



December 2000, Vol.14

ISSUES OF METROPOLITAN PLANNING AND MANAGEMENT WERE DISCUSSED AT INTERNATIONAL CONFERENCE

International Conference on Metropolitan Planning and Management was held on September 29 to 30 at the Korea Chamber of Commerce & Industry in the joint auspices of KRIHS, the Korean Regional Science Association and the Graduate School of Environmental Studies of Seoul National University.

The conference was held timely as the Korean government, according to the urban planning law renewed this year, is working on the demarcation and planning of metropolitan areas adopting a metropolitan planning system for the first time. Furthermore, the matter of adjusting green belts that have been kept intact for the past 30 years is considered at the level of metropolitan planning. Metropolitan planning and management are expected to help alleviate urban problems like traffic jam, pollution, housing and short supply of infrastructure facing the big cities throughout the world according to the extension of metropolitan areas and attain a more comfortable urban environment.

At the presentation on September 29, Young-Hwan, Jin and Dong-Ju, Kim of KRIHS introduced the details of Metropolitan Plan for 2020 for six metropolitan areas with green belts in Korea. The objective of the Metropolitan Plan for 2020 lies in restructuring the green belts - Restricted Development Zones (RDZ) - that have been strictly controlled for the last 30 years. The restructuring of the RDZ is examined through metropolitan planning in addition to environment assessment. With the Metropolitan Plan for 2020, urban problems arising from metropolitan growth as well as restructuring green belts are expected to be dealt with more efficiently at both environmental and planning perspectives.

As foreign experiences in metropolitan planning and management and in green belts policy, Robert Pirani, director of Regional Plan Association of New York introduced regional plans for the New York Metropolitan Area stretching over 3 states of New York, New Jer-

Status of six Metropolitan Areas(1998)

		Seoul Metro. Area	Busan Metro. Area	Daegu Metro. Area	Gwangju Metro. Area	Daejeon Metro. Area	Ma · Chang · Jin Metro. Area
Population (thousand)		21,900	4,340	3,110	1,660	2,580	1,460
Area (km ²)	Total	11,754	1,708	4,978	2,995	5,112	1,614
	RDZ	1,518.7	552.7	545.5	554.8	437.2	314.2
Municipalities Included		Seoul, Incheon, and 31 cities and counties in Gyeonggi-do	Busan, Yongsan, and Gimhae cities	Daegu, and 7 cities and counties in Gyeongsang- buk-do	Gwangju and 5 cities and counties in Jeollanam-do	Daejeon, 5 cities and counties in Chungnam-do, and 4 in Chungbuk-do	Masan, Changwon, Jinhae, Gimhae, Haman

Note) In the Daejeon Metropolitan Area, Chungju City and surrounding areas may be treated as a separate Metropolitan Area by the decision of Central Urban Planning Committee in Korea

sey and Connecticut. In addition, he also told about the 3Es, basic principles of planning: economy, environment and equity. Elizabeth McLaren, assistant deputy minister of Municipal Affairs and Housing spoke of the administering system in the Greater Toronto Area. Tatsu-ito, president of Nagoya Sangyo University of Japan, introduced the planning and management system in the Tokyo Metropolitan Area focusing on green belt policies. David Bragdon, the presiding officer of Metro Council in Portland illustrated the preservation of farming land and forestry and measures to prevent the urban expansion in Portland, Oregon.

Martin Simmons, head of development and transport strategy and chief planner of Greater London Authority Transition introduced the directions of the Greater London urban planning and changes in managerial organs. According to him, the Greater London Authority given a full authority implements the relevant policies to realize the strategic objectives of the metropolitan area planning also sharing functions with municipalities which provide basic services to the residents. A workshop on the Capital Region Metropolitan Planning in Korea followed on September 30.



THE JOINT DEVELOPMENT PROGRAM FOR THE CHUNGCHONG CIRCLE IN PROGRESS

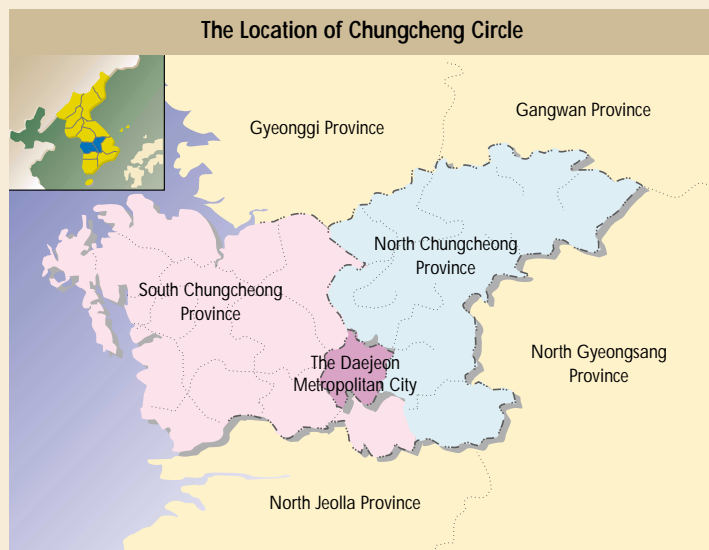
The Daejeon Metropolitan City and the Chungcheong Circle administrative council commissioned KRIHS to carry out a research on the joint development program for the Chungcheong Circle in July 1999. The research aimed at devising appropriate measures to materialize the cooperation and assistance between the Daejeon Metropolitan City, South

