

Characteristicsof
Korean style
Urban Development

‘K-city’

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Poverty

in Developing Countries

- Urban and Environmental Perspective –**

Squatters/Slums

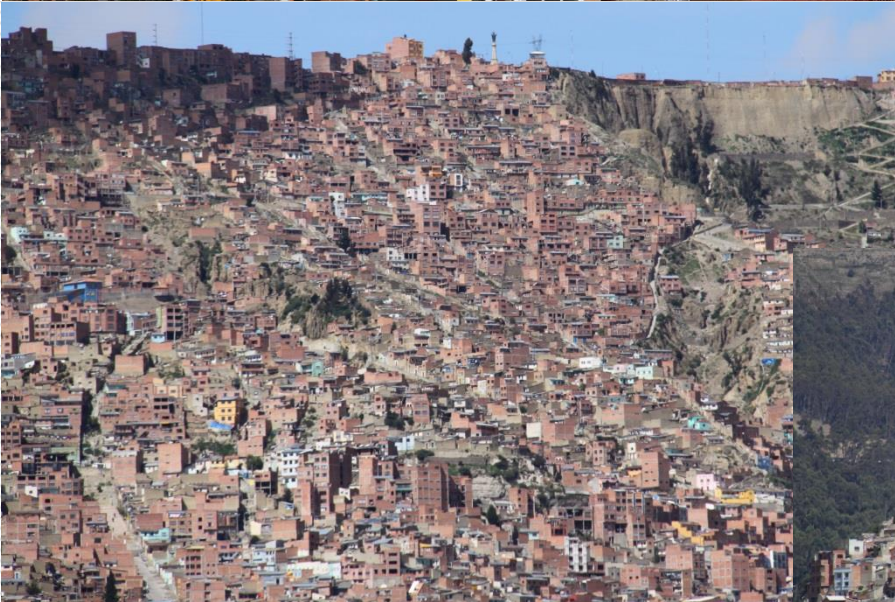
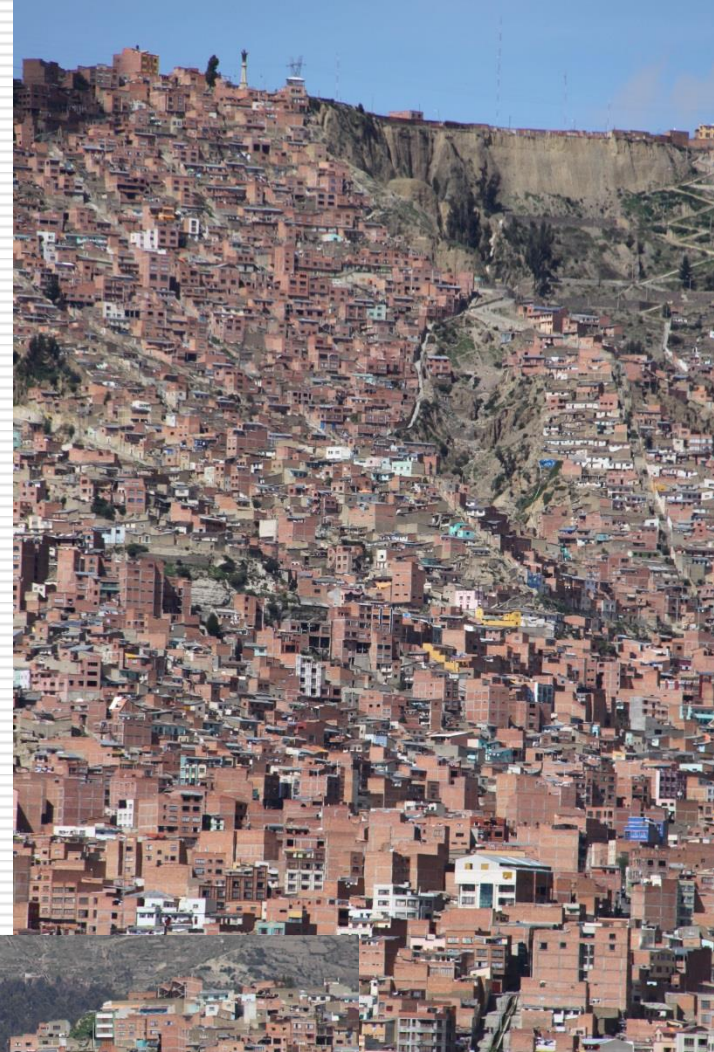


