

Evaluation of BIS Choice Behaviors with Stated Preference Data

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The benefits of the bus information system (BIS) are estimated using stated preference (SP) data from a survey result on bus passenger behaviors with and without the use of the BIS. The effectiveness of the BIS in reducing the travel time is evaluated at different public transit using the SP method. However, BIS will provide the comfortable movement and reliable information to bus passengers and drivers. The approach deals with a logit model in bus passenger behaviors using SP data. SP data collection and processing offers both the BIS sector city (Anyang) and non-BIS sector city (Suwon). In addition, the survey questionnaire consists of information board at bus station (A type), information for inside of bus (B type), and simulated information which included two kinds of information (C type). We derived hence information of BIS preferred by passengers from real users through interview questionnaires on this research. As we use research of stated preference (SP) to those who use buses, we exhibit a model of Bus Information Selection and value of bus information. The object of this research therefore drives information passengers prefer in information of BIS. A model of information selection is estimated through research of stated preference and an investigative study for explanatory variables and value for bus information are exhibited. Also we exhibit desirable directions and suggestions from now on. We examined characteristic of survey on the second chapter of this research, arranged the survey result on the third chapter and exhibited the contents of model presumption using SP Data and the result of analysis on the fourth chapter. The most obvious use of EIS is to predict the passenger behaviors. Details of the traffic information selecting procedure and EIS performance evaluations are also discussed in this paper.

Study on the Modeling of Workers' Post-Work Travel Behavior

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Workers make up most of the commuters during the commute time (morning and evening). Therefore, it is necessary to study the decision-making behavior of workers as well as their travel mode choice. In tropical country, there are some reasons that made workers enjoy their traveling on the evening (post-work) than in the morning (pre work). The uniqueness condition in tropical country made workers have a lot of alternative place for did activities during post-work period. Thus, description, explanation and forecasting of workers' post-work travel behavior will be useful to misdirected policy actions for traffic congestion alleviation and for mobile-source emissions reduction. The main purposes of this research are to recognize the travel pattern that could happened between work place that generally located in Central Business District (CBD) and the shopping centre area. Understanding those travel patterns will help planner to set the land-use between CBD and shopping area. Minimizing the travel pattern between CBD and shopping area will reduce the traffic congestion that usually happened. This research has three objectives. The first is to recognize the travel pattern of workers during the workday. Second is to estimate the influence of socioeconomic variables and network characteristics on the workers travel behavior during post-work period. Third is to propose a model of workers' decision during post-work period, whether to make stop during evening commute (evening-commute-stop pattern) or postpone the stop activity and do it after they arrive at home (post-home-arrival travel pattern). Both of the model application that proposed in this research, the stop or non-stop model and the model of evening-commute-stop or post-home-arrival showed satisfactory estimation results.

Tanaiku, Chiayi, the Sustainable Community in Making: Biodiversity, Environmental

Justice and Beyond

Yung-Jaan Lee & Nakao EKI

This study aims at a fundamental inquiry underlying the possibility of attaining to the ideal of sustainable community. In the general view, the accomplishment of community sustainability hinges upon whether biodiversity and environmental justice are simultaneously reachable. It is often asserted as achievable under the guideline provided by environmental theories. This study, however, tries to examine the above prevailing viewpoints by bringing in a case study which requires placing all these theories and their inductive rules in different cultural contexts and value systems.

This study employs both literature review and fieldwork in surveying the very content of Tanaiku, a traditional tribe of Cou, one of the Austronesian peoples in Taiwan, where the indigenous initiated a natural park in hopes of transforming their community into a sustainable one. The authors unveil in this case study not merely the manifold relations between biodiversity and environmental protection but also the derivative queries the Cou participants have confronted or set forth to themselves. We discovered that—even if we recognize that the achievement of biodiversity should be understood as the process of paradigm shift and implementing share of powers through empowerment—there are more practicability problems to which the general environmental theories cannot provide solutions or satisfying interpretations. We therefore conclude: in pursuit of community sustainability, general theories need to be reviewed from a boarder perspective so that different cultures and their internal structures can also be brought into account. Nonetheless, the very limit of our case study carried out within and only within a specific ethnic group is not to be neglected. It should not be regarded as a general statement.

