

Application of Scenario Analysis: Estimating the Industrial Development of Central Region Plan

Jen-Te Pai & Yuh-Jyh Yueh

The Middle region of Taiwan experienced many structural changes these years, such as Chichi (921) Earthquake, Province Curtailment, global competition in industrial economy, and both side of the strait entering WTO. Under such enormous changes, it is difficult to estimate the development trend of the Central Region Plan by traditional method, especially when it is limited by incomplete fundamental information, deficient consultable trends, complicated inner and outer influential factors, and undecided effects by these criteria. The article utilizes Central Region's sum products as basic data, using Scenario analysis methods, and cumulates experts' perspectives to build high growth, average growth, low growth and zero growth four situations responsible to transportation construction, industrial land supply, tourism and recreation, and organization adjustment four factors which affect the future development of Central Region most. Several quantitative analysis methods are also adopted, such as economic base theory, regression model and spatial analysis, to construct the forecasting models of industrial development and spatial allocation, thus applying an indication to the second Review of Central Region Plan.

Assessment of Economic Benefits of Tourism Infrastructure Projects

Stanley C T YIP

- No abstract

Dose North East Asia Have a One Office Market Cycle in Beijing, Hong Kong, Seoul, and Shanghai?

Chang Gyu Choi & Jeong Rae Cho

- No abstract

The Current Restructuring Process of the Housing Finance Systems in Urban Vietnam

Nguyen Tung Lam & Tetsuo KIDOKORO

After land and building materials, the most important factor in housing production is finance. The increasing housing crisis and financial deficiencies made the Vietnamese government to change structure of housing finance systems.

The process of housing finance system restructuring in Vietnam has been implemented in collaborate with the forms of housing provisions. This process has taken long time since Doi Moi policy, in a way of gradually replacement the ideological concept of housing as a social service by elements of market. The restructuring has impacted on the development of newly emerging housing market as the new system has widened financial sources for the housing sector. However, the increase of funds is distributed more towards the production side, while efforts of the new system in

financing the consumption side are very limited.

It needs more intervention of government in financial instrument design for an equally treatments between production and consumption sides in the housing finance system toward a successful housing finance market.

Regional TOD Planning by Grey Programming

Jen-Chia Lin & Chia-Nung Li

This study developed a land-use design model for transit-oriented development planning at the regional level. The proposed model allocates a city's residence, employment and recreation activities according to four objectives and six groups of constraints. The inputs and outputs of the developed model can be grey numbers to adequately handle the uncertainty and flexibility in practical planning works. The model was applied on the Taipei City by using of Grey TOPSIS approach for solving model. Besides the development recommendations for the studied case, the findings of the sensitivity analysis illustrate the experiences of model application on policy analysis and parameters setting,

Rental Market Characteristics of Retail Properties in Korea

Lee, Jae-Woo & Lee, Chang-Moo

The rental housing market in Korea has been often discussed in international literature because of the existence of a distinctive form of contract, or Chonse, in it. However, recently there have been some efforts to re-interpret the Korean rental housing market based on a more general form of rental contract, or monthly rent with variable deposit (MRVD). The retail rental market in Korea exhibits a higher prevalence of MRVD contracts comparing with the rental housing market. Therefore, it is a better research target to analyze the characteristics of MRVD. This paper examines the retail rental market and exhibits several interesting findings on the retail rental market in Korea. In order to examine the retail rental market, we use annual survey data on retail properties in Seoul (2002-2004) conducted by the Ministry of Construction and Transportation. Based on the leverage-effect-seeking hypothesis developed and tested in the recent works on Korean rental housing market, we examine the retail rental market. In terms of rental contract, the results show a wide spectrum of MRVD or various combinations of monthly rent and up-front deposit in MRVD contracts without any standardized relationships between deposit and monthly rent. Also, deposit-to-monthly-rent conversion rate has been maintained in a much higher level than the interest rate in the financial market. An interesting finding is that it rises as deposit to Chonse ratio increases. This observation indicates that a rental contract with high ratio of deposit to Chonse requires a higher risk premium. The overall results indicate that the retail rental market is functioning similarly to the rental housing market. Furthermore, leverage-effect-seeking behaviors prevail in the retail rental market.

A Study on Application of New Developing Form in Korea

Lee Yun-Sang

This study aims to research new developing system that solves the problem 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 transparency 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.