Manila



West Africa





La Paz



Public Transportation









Downtown Pollution

Urban Sprawl



Guatemala City







Sprawl













Lagos, Lekki New Town



'K-city'?

Apartment

High-density/High-rise
Multi-family Housing

**A Korean Style of
Compact Development**

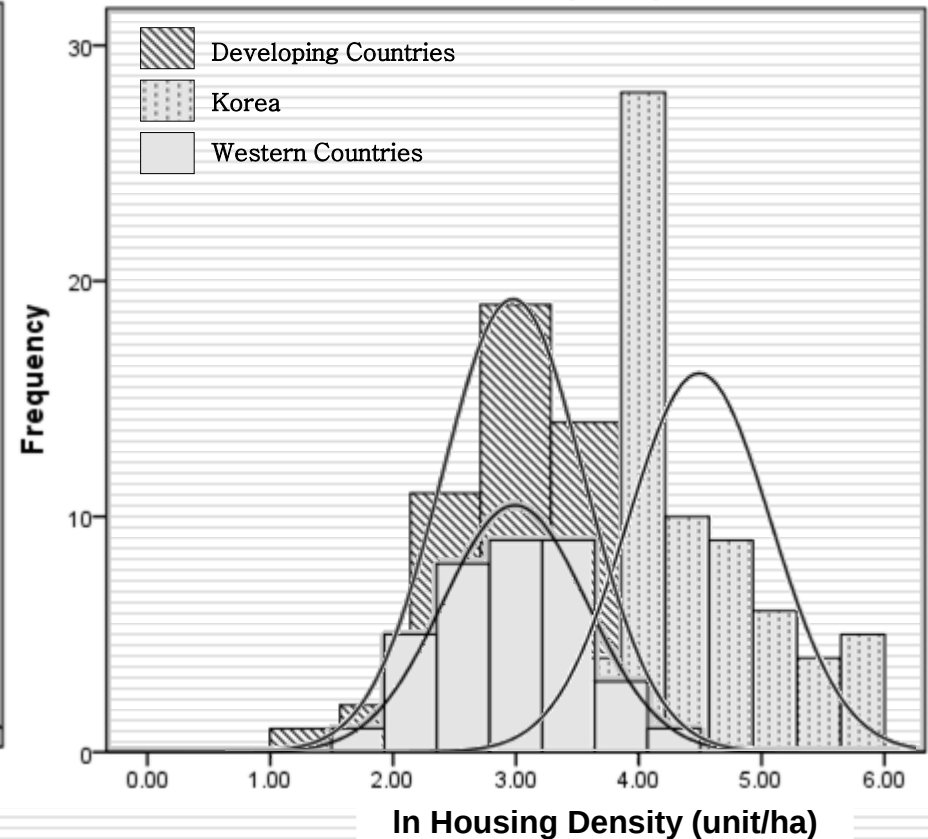
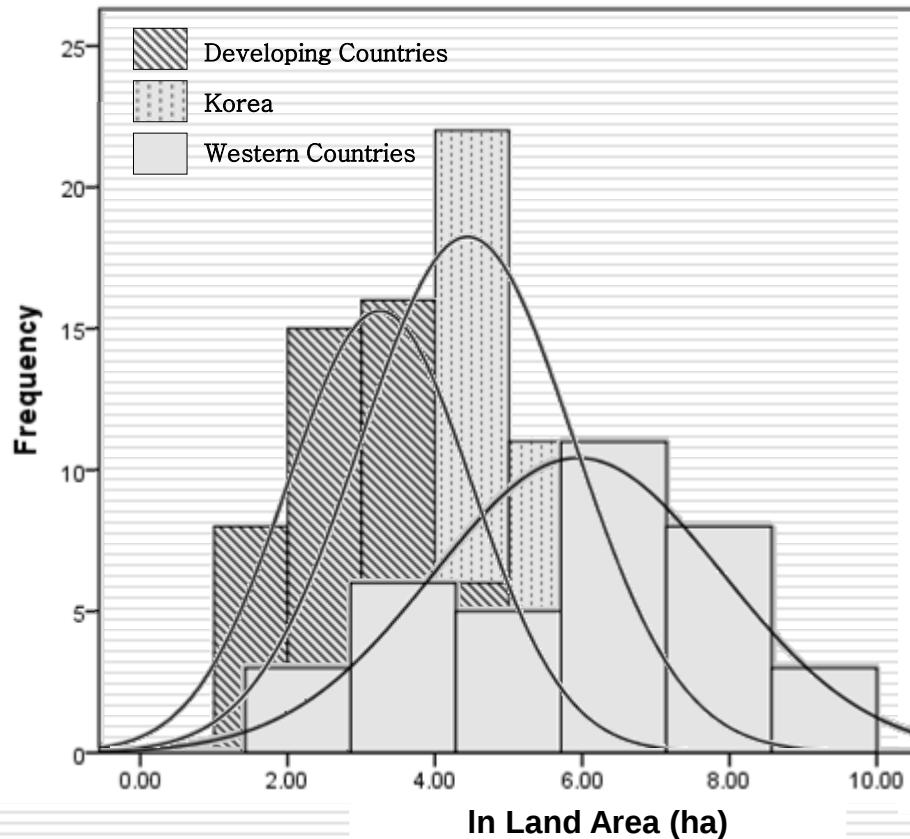
'Gangnam' Style derived from 'Apartment District(아파트지구)'