Visibility, Identity and Citizenship: the Competitiveness of Townscape Revivification in Rural Area

Peng, Li-Pei

For processing the strategies of competitiveness in order to approach a possible trajectory of sustainable development in rural area, this paper considered finding the key categories and rational variables.

Comparing to the gap between urban and rural area due to the initial limitation of accessibility and geography conditions, there are many different variables emphasized the competitiveness of townscape revivification. The purpose of this study was to draw a list of empirically grounded categories and sub-categories that are associated with competitive features in rural area.

This paper adds to the meeting narrative descriptions through a quantitative content analysis of the Townscape Revivification Movement of CPA of Taiwan in 2004. The findings of the study resulted in the advancement of a conceptual model of competitiveness in rural area for three categories: visibility, identity and citizenship. This paper also recognized that for developing the competitive strengths in rural area depend on the ability of visibility and citizenship, especially to emphasis "establishment of the human resources" and "mechanism of place marketing".

Policy Alternatives to Develop and Manage Industrial Parks Ensuring Environmental Sustainability and Competitiveness

Park Young-Chul, Ban, Yong-Un & Ryu Seung-Han

To solve the regional disparity problem between the East and the West, based on the National Spatial Planning passed in 1992, Indonesia has developed industrial parks (IPs), achieving balanced spatial development and to ensure environmental sustainability. This study has intended to provide policy alternatives for developing and managing industrial parks ensuring environmental sustainability and competitiveness. Through on the spot analysis and demand survey analysis of Bekasi (one of developed regions) and Bitung (one of underdeveloped regions), this study has

suggested policy alternatives based on four basic premises (Positive, realistic, adaptive, and pragmatic) and three goals (contribution to the consolidation of industrial competitiveness, promotion of regional balanced development, and support for sustainable development). As for consolidation of industrial competitiveness, the following strategies are recommended: a) development of industrial parks with competitiveness, b) establishment of basis for indigenous growth, and provision of attractive location factors for foreign companies. To promote balanced regional development, it is necessary to strengthen the function of industrial parks as growth poles, develop industrial parks based on regional characteristics, and establish industrial location assistance system for lagging regions. To support sustainable development, recommended strategies include environmentally friendly industrial location development, the improvement of the implementation of environmental management institutions, and the establishment of support system for environmental management.

Community-Based Planning towards Sustainable Perspectives in Vietnam

Nguyen Truc Anh

Community-based planning is a new method in Vietnam, which is being applied for city planning in the third world towards sustainable perspectives. This paper tries to discuss about community action-planning: an alternative model in Vietnam by using two case studies: An Khanh pilot project and Tan Hoa Lo Gom bilateral project. These two case studies are typical cases of using community-based planning method in Vietnam. This new method is also tested in this paper in order to clarify how community planning will be applied in the Vietnam's urban context. Community participation planning is the main theme of the alternative approach with four key-tools to succeed: (1) Improvement of quality of life, (2) Economical sustainability, (3) Empowerment, and (4) Participation. The model of neighborhood participation in local government in Vietnam is described as social-political organization (SPO) participation, which derived from long traditional and historical struggle for the development of the nation. This system can be used as a base for researchers and planners, who are supporting community planning as an alternative approach for the conventional approach. However, the operation of these traditional organizations in relationship with foreign NGOs, NPOs, CBOs, SPOs and other foundations and professional institutions should be clearly stipulated in urban planning process. The main conclusions in this paper, are (1) the model can be applicable in Vietnam's context, especially for foreign projects to work sustainable in Vietnam; 2) there is a variety of actors in the community participation model; and 3) there is a rise of civil society with the positive role of NGOs, CBOs and mass social political organizations (SPOs) in Vietnam.

