotiator after completing the review of the consortium's request for government funding of 700 billion won for Taegu-Taedong Expressway construction project. However, the estimation of KRIHS of the optimum government funding for this project was 300 to 400 billion won and the negotiation is going on between the Ministry of Construction and Transportation and Daewoo consortium accordingly.

KRIHS is also reviewing project funding by Government for Ilsan-Toegyewon, Taejon-Tangjin, and Kumi-Okpo Expressway construction projects.

Further, the Ministry is negotiating the extent of funding it will extend to support Kyongin Canal construction with Hyundai consortium, and the Government is expected to make provision for a large portion of the project budget for the Integrated Cargo Terminal construction.

## Foreign Ownership of Land (1997)



**F**ollowing the IMF loan program, there will be more foreign investment and more companies will come to Korean market. As of September, 1997 foreign ownership of land reached 11.3 million pyong and it is expected to grow rapidly. The United States owns 5.2 million pyong which is about the half of total foreign ownership of land.



## Land Tax Reform and Streamlining Land Administration System Urged

In order to increase the supply and to make best use of scarce land resources, reduction of land acquisition tax and increase in land holding tax are proposed.

The current land administration system involving around 70 Acts and 169 classes of zonal units will soon be simplified to better manage the developmental as well as conservation needs of the land. The systematic administration of land records by assigning a code number based on the priority status to various land parcels is also being studied.

During a recent public hearing on "Efficient Land Supply through Deregulation" organized by KRIHS, it was concluded that the present approach of controlling the supply of land has given rise to price inflation. Many felt that this was mainly due to the existence of wide structural disparity of supply and demand in land market. It was argued that inadequate land supply also hindered economic development and improvement in the quality of life of the people.

According to Park Heon Joo, of Land Research Division "by the year 2025, population growth will stop at 52 million, urbanization ratio will reach 90%, and economic structure will be transformed into a developed economy. This balanced and stable economic growth will increase the demand for land. In view of these improving social and economic situations, the urban land which is currently 4.8% be expanded to 7.1%."

The panel analysts emphasized that land taxation is one of the most powerful policy tool influencing the demand and supply in the land market and that land acquisition tax should be lowered while gradually increasing land holding tax for facilitating the efficient use of land rather than holding land for speculative purpose.

In order to strengthen land hold-

ing tax, the accuracy of identification of taxable entities and tax tables be improved while the assessment ratio of the official tax price, currently about 32% on an average, should be gradually brought to the real market value.

In addition, in order to prevent a freezing effect in land supply, the tax rate of the capital gains tax should be maintained at the current level while cases of tax exemption, reduction and tax breaks for long term land holding should be reduced.

Estimated Needs for Urban Land

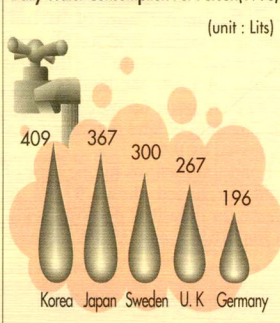
Classification	1994	2001	2011	change
Urban land	4,763 (4.8)	5,662 (5.7)	7,076 (7.1)	2,313
• Residential	2,076	2,327	2,746	670
• Industrial	346	500	647	301
• Public	2,341	2,835	3,683	1,342

(unit : km<sup>2</sup>)

note : ( ) is the percentage of urban land to the national total land area.

## Water Consumption Level Too High

Daily Water Consumption Per Person(1996)



liters for Germany.

Daily water consumption per person in Korea was 99 liters in the 60's but continued to increase to 158 in the 70's, 256 in the 80's and 369 in the 90's. The excessive consumption of water in Korea can be attributed to the lack of awareness, relative low price of domestic water supply, and sudden increase in water consumption by the rapidly growing service industry.

OECD-Korea Workshop from page 1

experiences of other member countries in implementing the "Habitat II Agenda" as proclaimed at Istanbul in June 1996.

KRIHS will continue to work with OECD through Urban Affairs Division of Territorial Development Service. A joint research on Metropolitan Planning and Governance in Selected OECD Member Countries is now being planned for 1998.