Building a New Town of 400 thousands population in 3 years



International Comparison of Housing Estate Development among Western/Developing Countries and Korea



Source : Choi, Lim, and Park (2014). Empirical Evidences of Korean Urban Development Model for Mass Production of Housing, *Journal of Korea Planners Association*, Vol. 49, No. 3. pp. 141-153 (in Korean)

■ Why Apartment? **Institutional Framework**

‘Developmental State’

Strong Government Initiatives
(socialist planned economy)



Mobilization of Large Corporations
(capitalist market economy)

■ Why Apartment? Developer's Profit Maximization

$$\begin{aligned}\pi &= pF - cF - rL \\ &= \textcolor{red}{L} \times [(p - c) \textcolor{red}{F/L} - r]\end{aligned}$$

π : profit

p : housing price

L : land area

c : construction cost

F : floor area

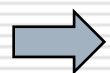
r : land cost

[the stick] fixed (low) housing price (p)

- **government regulation of price ceiling** -

[the carrot] fixed (low) land cost (r)

- **public monopoly in urban land development** -



Maximization of $\textcolor{red}{L}$ and $\textcolor{red}{F/L}$

■ Apartment Effect

Squatter/Slum Clearance



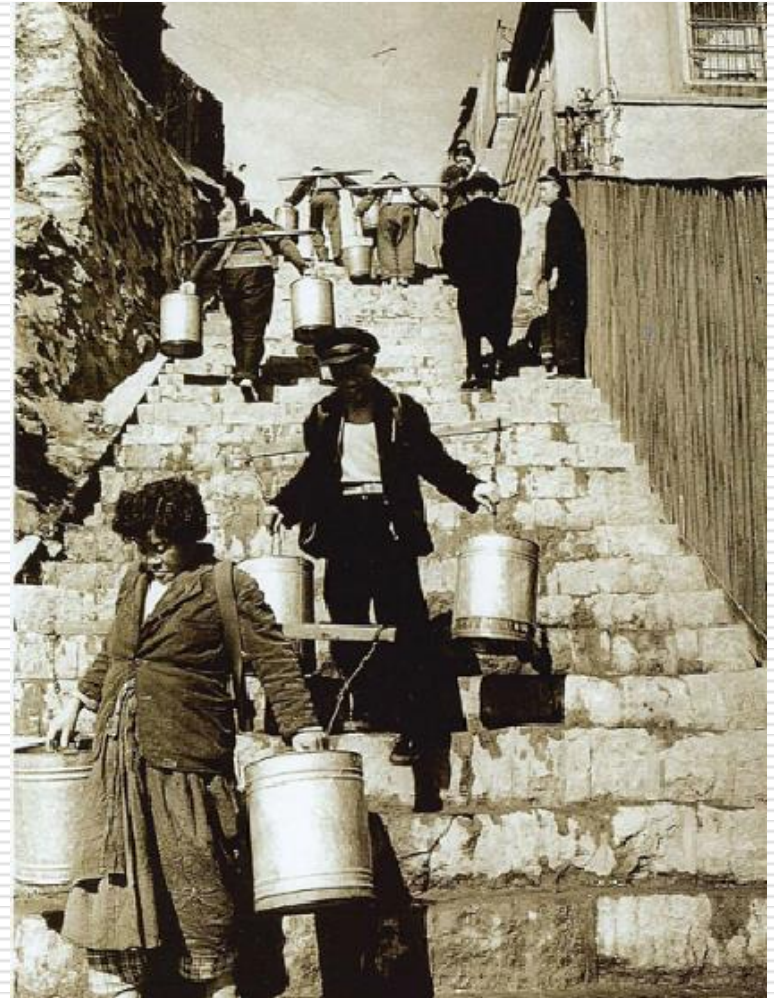
■ Apartment Effect

Improving Residential Environment



■ Apartment Effect

Public Health - Safe Drinking Water



■ Apartment Effect

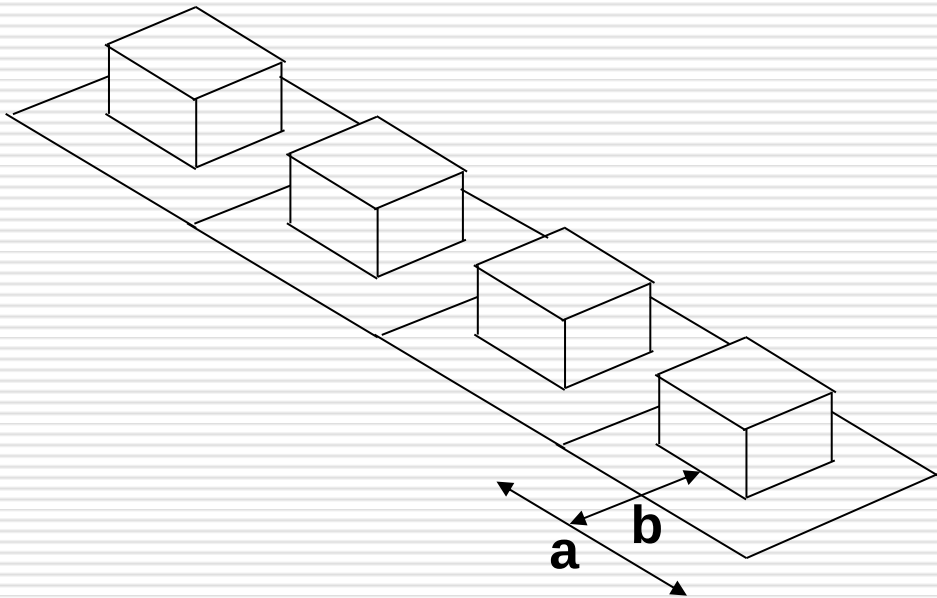
Public Health : Hygienic Sewerage



**Cheongye
Brook**



■ Efficiency of Apartment in Water/Sewerage Supply