Chungcheong Province and North Chungcheong Province. The program can be characterized as a regional collaborative plan that was established by local governments autonomously and, in particular, is meaningful in that it incorporated the 4th national comprehensive territorial plan.

The program spans the three regions of the Daejeon Metropolitan City, South Chungcheong Province and North Chungcheong Province and will be completed by the year of 2020. In the program, policies for regional collaboration and joint development were worked out confined in three areas of industry, transportation and tourism as detailed in the below with the objective of developing the Chungcheong Circle into a stronghold of national development in the 21st century. To achieve this objective, the Chungcheong Circle is divided into 5 areas: central metropolitan area, the north of the West Coast, the south of the West Coast, north inland and south inland.

<Industry>

Five collaborative policies are pro-



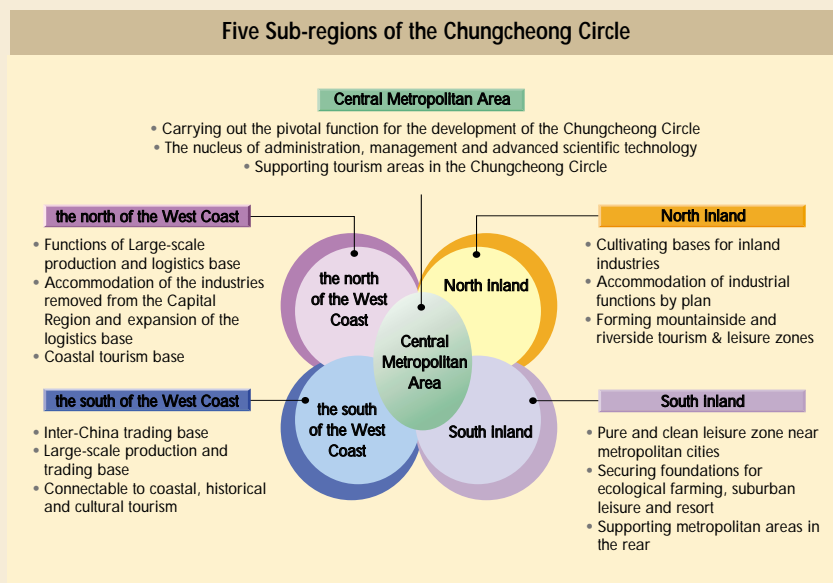
posed to attain a high level of industrial structure in the regions and strengthen the industrial competitiveness, namely, the joint formation of a triangular high-technology belt, joint installation and operation of technology transfer center, installation of industrial information network, establishment of a system for small and medium industry supporting connection and joint constitution and operation of industry promotion organization. The outstanding feature is to develop a demonstrative estate for venture companies and technology transfer center in the borderland of the three regions jointly for a triangular high-technology belt. And for the future industrial cooperation between the three regions, the Chungcheong Circle industrial development administrative council under the control of mayor or provincial governor and the Chungcheong Circle industrial development agency (CDA) are proposed to be jointly constituted.

<Transportation>

The policy objective lies in strengthening the Circle's function of nationwide transportation center and establishing an efficient extended transportation network within the Circle. Collaborative policies to grow the Chungcheong Circle into a logistics center accessible by land, sea and air will be practicable through the activation of Cheongju Airport, joint management and operation of mid-land logistics base and joint development of extended transportation network within the Chungcheong Circle.

Of particular interest is the constitution of Cheongju Airport Promotional and Managerial Agency and the construction of inland harbor within the mid-land logistics base. Also urged are the early construction of highway networks between Boryeong-Daejeon-Okcheon and Anjung-Jincheon-Chungju as arterial highways connecting the East to the West, which are weak in the Chungcheong Circle and road construction between Daejeon/Cheongju and Cheongju/Cheon-an.

To bring these collaborative policies into action, it is necessary to jointly establish an extended transportation administrative council under the control of



mayor or provincial governor and advance the establishment of extended transportation planning board that the three regions can join altogether.

