Multifamily HOUSING in KOREA / 1980-2010
Volume 1

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# Table of Contents

## Preface

1

## Chapter 1. Survey of Traditional Korean Housing

1.1 HANOK, The Traditional Korean House

1.1.1 Spatial Layout and Composition

1.1.2 Architectural Elements

1.1.3 Structural and Technical Elements

1.2 Urban Housing in Modern Period

1.2.1 Influences of Western Culture

1.2.2 Postwar Reconstruction and Economic Growth

1.2.3 Construction Boom based on Economic Power

1.3 Multifamily Housing

1.3.1 Early Examples of Multifamily Housing in Korea

1.3.2 Legacy of HANOK in Multifamily Housing

4

## Chapter 2. Reality and Problems of Multifamily Housing in Korea

2.1 Housing Policy of Government

2.1.1 Particularity and Limit of Housing Policy in Korea

2.1.2 Comprehensive Housing Plan

2.1.3 Executive Implementation

2.1.4 Policy for Low-Income Class

2.1.5 Minimum Standards for Residential Accommodation

2.2 Laws and Regulations on Housing

2.2.1 Major Laws on Housing

2.2.2 Regulations of Ministry of Land, Transport and Maritime Affairs

2.2.3 Regulations of Seoul Metropolitan Government

2.3 Planning and Design of Multifamily Housing

2.3.1 Site Planning of Apartment Complex

2.3.2 Building and Housing Unit Design

2.3.3 Super High-rise Housing Complex

2.4 Tendency of Multifamily Housing

2.4.1 Intelligent Apartment

2.4.2 Apartment Brand

2.4.3 Suburb Village-type Flat House

44
Chapter 3. Housing in Urban Development and Urban Renewal

3.1 Housing in Shindosi Project
3.1.1 Historical Background
3.1.2 Realizations and Reality
3.1.3 Prospect and Problems

3.2 Housing in Newtown Project
3.2.1 Historical Background
3.2.2 Realizations and Reality
3.2.3 Prospect and Problems

3.3 Residential-commercial complexes
3.3.1 Summary and Tendency
3.3.2 Tower Palace in Seoul
3.3.3 Prospect and Problems

Chapter 4. Social Tendency in Korea

4.1 Falling Birthrate and Aging of Society
4.2 Migrant Workers and International Marriage
4.3 Regression to the Tradition

Chapter 5. Design Guideline and Good Designed Multifamily Housing

5.1 Ministry of Land, Transport and Maritime Affairs
5.1.1 Criteria and Incentive for Good Designed Multifamily Housing
5.1.2 Recommendation for Good Design

5.2 Seoul Metropolitan Government
5.2.1 Criteria and Incentive for Good Designed Multifamily Housing
5.2.2 Recommendation for Good Design

Chapter 6. Proposal of New Design Guideline for Multifamily Housing

6.1 Necessity
6.2 Recommendations
6.2.1 Cityscape in Harmony with Landscape
6.2.2 Diverse Composition of Society

6.3 Incentives for Good Design Multifamily Housing
6.3.1 Incentives for the Residents
6.3.2 Incentives for the Project Executors
6.3.3 Incentives for the Local Government

References

Appendix 1. Housing Law in Korea
Appendix 2. Rental Housing Law in Korea
Preface

The “Multifamily Housing” represented currently by ‘apartment’ has nothing to do with the traditional dwelling in Korea. But after 50 years from being introduced with other elements of foreign culture, apartment becomes the most diffused housing type in the country. In this thesis, I would propose some additional points for a new design guideline of multifamily housing by looking back the process in which the apartment settled down in Korean society, the social and urban phenomenon around it and by examining the prospects and problems of multifamily housing.

After the restoration of independence from Japanese colonization in 1945, and after the Korean War suspended in 1953, the housing conditions in Korea were worst. According to a statistics of South Korea in 1960, the population registered was about 25,120,000 and the number of houses was around 4,470,000 but 40% of houses were in critical condition. In big cities as Seoul, Pusan, more than 50% of families lived in single room and, considering the average in the whole country, a room was occupied more than 3 persons. Only 14% of houses were equipped with the running water, 2% with the flush toilet in that period.

The rapid increase of urban population caused by immigration from agricultural and fishery areas has deteriorated the overall housing conditions but the annual supply of housing remained only 60,000 to 70,000 that was not sufficient. It was this period that the apartment was thought to be the ideal housing typology in Korea by the possibility of mass producing with dense use of land also by the prospect of modern style of life. The experiences and examples of western countries in which lots of apartments were built in the postwar reconstruction should have affected Korean people.

The multifamily housing was the most ideal typology for community life for the social reformist in 19th century. The social democrats influenced by Robert Owen and urban planners thought that the public housing in high density with community facilities would be more economic and efficient to realize the common life, following the socialist model. In this atmosphere, in the 1920s, the dwelling palace was built in Vienna for the laborers and in Sweden appeared the social housing in the 1940s that became housing building of high density in the 1950s to the 1970s.

In America, from the 1940s to early of the 1960s, the economic efficiency, the comfort and the functionality were considered to be the absolute virtue to pursue in architectural field so the box shaped apartment buildings were constructed with the same orientation repeatedly. In many cases, between the apartment buildings lawn or asphalt pavement was simply spread out. In the same period, in France, many “Les Grandes Ensembles” were realized in high density with rigid geometry.

Soon after, these apartment buildings were to be blamed for the damage to urban life, for example, in America, the wide open spaces between the apartment buildings were called ‘waste land of asphalt’ and in European countries showed up the effort to put emphasis on the local values in housing instead of following tasteless international model. It is an irony that the apartment was welcome and prevailed in Korea when it began to lose initial spotlight in western countries.

In order to understand how the “apartment” became the most popular housing type for the middle class from the middle 1970s, I surveyed the traditional Korean culture concerning housing and analyzed the changes of socio-political situations considering the aspects of real estate market around housing, in modern and contemporary time.

1 “Multifamily Housing” is a specific terminology defined by Housing Law in Korea. That comprises the general meaning of the collective housing.
2 “Les Grandes Ensembles” was the name given to the vast public housing projects erected in France during the 1950s and 1960s.
3 In Korea “apartment” is defined by Housing Law, the collective housing with more than 5 stories.
In Korea, the early “apartment complexes”\(^4\) were built in the 1960s by the Korean Housing Corporation and the municipal government of Seoul but at that time, the prototype was as small size as 43㎡ equipped with briquette heating system in 5 story buildings of stair case type so the apartment was considered the humble dwelling for poor class. This negative image of apartment was reversed in the 1970s when the KHC, the municipal government of Seoul, large enterprises began to supply large size apartment with high quality appealing in the housing market.

There are several reasons why the apartment attracts public attention from the 1970s, one among them was the swift increase of housing supply. This is related to the increase of the middle class population. Differently from the detached houses which were vulnerable in heating, hygiene and security, apartment got improved in building performance and convenient in neighborhood services so as to be desired by the well educated householders in age of 30s. Moreover, the speculative demand made it the practical means of investment therefore the apartment boom was created.

The enhancement of productive capacity of housing also took part of the motives for prevailing of apartment in short term of time in Korea. In the 1950s Korea had no industrial capability and productive system necessary for the large scale supply of housing. But as the experiences of constructing apartment accumulated through the 1960s the base of mass production had been well formulated, furthermore, the chances of participation to the development projects in oil-producing countries from the 1970s helped to strengthen overall capability in construction fields.

The concentration of power and wealth around the sprawling of “Seoul Metropolitan Area”\(^5\) has been a chronic problem in Korea, one of decisive factors related to the phenomenon of multifamily housing in the country. It is natural that in every country, all resources are concentrated around the capital city but in case of Korea, the level of concentration is abnormally too high as to cause many problems. The government's data in 2007 showed that the metropolitan area of Seoul occupied 11.8% of whole country in terms of area and 48.9% in terms of population, meanwhile 47.7% of gross national product was concentrated in the area. In other words, almost half of national resources are concentrated in Seoul Metropolitan Area, resulting 4-5 times more intense comparing with the rest of territory. This discourse is valid also in sector of multifamily housing so the major part of supply is occurred in the metropolitan area of Seoul, it is why most cases treated in this thesis locate in the area.

Currently in Korea, the portion of apartment from all housing units results in almost 60%. The average number of stories of apartment buildings increased from 6 in the 1980s to 15 in the 2000s showing significant social change. But in these days, the criticism to the role of apartment in Korea get more severe and the efforts to find solutions are exerted not only by the professionals but by all common people. The major problem caused by apartment is that, in many cases, apartment complexes break down the harmony of existing urban context and transform the urban space into isolated and privatized properties so as to deteriorate the traditional concept of identity formed in the neighborhood community. Moreover, living in the standardized apartments would make the human relationship dry and tasteless disregarding the particularity of family and personality of each dweller so as to influence negatively to overall aspects of social life. Also the criticism to apartment from the viewpoint of traditional culture is so important that I would develop in this thesis.

\(^4\) “apartment complex” means a group of lands wherein apartment housing, incidental facilities and welfare facilities are constructed or a housing site is prepared under a housing construction project plan or a housing site preparation project plan.

\(^5\) “Seoul Metropolitan Area” includes the city of Seoul, city of Incheon and the region of Gyeonggido.
CHAPTER 1

Survey of Traditional Korean Housing
1.1 HANOK, The Traditional Korean House

Hanok is the denomination of traditional Korean House. Hanok differs from traditional Chinese or Japanese houses from the viewpoint of the spatial composition and architectural details despite some elements as wooden structure and tiled roof shown commonly in the northeastern Asian countries. Through the rapid modernization in Korea, the cultural aspects regarding housing turned into western life style but Hanok remain substantially as the base of daily life of Korean people even today. It is necessary to comprehend Hanok to understand the formation and the changes of “culture of housing” in Korea.

1.1.1 Spatial Layout and Composition

Hanok, like most vernacular architecture in all other countries, has evolved to reach the optimum building performance by adapting to the physical circumstances. The Fengshui theory is one of some principals in determining the characteristics of Hanok. The ‘fengshui’ literally means ‘wind and water’ and has been the basis of oriental culture focusing on philosophical and pragmatic aspects on geomantic studies. It has also some relation with the ‘Yinyang and 5 elements theory’ and has offered the guideline to make cities, villages, houses and tombs from the ancient time till now. The Korean peninsula is composed more than 65% of mountains and hills so the guideline represented by the fengshui theory, which depends majorly on the shape, location and orientation of topographic elements, has influenced the life of people from the community to individual level more than in other Asian countries.

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6 ‘Yinyang and 5 elements theory’ is a part of Asian philosophy. The concept of yin yang is used to describe how polar opposites or seemingly contrary forces are interconnected and interdependent in the natural world, and how they give rise to each other in turn. And the universal harmony might be obtained by the proper combination of 5 fundamental elements (water, metal, earth, fire and tree).
According to the fengshui theory, the mountains or hills located in the 4 primary orientations around a certain city are symbolized as the myth animals that play important roles for the defense of the area. The royal palace should be built inside this loop of protection and if it faces the inner canal and outer river in south, the site is estimated ideal place by the canons of the theory. The royal palace is the center of a city and must have temple for ancestor kings with their wives and in the east, there should be altar for agriculture divinity in the west, government offices in the south and the market in the north. Seoul, which was built in 1394 as the capital city for Joseon dynasty, is the good example of fengshui theory realized even though there are some variations and modifies for the physical condition of the area.

Fengshui theory also gives guideline to building of private houses, for instance, a good site for housing should have a hill in north that protects the habitants from the harsh cold wind in winter and should have a branch of water in south for easy cultivating of grains and vegetables. The ideal orientation for housing layout is the south so as to receive maximum sun beam. But all these details can be modified according to the particularity of site condition, or owners’ situations. Landscape around a certain place affects destiny of the habitants but there can be various interpretations regarding this.

Besides the Fengshui theory, Confucianism has been another major influence to Hanok. It is a sort of religious philosophy formulated in the 5th century B.C. in base of the instruction of Confucius who pursued the goodness and the ideal world by moral training and management of home. Through the ancient age of civil wars and Han dynasty, this Confucianism became more popular and representative of all Chinese schools of philosophy and ideology. In Korea, the Confucianism was the dominant ideology through the Joseon dynasty in which the sense of order and hierarchy meant much. Korean society is originally based on agrarian large family system so the sense of order between nobles and common people, men and women, old and young people got great importance for maintain the whole society.

Traditional rite of worship for ancestors and wedding ceremony in Hanok
Confucianism also took part in the spatial composition of private houses giving distinction to the zone for men from that of women, the zone for householders from that of servants, the zone for family from that of guests. The zone for men was called ‘Sarangchae’ located in outer part of a house so as to receive conveniently guests of householder, meanwhile the zone for women was called ‘Anchae’ located in the inner part of a house. This is a result of Confucian thought in which men should work to support and participate to social activities, but women should take care of only family affairs. In Confucianism, the rituals are important and substantial for keeping the society healthy. Almost in all cases, a house could be a place of birth, death, wedding and worship so the spatial structure has adapted to all these family ceremonies apart from daily life. Among these ceremonies, the performance of ancestral rites on the date of their death has special importance, in which all members of family get together. It means that the living space turn into space of ceremony periodically.

1.1.2 Architectural Elements
The spatial composition of Hanok varies from region to region according to the local building typology but there are common elements as ‘Madang’, ‘Daecheong’ and ‘Bang’. ‘Madang’ is an internal court of Hanok, ‘Daecheong’ is a covered open space for diverse family activities with wooden flooring and ‘Bang’ means private room equipped with floor heating system.

Madang, generally located in southern part of lot, differently from western architecture based on the masonry structure that forms continuous linear facades along the street, buildings of Hanok are positioned in a certain distance recessed from the street leaving a open space between building and street. This open space is called ‘Madang’ and if the lot is big enough, Madang can be formed rear or side of the building denominated ‘Duitmadang’ that serves as an auxiliary space to the domestic labors as preparing ceremony.

In Madang space, sometimes formed a well proportioned garden or decorative works but by nature, Madang is a multi-purpose open space often used to turn into the place of wedding, worship of ancestors and banquet. During the ceremonies, Madang can be covered with textile awning for the protection from the sun or the rain.

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7 Duitmadang literally means ‘rear Madang’
In case of urban Hanok, the building is designed ‘U’ or ‘L’ shaped to maximize land use, creating Madang surrounded by building sides. In cities, Madang has smaller space than in country villages, but in a corner of Madang, there are always toilet, washstand, repository for utensil or food materials and jar stand to support various activities of daily life. In any cases, the outdoor space of Mandang is correlated with the indoor space of Daecheong and this combination becomes the core of family community.

Regarding Daecheong, there is another element Maru. Maru is wooden floor elevated some distance from ground, an architectural element comes from warm and humid southern Asian countries. So this element has more importance in southern regions than in northern regions of Korea. In southern part of China, in Japan and in Southeast Asian countries Maru is sometimes made of bamboo but in Korea, in almost all cases, Maru is made of pine board and is classified by the assemblage method and by the place where it locates. So Maru is nothing but a denomination of wood floor in Hanok without specific meaning of usage. Meanwhile, Daecheong is a specific term which means the open living room made of Maru in Hanok and sometimes called ‘Daecheongmaru’.

Generally speaking, Daecheong locates between Anbang and Geonnonbang forming a relatively large space for family rites especially for commemoration of ancestors’ death, which meant much in the Confucian society through all Joseon dynasty so in noble families, Daecheong became more spacious. Normally, Daecheong is a living room where all family members get together and it served as an anteroom to all private rooms. This circulation system survives and appears in contemporary Korean houses. Usually Daecheong is made in Woomulmaru method and had open frontage toward Madang, enclosed by Wooripanmoon in backward. In summer, the opening of Wooripanmoon help good and cool ventilation and in winter, the closing of Wooripanmoon cut off the cold wind. The partition between Daecheong and Bang is Bunhapmoon that can be hung up in summer to create a big integrated area.

As mentioned before, Daecheong is the core of family community in connection with Madang, but in urban Hanok, because of the small size of Madang caused by limited lot area, many functions of Madang would be transferred into Daecheong. Daecheong of traditional Hanok continues to exist in modern apartment in form of open living room.

In contrast to public zone of Daecheong, Bang forms private zone. Among various Bangs, the master bedroom is called Anbang. It is larger than any other Bangs and is positioned at the central part of the house in direct connection with Daecheong. Geonnonbang is the secondary Bang in opposite side of Anbang in which sons or daughters stay and sleep. Daecheong is formed by wooden flooring called Maru without any heating arrangement. Meanwhile, Bang is formed by “Ondol” floor with floor heating system so as to be comfortable place even in wintertime.

Whereas Anbang is a private room managed by the housewife for married life of household and accessible only to family members or close relatives, Sarangbang is the room managed by the householder for living in daytime or for receiving male guests. If the Sarangbang is built in form of independent pavilion, the denomination would be Sarangchae meanwhile the main building would be called Anchae. Either Sarangbang or Sarangchae are men’s zone in extroverted layout. This distinction between men’s zone and women’s zone derives from the Confucianism.

Traditional life in Hanok is based on sit down plump habit. Before enter the house, one should take shoes off on Datdol and move in the house without shoes. Daetdol is set in immediate outdoor space but under the eaves so it is protected from rain. All furniture are made for the sit down plump life style

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8 Daecheong literally means ‘grand Maru’ in Chinese letters.
9 Anbang is the private room for the mistress of the house
10 Geonnonbang is the private room for the sons and daughters
11 “Ondol” literally means warm stone, which suggests its origin in primitive age.
and existed neither bed nor chairs. There were few fixed furniture like Jangnong for personal effects, and Ibuljang for mattress and blankets.

This sit down plump life style gives universality to all rooms. Differently from western houses in which bedrooms, dining room, living room are distinguished as other spaces, in Hanok, every room serves as dining room or study in daytime and turns into bedroom in the night. The minimum quantity of fixed furniture makes it possible to meet all needs of housing in small size. Especially, using mattress and blanket instead of bed makes it flexible to vary the number of roommates. In this way, except Buok, which is the kitchen in Hanok, every room has been used in universal functions. That is also the difference with traditional Chinese housing.

Madang is internal court of Hanok. In any case, it is linked with Daecheong forming a core of public zone of household.
Daecheong is covered open place with elevated wooden flooring. It is the very center of family life in real sense.
Rooms in Hanok are used in diverse functions flexibly according to time of day and needs.
Hanok is the most suitable housing type for the production and storage of food.
Districts of Hanok conservation
1.1.3 Structural and Technical Elements

Hanok has post and lintel system composed in wood frame members and enveloped by the perimeter panel walls. By the finish material of roof, it is classified in two, “Gwijajip”\(^{12}\) or “Chogajip”\(^{13}\), but the frame is always wooden. The roof of Hanok shows beautiful curved eaves making formative difference with that of traditional Chinese or Japanese houses. For the partition between indoor and outdoor, Daecheong and Bang were installed panel walls or sliding doors covered with paper. Sometimes Bunhapmoon was installed to make more versatility in using indoor spaces. The sliding door covered with paper had function of window as well as door but not transparent like glass window so as to keep privacy for the dweller. In Hanok, the spatial intercourse and integration can be done very easily, it is the result of framing method and characteristics of building materials but the Fengshui theory, which considers important the fluid of energy, was another motive to this flexibility.

In post and lintel framing system, the partition walls do not bear the load so the thickness can be reduced. The perimeter walls make comfortable indoor space by insulating against the cold and hot temperature and against outer winds. The traditional Korean walls were made of wooden lattice filled and covered with clay, so they make easily clefts in joint part with column or with lintel members. In order to prevent these clefts, it used to be applied square wooden sticks as the third member between walls and structural members. These walls used to be reinforced by mixing clay with straw before filled and covered on the wooden lattice.

Ondol, one of the fundamental characteristics of Hanok, derived from the cold northern part by contrast with Maru that came from southern part. The traditional Japanese houses are based on the sit down plump life style as Hanok but do not have this Ondol system. According to archeologists, in the primitive age, in the dugout hut there used to be a fireplace for cooking, heating and lighting, In the Bronze age the cooking stove and brazier for heating were separated. Only in the Iron age, primitive floor heating system appeared. This floor heating system was called Ondol and got more diffused through the Goryeo Dynasty\(^{14}\) and Joseon dynasty for good performance of building and comfort for dwellers.

Related to this Ondol, there are kitchen components as Agungi and Butumak. In the Iron age, the heating system was enhanced by introducing the passage of heated air under the floor to the chimney and got used for cooking stove in the same time. Agungi is the opening in which put firewood and Butumak is the cooking stove putting an iron pot on Agungi. So in Sarangchae or secondary building of housing where there were no kitchen, only Agungi existed for heating without Butumak.

In traditional Hanok, there was no bathroom, so women had to use Buok for cleaning body, where they could have warm water. Buok is not only kitchen but the place of house labors, rest and meeting accessible only to women. Next to Buok, there used to be stand for jar, repository and all these elements formed a zone of house labors for daily life. For the family rites as commemoration of ancestors or wedding, in which there should be big preparation of food, many women could work together in this zone related to Buok. Western style dining room did not exist in Hanok. The food Toilet was built independently in a corner of Madang, far from the main building, for the hygienic problems. In large scale Hanok, there used to be a toilet only for women in Anchae. This negative thought toward toilet showed up in the plan of Apartment in the 1960s. That is to say, in early Apartment in Korea, toilet was located immediately to the entrance without having any connection with other rooms.

\(^{12}\) Giwijajip is the denomination of Hanok with roof covered by roof tile.

\(^{13}\) Chogajip is the denomination of Hanok with roof covered by layer of straw.

\(^{14}\) Goryeo Dynasty is the dynasty established in 918 and lasted till 1392 in Korean Peninsula, succeeded by Joseon Dynasty. The current name of Korea derived from the name of this dynasty.
The carpentry skill is one the major factors to define the architectural quality of Hanok
Ondol is the pavement heating system used also for cooking in the kitchen. It is the unique element of Hanok comparing to the Chinese and Japanese traditional housings.
The roof of Hanok might be covered with layers of rice straws or terracotta roof tile.
Defining space in Hanok by opening and closing its boundary is very easy and simple.
1.2 Urban Housing in Modern Period

In the late of 19th century when western culture was introduced into Korean peninsula, Joseon dynasty and its' successive ‘Greater Korean Empire’\footnote{Greater Korean Empire was a empire proclaimed by Gojong, the last king of Joseon Dynasty, in 1897 but was annexed by Imperia Japan in 1910.} were broken down in short time by the Japanese invasion. Korea had been exposed to the arena of political competition among western Korean urban morphology and housing had been altered. The Korean War, which broke out in 1950, destroyed the large portion of national territory in 3 years. In the post-war reconstruction, the supply of houses had always been in absolute priority so that even up to the 1980s, remained the tendency of a quantity-first policy.
1.2.1 Influence of Western Culture

In early 20th century in Korea, the city modernization projects performed by the Japanese regime might have contributed in part to enhance the urban functions but resulted in the alteration and cancellation of traditional urban tissues by steamroller method to fit the colonial model wanted by Japanese. After the Japanese annexation of Korea, houses of various figure filled the cities. In Seoul, differently from the “Bukcheon”16, the zone of noble class, in zones around Namsan such as Hoihyeondong, Chungmuro, Myongdong, Jangchoongdong and in the new developed area such as Yongsan, Wonhyoro were built Japanese villages with Japanese style houses.

There were two cases in which Japanese style houses were adopted in Korea at that time. First, the Japanese migrants built houses for themselves importing materials and technique directly from Japan. Second, the Koreans influenced by Japanese culture had built houses, mixing Japanese elements in Korean style, adding sometimes western elements too. As the Japanese migrants increased so the construction of Japanese style houses spread. By the data of “Gyeongseongbu”17, among new 1,459 houses built in 1921 there were 498 Hanok, 875 Japanese style houses and 86 houses of hybrid style so the Japanese style houses occupied about 60% of all.

As time went by, Japanese migrants got more rich and powerful, began to occupy center parts of cities, building Japanese avenues and districts. In this way, the Korean people on the downgrade had been squeezed out to the outskirts or to the degraded zones. Thus the Japanese style houses based on Tatami floor system proliferated in major Korean cities, however they proved to be not compatible with the Korean weather especially in wintertime. Various efforts were tried in order to enhance the heating performance of the Japanese style houses in Korea. Despite diverse methods of heating, the

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16 Bukcheon literally means the north village. The residential district occupied by high class people, located in the north of urban canal, Cheonggyechon, in historic city of Seoul.

17 Gyeongseongbu is the name of Seoul called officially under Japanese regime.
major part of Japanese adopted the Ondol system of Hanok to their houses so that they had at least one “Ondolbang”\(^{18}\) in which all family members could get together in wintertime.

Meanwhile, the Japanese migrants in Korea felt Hanok uncomfortable because of the different spatial composition and absence of indoor toilet. They had tried to improve their houses or to invent new typology adapt to Korean weather for them by altering Hanok. So, as time went by, the Japanese migrants altered their typology of Japanese style houses to invent a new type more adaptable to the Korean weather. In other hand, also the Koreans were influenced by the Japanese style houses and tried to find out a new type of Hanok by adopting partially Japanese elements. The alteration of housing typology in 2 cases mentioned above, reached to a similar result.

Under the Japanese regime, Koreans should be influenced by Japanese culture including housing. In Japan in that time, the western style housing was in fashion. So in many cases, elements of western culture were applied to the Japanese houses, making mixed typology that came into Korea successively. The first change caused by the introduction of western style houses, is the use of new building materials as concrete, bricks, roof slate, tile, etc. The Japanese regime in Korea encouraged building the modern style houses importing new materials produced in Japan, so the housing policy in that time aimed at colonial exploitation too.

Hanok is based on the post and lintel system and when it met new western elements as masonry wall or slate roof, became another thing. Hanok in altered style could be built in multiple stories including Daecheong, modern style toilet and improved kitchen indoor space. This was also due to the water supply and drainage system installed from the 1930s.

As the Sino-Japanese War escalated to the Pacific War in 1939, the Japanese regime in Korea tried to transform Korean peninsula into their logistic base and had to build, in a large quantity, the houses for laborers of war industry in short term of time. Consequently, the cost efficient housing prototypes for laborers based on mass production were developed. In 1941 the Joseon Housing Cooperation was established and it had developed 29 standard types of design in 5 sizes for so called the ‘Standard Houses’. 10 design criteria were proclaimed as follows.

1) The supply of houses aims at the salaried men of middle or lower classes.
2) To reduce the cost, the members are to be designed in standard dimension.
3) Despite the mass production, the architectural quality should be guaranteed.
4) Total floor area for each house should be smaller than 66㎡.
5) Ideal lot size is three times larger than the floor area of each house.
6) The appearance of each house should be in Japanese style.
7) To meet the weather condition of Korea, houses should have both Ondol and “Tatami”\(^{19}\) room mixed rationally.
8) Each house should be exposed to sun light at least 4 hours a day.
9) Each house should have at least one Ondolbang, and in the regions south of Seoul Ondolbang should be half of all rooms in number.
10) The types of A, B, C and D should have bathroom, and for every 50 units of other types should provide with a public bath in common use.

Since the architects and engineers of Joseon Housing Cooperation were almost Japanese so they should have referred to the theory and research valid then in Japan. If fact, it was in 1941 when the Institute of Housing Study in Japan, formed by Architectural Institute of Japan, proposed the site

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\(^{18}\) Ondolbang is the room equipped with traditional Korean floor heating system.

\(^{19}\) “Tatami” is Japanese traditional floor made from dried rushes in standard size of mat.
planning method based on the Theory of C. A. Perry\textsuperscript{20} in 1929, successively, the Architectural Institute of Joseon reported the result of researches on the small size houses in Korea. The researches pointed out some issue as follows.

1) New industrial districts should be located in immediate outskirt of existing cities.
2) Houses should be built in group for urban benefits, the range of elementary school is the unit of a neighborhood.
3) Residential districts should provide with market, public bath, kindergarten and urban park.

The alteration of Hanok or the appearance of mixed housing type under the Japanese regime in Korea had some positive aspects from the viewpoint of modernization and efficiency but in the same time, compelled to deteriorate the Korean culture by means of political and military forces. Anyway, the houses built under the Japanese regime remained up to the 1960s to compose cityscape and to influence the successive typologies of detached house in Korea.

\textsuperscript{20} The concept of the 'neighborhood unit', crystallized from the prevailing social and intellectual attitudes of the early 1900s by Clarence Perry, is an early diagrammatic planning model for residential development in metropolitan areas. It was designed by Perry to act as a framework for urban planners attempting to design functional, self-contained and desirable neighborhoods in the early 20th century in industrializing cities. It continues to be utilized (albeit in progressive and adapted ways), as a means of ordering and organizing new residential communities in a way which satisfies contemporary "social, administrative and service requirements for satisfactory urban existence".
1.2.2 Postwar Reconstruction and Economic Growth

From the liberation from the Japanese colonial rule in 1945 to early of the 1960s, there had not been significant development in the field of housing in Korea. The development of residential district meant nothing more than the division of lots and streets. Through the administration of interim government before the Korean War, there was scarce supply of housing. After cease of the war, small size residential districts were built in name of ‘Recovery Houses’ majorly around Seoul area and only small amounts in the remote regions. Usually the sizes of districts were smaller than 33,000㎡ and the districts had few amenity facilities.

In 3 years of the Korean War, more than 4 million casualties occurred and more than 70% of public buildings were destroyed. In South Korea, 20% houses (about 600,000 houses) were broken down (20% of total amount). In any case, in the postwar reconstruction, the housing problems have priority to all other issues. By 1956, the government supplied 200,000 houses utilizing the financial resources of international aid but for the lack of construction materials, building capacity of domestic companies and financial system, the supply of houses had fallen into great difficulty.

The Korean War lasted 3 years from 1950 having resulted in serious damage to all cities and territory.
In 1957, the American assistance began to reduce and the Korean government had to cease the direct supply of houses and turned to support the activities of Public Housing Corporation financially assisted by Korea Development Bank. The government made Korea Housing Fund and let Korea Development Bank manage the ICA (International Cooperation Administration) resources to supply houses. In this way, Korea Development Bank began to supply so called ‘ICA Houses’ in considerable quantity. The technical office of Korea Development Bank became the headquarter of public housing projects together with Public Housing Corporation, and in the same time, became the field of collaboration where Korean architects and engineers worked with foreign technicians. This is important in the history of housing in Korea because the accumulated experiences and know-how in this period became the base of housing project in the future.

However, the government concentrated the investment to some strategic sectors as cotton spinning industry to revive domestic markets, construction industry which was excluded from the government investment could carry out only small size detached houses. Large size building were constructed by military engineer corps or by foreign technicians. For example, the Haengchon Apartment complex consisted of 4 building of 3 stories was built in 1957 by the American-Korean Foundation utilizing the PS concrete introduced by foreign technicians. And the commercial-housing projects aimed at the requalification of avenues, started in 1958, were planned by the Ministry of Health and Welfare, constructed by military engineer corps and financed by Public Housing Corporation.

Two apartment complexes for foreigners as military officers of United Nations or diplomats with their families were built in 1956 at the ridge of Namsan and in 1957 at Itaewon district. The complexes comprised respectively 176 and 169 households and furnished with good amenity facilities.

In this period, Public Housing Cooperation realized several projects of residential district with detached house in periphery of Seoul, as in Jeongreung (355 houses in 1955), Dapsimri (303 houses in 1956), Hongjedong (136 houses in 1957), Hoigidong (310 houses in 1959) and Bulwangdong (273 houses in 1959) in name of ‘Recovery Houses’. Meanwhile, Joongangsanup, the unique private construction company in that time, built apartment complexes for Korean people for the first time. They were Jongam Apartment (3 building in 1958) and Gaemyeong Apartment (1 building in 1959).

In 1961, the military regime formed the Republican Party by the support of private enterprises and avowed the industry first policy. In the situation of American aid reduction, and for the plenty of labor discharged from rural areas, the government tried to promote light industries as textile and wiggery for the purpose of earning foreign money by exporting those products. With the positive effect of foreign loans from America and Japan and with the dispatch of troops and firms in Vietnam, this policy proved successful to result in average annual rate of economy growth 8.8% for 10 years from 1962, especially 12% from 1966 to 1969.

The government recognized the housing problems urgent and serious so that housing problems were defined as primary targets of the first 5 years economy revival program which started from 1962. But in reality, as mentioned above, the major part of financial resources were spent to promote light industries so in sector of construction, only the building of industrial facilities and of social overhead capital were carried on by the public initiatives. The investment of government to the supply of houses was scarce. In this period, the investment to housing sector reported only 1.7% of GNP, a rate incomparable to that of advanced countries which reported 6 to 8%. The proportion of public capital remained only 8.8% of all investment of housing sector. From the second phase of 5 years economy revival program launched in 1967, the government tried to increase the supply of housing through public entities as Korea Housing Corporation and the municipality of Seoul but did not have

21 The military government proceeded series of the 5 years Economy Revival Programs from 1962.
satisfactory consequence for the financial shortage.