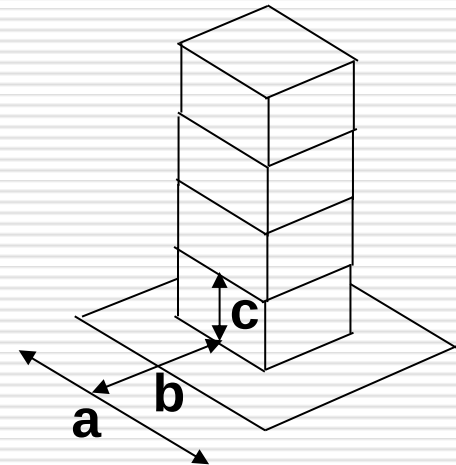
Length of
Pipeline

n = housing
units

$$na + nb$$

$$= n(a+b)$$

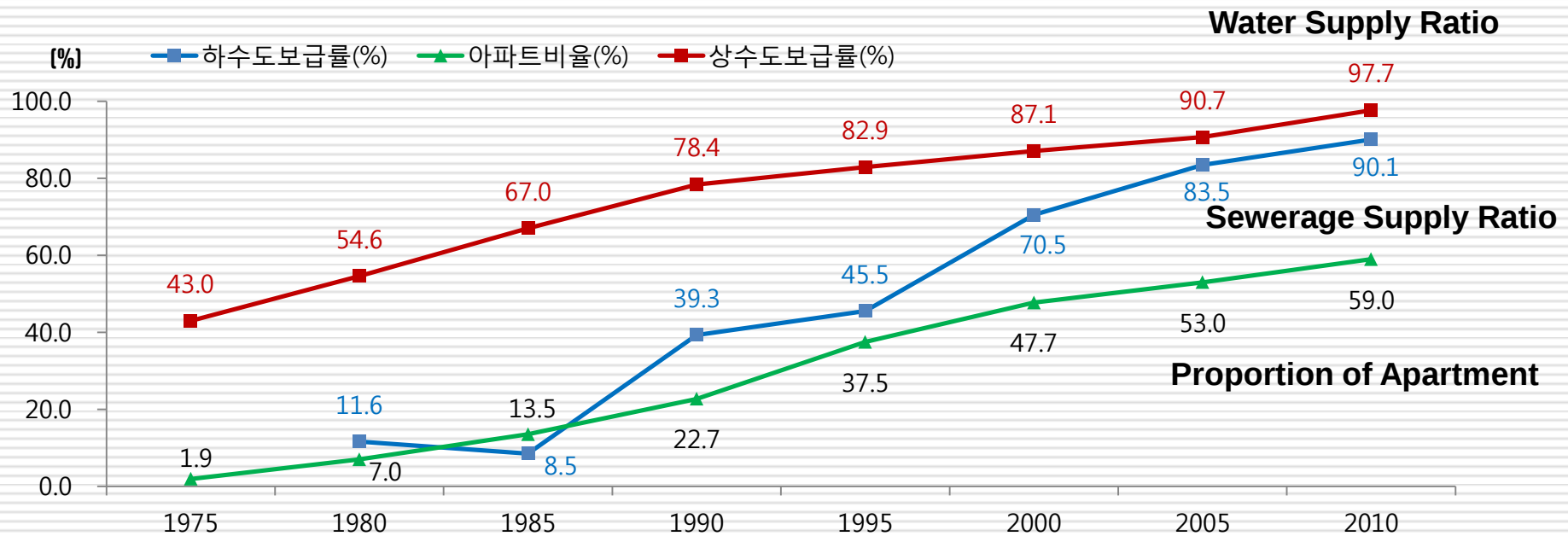
if $b = c$



$$a + b + (n-1)c$$

$$a + nb$$

■ Proportion of Apartment and Water/Sewerage Supply Ratio



■ Apartment Effect : Transit

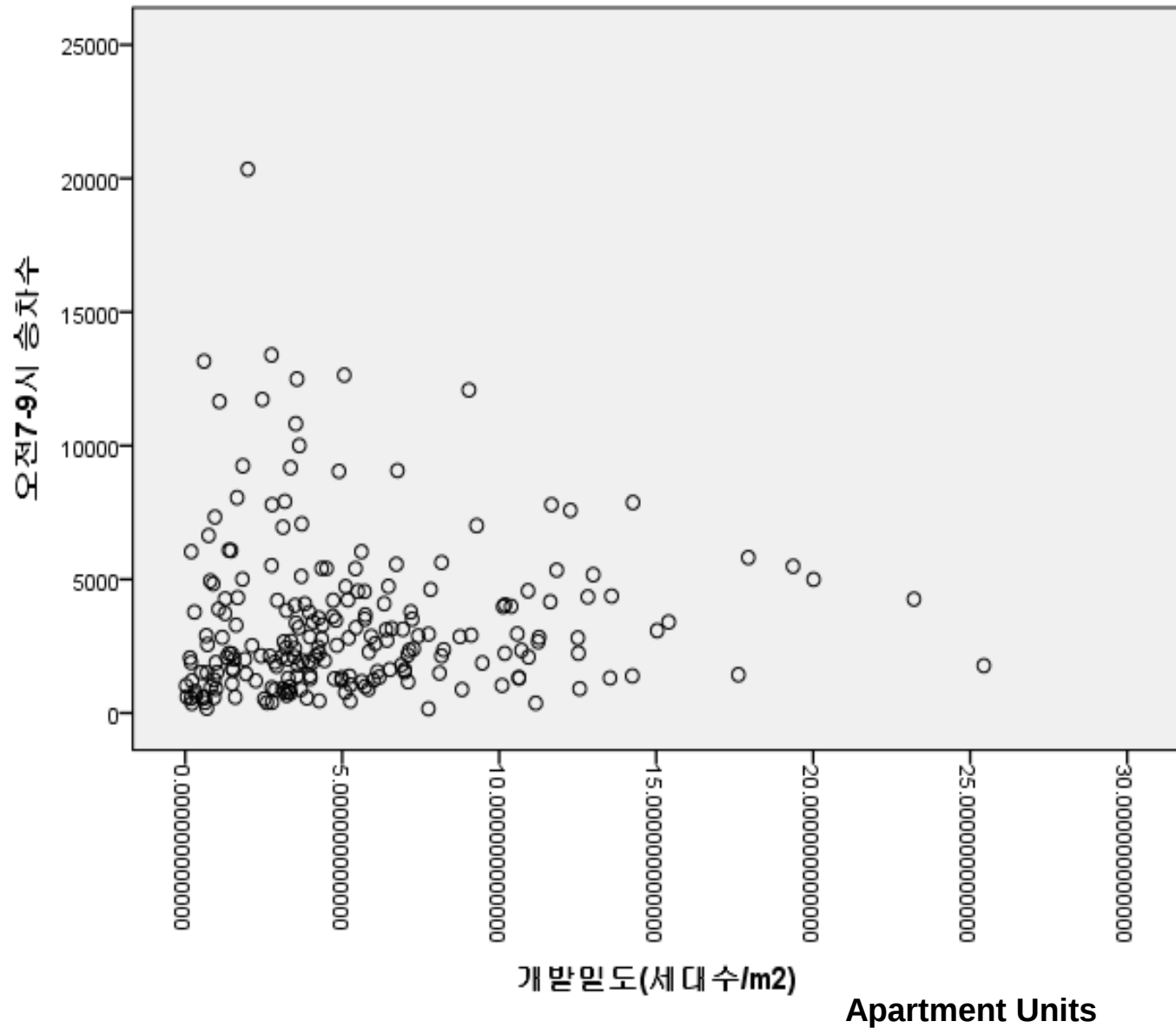
Development-Oriented Transit (DOT)

Transit-Oriented Redevelopment (TOrD)



■ Apartment Units and Subway Users

Subway Users



■ Apartment Effect : Green for All



감사합니다

Thank You!