

The Land Development Behavior in Taiwan and Mainland China: A Comparative Study

Shih-Kung Lai

The built environments in urban areas are formed by developer's decisions on land development. Most developers, however, make these decisions through public or private organizations, such as planning departments of a local government and consulting firms. The behavior of these organizations is, therefore, of particular interest in understanding how the built environments are formed. Though the socio-economic, political structures in Taiwan and Mainland China are drastically different, we hypothesize that the basic laws according to which the land development firms in the two areas behave are invariant. We first characterize, drawing on behavioral decision theories, the procedures based on which a land development firm makes decisions without planning. We then propose a theoretical framework for comparing the land development behavior of these firms in Taiwan and Mainland China. A case study using the framework to interpret the land development behavior of a company in Taipei metropolitan area is given. The comparison of these firms in the case of planning begs another paper. Hypotheses concerning the characteristics of the land market and the behavior of the land development firm can be derived from such a comparison.

Changes in the International Environment and Korea's Southwest Seashore Development in the Mokpo Region

Joon-Oh Kwon

-No abstract

Hierarchical Multipolar Concentration and Lattice Pattern Network - The Restructuring of Regional and Local City Space which is on the Decrease in Population

Seiji SATO & Takafumi ARIMA

In Japan there is the serious drift of population away from the country side and the local city. It made the distorted structure of national land which was called "The Tokyo Monopolar Concentration". In the 4th National Development Plan, "The Multipolar Dispersion Structure of National Land" was proposed to solve that problem. This policy suggests that the functions of megalopolis must be dispersed to the local areas to solve the problem of high density problem. It must be requested that another conceptional plan of restructuring for the local area. In this paper we propose the concept of "Hierarchical Multipolar Concentration and Lattice Pattern Network". This concept suggest that many "Complex-Life-Core" (; C.L.C.) which was composed various functions must be constructed in the local cities and rural areas. And the local cities and the rural areas which have C.L.C. are connected by road network called "The Lattice Pattern Network". This concept was applied in Oita prefecture to verify the efficiency.

Historical Analysis of Tokyo Urban Planning - Road Planning and Zoning System

Hirofumi TERANISHI & Kunio UCHIBAYASHI

The 1888 Tokyo Municipal Ordinance was the starting point for the enactment of urban planning laws, and the first major road system was planned in 1889. Later, the First City Planning Law and City Building Law were both enacted in 1919. Under both laws, road planning and zoning system of all Tokyo wards were gradually authorized before World War II. Just after World War II, the Central Government immediately passed a Tokyo Rehabilitation policy. However, the U.S. Government ordered the changes on a lower level. In the 1960's, the Floor Area Ratio (F.A.R.) became the basis for designating floor area districts. Since then land use has been controlled by using the F.A.R., then the New City Planning Law was enacted in 1968, and new subzones and F.A.R. were authorized in 1973. Road planning and zoning system has often been revised. Tokyo urban planning, in particular, road planning and zoning system, will continue to exist on the basis of past urban planning.

A Study on the Development Process of the City of Orlando, Florida and Its Surrounding Countries

Mari Christene TSUNODA, Yasuyuki NAKADA & Takasuke WATANABE

Contrary to Florida's image as a retirement state, the Orlando area's average population age is 32 and it is still growing with a diverse range of commerce high-tech industry tourism and the relocation of companies. This paper deals with the developmental history of Orlando Florida in the last 30 years and aims to find out the secret of her successful development as a city. Based on historical records, maps, and evidence obtained from interview survey the analysis was conducted and some findings are follows: (1) Orlando has developed along with three successive stages and each stage has been led by introduction of new industry. (2) Introduction and development of new industry in each stage is followed by the change of spatial structure of Orlando caused by the up-grading of transportation conditions. (3) These changes and developments can be described as a series of reaction processes of many events worked as causes and / or results.

A Study on the Activities and Effects of Technopolis Promotion Organizations

Yoshikazu IWASAKI & Tetsuo SEGUCHI

This study defines the influence and effect of operations conducted by the Technopolis Construction Promotion Organizations (hereinafter referred to as "TPO") that have contributed to the differences in growth in the technopolis regions. The study also considers future approaches the TPO should take. The conclusions this study reached were obtained by analyzing both TPO operations and characteristics in growth of high technology industries in the technopolis regions. The findings of the study are as follows. Among technopolis regions, differences in growth have become distinct mainly because of differences of industrial concentration, industrial structure, and conditions for industrial location in each region. Also, TPO activities that focused on such areas as training and guidance, and research and development, have effects which generate the establishment of new types of high technology enterprises as well as other new industries, widening the differences in growth. In order to use the influence it has to the formation of technopolis, the TPO should promote operations appropriate to the development stage of high technology industries, in order that it can effectively stimulate growth.