According to a survey conducted by the Ministry of Environment, the water consumption level in Korea is higher than that of Japan and other advanced countries. According to the survey, at the end of 1996, water consumption level per person was 409 liters per day in Korea, whereas the water consumption level per day was 367 liters in Japan, 267 liters in UK, and 196



## Reclamation Work to Be Strictly Regulated in Public Water Areas

**A**s the government plans to control reclamation work along public water areas, the private corporations will be confronted with stringent regulations to take up land reclamation projects and to undertake development projects of industrial complexes on reclaimed land along coastal areas.

It has been argued that the large-scale reclamation has damaged the coastal areas and that the regulative measures are necessary to protect the environment from further damage. The government measures include minimizing the extent of future developments along coastal areas as well as scaling down non-public water reclamation projects. Permissions will be limited to reclamation projects undertaken for public purposes by regional governments or by government institutions. In order to enhance the procedural transparency, a "Committee for the Assessment of Public Water Area Reclamation" comprising of concerned government officials will be constituted for a more stringent control.

These policy measures of the Government, stipulating basic principles for reclamation work in public water area were already brought into effect. During the early half of 1997, requests by private corporations obtaining permission to reclaim public water areas have been turned down. According to the Plan for Public Water Area Reclamation stipulated in August this year, a permission to reclaim public water areas was requested by 10 corporations, totaling 1,339,400 pyong, and it was granted for only 406,000 pyong for 5. Notably, only 29,000 pyong for 2 areas are new reclamation projects, while the remaining are for expansion and modification. This is only 0.6% of second half of last year's newly reclaimed 4,811,000 pyong (1 pyong = 3.3m<sup>2</sup>).

During the early half of 1998,

the Ministry of Maritime Affairs & Fisheries will establish a Coastal Zone Management Law, differentiating preservation and development areas to effectively control coastal areas. The implementation of this law will further restrict public

water area reclamation.

On the other hand, the chamber of commerce and other business groups are concerned that such restrictions will limit various corporate activities while supporting the environmental concerns.

## Speculative Buying in Greenbelt, Semi-Agricultural and Forest Areas

**T**he first quarter of 1997 witnessed a sudden increase in land transactions by non-residents, in greenbelt, semi-agricultural land in sub-urban areas, agricultural land in villages and in forest areas. Contrary to the expectations that the real-estate market may stagnate, the sudden increase indicates the possibility that the land has once again become a target for speculation.

During the first quarter of 1997, about 431 thousand land transactions, totaling purchases of 486 million m<sup>2</sup> in various land parcels were registered. Compared to the first quarter of 1996, the land transactions have gone up by 21.2% and the quantum of land purchased was increased by 9.4%.

Land transactions by the type of land purchased shows 97.8% in crease for industrial purposes within the urban areas, 35.4% increase

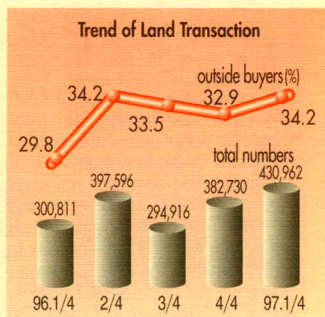
for greenbelts and 35.3% increase for non-urban areas such as semi-agricultural areas and forests, where the construction of country style garden houses was booming.

The number of land transactions in 6 metropolitan cities, including Seoul, showed an increase of 18.9%, regional cities 19.1%, and regional counties 28.7%. This indicates that the increase of land transaction is more notable among agricultural area and near seashores, than in metropolitan cities.

Rate of increase in transactions by land types showed 58.3% forest land, 42.1% farming land, 28.1% paddy cultivation and 56.1% for other purposes.

Since some abandoned mines were designated as development promotion district in Kangwon-do area it recorded highest rate of increase in land transactions of 53.7%. Chungchungnam-do registered 51% increase in transactions, for industrial development, building West Coast expressway, and to construct high-speed rail station. Seoul recorded 47.6% increase, Chungchungbuk-do 31.0% and Chollanam-do 30.5%.