The supply of housing should have depended on private initiatives under the industry first policy of the government and became dependent upon private investments. The government proclaimed to be merely the “supporter” of private enterprises in solving the housing problems, establishing Korea Housing Bank in 1967 for financing construction companies.

As time went by, the industry first policy began to make positive effects for the basis of housing supply. Because the promotion of industry resulted in population increase in cities and strengthen the capability of producing construction materials as cement. The construction of social overhead capitals like roads, ports and dams enriched the construction companies so the average annual rate of growth in this sector reported 17.4% during the first phase of 5 years Economy Revival Program.

At the beginning of the 5 years Economy Revival Program, the laws and regulations related to the housing supply were modified or enacted. In 1962, the expropriation law, the town planning and zoning law, the building law were enacted and substituted the obsolete laws made by the Japanese regime. Especially the town planning and zoning law gave the preconditions for the residential land developments so became the legal basis for the big projects.

In 1962, Korea Housing Corporation with enhanced legal status was founded substituting the existing Public Housing Corporation in base of relative law enacted in the same year and soon after, began to play a pivotal role in supplying houses. Korea Housing Cooperation was one of the executive public entities that the government established for the sectors in which private enterprises were weak.

The government structure had to be modified for consistent and efficient execution of housing policy hence in 1963, the Construction Office under the Economic Planning Board became the Construction Ministry and comprised the Housing Office under the Ministry of Health and Welfare to unify the jurisdiction regarding housing policy.

In order to accommodate increased population in cities through the industrialization process, it was necessary to supply large size apartment complexes. Since the capability of private construction companies was not sufficient enough to cover large projects, the apartment complexes with a certain dimensions were built by Korea Housing Corporation or by the municipality of Seoul. Mapo apartment was the first project of apartment complexes realized by Korea Housing Corporation in 1962. Korea Housing Corporation, in collaboration with the municipality of Seoul, supplied about 40,000 houses from 1962 to 1972. As the government had limited finance, Korea Housing Corporation carried out the projects only for the middle class meanwhile the municipality of Seoul, which was solid financially, realized projects majorly for poor class.

During the second phase of 5 years Economy Revival Program, according to the policy of housing market promotion, the municipality of Seoul planned to supply 90,000 houses in 2,000
apartment buildings from 1969 to 1972 with the fund formed by the land disposal of Yoido. But the plan had to be suspended by the breakdown of Wawoo Apartment in construction after realized only 16,936 houses in 426 apartment buildings in 32 districts of Seoul. The apartment houses for low-incomers were usually built in the bottom of mountains for the low cost of land without any consideration to the project quality so they deteriorated urban landscape of Seoul.

Korea Housing Corporation was focusing on the housing supply for middle class, by building in quantity enhanced apartment houses as Hangang Mansion in 1971, Banpo 1 Danji\textsuperscript{22} in 1974. In these cases, the fund to carry out projects was formed by the deposit paid in advance by the occupants. It was in this period that Model House for sales showed up for the first time in the real estate market in Korea.

From the middle 1960s, foreign theories of site planning for public housing as that of “neighborhood unit” by C. A. Perry, were introduced in Korea creating debates especially inside of Korea Housing Corporation and had been applied to many real projects. The Hwagok Danji composed of 100,000 houses in the site of 386,100 m\(^2\) divided into 946 lots differed from other projects from the viewpoint that the project provided not only private houses but the amenity facilities, schools, Kindergartens, district office, police box and shopping malls.

\textsuperscript{22} “Danji” is the Korean word that means “block” or “lot” for multifamily housing or industrial facility
1.2.3 Construction Boom based on Economic Power

The high-flying world economy fell down by the oil crisis in the early 1970s, so did the economy in Korea with temporary suspension of the continuous growth. Besides economy crisis, the domestic political situations were in difficulty for the struggle of poor class and the movement of laborers. The government reinforced the regime by enacting and modifying various laws against the social disturbance and in 1972, revised the constitution after proclaimed martial law.

In this period, the government felt the necessity to change industry policy turning from light industry to heavy industry, that required huge capital, by means of an iron-fisted ruling. Soon after this policy, Korea met favorable conditions as the loan from Japan, formation of 3 nations trading system23, world economy revival from the middle 1970s and the participation of Korean companies to the development projects in Middle East countries. The heavy industry grew from 37.8% (in 1970) to 52.6% (in 1979) in total framework of domestic economy and the productivity enhanced too. The policy of heavy industry had focused on the 6 specific sectors to nurture as the steel industry, shipbuilding industry, the machine industry, the electronic industry, the chemistry industry and the non ferrous metals industry. But the huge financing in diverse ways for heavy industry caused the inflation and crest of the price, as a result, the real estate market had been shaken.

In this scenario, the speculative housing demand had increased, for example 70 applications were seen to the sale of each apartment in Seoul area in 1977. Because of the weakness of public bank structures and welfare system in that time, the surplus capitals were invested to the private money market of high interest that turned into the speculation on the apartment houses. In addition, the government's favorable attitude toward the housing supply and urban development accelerated the building of apartment houses by private companies from the middle 1970s. In 1978, the year when the boom of housing supply reached to the peak, the total quantity of supply arrived more than 300,000 houses and the number of apartments supplied was 99,727 units that meant 5 times as many as the apartments supplied in 1974.

The boom in the housing market was also the result of the housing policy of the government that had planned to supply 2,500,000 houses in 10 years including 1,100,000 by public financing. In order to realize this plan, the government decided to develop large size apartment blocks in Yoido, Youngdong 1 Jigu24, Youngdong 2 Jigu and Jamsil Jigu by enacting the Housing Promotion Law, in 1972, which made possible to utilize public fund for private projects of housing.

The policy of urban development for the residential district in urban areas was carried out primarily by building apartment blocks, for example, in 1976 the ‘Apartment District’25 was defined by the real estate laws and successively 11 apartment districts were designated in Seoul area. In other words, to the classification of the Town Planning and Zoning Act, the ‘Apartment District’ was added to facilitate the development of apartment blocks in large scale for the intensive land use and to speed up the urbanization of the Gangnam Area26 of Seoul which had been out of interest by that time. In such way, many private construction companies could participate in the urban development projects by building large size apartment blocks from 1973 in Youngdong and Apgujeong Districts in the Gangnam Area. This was the turning point of housing supply in Korea, from detached or row houses oriented supply to apartment housing oriented.

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23 Collaboration in trade among Korea, Japan and America
24 “Jigu” is the Korean word that means district defined for specific use, apartment housing in this case.
25 ‘Apartment District’ means the residential zone filled exclusively with apartment blocks.
26 Gangnam area is the area south of Hangang river, developed from middle of the 1970s.
In the 1970s, the mass production of apartment complex was launched thank for the economic boom. 
(above; Yoido Sibum Apartment,  below; Apgujeong Apartment in Gangnam area)
In 1977, the government modified the Housing Supply Promotion Law, inserting obligation of registration of the qualified housing suppliers and only the registered suppliers may carry out the housing projects programmed by the government in favorable conditions. The registered housing suppliers had to build annually more than 1,000 houses and had to keep the cumulative total floor area of small houses more than 40% of cumulative total floor area of all houses built by the company, obtaining the prior position to expropriate and to select lands to develop and to finance utilizing the public fund for housing, in compensation. This means, the government depended on the private companies in housing supply field by guaranteeing them the maximum profit. This was the inevitable consequence of concentrating public investment to the strategic sectors of the heavy industry, housing excluded, and this tendency remained as the chronic dependence on the speculative capital and on the private money market.

The housing supply boom in the 1970s was inducted majorly by the speculative demands thus from end of the 1970s, the control of speculation and price rise were the essence of the housing policy of the government. In 1978, the government reinforced the law and regulations relative to taxation to possessors of surplus immovable and idle land. But this kind of efforts to control false housing demands resulted in failure when the government announced new promotion policy of housing supply in 1980, for the purpose of reversing the aggravated housing problems.

In the 1977, when the overheated speculation of housing reported in the area of Yoido and Gangnam in Seoul, the government enacted the ‘Regulation for the Supply of National Housing’ for the apartment houses built by public initiatives and in the next year, extended its’ application to the houses built by private initiatives. According to this regulation, the amount and times of deposit money to a Bank Account for Housing Acquisition were the conditions of deciding order of purchase. Successively the government had reinforced this regulation by making the sale prices of houses subject of approval by the relative municipal government. These measures had been inhibitory actions against the disturbance in the housing market for long time.

In 1979, under the Housing Supply Promotion Law, was enacted the ‘Regulation of the Site Planning in Apartment Blocks’ that defined the amenity facilities and road conditions in apartment blocks to guarantee life quality of habitants. This regulation had calculated the size and components of amenity facilities, the width of roads in base of the number of housing units and the lot size. It had been evaluated positively for giving design criteria of site planning, but at the same time, criticized by the standardized and recursive form of major part of apartment blocks built ever since.

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27 In this case, means the houses with less than 82.5m$^2$ in total floor area.

28 “National Housing” means housing, which is constructed or renovated with financial support provided by the National Housing Fund and whose area, to be exclusively for residential purpose. The size of each housing should be less than 85m$^2$ in cities, 100m$^2$ in rural areas.

29 ‘Bank Account for Housing Acquisition’ is the account of bank introduced to stabilize the housing supply fund and to restrain the false demands by giving the right only to the depositors of purchase the Standard House.
1.3 Multifamily Housing

1.3.1 Early Examples of Apartment in Korea

The early apartment houses were built in the 1960s mainly in the “Gangbuk” area of Seoul. They were built in small size lots, often around the edge of hilly area, and in a certain relationship with the existing urban context. The dimensions of the apartment blocks were so small that the habitants could use the local amenity facilities nearby without having any services inside the apartment block. The traditional Korean villages used to consist of 40 to 70 houses and located around the hilly area. So the early apartments in Korea were compared to the acculturation of traditional Korean village.

In 1958, Jongam Apartment complex, the first apartment block in Korea was built on the hill side of Jongam-dong district and demolished in 1993 for the redevelopment project of the district. The apartment buildings were constructed with 5 stories by reinforced concrete structure system and partitioned by concrete block wall. In that time, height of 5 stories was considerable enough to feel uneasy. The supplier of the apartment houses was Joongangsanup Ltd. that had been founded in 1946 as a company of construction, electric equipment and construction material production. After the Korea War, the government encouraged the use of concrete instead of woods for the forest conservation. This helped Joongangsanup Ltd. to make considerable growth in short time because the company constructed many military facilities of U.S. Forces in Korea and carried out the mission to substitute obsolete telegraph poles and drainage pipes committed by government with their own products. Besides concrete, the company produced plywood, door and window, furniture and flooring wooden tile by standardized modular system contributing to the diffusion of new construction materials and techniques in Korea. The company made a great effort to research and development by collaborating oversea technicians. The fact that the company used steel scaffold in the of apartment construction field in the 1960s means much.

30 “Gangbuk” literally means “north of river”. It became the denomination of the northern part of Hangang river in Seoul.
The Jongam Apartment had stream to the front, hill to the back as considered ideal site condition by Fengshui theory. The inclined lot was terraced in several levels and building masses were articulated to fit with the site. This apartment had diverse elements of modern architecture as flat roof, neat details of handrails and windows, repressing decorative elements, simple and harmonious façade and white color.

In Jongam Apartment, one housing unit had 2 bedrooms, 1 living room, kitchen, toilet and balcony with small storage. The floor level of bedrooms was higher than other parts because of the floor heating system. Toilet was located immediately inside from the entrance having no connection with other rooms, which reminded the traditional toilet of Hanok, and was the first flush toilet in Korea. The repetition of unit plan and the use of mass produced materials made it possible to reduce the cost and time of construction.

The Mapo Apartment complex with 642 housing units built in 1962 in Mapo district of Seoul, was the first apartment block in real sense. After the Korean War the rural population rushed in cities and cities fell into saturation condition without sufficient houses and infrastructures. The government data in 1960, reported that housing supply rate was only 68.2% and about 20% of urban population lived in illegal houses causing grave social problems. By 1960, the housing market in Korea was managed by the private operations with scarce intervention of government. But the military government, in power from 1960 by a coup, had another approach to the housing problem so as to nurture entire domestic industry by promoting housing supply. The Korea Housing Corporation, reorganized in 1962, made its first step carrying out the Mapo Apartment project in financial assistance of the USOM. It was planned with great ambition to be well matched with the title of the first housing project done by government, but during the construction, the number of stories was reduced to 6 story from 10 designed and neither the central heating system nor elevator were realized.

It was a large project in that time so the construction was done in 2 rounds by 5 companies. In the first round, 6 ‘Y’ shaped buildings in central part were built and in the second round, 4 ‘I’ shaped buildings were realized along the perimeter of the site. It was interesting to see how the ‘Y’ shaped buildings formed open spaces in the site. We can also find the concept of community by the open space with the play ground, garden and shop. The ‘I’ shaped buildings were the first example of apartment in staircase type.

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31 USOM is the abbreviation of the ‘United State Operation Mission’.
The Mapo Apartment had 4 unit plans by floor area and 7 by typology and reflected the changes of family relationship and status of women to the unit design. By the exclusion of floor heating system it was possible to make the same floor level for all rooms, by the rational layout of toilet next to the kitchen, could be reduced plumbing fixture and pipes. For the convenience of housewives, various service spaces as pantry, utility room and storage were designed. In that time, the 2-story house were high enough so the height of Mapo Apartment used to be considered too much thus only 10% of apartment houses were sold out in the beginning, but as time went by, life in apartment house began to be thought comfortable and the demands raised up.

The Neighborhood Unit theory of C. A. Perry introduced in Korea under the Japanese Regime but found its' first concrete application to Hangang Apartment block in middle of the 1960. The apartment block was formed on the reclaimed land of Hangang river. Many experts agree on the fact that the Hangang Apartment complex was the first apartment block with application of the Neighborhood Unit theory in Korea.

The district is composed by Hangang Apartment block for Public Service Personnel (built in 1969 with 1,312 housed), Hangang Mansion block (built in 1970 with 660 houses) and Hangang Apartment block (built in 1970 with 748 houses). Each block was designed to be self-sufficient but had the school, market, shops in center of 3 blocks in common use. Furthermore, in Hangan Mansion block, 3 buildings of 5-story height had shops in first and second floors forming the shopping street. This kind of shopping street showed up since then in Banpo 1 Danji block, Youngdong AID Apartment block, and Apgujeong Shinhynsdui Apartment block but the case of Hangang Mansion was more significant from the viewpoint of agglomeration with other amenity facilities.

It is significant that the site planning of Hangang Apartment District was elaborated in base of the Neighborhood Unit theory of C. A. Perry but the recursive south-oriented building layout influenced the successive apartment projects. This monotonous and uniformed building layout originally aimed at the simplification of design and field works as well as maximum efficiency of land use but resulted in the dryness of cityscape, lack of sense of belonging and unfortunately became the model of the apartment layout pattern by the 1990s in Korea.
The monumental axis of Sewoonsangga Apartment buildings was built by modernist concept in 1968 in center of Seoul but its’ demolition was decided after one generation from its’ birth. Under the Japanese regime, the site had become vacant band for military purpose against the bombing by the American air forces. After the Korean War, in the post war reconstruction, this vacant band of land was taken to build a symbol of modernization and prosperity. It was the architect Kim Soo Geun that made the schematic and basic design by introducing elements of modern architecture as piloties, pedestrian mall, elevated pedestrian deck, 3 dimensional city and mixed use building complex, etc. The entire building complex is long 1 km and wide 40 m, oriented north-south connecting Jongmyo\(^{32}\) and the Namsan\(^{33}\) Hill. It aimed at the public utility in design phase, but the discord inside the consortium formed by 8 companies altered the original intention of the project and as a result became a normal commercial complex with housing in upper part.

After the completion, for 7 or 8 years, Sewoonsangga Apartment had been an object of desire among high class peoples but when the Gangnam\(^{34}\) area began to filled with apartment houses of modern style in the 1970s, and when the luxury commercial complexes as Lotte Department Store, Shinsegae Department Store were built in the core of Seoul, Sewoonsangga Apartment began to lose the fame. As the symptoms of urban degrade and slumism showed up around Sewoonsangga in late of the 1970s, public opinion centered to the demolition of the enormous complex for revitalizing historic city of Seoul. In this context, the municipal government of Seoul decided to demolish the complex from 2008 to 2015 gradually and to transform in green axis.

In the late 1960s at the height of the Economy Revival Program, Korean government invited many foreign experts for the introduction of technology. The collaboration with these foreigners was

\(^{32}\) Jongmyo is the registered historic heritage to UNESCO. It had been the temple for kings and queens through the Joseon Dynasty.

\(^{33}\) “Namsan” literally means the hill of the south. It was defined and symbolized by Fengshui theory the boundary of the historic city of Seoul.

\(^{34}\) “Gangnam” literally means “south of river”. It became the denomination of the southern part of Hangang river in Seoul.
important so the government had to demonstrate the best treatment. The food and clothes for the foreign experts could be provided by import but the dwelling was another thing. The short time visitors could be accommodated in downtown hotels but for the long time visitors it was required to build apartment houses. Hilltop Apartment in Hannamdong area and Namsan Foreigners’ Apartment in Namsan hillside were built successively for this reason.

Korea Housing Corporation built Hilltop Apartment for foreigners in the lots of its’ own possess around Hannamdong. The construction took 1 year and 7 months after its’ starting in March 1967 and the materials worth 1 million dollar brought from Japan in the form of international loan were used. The apartment building with 1 story below and 11 stories above the ground was considered to be high rise building comparing to others normally with 5 to 6 stories. Hilltop Apartment had roof garden and roof play ground for children, piloted open space in ground level and its’ housing units had floor areas 62 to 108㎡, wider 3 times than normal apartments for Koreans in that time. Hilltop Apartment was also equipped with elevators and individual telephone to each housing unit, elements scarcely found in other cases.
Housing units were designed in consideration of the western life style, equipped with centralized radiator heating system instead of floor heating and the use of chair and bed was the primary requisites of design. The external wall was finished exposed concrete, in trend, but textured by traditional straw rope to form a vertical pattern. The level of service offered to the habitants was almost as that of hotels, for example, in the first floor there were laundry and drug store exclusively for the residents. The apartment building was put under surveillance of security guards and shuttle bus service to connect with other parts of the city was available.

Hilltop Apartment was exceptional case from the viewpoint of the architectural design and the service level but was not sufficient to satisfy the housing demands of long term staying foreigners. That is why Foreigners’ Apartment in Namsan hillside was built by the decision of the government after the Hilltop Apartment. The apartment block was consisted in 2 buildings respectively of 16 and 17 stories high, and took 2 years for the construction from 1970. Housing units had various sizes from 92.5 to 118.7 m² in floor area equipped with centralized hot water heating system adjustable by each household. The building height was exceptional for apartment in that time and Namsan Foreigners’ Apartment reported the first case of being provided with heliport for emergency. This project had another aspect other than residential functions. The Korean government wanted to demonstrate economic power acquired after war by building enormous and luxury apartment buildings in a well visible point regardless of natural and urban landscape. But the negative aspect had been discussed to arrive to the decision of demolition. In fact, the apartment buildings were broken down in November 1994 as a part of the 6th centenary city foundation ceremony. This demolition event marked the turning point for the public attention to the landscape neglected by the construction of big size apartment buildings during the era of economic growth.

In 1970 and 1971, respectively were built Seosomun Apartment and S. Joseph Apartment between the Seodaemungu and Junggu districts. These apartment buildings had lots of common elements except relative project executors. S. Joseph Apartment building was built by the Parish of Yakhyeon Cathedral in vicinity meanwhile Seodaemun Apartment was built by private company. Both of the two apartment buildings were built in linear form in a single building unit so that they were inserted well to the existing urban context with respect to the topographic situations. In both cases, the ground floor was filled with shops to form a shopping avenue and the habitants were almost merchants of the market of the respective district. These apartment buildings were exceptional from the viewpoint of the size but remained good examples of making harmony with other urban elements.
Images of early Apartment buildings built in Seoul in the 1960s and 1970s
Traditionally, Seoul had been defined to the north part of Hangang River but in the 1970s, the north part of Hangang proved to be deficient to accommodate all necessary urban functions so the south part of Hangang began to be developed, at the right moment helped by the capital earned by the companies that participated to development projects in Middle East countries. In 1973, Banpo 1 Danji Apartment was completed with 3,786 houses in the site of approximately 550,000 m², opening a new era of Gangnam. The competition to purchase apartment houses was too strong so that many illegal acts were reported. Houses smaller than 85 m² in floor area were to be sold only to the houseless people, but by document forgery or nominal transfer, many apartment houses were sold abnormally.

Banpo 1 Danji Apartment with building of 6 stories, was the first case of skip floor type so the entrance to each house was installed every other floor and every house was provided with internal stair. The apartment aimed at the middle class people with amenity facilities well integrated in the block. Kindergarten, district office, telephone office, bank and school were positioned to be reached within 10 minutes walk. In 1977, Banpo 2 Danji, Banpo 3 Danji were completed one after another with similar size as Banpo 1 Danji. This was the prelude of the cityscape formed by the standardized apartment blocks ever since.

The development of Gangnam area was initiated in the early 1970s. (below / cityscape along the Hangang river in the 2000s)
1.3.2 Legacy of Hanok in Apartment

Apartment house in Korea looks like western style house but its open spatial composition with living room as the center reminds of indoor space of traditional Hanok. Meanwhile, in western houses, the rigid distinction between public zone and private zone defined the spatial composition. Also different from the Japanese style houses whose rooms are connected by long corridor. The unit plans of Korean apartment houses are the result of conflict and adaption in long term with foreign elements. The fundamental motivations of the actual unit plans are the typology of urban Hanok in the 1930s, design criteria for Standard Houses by Joseon Housing Cooperation in 1941 and the houses for the foreigners by Public Housing Corporation in the middle 1950s. Living Room introduced to the urban Hanok or to detached houses was reincarnation of the Daecheong or Madang of Hanok in a sense that living room is located in the focal point connecting with other rooms and giving openness.

From the case of Mapo Apartment in 1962, the spatial composition around the living room of housing unit had confronted many alternatives. Not only the open scheme with the living room as the center, which was in trend in detached housed that time, but the western style in which living room and bedrooms were separated, coexisted for a certain term of time. This seems to be the compromise between the new housing typology as apartment and the traditional way of living in Korea. But consequently, these two types converged to the similar unit plan, to that of urban Hanok and settled down. That is obviously the evidence that modern western housing typology was adopted with some modifications by traditional spatial composition for housing. Moreover, the fact that duplex apartment that comes from western countries does not attract in Korea and the current efforts of housing suppliers to give sense of openness around the living room also belong to the legacy of Hanok.

One of the characteristics of Korean apartment is the adoption of Ondol, floor heating system, this shows that the traditional sit down plump life style survives even today but at the same time, western style furniture such as bed, desk, chair and shelves are introduced making strange coexistence. This is the hybridity of living style accepted by Koreans.

When the Apartment was introduced in Korea in the 1960s, the western style in every field had absolute value that worth sweep away traditional elements in the name of modernization so for a certain time, efforts to transform Ondol in modern radiating heating system. In fact, in cases of Mapo Apartment in 1962 and Hangang Mansion in 1970, radiating heating system was introduced. But the questionnaire showed that 70% of the habitants preferred Ondol to radiating heating system so many apartment houses with radiators were modified to introduce Ondol instead of radiating heating system. From the middle 1970s, major part of apartment houses had Ondol for bedrooms, radiators for living room and dining room but from the middle 1980s, Ondol began to heat all rooms becoming the unique heating system for all apartments.

Even today, apartment houses in Korea are fully equipped with Ondol, this has a certain relation with the way of living without shoes inside the house. The floor heating system is more cost effective than radiating heating system and does not create problems to stand up life style but the latter is not suitable to the sit down plump life style. The detached houses built in the 1960s followed the traditional Hanok faithfully in a sense that living room was the core of the indoor space. Master bedroom, as Anbang in Hanok, was more than a private zone exclusively for the couple of householder but was considered a part of public zone in connection with living room. Master bedroom used to be located to the south as far as possible from entrance, in case of detached house with 2 stories, the master bedroom was usually located in ground floor and used to be a reception space for guests or family meeting place.

In the detached houses built from the late 1970s, master bedroom began to be distinguished as an
intimate conjugal space with its’ own bathroom and dress room. So living room got more importance as the public core of a house having also the function of Madang in Hanok. The way of connecting Anbang and Daecheong in detached house was brought to apartment in the connection between living room and master bedroom. With some exceptions, the layout of apartment with living room and master bedroom to the south had been generalized. Meanwhile, dining room, kitchen and small bedroom were oriented to the north. This is the succession of traditional Anbang, with sufficient space and sun light, to master bedroom of apartment.

In the 1990s, some changes showed up in the design of housing unit plan. For exemple, as the figure of housewives got more importance, zone for domestic works as cooking or cleaning had been enhanced. And for the young generation, the master bedroom began to be separated from other rooms to guarantee maximum privacy. But the core space formed by the combination of living room and master bedroom is still key element of indoor layout even today.

The characteristics of Hanok related to food and cooking, the kitchen is combined by subsidiary spaces forming a zone for women. For example, in outdoor next to the kitchen, there used to be jar stand, storage for food materials, etc. But in contemporary apartment with no outdoor space, the service space for domestic works was introduced in name of utility room connected with kitchen. This utility room is generally equipped with washing machine and kitchen utensils sometimes with shelves for food materials. This utility room is obviously derived from the Duitmadang of Hanok.

In the daily living in housing, the traditional way of spatial behavior remains.
Sit down plump lifestyle derived from the way of
CHAPTER 2

Reality and Problems of Multifamily Housing in Korea
2.1 Housing Policy of Government

2.1.1 Particularity and Limit of Housing Policy in Korea

While in the western countries, the housing policy is based on the public fund managed by government but in Korea, from the introduction of apartment in the 1960s, the government concentrated all national resources to so called 6 industrial strategic sectors with housing excluded. Government carried out housing policy not with financing capability but with administrative means as laws and regulations.

Supplying houses means the provision of infrastructure as roads, water supply and drainage, electricity and amenity facilities as parks, schools and play grounds. In western countries, the provision of all these is normally at the charge of public entity or government. However the housing supply in Korea, followed different way that the project executor had to build all infrastructures and amenities as well. So the supplier should build possibly the maximum number of houses to get the profit enough to cover the cost of infrastructure.

The Housing Supply Promotion Act was enacted to induce large enterprises to participate housing projects under deregulated conditions. As more companies of large size became involved in the housing supply, the government defined Apartment District to facilitate the purchase of land. In the 1970s, many parts of Gangnam area were defined Apartment District and this became diffused in the whole national territory, so the big size of apartment blocks increased.

In this dependence on the private companies, government encouraged them to supply houses as more as possible with some reduction of various duties and limits defined by laws and regulations but even when the quantity control was required, the deregulated conditions did not return to repress the supply amounts. Because of this vulnerable point of housing policy carried by government, each apartment block had been planned and designed independently without any consideration of other blocks in the vicinity. The recursive relax of the floor area ratio and the building coverage ratio resulted in the insupportably high density of population, traffic congestion, lack of amenity facilities and damage to the environment.

For the nature of housing policy, the object to apply is the unspecified individuals. These unspecified individuals classified by incomes become the motivation of criteria for planning and design of housing. The amount of supply is calculated in base of quantitative data so the site planning of apartment blocks becomes similar losing particularity of local situations. This is why the similar cityscapes formed by large apartment building are so popular in Korea.

Another particularity of housing policy in Korea is being correlated with financial assistance and tax control onto the purchaser or supplier to prevent from overheating the real estate market. This means that housing trouble has priority enough to involve diverse measures of different subjects. Actually, these measures are Comprehensive Real Estate Tax\(^{35}\), Minimum duration of Possess\(^{36}\) and First Sale Price Control\(^{37}\).

\(^{35}\) Comprehensive Real Estate Tax
\(^{36}\) Minimum duration of Possess
\(^{37}\) First Sale Price Control
2.1.2 Comprehensive Housing Plan

The Ministry of Land, Transport and Maritime Affairs is the competent ministry of housing policy and programs. According to the Housing Law, the minister should elaborate Comprehensive Housing Plan to improve housing security for people and upgrade the residential standards. The Comprehensive Housing Plan should comprise matters for basic objectives and directions of housing policy, matters for the construction and supply on National Housing or rental housing, matters for demand, supply and management of housing or housing sites, matters for fund raising to get home ownership and its management, matters for housing supply to the low-income persons or houseless persons, who need support in improving residential welfare, matters for creating and readjusting a residential environment, which is wholesome and sustainable and matters for housing remodeling.

A Comprehensive Housing Plan may consist in the annual plan and the 10 year plan. The annual plan shall be drawn up based on the 10 year plan at the time of no later than the end of February of relevant year and shall be suitable for a comprehensive plan for national land under the Framework Act on the National Land. Any project executor, which is the State, a local government, the Land and Housing Corporation, and a local public corporation established for the purpose of a housing site preparation project by the Local Enterprises Law, must carry out a housing construction project or housing site preparation project in compliance with the comprehensive housing plan.

Where the Minister of Land, Transport and Maritime Affairs draws up a Comprehensive Housing Plan, he/she may in advance request the head of the relevant central administrative agency concerned and the mayor/region governor to submit policy and project plans, which will be reflected in the Comprehensive Housing Plan. In this case, the head of the central administrative concerned and the mayor/region governor shall comply with the request if there is no special reason to object.

The current Comprehensive Housing Plan was elaborated in 2003 with 10 years validity and defines 3 general targets such as supplying housing to cover the demands, stabilizing the real estate market and enhancing people’s residential standard. According to this plan, the government supplies 500,000 housing, including National Rental Housing, every year from 2003, to cover the real annual demands of 440,000. In 2012 at the end of this plan, the housing supply ratio is expected to reach 116.7% and there will be 320 houses for every 1,000 people. This supply will be distributed to the Seoul Metropolitan Area to 54% and for other areas to 46% so as to meet the real situation of housing demand by regions.

Regarding the acquisition of land for the above housing supply, the half will be provided by the public sectors, and the other half will be provided by private sectors. The total amount of national rental housing and long-term public rental housing will be 1,500,000 and for the portion of 65% of this amount, equal to 975,000 houses, will be provided in the housing sites possessed by public. The long-term public rental housing will be distributed in consideration of regional balance and social mix.

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38 “National Rental Housing” means the housing constructed or purchased by financial support of the National Housing Fund for the lease to low-income class for 30 years or more. The housing unit sizes are as those of National Housing
2.1.3 Executive Implementation

For the purpose of stabilizing the real estate market, the government invented an implementation of the Price Ceiling on Housing Presale\(^{39}\) in 1989. In other words, the government intervenes in deciding the first price of each house in order to control the relative market. The first price is decided by the housing site price adding the Standard Construction Cost\(^{40}\). Usually construction companies, taking advantage of deregulation of various legal limits, purchase land at respectively low price but exaggerate in the calculation of sale price. In the same way, the cost spent used to be exaggerated in the decision of first sale price. That causes the increase of sale price on houses, motivation of vicious cycle of total inflation of real estate market. The calculating method of Price Ceiling on Housing Presale is defined by the Housing Law and from 2007, this price ceiling applied to all housing without distinction between public and private. The houses sold with this price ceiling, could not be object of sale and purchase for 3 to 5 years from the first purchase.

The housing problems in Korea are mainly due to the speculative demands so the major part of the policy regarding real estate market tends to restrict the imaginary requirement of housing as the Comprehensive Real Estate Taxes\(^{41}\) and Designation of Land and Housing Speculation Zone\(^{42}\). Comprehensive Real Estate Taxes are a sort of cumulative tax introduced in 2005 and applied to those who own houses or lands in total value exceeding a certain level. Designation of Land and Housing Speculation Zone is under the jurisdiction of the Ministry of Finance and Economy. The ministry can designate speculation zone where the price increase of land or houses report more than 30% of the average increase or the inflation rate. The lands or houses in designated speculation zone are objects of taxation with elevated rate and the secured loan of these properties is under severe control. These devices related to taxation, in spite of several oppositions, prove to be efficient means to keep the control of real estate market.

\(^{39}\) This is a sort of public intervention by government against the arbitrary decision of housing price from housing suppliers.

\(^{40}\) Standard Construction Cost consists of real costs such as construction cost, design fee, supervision fee, overheads, etc

\(^{41}\) Comprehensive Real Estate Taxes remain still valid in spite of the petition to constitutional court.

