

## **Analysis on Socioeconomic Effects of New-Town Project by Using TIF\***

### **-Focusing on Eunpyeong New Town -**

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This study is to examine whether it is possible to allocate the funds for the costs of building a infrastructure by applying TIF, a plan widely used as a method to ensure financial resources, and analyze the effects TIF has on each project agent, focusing on the New Town Project currently driven by Seoul City.

This study is worthwhile from the aspect that it reviewed the method in which TIF is applied for a stable progress of the Urban development and analyzed its socioeconomic effects.

In case of the Eunpyeong New Town project selected as a subject area of this study, its construction work has been already largely progressed. Therefore, the discussion on the matters surrounding the adoption of TIF may not have any significant importance but, it is judged that TIF may be introduced to contribute to decreasing sales price of the housings developed by further Urban Renewal projects considering its impacts suggested in this study.

## **The Study for the Regeneration Programs of Old City Centre in Tainan**

### **-in the land use viewpoint**

Hsien-Hsin Cheng/ TIUP

Urban Redevelopment has been an issue of concern for the western countries since the 1970s. As of the 1990s, with the emphases on such issues as globalization and environmental resources, the idea of a more multi-purpose urban regeneration has arisen. Some cities in Asia are now also faced with the decay of the old city centre as the functions of the old city centre can no longer keep up with the times, leading to the birth of new prosperous areas. Yet, from a financial viewpoint, the infinite expansion of land, transportation and investment is a waste of resource for the city. This viewpoint is the one that initiated this research.

Decay of the aged blocks in Taiwan stemmed from the emigration of residents, which caused the city centre to hollow out and led the trade business to fall. The deterioration of the conditions of the material environment has also accelerated the decay of the aged blocks. However, when one considers the structure of urban regeneration, one tends to not be aware of these problems; leaving them to be dealt with case by case when the need arises. This research is based on the detailed investigation about land utilization, and analyzing transformation of a district to clarify the actual situation and a factor of a problem in old city centre of Tainan City, making of the community business that can continue living while thinking about significance of living in old city centre as the regeneration strategy. Further, it is hoped that by addressing the directions and factors to do with the regeneration of city centre in this study, reference can be provided for followers of similar research in the future.

## **A Discussion of the Role of Local Governments in Making Creative Cities - A Case Study on Public-Private Knowledge Sharing for Public Services Improvement by the Saga Prefectural Government, Japan -**

Hiroichi KAWASHIMA/ CPIJ

This paper aims to share a case study on the role of local governments in making creative cities with Asian local governments seeking the making of a Creative City. The study draws on the case of Saga Prefectural Government's

“Proposal-Bases Public Services Improvement through Public-Private Knowledge Sharing” (hereafter called “Collaboration Testing”) which the author is part of Saga Prefectural Government, Japan. The uniqueness of this paper is its focus on the impact of public-private knowledge sharing on making a Creative City, which is tentatively defined in this paper as “a city where high added values are constantly generated through new findings and ideas.” As a basis for this focus, this paper assumes that many and various knowledge-sharing opportunities are the fundamental factor to inspire new findings and ideas in the city, which eventually induce value-added activities in the city economy. This paper will explain why the Saga Prefectural Government has introduced Collaboration Testing and how it works; share the lessons learned from the experimental application of Collaboration Testing in Saga in the fiscal year 2006; and examine the role of the Saga Prefectural Government in conducting public-private knowledge sharing activities in Collaboration Testing for making Creative Cities. In conclusion, this paper points out the importance of proactive and open mentality of the public sector for enhancing the public-private knowledge sharing on the public services improvement, which eventually brings new findings and ideas and which creates a local environment for generating new value added. This paper also highlights that Saga Prefectural Government is becoming a learning organization to self-improve the cost and quality of the public services provisions as a result of Collaboration Testing.

## **The real estate market price instability and its causes**

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This study is focused on the instability of the market price of real estate and its causes. In this study, the instability of market price is defined as the housing market pressure index, HMPI, which stands for the maximum value of change rates in housing price index, and the critical value of the HMPI used in this research was constructed by using the mean and the standard deviation of HMPI. Therefore, the instability of the market price of real estate can be determined by comparing HMPI with its critical value; for example, when the HMPI in Japan is greater than its critical at any given time span, we can conclude that the market of real estate in Japan has instability.

In reality, however, it is impossible to concern about all the factors or causes that have probability to give effects on instability of market price, and thus in this paper, a few indicators are considered to predict or determine the instability by using a profit model analysis and linear probability model analysis. In result of this analysis, for example, 4 factors such as Industrial production index, consumer price index, gold price per ounce, the amount of currency are determined as leading indicators which can be used for forecasting the instability of the market price of real estate. In addition, all these indicators are confident in a statistical significant level.

## **A Study on Sustainable Area Management by Urban Regeneration Projects~From some cases in Japan & Switzerland**

Isami KINOSHITA & Hans Binder/ CPIJ

In case of urban regeneration projects, it is getting more and more important to manage a particular area including the project site with the concept and system of area management from the viewpoint of sustainability in different meanings such as not only economic, but also social and environmental. We define this kind of area management including urban regeneration projects as “Area Management of Urban Regeneration Projects”. In our study we compare the area managements of urban regeneration projects in Japan and Switzerland mainly from the viewpoint of sustainability at the following sites: Higashi- Gotanda and Toyosu (Tokyo), MM21, Port-Side, together with Bank-Art program (Yokohama), Soga (Chiba), Central Zone (Kawaguchi), and Zurich-West, Zurich-Nord (Zurich), SulzerAreal, SulzerPark (Winterthur), SIG (Neuhausen), Dreispitz Areal (Basel).