The ratio of local buyers decreased by 4.4% as compared to last year from 70.2 to 65.8, whereas the non-resident buyers increased by 4.4% from 29.8 to 34.2 this year. The ratio of land bought by Seoul residents in areas others than Seoul increased



*continued on page 3*



The great urban coherence of the city of Paris points out a contrast with the uneven shape of the city centre of Seoul. The rigorous arrangement of the Parisian Avenue cannot be compared to the joyous atmosphere of the streets of Seoul, which are full of sounds and lights. It is just like an opposition between Mondrian and Picasso or Matisse if we try to make a comparison taking European painters.

The situation in the outskirts is quite different. The Parisian suburbs are a mixture which gives a feeling of great confusion but these are places which are constantly changing. The suburbs of Seoul are, on the contrary, made of urban blocks which are dense and well-arranged : the buildings are all designed on the same pattern i.e. narrow, very high and they seem to be somehow 'petrified.' These are the very first comparisons of a traveller who is attentive to the place he has just left and to the one he is now discovering. And the same traveller will be struck by some strong impressions when he gets to know a city like Seoul. Several simplified qualifying terms come spontaneously into mind :

**A City of High-Rise Buildings** : of average height in comparison to other large metropolises.

**A City of Mountains** : they are not very high but they are everywhere in the city, at the city's boundaries and outside the city. They are all the more presents as they represent the natural counterpoint to the city which is built on flat land. All these are the sign of an alliance between what could be considered as sacred and artificial. This is a very powerful element of identity.

**A City of Cars** : they are everywhere and the infrastructures are threading their ways all over the place, above, under, upon, and with all its means in terms of interchanges, viaducts, tunnels, bridges and the pedestrian is somehow the victim as he has to climb on foot-bridges or go down in underground passages when he wants to cross a street. The towers of liftcar parks are another expression of the domination of cars in the city.

**A City like a Museum** : the city where the temples, the palaces, the pagodas, the big parks and the old monuments are located. It is the one for the tourists who wants to see and feel the roots of the country and who wants to be taken by the history and the legends which are carved in these privileged places. And these places are indeed remarkable, not only because the traditional

## Seoul : Reality and Virtual Reality

Bertrand Warnier

Official Representative, AREP, France

buildings are beautifully shaped and decorated, but also because they have been relentlessly and patiently rebuilt each time they were burnt down or destroyed all along the centuries.

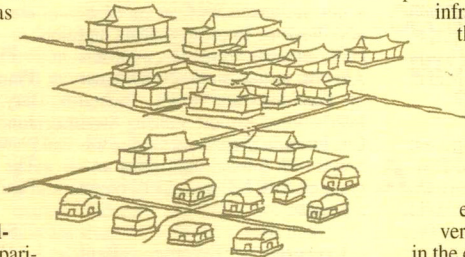
### A Mushroom Town :

the one which is rapidly growing with high-rise buildings and very broad avenue. This part of the city is more and more important as it is the largest in terms of surface and it is impossible not to be impressed : i) by the speed at which the construction are erected, ii) by the quality of servicing, especially in the public transport, iii) by the existence of the urban centre and the development of employment, iv) by the quality of the large public spaces (broad boulevards and avenues, and very large parks), v) by the organization of the large 'blocks,' the way they are guarded, the distribution of the integrated facilities especially the car parks, vi) by the closeness of large infrastructures and facilities and the quality of the dwellings (soundproofing, double facades, comfort and facilities, dual-orientation, etc.), vii) and eventually impressed by the sites which have been chosen and the very strong presence of the mountains or of very wide lakes and green areas in the city.

It is also true that the discovery of such a repetitive living environment is terrifying. The experience of large housing development in Europe has been such a failure that the immediate reaction is one of distrust. And it is a question which remains unanswered with this repetitive urban pattern in which everybody lives in a similar place ; similar opposite building, same sizes. Will this way of living always be accepted by the inhabitants? Can this living environments be adapted to new social behaviour and habits, to the needs, to other work organization and to other kinds of leisure activities?

In other words, will this urban restraint, which is being developed today, be the support of another spontaneous growing city? A city which will come and <knock over> the architecture, settle surreptitiously in neglected areas? And this would therefore give a completely different image of the city than the one of a widely spread uniformity.