\(^{42}\) Designation of Land and Housing Speculation Zone is distinguished in 2 categories. One is the land speculation zone and the other is the housing speculation zone.
2.1.4 Policy for Low-Income Class and Minimum Standards for Residential Accommodation

In 1981, the government announced the 5 Million Housing Supply Plan to solve the housing trouble and found the National Housing Fund for the efficient financing. This fund is related to a new type of bank account in base of monthly payment for an apartment-application deposit. The holders of this account have the priority in being qualified to purchase the national housing supplied by public. With the National Housing Fund and the Apartment-Application Deposit, the housing problems for the middle and upper classes were alleviated but for the low-income class the situations were relatively aggravated.

The government, for the poor class, carried out 2 Million Housing Supply Plan from 1989 to 1992 providing the national housing in large scale, equal to 60% of total amount of supply. Those who acquired the national houses in first-hand, could not sell them for 5 years.

In Korea, the supply of housing depends much on the private capital so the social housing of European or American type can be rarely formulated. In short time from 1989 to 1992, the permanent rental housing is introduced with the most similarity to the western style social housing. After being interrupted the supply of permanent rental housing in 1992 for the shortage of relative fund, successively showed up the public rental housing with 5 years and 50 years of guarantee. The latter type was exhausted in 1994 for the lack of relevant fund, so the applicants should be the holder of bank account for Apartment-Application Deposit, that is far from the social welfare concept.

From 2007, Seoul Metropolitan Government and Seoul Housing Corporation invented a new type of long-term rental housing SHIFT\(^{43}\), based on the welfare concept. This SHIFT offers the possibility of paying 80% of the normal rent occupying a house for 20 years at maximum. Since the SHIFT houses have medium sizes (59\(\text{㎡}\), 84\(\text{㎡}\) and 114\(\text{㎡}\) in floor area) so these houses are for the middle class applicants rather than low-income class. The ranking of applicants is decided by the family formation, size of income and the grade of richness.

Meanwhile, the Ministry of Land, Transport and Maritime Affairs made a solution, so called Bogeumjari\(^{44}\) Housing under the special law, to the housing problems for the low-income class. Bogeumjari housing comprises either houses of sale or houses for rent built by the State, local governments, Korea Land and Housing Corporation and local corporations for housing with maximum size of 85\(\text{㎡}\) in floor area. The Bogeumjari houses are classified in 3 categories, such as house for just married couples, house for the couples with children and house for single person.

From 2009 to 2018, totally 1,500,000 Bogeumjari houses are to be supplied, 700,000 houses of them for sale, 800,000 houses for rent. The rental houses are consisted of 200,000 houses to be turned into ownership after 10 years of rent, 100,000 houses for on a deposit money basis and 500,000 houses of long-term rent. These Bogeumjari houses are distributed 1,000,000 in the Seoul Metropolitan Area and 500,000 in other regions. In 2009, the first year of supply Bogerumjari housing, 130,000 houses were put in construction and successively 150,000 houses will be built every year.

\(^{43}\) SHIFT is the denomination to show the will of Seoul Metropolitan Government to upgrade, in other word “shift”, the level of rental housing service to citizens.

\(^{44}\) “Bogeumjari” is the Korean word that literally means the “nest” or “roost”.

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2.1.5 Minimum Standards for Residential Accommodation

According to the Housing Act, the Minister of Land, Transport and Maritime Affairs shall set and publicize Minimum Standards for Residential Accommodation, which is a necessity for providing people with a pleasant and suitable residential life. Where the Minister intends to set and publicize the standards, he/she shall hold a consultation with the head of the related central administrative agency in advance and go through deliberation of the Housing Policy Deliberation Committee. The same shall apply to the case where the Minister modifies the publicized standards.

Minimum Standards for Residential Accommodation shall indicate the minimum size of residential area, the number of rooms, the housing structure, facilities, the housing performance, and environmental factors, etc. The Minimum Standards for Residential Accommodation amended in 2010 defines as follows:

The house must be in permanent structure and properly insulated from heat and from cold, by humidity and noise. The house must be equipped with proper illumination, ventilation and heating system. The house must be located far from foreseeable natural disasters.

The number of rooms and size of house by family formations are as follows:

<table>
<thead>
<tr>
<th>Number of family</th>
<th>Family formation</th>
<th>Combination of rooms</th>
<th>Floor area (㎡)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Single person</td>
<td>1Bedroom + Kitchen</td>
<td>14</td>
</tr>
<tr>
<td>2</td>
<td>Couple</td>
<td>1Bedrooms + Dining + Kitchen</td>
<td>26</td>
</tr>
<tr>
<td>3</td>
<td>Couple + 1 child</td>
<td>2Bedrooms + Dining + Kitchen</td>
<td>36</td>
</tr>
<tr>
<td>4</td>
<td>Couple + 2 children</td>
<td>3Bedrooms + Dining + Kitchen</td>
<td>46</td>
</tr>
<tr>
<td>5</td>
<td>Couple + 3 children</td>
<td>3Bedrooms + Dining + Kitchen</td>
<td>46</td>
</tr>
<tr>
<td>6</td>
<td>Grand parents + couple + 2 children</td>
<td>4Bedrooms + Dining + Kitchen</td>
<td>55</td>
</tr>
</tbody>
</table>

Minimum Standards for Residential Accommodation aims at the poor class in bad condition of dwelling.
2.2 Laws and Regulations on Housing

2.2.1 Major Laws on Housing

In related to housing, there are several laws such as the Building Law, Housing Law, Rental Housing Law, the City Planning Law, the Urban and Housing Regeneration Law and the Housing Site Development Promotion Law. The articles on housing in the laws mentioned above, have experienced various amendments to meet the reality. The general lines of each law are as follows;

The City Planning Law controls the size of buildings by defining the Floor Area Ratio, the Building Coverage Ratio, etc. The general zoning classifies residential zone, commercial zone, industrial zone and green zone. The residential zone is classified in the Exclusive Residential Zone, the General Residential Zone and the Analogue Residential Zone and the building coverage ratios permitted by law are respectively 50%, 60% and 70%. The floor area ratios permitted by law are respectively 50-150%, 100-300% and 200-500% and the local governments decide specifically in the range allowed by law.

The Building Law classifies the building typology by functions. The residential building comprises detached housing and multifamily housing. Multifamily housing is classified in apartment house and row house. When a building of multifamily housing has more than 5 stories above ground, it is called “apartment house” otherwise, it can be called “row house”. The Building Law also defines the calculation method of the floor area ratio and the building coverage ratio, besides the limit of building height by the right to enjoy sunshine or by the width of frontal road. It describes the critical conditions for site planning or for building design as well as for housing unit design.

The Housing Law obligates to register Project Executor. The State, the local government, the Korea Land and Housing Corporation, the local housing corporations are to be qualified automatically as the project executor. Meanwhile the private corporations that supply housing more than 20 units or housing site more than 10,000 m² can obtain the qualification by registering. This aims at the systematic control and coordination of various subjects of housing supply. This law also obligates to the apartment complex with more than 300 units or 150 units with elevator or centralized heating system to be managed by the Housing Manager. Especially the apartment complexes with more than 500 units should be managed by Licensed Housing Manager. This law deals with the Minimum Standards for Residential Accommodation and defines the priority in housing supply to the areas where the general housing level does not meet the standards. The Housing Law defines matters of National Housing Fund and National Housing Bonds.

Meanwhile, the Rental Housing Act classifies the rental housing in 2 categories such as Constructed Rental Housing and Purchased Rental Housing. The former means houses constructed for lease by a rental business operator and houses to be rented as provided by Ordinance of the Ministry of Land, Transport and Maritime Affairs after registration of the rental business operator which are not sold until the time of usage inspection among the houses constructed by a registered house constructor. Purchased Rental Housing means houses purchased to be rented by a rental business operator after acquiring the ownership thereof by purchase.

45 “Floor Area Ratio” is the rate of comprehensive floor area to the size of lot. It is an indicator of building volume.
46 “Building Coverage Ratio” is the rate of covered area to the size of lot. It is an indicator of openness of ground level.
47 “Project Executor” is the subject of carrying out a housing construction project or a housing site preparation project.
The Rental Housing Law describes that when the Korea Land and Housing Corporation or local government supply housing, it shall preferentially construct rental housing and that the rental housing construction might be financed by the National Housing Fund in low-interest and long-term loan. When the State, local government or public corporation should sell out lands, it shall preferentially sell to rental business operator and the operator should construct rental housing in 2 years. In case that the State, local government or public corporation develop housing site, it should assign more than 10% of the site for rental housing.

The Rental Housing Law, besides, limits the sale and settlement of mortgage of rental housing to protect the residents and obligate to use the Standard Lease Agreement in which described matters necessary for the rate of bearing required expenses, the range of rental deposits subject to guaranty, subscription, maintenance, secession of guaranty, etc.

The Urban and Housing Regeneration Law was enacted to enhance and qualify the urban environments and housing conditions by regenerating the degraded parts of city and housing complexes. The levels of intervention are classified in 3 grade in base of the decrepitude state and the Minister of Land, Transport and Maritime Affairs could propose the details of regeneration project considering local situations.

2.2.2 Regulations of the Ministry of Land, Transport and Maritime Affairs

In 2010, the Ministry of Land, Transport and Maritime Affairs announced the Apartment Design Guideline for the purpose of defining detailed instructions to all building activities subject to the application of Housing Law. The guideline consists of compulsory items for all cases of apartment building activities and recommendation items for the choice of designer to enhance cityscape and building performances. If an apartment design satisfies more than 8 recommendation items the design is qualified “Good Design” and receives relative incentives.

The major compulsory items are as follows ;

1) The apartment complex should be designed in harmony with the circumstances.
2) The visual corridors and visual axis should be secured to the residents.
3) In the apartment complex with more than 2 buildings, building masses should be articulated in different height without following standardized and repetitive form or orientation.
4) Equipments such as common antennas, outdoor condensers for air conditioning should not be exposed to the visual in order not to deteriorate the landscape.
5) All the retaining wall exceeding 5m height in apartment blocks, should be treated with proper artistic way such as figures, patterned texture and vertical vegetation in consideration of the pedestrians.
6)...

The major recommendation items are as follows ;

1) The lower parts of apartment building (up to 3rd floor) might be treated with pedestrian friendly design.
2) Related to piloti, might be installed benches, decks, planters for rest and pictures, ornaments for aesthetic aspect.
3) The roofs of Incidental Facilities and Welfare Facilities might be designed to create

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48 Incidental Facilities means facilities or installations attached to housing such as parking lots, management
harmony with other apartment complex and the natural landscape.

4) The perimeters of an apartment complex might be delimited by vegetation elements as trees without any artificial barrier.

5) The site might conserve the natural ground as much as possible with original vegetations.

6) The pedestrian road might be designed in water permeable materials.

7) The recycling system of rain water and gray water might be designed for sustainability of the apartment complex.

8) Apartment houses with more than 85 m² in floor area might have direct contact with outdoor air in 3 directions.

9) The ministry controls the observance of design guideline in every phase of the housing projects to maintain a certain design quality of apartment complexes. Project Executors should submit the In-house Report based on the design guideline of the ministry with the Project Approval Application at the initial phase of the project. It means that the design guideline of the ministry became an official design standard.

By the Housing Law, the Ministry of Land, Transport and Maritime Affairs made Criteria for Housing Construction to define details regarding:

1) the housing allotment, boundary walls between households, and structural stress proof
2) the construction of incidental facilities and welfare facilities
3) The housing scale and construction ratio by housing scale
4) Housing site preparation

This criteria defines minimum dimensions for ceiling height as 2.2m, floor height as 2.4m and width of common stairs as 1.2m, single corridor as 1.2m, double corridor as 1.8m. In every elevator and play ground for children, entrance to building should be installed CCTV for the prevention of crime. The minimum width of access road to apartment complex is calculated in base of the site area and the number of households. For example, 8m for the site area exceeding 20,000 m² and 20m for the site area exceeding 80,000 by the site area and 6m for less than 300 households and 20m for more than 2,000 households.

Regarding parking, the sum of residential area is the decisive factor in calculating the parking capacity. In any case, the parking capacity should cover the number of households. Sizes of administration office and welfare facilities depend on the number of household, landscaping area depends on the site area. Apartment building with more than 6 stories should be equipped with the centralized heating system with individual gauge and regulator. Kindergarten should be provided for every 2,000 households, resident sport facility for every 500 households, facility for aged person for every 100 households.

Apartment complexes with more than 1,000 householders should have Disclosure of Housing Performance Grade for the items such as noise, structure, environmental factors, living environment of commonly used facilities, fire-fighting and home network. Especially the performance of energy efficiency should be opened to notice for the apartment complex with more than 300 households.

49 Welfare Facilities means commonly used facilities by occupiers such as children's playgrounds, kindergartens, sport facilities and halls for the aged, etc.
2.2.3 Regulations of Seoul Metropolitan Government

The Seoul Metropolitan Government, from 2000, makes a great endeavor to renew the city image by launching a campaign “Design Seoul”\[^{50}\]. All facilities and spaces under the management of the city, such as infrastructure, buildings, signage are subject to design coordination to create a integrated city image. In this sense, the municipality published the Design Guideline for Public Buildings and Design Guideline for Public Facilities in 2004. These 2 guidelines became the standards for public design ever since. The major points of the Design Guideline for Public Buildings are as follows:

1) To avoid the repetition of standardized form.
2) To create harmonious skylines and guarantee the prospect right
3) To avoid exaggerated design and use compatible form and colors
4) To avoid high retaining walls and respect the natural ground profile.
5) To avoid masterful elements such as high stairs, enormous canopy, etc.
6) To pay attention to the pedestrian movement to access buildings
7) To open the site and allow public pedestrian passage on it
8) To make a sense of convenience and openness
9) To design the upper parts of buildings for the harmony with circumstances
10) To create public open space in outdoor or in the lower part of buildings.

The Ordinance of Seoul Municipal Government obliges all building projects with more than 21 stories or 100,000m\(^2\) in total floor area to pass through the Design Committee before the building permit. The apartment complexes with more than 16 stories and 300 households must pass through the Architectural Design Committee of the municipality meanwhile those with total floor area up to 100,000m\(^2\) or more than 200 households, Architecture Design Committee of the relevant Ward Office.

In 2007, Seoul Metropolitan Government made Apartment Design Guideline consists of compulsory items and recommendation items as that of the Ministry of Land, Transport and Maritime Affairs, and from 2008 applies to all apartment projects subject to pass the Design Committee. The general sense of the Apartment Design Guideline of Seoul Metropolitan Government is similar to that of Ministry of Land, Transport and Maritime Affairs.

The Apartment Design Guideline of Seoul Metropolitan Government does not allow to aggregate more than 6 houses if the floor area of each one exceeds 60m\(^2\) to avoid excessively large volume. To differentiate and enrich the building elevations, 30% of exterior wall surface should be without balconies. To suppress the excessive use of balcony, which was in trend, total balcony area of each house is controlled to below 25% of residential area for apartments with more than 85m\(^2\) in floor area, to below 30% for apartments with less than 85m\(^2\). More than 40% of every exterior wall should be without opening for door or window.

\[^{50}\] “Design Seoul” is the movement carried out by the Seoul Metropolitan Government after being selected the World Design Capital for 2010. It aims at the promotion of city image and identity by enhance the visual aspects of all urban elements by develop and apply good design.
The parking capacity above ground should be less than half of overall parking capacity calculated by law and the size of parking lot above ground is controlled to below 10% of overall outdoor spaces to give more space to pedestrians. In case of mixing apartments for sale with those for rent, there should not be discriminative treatments.

Besides these prescriptions, the Apartment Design Guideline of Seoul Metropolitan Government defines the aspects of sustainability, energy consumption and nature-friendly design.

Web site of Department of Housing, Seoul Metropolitan Government (http://housing.go.kr)
2.3 Planning and Design of Apartment

2.3.1 Site Planning of Apartment Complex

The most decisive factor to Site planning of apartment complex is the classification of zone in which housing site is located. Furthermore, as the factors of site planning, there are density of household, density of resident, number of households and parking capacity. The floor area ratio and building coverage ratio are decided by Ordinance of the local government in the range permitted by City Planning Law.

The parking capacity is one of the important factors for site planning. This is determined by the number of household and the total floor area of the apartment complex. Recently, for the purpose of giving more space to pedestrians, underground parking lot is recommended in spite of the relative building cost.

According to a research\textsuperscript{51} based on the survey of 198 apartment complex built in Daegu Metropolitan Area from 1970s to 2000, the 94% of samples are located in the General Residential Zone. The average values of samples are as follows:

1) building coverage ratio ; 22.4%,
2) floor area ratio ; 170.5%,
3) number of stories ; 8-9,
4) number of building in a complex ; 8,
5) floor area of housing unit ; 85.7 m\textsuperscript{2},
6) density of householder ; 207,
7) average number of household ; 497,
8) site area ; 25,454 m\textsuperscript{2}, total floor area of apartment complex ; 41,670 m\textsuperscript{2}

Apartment buildings and complexes may be categorized by dimensions as follows:

1) Low rise ; up to 5 stories,
2) middle rise ; from 6 to 10 stories,
3) high rise ; from 11 stories
4) Small size complex ; up to 40,000 m\textsuperscript{2},
5) middle size complex ; from 40,000 to 80,000 m\textsuperscript{2},
6) large size complex ; from 80,000 m\textsuperscript{2}

Apartment site planning up to the 1990s in Korea, almost in all cases, was lack of the consideration for public benefits and was only in pursuit of the housing suppliers’ profits. This resulted in the aggravation of bad conditions in residential environments, deficiency of urban infrastructure and destruction of urban landscape. Fortunately, from 2000s, the environment-friendly issue shows up and the site planning is focused on the positive aspects of sustainable development.

\textsuperscript{51} A Study on a Characteristics of Planning within Each Type of Multifamily Housing, Choi Moohyun, Journal of Korea Housing Association Vol.17,No.4, 2006
In the 2000s, new developments in the Seoul Metropolitan Area such as Nowon Newtown, Eunpyeong Newtown, Pangyo Shindosi, were carried out with 3 key words of Nature, Urban and Human. This leads to a concept of Well Being in residential environment.
2.3.2 Building and Housing Unit Design

Up to the middle 1970s, the sizes of apartment houses were respectively small but from the late 1970s, as the supply amount by private corporations and the housing demands of the middle class increased, the size of housing unit grew up consequently. Since 1980s, because of the new cities and new town projects realized in and around the Seoul Metropolitan Area, apartment housing is supplied in enormous quantity. But the mass production in brief term, in many cases, resulted in the densification and vertical expansion of the apartment buildings by the repetition of almost standardized unit plans and box shaped building mass without any consideration of the urban context or the conditions of residents. Mass production of analogue unit plans and building appearances lead to “anonymity” which makes many problems especially to the urban morphology.

In the late of 1990s, among the large enterprises, the tendency of differentiate housing style was noticed. It was a sort of effort to answer the desire of consumers in housing market. In this atmosphere, Seoul Metropolitan Government announced its position as supporter of design diversity in the Apartment Design Guideline.

One of the general phenomena regarding apartment unit plan in Korea, is the balcony extension. As being excluded from the residential area, large size of balcony is preferred by consumers and after permit for building completion, in many cases, balcony is included indoor space by extra work on outer wall in charge of household.

From the 2000’s, the number of rooms aligned to the frontal side become another design factors. Among the housing unit of the same size, the one with more rooms in frontal side is better from the viewpoint of sunlight, ventilation and vista so that housing suppliers try to develop housing unit plans with more than 4 rooms in frontal side.

As for the apartment housing unit plan in Korea, it is reported that several common elements show up forming a new tendency as follows ;

1) Versatility of unit plan ; Unit plan is not fixed but has possibility of being modified by the resident according to particular needs and situations.
2) Diversifying unit plan ; Unit plan is no more “typical”. Standardized plans do not attract.
3) Core for housewife ; As the position of housewife is upgrade, the zone of domestic labor get more importance.
4) Privacy for the couple of householder ; The young couples prefer to have their own zone with maximum privacy.
5) Decoration and personalization of entrance ; To be distinguished from other households with certain identity, the entrance becomes the signage of every family.
2.3.3 Super High-rise Housing Complex

There is no definition of “super high-rise” housing because the height of building can be thought differently by the countries, cities or cultural area. For example, to Japanese it means the housing with the height of 60m or more, to Europeans, the housing with 12 stories or more meanwhile to Americans it mean the housing with 70 stories or more. In Korea, it is generalized that the “super high-rise Housing” is the housing with 40 stories or more.

In the western countries, through the modernization process, the industrial facilities went out from the center of cities and high-rise housing around them had to face the problem of rapid decrease in population. In Korea this phenomena was not so serious as in the western countries but some cases of slumism, or functional interruption in night time were reported. In Seoul, the Gangbuk area, where the urban infrastructure was inadequate, had more problems of this kind comparing with Gangnam area. But the introduction of luxury super high-rise housing raised possible solutions.

The history of super high-rise building shows that the instinctive desire for height has more than realistic and practical meaning. From the ancient society, the height competitions comprise mostly symbolic aspects. In Korea, from the 1990s, with large enterprises first in order, many companies constructed their own headquarters buildings in height competition especially in the Gangnam area of Seoul. This competition would have 2 aims. One is to demonstrate their technology level and financing capacity, the other is to gather a large share of the nascent market of super high-rise building.

Supre High-rise Housing in Namyangju, Gyeonggido Region (2009)
The change of lifestyle since the 1990s, was one of favorable motivations of super high-rise housing diffusion. Low rate of birth and increase of nuclear family combined to create demands of super high-rise housing. The young professionals and old rich people who had no duty of bringing up children prefer the city life in a tall building with all amenities inside.

The diffusion of super high-rise housing is a result of complicated situations such as lack of buildable land, increase of income, upgraded technology, etc. Furthermore, the promotional policy for the real estate market of the government, the height competition among construction companies also helped super high-rise housing to spread.

In spite of many positive aspects of super high-rise housing, the prospects are not always good for the lack of administrative control system of large scale housing development projects with super high-rise building. The major limit is that only in the Analogue Residential Zone are allows large scale housing development projects but the floor area ratio does not permit to build high enough. In Korea, the super high-rise housing is symbol of success in which only chosen few can live. The Tower Palace built by Samsung in Dogokdong, Seoul becomes the model of super high-rise housing.

The so called Royal Floor, usually are the floors from 6th to 10th in apartment complexes with up to 15 stories, means the highest floor in the super high-rise housing for the vista. In many cases, the Royal Floor in super high-rise housing is designed duplex with luxuries. Even in the same building, price differences by the floor are considerable so that highest floor in super high-rise building symbolizes the supreme value in capitalism. It mirrors the social phenomena for the last 10 year in Korea.
2.4 Tendency of Multifamily Housing

2.4.1 Intelligent Housing

In the 1990s the Intelligent Building System (IBS) was introduced in the sector of office building with all advanced electronic technology and since the 2000s. This IBS is applied to the housing sector in Korea. Korea is one of the most powerful states in the world in Information Technology (IT) field so the diffusion of internet and mobile communication in daily life touched the housing sector as well as other sectors. The definition of Intelligent Housing is not the housing equipped with all advanced appliances of information technology but the housing with personalized programs and applications for the resident. Intelligent Housing consists of Internet Service Provider (ISP) and Home Automation (HA). Korea is strong in both fields so as to make successful process to distribute intelligent housing.

This is also result of government policy for encouraging IT industry development by diverse administrative systems such as Accreditation of Ultrahigh-speed Information and Communications Apartment. The fact that Criteria for Housing Construction of the Ministry of Land, Transport and Maritime Affairs mentions the Intelligent Home Network Equipment for housing also shows the coordinated direction of the policy for the IT industry development. Thank to the advanced digital network, ultrahigh-speed internet and electrical home appliances with information technology, the multimedia services are available in each house.

Increased number of homeworker, elderly people, single persons, enlarged employment of married women, high expectations for the crime and disaster prevention, demand of home entertainments are the guarantee of the Intelligent Housing to be the prototype for the future housing.

In Korea, the internet service provider (ISP) in collaboration with the housing supplier, builds the system for the intelligent housing not only in the new project but the existing apartment complexes. At first, the housing suppliers had initiative in the introduction of the system but as time went by, the internet service providers obtained the leading position by forming consortium of various contents. For example, Samsung Construction Ltd. joined with the Cvnet, company established in April 2000, to offer the services of home shopping, electric payment, electric civil affairs, online education, entertainments, medical and legal consulting, reservations and security. Meanwhile, GS Construction Ltd. joined with another company EZville to offer similar services.

Home Automation (HA) is the base of Intelligent Housing as ISP, was invented for the home security and safety system in the beginning for example, reports invasion to the police by shock wave sensor attached to windows or door and motion sensor in rooms. This system is also efficient to prevent other risks by perceiving the leakage of gas and physically abnormal symptom of aged or handicapped persons.

Besides the prevention of various risks, the HA controls indoor atmosphere comprising the temperature and humidity, intensity of illumination and quality of air. Furthermore, it offers the remote control system to the electric appliances by internet and mobile communications. Regarding the Intelligent Housing design, the existing equipment systems are expected to be changed and the housing suppliers now are in studying of new lifestyle with full service of information and communication technology to develop new housing prototype.
As being strong in the IT technology sector, there are lots of security and working system in Korea available in housing for individual purpose in base of advanced technology.
2.4.2 Apartment Brand Name

In Korea, the way of denominating apartment complex changes according to the time. In the early 1970s, apartment complexes were named after the district in which the site located independently from the name of housing project executor. For example, apartment complex built in Jongamdong was denominated Jongam Apartment, Apartment complex in Mapo was denominated Mapo Apartment. In that time, major part of apartment complexes were supplied by public and in a district, it was hard to see more than one apartment complex.

From the middle 1970s to the middle 1980s, as the numbers of housing suppliers increased and the construction of apartment was booming, it was often seen projects carried out by more than 2 suppliers in the same site. In this period, the supplier’s name became automatically the name of apartment complex without any consideration of the district. For example, the apartment complex built by Hyundai Construction Ltd. in Jamsil district was denominated Hyundai Apartment.

From the late 1980s and through all 1990s, it was in trend denominating apartment complex by the combination of both district and supplier’s name. The apartment complex built in Sooji district by LG Construction Ltd. was called LG Sooji Apartment. In the same way the apartment complex built by Samsung Construction Ltd. near by the Boramae Park was denominated Boramae Samsung Apartment.

From 2000, the apartment complexes are called by the brand name registered by the suppliers. For example, Samsung Construction Ltd. has registered 2 brand names. The brand name of Apartment housing is “Raemian”, for super high-rise residential and commercial complex is “Tower Place”. Daewoo Constuction Ltd has “Pruggio” as a brand name of apartment complex and “Trump World” for super high-rise residential and commercial complex. Posco Constuction Ltd. has “The Sharp” as a brand name.

In 1998, the first brand name of apartment was introduced by Dongah Construction Ltd. It was the “Sole City”, and Dongah Construction Ltd. adopted steel structure frame for the first time in Korea. When the “Sole City” was built, the Korean economy was in the worst situation so the companies had to seek the measure to survive by differentiating and upgrading their products. Since then, major construction companies introduced brand name for their apartment for the purpose of commercialization with luxurious brand name. This is why more than 80 brand names of apartment exist in the housing market of Korea.

In other hand, it is presumable that in the 1990s, by the enormous supply done in the precedent decade, the housing problem was solved in certain level so the quality of housing became new object of attention. So the major construction companies needed to modify marketing strategy toward prestige and differentiation. In the 2000s, the brand competition among major companies resulted in the investment to develop design in plan as well as in elevation. The program and buildings of welfare facilities in apartment complex can be another component of brand name.
This phenomenon already showed up in the early 1990s in the sector of automobile and electric appliances. For example, among the owners of “Chairman”\(^{52}\) there would be formulated a sense of identity, different from the owners’ identity of “Equus”\(^{53}\). But the owners of both models would have high self-esteem not only for being users of the top class automobile but also for being seen by others with envy. The apartment brand names are as follows; Raemian (Samsung Construction Ltd.), Hill State (Hyundai Construction Ltd.), Pruggio (Daewoo Construction Ltd.), Xi (GS Construction Ltd.), The Sharp (Posco Construction Ltd.), We’ve (Doosan Construction Ltd.), Centrevill (Dongbu Construction Ltd.). The housing suppliers have model houses in major cities for promoting their products displaying mock up rooms and site models. These model houses offer the space for cultural activities and rest to improve the image of relevant company.

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\(^{52}\) “Chairman” is the most expensive and luxurious model of Ssangyoung Automolile.

\(^{53}\) “Equus” is the most expensive and luxurious model of Hyundai Automobile.
2.4.3 Suburb Village-type Flat House

Up to the middle 2000s, the urban housing in Korea has been represented by apartment mostly built in new cities or in new towns by large scale development projects. But these projects had caused not a few problems such as intolerably high density, repetition of standardized site layout or housing unit plans, damage to environment, traffic congestions, etc. At the same time, by the exhaustion of large size lot to develop, trend to wellbeing lifestyle and raised attention to the sustainability brought a new typology of Suburb Village-type Flat House out of city areas.

The suburb flat house in Korea drives from the weekend house in the 1970s for the rich people built in scenic place not too far from cities. In the 1990s, the suburb flat house began to be considered as the housing typology for permanent living with many benefits which could not be offered in city life. And the increasing implementation of the five-day workweek has encouraged people to take up more leisure activities and change their lifestyles living in suburb. The improved metropolitan transport systems and advanced technology of information and communications incited this trend to escape from cities.

In the beginning, the major part of suburb housing was detached houses. But the high cost of site development, poor security, inefficiency of management urged to undertake small size housing site developments for flat houses especially around Seoul such as Yongin, Paju, Yangpyong, etc. To be object of Housing Law application, more than 20 households would form a unit of project. This aggregation of households brings several merits as the building cost down, amenity for daily life and security. Hyundai Hometown 2 Danju in Gongreungdong (Periphery of Seoul), Herman House (Paju, Gyeonggido) and Wellread (Yongin, Gyeonggido) are the examples of this housing type.

The above mentioned Hyundai Hometown 2 Danju was built in 2004 by Hyundai Construction Ltd, consists of 60 households with 132 to 165 m² of floor area in 3-story buildings. Herman House was built in 2005 with 137 households in medium size of 92 to 109 m² of floor area. Meanwhile, Wellread was built in 2008 with 75 households in large size of 277 m² of floor area.

For the time being, this Suburb Village-type Flat House is expected to diffuse but the relative data base and experiences are not sufficiently accumulated so far. Also the legislative system should be modified to comprise this new type of housing. From the viewpoint of construction industry, the small scale development of this housing type may create new field for small and medium enterprises.
CHAPTER 3

Housing in Urban Development and Urban Renewal
The concept of Newtown to meet the requisites of modern city was born in England with the Industrial Revolution and the successive social changes. Even though the experiment of Garden City by E. Howard and his followers was conceptual rather than practical, it gave the turning point toward new figure of city in modern time. After the Second World War, in many European countries were carried out Newtown projects as a part of postwar reconstructions. But the characters of project in each country were different according to the political and social situations.

In Korea, there are 2 kind of urban development. One is Shindosi Project, the other is Newtown Project. The former means the urban development project around metropolitan cities, the latter means the urban development in degraded context or vacant land of existing cities. Both these projects are to be planned and carried out by public initiatives. Apart from these public projects, also block-base private urban development projects are actively in progress with super high-rise building which becomes a worldwide trend since the 1990s.

The Shindosi projects, Newtown project and block-base private development projects have changed totally the cityscapes and urban figures creating many important factors to every field of peoples’ life.

3.1 Housing in Shindosi Project

54 “Shindosi” literally means “New City” but is a legal terminology in Korea to mean the cities built by specific laws.
3.1.1 Background

The New City concept was formed in the 1960s in Korea for the purpose of territory development by balanced distribution of population. That time, the new industrial cities such as Woolsan, Pohang and Seongnam, were built by the industry first policy of government. In the 1970s, as the heavy chemical industry obtain the priority in national Economy, industrial cities were built along the shoreline. The first use of the term “Shindosi” was on the planning of Changwon Gongdan \(^{55}\) city with the population of 300,000. Changwon Gongdan, Gumi Gongdan, Banwol Gongdan and Gwacheon administrative city were realized that time.

In the 1980s, the natural increase of population was still one of social problems that had something to do with the concentration of population and resources in Seoul Metropolitan Area. At that time, Seoul Metropolitan Area had about a third of population and a half of capital of the whole country. It caused a serious housing problem so the government had to announce the 2 Million Housing Supply Program in September 1988. According to this program, the so called 5 Shindosi of First Phase were planned around Seoul. It comprised totally 1,168,000 habitants, 5,014 ha of lands, 292,000 houses with business, commercial, public administrative, leisure and amenity facilities to be auto sufficient. The projects were carried out by the Housing Site Development Promotion Law.