Obtaining Community Benefits through the Planning Mechanism in Taiwan

Kuang-Hui Peng

The paper aims to explore the way of levying community benefits through planning mechanism in Taiwan is due to the use of taxation is not directly related to general community development. Taiwanese planning framework has evolved to take more account both of contributions from the developers to local infrastructure and an awareness of environmental issues. Through a literature review and comparative study, the paper explores the way of providing sufficient community benefits made necessary by planning decisions. In conclusion, land requisition by district, and land readjustment are limited to new development areas or areas to be fully cleared, the use of planning conditions is also controversial in its availability. Planning agreement is likely to be more flexible and of a more consensual nature, and could be used to either secure needed obligations to the community, or to supplement planning conditions to strengthen the control process.

Hong Kong's path to World City -by Design or by Default?

The globalization process has led to the development of command centres at strategic locations often referred to as world cities. Hong Kong has been recognized as a first tier world city and its development is heavily influenced by the macro political, economic, social and demographic factors of the past fifty years. Nevertheless, the Government plays a crucial but limited role in establishing a favorable business environment which includes a low tax regime, free flow of information and no restriction on capital flows, etc. Moreover, making land available timely for development and building basic infrastructure are important roles played by Government in ensuring Hong Kong's successful transformation to a world city.

Environmental Governance for Heritage Conservation in Water -based Settlements of Thailand

Ranjith Perera

Most of the ancient civilizations have originated and thrived along water bodies. In the Asian region, Thailand depicts a unique culture of water-based settlements representing the importance of water in the civilization of the country. Some water-based settlements still exist along the banks of rivers and canals in Thailand. These settlements depict a unique way of life and as such they have become part of the cultural heritage of the country. The water-based settlements are like living museums exhibiting the traditional architecture, the water transport systems, the commercial networks, the social interactions, their daily chores and livelihood as well as other ways of lifestyle.

However, socio-economic changes in the way of life, especially in technology, and development of land transport systems with ever-present motorized means of transportation have eclipsed the importance of rivers and canals. This situation has further been compounded by urban sprawl, which eventually has led to disturb the waterways. The decades of unwise development and going against the traditional way of life has made Bangkok well known for its traffic gridlocks, frequent flooding and chronic water pollution problems.

By realizing the mistakes of going against the traditional life style and negligence of indigenous knowledge on living with water, many Thai scholars now pay their attention on the sustainability of few remaining water-based settlements. Some research conducted at selected water-based settlements has revealed that environmental management strategies based on good environmental governance and indigenous knowledge are vital for the heritage conservation in these settlements.

A Study on Influence that Transition of Laws Exerts on Market Space in South Korea

Younga YEE, Masanori SAWAKI & Kunihiko NARUMI

This paper discusses influences that the transition of laws exerts on market spaces.

This research aims to clarify the reasons why the market formed the space composition of the current state in the market domain through the investigations based on the transition process of the law. Moreover, it aims to obtain a profitable finding to make the best use of the entire market domain by understanding with the aspect of legal about such a spatial composition of market. For that, first we investigated the definition of the market according to the laws, and analysed the transition tendency of the laws. Second, we investigated the documentary concerning the policy actually applied to the spatial composition of the market, and analyzed influence that had exerted on the spatial composition of the market. Third, we classified the space composition of the market, which based on legal locations in Ulsan City and analysed its legal backgrounds and problems on these market domains.

It was verified by the results of these investigations that the market experienced to the spatial transformations as follow; the separation of markets' functions and the increase of the "Building Type" market in market domains. And we found that the market redevelopments had the tendency to value the business like the rebuilding. Moreover, we could

expect that the balance of a market domain collapsed when the laws or the policies of redevelopments were applied to the market domains.

Municipal Governments' Consciousness about Population Decline in Japan

Sadatsugu NISHIURA, Nobuhisa TAIRA,
& Mihoko MATSUYUKI

This paper aims to present a clear picture of how local governments are facing up to the problem of the rapid decline in population. First, we calculated the census data for all the cities in Japan, 679 cities (as of October, 2000), and selected 212 cities. Then, we conducted a questionnaire survey of the local governments; from this, we hoped to determine the characteristics, causes and effects of the rapidly declining population. 103 cities (48.9% of the 212 cities) responded, mailing survey sheets to the planning division. We also applied covariance structure analysis to the results of the questionnaire to ascertain the structure of the whole phenomenal aspect of population decline in local communities. The decline is the outcome of complex interrelations among local and regional economies, job opportunity, safety and convenience in daily life, etc.... To overcome the problem, it is necessary to introduce insightful sets of social policies need to be introduced.