The Direction and Strategy for Improving the Industrial Structure of the City of Taegu

Yong-Ho Choi

This paper deals mainly with the state of the industrial structure of the city of Taegu, one of the three largest cities

in Korea, and the direction and strategy for improving its industrial structure. Chapter 2 presents the state of industrial structure and its distinctive features and discusses about the tasks under changing environment. Chapter 3 examines long-range vision toward which the city's industry should be directed, and designs the basic direction of improving the industrial structure. Basic strategy for improving local industrial structure is suggested in chapter 4. The strategy is considered in three ways: preparing a basis for supporting the industry, attracting and developing the new industries with high growth potential, and advancing the structure of the textile industry, the city's major industry.

Relationship between Urban Development and Factory Locations in Ujung Pandang City, Indonesia

Koji OSHIMA, Ananto Yudono, Shigeyuki KUROSE, Satoshi HAGISHIMA,
Atsushi DEGUCHI & Takeru SAKAI

In the Republic of Indonesia, several regional cities are now developed to be able to accept industry and people moving out from the Jakarta capital area. Among these cities is Ujung Pandang City, the capital of South Sulawesi Province in Indonesia. The city has grown as a trade center, and now there are also some people working in the industry. In the future the city is expected to develop into a modern industrial city and a growth center in eastern Indonesia. So this paper aims to clarify the following two points: (1) Urban development process of Ujung Pandang City and (2) the role of road networks and factory locations which play in the urban development process. The process of the analysis is as follows: each road network in various periods is evaluated by an average index. The potential for factory locations in each district are measured using the average index weighed by population. In order to investigate the role which road network plays in the locations of factories, the above potential are compared with data on real factory locations and answers on a questionnaire sent to 137 factory owners. Based on the results of analyses, we consider the existing development plan for Ujung Pandang City.

A Study on the Urbanization of Fukuoka City and Land Readjustment Projects - The Effect of Land Readjustment Projects on the Urbanization and Spatial Features of Residential Districts -

Junzo MUNEMOTO, Hiroyuki NAKAGAWA & Mitsuhiro TSUKUDA

This paper shows the relation between the urbanization of Fukuoka City and its land readjustment projects over the last thirty years. Most of the urban area of Fukuoka City was developed under land readjustment schemes until the 1950's. However, with the rapid growth of the population between 1950-1960, many projects of land readjustment in the 1960's -which are classified into four types developed mostly residential areas while urban areas sprawled into many parts with the Fukuoka City boundary without any form of urban planning. The purpose of land readjustment projects has changed since the decade of 1960-1970, which was the turning point of this form of development. In addition, the spatial features of the districts developed under land readjustment projects were indicated by road networks and characteristics of the roads of their districts.

The Effects and Problems of Self-renewal and On-the-spot Improvement Programme in Korea

Choel-Hong Kim

According to being highlighted housing-level improvement under the economic growth, the Korean government

contributes to the stabilization of housing market as well as the improvement of national living prosperity by building two-million housing which includes 190,000 permanent rental housing. However, the low-income residents in city, for the most part, cannot receive equal benefits from the permanent rental housing. Therefore, to solve the problem of old and dilapidated shelter of city dwellers, Self-renewal and Joint Redevelopment Program has been carried out by Urban Renewal Act. In 1989, the government established the Temporary Act of Residential Environment Improvement Scheme for the housing stabilization of residents. According to the Act, On-the-spot Improvement and Apartment Construction Program has come out. The object of this research is to analyze the effects and problems of Self-renewal and Improvement Program referring to the rehabilitated-type housing renewal and to establish the rule of applied area which can maximize the effects of both programs. We, concurrently, propose the application scheme through the solution of the problems. This research concludes that On-the-spot Improvement Program has to be applied to the area which can improve with minimum public facilities and which has high ratio of rectangular lot. In this program, building regulation has to be gradually relaxed under the lot scale to the joint construction. On the other hand, in Self-renewal Program the local government grants the expenses for decreased land-size in order to help the reconstruction.