

Land Development Control Issues

**Property Right Redistributed by Land Use Regulation :  
The Case of Greenbelt in Korea**

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Greenbelt is the most restrictive form of zoning and land use regulation in Korea. Coupled with dual property right system which recognizes separation between land and housing ownerships, it created a unique property right of housing development right(HDR) exclusively for housing owners in the greenbelt area. Recently, however, some of the greenbelt is scheduled to be removed, resulting in abolishment of the HDR and restoration of land development right(LDR). This paper investigates how the greenbelt regulation has redistributed the property rights of land and housing owners, focusing on the windfall and wipeout effects and conflict of interests between land and housing owners associated with designation and removal of the greenbelt.

**Impacts of Information Technologies on Spatial Planning of Banking Industry in  
Metropolitan City-A Case Study in Taipei**

Kuang-Hui PENG & Cheng-Yi LIN

Banking industry is not only important for our daily life as a medium of capital currency, but also provides great opportunities and challenges for upgrading national competitiveness, which is based on knowledge. However, the information technologies is the crucial driving forces for promoting banking industry by applying such as Internet, telecommunication to it. It can be proved that banking industry dispersed around where are developed or developing cities in general, the prosperous metropolitan areas in particular.

Metropolitan Taipei covers Taipei City, Taipei County, Taoyuan County and Keelung City, which own nearly a half of total banks in Taiwan. Particularly in the metropolitan core area, Taipei City owns a quarter of them, is the dominant partner of the banking industry. Therefore Taipei City has been chosen as a case to be focused much on strategies for guiding spatial planning of banking industry.

The purpose of this paper is to analyze whether information technologies (Its) serves to reduce traditional location constraints on banking industry, and how to cope with the challenges by the way of spatial planning. The study method consists of literature review, interview and statistic analysis. This paper proposed the actual space for banking service remains important, those where are providing convenient service would be welcomed for erecting service points in the future. The industry would like to make people easily to get access to service space rather than to monopolize a service place. Service points would be getting more in totality and widely dispersed in location, but the needed size for individual service space expected to be reduced. Expectations to own a fixed service place would be replaced by renting a flexible space. This paper also concluded that the government should cooperate with banking industry by using more integrated and flexible strategies and spatial planning to deal with the new challenges.

**How to designate "RED ZONE" to protect youth?**

Ryu, Joong-Seok & Kim, Yung Mo

Major cities in Korea suffer from the flourishing adult entertainment business which gives undesirable effects to the young generation. However, current urban design guideline is not specific enough to deal with the problem of protecting youth from adult entertainment facilities. Although the possibility of designating "Red Zone", the

containment of adult entertainment facilities within a specified zone, has been investigated, it proved to be a failure due to the lack of specific guidelines.

This paper is concerned with how to designate "Red Zone" to protect youth. Based on the case study of two districts in Seoul, it proposes two indices as a criterion for the designation of "Red Zone". The first is "Front Exposure Index" which represents the harmfulness of adult entertainment facilities along the street. The second is "Specialization Index" which represents the ratio of dominance of adult entertainment facilities within a block. Locational characteristics of such facilities are drawn from the case studies and implications for urban design guidelines are discussed.

## **The Green Evaluation of Urban Planning Regulation by NDVI in Taiwan**

Kuo-Chung Wen, Chung-Hao Chiang

Green open spaces of urban in Taiwan are defined by urban plan and other regulations. For example, urban parks, green spaces, squares and some open spaces design by urban planning law and detail rules. The green buffer of industry area and amusement parks are defined by land use laws. So the green degree of blocks can display by those laws.

But how to estimate green degrees of urban in reality? Is it the same with urban planning? Depend on tradition investigate to find out the green degree of one block must express a lot of manpower. Follow the progress in technology, we can obtain the situation of ground by remote sensing. And also can obtain green degree of urban easily. So this study hopes to compare the law and green degree reality.

First, extract the green degree information by remote sensing classification method and combine with the block of urban planning. And analyze the total and density of urban block. Second, transform the ratio of green cover in urban planning into green degrees. Finally, taking current conditions of green degree in urban, to compared with the ratio of green cover in laws of land, using the modulus of green etc, and check the difference greenly degree of current conditions by block unit. Bring up total the concept of the control of deal, to provide the reference in the overall review of urban planning in the future.

## **A Contemporary Survey on Korea's Land Marketing-Empasizing on REITs Market**

Chang-Soo KIM

One of recent changes in the real estate market is the rapid increase in the securitization of real estate equity such as REITs(Real Estate Investment Trusts). REITs are similar to mutual funds of capital market, but concentrate their investment portfolios in real estate properties.

In fact, REITs investment in real estate properties does not generally require a large volume of investment or financial commitment rather than other real estate investment. Thus REITs provide a mechanism to pool financial resources so that small investors could make capital gains and other economic advantages of real estate investment. In this study, we analyze the Korea's land market, emphasizing on REITs market.

## **Planning for Kaohsiung City's Sea and Air Logistic Value Added Exported Industrial Zone**

Alex W.Y. Wu

No Abstract