Study on the Doctrine of the National Planning: Case of Policy Shift in Japan

Chang-Gi Kim

National planning is decided in a 10-year basis in Japan. In 2005, the "National Land Formation Planning Bill" (NLFPB) was released in Japan. It is thought that the bill will widely change Japanese national land planning systems. Although there has been much debate on the methods and effects of national planning, there are not enough studies about the theoretical aspects of national land planning. In this paper, the concept of the "doctrine" is adopted. Doctrine spell out the shape of the public policy (formulation of plan or the systemic revision), and provides it a theoretical basis. This paper analyzes the basic principle, process of formation, doctrine and adaptation of condition of The 5th Comprehensive

National Development Plan (5th CNDP) "Grand Design for the 21st Century" and NLFPB. The similarity between 5th CNDP and NLFPB is that each doctrine made from no solid theory as academic achievement or experimental study result, but rather practices or statements as real worlds. The findings suggest that the reason behind adaptation of practices or statements is social acceptability. However, high social acceptability doesn't mean directly high policy effects. Moreover, the ability of explanation from the practices or statements is not as strong as from theory or result of positive analysis. In order to achieve

positive results, the theoretical basis for national planning should be continuously examined.

Type Control Strategies in Shaping Attractive Town Centers

Ming-Chun Su & Kuang-Hui Peng

The research motive is from reviewing the town center redevelopment schemes moved by the Ministry of Economic Affairs, and the related urban design works moved by the local authorities in Taiwan. The authors recognized the interface un-harmonized phenomenon in results of many town centers. It is a fact that in many cities, authorities haven't learnt to deal properly with complicated situations by means of communication for a site's planning and design, and the urban forms shaped by the public and private sectors are also un-harmonized due to a weak in development control. Some elitism planners and designers created the modernism public street forms after just "informing" the

community, but the private forms, including building facades, retail decorations and package designs, are still local and traditional styles. Are these town centers attractive? The answers are obvious. Toward these problems, the research suggests a form shaping strategy called "type control", to establish and integrate an attractive town center. We define type as an abstract concept model, could be produced by constitutional rules of physical forms. With each different level of community participations and flexible rules, the gather of town center forms could be experienced as a synthesis with sub-differences, and in experiences, that kind of urban environments are often "attractive". There is a case study of a small town in Japan, having an un-said traditional rule in developing their environment for hundreds years, could proved our idea of a more clearly "type control" strategy and how it could probably work in the built environment system of Taiwan's town centers.

Urban Sprawl, '2003 System' and Development Control

Cho Jae Seong & Lee Yang Jae

- No abstract

Land Use Control, the Real Estate Market, and the Economy

Young-Sung Lee

Previous literature has taken a very critical stance against land use control and urban growth management, fearing that such programs may lead to welfare loss by discouraging economic vitality. This suspicion has also applied to development impact fees that have been representative of a new trend in land use control and urban growth management since the 1980s. Based on Pennsylvania data, however, this research shows that development impact fees improve social welfare by ensuring proper provision of infrastructure, correcting economic distortions of property taxation, and forcing developers to consider the whole social costs of new developments. Qualifications of the results are also discussed.

The Revitalization of Aging Suburban Residential Districts through House Moves

Dongkun HO & Takashi ONISHI

Japanese people attach a great deal of importance to home ownership and there is a particularly strong orientation towards ownership of a detached house; many people aspire to living in a detached house, believing that it will be the last home in which they will live. Moving house once one has bought a home is still uncommon. As there is no custom of moving from one detached house to another, areas whose residents have a high average age will emerge in suburban residential districts, as a result of older residents (aged 50 and over) with small households continuing to live in large, decrepit houses, leading to a variety of problems.