<Tourism>

Five collaborative policies are conceived to form a tourism belt for sojourn with a cultural identity. They include joint development of 5 integrated tourist areas and 18 core tourist bases, 5 extended theme tourism belts, a theme park, joint tourism promotional marketing and establishment of an organization to assume a full charge of tourism promotion.

A notable feature is the development of the Geumgang canal tourism belt that connects the Geumgang estuary dyke - Buyeo & Gongju-Daecheong Dam-Cheongju passing through the three regions and 'history & culture highways' connected through the Naepo Cultural Area-Baekje Cultural Area-Jungwon Cultural Area-Confucian Cultural Area in North Gyeongsang Province as tourist attractions. And furthermore, it is recommended to upgrade the West Coast tourism development to an extended area development project at the national level so that it can be connected to the Capital Region, South Jeolla Province and North Jeolla Province.

The program emphasized that in order to declare the Chungcheong Circle as a hospitality zone home and abroad, it should start a kindness, cleanness and courtesy movement and construct a folk village, aristocratic village or international village to be a world-famous theme park for cultural experiences.

SPECIAL FOCUS

URBAN GROWTH MANAGEMENT AND NEW TOWN DEVELOPMENT IN THE CAPITAL REGION

KRIHS held a forum over the KRIHS proposal for the propriety and directions of the new town development in the Capital Region on October 10 at the KRIHS lecture hall to gather opinions of the relevant experts and civic groups. According to the proposal, new towns are considered to be the best alternative to prevent reckless development and meet the short-term housing demand at the moment.

At the forum, KRIHS anticipated that if the areas of high development potential are neglected as they are, reckless development will be unavoidable and that a multi-core strategy is essential for balanced development within the Capital Region. In addition, new town development is the best policy to meet one million-unit housing demand in the coming 5 years until the whole nation is managed in the principle of "planning first and development after" under the National Land Use and Urban Planning Act, which is in the process of legislation.

KRIHS classified the candidate areas into three categories: areas for future growth, areas to

prevent reckless development and areas to cope with demand. Areas for future growth are strategic development areas to be cultivated into bases in the future for the goal of balanced regional development and multi-core spatial structure even though self-reliance in the area is low at present. Areas to prevent reckless development are where reckless development is anticipated due to small-scale development and systematic provision of infrastructure facilities is urgent. Areas to cope with demand are where market-driven development is so likely as to easily secure infrastructure facilities with the profits on development and efficiently cope with the short-term housing demand.

Candidate areas in the northern part of the Capital Region are 1,983ha in Gyoha-myeon, Paju-city as an area for future growth, 992ha in Uijeongbu-city as an area to cope with demand and 992ha in Yangchon-myeon, Gimpo-city as an area to prevent reckless development. In the southern part of the Capital Region, considered as candidate areas for new town development are 926ha in Pangyo-dong, Seongnam-city as an area to prevent reckless development and to cope with demand, 1,322ha in Dongtan-myeon, Hwaseong-gun as an area for future growth and to prevent reckless development and 3,306ha in the South Hwaseong-gun as an area for future growth.

If the KRIHS proposal for new town development is materialized in the Capital Region, it will impact on the overall economies as well as housing market considerably. In particular, the Pangyo New Town is expected to pull down the apartment price in the Gangnam area in Seoul and Bundang New Town. Taking into account the problems and achievements in the previous new town development, KRIHS proposed that the new town development

The Location of new town candidates



should be directed towards: embodiment of advanced new town model for the 21st century, timely provision of infrastructure facilities, imposition of various functions and strengthening the self-reliance, rationalization of the development method and land supply system and environment-

friendly development. In addition, countermeasures to deal with issues of financing for infrastructure facilities, reckless development in the neighboring areas, traffic jam, supply of living water and buying land as speculation are also recommended in the KRIHS proposal.

THE NGIS PROMOTIONAL COMMISSION SHAPED THE 2ND NGIS MASTER PLAN

The NGIS Promotional Commission has approved the master plan for the 2nd National Geographic Information System (NGIS) on October 6 to cover the period from 2001 to 2005. Thirteen government authorities took part in establishing the plan, in which the Ministry of Construction and Transportation and KRIHS took a leading role. The plan has a goal to materialize a digitalized nation by 2005 through securing national spatial data infrastructure. Under this goal, several NGIS projects will be carried out in 8 divisions as articulated in the below:

1.The construction of framework data

When the most commonly used framework data are collected, users will be able to use GIS more extensively and diversely. Here, framework data include geodetic controls, topography, cadastre, administrative boundaries, transportation, hydrology, facilities, satellite images and aerial photos. For this, priorities will be given to the improvement in geodetic control networks, demonstrative projects for framework data construction and the development of framework databases.