This is surely a question but it is also definitely a challenge. Along the last fifty years, Korea has managed to get even with history and the country has now the ability to digest the first stage of its development and to get adapted to the new needs of the society.





The former president of Transportation Safety Authority, Hong Chul was appointed as the new president of KRIHS on July 29. President Hong has a Ph.D. in Economics from University of Pennsylvania and served as the secretary to the President for the economic affairs at the Presidential Office, as well as the assistant deputy minister at the Ministry of Transportation and Construction. Former president of KRIHS, Sang-Yeol Ryu was appointed as the new president of Korea High Speed Rail Construction Authority.

**International conference on Urban Policies After Unification in Korea** was organized jointly with Göthe Institute, Seoul, November 6~7. Wendelin Strubelt, President of Federal Research Institute for Regional Geography and Planning presented the future directions of urban policies in Germany and explained the background and preparation of URBAN 21, the world urban congress which will be held in Berlin, Germany, in 2000.

**Korea-China workshop** on *Investment Flows and Spatial Division of Labor in the Yellow Sea Sub-regional Economic Zone* was held from October 29 to November 1. The primary purpose of the workshop was to analyze the regional impact of Korean investment in the Yellow Sea Subregional Economic Zone, particularly, the coastal cities of Shandong and the west coast region of Korea.

More than six hundred people attended *The 2nd Annual International Seminar on GIS Application for the Public Sector* organized by KRIHS, October 16~17. The purpose was to share advanced experiences of GIS applications in other countries and to further enhance the international collaboration in the national GIS project.

KRIHS also hosted *The 2nd International Logistics Conference* on October 8~10. Ambassador of Netherlands, J.P.M. Wolfswinkel, attended with Netherlands delegation led by Van Cliff, representative of Investment Promotion Agency.



KRIHS president, Hong Chul, delivered a special lecture on Korea's future policy directions to become logistics center of Northeast Asia in coming 21st century.

**In collaboration with KOICA of the Ministry of Foreign Affairs**, KRIHS conducted, between September 1 to 12, *Technical Training Program on Human Settlements Planning* hosting 33 professionals and civil servants from 15 countries. After the lecture series, the field tour of Pundang new town, Incheon International Airport, Pohang Steel Co., Daewoo Electronics Co. are followed with cultural sightseeing program of Folk Village and Kyongju relics site.

**Executive Director, Paul Schwach**, of the Bureau of Urban Planning and Housing, French Ministry of Equipment, visited KRIHS on November 25 and had a round table of discussion with KRIHS research staff on urban affairs and national development planning issues. The possible topic and the schedule of the 3rd Korea-France joint workshop was also discussed.

**Professor Hidehiko Tanimura of University of Tsukuba** visited KRIHS on November 1 to extend the Memorandum of Understanding on Mutual Research Collaboration between two institutes.

**Director of Territorial Development Service(TDS) of OECD, Odile Sallard**, visited KRIHS on September 29 to discuss the ways of future research collaboration between OECD and KRIHS.

**Professor emeritus Edwin Mills of Northwestern University** gave us a lecture on *International Comparison on Why Housing Policies Fail*, on November 4.

**France's AREP representative, Bertrand Warnier**, worked at KRIHS from September 13 to October 12 as a consultant for preparing the basic plan for high-speed rail station construction and its vicinity development project.

**Professor Ved Prakash of Wisconsin University** gave a special lecture on *Urban Infrastructure and National Development* on July 21.

**Professor Larry Bourne, Toronto University**, Canada visited KRIHS on June 23 and gave a lecture on *Designing an Urban Region: Recent Trends in Planning and Governance in the Toronto Region*.

**Five members of Indian Urban Planning Bureau**, including Secretary, N. P. Singh visited KRIHS on June 17th and discussed the urban planning policies of India and Korea. The Indian delegation also visited Pundang new town.

**Senior project appraisal officer** of Housing and Urban Development Corporation(HUDCO) of India, Durvasula Subrahmanyam will be stationed in Korea for one year as a liaison officer to TRIHSNET(The Network of Training, Research and Information Institute in Human Settlements in Asia and the Pacific).

Contact us with a response or a question, or comment on ideas we cover in the Gazette.

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