In 1990s, the problems by large scale Shindosi projects were exposed to modify the methodology of planning so small scale development was more appreciated. In the 2000s, the projects of the so called 10 Shindosi of Second Phase were started around Seoul. The projects comprised totally 1,726,000 habitants, in 14,750 ha of lands, 653,000 houses.

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55 “Gongdan” is a Korean word which means industrial district.
Seoul. The city is denominated Sejongsi after the name of King Sejong who invented the Korean alphabet system about 4 centuries ago. This Shindosi project was planned in 3 phases for 500,000 inhabitants in 7,290 ha of lands. The construction of city will be completed in 2030. Sejongsi is the first city conceived to be sustainable city in Korea so the half of lands are conserved as green belt and 40% of another half will be turned into housing site for 200,000 houses. The central administrative district would consist of 36 offices and departments of government and public institutions in 60 ha of area.

In 1996 the local autonomy system was set up in Korea and the Shindosi projects among the major metropolitan cities were booming competitively. Incheon Metropolitan City planned 3 Shindosi projects with population of 640,000 at 2020, the year of completion, in total area of 19,650 ha, taking advantage of its geopolitical strength. The 3 cities are Songdo Shindosi, Youngjong Shindosi and Cheongna Shindosi and respectively aimed at the center of information technology and biotechnology industry, distribution industry and tourism, financial business and leisure industry. Songdo Shindosi has the General Cityscape Plan for its entire territory and Detailed Cityscape Plan for its’ CBD.

The Shindosi Project derives from the Industry first policy in 1960s, turned into the solution of housing problem from the late 1980s and competition among metropolitan cities in the 2000s. The Shindosi Project since the 1990s, is thought to be a kind of miracle that the planning, construction and sale were completed in unprecedentedly short time. Despite many negative aspects, the Shindosi Project mirrors the social, political and economic reality of Korea.

3.1.2 Realizations and Reality

Bundang Shindosi is the largest city among the 5 Shindosi of first phase. Bundang is located 25km to southeast from the center of Seoul and 10km from the city borderline. The site of Bundang Shindosi is long longitudinally facing highway to the west. In the late 1980s, there was no possibility of housing supply in Seoul for the lack of housing site. So the construction of Shindosi in periphery of Seoul over the Green Belt\(^{56}\) was thought to be the solution to the housing problem of Seoul. This was the starting point of the Shindosi project of first phase. Besides residential function, the other urban functions as business, commercial and leisure were added to the Shindosi projects.

Total site area of Shindosi projects carried out by the Korea Land Corporation from August 1989 to December 1996 was 1,964ha and 40% of which was designated as housing site. Totally 97,580 houses were built in this period including 88,700 apartment houses, 6,400 row houses and 3,200 detached houses, to accommodate 390,320 habitants with density of 200 habitants per hectare. Among 68 schools built in Bundang, there were 26 elementary schools, 16 middle schools, 15 high schools, 10 kindergartens and 1 special school. Also 6 squares, 8 social welfare facilities, 3 general hospitals and 5 libraries were provided.

Bundang Sibum Danji was the first case of large scale apartment complex constructed under the Coordinated Urban Design\(^{57}\). Building layout did not follow the habitual way of monotonous repetition of building masses but the buildings of 5-30 stories were mixed to create vital atmosphere. The site of 92 hectares is well articulated by roads and the distinction between pedestrian-vehicular circulations is relatively rigid. Community office, post office, fire station, police box, schools and medical clinics were located in center of the site to give maximum accessibility.

The Shindosi projects are respectively free from the existing surrounding elements comparing to

\(^{56}\) Green Belt is a band of green zone around big cities, in which the building activities are limited, to prevent reckless urban expansion.

\(^{57}\) Coordinated Urban Design is the legal process applied to a certain scale of site development.
the urban development projects in existing cities. The Bundang Sibum Danji introduced super high-rise apartment building in Korea. The definition of super high-rise apartment might be different according to the cultural context of the country. In Korea, up to the middle 1990s, it was considered the apartment building with 25 stories or more. Already in 1988 in Sanggyedong Seoul, Jugong Apartment with 25 stories and in Dunchondong, 24 story building of apartment inside the Olympic Village were built. But the construction of 30 story apartment buildings in Bundang Sibum Danji in 1992 was the first case of super high-rise apartments, in real sense, which forecasted other consecutive super high-rise apartment projects.

Super high-rise apartment buildings in Bundang Shindosi represented the development-first attitude but in other side, there was effort to make nature-friendly image by arranging the waterfront space of Tancheon stream. At the moment of planning Bundang Shindosi, the requalification of the waterfront was not included in the project but after 10 years from the completion of the city, waterfront project was undertaken. This example of nature-friendly development concept was followed by all the urban scale projects in the 2000s.
Bundang Shindosi has been generally considered to be a successful project with quality life for the inhabitants.
Sejongsi is the city built by the decentralization policy against the excessive concentration of administrative functions in Seoul. Seoul Metropolitan Area occupies only 11.8% of national territory but almost half\(^\text{58}\) of the population lives or works in this area. The concentration of financial resources and economic activities is more serious, for instance, in Seoul Metropolitan Area, head offices of 91 largest enterprises among 100 and 85% of public institutions, 67% of banks are concentrated. The government enacted relative laws in 2005 to activate the decentralization policy by constructing Sejongsi. The project is divided in 3 rounds and for the completion of whole project, it may take 25 years from 2005. In deciding the location of this new city, not only the regional and local traffic connections but the Fengshui theory were considered.

The first round of development, which is to be terminated in 2015, would provide the central offices of government, public institutions and housing for 150,000 habitants. The successive 2 round of the project, which will be terminated in 2020, would comprise cultural facilities, facilities for international exchange, universities, advanced technology and medical facilities. In this phase, the population would increase to 300,000. In the last round, the city would be furnished with the functions of medical service for aged and sanatoriums. Sejongsi will have ultimate population of 500,000 with 200,000 houses.

\(^{58}\) Statistics in 2005 reported that the 48.3% of population lives in Seoul Metropolitan Area.
The perspective of the competition and the construction of Cheotmaeul (first village) in 2010.
The total site area of project is large as 7,310 hectares, whose 22% is destined for residential use, 3% for commercial and business, 2% for public and government offices, 4% for culture, welfare and education, 2% for leisure and sports and 13% for roads, parking and reservoir. The zone for commercial and business would be distributed along the loop of public transportation. The project aims at low-density development but the areas around stations of public transportation would be developed in middle-high density. The average density in residential zone would be 300 habitants per hectares. More than half of total site area would be green zone for park, waterfront to guarantee nature-friendly and sustainable development.

The “Cheotmaeul” Project for the first apartment complex in Sejongsi is undertaken by the international competition in 2006, to which 18 teams participated. Korean architect, Kim Jongkuk won the competition by the design proposal made of radial axis, non box-shaped building and building layout compatible with the topographic conditions. This international competition showed diverse approach to the housing environment and became model of selecting architect for other successive housing project as Pangyo Shindosi.

The Shindosi projects, carried out by Incheon municipal government, were undertaken in 2003. The development of 3 Shindosi (Songdo, Youngjong and Cheongna) will be terminated in 2020 (Cheongna Shindosi, in 2012). The 3 Shindosi projects include comprehensive site area of 169.5km² with the population of 640,000. Songdo Shindosi aims at becoming the hub of international business with its geopolitical strength of aerial-maritime connection with China, Japan, Hong Kong and Singapore. The master plan was designed by American team of KPF and the development is being carried out by the executive organization formed in August 2009.

3.1.3 Prospect and Problems

The Shindosi projects proved to be efficient mean of housing supply. The Shindosi project of the first round was born to meet the housing demand in Seoul Metropolitan Area and had the satisfactory result from this viewpoint. Despite short time of development, some Shindosi, as Bundang and Ilsan, had been well stabilized and offer their habitants quality life comparable to that in Seoul.

As the experiences of mass production in construction sector in the 1970s and 1980s, including those in Middle East countries, had become the locomotive for competitive power of Korea, the experiences of Shindosi in Korea in the 1990s and 2000s, could show a model to the countries under development. In fact, some Korean companies carry out new urban development project in Middle East countries as the United Arab Emirates, South Asian countries as Vietnam, the former-Soviet bloc nations as Uzbekistan.

Shindosi project in Seoul Metropolitan Area has many contributions and merits nevertheless it might be criticized by fundamental defects. On the contrary of its initial intention, it causes the densification of Seoul Metropolitan Area. In theory, Shindosi would bring out the surplus population of Seoul but in reality also the people from remote regions gathers to fill Shindosi, as result, comprehensive population of Seoul Metropolitan Area increases.

The second point to be criticized is that, even if the Shindosi was planned to be self-sufficient but for being well connected by public transport, many habitants in Shindosi have work in Seoul or frequent to cultural or commercial facilities in Seoul. The habitants in Shindosi, generally solve the needs of daily life in their neighborhood but for the cultural or commercial activities in a certain level go to Seoul. So in true sense, Shindosi is not a self-sufficient city but a little more than a bed town.

The third point to be blamed is the anonymity in the city built rapidly. The traditional concept of

59 “Cheotmaeul” means literally the first village.
neighborhood community bases on common space and experience but there are few common elements possessed by residents of the same apartment complex in Shindosi. It is another aspect of information-communication technology that excludes direct human contact. The society in which online contact has more importance, becomes inevitably dry and tasteless.

The excessive competitions of Shindosi projects among local governments show negative points to criticize. In many cases, the Shindosi projects are launched with great political ambition rather than with balanced sense of reality. This weakens the preliminary research or feasibility study and leads to approval of the exaggerated scale of development. The mayors would hurry up to complete the projects during their term of office for the successive election.

This kind of projects depend more on the government fund or private investment than on the financial resources of relevant cities. So in the economy recession, the projects should fall into fatal difficulty, urging local government to modify seriously. In fact, the Shindosi project carried out by Incheon municipality had to be reduced in overall scale after the economy recession derived from America in 2008. Anyway, the Shindosi planned or realized in Korea since the 1990s, would remain important reference in the history of urbanism regardless of its consequence.
3.2 Housing in Newtown Project

3.2.1 Historical Background

The “Newtown” was one of the terms concerning urbanism that means a type of autonomous community composed mainly of housing but has schools, cultural and commercial facilities and public services inside and created by proper urban planning for the purpose of redistributing population of metropolitan cities. The first new towns were built in the U.K. from 1947 to 1950, by the New Towns Act enacted in 1946. Those were the 12 new towns in Wales, 2 new towns in Scotland and in every region was established proper executive organization of new town project supported by government. The new town projects were carried out preferentially in the area under bad conditions and were planned with limited population to make socially balanced composition.

The new towns mentioned above, were planned to accommodate limited population of 30,000 to 140,000 but since the 1960s, new town projects aimed at the population of 70,000 to 250,000. The urban developments in form of Newtown, were spread in America, European countries and also in Siberia of Soviet Union in that time.

In Korea, “Newtown” is a legal term that means the urban regeneration project of residential district carried out by the specific law enacted in 2002. Even if, the term “Newtown” were not used, we may consider the urban projects at Yoido(1965), Youngdong(1967), Jamsil(1971) that aimed at the decentralizing Gangbuk area of Seoul and the projects at Mokdong(1983), Sanggyedong(1985) for the housing supply as the early projects of “Newtown” in Korea.

Before the concept of “Newtown” formed by the Newtown Law in 2002 and by the Ordinance of Seoul Metropolitan Government in 2003, there was only “Urban Redevelopment” aimed at the enhancement of housing conditions in dense and degraded areas. The Urban Redevelopment projects used to be carried out occasionally in small scale without coordinated framework with circumstances so easily finished to be reckless development of only housing without necessary infrastructure.

In case of the conventional Urban Redevelopment projects, it was the private developer that decided the contents of project in pursuit of maximum profit compromising with the demands of habitants. But in the Newtown projects, the public intervenes by making master plan to correlate to the adjacent districts. So the Newtown projects, generally consist in the various solutions for adjacent districts introducing various laws as Urban Development Law, Urban Regeneration Promotion Law, etc.

The Newtown projects in Seoul are carried out by Seoul Housing Corporation since 2002 for the balanced development of the metropolitan area. Seoul Housing Corporation has designated totally 26 Newtown sites (3sites in 2002, 12 sites in 2003 and 11 in 2005) in 3 categories. The 3 categories defined by Seoul Housing Corporation are Residential Type, Civic Center Type and New Avenue Type. The comprehensive site area of Newtown projects, planned by Seoul Housing Corporation reach 3.4% of Seoul area, which is larger than Bundang Shindosi.

The Residential Type means the Newtown project in the degraded and over populated districts, in which the residential function has the priority of all urban aspects, to enhance the quality of life. The Gileum Newtown project is a good example of this category. It was completed in 2007 after 5 years of construction. The site area is about 95 hectares in which realized 4 small parks and pedestrian mall.

The Civic Center Type means the Newtown project aimed at the development of complex function as housing, commercial, business by building various facilities. The Wangshimni Newtown project is a good example of this category. It was completed in 2007. The site area of 34 hectares consists in
three sub areas.

The New Avenue Type means the Newtown project in the low-density area to create new pivotal axis with commercial, cultural and environmental facilities. The Eunpyeong Newtown project is a good example of this category. The site area of the whole project is large as about 350 hectares divided in three sub areas. The project ended in 2008 after 6 years works.

The Region of Gyeonggido and Incheon Metropolitan Government follow with great endeavor the model of Newtown projects in Seoul not only for the real necessity of urban regeneration but also for the political goals. However, the recess in the domestic real estate market in 2007 and worldwide economic crisis derived from America in 2008 made revise the overall direction of the Newtown projects in Korea.

3.2.2 Realizations and Reality

In this thesis, I would cite the first 3 Newtown projects planned and realized by Seoul Housing Corporation for their clear concept and process of the projects. The site of Eunpyeong Newtown had been limited by the designation of Green Belt and military zone for more than 30 years. There were old villages with small and medium factories but the urban infrastructure was in absolute shortage so the residential environment proved to be in worst condition. The only positive factor was the connection by subway line and principal roads with the center of Seoul. So Seoul Metropolitan Government decided to develop Newtown in the area, building also the National Rental Housing planned by the government.

Seoul Metropolitan Government expected the feasibility to be relatively high so did not invest public fund and this was pointed out in negative sense of this project. As the project was carried out by private financing, there had been several modifications of increasing number of household and reducing green area for the pursuit of benefits for developers.

The huge site of 349 hectares, acquired for the realization of the project, was divided in 3 areas for the convenience of execution and total site was distributed in proportional allotment such as 30.4% for green area, 58.7% for infrastructure and public services including schools. The project began in 2002 and after 8 years of work, accommodate 42,560 habitants (before 25,100) with 16,742 houses. Among the apartment housing there are 10,918 apartment for sale (5 types from 59㎡ to 167㎡) and 5,006 for rental (5 types from 39㎡ to 84㎡).

In the site of Gileum Newtown, there had been spontaneous small size redevelopments before the project. To maintain the pivotal axis of urban function of the Insuro street, linear buildings of commercial housing were planned along the street in combination of various amenity facilities in vicinity. Total site area is large as 125 hectares in which 14,100 houses were built occupied by 39,500 habitants. This project marked the first case of realization with 4,231 households in 62 apartment buildings in 2nd and 4th Danji completed in April 2005.

The Wangshimni Newtown was planned to accommodate 6,000 households (before 4,275) with 14,000 habitants (before 11,861) in the site of 32.4 hectares. The 80% of habitants were tenant dwellers before the project so the feasibility was relatively low thus the category was decided to be the Civic Center Type. In early phase, by the Master Architect, the development was to respect the existing urban tissue but on the way of construction, the whole area was to be designed on white paper demolishing all traces of the past. The master plan was elaborated in base of public hearing in 3 times and discussions among the Danji habitants.
Gileum Newtown (above), Wangsimni Newtown (middle) and Eunpyeong Newtown (below)
3.2.3 Prospect and Problems

The Newtown projects are different from those of Shindosi in sense that they are to be carried out in the existing urban context. Originally the Newtown projects aimed at urban arrangement and enhancement of the Gangbuk area where the symptom of urban degrade showed up and even got more serious comparing with the Gangnam area. It was one of the key policies as the restoration of urban canal Cheonggyechon, when the President Lee Myongbak was the Mayor of Seoul. Lots of candidates had promised on Newtown projects for the general election in 2008 and Newtown projects began to spread in the region of Gyeonggido and Incheon Metropolitan City.

At the moment of designation of Newtown site, the land value increases 4 to 5 times immediately. But after the economic crisis began in 2007, many habitants had difficulty in paying the allotment and Korea Land and Housing Corporation or private developers could not afford to invest the Newtown projects that resulted in no small problems. Among 26 Newtown projects announced in Seoul about 80% had postponed the very start of construction. In the region Gyeonggido, five Newtown projects among 26 were cancelled. In Incheon, three among eight Newtown projects approved were cancelled. All this phenomena is suggestive and shows the difficult situation for the future, too.

The Ministry of Land, Transport and Maritime Affairs enacted a regulation in August 2011 that facilitates the cancellation of Newtown site designation in base of the agreement of habitants and makes hard new designations so as to prevent critical situations by political promises. In case of delay of more than 3 years, Newtown project are cancelled automatically.

The basic difficult of Newtown projects laid on the fact that the habitants want to be compensated at maximum meanwhile, the project executors try to cut down the cost including the compensation to guarantee the profit for themselves. It often causes the delay and reduction size of the project.

One of the positive aspects of Newtown project is the introduction of Master Architect (MA) who coordinates overall planning and design. Before the Newtown project, the design for housing supply used to be selected by design competition but the role of jury was limited in deciding the design. It was not enough to control the design quality before and during the construction. So in Newtown project, the project executor commits an architect in neutral position to coordinate and mediate all parties controlling the design. The MA system was invented in Japan for the large scale projects divided in several areas and diverse developers. For the objective and neutral role of MA aimed at only the public benefits and common goodness, this system gave the occasion of recognition of architects’ social position.

This is very important turning point for the large scale housing project which used to be carried out by the developers in pursuit of the maximum profits despite the bad conditions and low quality of life for the habitants. Thank to the MA, the realized Newtown projects proved to be better than the conventional housing projects from the viewpoint of design quality for habitant’s life and urban context.
3.3 Residential-Commercial Complex

3.3.1 Summery and Tendency

Parallel to the Shindosi project or Newtown project planned and carried out by the public, from the 1990s up to the early 2000s, there were many urban development projects on private initiatives. In the 1990s, in Bundang Shindosi or Ilsen Shindosi, were built high-rise apartment building and commercial housing buildings with 30 stories more or less. This boom of high-rise building continues to spread to all Seoul Metropolitan Area and major cities in Korea especially in residential-commercial complex sector. The Commercial Housing as Gwanak Tower (1991, 32 stories), Nasan Sweet (1993, 37 stories), Samsung Boramae Omni Tower (1993, 29 stories) were the early example of single tower type.

In that time, the residential portion was limited to 50% in terms of comprehensive floor areas. The Housing Promotion Law deregulated the portion of housing so the commercial part portion increased up to 70% in 1997 that formed a tendency of separating residential towers and commercial towers in the same site. In 1999, the portion of housing was allowed up to 90% by the policy of government to supply large quantity of housing. The high-rise residential-commercial complex became a new typology preferred by private companies for the high profitability.

Up to 2011, more than 15 projects of high-rise residential-commercial complex with 40 stories or more are finished or in progress. Some examples are as follows;

Daelim Acro Ville built in 1999 in Dogokdong, Seoul records the first case of high-rise residential-commercial complex with more than 40 stories. It has 46 stories above ground and 6 underground. It has two residential buildings with 490 households totally and one commercial with 578 Officetel60.

Daewoo Trumph World built in 2002, Seoul Yoido, has 41 stories above ground and 5 underground comprised by 258 units of apartment and officetel. The lower part from 2 to 5 floor is for officetel and upper part from 6th floor is apartment. Thank to its location in vicinity of Hangang river, the habitats enjoy good view and waterfront spaces. The floor area ratio is so high as 1,080%.

The Hiperion built in Modong, Seoul in 2003 consists in three towers with 69, 59, 54 stories respectively. The housing part comprises 862 households and is combined with department store. Parking lot for the residents is planned in the podium separated from that of commercial part.

The Galleria Palace built in Jamsil Seoul, in 2005 composed by three towers with 46 stories above ground and five stories underground. It contains totally 1,461 units 741 apartments and 720 officetels. The site has great advantage of the connection with subway line, large commercial complex and amusement park in the vicinity.

The Star City built in Jayangdong Seoul, in 2006 is the highest residential-commercial complex in Gangbuk area. The site belonged to Konkuk University but was offered to a consortium of private developers according to the long-term program of the university. There are 1,177 apartments and 133 officetels combined with large scale commercial complex and cinema.

The Centum City built in Haewoondae Pusan, in 2007 is located in the vicinity of Pusan Convention Center, Digital Media Valley and public administrative offices. It is composed by three towers with 60, 52, 51 stories respectively and comprises 629 housing units. The floor area ratio is high as 935% but the building coverage ratio is low as 36% so as to create sense of openness.

The history of residential-commercial complex in Korea is not long enough to see how it transforms in

60 “Officetel” is a diffused coined word in Korea. It means “office and hotel” in other word a “studio apartment”.

80
conformance with Korean society. But we see the general tendency of increasing residential portion in this typology. It may be the natural result of development by private initiatives matching with the favorable attitude of central and local government.

Various projects of residential-commercial complex in Korea in the 2000s
3.3.2 Case of Tower Palace in Seoul

The Tower Palace is the representative and suggestive example of residential-commercial complex in Korea and has been the symbol of success and richness. It was planned by the gigantic enterprise Samsung Group after the currency crisis and the following IMF remedies since 1997. The site of 72,300㎡ locates in Dogokdong Seoul, and was purchased for building Samsung head office tower with 102 stories. But after the economic crisis in the 1997, the project was turned to build residential-commercial complex of highest density. From the beginning, the goal of design is maintained constantly to create a vertical city with wide open space in organic way to take advantage of the surrounding environmental elements such as Yangjaecheon stream and its waterfront spaces. The project has been carried out in 3 phases by building seven towers totally and completed in 2004.

The first phase project is called the “Tower Palace 1” and completed in 2002. The site area of this phase is 33,696㎡ and comprehensive floor area is 457,995㎡ with the floor area ratio as 920%, building coverage ratio as 48.6%. Four towers with 66 stories (five stories underground not included) were built to accommodate 1,297 apartments in upper part and 202 officetels in lower part. Parking lot is wide enough to contain 3,695 cars.

The second phase project is called the “Tower Palace 2” and completed in 2003. The site area of this phase is 20,636㎡ and comprehensive floor area is 296,650㎡ with the floor area ratio as 923%, building coverage ratio as 39.3%. Two towers of 55 stories (six stories underground not included) were built to accommodate 813 apartments in upper part and 148 officetels in lower part. Parking lot is wide for containing 2,376 cars.

The third phase project is called the “Tower Palace 3” and completed in 2004. The site area of this phase is 17,990㎡ and comprehensive floor area is 223,538㎡ with the floor area ratio as 795%, building coverage ratio as 36.8%. Two towers with 69 stories (six stories underground not included) were built to accommodate 480 apartments in upper part and 130 officetels in lower part. Parking lot can contain 1,777 cars.

The three blocks are linked in traditional concept of village. The 7 towers are oriented differently in order not to disturb the privacy of each other by viewing. The shapes of typical plan are different according to the phase of project to give diverse forms of buildings but the pedestrian roads, landscape elements, theme gardens are open to the whole site and arranged on the unitary paving pattern so as to make a sense of integration. The pedestrian decks formed in the second and third phases connect the ground level with the open space of upper level and the pedestrian bridge make possible pedestrian access to the Yangjaecheon stream.

The housing unit designs in Tower Palace show the effort to upgrade in conformance of the diversity of dweller’s lifestyle. Differently from the conventional layout only toward the south, the apartments of Tower Palace give the near view to Yangjaecheon stream to the south and the distant view to Hangang river to the north. As the view gets more importance in the high-rise housing building the apartments in Tower Palace have continuous window in 2 or 3 side of walls. Family room is introduced to mediate between the parents’ zone and other members of family. Besides this many changes were tried. The size of housing varies from 160㎡ to 300㎡.

The common amenities comprise reading room, golf practice room, fitness club, sauna, swimming pool, laundry. The shops are differentiated in grouping. For example, luxurious brand shops in the Tower Palace 1, supermarket in Tower Palace 2, sport facilities and restaurants in Tower Palace 3.

61 “IMF” is the abbreviation of International Monetary Fund.
For the super high-rise structure, the framing system of steel and concrete was deeply studied and the curtain wall to bear the movement by wind. Usually in high-rise building, the opening of window is limited for the strong wind so independent ventilation system for kitchen was introduced. Besides, advanced information and communication technology was applied for homeworking and security.

Tower Palace is the most representative project of residential-commercial complex in Korea
3.3.3 Prospects and Problems

In the past, high-rise buildings were offices in many cases but recently also residential-commercial complexes began to be built in high-rise. High-rise buildings can be cost effective from the viewpoint of land occupation and mass production by repetition of typical floors. Centralized equipment system may save the running cost. It may also be sustainable for occupying less surfaces and allowing flows of natural wind.

But on the other hand, the laws and regulations should cope with the diffusion of high-rise residential-commercial complexes. This type of housing should be treated not only from the viewpoint of housing but also from various points of view including urban ecology, microclimate change and cityscape.

Recently in Melbourne and in London, high-rise residential buildings were introduced for urban regeneration projects and sustainable development. Especially in Melbourne, high-rise office buildings were transformed into residential complexes in order to vitalize the degraded part of the city. In this way, the city can be alive in nighttime, too.

In Korea, the high-rise residential-commercial complexes contributed to upgrade the technology and engineering in structure and equipment sector. In fact, the Star City building with 58 stories in Jayangdong Seoul, was built merely in reinforced concrete surpassing the conventional framing of RC structure. It was the result of advanced study and research.

High-rise residential-commercial complexes help the progress in information technology and communication system by providing with homeworking environment and security services. And the field of prevention disaster owes much to this housing type for remarkable enhancement obtained recently.

But there are not a few negative aspects of high-rise residential-commercial complexes. For example, it may be easily isolated from the urban context without having enough opportunities of communication. The strengthened security system makes it worse resulting in the separation among social classes. It is the reason why the common programs are required both for the residents and neighborhood habitants and should be applied to the building design.

From the viewpoint of cityscape there are 2 opposite positions. To have a good view in elevated level is the desire of residents in the high-rise housing meanwhile the habitants in neighborhood do not want visual obstacle as tall buildings. The right to enjoy sunshine may cause serious problem to the habitants of north part. There should be a compromise between two positions and a guideline on which both parties agree. By reasonable site planning that guarantee the visual corridor, the trouble may be minimized but not removed.
CHAPTER 4

Tendency of Korean Society
4.1 Aging society and Low fertility

Proportion of over 65 years population in the whole population determine the standard of aging society. Society of ratio from more than 7% to less than 14% is classified as an Aging Society, and from more than 14% to less than 20% as Aged Society, more than 20% of the whole community is classified as Super-Aged Society:

The ratio of over 65 years population in South Korea is already reached 7.1% in July 2000 and will step over the aging society in 2022. And also In 2030, Korean society is expected to enter into super-aged society. Meanwhile, the proportion of population under the age of 14 to the population of over 65 years old is called Aging Index. The aging index of Korea is expected to radically increase. (32.9% in 2000 to 120.3% in 2030). Recently the population structure in Korean society faces a rapid change caused by kinds of phenomenon like government policy of birth control over 20 years from the 1960s, and late marriage tendency, decreased birth rate, increase of single life populations and extended average life span by the progress of medical and welfare benefits.

This phenomenon has been generalized, and the rapid entry to aging society has brought a significant change in whole society and in the coming future, more changes are expected. Industries for aged people record increase of sales continuously in the economy sectors and slowly take a firm place in accordance with the pension policy for several decades. Recently older people who relied on their sons or daughters before, began to gain more independence and economic autonomy playing their own professional roles in various sectors. Health and welfare benefits also make elderly people live in better conditions and offer a wide opportunity to participate in social activities with respects and dignity.

As the aged population increases, the culture related to housing is also expected to show some changes. Existing housing typology for aged people has been set up by the concept of social welfare for the single elderly people or for the old couples without assistance from family members. But since the 2000s, new lifestyle for aged people, that of living in apartment houses with medical service and welfare benefits, sharing leisure activities, has emerged as retirees with sufficient economic power increased. Noble County is a brand name of silver town built by the Samsung Construction Ltd, in May 2001, and it is comprised of various facilities like residential buildings, nursing home, sports and cultural center, medical center, restaurant, wedding hall, travel agency services, etc. Seoul Seniors Tower is another silver town brand name, originally founded by medical corporation in the outskirts of Seoul, consist in five districts capable of accommodating comprehensively 1,400 elderly peoples in 1000 houses and all inhabitants might be covered by health-care services and common recreation programs in the complex.
4.2 Migrant Workers and International Marriage

Because of the proud of being pure blooded nation, Koreans have a inflexible and rigid attitudes toward migrants over the years. But since the 1990s, changes in population structure raised serious problems for the manpower shortage and raising labor costs. So many small and medium sized industries could maintain the productive activities only by procuring labors from overseas as Southeast Asian countries.

Obviously also for Koreans, the unemployment problem is serious but for so called “3D”62 sectors, the introduction of migrant workers seemed to be the good solution for maintaining the whole national industry. The government data reports that in December 2010, approximately 1,260,000 migrant workers (including 160,000 illegal immigrants) were staying in Korea. These migrants majorly reside around the districts of their working places, forming communities by nationality for better information and exchange. At the early 1990s, the existence of migrant workers was considered negatively but as time went by, their roles were evaluated in positive, considering the reality of Korean industries. It gives the expectation of continuous increase of migrant workers in Korean society.

Differently from the migrant workers, another phenomenon in which foreign women settled in South Korea through marriage is showing an important aspect of Korean society regarding immigration. In other words, unmarried rural men received spouse women from Southeast Asian Nations and the family formed by international marriage is called ‘multicultural family’. Recently the number of foreign wives reaches about 200,000 (comprehensive family members involved are more or less 600,000), so Korean society should establish public support mechanisms and improved welfare conditions for them and their families.

In addition, the number of Korean women married migrant workers is in continuous increase. The number of multicultural families is growing, and these families are requiring improved welfare level to avoid serious social problems like poor economic conditions or a low level of children education. The support to multicultural families should be recognized as an important subject in which every member is interested.

Because multicultural families and migrant workers are in insufficient economic conditions, their residential environments are generally under the average living quality index and it shows the possibility to get worse and to touch the whole society in negative sense. Thus for both cases, housing matters should be considered in social welfare concept, in other words, social housing policy.

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62 “3D” means dangerous, difficult and dirty.
4.3. Regression to the Tradition

Korea, after opening its ports to western countries in the late of 19th century, had experienced confusions of cultural identity by aggressive introduction of Japanese and Western cultures. These foreign cultures had been considered to be superior to that of Korea at that time, and the tendency of ignoring the value of tradition had been generalized and lasted long. This cultural phenomenon touched overall fields including housing sector. However, through the 1990s, the interpretation of traditional culture raised attention to the cultural identity and traditional way of living. The recovery of Korean culture started from the “original” tradition and then the tradition revival, the new inventions with traditional roots showed in various fields. Korean Wave arising in broadcasting of the latest trends, video, and popular music in the 2000s, and these are boomed in Japan, China, Southeast Asia, as well as in France and America.

Besides this Korean wave, the Government launched a project of globalization of traditional Korean food and Hanok. Especially, wellbeing fever regarding Korean traditional lifestyle, basic condition for healthy and sustainable society, emerged prominently as alternatives since the late 1990s. As the general preference of Habok got more intense, government established policies to support the diffusion of Hanok or Korean housing style. From the 1990s to the early 2000s, lots of architects attempted to interpret the tradition into modern architecture favored by the government policies to preserve traditional Hanok, especially in Bukchon Hanok Village of Seoul.

The central or local governments and public institutions build more often their facilities in Hanok style. For example, the Hyehwadong district administration office in Seoul, was composed in ‘u’ shape hanok appearance following the original building plan in the 1940s. Thus this building has become an object of sightseeing even for the foreign tourists. And Unhyeon childcare center in Unnidong Seoul, also is the result of transformation from the Hanok of traditional music center in 2005 and it is well-received by children and their parents. In base of this popularity of Hanok, the effort to revive traditional Hanok as a building typology of modern urban life. Gwansan library in Ansan, Sanbon library in Gunpo and Hyeonam library in Yeosu are all renovated building in style of Hanok, and these became the model cases of healthy places following the traditional principal of natural circulation of energy to optimizing indoor environment without using artificial materials.