2.GIS application development

Various GIS applications should be developed, particularly for the areas of underground facilities, underground resources, environment, agriculture, forestry, ocean and statistics, which are mostly used by the central government, local governments and other public institutions. This project will be proceeded as a consecutive project of the public GIS applications now in progress under the 1st NGIS project (1995-2000) taking into account its contribu-

tion to the efficiency of administrative operations and service to the people. At the same time, efforts will be directed towards picking out and supporting the areas in which private sector can make the most of framework data and public GIS applications.

3.Geographic information dissemination structure

The dissemination structure of geographic information will be established to channel various geographic information collected through NGIS projects to users rapidly and conveniently using information technologies such as Internet and worldwide web. In the process, national geographic information dissemination structure will be established and the national geographic data clearing house will be set up to facilitate the sharing and use of geographic information network. Furthermore, electronic GIS library will be established to distribute the results of GIS projects, and research and development.

4.GIS technology development

GIS technology will be developed at the national level putting in continuous investment and supports with a ultimate goal of exporting GIS technology abroad. In particular, core fundamental technologies in the areas of collection, processing, distribution and utilization of geographic information will be developed in phases, and GIS technology center will be constructed to form a brain pool in order to facilitate the collaboration among industry, university and research institutes for joint technology development and national technology information networking.

5. Fostering GIS industries

GIS industries will be fostered according to the visions and goals of NGIS master plan, which is the digitalization of national land information. In order to build the foundation of GIS industries, comprehensive policy measures to cultivate and support GIS industries will be prepared and, after then, the relevant laws and institutions will be adjusted. GIS industries based on user demands will be fostered departing from the past policies inclined toward suppliers and software developers. Appropriate measures will be devised to encourage and support the exports of domestic GIS technologies.

6. Standardization

GIS-related data and technologies will be standardized and at the same time, standards for geographic information creation and operational procedures will be developed. The trend of international standardization will be monitored through participation in international standardization activities such as ISO and OGC and will be reflected upon domestic standardization.

7. The cultivation of GIS experts and publicity activities

Educational institutions for GIS experts will be pluralized so that educational programs can be tailored to the characteristics of GIS trainees. GIS educational network will be organized in collaboration of industry-university-research institutes to set up a remote education system. Publicity activities will be fur-

thered to raise the level of the use of geographic information in everyday life so that people can understand and use GIS in their daily lives without difficulties.

8. Supporting research and institutional improvement

For the efficient promotion of NGIS projects, practical research will be carried out to substantively support the NGIS projects, and adjust and improve regulatory environment that are currently not conducive to carrying out GIS projects. More specifically, the existing GIS-related laws such as survey law and land register law will be adjusted according to 'the Law on the Establishment of NGIS and its Utilization' and GIS audit system will be institutionalized to properly manage large-scale projects.

Total US\$1,174 million will be invested to attain the objectives of the 2nd NGIS projects during the project period. For the systematic implementation of NGIS projects, 7 subcommittees, namely, omnibus coordination subcommittee, geographic information subcommittee, cadastral subcommittee, technology subcommittee, utilization and dissemination subcommittee, human resources training subcommittee and industry cultivation subcommittee will be formed under the umbrella of NGIS Promotional Commission in which 13 central government authorities, local governments and civic experts participate. In each subcommittee, specialized technical support organs will be installed. Furthermore, civic advisory committee will be run as an advisory organ for the NGIS Promotional Commission to gather wide opinions of civic experts.

KOREA-GERMAN WORKSHOP HELD TO DISCUSS EXPERIENCES OF REGIONAL DEVELOPMENT

A Korea-Germany workshop was held on the subject of experiences of regional development after German unification and implications for inter-Korean integration on October 18 and 19 at KRIHS. At the workshop, Drs. Steffen Maretzke and Wendelin Strubelt of Federal Office for Building and Regional Planning in Germany told that for the past 10 years since the German unification, the East German communes had achieved a substantial economic growth but many problems still remained to be solved such as high unemployment and unbalanced regional development. The participants discussed lessons from the German experiences in regional development and the long-ranged regional development issues in the North of the future. Excerpts of the papers "Regional aspects of economic and social changes in the new Länder of the Federal Republic of Germany" by Drs. Steffen Maretzke and Wendelin Strubelt and "Challenges in inter-Korean economic cooperation and regional integration" by Dr. Won Bae Kim are attached hereto.