From these case studies, the importance of these following issues are made clear for the sustainable area management of urban regeneration projects: 1)Consistent Management System with Flexible and Dynamic Planning;

2)Contribution for Environment and Urban Ecological Network; 3)Social Process Generating Public-Private Partnership and Network; 4)Contextual Identity and Creativity

## **A Comparative Study on PPI in Korea and PFI in Japan**

Seok-Yun KIM & Dong-Hoon OH/ KPA

The purpose of this paper is firstly to find implications from the results analyzed through comparing two systems (PPI and PFI) between Korea and Japan in terms of factors such as types of project, effort of local authorities, applicable facilities, and governmental support and secondly to propose vitalization methods of the PPI in Korea. Both the PPI in Korea and the PFI in Japan are government policies designed to increase private sectors involvement in the provision of public services. After the PPI in Korea started actively in August 1994, and took concrete shape gradually by making up for the weak points. This paper firstly looks at the current situation of PPI projects in Korea and PFI projects in Japan approximately. Secondly, it suggests four implications from the comparison as the above. Finally, it also proposes seven vitalization methods such as strengthening central role of developers and financial investors in SPC operation, mixing of facilities, mixing of project types, exhaustive monitoring and clear classification of responsibility after expiration of PFI project, prevention of excessive expansion as PPI projects, flexible evaluation for project proposal, actively encouraging participation of small and medium construction companies.

## **From Creating Cities to Creative Cities:A Case Study of Taichung City, Taiwan**

Li-Wei Liu/ TIUP

A creative city is an urban environment capable of generating creativity, innovation and ensuing economic growth. The recent interest in creative cities is largely advocated by the work of Jane Jacobs and Richard Florida. Some differences can be drawn between them regarding the concept of creativity. Jacobs places great emphasis on the existing urban environment, especially the importance of urban streets. Florida then stresses the importance of creative classes, particularly the milieu nurturing creative industries. However, the complexity of creative cities is concerned with the economic significance of cultural creativity, and the relation of that creativity to the other more familiar kind that generates technological innovation and thus new industrial lines of production. Creativity must be organically developed through the complex interweaving of relations of production, work, and social life in specific urban contexts. Since we are living in an age in which creativity serves as the engine of national, regional and urban economic growth, the formation of a creative city becomes policy-makers' endeavor. However, to be a creative city is not an easy task and requires a long period of policy manipulation. A lot of cities thus manage to "become" a creative city. This paper thus calls this kind of cities "creating cities." This term carries twofold meanings: one is to succeed in becoming a creative city; the other involves the building of a creative physical urban environment.

In terms of cultural and creative industries in Taichung City, the top four potential industries are design, performing arts, interactive leisure software, and crafts. It seems that the equilibrium between the production system and the urban cultural environment is looming in Taichung.

## **Urban regeneration project conducted by the environmentally friendly urban development guideline A Case Study of Gyungin Expressway Arterialization Area in Incheon City, Korea**

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This case study introduces a trial of Environmentally Friendly Urban Development (referred to as "EFUD" in this paper) based on the EFUD guideline for an urban regeneration project in Incheon City, Korea where one of the largest-scale urban developments in the East Asia is underway.

The target project, "Urban Regeneration Project in Gyungin Expressway Arterialization area", aims at establishing the master plan to induce urban development in the roadside area and regenerating the old urban center in Incheon City accompanied by conversion of a part of the Gyungin Expressway into a standard arterial road.

An induction method in conformance with the guideline has been proposed in order to achieve unified EFUD in a wide area whose total length reaches 10.5 km.

When establishing the guideline, EFUD policies and items for the whole area were determined, then the EFUD guideline was established by selecting the necessary EFUD items taking into consideration the characteristics of each project zone. Additionally, this paper proposes the evaluation/ feedback system for the guideline, and an objective evaluation index which is closely related to both the guideline establishment phase and the project plan evaluation phase.

As the objective evaluation index in this case study, "CASBEE-UD (urban development)" has been adopted, which is an environmental performance evaluation system at the area/block level developed in Japan.

In addition, we have assumed a sample plan based on the guideline for the "Leading project area", and assessed the environmental performance using CASBEE-UD as a trial in order to consider the consistency between the assessment result and the EFUD policies.

This project is now underway and some problems have been found in order to implement the EFUD from this point on. Detailed check of efficiency of the guideline and securing the binding force of the guideline are necessary to be considered.

## **The Improvement of the Land Conversion Factor Coefficients in Estimating the Residential Area Development Impact Fees**

Nae-Young CHOEI & Joon-Young CHOI/ KPA

While the infrastructure is provided mainly by the private developers in the cases of the large-scale development, the adjacent land owners generally enjoy the appreciation of their land values due to the nearby developments, causing the so-called free-rider problem that even leads to the speculation of such lands. The new introduction of the Korean version of the Development Impact Fee (DIF) initiated by the government last year to suppress real estate speculation is deemed to have its logical *raison d'être* in this context. The current estimation formula for the impact fee, however, contains a Land Conversion Factor (LCF) that is currently set by the constant coefficients for all different land-uses applied to the entire two hundred and thirty-four localities nationwide. Such a rigidity of flat coefficients is necessarily expected not to properly reflect the local characteristics thus not to sufficiently satisfy the local needs for the infrastructure provision. Taking the Buchon City as the case, and with the help of the two spatial raw data set i.e., KLIS (Korea Land Information System) and AIS (Architectural Information System) of the city -the study tries to propose adequate ways to improve the flexibility and adaptability of the currently rigid land conversion factor coefficients.