Current Hanok fever is majorly based on the support of the government. The Ministry of Land, Transport and Maritime Affairs invests every year with enough budget, since 2007, for Hanok support policy like introduction of Hanok style to public service facilities, business or cultural facilities and housing sectors to find an alternative to the standardized apartment style. Various experiments and trials are attempted continuously following ‘New Hanok Plan’ that is scheduled to finishing research development up to 2014 using a budget about 32 million dollars.

Large enterprises and companies tend to build their own hotels and guesthouses in advanced hanok style to accommodate foreign customers. First case of these example is ‘Ragung’ that Sambu Construction Ltd, built at the 2007 in Bomun Tourism District, Gyeongju near by Shilla Millennium Park. The Korean companies in intensive collaborations with foreign companies, tend to invest more budget to Hanok style guesthouse project, this becomes a new trend. Samsung Group’s guesthouse called Seunjiwon and Hyundai Heavy Industries guesthouse are good examples, in which Mr. Shin Eungsu, the intangible cultural property for the traditional architecture, had participated in.

This Hanok revival is expected to continue in all the domestic market in South Korea. This raised the public concern and attention for cultural identity focusing on traditional way of living that may touch above all the housing sector.
Hanok style Rooms in Pusan Paradise Hotel
Interior design of apartment housing in Hanok Style is in trend since the 2000 in Korea.
Hyehwadong District Administration Office (above)
Hotel Ragung (below)
2009 Seoul Architectural Design Award (arch. Studio Mass Studies)
CHAPTER  5

Design Guideline and Good Designed Housing
As described in the precedent chapters, by the reconstruction after the Korean War, the whole territory of Korea had been developed without any detailed programs. Rapid construction in quantity has leaded to the dry and dense cityscapes or strange urban morphology. Normally the urban infrastructure necessary for the housing complex is under the jurisdiction and charge of the public, but in Korea, it was committed to developers in compensation of the maximum profitability. Thus the Korean cities became over populated and the cityscapes became monotonous.

Till the 1990s, the multifamily housing had to pass the revision of the design committee of local government to get the building permit. But the revision had been too subjective and depended on the personal opinion and tendency of the members. So the same design might have different result according to the composition of committee members. Since the 2000s, the Ministry of Land, Transport and Maritime Affairs and Seoul Metropolitan Government made design guideline for multifamily housing to define the criteria of design revision at the committee.

The Ministry of Land, Transport and Maritime Affair, the subject responsible of housing policy, made Multifamily Housing Design Guideline in September 2009 and revised it in March 2010. This guideline has symbolic meaning also in sense that the central government began to have interest and attention to the multifamily housing design, influencing indirectly local governments. Seoul Metropolitan Government also made Multifamily Housing Design Guideline in September 2007 and revised it in 2008. Seoul, as being a great capital city and a model city in Korea has big effect on the other cities. So other metropolitan cities such as Pusan, Taegu, Incheon, etc. are expected to make their own guidelines with reference to that of Seoul.

Both the Multifamily Housing Design Guidelines of the Ministry and Seoul Metropolitan Government consist in compulsory items and recommendations. By the observance grade of recommendations, the two institutions may award Good Designed Multifamily Housing with relative incentives.
5.1 Design Guideline of the Ministry of Land, Transport and Maritime Affairs

5.1.1 Criteria and Incentive for Good Designed Multifamily Housing

In March 2010, the Ministry of Land, Transport and Maritime Affairs announced the Design Guideline for Multifamily Housing in base of the Housing Law. If a multifamily housing comes under the following three categories, it may be awarded as Good Designed Multifamily Housing.

1) In case, the Building Committee recognizes that more than 8 items are met well among the 10 recommendations defined by the guideline.
2) In case, the Building Committee recognizes that a prizewinner of competition done by relevant local government has excellent design quality.
3) In case of being recommended by the mayor for excellent design quality.

The Incentive to the Good Designed Multifamily Housing is to allow raising sale price of apartment by calculating design development cost. It is a direct economic compensation to the developer.

5.1.2 Recommendations for Good Design

There are ten recommendation items as follows:

1) The distance between blind walls in the same housing complex might be 5 meters or more.
2) If the distance between buildings in the same housing complex is inevitably less than 5 meters, the ground level might be opened by piloti.
3) The external wall of the lower part (up to third floor) might be designed in consideration of the pedestrians’ viewpoint and movement.
4) In case of piloti, it might be combined with planters, benches, deck, art works as sculpture or painting to give friendly atmosphere.
5) The roof of amenity facility buildings for might be designed in diverse form in harmony with the housing buildings and urban context.
6) The perimeters of a housing complex might be defined by landscape element as trees without physical fences.
7) To the elements installed in open space as play ground, small squares, art works and signage board of the same housing complex might be applied integrated design to create a harmonious atmosphere.
8) The housing units with 85 m² or more in floor area might have windows or balcony in 3 side for direct contact with outer parts.
9) The original ground surface might be conserved at maximum to maintain the natural state of the ground. (Original Ground Surface Ratio)
10) The pedestrian roads might be paved with permeable materials and in the housing complex might be installed rainy water recycling system.

63 Blind wall means wall without opening as window or door.
5.2 Design Guideline of Seoul Metropolitan Government

5.2.1 Criteria and Incentive for Good Designed Multifamily Housing

According to the Regulation for Multifamily Housing Design of Seoul Metropolitan Government, if a certain housing complex comes under the following categories, it might be awarded as Good Designed Multifamily Housing:
1) In case, the Design Guideline for Multifamily Housing of Seoul is observed well and the Design Committee recognizes it.
2) In case, the prizewinner of multifamily housing competition is recommended by more than 2/3 members of jury for its excellent design quality.
3) In case of being recommended by more than 4/5 members of Design Committee for its excellent quality of design.

The Incentive to the Good Designed Multifamily Housing is to allow raising floor area ratio of housing complex. It is a direct economic compensation to the developers for giving them more to sell.

5.2.2 Recommendations for Good Design

The Design Guideline for Multifamily Housing of Seoul Metropolitan Government consists of 15 articles among which the Art.6 (diversification of Building typology) and Art.9 (elevations and prospects) are applied to the selection of Good Designed Multifamily Housing. It may be condensed into a following table and Good Designed Multifamily Housing should satisfy the recommendations of the table.

<table>
<thead>
<tr>
<th>Design items</th>
<th>Size of housing complex</th>
<th>compulsory</th>
<th>recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of building typology (in plan and in section, one typology must occupy more than 10%)</td>
<td>Up to 300 households</td>
<td>Not defined</td>
<td>More than 2</td>
</tr>
<tr>
<td></td>
<td>More than 300 households or 5 buildings</td>
<td>2</td>
<td>More than 3</td>
</tr>
<tr>
<td></td>
<td>More than 1,000 households or 10 buildings</td>
<td>3</td>
<td>More than 4</td>
</tr>
<tr>
<td></td>
<td>More than 1,500 households or 15 buildings</td>
<td>4</td>
<td>More than 5</td>
</tr>
<tr>
<td>Housing unit design</td>
<td>In all cases</td>
<td>Design Committee decides</td>
<td></td>
</tr>
<tr>
<td>Ratio of blind wall</td>
<td>In all cases</td>
<td>40%</td>
<td>More than 50%</td>
</tr>
<tr>
<td>Diversification of elevations and balcony form</td>
<td>In all cases</td>
<td>Design Committee decides</td>
<td></td>
</tr>
<tr>
<td>Ratio of wall without balcony</td>
<td>In all cases</td>
<td>30%</td>
<td>More than 30%</td>
</tr>
</tbody>
</table>

Besides, the building performance regarding the sustainable urban development, as the use of new and renewable energy or reinforcement of insulation, might be considered positively in deciding the Good Design of multifamily housing.

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64 Blind wall means the wall without opening for window and glass door in this case.
The building performance regarding the sustainable urban development, as the use of new and renewable energy or reinforcement of insulation, might be considered positively in deciding the Good Design of multifamily housing.
CHAPTER 6

Proposal for New Design Guideline
6.1 Necessity

The problems regarding housing in Korea are condensed in three categories. The first category is the urban scale problem caused by rapid and reckless development without thinking of urban context or urban infrastructure. It includes the problem of damaged cityscapes by enormous concrete boxes with standardized form and orientation. This is reproductive and influent phenomena in all territory of the country.

The second category is the architectural problem caused by monotonous and repeated housing design regardless of personal or local characteristics. This makes dry and tasteless the life of habitants. It has something to do with indifference among the members of the same housing complex or neighborhood community.

The third category implies economic reality. As being growing the portion of housing market, the essence of housing problem has changed to be the speculative investment. This forms the most serious and chronic problem in combination with the private education market, that Korean society has to solve. The fact that in Korea, the construction market is classified in two, “housing” or “non housing”, shows how important and huge the housing industry is.

From the middle 1990s, as the public concern and attention for the housing quality and urban environment raised up, the housing distribution process and urban development method are to be revised. This is also the result of raised cultural level of common people, enhanced economic situations, sustainability mind, interpretation of traditional values and tendency of differentiating local characters.

The fact that since the 2000, the Ministry of Land, Transport and Maritime Affairs and Seoul Metropolitan Government elaborate Design Guideline for Multifamily Housing, means much even though the guidelines are not so refined and well composed. The guidelines have had ripple effect because the ministry and the city are strong enough to influence all public and private institutions. But the guidelines are often criticized because of appearance-first mind. Housing is not only physical object but social container for human community. So the guidelines should be updated with well formulated software attributes that mirror the social tendency and reality. Furthermore, the matters of incentive for good design should be defined again in base of the consensus among the different parties of housing industry. So the effort to point out the essential aspects for the design guideline, neglected till now should be made. The multifamily housing design guideline should not be rigid and fixed in defining the details but at the same time, should indicate the general orientation to which the society goes.

6.2 Recommendations

As described in the previous chapter, the Multifamily Housing Design Guidelines of the Ministry of Land, Transport and Maritime Affairs and Seoul Metropolitan Government are commonly composed of compulsory items and recommendations. In both cases, if a certain design meets with the recommendations in satisfactory level, it might be qualified a good design with incentives. In this thesis, I would add some recommendations to those already defined in order to supplement the current guidelines in sense that the characteristics of hilly geomorphology in the whole territory and the tendency of Korean society would be taken into consideration.

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65 The huge market of private education is related to the desire to pass admission examination of prestigious universities for better future.
6.2.1 Cityscape in harmony with Landscape

In Korea, the hilly areas occupy approximately 65% of all territory. It is why the Fengshui theory has been taken seriously from the ancient time. Before the introduction of western building style, the landscape had dominated the configuration of villages or cities in Korea. Through the 1980s and 1990s, the large-scale urban development projects cut down hilly areas to facilitate the construction of housing complexes in flat land with monotonous layout of buildings, so the original landscape began to disappear.

Another negative effect caused by the multifamily housing complexes is the interruption of view to landscape. Even if we admit that it is inevitable, it is necessary to try to minimize the visual interruption of landscape that takes part in the public resources. In this sense, may be added two new recommendations.

1) Original Ground Slope Ratio

This is to conserve the sectional profile of site in hilly areas with minimum intervene of cutting the ground. Actually in the design guideline of the Ministry of Land, Transport and Maritime Affairs, exists a concept of the “Original Ground Surface Ratio” that is the proportion of ground not covered with artificial pavement to all site area. It is important from the viewpoint of rain water penetration to the earth and has something to do with ecosystem. The Original Ground Slope Ratio is something different. It concerns the articulation of building masses in order not to cut down boldly the site and not to deteriorate the natural landscape. So if the inclination of a site is strong, the building masses should be more articulated to fit the sectional profile of the site.

This can be measured and calculated by comparing the site plan and section before and after the project. The incentive can be differentiated according to the original inclination of the site, in other words, the effort to maintain the natural configuration in a strongly sloped site might be evaluated better than in a flat site. This new concept, in combination with the existing Original Ground Surface Ratio, would contribute to keep the natural state of the site by avoiding reckless cutting down the ground.

2) Major Distant Viewing Point

Also in the current design guidelines of the Ministry of Land, Transport and Maritime Affairs and of Seoul Metropolitan Government, the concepts of View Corridor, Visual Axis and Major Viewing Direction are well defined. But these concepts are created for the sake of residents of a certain housing complex of new project. The consideration for the third person who views from a distance is not yet formed. It is a big defect of mentality. Landscape and cityscape are the public property that should be owned by all members of the society.

In case of the design guideline made by Seoul Metropolitan Government, the project architect might decide the Major Viewing Direction inside the site. Parallel to this, it is necessary that major distant viewing points to be decided by the public. For example, the places and paths on which multiple unspecified individuals gather or move, such as the principal roads, railways and urban parks, might be the Distant Viewing Point. The project architects, when design housing complexes, should consider the prospects seen from major distant viewing points.

If the Major Distant Viewing Points are already designated, the result of design quality should be higher and desirable for both the residents of relative housing complex and the public. Thank to the computer simulation technology, it is possible for the Design Committee to examine the overall prospect and cityscape around a certain housing complex in advance.
6.2.2 Diverse Composition of Society

As mentioned in the Chapter 4, Korea is experiencing a radical change of demography. The changes are condensed in two categories. The first change is the result due to decrease of birth rate and rapid aging of society. Besides this, the increase of single life and free lancer also affect the housing matters and should be taken into consideration of the housing policy.

The second change is relative to the immigration for job and marriage. They already formed foreigners’ community in Korean society and are expected to have more influence but excluded in the housing policy of government. As the major part of migrants belongs to the poor class, their housing problem should be treated in the social housing concept. Regarding diverse composition of society, two kind of considerations should be taken as follows;

1) Versatility of Housing Unit Design

So far, the medium-large size of apartments for four members or more have been preferred in the housing market and the supply also followed this requirement. But in the scenario concerning the rapid demographic change, the family sizes are expected to reduce and the number of single life and free lancers increase. It leads to diverse lifestyles and the need of flexible dwelling spaces. So in the housing unit design, the fixed parts should be minimized allowing future alteration by the dwellers.

For example, for an old couple, whose sons or daughters went out after got married, could divide in two their apartment to rent one of them. In this case, the two units might have independent entrance and kitchen, bathroom. But this alteration should be foreseen from the beginning. So in schematic design phase of medium or large size apartment, it is necessary that the project architects make some alternatives, coping with social tendency.

Even though in the current design guideline made by Seoul Metropolitan Government, there is an recommendation item of "diversity of plan and section in housing unit design" but it aims majorly at the diverse prospects and elevations with various unit design without considering social aspects. The expectations relative to social changes may be simply added to the existing item to supplement the contents.

2) Housing for Migrant Workers and Mixed Blood Family

There are two categories of long stay foreigner in Korea. One is migrant worker, the other is women (or men) married with Koreans. Migrant workers play an important role in the domestic industry and the diplomacy with the relevant countries. Thus the Korean government introduced a system of Industrial Trainees in 1997 that was to supply migrant trainees to the enterprises in need of manpower and then employ for two years. In 2007, employment permit system substituted the industrial trainees system so the examination for permit became more rigid.

Approximately 1,260,000 migrant workers live in Korea staying at dormitories offered by the enterprises or in monthly rent base dwellings in degraded areas. In 2030, the number of migrant works is expected to reach 3 million and the housing policy for them should be prepared.

Meanwhile, the number of foreign women married Korean men in rural farming regions is estimated to reach 130,000 approximately but considering the number of family members involved with mixed blood family, this is no more small matter. The foreign wives come majorly from China, Vietnam and Philippine. The economic conditions of these mixed blood families are worse than those of middle class family.

Either the migrant workers or the mixed blood family belong to the poor class so their housing problem should be treated in sense of wellbeing policy. For example, the multifamily housing project in industrial zone should comprise social rental housing designed in consideration of the community of migrant workers. If the management of these social rental housing is committed to the Small and
Medium Business Administration\textsuperscript{66} or relative enterprises, the situation would get better for both migrant workers and employers.

In the same logic, the multifamily housing project in farming and fishing villages should comprise social rental housing designed in consideration of the characteristics of mixed blood family. If the management of a certain portion of these housings is committed to the Ministry of Health and Welfare\textsuperscript{67}, it would help to enhance the life quality of mixed blood families.

The realities regarding foreign habitants are different according from region to region so it might be invented proper incentives to the housing projects focusing on particularity of local situations.

6.3 Incentives for Good Designed Multifamily Housing

The design guidelines of the Ministry of Land, Transport and Maritime Affairs and of Seoul Metropolitan Government for multifamily housing in Korea are institutional tools introduced recently, so their contents should be updated in continuous revision. The fact that public institutions began to have great interest and attention to the multifamily housing design is meaningful and valuable in the culture of housing in Korea.

But the incentives for the Good Designed Multifamily Housing are out of sense. Incentive of the Ministry is the permit to raise sale price for the design development cost. In case of Seoul Metropolitan Government, the incentive is the permit to raise the floor area ratio. Both aim at the diffusion of good design by guaranteeing more profit for developers. But high price and high floor area ratio are two major causes responsible of all negative aspects of multifamily housing in Korea. In spite of the good intention, the Ministry and Seoul Municipal Government practically allow the vices of profit-first strategy of developers participating to this mechanism. So in this conclusive part, I would propose the contents and executive method of incentives for good designed multifamily housing.

6.3.1 Incentives for the Residents

The incentives for the residents were not considered till now. The residents have been excluded from the discussion of good design of their housing. But involving the residents is very important for the effectiveness of spreading good design for multifamily housing because the residents are ultimate consumers in the market of housing. The cityscape, ecosystem and habitability are thought to be public properties. If a certain housing complex contributes to enhance urban aspects, it may be compensated by public finance.

I would propose the temporary reduction of the property tax. Property tax belongs to local tax so this proposal has a good base of logic. According to the excellence of design, the reduction duration may vary. For example, for the residents of “Excellent Designed” multifamily housing, the property tax is to be reduced for five years from the completion of project and for the residents of “Good Designed” multifamily housing, the reduction duration are to be three years. In the same way, the reduction rate of tax could be controlled by the local government. For example, 10% reduction applied to the “Excellent Designed”, 5% reduction to “Good Designed”. It could be combined with the reduction

\textsuperscript{66} “Small and Medium Business Administration” is an independent office, established in 1996, under the Ministry of Knowledge Economy to promote the small and medium enterprises.

\textsuperscript{67} The Ministry of Health and Welfare is the ministry responsible of family affairs including mixed blood families.
duration so as to meet the realities of relative city and all these things might be defined in the ordinance of the city. Surely this incentive cause a drop in tax revenue of local governments but in long term of time, would create benefits by upgrading the cityscape and habitability of the city.

After this system settled down, the consumers would prefer the supplier that saves the tax expenses of the consumers, so the indirect effect to the suppliers is not small. In other words, the developers willingly depend on the quality of design for being chosen by dwellers.

6.3.2 Incentives for the Project Executors

The incentives defined so far are focused on the economic benefits of project executors as mentioned above. Even though it was wrong mechanism but the incentives for the project executors are important for encouraging them to pursue the public goodness. For the project executors of private corporations the compensation might be the widening the opportunity of access to public projects. For example, the government, local government or public corporations may give a special favor to the architect and the construction company of good designed multifamily housing in public bids, invited competition and free contract of public projects also in the non-residential sectors. It can be formulated as Additional Point\(^{68}\) in selecting the subject to contract. Differently from the reduction of property tax, this mechanism does not cost anything to the public institutions but its effect will be strong enough to cover the current incentives. In short, the project executors gain the easy access to public projects and reliability recognized by public authorities. That is the maximum compensation for the private project executors.

6.3.3 Incentives for the Local Government

The role of local governments is important for the culture regarding multifamily housing. Because the local governments are the subject of issuing building permit and controlling the construction processes. The ordinance of local government gives practical and detailed instructions for the multifamily housing supply. Local governments also coordinate the contents of project by its design committee and urban planning committee. So in some sense, it is responsible of the project quality of multifamily housing. Since 1996 when the Local Autonomy System set up in Korea\(^{69}\), the competitions among the regions and cities are becoming more intensive and it has many positive aspects. In order to motivate the local governments, it is necessary to award by the central government for the diffusion of good design quality to all the country. Besides the Ministry of Land, Transport and Maritime Affairs, also the Ministry of Culture, Sports and Tourism and the Presidential Commission on Architecture Policy\(^{70}\) might be involved in awarding local government for good design of multifamily housing. The institutions mentioned above actually award for good design but only to the personal level as architects or construction companies not to the local governments. If one of the ministries or Presidential Commission, makes a new award for local governments such as regions and cities, in the multifamily housing design sector, it would be a good start point. There can be two levels of award, one for Regions one for cities. For example, the regions may candidate to the award by submitting three projects completed in the year and one project for the cities. The award

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\(^{68}\) “Additional Point” is a sort of incentive mechanism already tried by the Korea Land and Housing Corporation.

\(^{69}\) Up to 1996, the government managed and controlled all matters for regions and cities through the governors of mayors nominated by the government.

\(^{70}\) “Presidential Commission on Architecture Policy” was established in December 2008 in accordance with the framework Act on Building for the purpose of upgrade the cultural level regarding architecture and urbanism.
surely will be a great honor to the people of the region or city and can have a symbolic meaning. The government would invent some practical incentives for the awarded local governments in various ways. Anyway the public recognition of the local governments’ role is essential for the upgraded culture of housing.
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APPENDIX

1. Housing Act
2. Rental Housing Act
HOUSING ACT
[Enforcement Date 1. Apr, 2009]

CHAPTER I GENERAL PROVISIONS <Amended by No.9405, Feb. 3, 2009>

Article 1 (Purpose)
The purpose of this Act is to stabilize people's residential life and improve residential standards with Articles laid down in relation to the construction, supply and management of housing, needed for a pleasant life, and fund raising and management etc. to that end.

Article 2 (Definitions)
For the purpose of this Act, the definition of the terms used in this Act, shall be as follows.
1. "Housing" means a building or part of a building and any land attached thereto occupied as a dwelling or more than one dwelling by household members who may live an independent life for a long period of time. It may be classified as detached housing or Multifamily Housing.
2. "Multifamily Housing" means a building occupied as more than one dwelling by households, each of whom may live an independent life respectively while sharing all or part of walls, corridors, stairs and other facilities, etc. of the building; its kind and scope shall be prescribed by the Presidential Decree.
3. "National Housing" means housing, which is constructed or renovated with financial support provided by the National Housing Fund under Article 60, and whose area, to be exclusively used for residential purpose, (hereinafter referred to as the "exclusive residential area") is less than 85㎡ per family or household (itrefers to housing with the exclusive residential area of less than 100㎡ per family or household in a Eup or a Myoen, which are not an urban area, excluding the Seoul Metropolitan Area under Article 2, 1 of the Seoul Metropolitan Area Readjustment Planning Act; hereinafter referred to as the "scale of National Housing"). In this case, the way by which an exclusive residential area is estimated shall be prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
4. "Urban-type Housing" means housing constructed within the scale of National Housing with less than 150 households, and prescribed by the Presidential Decree.
5. "Public housing site" means a site which is developed and prepared for the construction of Multifamily Housing under any of the following public projects:
(a) A National Housing construction project or a site preparation project under Article 18 (2);
(b) A housing site development project under the Housing Site Development Promotion Act. Provided, That the same shall not apply to any housing site, which is used in accordance with Article 12 (5), including the housing construction site, used under subsection 4 of Article 7 (1) of this Act, etc.
(c) An industrial complex development project under the Industrial Sites and Development Act;
(d) A housing site preparation project for the construction of Bogeumjari housing under the Special Act on the Construction of Bogeumjari Housing, etc.
(e) An urban development project under the Urban Development Act; (only referred to the projects, carried out by developers falling under subsection 1 through 4 of Article 11 (1) of the same Act by way of expropriation or use under Article 21 of the same Act, and to the projects, carried out in areas that can be developed only by way of expropriation or use, not by way of combining both methods;
(f) A development project of Free Economic Zone under the Act on the Designation and Management
of Free Economic Zone (only referred to the projects carried out in areas that can be developed only by way of expropriation or use, not by way of combining both methods);

(g) A development project of Innovation City under the Special Act on the Construction of, and Support for Innovation City by Relocating Public Organizations;

(h) A construction project of Multi-functional Administrative City under the Special Act on the Construction of Multi-Functional Administrative City in the Gongju-Yeongi region for Follow-Up Measures to build a New Capital City

(i) A public service project under Article 4 of the Act on the Acquisition of Land, etc. for Public Service Project and the Compensation therefore, and prescribed by the Presidential Decree.

6. "Housing complex" means a group of lands wherein housing, incidental facilities and welfare facilities are constructed or a housing site is prepared under a housing construction project plan or a housing site preparation project plan, which is approved under Article 16: Provided, That lands for the construction of any of the following facilities shall be considered as a distinct housing complex, respectively:

(a) railway, express highway, or exclusive roads for automobiles;
(b) roads with a width of more than 20 meters;
(c) roads, built for urban planning, with a width of more than 8 meters; and

(d) those corresponding to the facilities under (a) through (c), and prescribed by the Presidential Decree.

7. "Project executor" means any project executor falling under any of the followings, who carries out a housing construction project plan or a housing site preparation project plan, which is approved under Article 16:

(a) The State or Local governments:
(b) The Korea National Housing Corporation under the Korea National Housing Act (hereinafter referred to as the "Korea National Housing Corporation"), or the Korea Land Corporation under the Korea Land Corporation Act (hereinafter referred to as the "Korea Land Corporation");
(c) Housing constructors or housing site developers who are registered in accordance with Article 9; and

(d) Other persons who carry out a housing construction project or a housing site preparation project under this Act;

8. "Incidental facilities" mean facilities or installations attached to housing, which fall under any of the followings:

(a) Parking lots, housing management offices, fences and roads within a housing complex;
(b) Building equipments falling under subsection 4 of Article 2 (1) of the Building Act; and

(c) Those corresponding to facilities or installations mentioned in (a) and (b), and prescribed by the Presidential Decree.

9. "Welfare facilities" mean commonly used facilities falling under any of the followings, which are built in a housing complex for residential welfare of occupiers, etc.:

(a) Children's playgrounds, neighborhood facilities, kindergartens, residents' sports facilities and halls for the aged; and

(b) Other commonly used facilities which are built for residential welfare of occupiers, etc. and prescribed by the Presidential Decree;

10. "Arterial facilities" mean facilities, which link basic infrastructure within a housing complex (it refers to a respective housing complex where two or more housing complexes are developed at the same time), such as roads, water supply and drainages, electric facilities, gas facilities, communications facilities and district heating facilities, etc., with basic infrastructure of the same kind located outside the relevant housing complex: Provided, That as for
gas, communications and district heating facilities, arterial facilities shall also link them within a same housing complex.

11. "Housing association" means an association established by many persons from a specific organization or a region in order to acquire or remodel housing:
(a) District housing association: an association established by the residents who live in the same Special Metropolitan City, Metropolitan City, City or Gun (with the exception of Guns under the jurisdiction of a Metropolitan City; hereinafter the same shall apply) for the purpose of acquiring housing;
(b) Workplace housing association: an association established by workers in the same workplace to acquire housing;
(c) Remodeling housing association: an association established by Multifamily Housing owners in order to remodel housing.

12. "Occupier" means any person falling under any of the followings:
(a) any person who is supplied housing, in the cases under Article 13, 38, 86, 89 and 98;
(b) any home owners, in the cases under Article 54 and 57; and
(c) home owners, spouses and linear ascendants or descendants representing the home owners, in the cases under Article 42 through 45, 55 and 59;

13. "User" means any person, etc. who rents and uses housing.

14. "Housing manager" means any one of those below, who is in charge of the management of Multifamily Housing:
(a) A head of Multifamily Housing management office, who represents an autonomous management organization under Article 43 (4);
(b) A project executor before handing over management duties under Article 43
(c) housing managers under Article 53 (1);
(d) rental businessmen under subsection 4 of Article 2 of the Rental Housing Act;

15. "Remodeling" means the acts of making a large repair of a building, or extending it within the range prescribed by the Presidential Decree, in order to suppress its deterioration or to improve its functions, etc. in accordance with Article 42 (2)

Article 3 (Obligation of the State, etc.)
When the State and local governments set up and implement a housing policy, they must make efforts to:
1. provide people with a pleasant and suitable residential life;
2. facilitate smooth functioning of the housing market and a sound development of the housing industry;
3. ensure fair and efficient supply, and the management of housing to be pleasant and safe; and
4. preferentially supply housing, which is the scale of National Housing, to low income or homeless persons, etc. who need support in improving their residential welfare.

Article 4 (Consultation about Housing Policy)
(1) A head of a central administrative agency, the Mayor of Special Metropolitan City, a mayor of Metropolitan City, a Do governor or the governor of a Special Self governing Province (hereinafter referred to as the "mayor/Do governor"), who intends to take necessary measures for his own competent duties other than those stipulated in this Act, in relation to the following subsections, must in advance consult the Minister of Land, Transport and Maritime Affairs:
1. Housing construction, supply and management,
2. Matters related to fund raising and management to fulfill the duties of subsection (2) Central administrative agencies subject to consultation, the scope of consultation and the procedure therefore, etc. under section (1) shall be prescribed by the Presidential Decree.

Article 5 (Survey of Actual Conditions of Residence)
(1) The Minister of Land, Transport and Maritime Affairs, the Mayor of Special Metropolitan City, mayors of Metropolitan City, the governor of Special Self-governing Province, mayors or heads of Gun may conduct a survey of actual conditions of residence about the following matters under the conditions prescribed by the Presidential Decree:
1. the housing supply ratio;
2. the kind and scale of housing;
3. housing funds; and
4. other matters related to housing construction, supply and management, which are prescribed by the Presidential Decree.
(2) The survey of actual conditions of residence, to be done by the Minister of Land, Transport and Maritime Affairs in pursuance of section (1), shall be conducted on a regular basis and occasionally; the regular survey shall be accompanied by the total survey of population and the total survey of housing, which are designated Statistics under Article 4 of the Statistics Act, and the occasional survey may be conducted when the Minister of Land, Transport and Maritime Affairs considers especially necessary; the specific items for the survey shall be designated by the Minister.
(3) The provisions of section (2) shall apply mutatis mutandis to the survey of actual conditions of residence, conducted under section (1), by the Mayor of Special Metropolitan City, mayors of Metropolitan City, the governor of Special Self-governing Province, mayors or the heads of Gun.

Article 5-2 (Establishment, etc. of Minimum Standards for Residential Accommodation)
(1) The Minister of Land, Transport and Maritime Affairs shall set and publicize minimum standards for residential accommodation, which are a necessity for providing people with a pleasant and suitable residential life.
(2) Where the Minister of Land, Transport and Maritime intends to set and publicize minimum standards for residential accommodation in accordance with section (1), he shall hold a consultation with the head of the related central administrative agency in advance and go through deliberation of the Housing Policy Deliberation Committee (hereinafter referred to as the "Housing Policy Deliberation Committee"). The same shall apply to the case where the Minister modifies the publicized minimum standards for residential accommodation.
(3) Minimum standards for residential accommodation shall contain the standards for the size of residential area, the number of rooms, the housing structure, facilities, the housing performance, and environmental factors, etc., which are prescribed by the Presidential Decree, and the standards shall be appropriate for social changes and economic conditions.

Article 5-3 (Preferential Housing Support, etc. to Households Living Below Minimum Standards for Residential Accommodation)
(1) The State or a local government may offer benefits to households living below minimum standards for residential accommodation, such as preferentially providing housing or financial assistance of the National Housing Fund, etc.
(2) The State or a local government, who sets out and implements housing policy, or a project executor, who carries out a housing construction project, shall endeavor to reduce the number of households living below minimum standards for residential accommodation.
(3) With respect to authorization or permission for a housing construction project, the Minister of Land, Transport and Maritime Affairs or a head of local government may take necessary measures, such as issuing an order to supplement the written application for housing construction approval, when he/she finds out that the housing construction project doesn't meet the minimum standards for residential accommodation.

(4) The Minister of Land, Transport and Maritime Affairs or a head of local government may preferentially construct rental housing in the areas with high population density living below the minimum standards for residential accommodation, or take necessary measures to preferentially carry out a project for improving urban and housing environments under conditions stipulated by the Urban and Living Environment Maintenance Act.

Article 6 (Relation with Other Acts)
(1) This Act shall apply to the matters of rental housing construction, supply and management, which are not stipulated in the Rental Housing Act.
(2) This Act shall apply to the matters of the management and improvement of residential environment, which are not stipulated in the Urban and Living Environment Maintenance Act.