Regional aspects of economic and social changes in the new Länder of the Federal Republic of Germany

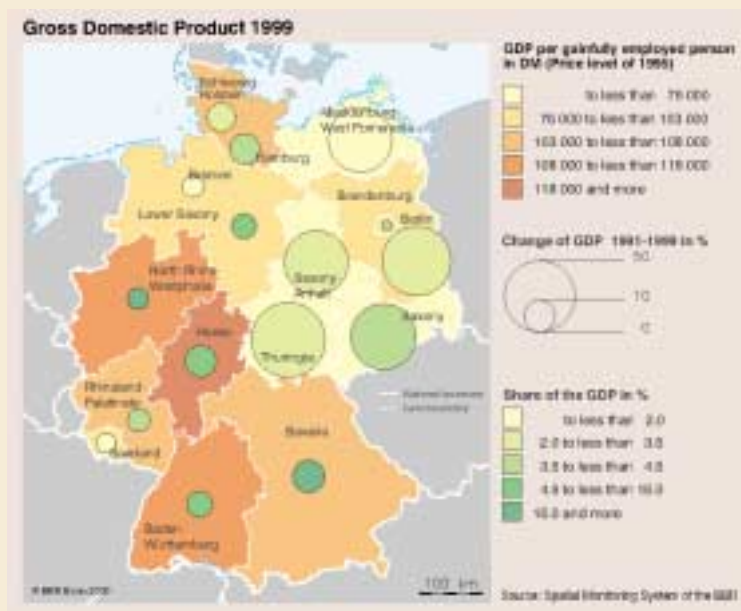
Drs. Steffen Maretzke and Wendelin Strubelt

Since 1990, many things have changed in the East German regions. It is obvious that all the regions have profited from the provision of infrastructure, housing and retail trade. However, structural changes are not homogenous and simultaneous across regions. In the beginning of the unification, agglomeration areas have profited from the growth, whereas rural areas are taking the growth process very recently. However, regional disparities have increased in the new Länder, similar to the West. Until now, there is no stable regional development pattern; there exist not only growing regions but also regions with economic deficiency. Even in case of a steady growth of GDP, the East German's living conditions will not be equivalent to those of the West. There has not been any self-sustaining development. In the long run, many financial transfers will be required to improve the structural changes and to support those who have not profited from it. Experts say that there still needs DM300 billion for infrastructure investment. Furthermore, if financial transfer is reduced, the new Länder will suffer from reduction in productivity and higher unemployment. On the other hand, the lack of development in the East will have impacts on the West. The existing economic problems in the East German Länder are concerned with structure as was in the Old Länder. Therefore, policies to push forward structural changes in the East are required.

The East German transformation process is not only a process within but also part of worldwide global changes. In particular, the European process is quite important for the development of the new Länder. Through the future EU enlargement toward the East, there will be new markets to directly compete against the new German Länder. So, many new production plants will not be founded in the new Länder but in the adjacent countries accessible to the East due to lower wages.

Having a closer look at special social groups and living conditions in the perspective of regional disparities, middle-aged groups around forties and fifties and women lost their jobs during the economic restructuring process and never got the equivalent jobs. The younger generation had difficulties but to a lower degree than middle-aged groups. However, many persons within the existing workforce had the chance to switch over to the new system in the united Germany. Most of the political and social elite of the former GDR were dismissed or dismantled from their duties. However, they did not fall into poverty but rather retired and took advantage of the better pension system of the West transferred to the East.

One of the difficulties in the unification process was a candid communication with the people about what is going on, who is carrying the burdens and who are favored. Also, the West Germans should share the advantages that they had during the development with the East Germans. The West Germans should have been informed that this sharing process is a natural obligatory burden they should bear in order to realize a unified Germany.



Challenges in Inter-Korean Economic Cooperation and Regional Integration

Dr. Won Bae Kim

In spite of seemingly cooperative mood between the two Koreas at the moment, two fundamental questions remain to be answered in order for the two Koreas to continue economic cooperation on a firm footing in the medium and long term: reciprocity and a peaceful co-existence. In addition, the likelihood of reform in the North is a key factor, which will determine the prospect for inter-Korean economic cooperation in the medium and long term.

Putting together the evidences of inter-Korean economic cooperation thus far with the likely pattern of transportation development in the North, we can anticipate with a reasonable degree of confidence:

- 1) Industrial conglomerates such as Hyundai will be the major actors in inter-Korean economic cooperation.
- 2) South Korean investment will occur in processing and assembly industries as well as tourism development, where North Korea can earn foreign currency without much of its own investment.
- 3) South Korean investment will concentrate in a few pockets of special economic zones in the North with relatively easy access to South Korea.
- 4) South Korean government assistance in transport and other infrastructure will concentrate on those special economic zones and transport links between these zones and Seoul.

