■Urban Planning & Development

A Study on Application of New Developing Form in Korea

Yun Sang LEE

This study aims to research new developing system that solve the problems of existing developing form. I suggest that this new developing form is mixed one. The important contents in this study are surveyed the meaning, applied procedure and principle as well as strong and weak points with case study.

With results found from this study, we suggest that the feasibility can be found considering of land use planning and developing cost. And the advantage of this new form are protection of property rights of land owner, alleviation of investment cost, efficient land use planning, proper distribution of development profits, prevention of long term projects as well as transparence of development system and land owner's participation. But the problems of new developing system could be land owner's agreement, developer's profits, land appraisal.

Planning and Design of Urban Underground Space Use in Japan

Junji NISHI, Tadashi TANAKA, Junji KINDAICHI
& Akira NEHASHI

Japan is now facing various urban problems, such as high land prices, traffic congestion, poor living environment, distorted urban functions, and overcrowded cities.

Japan is not the only country facing those urban problems. Large cities in many other countries have similar problems. It would be extremely important to improve urban environment while preserving precious urban assets to solve problems resulting from overcrowding and congestion and create safe and comfortable cities by effectively utilizing urban spaces.

Utilization of not fully developed underground space would be one of the solutions for redeveloping the limited spaces in urban areas. Further, it is necessary to redevelop urban areas by promoting the three dimensional development concept that utilizes aboveground and underground spaces as a whole and that the above ground space and underground space compensate for each other's limitations.

Neighborhood Characters that affect Going-out Activities of the Elderly: A Case Study of the Kumamoto City

Yoshihisa MURONAGA & Mitsuo MOROZUMI

In this study, the authors discuss the effects of neighborhood characteristics on activities of the elderly. Focusing on physical conditions, historical background, and societal traits of a small part of a city, the authors analyze how these factors have affected trends in activities of the elderly in their daily lives.

Models of Apartment Housing unit in Seoul Metropolitan Area

Se Kyung OH & Yun Pyo OH

The major objective of this research is to study the relationship between apartment housings and resident

satisfaction in the Seoul metropolitan area. To achieve this objective, the study were employed to survey resident satisfaction with different apartment housings and then, to discover the important factors affecting resident satisfaction by using statistical analyses.

This study found that that most personal and physical variables studied are not significantly related to the level of satisfaction with apartment forms. Among those variables, dwelling unit type, building siting, and income are significantly related to satisfaction. However, these objective variables are somewhat weaker predictors of satisfaction compared to other significant subjective evaluation variables. Dwelling unit type appears to be related only to satisfaction with the medium unit.

Among subjective variables, the evaluation of Anbang, bathroom and utility room size was found to have a very important influence on satisfaction in the small unit; the evaluation of living room and dining space size together with dwelling unit type in a medium unit; the evaluation of the living room location, dining space size, and utility room size in the large unit.

Changing Patterns of Daily Outing Activities for Retired Elderly People and Improving their Living Environment

Akio SHIINO, Osamu NAKAMURA, Isami KINOSHITA
& Yukihiko SAITO

As a preliminary study into reconstructing the daily outing activities of the retired elderly, we attempted to classify changes in the daily outings of this population following retirement and to determine the relationship between the characteristics of each type of outing and an individual $B!G (Bs life style. A comparison of outing activities before and after retirement for a group of retired seniors in Matsudo City, Japan revealed marked changes in shopping and free-time outing activities after retirement. We proceeded to categorize outing activities into 11 types, comprising various combinations of these two main activities. A comparison of individual life style between each type was also made using data from the case studies included in each type. The present study indicated that individual life style differed among each type, and that changes to outing activities frequently involved difficulty leaving the house due to illness, starting to share housework with a spouse, and spending less time with ex-colleagues. We identified positive and negative changes to life style following retirement and, based on these findings, we offer some potential solutions for improving the quality of life of a large retired elderly population.

The Optimum Density Analysis by Residential Satisfaction in Multi-family Housing Development

Hwan Yong PARK

Residential satisfaction becomes more important thing in the housing arena than before, since human needs for housing is one of the underlying power for the life and current built environment asks for urban growth management. Residential satisfaction can be accomplished within the framework of physical development of urban areas and especially development density for residential areas. This paper seeks to make a contribution of connecting residential satisfaction and development density. Hence, the purpose of this paper is to figure out the influence of residential density on residential satisfaction. It also attempts to find out the optimum development density that residents would best be satisfied. In order to accomplish the objectives, this paper will focus on a variable of the floor area ratio for the optimum density. It is believed that the floor area ratio affect residential satisfaction more significantly than any other variables.

Empirical results are as follows. First, the site environment satisfaction responds more sensitive to the change of the floor area ratio, compared to the inner environment satisfaction. Second, satisfaction of outer environment and convenience of site facilities tends to be increased as the floor area ratio gets small. On the other hand, satisfaction of

floor plan and layout gets high as the floor area ratio increases. Third, the optimum density for the best satisfaction is 159%, ranging 155-162%.