

The Segmentation of Housing Market and Its Determinants: Seoul and Its Neighboring New towns in Korea

Kabsung Kim & Yong Uk Her

The purpose of this study is to identify the spatial pattern of housing price changes and their determinants in Seoul and its neighboring new towns. The results of a cluster analysis show the spatial pattern of housing price change rates that is different from that of the housing price. In the regions where both the housing prices and the housing price changes rates are high, special housing policy measures should be implemented for the purpose of stabilizing housing sub- markets. It is found that the housing price change rates varies with the Chonse price index and money supply, building permit area, stock price index, and yield on 3-year corporate bond. The more apartment units are built in the region, the lower the housing price change rate is also shown. Hence, more provision of housing units would reduce the instability of housing price changes in a region.

A Longitudinal Observation of the Varying Trends in Housing Preferences: the Case of Korea after Its Economic Crisis

Nae-Young Choei & Seung-Mi Koh

The Korean housing market has gone through a radical change since the national economic crisis of the late 1990's. Such stringent economic environment and counteracting government policies have played a major role for the public at large in gradual modifications and adaptations to a new housing market conditions. In the process, however, it is perceived that the attitudes toward housing consumption of the ordinary families have also undergone rather desirable changes, i.e., the strong affiliation toward the 'homeownership' has been much ameliorated in both the home-owner and renter groups alike, and, correspondingly, the valuation on the higher-quality housing 'service' itself has been noticeably augmented. The paper descriptively renders the longitudinal shifts in housing preferences of the households based on the extensive survey data collected in the three consecutive years from 1999 to 2001 - The time horizon through which the country gradually recovered from its economic crisis.

Analysis of a distance perception rate of on-complex facilities in accordance with the arrangement of an apartment complex and its individual units.

Hong-Kyu Kim, Dong-Hyun Koh, Dong-Wook Son
& Tae-Hyun Kimd

This study is to suggest external spatial area in APT complex which is applied the differentia of acknowledged distance between external spatial areas, following as an arrangement form of resident area in APT complex. In this study, an arrangement form of resident area is defined 3 types such as a parallel shape, an opened right form ([]), and a closed form([]).

Classification of CBD According to Growth Rate in Korea Cities: The Case of Seoul

Hong-Kyu Kim, Duk-Kyun Koh, Ki-Hyun Kim

This study analyzes the different rates of development according to the location, within the district of Seoul. Here, the functional factors of CBD (Central Business Park) and suburban areas were used to analyze the development rate. The results of this study showed that the growth rate of enterprises, business areas, and the decrease rate of population are highly correlated to the increase of development density. This is explained by the fact that residential areas are replaced by business and commercial areas. It is supposed that the declining number of residential areas near the centre of Seoul is due to the increase in high-rise buildings. The results of this study show that the number of enterprises and employees in the CBD are higher than in other areas of Seoul. The population growth rate in the CBD is declining, but the rate of development density increase is comparatively low. The rate of development density increase in suburban areas are extremely high, and the number of enterprises and employees, as well as the overall size of the commercial area, is steadily increasing.

The Applications of Analytic Network Process and Goal Programming Approach for Interdependent Architectural Project Selection

Wann-Ming Wey

Architectural project selection means identifying some alternative projects in order to maximize the net benefit to the organization and allocating resources only among those alternatives, within the given constraints on resources. To select the best set of proposed architectural projects in an organization is difficult because there are lots of multiple factors such as project risk, corporate goals, limited availability of firm's architectural resources, etc., in the candidate architectural projects. The architectural project selection problems are Multi-Criteria Decision Making (MCDM) problems. Prior project selection techniques are useful, however, they have restricted application because they generally depend on the assumption of independence among the candidate projects and criteria. In this paper, we suggest an improved architectural project selection methodology which reflects interdependencies among evaluation criteria and candidate projects using analytic network process (ANP) within a zero-one goal programming (ZOGP) model. In order to provide a systematic approach to set priorities among multicriteria and trade-off among objectives, ANP is suggested to be applied prior to GP formulation. Although goal programming incorporates multiple objectives and arrives at an optimal solution, its major drawback is that the decision maker(s) must specify goals and priorities a priori. In order to overcome this problem, group discussion is needed. In this research, we suggested an integrated approach for interdependent architectural project selection problems using Fuzzy Delphi, Analytic Network Process concept and Zero-One Goal Programming. Finally, we introduce a method of solution through a housing project case example using ANP. Using this method we solve problems having multiple criteria, interdependence and resource feasibility.