In this case study of a mature suburban residential district that has many detached houses, through a survey of older residents living in detached houses, we have discovered that older residents with small households but sufficient financial leeway are continuing to live in large, decrepit houses. With regard to the inclination of older residents to move house, we have understood that younger people have a greater wish to live in an apartment, while older people have a greater wish to live in senior citizens' housing. However, while they may be dissatisfied with their current homes and wish to move to a new home, there are many uncertain factors, such as relationships with their children and the need for nursing care, so they do not actually move; this trend becomes stronger the older they are. Finally, we look at measures encouraging people to move that utilize the housing stock, as not only the provision of attractive alternative housing, but also the effective use of the existing housing stock are essential in order to encourage them to

move.

Independent Municipal Government: A review into its Potential(s) for Planning, Development and Improved Management of Urban Basic Services in Dhaka City, Bangladesh

Golam Moinuddin

Urban basic services, namely water supply and sewerage, power supply, telecommunication, road network etc. are the prime requisites for city living. And "Managing and maintaining urban basic services ultimately dictates the process of urban/municipal governance". In Dhaka city, over the last three decades, delivery of urban basic services has been tumbling behind the requirement due to enormous population growth. This has resulted with high degree of inconvenience to urban living and loss of potentials in city economy. Frequent malfunctioning, limited capacity to expand, bureaucratic complexity in availing services, lack of public accountability etc. are some of the common characteristics of urban basic services in Dhaka city. In fact, the basic urban services in Dhaka city, at the moment, can't assure better living, competitive business environment and sustainable economic growth. Realizing the gravity of such [potentially] catastrophic scenario and residing on the theoretical proposition that "place quality", made up of attributes such as labor market quality, physical infrastructures, social networks and governance-fosters economic innovation or attracts inward investment, this research has been initiated with a view to explore the underlying reason(s) for the ill functioning of major urban basic services and how such a tainted state can be improved. To carry out the research, firstly, information regarding the existing operation, maintenance, planning, funding mechanism of the above service provisions have been consulted from the service providers. Alongside, findings of the concerned researchers, related government policy directives have also been investigated. Secondly, the mechanism so followed by the neighboring countries to deliver urban basic services in a better manner, with which Bangladesh has contextual similarity, has also been reviewed. The aim in this regard has been to extract experience(s) that could well be applied in Dhaka city. The research found that ineffective governance attributed by ill and inadequate service hardware operations and maintenance, inadequate and ill qualification of the concerned service providers in planning and development, unnecessarily huge multiparty involvement in service provisioning and delivery, weak tax collection, stringent government control over the service providers, ill and inadequate empowering of the elected city authority to command the service providers etc. has been the reason for such wrecked state of urban basic services in Dhaka city. Nevertheless, it's a poor show of "Urban Governance". Understanding the dynamics of the total scenario, this research has found that an "Independent Municipal Government" with prerogatives to plan, develop, maintain service provisions; adequately command the service providers; govern development initiatives; realize taxes and revenues would be the optimum solution for improving city's poor show of urban basic services. The research has also focused on the pattern of much needed policy imperatives and structural readjustments for this new governance mechanism to function optimally.

Urban Renewal in Hong Kong: A call for An Integrated Approach

Roger Tang

Like most developed cities, Hong Kong faces a formidable problem of urban decay. Urban renewal is a race against time and it is something that concerns every segment of society; in particular, lower income owners and tenants who are incapable of extricating themselves from the blight of old, dilapidated buildings; small business operators who live and work in rundown neighborhood which are in dire need of rejuvenation and environmental improvement, and the community at large which aspires to a dynamic urban renewal program that can benefit Hong Kong's economy and social progress.

It is under this philosophy that the Urban Renewal Authority (URA) in Hong Kong has adopted an integrated approach of urban renewal through the adoption of a holistic strategy known as the 4Rs, namely redevelopment,

rehabilitation, preservation and revitalization. With this approach, URA aims not only modernize and improve living condition for the residents at a cluster of projects but also to upgrade the built environment and preserve local characteristics and community network in the area.