Asian Mega -cities in a Globalizing World: Form Individual Competitors to Regional Cooperators for Sustainable Development

Kwon, Taeho

Accommodating globalization cum informationalization is seen as inescapable and becoming inclusive in that few cities and regions remain untouched by the interrelated processes. In view of spatial development, a critical task for Asian mega-cities would be how to pursue sustainability while obtaining benefits of economic globalization. Along with recent economic growth largely fuelled by the invitation of FDI, Southeast Asian mega-cities have faced with serious sustainability problems in planning and development. Likewise, Korean mega-cities are suffering from similar obstacles, yet under better milieu of human, financial and technological resources than their Southeast Asian counterparts. The main thrust of the paper is to suggest the relevance of inter-city cooperation between Korean and Southeast Asian mega-cities as a plausible strategy by which urban sustainability is collaboratively pursued while economic, social and environmental costs of globalization could be minimized. A principle for the cooperation is inter-city complementarily in development resources by which 'reciprocity' would be substantially realized. The paper explores rationale and types of inter-city cooperation, some previous initiatives and the niches for the cooperation. It also suggests the necessity of collaborative planning as a feasible cooperation approach.

The development history of the Machizukuri method in Japan after the 1960s

Shin AIBA

The aim of this paper is to review the development history of the machizukuri method in Japan after the 1960s. I explain the development history by three categories, (1) The method of communication, (2) The method of citizens ' organizations and (3) The method of planning processes and systems. About the method of communication, I explain the method such as "district karte (地区カルテ)" to "machizukuri workshop " according to two styles: a) communication with " numbers " and " maps " and b) communication with " words " and " images ". About the method of citizens ' organizations, I explain the design history of the organizations such community council to machizukuri NPO. About the method of planning processes and systems , I explain the methods according to four models of the " styles of governing, ", a) Pluralism style, b) Parliamentary system style, c) Corporatism style and d)Free competition style.

Coastal Heritage and Leisure Cycling Culture -Hsin-Chu Case

Hsin-Wen Chang & Hung-Nien Hsieh

Hsin-Chu Scientific Industrial Park is the center of science and technology industries in Taiwan. In addition to trying to improve the investment environment, the city government is also working enthusiastically to improve leisure environment in coastal area. Due to its special species, the city government has built a 17km-long bike lane along coastline.

Bicycle usage has become a popular mode, together with the rising environmentalism and increasing awareness of its sustainable development. The population of cycling for leisure purpose is increasing in Taiwan. This study aims to explore the leisure cycling culture and the environmental preferences of cyclists in Hsin-Chu, Taiwan.

Hi-tech cyclists in Hsin-chu are mostly aged 25-34 (62.9%), male (59.7%) and female (40.3%), single (56.5%), living in Hsin-chu city and county (93.5%). They are all working in scientific industrial park or related businesses, they own bicycles (66.1 %).Their purposes are firstly leisure and stress release, and secondly opportunity to make friends.

The data is analyzed using the methodologies of Redit Analysis, and the Kruskal-Wallis Test. The analytical results will be useful for city governments in building up more bikeway networks and providing cycling facilities by considering cycling culture and coastal heritage of hi-tech employees in science cities.

A Comparative Study of the Evaluation Index System of ESLP Environmental Symbiosis and Urban Sustainable Development -Taipei City as a case study

Ying-Hui Chen & Ching-Tzu Chen

ESLP Environments (E-Ecological, S-Survival, L-Living, P-Productive) coexist under the framework of natural ecological system and the principle of the symbiosis of all living species. And progress in a state of harmonious coexistence and mutual benefit. Consequently, in our country, in order to follow the global trend of "Sustainable Development", we have proposed the relevant research subject. Against the backdrop, it is the purpose of this study to propose the ESLP Environment Symbiotic cities evaluation index system study, to attempt to propose evaluation index system of the environmental impact on cities development and hope that make the cities environment much toward the objective of Sustainable Development.

First, we bring up the ESLP Environment Symbiotic cities concept; it means human activities are linked on nature environment and human environment system. The Ecological Environment and Survival Environment take natural resources as the main point. Living Environment and Productive Environment take human civilization as the main point. If we want to construct permanent development in human urban environment, first we much make cities' ESLP Environment to be symbiotic.

Next we devise ESLP Environment Symbiotic cities evaluation index. There are two directions, five perspectives, and fifteen types of the system and the index. And we also define the contents and factors of the index. Finally if we apply ESLP Environment Symbiotic cities evaluation system and comprehensive index in Taipei City, we can find out something after comparing it with other urban index system in Taipei. The first, the ESLP Environment Symbiotic cities evaluation index system are the combination of not only commonality but also localization. For the evaluation system contains widely, we can choose index according to the characteristic and the objective in development of the city. The second, this research devises City Environment Symbiotic system. It contains the ability in combination for citizen attendance and government policy. And it also devises to push cooperation to let urban citizen awareness and knowledge to be cohesive.