CHAPTER II FORMULATION, ETC. OF COMPREHENSIVE HOUSING PLAN

Article 7 (Formulation of Comprehensive Housing Plan)
(1) The Minister of Land, Transport and Maritime Affairs must formulate and implement a comprehensive housing plan including each of the following matters, with a view to stabilizing people's residential life and raising residential standards:
1. matters for basic objectives and directions of housing policy;
2. matters for the construction and supply of National Housing or rental housing;
3. matters for demand, supply and management of housing or housing sites;
4. matters for fund raising to get home ownership and its management;
5. matters for housing supply to the low-income persons or houseless persons, who need support in improving residential welfare;
6. matters for creating and readjusting a residential environment, which is wholesome and sustainable; and
7. matters for housing remodeling.
(2) A comprehensive housing plan may be classified into an annual plan and a 10-year plan; the annual plan shall be drawn up based on the 10-year plan at the time of no later than the end of February of the relevant year.
(3) A comprehensive housing plan shall be suitable for a comprehensive plan for national land under the Framework Act on the National Land. And any project executor, which is the State, a local government, the Korea National Housing Corporation, the Korea Land Corporation, and a local public corporation established for the purpose of a housing site preparation project under Article 49 of the Local Enterprises Act (hereinafter referred to as the "local public corporation"), must carry out a housing construction project or a housing site preparation project in compliance with the comprehensive housing plan.
(4) Where the Minister of Land, Transport and Maritime Affairs draws up a comprehensive housing plan, he/she may in advance request the head of the relevant central administrative agency concerned and the mayor/Do governor to submit policy and project plans, which will be reflected in
the comprehensive housing plan. In this case, the head of the central administrative concerned and
the mayor/Do governor shall comply with the request if there is no special reason to object.
(5) The Minister of Land, Transport and Maritime Affairs must make a proposal of comprehensive
housing plan on the basis of each jurisdiction's plan submitted under section (4), hold consultation
with the head of the central administrative agency concerned and set up a final plan after the
deliberation of the Housing Policy Deliberation Committee. In this case, the Minister of Land,
Transport and Maritime Affairs must immediately notify the comprehensive housing plan to the head
of the central administrative concerned and the mayor/Do governor.

Article 8 (Formulation of Comprehensive City/Do Housing Plan)
(1) A mayor/Do governor must set up an annual comprehensive City/Do housing plan and a 10-year
comprehensive City/Do housing plan, in compliance with the Municipal Ordinance of relevant Special
Metropolitan City, Metropolitan City, Do or Special Self-governing Province (hereinafter referred to as
"City/Do"), and within the scope prescribed by the comprehensive housing plan under Article 7 and by
the Presidential Decree. In this case, the comprehensive City/Do housing plan must be aligned with
the comprehensive housing plan under Article 7, and the annual comprehensive City/Do housing plan
must be aligned with the 10-year comprehensive City/Do housing plan.
(2) When a mayor/Do governor has drawn up an annual comprehensive City/Do housing plan or a 10-
year comprehensive City/Do housing plan under section (1), he/she must promptly submit the plan to
the Minister of Land, Transport and Maritime Affairs.
(3) The Minister of Land, Transport and Maritime Affairs may set standards for setting up of a
comprehensive City/Do housing plan.

CHAPTER III CONSTRUCTION OF HOUSING, ETC.

Section 1 Housing Builders, etc.

Article 9 (Registration of Housing Construction Project, etc.)
(1) Any person, who may carry out a project to construct housing with more than the number of
households prescribed by the Presidential Decree every year, and who may carry out a project to
prepare a housing site, not less than the area prescribed by the Presidential Decree every year, must
be registered in the Ministry of Land, Transport and Maritime Affairs. Provided, That the same shall
not apply to any project executor falling under any of the followings:
(a) the State or Local governments;
(b) the Korea National Housing Corporation or the Korea Land Corporation;
(c) local public corporations;
(d) public-service corporations established to execute housing construction projects under Article 4 of
the Act on the Establishment and Operation of Public-Service Corporations (hereinafter referred to as
the "public-service corporation");
(e) housing associations, established under Article 32, which may carry out a joint housing
construction project with registered constructors under Article 10 (2); and
(f) Any person who may employ workers (only referred to the employers who may carry out a joint
housing construction project with registered constructors under Article 10 (3); hereinafter referred to
as the "employers").
(2) Matters for standards, procedures and methods, etc., with relation to capital, the number of engineers and the size of office, required to make registration shall be prescribed by the Presidential Decree.

(3) With respect to a corporation established for a specific purpose, etc. under Article (1) 2 of the Rental Housing, qualification requirements, etc. among standards of section (2) to make a registration, may be eased as prescribed by the Presidential Decree.

Article 10 (Joint Project executors)

(1) Where any land owner intends to construct housing, he/she may carry out a project jointly with a project executor, who is registered under Article 9 as prescribed by the Presidential Decree, notwithstanding Article 9 (1), (hereinafter referred to as the "registered constructor"). In this case, the land owner and the registered constructor shall be considered as joint project executors.

(2) Where a housing association, established under Article 32 (with the exception of remodeling housing association), intends to construct housing for its members, the association may jointly carry out a project with a registered constructor (including local governments, the Korea National Housing Corporation and the Local public corporation) as prescribed by the Presidential Decree.

(3) Where an employer constructs housing to supply to his/her workers, the employer must jointly carry out the construction project with a registered constructor as prescribed by the Presidential Decree. In this case, the employer and the registered constructor shall be considered as joint project executors.

(4) The duties, expenses and responsibilities of joint project executors under sections (1) through (3), shall be divided under the agreement between the project executors, within the scope prescribed by the Presidential Decree.

Article 11 (Disqualification for Registered Constructor)

Any project executor falling under any of the followings shall not be allowed to make a registration for carrying out a housing construction project, etc.

1. Minors, incompetents or quasi-incompetents;
2. A person who was declared bankrupt and has not yet reinstated;
3. A person who was sentenced to imprisonment for the violation of the Illegal Check Control Act or this Act, and served the term of execution (including the case of which the term of execution deemed finished), or who was released from the execution less than 2 years ago;
4. A person who is on probation after being granted a stay of execution of imprisonment for the violation of the Illegal Check Control Act or this Act;
5. A person whose term of registration expired less than 2 years ago; and
6. A corporation which employs more than one executive falling under 1 through 5.

Article 12 (Construction by Registered Constructors)

(1) Where a registered constructor gets approval for project plan under Article 16 (including permission for Multifamily Housing construction under the Building Act) and constructs housing for presale or rent, in compliance with the standards of construction technology, housing construction records or the scale of housing, etc. as prescribed by the Presidential Decree, the registered constructor shall be considered as a constructor under Article 9 of the Framework Act on the Construction Industry, and may carry out the housing construction project.

(2) Where a registered constructor constructs housing under section (1), the provisions of Articles 40, 44, 93, 94 and 98 through 101 of the Framework Act on the Construction Industry shall apply mutatis mutandis. In this case, the "constructor" shall be considered as the "registered constructor."
Article 13 (Cancellation of Registration of Housing Construction Project, etc.)
(1) The Minister of Land, Transport and Maritime Affairs may cancel the registration of a registered constructor, who falls under any of the following cases, or issue a business suspension order for less than one year. Provided, the Minister must cancel the registration of any project executor falling under 1 through 5:
1. a project executor who is registered by false or other unlawful means;
2. a project executor who falls short of registration standards under Article 9 (2);
3. a project executor who does people harm or causes damage to occupiers' property by mistake or intention because of poor construction;
4. a project executor who falls under section 1 through 4 of Article 11. Provided, That the same shall not apply to the corporation who replaced an executive falling under subsection 6 of Article 11 within 6 months;
5. a project executor who lends a registration certificate in violation of Article 88;
6. a project executor who falls under any of the following cases: (a) where not implementing a rectification order under Article 21-5 (1) or Article 36-17 of the Construction Technology Management Act;
(b) where not performing a duty to produce a shop drawing under Article 23-2 (3), and constructing housing without going through the examination and confirmation of supervisors or superintendents;
(c) where not having gone through quality examination and inspection under Article 24 of the Construction Technology Management Act;
(d) where not having gone through safety inspection under Article 26 (2) of the Construction Technology Management Act;
7. a project executor who resells the housing site in violation of Article 19-2 (1) of the Housing Site Development Act; and
8. a project executor who violates this Act or violates any order or administrative disposition under this Act.
(2) The standards for administrative dispositions such as registration cancellation or business suspension under section (1) shall be prescribed by the Presidential Decree.

Article 14 (Project Execution by Project Executors punished with Registration Cancellation, etc.)
Any registered constructor, who is given an administrative disposition such as registration cancellation or business suspension under Article 13, may continue to carry out the projects, which had been approved under Article 16 before the administrative disposition was taken. Provided, That the same shall not apply to a registered constructor, who is given an order of registration cancellation, and has grave and evident reasons not to continue his project.

Article 15 (Submission of Business Records, etc.)
(1) Any registered constructor shall submit an annual business records, which include the business results (if an individual constructor founded a corporation by way of investment in kind with his/her own business assets, which are used in the relevant business for more than one year, the annual business records shall also include the individual's business records. If he/she is re-registered after the term of registration expired, it refers to the business records after the re-registration), business plans and the current number of engineers in the corporation to the Minister of Land, Transport and Maritime Affairs as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
(2) Any registered constructor shall submit a monthly plan of housing presale and its result to the Minister of Land, Transport and Maritime Affairs as stipulated in the Ordinance of the Ministry of Land,
Section 2 Carrying Out Housing Construction Project

Article 16 (Approval of Project Plan)
(1) Any project executor who intends to carry out a project to construct housing with more than the number of households prescribed by the Presidential Decree, or who intends to carry out a project to prepare a housing site, not less than the area as prescribed by the Presidential Decree, shall submit a written application for project plan approval together with required documents of plot plans of housing, incidental facilities and welfare facilities and drawing & specification of housing site, etc. as prescribed by the Presidential Decree to a competent mayor/Do governor, and obtain approval for the project plan. The application must be submitted to the Minister of Construction and Transportation where the project is carried out by the State, the Korea National Housing Corporation, the Korea Land Corporation, and is prescribed by the Presidential Decree; hereinafter, the same shall apply in this Article and Article 17. Provided, That the same shall not apply to the case of constructing housing and other facilities as a same building, etc. as prescribed by the Presidential Decree.

(2) Any project executor, who intends to get approval for a housing construction project plan under section (1), must secure the ownership of the relevant housing construction site. Provided, That the same shall not apply to the cases falling under any of the followings:
1. where securing the right to use more than 80/100 of the land for a housing construction project, which [including legal fictions under subsection 5 of Article 17 (1)] made under a district unit plan (hereinafter referred to as the "district unit plan") in pursuance of Article 49 of the National Land Planning and Utilization Act;
2. where failing to secure the ownership of the relevant housing construction site but gaining the right to use the site;
3. where a housing construction project is carried out by the State, the Korea National Housing Corporation, the Korea Land Corporation or a local public corporation;

(3) Where a project executor intends to change a project plan, for which obtained approval, must also get approval for change in the plan under section (1). Provided, That the same shall not apply to the case of making minor changes, as stipulated in the Ordinance of the Ministry of Construction and Transportation.

(4) Any project plan under section (1) shall be drawn up to be suitable for living a pleasant and modern life, and the plan must contain a construction plan of incidental facilities and welfare facilities, etc.

(5) Where a mayor/Do governor grants approval for a project plan under section (1), he must not ask any project executor to donate a site for constructing government buildings or contain the plan of building arterial facilities etc., which are not directly related to the relevant housing construction project plan or the housing site preparation project plan submitted by the project executor

(6) Where a mayor/Do governor grants approval for a project plan under section (1), he/she shall announce it and promptly forward a copy of an approval letter and related documents to the competent mayor and the head of Gun or Gu, (referred to autonomous Gus; hereinafter, the same shall apply).

(7) Any project executor, who has obtained approval for a project plan under section(1), must carry out the project as planned and as approved, and must undertake the project within 2 years from the approval date; Provided, That a mayor/Do governor may delay the date on which the project takes place, if the project executor applies for the delay with justifiable reasons prescribed by the Presidential Decree. In this case, the project executor must undertake the project within one year after
the justifiable reasons vanished;
(8) Where a project executor, who has obtained approval for a project plan under section (1), undertakes the project, he/she must report it to the relevant mayor/Do governor as stipulated in the Ordinance of the Ministry of Construction and Transportation;
(9) A mayor/Do governor may cancel approval for a project plan, where the project executor doesn't start the project in violation of the provisions of section (7).

Article 16 (Approval of Project Plan)
(1) Any project executor who intends to carry out a project to construct housing with more than the number of households prescribed by the Presidential Decree, or a project to prepare a housing site, not less than the area as prescribed by the Presidential Decree, must submit a written application for approval of a project plan together with required documents of plot plans of housing, incidental facilities and welfare facilities and drawing & specification of housing site, etc., as prescribed by the Presidential Decree, to any of an appropriate approval authority below, and obtain approval for the project plan (hereinafter referred to as the "project plan approval authority"; it refers to the Minister of Land, Transport and Maritime Affairs where the project is carried out by the State, the Korea National Housing Corporation, the Korea Land Corporation and prescribed by the Presidential Decree; hereinafter, the same shall apply in this Article and Article 17). Provided, That the same shall not apply to the case of constructing housing and other facilities as a same building, etc. and other cases prescribed by the Presidential Decree:
1. as for a housing construction project or a housing site preparation project whose area is more than 100 thousand ㎡: Project plan approval authority shall be mayors/Do governors or mayors of cities with the population of more than 500 thousand, with the exception of Seoul and other Metropolitan Cities, in accordance with Article 175 of the Local Autonomy Act;
2. as for a housing construction project or a housing site preparation project whose area is less than 100 thousand ㎡: Project plan approval authority shall be the Mayor of Special Metropolitan City, mayors of Metropolitan City, the governor of Special Self-governing Province, mayors or Do governors.
(2) Any project executor, who intends to get approval for a housing construction project plan under section (1), must secure the ownership of the relevant housing construction site. Provided, the same shall not apply to the cases below:
1. where securing the right to use more than 80/100 of land for a housing construction project, which requires a decision [including legal fictions under subsection 5 of Article 17 (1)] made under a district unit plan (hereinafter referred to as the "district unit plan") in pursuance of Article 49 of the National Land Planning and Utilization Act, and the remaining land being subject to claim for sale under Article 18-2 and 3. [Under Article 10 (2), the housing association (excluding the remodeling housing association), which jointly carries out a project with a registered constructor, must secure the right to use 95/100 of the land. The same shall apply in Article 18-2 and Article 18-3];
2. where failing to secure the ownership of the relevant housing construction site but having gained the right to use the site;
3. where the housing construction project is carried out by the State, the Korea National Housing Corporation, the Korea Land Corporation or a local public corporation.
(3) Where a project executor intends to change a project plan, for which obtained approval, must also get approval for change in the plan under section (1). Provided, the same shall not apply to the case of making minor changes in the plan, as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
(4) Any project plan under section (1) shall be drawn up to be suitable for living a pleasant and modern life, and the plan must contain the construction plan of incidental facilities and welfare facilities, etc.

(5) Where a project plan approval authority grants approval for a project under section (1), he/she must not ask any project executor to donate a site for the construction of government buildings or contain a plan of building arterial facilities etc., which are not directly related to the relevant housing construction project plan or the housing site preparation project plan submitted by the project executor.

(6) Where a project plan approval authority grants approval for a project plan under section (1), the authority must publicize it. In this case, the Minister of Land, Transport and Maritime Affairs or a mayor/Do governor must promptly forward a copy of approval letter and related documents to the competent mayor and the competent head of Gun or Gu, (referred to autonomous Gus; hereinafter, the same shall apply).

(7) Any project executor, who is given approval for a project plan under section (1), must carry out the project as planned and as approved, and must undertake the project within 2 years from the approval date; Provided, That a mayor/Do governor may delay the date on which the project takes place when the project executor applies for the delay with justifiable reasons prescribed by the Presidential Decree. In this case, the project executor must start the project within one year from the date on which the justifiable reasons have vanished;

(8) Where a project executor, who is given approval for a project plan under section (1), undertakes the project, he/she must report it to the project plan approval authority as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs;

(9) The project plan approval authority may cancel approval for a project plan, where the project executor doesn't undertake the project in violation of the provisions of section (7).

Article 17 (Fictitious Authorization and Permission, etc. under Other Acts)
(1) Where a project plan approval authority grants approval for a project plan under Article 16, the matters consulted with the head of relevant administrative agencies under section (3), with respect to permission, authorization, decision, approval or report, etc. (hereinafter referred to as the "authorization and permission, etc") for any of the followings shall be deemed authorized and permitted, and when there is an approval announcement for a project plan, the approval announcement shall be considered as any of the following announcements under related Acts:
1. construction permission under Article 11 of the Building Act, construction report under Article 14 of the same Act or construction permission or report for temporary buildings under Article 20 of the same Act;
2. permission for private use or use under Article 5 of the Public Waters Management Act, consultation or approval under Article 6 (1) of the same Act, and approval or report for a plan under Article 8 of the same Act;
3. license for public waters reclamation under Article 9 of the Public Waters Reclamation Act, approval for a plan under Article 15 of the same Act and consultation or approval under Article 38 of the same Act;
4. authorization for a mining plan under Article 42 of the Mining Act;
5. decision for an urban management plan under Article 30 of the National Land Planning and Utilization Act (only referred to the plans falling under subsection 4 (c) of Article 2 of the same Act and the 1st type district unit plan falling under subsection 1 of Article 49 of the same Act out of the plans under subsection 4 (e)), permission for development under Article 56 of the same Act, designation of urban developers under Article 86 of the same Act, authorization for implementation plan under Article 88 of the same Act, permission for contract for land transaction under Article 118 of the same Act and
permission for entering other persons' lands under Article 130 (2) of the same Act;
6. approval for the use of agriculture infrastructure for other purposes under the Act on the Readjustment of Rural and Fishery Areas;
7. permission or consultation for diversion of farmland under the Farmland Act; 8. permission for road construction under Article 34 of the Road Act, and permission for private use of roads under Article 38 of the same Act 9. designation of urban development zone under Article 3 of the Urban Development Act, the designation of developer under Article 11, authorization for a plan under Article 17 of the same Act and permission for entrance to land under Article (2) of the same Act; 10. permission for building private roads under Article 4 of the Private Road Act;
11. permission for changing the form and quality of land, etc. under Article 14 of the Work against Land Erosion or Collapse Act, and the cancellation of designation of the land for land erosion control under Article 20 of the same Act;
12. permission and report for diversion of forest land under Article 14, 15 of the Forestland Management Act, and permission and report for lumbering living tress under Article 36 (1), (4) and Article 45 (1), (2) of the Act on the Creation and Management of Forest Resources. Provided, That the same shall not apply to permission or report for forest reserves designated for the protection of forest genetic resources, seed production forest and experimental forest under the same Act;
13. permission for undertaking a small river project under Article 10 of the Small River Management Act; permission or report for private use of small river, etc. under Article 14 of the same Act;
14. authorization for the water project under Article of 17 or 49 of the Water Supply and Waterworks Installation Act, and authorization for waterworks installation under Article 52 of the same Act;
15. approval for the coastal zone management project plan under Article 25 of the Coastal Zone Management Act;
16. report for the installation of sewage disposal facility for individual use under Article 34 (2) of the Sewerage Act;
17. registration for mega stores under Article 8 of the Distribution Industry Development Act;
18. permission for the re-interment of neglected graves under Article 27 (1) of the Act on Funeral, etc.
19. permission or report for the development and use of ground water under Article 7 and 8 of the Groundwater Act;
20. permission for the diversion of grassland under Article of the Grassland Act;
21. examination of use of land survey performance under Article 25 of the Land Survey Act;
22. permission for the acts under Article 6 of the Housing Site Development Promotion Act;
23. permission for undertaking public water supply and drainage works under Article 16 of the Sewerage Act;
24. permission for river works or authorization for river works project plan under Article 30 of the River Act, permission for private use of rivers under Article 33 of the same Act and permission for use of river water under Article 50 of the same Act.
(2) Any person, who intends to get fictitious authorization or permission, etc., must submit a written application together with related documents stipulated in the relevant Act when applying for approval for a project plan;
(3) Where a project plan approval authority grants approval for a project plan under Article 16, which falls under any of the following subsections of Article 16 (1), the authority must in advance submit related documents as stipulated in the relevant Acts to the head of a relevant administrative agency and make a consultation. In this case, the head of the relevant administrative agency shall submit his/her view within 30 days from the date of receiving the consultation request, and shall not accept the request in violation of the criteria for authorization or permission, etc.;
(4) Where a project executor, who constructs National Housing with more than the proportion prescribed by the Presidential Decree, has obtained authorization or permission, etc. in accordance with other Acts under section (1), he shall be exempt from commission, etc. charged under relevant Acts.

Article 18 (To Enter Land, etc.)
(1) Any of the following acts is allowed for any project executor, such as the State, a local government, the Korea National Housing Corporation, the Korea Land Corporation, and a local public corporation, when intending to examine or measure land for making a project plan or considering them necessary in carrying out a National Housing construction project:
1. To enter the land owned by other people
2. To use the other people's land as material storage or temporary roads, not for any special purpose;
3. To alter or remove obstacles such as bamboos or stones, etc. when especially needed,
(2) Any project executor under section (1), who constructs National Housing or prepares a site for it, may use or expropriate the land, the objects in the land and rights except for the ownership of land and objects (hereinafter referred to as the "land, etc.")
(3) With respect to the cases falling under section (1), Article 130 (2) through (9) of the National Planning and Utilization Act and subsection 2 and 3 of Article 144 (1) of the same Act shall apply mutatis mutandis. In this case, the "urban planning project developers" shall be considered as the "project executors" and "Article 130 (1)" as the "Article 18 (1) of this Act."

Article 18-2 (Claim for Sale, etc.)
(1) Where a project executor, who is given approval for a project plan under subsection 1 of Article 16 (2), doesn't have the right to use the land for the project, may ask the landlords to sell the land at a market price in accordance with the cases below (including buildings in the land, the same shall apply in this Article and Article 18 (3)). In this case, the project executor shall consult the owner for more than 3 months before asking for the sale.
1. where a project executor has the right to use 95 percent of a housing construction site, he/she may ask all the landlords of the remaining 5% land to sell;
2. where the project executor falls under other cases than subsection 1: the project executor may ask all the landlords to sell the land with the exception of the landlords, who acquired the ownership of the land 10 years before the date on which the land was designated as a District Unit Planning area and holds the ownership. (as for the ownership of the land, which was inherited from lineal descendants and ascendants or spouses, the ownership period of lineal descendants and ascendants or spouses shall also be added).
(2) A remodeling housing association, certified and established under Article 32 (1), may put in a claim for sale of land or housing owned by the persons who don't agree the remodeling determination made by the association.
(3) With respect to project executor's claim for sale under section (1) and (2), Article 48 of the Act on the Ownership and Management of Aggregate Buildings shall apply mutatis mutandis. In this case, partitioned ownership and land use right shall be considered as the ownership as well as other rights vested in land and buildings, which are subject to claim for sale to be used under a housing construction project or a remodeling project.

Article 18-3 (Disposal of Land where ownership cannot be found)
(1) where a project executor has gained approval for the project plan under Article 16 (2) 1, but has failed to obtain land use right and cannot identify the owner of the land, he/she shall give out a public
notice, more than two times, to find the owner in nationally distributed daily newspapers. If there is no claim for ownership for 30 days from the notice date, the land may be allowed to be subject to claim for sale under Article 18-2;
(2) a project executor may execute a housing construction project after he/she deposits money, worth of appraisal value of the land, in court;
(3) the appraisal value of the land under section (2) shall be calculated by averaging property values, which are appraised by more than two appraisers under the Act on Public Notice of Real estate Price and Property Appraisal.

Article 19 (Compensation for Loss caused by Entry to Land, etc)
(1) Where there exist persons who sustain loss incurred by the project executor's actions stipulated in the Article 18 (1), the project executor shall compensate for the loss;
(2) In compensating for loss under section (1), the persons, who sustain loss and the project executor, who may compensate for the loss, shall consult;
(3) If the persons, who sustain loss, and the project executor, who may compensate for loss, fail to consult or are not able to consult, they may make an application for reunion to the Land Expropriation Committee under the Act on the Acquisition of Land, etc. and the Compensation therefore;
(4) With respect to reunions led by the competent Land Expropriation Committee under section (3), Article 83 through 87 of the Act on the Acquisition of Land, etc. and the Compensation therefore shall apply mutatis mutandis.

Article 20 (Restriction, etc. on Housing Construction)
(1) A housing project, which is approved under Article 16, shall not be carried out by any project executor other than those who are considered as registered constructors under Article 9 of the Framework Act on the Construction Industry and prescribed by the Presidential Decree or who are registered constructors under Article 12 of the same Act;
(2) Works for the installment of waterproofing, sanitation, and air-conditioning or heating facilities in Multifamily Housing must be carried out only by registered constructors under Article 9 of the Framework Act on the Construction Industry, and prescribed by the Presidential Decree (specific heat-applying equipment and materials shall be installed and built by builders under the Energy Use Rationalization Act);
(3) Any project executor such as the State or a local government must give an order for design and for housing construction, separately, when executing a project approved under Article 16. Provided, That in the case of a large-scale housing construction project prescribed by the Presidential Decree or a construction project, which cannot be separately ordered due to the matters of technology management, the order may be made by way of a bid prescribed by the Presidential Decree.

Article 21 (Criteria for Housing Construction, etc)
(1) The following criteria for housing construction, etc., carried out and supplied by a project executor (hereinafter referred to as the "criteria for housing construction, etc."), shall be prescribed by the Presidential Decree.
1. criteria for the housing allotment, boundary walls between households, and structural stress proof, etc.;
2. criteria for the construction of incidental facilities;
3. criteria for the construction of welfare facilities;
4. housing scale and construction ratio by housing scale; and
5. criteria for housing site preparation;
(2) Local governments may set specific standards as the Ordinance in compliance with the criteria for housing construction after they have regard to local characteristics of their region and housing scale, etc.

(3) Any project executor shall carry out a housing construction project or a housing site preparation project in compliance with the housing construction criteria, etc. of section (1) and section (2);

Article 21-2 (Disclosure of Housing Performance Grade, etc.)
(1) Where a project executor supplies housing with more than the number of households prescribed by the Presidential Decree, he/she shall get a housing performance grade of the following items from an institution, certified by the Minister of Land, Transport and Maritime Affairs, and put it on housing presale ads:
1. grade for noise: lightweight impulse noise, heavyweight impulse noise, toilet noise and boundary noise, etc.;
2. grade for structures: variability for potential remodeling and easiness of repair, etc.;
3. grade for environmental factors: landscape, view, outside noise and indoor air quality;
4. grade for the living environment of commonly used facilities: social welfare facilities, playgrounds and resting places, etc.; and
5. grade for housing performance of fire-fighting and home network, etc. as prescribed by the Presidential Decree;

(2) Criteria for accrediting the housing performance grade, the ways of evaluation, and human resources, procedures and other requirements to be a designated housing performance grade accreditation agency under section (1) shall be determined as prescribed by the Presidential Decree;

(3) The Minister of Land, Transport and Maritime Affairs may award a prize to a project executor, who gets high performance grade after housing performance examination and evaluation is undergone under section (1);

(4) The Minister of Land, Transport and Maritime Affairs may cancel the designation of housing performance grade accreditation agency if the designated accreditation agency under section (1), falls under any of the following cases. Provided, That the Minister must cancel the designation if the agency comes under case 1:
1. the case where the agency gives housing performance grade by false or unlawful means;
2. the case where the agency does its work in violation of criteria for the accreditation of housing performance grade under section (2)
3. the case where the agency falls short of the criteria to become a designated housing performance grade accreditation agency;
4. the case where the agency has suspended its work for more than two years without justifiable reasons;

(5) The Minister of Land, Transport and Maritime Affairs may ask a designated housing performance grade accreditation agency to submit the current situation of housing performance grade accreditation, etc. and allow relevant government officials to examine it;

(6) The government officials, who examine it under section (5), must hold an evidence, which guarantees the authority to examine, and show it to persons concerned.

Article 21-3 (Installation of Ventilation, etc.)
Any project executor must install ventilation in Multifamily Housing, for which to be well ventilated, in compliance with standards prescribed by the Presidential Decree.
Article 21-4 (Performance Grade Accreditation of Floor Impact Sound Insulation, etc)
(1) The Minister of Land, Transport and Maritime Affairs may designate a performance grade accreditation agency, which gives a performance grade of floor impact sound insulation of Multifamily Housing in compliance with the standards under subsection 1 of Article 21 (1), as prescribed by the Presidential Decree. (hereinafter referred to as the "performance grade accreditation institution of floor impact sound insulation");
(2) The designated performance grade accreditation agency of floor impact sound insulation under section (1) may cancel the certification of products (hereinafter referred to as the "certified products"), which fall under any of the following items:
1. the products certified by false or other unlawful means;
2. the products, which are sold and installed differently from the certification;
3. the certified products, which falls short of the criteria of quality management prescribed under the Ordinance of the Ministry of Land, Transport and Maritime Affairs;
4. the products whose the examination result necessary for the extension of the term of validity is not submitted;
(3) The requirements and procedures required to designate institutions for sound impact insulation, etc. shall be prescribed by the Presidential Decree;
(4) Subsection 4 of Article 21 (2) shall apply mutatis mutandis to the revocation of designation of the accreditation institutions or supervisory. In this case, the "housing performance grade accreditation institution" shall be considered as the "performance grade accreditation institution of floor impact sound insulation."

Article 22 (Housing Design and Construction)
(1) Any designer, who designs housing, to be constructed under approval of Article 16, must design the housing in compliance with the standards for a housing drawing and specification prescribed by the Presidential Decree;
(2) Any constructor, who builds the housing of section (1) (hereinafter referred to as the "builder"), and any project executor must build the housing according to its drawing and specification.

Article 23 (Construction of Arterial facilities and Cost Refund)
(1) Where a project executor constructs housing with more than the number of households prescribed by the Presidential Decree or prepares a housing construction site, not less than the area prescribed by the Presidential Decree, shall construct any of the following arterial facilities, under which he/she falls:
1. local governments: roads, waterworks and sewage system;
2. suppliers of electricity, communications, gas and heating to the relevant area: electricity facility, communications facility, gas facility or district heating facility;
3. the State: mailboxes
(2) The arterial facilities falling under any of the subsections of section (1) must be completely built not later than the use inspection date under Article 29 (1) if there is no justifiable excuse;
(3) The obligators of arterial facility installation under section (1) if there is no justifiable excuse; 
(4) Where a principal electricity facility of section (1) is built on a subterranean line, notwithstanding section (3), the electricity supplier and the person, who requested to build the electricity facility on the subterranean line, must cover half the cost respectively. Provided, That the same shall not apply to the case where a principal electricity facility is built from a basic infrastructure located outside the
(5) Where a project executor makes a request of building roads, waterworks and sewage system, not falling under section (1) 1, to a local government at his/her own expenses (but only referred to the case directly related to the housing construction project or the housing site preparation project), the local government may accept the request;
(6) The range of the construction of arterial facilities for each kind under section (1) shall be prescribed by the Presidential Decree;
(7) If a constructor, liable to build arterial facilities, has specific reasons of not being able to complete the construction until the period stipulated in section (2), the project executor may build the facilities at his expenses and demand the liable constructor to pay the construction cost later;
(8) Necessary measures for determining the ways and procedures of paying the construction cost under Article 7, shall be prescribed by the Presidential Decree.

Article 24 (Supervision of Housing, etc.)

(1) Where a project plan approval authority gives approval for a project plan of housing construction under Article 16 (1) and a mayor (it refers to the governor in the case of special self-governing province), a head of Gun or Gu office gives permission for remodeling under subsection 2 of Article (2), a person, who is qualified for supervision under the Building Act or the Certified Architects Act and the Construction Technology Management Act, must be designated as a supervisor of the relevant housing construction project. Provided, That the same shall not apply to the project executor designated by the State, a local government, the Korea National Housing Corporation or a local public corporations prescribed by the Presidential Decree, and the urban type housing, which may be supervised under Article 25 of the Building Act. (2) A designated supervisor under section (1) (hereinafter referred to as the "supervisor") must deploy the persons under his/her command as supervisory members as prescribed by the Presidential Decree and fulfill the following duties: 1. to supervise whether builders construct housing as it is designed;
2. to supervise whether construction materials used by builders meet the standards as stipulated in relevant Acts;
3. to supervise whether the construction project has gone through quality test under Article 24 of the Construction Technology Management Act;
4. to supervise whether finishes and products used by builders are equivalent to the list of finishing materials and the video show submitted by the project executor to the competent mayor, the head of Gun and Gu office under Article 38 (3);
5. to supervise other matters related to housing supervision prescribed by the Presidential Decree.
(3) The supervisor shall report progress of his/her works under subsection 2 to the project plan approval authority and the project executor as prescribed by the Presidential Decree.
(4) If the supervisor discovers any violation, he/she shall promptly issue a notice to the builder to correct the violation and report it to the project plan approval authority within 7 days.
(5) Where the builder or the project executor receives a notice of violation from the supervisor, he/she may immediately suspend his/her work, correct the violation and get confirm from the supervisor. In the case where the constructor or the project executor dissents the supervisor's notice, he may immediately suspend the relevant work and raises a written objection to the project plan approval authority;
(6) The project executor must pay the supervisor for his/her work of suspension under the procedures, etc. as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
(7) If the supervisor falls under any of the replacement cases prescribed by the Presidential Decree, such as submitting false or unlawful documents or turning a blind eye to any violation even though he/she has noticed, the project plan approval authority may replace the supervisor and impose a restriction on being designated as a supervisor for one year or less.