Three issues are of particular importance for the integration of North and South Korea: the industrial structure of the North, the mode of economic cooperation and geographical pattern of development. As suggested by private enterprises in the South, North Korea may become a low-cost production base for South Korean and foreign firms if the static comparative advantage of the North is emphasized. However, given the experience of Germany, where the west has spent an enormous sum of capital to raise the living standard of the east but still suffers from regional disparity between the east and the west, turning North Korea into a low-cost production base is not desired at all. Letting chaebol companies to carry out the task of economic development in the North would involve both economic and political risks; economic risks in terms of reducing chaebol competitiveness internationally and political risks in the

form of quid pro quo that chaebol could be expected to extract. Furthermore, the concentration of investment in a few pockets with favorable conditions will accentuate the development of the Seoul-Pyongyang corridor, which will result in an unbalanced development not only within the North but also in the Korean peninsula as a whole.

When Pyongyang's commitment to economic reform is firmly manifest, inter-Korean economic cooperation needs a comprehensive strategy taking a longer-term perspective to build diversified and balanced economies of the two Koreas, which means an economy with a self-sustaining growth base and a complementarity.

Balanced development should be defined in qualitative terms, i.e., whether a region has a capacity of self-sustaining growth with its own characteristics distinctive from others. Therefore, a comprehensive strategy for inter-Korean economic cooperation should pay due attention to:

- 1) rehabilitation of regional economic base to the extent justified economically
- 2) promotion of new industries
- 3) joint ventures between local industries in the North and small and medium enterprises in the South
- 4) exploitation of regional growth potential

In addition to utilizing low-wage labor for export-oriented industries, Pyongyang and Seoul together must consider the possibility of introducing and promoting new industries such as information technology and modern logistics in suitable locations within North Korea. Given the experience of China, Germany, and East European economies, the growth of small and medium sized enterprises is essential to maintain employment base and to introduce market-type management. Although the condition of local industries in the North is known to be poor, injecting capital and management know-how with the assistance of the South may partially salvage local economic base. Most of all, both sides need to pay attention to how to best use growth potential of North Korea and component regions within it.

KRIHS HELD A WORKSHOP ON THE DIRECTIONS TO BALANCE PUBLIC INTEREST WITH PRIVATE INTEREST INVOLVING LAND

The Land Research Division of KRIHS held a workshop on August 22 at the KRIHS lecture hall on the directions to balance public interest with private interest involving land jointly with the Korean Real Estate Law Society. The workshop was intended to seek ways for balancing public interest with private interest through collecting opinions of academic sector, working level officials and judicial circles. Introduced herein is an excerpt of the paper by Dr. Hai-Woong, Yoo.

DIRECTIONS TO BALANCE PUBLIC INTEREST WITH PRIVATE INTEREST INVOLVING LAND

Dr. Hai-Woong, Yoo

Land, as public property, has the characteristics of private property deeply rooted in the private ownership system at the same time. Civil law also allows landownership as a complete real right that enables the landowners to use and dispose land, and make profit on it. Nonetheless, it is necessary to impose heavier restrictions to land than to other properties from the viewpoint of public welfare, which is because that land has a high degree of public and social natures that cannot be possessed by one single person like the sun, water and air. The constitutional law embodies such public and social natures of land in the exercise of property rights suitable for the public welfare and the infringement on property rights to meet the public needs, which has been serving the basis of the enactment of land laws putting a stress on regulation.

Land law provides a basis to restrict the basic rights for the sake of the public nature of land such as public welfare, efficient use of national land, the sound growth of a region and environment conservation. However, conflicts between public interest and private interest are always inherent in such land regulations and systems that go in gear with private interest and seem to be unavoidable due to the dual character of land.

The Republic of Korea had adopted various land systems and regulations that placed more emphases on public welfare and/or public interest according to

the current of times and changes in circumstances from the 1970s to the 1990s and enacted three laws according to the expansion of the concept of public nature of land in 1989. However, depression in the real estate market following the 1997 financial crisis and the ensued moderation of restraints on land use substantially set back regulations for public interest while strengthening the position of private interest. The constitutional court's decisions of unconstitutionality and disagreement to the constitution in relation to the declared land value regulation, the regulation of extra profits duty, the upper limit on the possession of housing lot, the designation of development-restricted zone and urban planning facilities unexecuted for a long time.

The degree of emphasis on either public or private interest on land tends to change subject to political, economic and social changes. The setback of public interest to give priority to private interest may be justified as circumstances require but it needs a more careful review. In particular, despite the fact that public interest and private interest coexist, the modern land system is caught in a dilemma by setting their relationship as conflicting and exclusive one. To rectify it, first, a common understanding of land should be established among the people and, second, measures to efficiently balance public interest with private interest should be prepared to develop them into a land system.

It is also necessary to find directions to appropri-

ately control the conflicts arising from the dual character of land inherent between public and private interests. The reckless development that has recently occurred in the Yongin city of the Capital Region is a representative case that shows a sharp contrast between public interest and private interest surrounding development and conservation.