(8) The project executor and the supervisor must make a contract for the contents and scope of their responsibility, which are not stipulated in this Act.

(9) The Minister of Land, Transport and Maritime Affairs may make a standard form of supervisory service contract and distribute it in order to help the project executor and the supervisor make an impartial contract under section (8).

(10) The methods and procedures to supervise under section (1) and necessary measures to be taken to handle formally raised objections of section (5) shall be prescribed by the Presidential Decree.

Article 24-2 (Assistance to Supervisory Work)
(1) Any supervisor must cooperate with other persons, who are in charge of supervisory under Article 14-2 of the Electric Technology Management Act, Article 8 of the Information and Communication Work Business Act, Article 17 of the Fire Fighting Installation Business Act (hereinafter referred to as the "supervisor under other Acts");

(2) Any supervisor under other Acts must submit documents prescribed by the Presidential Decree, including a supervisory plan for each process of project, and make a supervisory plan in cooperation with the supervisors under other Acts based on the submitted documents;

(3) Any supervisor may ask supervisors under other Acts to report their work progress and make correction in order to secure the quality, safety control and smooth progress of a housing construction project, and supervisors under other Acts must comply with it.

Article 24-3 (Measures, etc Against Poor Performing Supervisors)
Where any supervisor or any supervisory member, designated and deployed under Article 24, (referred to supervisors under other Acts or supervisory members under command of a supervisor) hampers smooth progress of housing construction project, where he badly performs his supervisory work by grave mistake or by intention, or where he violates related law causing damage to the project executor and occupiers, the project plan approval authority may request, under Article 24, registration cancellation, license cancellation, qualification and business suspension or other necessary measures to be taken to the head of the administrative agency, who approved the supervisor's registration, the supervisory members' license or other qualifications.

Article 25 ( Preferential Sale and Rent of State Owned or Public Lands, etc.)
(1) Where the State or a local government intends to sell or rent state-owned land, it may sell the land preferentially to the persons, who want to purchase the land for any of the following purposes:
   1. for the purpose of constructing National Housing more than the proportion prescribed by the Presidential Decree;
   2. for the purpose of constructing housing to be built by a housing association established under Article 32 (hereinafter referred to as the "housing build by association")
   3. for preparing a site to construct housing of subsection 1 or 2;

(2) Where a constructor doesn't construct housing on a scale of National Housing or housing built by association, or to prepare a housing construction site within 2 years from the date of purchase or rent after purchasing the land from the state or a local government and rent it under section (1), the State and a local government may repurchase the land or cancel a rental contract concerned.
Article 26 (Utilization of the Land Prepared for Urban Development Project by way of Land Substitution)

(1) Where a project executor asks an urban developer (referred to the urban developer, who carries out the project by way of land substitution under the Urban Development Act, the same shall apply to this Article) to sell the area of land secured by the authorities in recompense of development outlay, the urban developer may preferentially sell the area within the range of up to 50 % to the project executor as prescribed by the Presidential Decree.

(2) In the case of section (1), where the project executor asks the urban developer to sell the area of land secured by the authorities in recompense of development outlay before the plan of land substitution is made under Article 28, the urban development project executor must consider the area of land, which will be sold to the project executor, as one complex in land substitution planning.

(3) The area of land secured by the authorities in recompense of development outlay under section (1) shall be transferred at a price appraised and valued by an appraiser registered under the Public Notice of Values and Appraisal of Real Estate Act, as prescribed by the Presidential Decree. Provided, That the area of land secured by the authorities in recompense of development outlay to be used for rental housing construction, etc, as prescribed by the Presidential Decree, may be transferred at a price of an initial cost for housing site preparation.

Article 27 (Mutatis Mutandis Application of Act on Acquisition of Land, etc. for Public-service Projects and Compensation Therefor)

(1) Except for the provisions stipulated in this Act, the Act on Acquisition of Land, etc. for Public-service Projects and Compensation Therefor must apply mutatis mutandis to the case of land being expropriated or used under Article 18 (2);

(2) Where the Act on Acquisition of Land, etc. for Public-service Projects and Compensation Therefor applies mutatis mutandis under section (1), the recognition of a project under Article 20 (1) of Act on Acquisition of Land, etc. for Public-service Projects and Compensation Therefor shall be considered as approval for the project plan under Article 16. Provided, That, the application for reunion, notwithstanding Article 23 (1) and Article 28 (1) of the Act on Acquisition of Land, etc. for Public-service Projects and Compensation Therefor, may be made during the period of which the approved housing construction takes place.

Article 28 (Entrusting of Land Purchase Work, etc)

(1) In carrying out a housing construction project or a housing site preparation project, any project executor, such as the State, the Korea National Housing Corporation or the Korea Land Corporation, may consign land purchase and compensation for loss to the competent local government as prescribed by the Presidential Decree;

(2) Where a project executor consigns land purchase and compensation for loss, he/she must pay commission rates prescribed by the Presidential Decree within a range of 2/100 of the cost of land purchase and compensation for loss to the competent local government;

Article 29 (Use Inspection, etc)

(1) Where the project executor completes a housing construction project or a housing site preparation project, approved under Article 16, must go through use inspection for the housing or the land by a mayor, the head of Gun or Gu office concerned as prescribed by the Presidential Decree (where the State, the Korea National Housing Corporation or the Korea Land Corporation is the project executor, or in the cases prescribed by the Presidential Decree, the use inspection must be undergone by the
Minister of Land, Transport and Maritime Affairs). Provided, That where the project executor has yet to complete the housing construction project due to specific reasons, such as failing to fulfill the requirements for getting project approval, etc. the use inspection must be undergone to the buildings, which have been firstly completed;

(2) Where a project executor went through use inspection under section (1), the project executor shall be deemed to get approval for use, inspection for work completion or authorization for work completion, etc. of the relevant project under Article 17 (1). In this case, a mayor, a head of Gun or Gu office concerned, who may undergo the use inspection,(hereinafter referred to as the "use inspection authority ") may in advance consult the head of the relevant administrative agency;

(3) Where a project executor becomes bankrupt, etc. and cannot go through the use inspection under section (1), guarantor of the housing construction, or prospective occupiers may go through use inspection as prescribed by the Presidential Decree;

(4) The project executor or prospective occupiers may not use the premises and may not permit to use without going through use inspection under section (1). Provided, That the same shall not apply to the cases prescribed by the Presidential Decree where the project executor or prospective occupiers are granted temporary approval for use from a use inspection authority.

Article 30 (Reversion of Public Facilities, etc)

(1) Where a project executor builds, with approval under Article 16 (1), new public facilities or facilities, which replace existing public facilities, in an area of a housing site, Article 65 and 99 of the National Land Planning and Utilization Act shall apply mutatis mutandis with respect to the reversion of public facilities. In this case, "the person with permission for development activities" shall be considered as "the project executor", the "permission for development activities" as the "approval for project plan" and the "developer, which is an administrative agency" as "the Korea National Housing Corporation, the Korea Land Corporation or a local public corporation".

(2) Under the latter part of section (1), the Korea National Housing Corporation, the Korea Land Corporation or a local public corporation (a developer, which is an administrative agency) must not use or dispose public facilities reverted to them for other purposes than National Housing construction.

Article 31 (Perusal of Documents)

Where a project executor, who constructs and supplies National Housing, considers necessary, he/she may request a registry office or the heads of other related administrative agencies to allow the perusal or reproduction of necessary documents, or to issue a copy or an abstract of the documents without charge.

Section 3 Housing Association

Article 32 (Establishment of Housing Association, etc.)

(1) Where many people establish a housing association in order to build or remodel housing (with the exception of workplace housing association under section (3)), they must receive authorization for it from the competent Mayor, head of Gun or Gu office. The same shall apply to the case where they intend to alter the authorized contents and disperse the association;

(2) Under Article 10 (2), where a housing association and a registered project operator carries out a project and constructs housing, a registered constructor must fulfill his responsibility as a builder and compensate for loss caused by the cases where it is impossible for the project to be continued or the project is delayed due to his own mistakes;
(3) Any person, who intends to establish a workplace housing association to be supplied National Housing, must report it to the competent Mayor, head of Gun or Gu office. The same shall apply to the case where the person intends to alter the reported contents and disperse the association;
(4) Any housing association may preferentially supply housing to its members to the members of the association, and with respect to a workplace housing association, a project executor may preferentially supply National Housing to the members of the workplace housing association;
(5) The methods and procedures required for establishing a housing association authorized under section (1), necessary matters of qualification requirements for the members of the housing association, operation and management, etc. of the association, and requirements and procedures for report under section (3) shall be prescribed by the Presidential Decree. Provided, a district housing association, authorized to be established in an overheated speculative area, shall not give membership in application order.

Article 33 Deleted

Article 34 (Supervision of Housing Association, etc.)
(1) The Minister of Land, Transport and Maritime Affairs, a mayor, the head of Gun or Gu office may check necessary matters such as qualification requirements for housing association members, etc. by using an administrative computer network under state control, in case of necessity to maintain the order of housing supply;
(2) Mayor, the head of Gun or Gu office may revoke authorization for the establishment of housing association where the housing association or its members violate this Act, orders or administrative dispositions of this Act;
(3) Any housing association must undergo an audit as prescribed by the Presidential Decree, report the result of the audit to Mayor, the head of Gun or Gu office and upload it to the Internet so that association members can peruse.

Section 4 Accreditation Of Industrialized Housing, etc.

Article 35 (Accreditation of Industrialized Housing, etc.)
(1) The Minister of Land, Transport and Maritime Affairs may give an accreditation of Industrialized Housing if some or a whole building is constructed by way of industrialized methods, in compliance with the criteria of housing performance and construction material production as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
(2) The Minister of Land, Transport and Maritime Affairs, notwithstanding Article 9 (1) of the Framework on the Construction Industry, may give construction permission to a person, who intends to construct any of the following housing as prescribed by the Presidential Decree: 1. Industrialized Housing under section (1) 2. housing constructed in a new method publicized by the Minister of Land, Transport and Maritime Affairs under Article 18 of the Framework on the Construction Industry
(3) Matters necessary for the accreditation of Industrialized Housing shall be prescribed by the Presidential Decree.

Article 36 (Revocation of Accreditation of Industrialized Housing)
The Minister of Land, Transport and Maritime Affairs may revoke the accreditation of Industrialized Housing:
1. if the Industrialized Housing is accredited by false or other unlawful means;
2. if a housing construction work has not been carried out within one year from the accreditation date;
3. if constructed Industrialized Housing falls short of the accreditation criteria.

Article 37 (Promotion of Industrialized Housing Construction)
(1) The Minister of Land, Transport and Maritime Affairs, a mayor/Do governor may encourage project executors to construct Industrialized Housing;
(2) With respect to the construction and quality enhancement of Industrialized Housing, Article 22 and 24 of this Act, and Article 4 of the Certified Architects Act shall not apply to the case where a person with construction technologies as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs, constructs Industrialized Housing.

CHAPTER IV HOUSING SUPPLY

Article 38 (Housing Supply)
(1) A project executor (including the building owners, who construct and supply housing of more than the number of households under Article 16 (1) and facilities as a same building with construction permission under Article 11 of the Building Act, the same shall apply in this Chapter) must construct and supply housing under any of the following items. In this case, the project executor may apply different criteria of requirements for granting status of occupiers and separately supply housing to persons of national merit, disabled persons, the owners of housing subjected to demolition and other persons stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs:
1. Where a project executor (with the exception of the State, local governments, the Korea National Housing Corporation and local public corporations) intends to advertise for housing presale, the project executor must get approval from a competent mayor, a head of Gun or Gu office (he/she must make a report if constructing a welfare facility) as prescribed by the Presidential Decree;
2. Where a project executor intends to supply housing, the project executor must comply with the provisions stipulated by the Ordinance of the Ministry of Land, Transport and Maritime Affairs, such as qualification requirements, the method and procedure for housing presale ads, the moving-in price (part of housing price, which prospective occupiers shall pay to the project executor when moving into the housing, the same shall apply in this Act), the payment method, time and procedure, and method and procedure for the contract of housing supply;
3. Where a project executor intends to supply housing, the project executor must provide the price of interior materials, (except the price of wallpaper, flooring material, kitchen utensils and lighting apparatus) to occupiers and allow them to select what they want;
(2) Persons, who may be supplied housing, shall be provided in accordance with qualification requirements for occupiers, supply order and whether or not they are allowed for re-winning a bid for housing, etc. as prescribed by the Ordinance of Ministry of Land, Transport and Maritime Affairs;
(3) Where a project executor intends to get approval for housing presale ads from Mayor, a head of Gun or Gu office under section (1) 1 (it refers to the case where a project executor constructs a model house if the project executor is the State, a local government, the Korea National Housing Corporation and a local public corporation), the project executor submit the list, which contains the size, performance and quality of finishing materials to be used for the construction of a model house under Article 38-3 (hereinafter, referred to as the "list of finishing materials") and the videos of each room's interior, etc. to the project plan approval authority;
(4) Where a project executor signs a contract for housing supply, the project executor must provide the list of finishing materials of the model house under section (3) to prospective occupiers. Provided, That the same shall not apply to the case where the project executor put the list on housing presale ads or uploaded it on the Internet;

(5) A Mayor, a head of Gun or Gu office must keep the submitted list of finishing materials and the videos, etc. of section (3) for more than 2 years from the use inspection date under Article 29 (1), and disclose them if occupiers want to peruse;

(6) Where a project executor intends to construct housing with different finishing materials from the ones in the approved project plan under Article 16 or from the ones in the list of finishing materials under section (3) due to unjustifiable reasons such as the scarcity of materials because of the bankruptcy of finishing material producers, etc., the project executor must construct housing with finishing materials of better quality than the scheduled ones;

(7) Where the project executor intends to construct housing with different finishing materials from the list of finishing materials under section (6), he/she must inform it to prospective occupiers.

Article 38-2 (Price Ceiling on Housing Presale)

(1) Where a project executor, who supplies Multifamily Housing (with the exception of Urban-type Housing) to ordinary citizens under Article 38, must supply it (referred to as the "price-ceiling system-applied-housing"; hereinafter the same shall apply) at a lower price than the price set under the criteria of this Article. In this case, the housing presale price may be composed of the price of housing site and construction cost. Other details, the calculation method and the way of designating an appraisal institution, etc. shall be prescribed by the Presidential Decree;

(2) The price of housing site, which is included in the housing presale price, shall be calculated as follows:

1. where a project executor supplies housing in a public site, the housing presale price shall be the sum of the supply price of the relevant housing site and other related costs stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs;
2. Where a project executor supplies housing in a site other than public sites, the housing presale price shall be the sum of appraised price of the housing site under the Act on Public Notice of Real estate Price and Property Appraisal and related costs, as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs. Provided, That if the purchase price of the housing site falls under any of the following items, the housing site price shall be the sum of the purchase price of site (it must be purchased at a price within the range prescribed by the Presidential Decree) and other related costs stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs. In this case, the housing site price shall be uniformly applied in the whole housing complex:
   (a) the price at which the land is knocked on through auction and public sale under the Civil Execution Act, the National Tax Collection Act or the Local Tax Act,
   (b) the price at which the land is purchased from public agencies, such as the State or local government, or
   (c) other cases prescribed by the Presidential Decree, where actual sale prices can be identified.

(3) The construction cost, which is included in the housing presale price, shall be the sum of the construction cost calculated under the Minister of Land, Transport and Maritime Affairs (hereinafter referred to as the "basic construction cost") and other costs stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs. In this case, a mayor, a head of Gun or Gu office may set and publicize the basic construction cost within the range stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs after considering local characteristics;

(4) Where a project executor gets approval for presale ads of price-ceiling system applied-housing,
supplied in a public site, the project executor must disclose the housing presale price with the following items on housing presale ads:
1. the housing site price;
2. the construction cost;
3. indirect costs; and
4. other costs stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
(5) Where a mayor, a head of Gun or Gu office grants approval for presale ads of price-ceiling-system-applied-housing, supplied in a site other than public land under Article 38, (only referring to the housing, supplied in the areas falling under the criteria prescribed by the Presidential Decree, which are highly concerned to show the high increase of the housing presale price under Article 2, 1 of the Metropolitan Area Improvement and Planning Act), the project executor must publicize the housing presale price under the following classification. In this case, where there exist additional construction costs to the costs falling under 2 through 6 respectively, the additional costs shall also be respectively added to the basic construction costs (referring to the basic construction costs for each city, self governing province, Gun or Gu in the case where it has its own respective rules for calculating the basic construction cost).
1. the housing site price
2. direct construction costs
3. indirect construction costs
4. the cost of housing design
5. the cost of appraisal
6. the incidental cost and
7. other costs stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
(6) Where a project executor publicizes the costs which will be included in the housing site price and construction cost, stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs, the project executor must also disclose the result of examination undergone by the housing presale price examination committee and the way of cost estimation under Article 38 (4).

Article 38-3 (Criteria for Model House Construction)
(1) Where a project executor intends to construct a model house to promote housing sale, he/she must use and furnish the same finishes and furniture as mentioned in the approved project plan under Article 16;
(2) Where a project executor, who uses and furnishes different finishes and furniture, when constructing a model house, from the approved project plan or the list of finishes under Article 16, falls under any of the following cases, he/she shall publicize the supplying price of the above finishes and furniture to people as stipulated in the Ordinance of the Ministry of Land, Transportation and Maritime Affairs;
1. where a project executor displays items, in a model house, whose prices are not included in the housing presale price;
2. where a project executor faces unavoidable situations, such as the scarcity of products due to producers’ bankruptcy, etc.
(3) In a model house, there shall be the list of finishes, a floor plan and specifications out of project approval documents, and with respect to its allotment, structure, management, the model house shall satisfy the criteria as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs.

Article 38-4 (Operation of the Housing Presale Price Examination Committee)
(1) A mayor, the head of Gun and Gu office shall establish and operate a Housing Presale Price Examination Committee, which may inspect the matters stipulated in Article 38-2.

(2) A mayor, the head of Gun and Gu office, who gives approval for housing presale ads under subsection 1 of Article 38 (1), shall decide whether to give approval or not on the basis of the examination results of the Housing Presale Price Examination Committee.

(3) The Housing Presale Price Examination Committee shall consist of less than 10 experts, including professors with specialty in housing, professionals in the housing construction, relevant governmental officials, lawyers, auditors or appraisers. Matters related to its organization procedures and operation shall be prescribed by the Presidential Decree.

(4) The members of the committee of the Housing presale Price Examination Committee shall examine the housing presale price in a fair and impartial manner with trust and sincerity when doing the tasks under the provisions of section (1) through (3).

Article 38-5 (Supply of Housing for Presale with Leasehold Land and Resale Obligation, etc.)

(1) The State, a local government, the Korea National Housing Corporation, and a local public corporation may supply any of the following housing within the range prescribed by the Presidential Decree;

1. Housing with leasehold land: housing whose site's ownership is entitled to the person who presells the housing (it refers to the person who rents out the land if the selling person has rent the land, constructed and sold the housing), and whose building's ownership is entitled to housing purchasers;
2. Housing with resale obligation: housing to be presold on the condition that where an occupier disposes housing within 20 years of period prescribed by the Presidential from the first date, on which the occupier can make a housing supply contract, the project executor shall repurchase the housing. In this case, the provisions of housing resale in Article 591 and 593 through 595 of the Civil Act shall not apply.

Article 38-6 (Rental Housing Construction, etc. under Housing Construction Project)

(1) Where a project executor submits an application for project approval (including an application for permission under Article 11 (3) of the Building Act, the same shall apply in this Act) with the following items, a project plan approval authority (also including a construction permission authority) may relax floor area ratio restrictions, within the range set for each use of land as stipulated in Article 78 of the National Land Planning, and Utilization Act, in compliance with the standards in the Ordinance of Special Metropolitan City, Metropolitan City, the Special Selfgoverning Province, city or Gun

1. a plan to construct housing with more than the number of households under Article 16 (1), and to construct housing and facilities as a same building;
2. matters in relation to rental housing construction and supply;

(2) Where the floor area ratio restrictions are relaxed under section (1), the project executor shall construct and supply rental housing in an area of more than the percentage prescribed by the Presidential Decree but less than the 60/100 of the relaxed floor area ratio restrictions and. In this case, the project executor shall supply the rental housing to the Minister of Land, Transport and Maritime Affairs, a mayor/Do governor, the Korea National Housing Corporation, and a local public corporation (hereinafter referred to as the "acquirer") and the mayor/Do governor may preferentially acquire the rental housing. Provided, That where a mayor/Do governor doesn't acquire the rental housing, a mayor, a head of Gun or Gu office shall report that he/she applied for project plan approval under section (1) (including construction permit of Article 11 of the Building Act, the same shall apply in the Article) to the mayor/Do governor and request the Minister of Land, Transportation and Maritime Affairs to appoint an acquirer of the housing.
(3) The supply price of rental housing, which will be supplied under section (2), shall be the construction cost under the standards of calculating the price for public rental housing to be converted into housing for presale, which will be applied when public rental housing being sold under Article 16 (3) of the Rental Housing Act. The land attached to the housing shall be considered to be donated to acquirers.

(4) The project executor shall in advance consult acquirers about the scale of rental housing, which be built under relaxed Floor Area Ratio restrictions, before making an application under Article 16, and reflect the result in the application for project approval;

(5) The project executor shall select rental houses out of the whole housing which will be supplied to acquirers through an open drawing (in the case where there exists a housing association, it refers to the remaining houses apart from the housing preferentially supplied to the members of the association) and shall inform it to acquirers without delay.

(6) The project executor shall entrust or make an application for registration to acquirers right after gaining authorization for construction completion of rental housing (including approval for use under Article 22 of the Building Act). In the case where the project executor rejects or delays entrusting or applying, acquirers may do so.

Article 39 (Prohibition upon Disruption of Supply Order)
(1) No person shall transfer, take over or mediate (including all acts of sale, donation and alteration in rights, but excluding inheritance or mortgage setting; hereinafter in this Article, the same shall apply) any deed or status of any of the followings in order to supply or to be supplied housing, built and supplied under this Act. No person shall acquire a deed, status or housing, constructed and supplied under this Act, or have others acquire it, by false or other unlawful means:
1. status eligible for housing supply under Article 32;
2. housing redeemable bonds under Article 69;
3. deed of occupiers' savings under Article 75; and
4. other deeds or status eligible for housing supply as prescribed by the Presidential Decree;
(2) The Minister of Land, Transportation and Maritime Affairs or the project executor may revoke the status eligible for applying for housing or canceling a housing supply contract, which is already signed:
1. If a person has got a deed or status transferred or taken over in violation of section (1);
2. If a person is supplied housing, a deed or status in violation of section (1) or by other unlawful means;
(3) Where a project executor refunded the housing price estimated as prescribed by the Presidential Decree, to the person who violated section (1), it shall be considered that the project executor acquired the housing on the refund date;
(4) Where a project executor refunded the housing price to the house purchaser or where he/she deposited the housing price in a competent court due to reasons prescribed by the Presidential Decree such as not being able to identify the purchaser and issue a public notice of refunding the housing price since he cannot, the project executor may set a period and order occupiers to leave the house.

Article 40 (Restriction on Settlement of Mortgage, etc)
(1) A project executor shall not be allowed to do any of the following acts in the premises, on which a housing construction project is carried out with approval in accordance with Article 16 (1), for the period of 60 days, which allow occupiers to apply for the transfer of housing ownership, from the application date for approval of housing presale ads (it refers to the application date for project plan approval in the case of a housing association. Provided, the same shall not apply to the cases
prescribed by the Presidential Decree, which are aimed at promoting housing construction:
1. settling a security, such as a mortgage or a provisional registration for security, in the premises;
2. settling a right to lease, a right to use or a right to rent registerable properties in the premises; and
3. disposing the premises by way of sale or donation.

(2) The date on which occupiers are allowed to apply for the transfer of housing ownership under section (1) means the date, notified by the project executor, on which prospective occupiers can move in to the house.

(3) With respect to imposing a restriction on mortgage settlement under section (1), the project executor shall make an additional registration stating that a project executor shall not transfer the premises, settle any security and right in the premises or make the premises subject to foreclosure, provisional foreclosure or provisional disposition without consent of prospective occupiers. Provided, That the same shall not apply to the cases prescribed by the Presidential Decree, where the project executor is the State, a local government or a public corporation such as the Korea National Housing Corporation or where the housing site is not owned by the project executor.

(4) The additional registration under section (3) with respect to the housing site shall be made together with the application for approval for housing presale ads (it refers to the registration of ownership transfer in the case where a housing association failed to secure the ownership of the whole site by the application date of project approval), and shall be made together with the registration for ownership preservation with respect to the constructed housing. In this case, matters for contents or the revocation of the additional registration shall be prescribed by the Presidential Decree. In this case, the contents for additional registration and matters for revocation shall be prescribed by the Presidential Decree.

(5) If the project executor acquires the premises by transfer, settles any security and right, or makes the premises subject to foreclosure, provisional foreclosure or provisional disposition, etc. after the additional registration was made under section (4), it shall be ineffective. Provided, That the same shall not apply to the cases prescribed by the Presidential Decree where prospective occupiers acquires the premises by transfer from the project executor, who is in difficulty of business management due to poor performance, etc.

(6) The project executor may, notwithstanding section (1) and (3), leave the housing site in trust with the Korea Housing Guarantee Corporation, established under Article 76 (hereinafter referred to as the "Korea Housing Guarantee Corporation"), if he/she falls under any of the cases prescribed by the Presidential Decree such as excessively bad financial condition and transaction and thereby shall leave the housing site in trust with the Korea Housing Guarantee Corporation, who acts as a guarantor of housing presale.

(7) The Act on Capital Market and Financial Investment Industry shall not apply to the case mentioned in section (6).

Article 41 (Designation and Cancellation of Overheated Speculative District)
(1) The Minister of Land, Transport and Maritime Affairs, a mayor/Do governor may designate a specific area as Overheated Speculative District or cancel the designation, after the deliberation of the Housing Policy Deliberation Committee (the mayor/Do governor shall refer it to the competent Housing Policy Deliberation Committee in his city or Do under Article 85, the same shall apply in this Act), when he/she considers necessary for stabilizing the housing price. In this case, the designation shall be limited to the minimum range of area where its housing price can be stabilized for certain;
(2) Overheated Speculative District under section (1) means the area, where housing price increase is far higher than consumer price increase, and where housing speculation is prevalent or is highly likely to be prevalent due to several factors such as fierce competition to buy house, the housing price, the
housing supply ratio and the housing supply plan, etc. The area shall meet the criteria stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs to be designated as Overheated Speculative District.

(3) The Minister of Land, Transport and Maritime Affairs, a mayor/Do governor must promptly publicize the designation of Overheated Speculative District under section (1) and notify a competent mayor, a head of Gun or Gu office about the details of the notice. In this case, the competent mayor, the head of Gun or Gu office must order the project executor to inform the designation of the relevant housing site as Overheated Speculative District in housing presale ads. The same shall apply to the case where the designation is cancelled;

(4) The Minister of Land, Transport and Maritime Affairs, a mayor/Do governor shall promptly cancel the designation of Overheated Speculative District, when factors to become an Overheated Speculative District under section (2) have vanished;

(5) Where The Minister of Land, Transport and Maritime Affairs designates an Overheated Speculative District or cancels the designation, he shall take the opinions of a competent mayor or a Do governor into account. And where the mayor/Do governor designates an Overheated Speculative District or cancels the designation, he/she shall consult the Minister of Land, Transport and Maritime Affairs;

(6) The Minister of Land, Transport and Maritime Affairs shall hold a meeting with the Housing Policy Deliberation Committee once in every year, examine the extent to which housing price is stabilized in the designated areas and reconsider whether the area shall remain designated or not; And if the Minister decides to cancel the designation after considering, he/she shall promptly cancel the designation and publicize the decision.

(7) A mayor/Do governor, a head of Gun or Gu office of an Overheated Speculative District designated area may request the Minister of Land, Transport and Maritime Affairs, a mayor/Do governor to cancel the designation if he/she recognizes that factors to become an Overheated Speculative District under section (2) have vanished;

(8) Where the Minister of Land, Transport and Maritime Affairs, a mayor/Do governor has received the request to cancel the designation of an Over Speculative District under section (7), he/she shall determine yes or no within 40 days from the request date after going through the deliberation of the Housing Policy Deliberation Committee and notify the results of deliberation to the head of the competent local government.

(9) Where the Minister of Land, Transport and Maritime Affairs, a mayor/Do governor recognizes that factors to become an Overheated Speculative District have vanished after the deliberation under section (8), he/she promptly cancel the designation and publicize it.

Article 41-2 (Limit on Resale of Housing, etc.)

(1) Where a person acquires a house, constructed and supplied by a project executor, and status (it means a right, a qualification or status, etc. to be selected as an occupier and to move into the house), which falls under any of the followings, the person shall not resell the house or the status, or mediate resale for less than 10 years of the period prescribed by the Presidential Decree (including purchase and sale, donation and all acts incurring any change in the right only except for inheritance, hereinafter the same shall apply). In this case, the period, which doesn't allow the resale of housing, shall be determined by the Presidential Decree with variation depending on housing supply and demand and possibility of speculation

1. housing, constructed and supplied in an Overheated Speculative District and status of the housing's occupiers;
2. price-ceiling-system-applied-housing and the status of occupier. Provided, That the same shall not
apply to the status of occupier and price-ceiling-system-applied-housing, which is built in non-Over Speculative District outside the Seoul Metropolitan Area under subsection 1 of Article 2 of the Seoul Metropolitan Area Readjustment Act, or which is built in a housing site other than public sites, which were once designated as Over Speculative District but cancelled later under Article 41.;

3. the status of occupier and Multifamily Housing, which is not affected by the housing price ceiling system of Article 38-2 and is built in a designated public Housing Development District under Article 41-3 and supplied by a public corporation under Article 41-3 (2).

(2) Section (1) shall not apply to the case where a person has the status of occupier falling under any of the items of section (1) or where a person, who is supplied housing falling under item 2 or 3 of section (1), unavoidably has to resell the housing due to the cases, such as financial difficulties, etc. prescribed by the Presidential Decree. Provided, That where a person, who is supplied housing falling under item 2 or 3 of section (1), resells the housing, the Korea National Housing Corporation (it refers to the local corporation if the project executor is a local corporation, the same shall apply in this Article and Article 63) can preferentially repurchase the housing;

(3) Where a person resold the status of occupier in violation of section (1) and therefore the project executor has refunded the moving-in payment to the person with the sum of average interest rates of one-year time deposit under the Banking Act (hereinafter referred to as the "purchase cost", the same shall apply in this Article), it shall be considered that the project executor has gained the occupier status on the date of refund, and the same shall apply mutatis mutandis to the case where the Korea National Housing Corporation preferentially purchases the price-ceiling-system-applied-housing under section (2);

(4) Where the project executor supplies the housing falling under item 2 or 3 of section (1), he shall make an additional registration, stating that homeownership shall not be transferred to a third person;

(5) The additional registration of section (4) shall be made together with the registration for homeownership preservation, and in the additional registration, it shall plainly state that "the homeownership, after the first transfer of homeownership is realized, shall not be transferred to anybody except the Korea National Housing Corporation during the period stipulated in Article 41-2 (1) of the Housing Act (including persons supplied with housing which was preferentially purchased by the Korea National Housing Corporation in accordance with Article 41-2 (2));

(6) Section (4) shall apply mutatis mutandis to the case where the Korea National Housing Corporation preferentially repurchases and supplies housing under section (2).

Article 41-3 (Designation of Housing Development District by the Public Sector)

(1) The Ministry of Land, Transport and Maritime Affairs may designate a public site, which is prepared inside an Overheated Speculative District under Article 41, as a Housing Development District by the Public Sector if it is concerned to be highly speculative or if he/she considers necessary to promote housing construction by the public sector, after the deliberation of the Housing Policy Deliberation Committee for the followings. In this case, the scale and kind of housing to be constructed and supplied by a public corporation, who acquires a housing site by transfer, shall be determined depending on housing demand and supply and local characteristics, etc.:

1. the range of Public Sector-led Housing Development District; and
2. the scale and kind of housing to be developed by the public sector in the relevant Public Sector-led Housing Development District.