Reckless development has increased the floor area ratio with the conversion of the conventional conservation-oriented zoning into a development-oriented zoning to increase the housing supply in the end. However, due to the developers struggling for profit-making, development was carried out without the construction of infrastructure in some areas only to result in bad effects. Reckless development, as a result of the abuse of permissions and approvals pushed by civil petitions emphasizing private interest, has generated a social issue of the confrontation between development as a private interest and conservation as a public interest. The government announced comprehensive measures to prohibit reckless development and at the same time to attain the goal of housing supply. The government is also making efforts to seek a new land use system for planned land development and the balance of public interest with private interest. In order to balance public interest with private interest, however, Korea needs a significant policy shift, which should contain the following elements:

First, the idea of land must be changed. Even though the relationship between public interest and private interest should be established based on coexistence, it is also necessary to correctly understand the primary character of land as public goods taking into account the conflicting relations between public property and private property. The result of an opinion survey renders a support for the priority of public interest over private interest.

Second, the basic land law should be legislated. The basic land law heralds the basic ideas of land to build up a common understanding on land and is significant in establishing basic directions for land policy based on it.

Third, land regulations should be lifted or mitigated. To balance public interest with private interest by the annulment or mitigation of regulations, it is important to judge if the principle of proportion¹ is violated. Principally, the main point should be if regulations in question are inevitable for the sake of public interest and/or public welfare and if they can be replaced by other alternative measures. Furthermore, the principle of proportion should apply in balancing the public interest occurring from the imposition of regulation with the private interest

infringed by such a public interest.

Fourth, the participation of residents and compensation for right relief should be expanded, which are considered as typical means of relief for the private interest infringed by the embodiment of public interest. The former is an advance right relief and the latter is a post-right relief. It is also required to activate the participation of residents and compensation as means of right relief.

¹ It can be characterized: 1) The justification of the purpose: the purpose of the operations of a nation should be justified by the constitution and legal systems; 2) The propriety of the method: the methods used to attain a goal should be effective and appropriate; 3) The minimization of loss: among the methods of the same efficiency, the method that will infringe the basic rights at minimum should be used; 4) The balance of the benefit and protection of the law: when the degree of infringement and public interest are weighed on the whole, there should be an appropriate proportion between them.

THE NEW NATIONAL LAND RESEARCH COUNCIL WAS FORMED TO SEEK WAYS TO NATIONAL LAND MANAGEMENT POLICY

The New National Land Research Council declared the Charter of National Land in the inaugural ceremony followed by a panel discussion on September 20 in the Press Center sponsored by the Ministry of Construction and Transportation, the Ministry of Agriculture and Forestry and the Ministry of Environment. The council will elaborate on planned and environment-friendly national land use to meet the 21st century and ways to new national land management policy as well. The council is composed of the Center for Urban Reform of the Citizens' Coalition for Economic Justice, Green Traffic Movement, Green Korea United, Citizen's Movement for Environmental Justice, KRIHS, Korea Rural Economic Institute, Korea National Housing Corporation, Korea Land Corporation, Korea Environment Institute, Korea Planners Association, Korea Environmental Economics Association and the Korean Society for Environmental Policies. Herein introduced is the full text of **the Charter of National Land**.

The Charter of National Land

National land is a unique base in which our nation shall live forever. Therefore, we living in this land are responsible for conserving our national land as a beautiful, clean and sound place. Furthermore, we should strive to cultivate our national land into a place where people and the nature are well harmonized and a competitive place that expands into the world so that people can live comfortably, happily and safely everywhere nationwide.

1. National land shall be developed and managed in a sustainable manner by establishing plans taking into account the nature, environment, history and culture so that every person can live the way he or she wants.
2. The possession of land shall aim to develop our economy soundly and enable neighbors, descendants and people and living creatures to make a good living all together with common interests.
3. The land resources and its potential shall be

exploited efficiently so that city, farming and fishing communities can be evenly developed and every person can live happily. Social Overhead Capital shall be enlarged constantly bringing together all wits and efforts so that diverse regions can benefit equally.

4. Preparing conditions for the balanced development of the North and the South along with the competitive national land, our national land shall be united with the world, making the most of our strong point to connect the continent to the ocean,
5. Recognizing the above, the government shall manage national land in a comprehensive, rational and scientific manner and establish land policies by the consensus drawn by the participation of the people.

September 20, 2000

The New National Land Research Council

NEWS & ANNOUNCEMENTS

National Environment Research Division held an open forum as to new visions and challenges in construction environment policies on June 30 at the Construction Hall. The forum was intended to ruminate upon the meanings of the Ministry of Construction and Transportation's declaring new millenium environment-friendly construction on June 2 and collect expert opinions of industry-education-laboratory on the mid to long-term master plans designed thereby.

Dr. Larry Bourne, professor at the University of Toronto, Canada delivered a special lecture on the subject of social conflicts, unbalanced income, and land and housing policies in Canada on August 8 at the KRIHS seminar room. He spoke of social conflicts arising from political, economic and social restructuring in a globalization era centering on Toronto regions.

The 29th IGC (International Geographical Congress) was held at the COEX Exhibition Hall in Seoul from August 14 to 18. **KRIHS**, to publicize its activities to the participants in the congress, participated in the International Geographical Information and Urban Marketing Exhibit that was held at the same time.

National Planning Division held a public hearing on the draft plan for reforming the 21st century national land use system with the Ministry of Construction and Transportation on August 18 at the KRIHS lecture hall. It was aimed to collect opinions of experts and civic groups on the draft plan and based on them, to seek ways for planned management of national land, which will establish a new philosophy of national land to meet with the 21st century and prevent reckless development in quasi-agricultural zone

Malaysian delegation composed of 11 government officials headed by Dato' Prof. Zainuddin Muhammad, director general of Federal Department of Town and Country Planning Malaysia visited KRIHS on August 17. They were given an introduction to KRIHS and Korean experiences in land use plan, urban planning, regional development plan, industrial site plan and housing lot development plan. They also had a discussion with several senior fellows of KRIHS.

Twenty-four government official trainees from Indonesia, the Philippines, Cambodia, Vietnam, Thailand and Laos visited KRIHS on August 24 on a site tour as part of the 5th Human Resources Development Course for Asian government officials. KRIHS intro-

duced to them Korea's national and regional plans.

Center for Infrastructure Studies participated in the international seminar for regional development through South Korea-China-North Korea cooperation held August 21 to 27 in Yanji and Changchun, China.

Center for housing and urban studies presented a national report on the implementation of the agenda of HABITAT (United Nations Center for Human Settlements) to the Ministry of Construction and Transportation upon their request on September 22. The report depicts the current status of Korea along with problems and recommendations by areas of shelter, social development and eradication of poverty, environmental management, economic development, governance and international cooperation.

KRIHS and Shanghai Academy of Urban Planning & Design in China published the final report "A comparison of housing and new town development policies between Seoul and Shanghai", which is the result of a joint research carried out by both institutes from August 1999 to September 2000. For this research, each institute held a workshop in Seoul and in Shanghai for fact-finding and KRIHS dispatched one researcher to Shanghai Academy of Urban Planning & Design for 6-month stay to facilitate deliberations and research coordination

GIS Center held the 5th GIS International Seminar for the directions of national GIS policies and technology development in preparation for information-based society on September 28 and 29 at the Ritz Carlton Hotel in Seoul.

KRIHS performed a ceremony to celebrate its 22nd birthday on October 2. At the ceremony, the president of Korea Council of Economic & Social Research Institutes read a congratulatory address followed by a memorial speech by Mr. Lee Jeong Sik, president of KRIHS. Fourteen long-service staffs were awarded presents and Professor Suh, Dae-Sook of Kyongnam University gave a lecture on the Korea-China border. Old staffs including the first president of KRIHS joined the reception that followed the lecture.

Construction Economics Research Division held a 9th Korea-Japan Construction Economics Workshop on October 19 and 20 at the Sheraton Hotel in Seoul. The workshop was intended to discuss matters common to both countries in construction and seek constructive ways for development. Eight Japanese including the executive director of RICE (Research Institute of Construction and Economy) participated in the workshop.

Regional Economies Division participated in the conference on "Territorial development: Strategies and vision for the 21st century" that the North Jeolla Provincial Government held in partnership with the OECD and KRIHS on November 8 and 9 at the Chonju Riviera Hotel.

Center for Housing and Urban Studies conceives a development plan for 1,376ha of idle land scattered within Incheon International Airport(IIC) to be open in March 2001. It is to strengthen the function of the IIC to serve as a hub airport in Northeast Asia and at the same time, provide profit-making activity sites to Incheon International Airport Corp(IICAC).

KRIHS GAZETTE DECEMBER 2000 Vol.14

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.

Copyright © DECEMBER 2000

The Korea Research Institute for Human Settlements

SPACE and ENVIRONMENT

is published twice a year by the Korea Research Institute for Human Settlements

1591-6 Kwanyang-dong Tongan-gu, Anyang-shi Kyonggi-do 431-712 Korea.

TEL : 82-31-380-0222

E-Mail : wbkim@krihs.re.kr

http : //www.krihs.re.kr

Publisher : Jeong Sik Lee

Editors : Won Bae Kim, Hye Young Kim

Publication : Ho Sang Sakong, Jin-Bae Kim