(2) A housing site inside a designated Public Sector-led Housing Development District under section (1), wherein housing is constructed and supplied by the public sector, shall be transferred to any of the following public corporations (hereinafter referred to as the "public corporation"), and the public corporation, who acquires the site by transfer, shall carry out the construction project. Provided, That
the same shall not apply to the cases, prescribed by the Presidential Decree, which are to ensure balanced supply and demand of housing sites:
1. the State or local governments;
2. the Korea National Housing Corporation; or
3. local corporations.

(3) Where the Ministry of Land, Transport and Maritime Affairs designates a Public Sector led Housing Development District under section (1), he/she shall publicize it in an official gazette and notify the competent mayor/Do governor;

(4) Where the Ministry of Land, Transport and Maritime Affairs recognizes that all factors for the designation of Public Sector-led Housing Development District have vanished (for example, housing price is stabilized, etc.), he/she may alter or cancel the designation after the deliberation of the Housing Policy Deliberation Committee. In this case, section (3) shall apply mutatis mutandis.

CHAPTER V HOUSING MANAGEMENT

Section 1 Methods of Housing Management, etc.

Article 42 (Management, etc. of Multifamily Housing)
(1) Housing managers shall manage Multifamily Housing (including incidental facilities and welfare facilities, the same shall apply in this Article) in compliance with this Act or the orders under this Act;
(2) If any occupier, user or manager of a Multifamily Housing intends to do any of the following acts, he/she shall report the area wherein the acts are conducted and the percentage of consent to the acts from households or occupiers, etc. to a competent mayor, a head of Gun or Gu office and get permission in compliance with standards and procedures prescribed by the Presidential Decree. Provided, That, in the case of remodeling, the housing shall go through safety inspection under Article 12 of the Urban and Living Environment Maintenance Act, and where the building is deemed that it is hazardous and should be rebuilt as a result of safety inspection, the housing shall not be permitted for remodeling under subsection 2:
1. the use of Multifamily Housing for other than the purposes of project plan;
2. the new construction, extension, reconstruction, repair or remodeling of the Multifamily Housing;
3. the impairment of the Multifamily Housing or the demolition of the whole or some part of the building (excluding minor demolition stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs); and
4. other acts, prescribed by the Presidential Decree, which hamper efficient management of housing.
(3) In the cases prescribed by the Presidential Decree, notwithstanding section (2), a remodeling association or a delegation of occupiers, which gains unanimous consensus from occupiers, may remodel housing after getting permission from the competent mayor, the head of Gun or Gu office;
(4) With respect to acts under section (2) or remodeling under section (3), Article 17 shall apply mutatis mutandis to the matters, which are permitted or reported, after the mayor, the head of Gun or Gu office consultation with the head of relevant administrative agency. In this case, the matters are deemed to be reported under Article 19 of the Building Act;
(5) Where the occupier, user, manager, the delegation of occupiers or the remodeling association completed the acts of section (2) or the remodeling of section (3) after reporting to and getting permission from the mayor, the head of Gun or Gu office, he/she shall go through use inspection led
by the mayor, the head of Gun or Gu office under the application of Article 29;
(6) The mayor, the head of Gun or Gu office may revoke the permission for the acts of section (2), (3) and (4) if a person falling under section (5) made application for permission or reported by false or unlawful means.

Article 43 (Housing Manager, etc.)
(1) A project executor, who constructs Multifamily Housing prescribed by the Presidential Decree (including facilities and housing constructed as a same building, and incidental and welfare facilities except for facilities for sale, constructed with approval under Article 11 of the Building Act, hereinafter the same shall apply), shall manage the housing until more than half of prospective occupiers move in to the housing. When more than half of prospective occupiers move in to the housing, the project executor shall notify it and ask occupiers to manage the housing in compliance with section (2).
(2) Occupiers shall manage the Multifamily Housing of section (1) autonomously in accordance with section (4) or entrust management work to housing managers under Article 53.
(3) Where occupiers are asked to manage housing under section (1), they shall establish a delegation of occupiers within 3 months from the request date, determine the management method of the Multifamily Housing (if they entrust management work, they shall select managers) and notify it to the project executor and report it to the competent mayor, the head of Gun or Gu office.
(4) Where a delegation of occupiers intends to manage Multifamily Housing autonomously, it shall appoint the head of management office as the head of an autonomous body of housing management within 6 months from the request date under section (1) and establish an autonomous body of housing management with engineers and equipments as prescribed by the Presidential Decree. Provided, That if the delegation of occupiers shifts the management method from consignment management toward autonomous management, it shall establish an autonomous management body by the date on which the contract of consignment management terminates.
(5) The project executor shall select housing managers if a delegation of occupiers doesn't notify under section (3) or doesn't establish an autonomous management body under section (4). In this case, the project executor shall notify it to occupiers;
(6) The project executor shall hand over housing management work if an autonomous management body under section (4) is established or housing managers are selected under section (5), the same shall apply to the case where housing managers are replaced. Provided, That the management period of managers shall be prescribed by the Presidential Decree;
(7) Matters necessary for any of the followings shall be prescribed by the Presidential Decree:
1. methods and procedures for notice and request under section (1);
2. the establishment, operation and decision-making of a delegation of occupiers under section (3);
3. works for housing managers;
4. Any changes in the method of housing management; and
5. the establishment, functions and operation of a multifamily management body (including an autonomous management body under section (4));
(8) Any head of local government may subsidize some of cost, which housing managers under section (7) need in managing Multifamily Housing as stipulated in the Ordinance of the local government;
(9) In relation to Multifamily Housing management, any person falling under Article (5) shall not acquire or offer capital or profits by unlawful means.

Article 43-2 (Training for the Operation of Delegation of Occupiers)
(1) A mayor, a head of Gun or Gu office may provide the members of delegation of occupiers with
training needed for the operation;
(2) The training under section (1) shall contain:
1. all rules and agreement necessary for the management of Multifamily Housing;
2. ways of calculating management expenses, usage fee and allowance reserve for repair;
3. ways of disclosing the current situation of management, and digitalization of management works; and
4. other matters necessary for the operation of the delegation of occupiers
(3) the period, ways and cost of training and other necessary matters shall be prescribed by the
Presidential Decree.

Article 44 (Rules for Multifamily Housing Management)
(1) A mayor/Do governor shall set up the standard rules of the management and use agreement of
Multifamily Housing (hereinafter referred to as the "management agreement"), in order to protect
occupiers and users of the Multifamily Housing and maintain the order of residential life, as prescribed
by the Presidential Decree;
(2) Occupiers and users shall set up the management agreement with reference to the standard rules
under section (1);
(3) The management rules may also apply to the persons who take over the status of occupier.

Article 45 (Housing Management Expenses)
(1) Any occupier and user of Multifamily Housing falling under Article 43 (1) shall pay management
expenses to housing managers for the maintenance and management of the housing.
(2) Necessary matters with respect to the specifics, etc. of management expenses under section (1)
shall be prescribed by the Presidential Decree. Article 45 (Housing Management Expenses)(1) Any
occupier and user of Multifamily Housing falling under Article 43 (1) shall pay management expenses
to managers for the maintenance and management of the housing;
(2) Necessary matters for specifics, etc. of management expenses under section (1) shall be
prescribed by the Presidential Decree; and
(3) The managers of section (1) shall disclose specifics, etc. of management expenses of section (2)
as prescribed by the Presidential Decree.

Article 46 (Defects Liability and Repair of Defects)
(1) A project executor (including the building owners, who gain construction permission under Article
11 of the Building Act and construct Multifamily Housing for presale, and builders, who do the acts of
subsection 2 of Article 42 (2), the same shall apply in this Act) shall repair defects in the proof stress
structure and installations, as prescribed by the Presidential Decree such as cracking, subsidence
or damage, etc. caused by poor construction, on a request of occupiers, etc. prescribed by the
Presidential Decree during 10 years or less of the defects liability period from the date of use
inspection (it refers to the date on which temporary approval for use is given if provisional approval for
the use of the whole Multifamily Housing is given) or the date on which approval for use under Article
22 is given, notwithstanding the provisions of Article 9 of the Act on the Ownership and Management
of Congregate Buildings, which stipulate that Article 667 through 671 of the Civil Act shall apply
mutatis mutandis to defects liability of housing for presale;
(2) A project executor of section (1) (where there exists a person who builds housing by contract with
the project executor and holds defects liability under Article 28 of the Framework Act on the
Construction Industry, it refers to that person) shall save a deposit for repairing defects as prescribed
by the Presidential Decree. Provided, That the same shall not apply to the State, local governments,
the Korea National Housing Corporation and local public corporations.

(3) A project executor is responsible for compensating for the loss caused by grave defects in the proof stress structure during the defects liability period under section (1);

(4) Where a mayor, a head of Gun or Gu office discovers grave defects in the proof stress structure of a building during the defects liability period of section (1), he/she may ask a certified institution for safety inspection. In this case, matters for the subjects, procedures and cost coverage and the scope of safety inspection shall be prescribed by the Presidential Decree;

(5) Where a dispute occurs over the liability scope of defects, which are discovered during the defects liability period under section (1), a project executor, designer or supervisor may ask the Building Council under the Article 4 of the Building Act for dispute settlement;

(6) An occupier, a delegation of occupiers, a manager or a housing management body, established under the Act on the Ownership and Management of Congregate Buildings (hereinafter referred to as the "occupiers, etc."), and a project executor (including an institution that issues a written guarantee for a deposit for repairing defects, hereinafter the same shall apply) may ask the Defect Examination and Building Dispute Settlement Committee under Article 46-2 for settlement where a dispute occurs over the liability scope for defects discovered during the defects liability period under section (1).

Article 46-2 (Establishment of Defect Examination and Dispute Settlement Committee)
(1) The Ministry of Land, Transport and Maritime Affairs shall establish a Defect Examination and Building Dispute Settlement Committee (hereinafter referred to as the "committee") for the examination of defects and the settlement of disputes over defects liability and defect repair under Article 46 (hereinafter referred to as the "settlement, etc")

(2) The committee shall:
1. determine whether there are defects or not in a building;
2. settle disputes between occupiers and a project executor about defects liability and defect repair; and
3. other matters prescribed by the Presidential Decree.

Article 46-3 (Organization of the Committee, etc.)
(1) The committee shall consist of not more than 15 members including chairman;

(2) The Minister of Land, Transport and Maritime Affairs may appoint the members of the committee out of the persons falling under any of the followings, who are of learning and experience in Multifamily Housing defects. In this case, the committee shall consist of more than 2 persons falling under 3
1. government officials at the 1st through 3rd ranks or high ranking government officials;
2. persons at the position of associate professor or at the corresponding position in certified universities or research institutes;
3. judges, prosecutors or lawyers;
4. persons with expertise in construction works, the construction industry, the construction service industry or the appraisal; and
5. housing managers under Article 52 (2), who have worked as the heads of management office for more than 10 years.

(3) The Ministry of Land, Transport and Maritime Affairs shall appoint one of high ranking officials in the departments of regular government service in the Ministry of Land, Transport and Maritime Affairs as the chairman of the committee;

(4) The term of office for the committee members, who are not government officials, shall be two years but they may be reappointed, and the term of office for the members, elected in the by-election,
shall be the remaining term of predecessors;
(5) Other matters necessary for the operation of the committee, the rejection or suspension of dispute settlement shall be prescribed by the Presidential Decree.

Article 46-4 (Settlement, etc.)
(1) Where the Committee received the application for dispute settlement, etc. under Article 46 (6), it shall undergo the related procedure without delay. In this case, the committee shall complete the procedures within 60 days from the application date;
(2) Where the committee cannot reach settlement over the dispute within the period of section (1), the committee may extend the dispute settlement period for up to 30 days only once more after voting. In this case, the reasons for the extension and the extended period shall be notified to the persons concerned in written;
(3) The committee may consult stakeholders and a safety inspection institution, etc. before the committee undergoes the procedures for dispute settlement, etc. under section (1);
(4) The committee may make a recommendation to stakeholders on the result of examination under subsection 1 of Article 46-2 (2);
(5) Where the committee completes the procedure under section (1), it shall make a settlement proposal and deliver it to the persons concerned without delay;
(6) The persons concerned, who received the settlement proposal under section (5), shall notify about whether or not to accept the proposal to the committee within 15 days;
(7) Where the persons concerned accept the settlement proposal, the committee shall promptly make a settlement letter and the chairman of the committee and the persons concerned shall sign and seal on it;
(8) Where the persons concerned accept the settlement proposal under section (7), it shall be considered that the same settlement is reached between the persons concerned; and
(9) Other matters necessary such as the application procedure and the way for dispute settlement and cost coverage, etc. shall be determined by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.

Article 47 (Plan for Long-Term Repair)
(1) A project executor, who constructs and supplies, or the person who remodels, any of the following Multifamily Housing, shall set up a plan for repairing commonly used area of the housing for the long term (hereinafter referred to as the "plan for long-term repair") as prescribed by the Presidential Decree and submit the plan to a use inspection authority when applying for use inspection under Article 29. The use inspection authority shall hand it over to the managers of the Multifamily Housing:
1. Multifamily Housing with more than 300 households;
2. Multifamily Housing with elevators; and
3. Multifamily Housing with central heating system.
(2) A delegation of occupiers and housing managers may amend the plan for long-term repair as stipulated in the provisions of the Ordinance of the Ministry of Land, Transport and Maritime Affairs, and shall replace or repair principal installations in accordance with the plan, which is set up or amended.
(3) Housing managers may ask the head of the relevant management office to receive training, carried out by a mayor/Do governor, about estimating the cost of the long-term repair plan and learning the way of housing repair as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs before they amend the plan for long-term repair.
Article 48 (Special Cases in Remodeling of Multifamily Housing)
(1) Where the exclusively owned area of Multifamily Housing (it refers to the exclusively owned area of the Multifamily Housing under Article 2 (3) of the Act on the Ownership and Management of Congregate Buildings, the same shall apply in this Article) has increased or decreased by remodeling, the right to use the land vested in the owner of the housing shall not change, notwithstanding Article 12 or 20 (1) of the Act on the Ownership and Management of Congregate Buildings;
(2) Where the owner of Multifamily Housing changes some of commonly used area of the building (it refers to the commonly used area under subsection 4 of Article 2 of the Act on the Ownership and Management of Aggregate Buildings, the same shall apply in this Act) into the exclusively owned area, it shall be considered that the size of commonly use part has not changed, notwithstanding Article 28 of the Act on the Ownership and Management of Congregate Buildings;
(3) With respect to the right to use the land under section (1) and the size of commonly used part under section (2), notwithstanding section (1) and (2), the owner shall comply with the rules of Article 28 of the Act on the Ownership and Management of Congregate Buildings.

Article 49 (Safety Management Plan and Training, etc.)
(1) Housing managers shall set up a safety management plan as prescribed by the Presidential Decree and appoint safety managers and a general manager for safety for each facility and installation, who may implement the plan in order to prevent safety accidents in the Multifamily Housing;
(2) Any person falling under the followings shall receive training for crime prevention and safety, provided by a mayor, a head of Gun or Gu office in order to prevent crimes and safety accidents in the Multifamily Housing as prescribed by the Presidential Decree;
1. any person working for guarding; and
2. any person appointed as a general manager for safety management in accordance with the plan for safety management set up under section (1).
(3) A mayor, a head of Gun or Gu office may entrust training for guarding and safety under section (2) to any of the following organizations or corporations with which is entrusted correspondingly:
1. training for guarding: the chief of a competent police station;
2. safety education for firefighting: the chief of a competent fire station; and
3. safety education for facilities: a corporation certified under Article 87 (2).

Article 50 (Safety Inspection)
(1) Housing managers shall go through safety inspection to maintain the functions and safety of Multifamily Housing as prescribed by the Presidential Decree;
(2) Where a building's structure and facilities are concerned to be hazardous as a result of safety inspection, housing managers shall report the result to a competent mayor, a head of Gun or Gu office and take necessary measures such as imposing restriction on using the facilities or repairing them as prescribed by the Presidential Decree;
(3) A safety inspection authority under section (1), a certified institution, the way of safety inspection and other necessary matters shall be prescribed by the Presidential Decree.

Article 51 (Accumulation of Allowance Reserve for Long-term Repair)
(1) A housing manager shall collect and accumulate the allowance reserve for long-term repair (for replacing and repairing the principal facilities of Multifamily Housing) in pursuance of a long-term repair plan;
(2) Matters for determining the scope of principal facilities of Multifamily Housing, the replacement and repair time under section (1) shall be determined by the Ordinance of the Ministry of Land, Transport and Maritime Affairs;
(3) Rates and ways of estimation and collection of allowance reserve for long-term repair, and procedures for its use and post management shall be prescribed by the Presidential Decree.

Article 52 (Committee of Dispute Settlement in Multifamily Housing Management)
(1) A city, a Gun or Gu shall establish a Dispute Settlement Committee in the Housing Management (hereinafter referred to as the “Dispute Settlement Committee”) to settle disputes between persons falling under Article 42 (5);
(2) The Dispute Settlement Committee in the Housing Management shall deliberate and settle:
1. matters of the establishment and operation of a delegation of occupiers, and qualification requirements, nomination, dismissal and term of office for the delegate of each Dong
2. matters of the establishment and operation of an autonomous housing management body;
3. matters of management expenses, usage fee, and collection and use of allowance reserve for long-term repair, etc.
4. matters of the management, repair and improvement, etc. of Multifamily Housing (only limited to commonly used area);
5. matters of remodeling; and
6. other disputable matters, over which the committee is responsible for settling, in the housing management, as stipulated in the Ordinance of local government.
(3) Where any person falling under Article 42 (5) accepts the result of dispute settlement over Multifamily Housing management provided by the Dispute Settlement Committee, it shall be considered that the persons concerned reached an agreement on the matters stipulated in a settlement protocol;
(4) Matters necessary for the establishment of the Dispute Settlement Committee shall be prescribed by the Presidential Decree, and other matters necessary for the meeting and operation of the Dispute Settlement Committee shall be determined by the Ordinance of a competent city, Gu or Gun.

Section 2 Specialized Management of Housing

Article 53 (The Housing Management Industry)
(1) Any person, who intends to work in the housing management industry under Article 43 (1), shall make registration to a competent mayor, Gun or Gu office. Where the person makes any alteration in the registration, he/she shall report the alteration as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs;
(2) Any person, who is registered under section (1), (hereinafter referred to as the “housing manager”) may not make registration again within 2 years from the date on which the registration period expires;
(3) Qualification requirements to be registered, such as capital (it refers to assets if it is not a corporation), human resources, facilities, equipments, and the procedure for registration, the kind of business, the method of Multifamily Housing management and its works shall be prescribed by the Presidential Decree;
(4) With respect to the status of housing managers, the provisions of entrustment in the Civil Act may apply mutatis mutandis to the matters, which are not stipulated in this Act.

Article 54 (Cancellation of Registration for Housing Management, etc.)
(1) A mayor, a head of Gun or Gu office may cancel the registration or suspend the whole or part of business for less than one year if a housing manager falls under any of the following cases. Provided, That a mayor, a head of Gun or Gu office shall cancel the registration in the case of 1 or 7:
1. when a housing manager is registered by false or unlawful means;
2. when a housing manager fails to meet the registration standards under Article 53 (3);
3. when a housing manager fails to manage housing properly by intention or by mistake and thereby caused damage to the property of occupiers or users;
4. when a housing manager manages housing in violation of provisions under Article 53 (3) such as the way of housing management and its related works, etc.;
5. when the housing manager's performance of Multifamily Housing management falls short of the criteria prescribed by the Presidential Decree;
6. when a housing manager who rejected, disrupted or avoided reporting, submitting documents or going through inspection or examination, or reporting with false information;
7. when a housing manager is punished with business suspension more than twice for the last three years and the total period of business suspension is over 12 months; and
8. when a housing manager violates this Act or the orders under this Act. 

(2) A mayor, a head of Gun or Gu office may impose a fine of 10 million won on any person falling under section (1) 2 though 6 and 8 as a substitution of business suspension order as prescribed by the Presidential Decree;

(3) A mayor, a head of Gun or Gu office may impose a fine on any person who doesn’t pay the imposed fine under section (2) until the deadline in accordance with the exemplary cases of administrative dispositions on the nonpayment of local tax. 

(4) Necessary matters with respect to standards for registration cancellation and business suspension under section (1) and the sum of fines, which may be imposed in accordance with the kind and extent of violation, etc. shall be prescribed by the Presidential Decree.

Article 55 (Work of Head of Management Office)

(1) A housing management corporation and a delegation of occupiers (only in the case of autonomous management) or a rental businessman (referred to the housing rental businessmen under the provisions of Article 2, 4 of the Housing Rental Act) shall appoint a housing manager or an assistant housing manager (hereinafter referred to as the “assistant housing managers, etc.”) as a head of management office under Article 56.

(2) Any head of management office shall fulfill the following works in order to manage Multifamily Housing in a safe and efficient manner with a view to protecting the rights of occupiers and users of Multifamily Housing:
1. the following duties determined by a delegation of occupiers:
   a) to operate, manage, maintain, repair, replace, convert and remodel Multifamily Housing; and
   b) to charge, gather and spend housing management expenses, the long-term repair allowance reserve and other necessary expenses.
2. to adjust a long-term repair plan, set up a safety management plan for facilities and go through safety inspection for buildings. Provided, That the matters, which require further spending, shall be determined in a meeting of delegation of occupiers; and
3. other duties determined by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.

(3) An appointed head of management office shall do the said duties with sincerity and honesty.

(4) A head of management office shall report to a competent mayor, a head of Gun or Gu office an official seal, which will be used in work distribution and conduct as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs. The same shall apply to the case where a head of
management office makes change in the reported work distribution plan and the official seal.

Article 55-2 (Liability and Compensation for Damages caused by the Head of Management Office)
(1) A Housing manager, etc. shall compensate for damages in occupiers' property, which are caused by the misconduct of their duties by intention or by mistake.
(2) A Housing manager shall subscribe for a guarantee insurance and join a Mutual Aid Association or deposit money under Article 81-2 to compensate for damages under section (1)
(3) The deposited money shall not be withdrawn within 3 years from the date on which a housing manager resigns from the position of the head of management office or from the date on which a housing manager passes away.

Article 56 (Qualifications for Housing Managers)
1) A person, who wants to become an assistant housing manager, shall pass a qualifying exam led by the Minister of Land, Transport and Maritime Affairs and get a certificate from a mayor/Do governor.
(2) A housing manager means a person, who gets a certificate from a mayor/Do governor after passing a housing manager qualifying exam under section (1) and has working experience in the housing management and other housing related areas.
(3) Matters related to issuing a certificate under section (2) and other necessary matters shall be prescribed by the Presidential Decree.
(4) Any person, who falls under any of the followings, shall not be permitted to be a housing manager:
1. Minors, incompetents or quasi-incompetents;
2. A person who was declared bankrupt and has not yet reinstated;
3. A person who completely served the term of execution after being sentenced to imprisonment (including the case of which the term of execution deemed finished), or who was released from the execution less than 2 years ago;
4. A person who is on probation after being granted a stay of execution of imprisonment; and
5. A person who was disqualified from a housing manager, etc. less than 3 years ago.
(5) Qualification requirements for applying for the qualifying exam for housing managers, exam subjects, eligibility for exam exemption and other necessary matters shall be prescribed by the Presidential Decree.

Article 57 (Cancellation of Certification of Housing Manager)
(1) A mayor/Do governor may cancel or suspend a certificate of housing manager for one year or less if a housing manager falls under any of the followings. Provided, That a mayor/Do governor shall cancel the housing manager certificate when a housing manager falls under subsection 1, 3 or 5 through 8:
1. a housing manager who got a certificate by false or unlawful means;
2. a housing manager who mishandled housing by intention or by mistake and thereby caused damages to occupiers' property;
3. a housing manager who falls under the cases for disqualification under subsection 1 or 2 of Article 56 (4);
4. a housing manager who rejected, disrupted or avoided reporting, submitting documents and going through inspection or examination, or reporting with false information under Article 59;
5. a housing manager who let other people do his/her work using his/her name or rent his certificate in violation of Article 88;
6. a housing manager who is sentenced to imprisonment due to violation during the work of housing management;
7. a housing manager who works in more than two Multifamily Housing complexes at the same time;
8. a housing manager who does his works during the period of certificate suspension;
9. a housing manager who obtains unreasonable profits such as bribe; and
10. a housing manager who manages Multifamily Housing in violation of Article 55 (1)

(2) Criteria for certification cancellation and business suspension shall be prescribed by the Presidential Decree.

Article 58 (Training for Housing Managers, etc.)
(1) Any housing managers (referred to a CEO if it is a corporation) and a head of management office shall receive training in housing management from a competent mayor/Do governor as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs. In this case, any housing manager, who wants to be appointed as a head of management office, may receive training in housing management as prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs, and when he/she completes the training, it shall be deemed that he/she completed a compulsory course of training, which is required to become a head of management office.

(2) Where a housing manager, who wants to be appointed as a head of management office, doesn't have working experience as a head of management office, a staff of a Multifamily Housing management body or a housing management corporation for the last five years from the scheduled appointment date, he/she shall complete a continuing education for a head of management office led by a mayor/Do governor to be appointed as a head of management office under Article 55 (1) as stipulated in the Ordinance of the Ministry of Land, Transport and Maritime Affairs. In this case, a housing manager, etc., who completed a continuing education for head of management office and is appointed as a head of management office, shall be deemed to finish a compulsory training under section (1).

(3) The Minister of Land, Transport and Maritime Affairs may create a guideline of the training level and the method in respect of the training for housing managers led by a mayor/Do governor under section (1) or (2) in order to provide a uniformed training across the country.

Article 59 (Supervision on Multifamily Housing Management)
(1) With a view to managing Multifamily Housing efficiently and protecting occupiers or users, a head of local government may order a delegation of occupiers, a housing manager or a head of management office under Article 55 (1) to report duties prescribed by the Presidential Decree, submit necessary documents, issue other necessary orders, and order government officials to enter management corporations and management offices, etc. to investigate and inspect facilities, accounts and the documents about Multifamily Housing.

(2) Any government official, who enters and investigates, etc., management offices under section (1), shall hold an evidence of his authority and show it to the persons concerned.

CHAPTER VI HOUSING FUND

Section 1 National Housing Fund

Article 60 (Establishment of National Housing Fund, etc)
(1) The government shall secure funds to implement a comprehensive housing plan efficiently and
establish a National Housing Fund to supply housing without disruption.
(2) The National Housing Fund under section (1) shall be founded with the following financial resources:
1. government's donation or deposit;
2. funds contributed by the Public Capital Management Fund, under the Public Capital Management Fund Act;
3. funds which are reverted to the government out of funds for reconstruction under the Act on the Redemption of Surplus Profits from Housing Reconstruction
4. deposit under Article 61;
5. funds raised by issuing National Housing Bonds under Article 67;
6. lottery profits which are distributed under Article 23 (1) of the Lottery and the Lottery Fund Act;
7. savings of persons, who want to be supplied National Housing prescribed by the Presidential Decree, out of savings for occupiers under Article 75;
8. dividend yields of investment organizations and proceeds from a sale of loan assets;
9. loans from foreign nations for a housing construction project or a housing site preparation project;
10. the withdrawal of National Housing Funds and interest revenues and profits yielded from the operation of the National Housing Fund; and
11. additional profits made by a National Housing project
(3) The Ministry of Land, Transport and Maritime Affairs may borrow money from the Bank of Korea or other financial institutions, if necessary, to operate the National Housing fund, which will repay the money later.
(4) The methods and procedures of selling loan assets under section (2) 8 and other necessary matters shall be prescribed by the Presidential Decree.

Article 61 (Deposit of Funds on the National Housing Fund)
(1) Managers or savers of any of the following funds or capital may deposit all or part of capital on the National Housing Fund:
1. funds raised in accordance with the National Pension Act; and
2. other funds prescribed by the Presidential Decree
(2) The Korea National Housing Corporation or the Korea National Land Corporation, notwithstanding the Korea National Housing Corporation Act and the Korea National Land Corporation Act, may deposit funds on the National Housing Fund, if considers necessary to facilitate a National Housing project.
(3) Necessary matters about the available range, method and the conditions for funds deposit on the National Housing Fund under section (1) shall be prescribed by the Presidential Decree.

Article 62 (Operation and Management of the National Housing Fund and Liability of Fund Trustees, etc)
(1) The National Housing Fund shall be operated and managed by the Minister of Land, Transport and Maritime Affairs.
(2) The Minister of Land, Transport and Maritime Affairs may entrust all or part of the works of the operation and management of the National Housing Fund to a financial institution, etc. designated by the Minister (hereinafter referred to as the "fund trustee").
(3) A fund trustee, entrusted with the operation and management of the National Housing Fund under section (2), shall report the current state of National Housing fund raising and operation to the Minister of Land, Transport and Maritime Affairs.
(4) A fund trustee shall do his/her work with sincerity and honesty.
(5) Where a fund trustee inflicts loss on the National Housing Fund in violation of section (4), he/she shall compensate for the loss.

(6) Where the Ministry of Land, Transport and Maritime Affairs sets up a plan for the operation of the National Housing Fund, he/she shall consult the Minister of Strategy and Finance.

(7) The State Finance Act shall apply to the matters related to the fiscal year, operation planning and settlement, etc. of the National Housing Fund which are not stipulated in this Act.

Article 62-2 (Request of Provision of Data)
(1) A fund trustee may request the State, a local government, a financial institution, the National Pension Corporation under the National Pension Act, the National Health Insurance Corporation under the National Health Insurance Act and other public organizations to provide data if considers necessary in completing works entrusted by the Minister of Land, Transport and Maritime Affairs under Article 62 (2).
(2) Any person, who is requested to provide data under section (1), shall accept the request if there is no justifiable reason.
(3) A fund trustee, who is provided with data under section (1), shall not use the data for any other purposes than fund raising and management, and shall treat it with complete confidentiality.

Article 63 (Limit on the Operation of the National Housing Fund)
(1) The National Housing Fund shall not be operated for any other than the following purposes:
1. to construct National Housing;
2. to prepare a housing site for National Housing construction;
3. to purchase and store equipment necessary for the projects under subsection 1 and 2;
4. to construct industrialized housing (only referred to housing on less than a scale prescribed by the Presidential Decree);
5. to redeem the deposit and principal of loans under subsection 1,4,7 and 9 of Article 60 (2), and Article 60 (3);
6. to redeem the principal of National Housing bonds under Article 67;
7. to redeem the principal of funds contributed by the Public Capital Management Fund under the Public Capital Management Fund Act;
8. to finance the persons who reform, purchase and rent housing on a scale less than National Housing;
9. to implement a housing construction project under a government policy; 10. to support funds for urban and living environment maintenance under the Urban and Living Environment Maintenance Act, a special accounting under the Special Act on the Promotion of Urban Readjustment and a special accounting of housing construction projects under this Act;
11. to spend for the National Housing fund raising, operation and management;
12. to invest in and finance the National Housing Guarantee Corporation;
13. to make contribution to the Housing Finance Credit Guarantee Fund under Article 56 (3) of the Korea Housing Finance Corporation Act;
14. to invest in mortgage-backed securitization companies under the Mortgage backed Securitization Company Act and the Korea Housing Finance Corporation;
15. to invest in the Korea National Housing Corporation and the Korea National Land Corporation;
16. to spend on research and development on building materials and technologies to construct National Housing;
17. to remodel National Housing;
18. to carry out a living environment maintenance project under Article 2 of the Urban and Living Environment Maintenance Act;
19. to help the National Housing Corporation preferentially purchase price-ceiling system-applied-housing under Article 41-2 (2);
20. to spend on building infrastructure, prescribed by Article 29 (2), among infrastructures under Article 2, 6 of the Special Act on the Promotion of Urban Readjustment;
21. to finance rental housing construction and build basic infrastructures, etc., to develop Free Economic Zones designated under Article 4 of the Act on the Designation and Operation of Free Economic Zone; and
22. to carry out other projects aimed at facilitating National Housing construction, which are prescribed by the Presidential Decree.

(2) The Minister of Land, Transport and Maritime Affairs may manage National Housing fund surplus in the ways, prescribed by the Presidential Decree.

Article 64 (Accounting Organization of the National Housing Fund)
(1) The Ministry of Land, Transport and Maritime Affairs shall appoint a revenue collection official, a financial official, a disbursing official and an accounting official, who will be in charge of the National Housing Fund among the officials under the Minister's command, in order to manage revenues and expenditures of the National Housing Fund.
(2) If a fund trustee is entrusted with the management and operation of the National Housing Fund under Article 62 (2), he/she shall appoint the following persons in charge among his/her executives and report it to the Minister of Land, Transport and Maritime Affairs.
1. an official in charge of the National Housing Fund's revenue: duty as a revenue collection official;
2. an official in charge of the National Housing Fund's causative acts for the National Housing Fund's disbursement: duty as a financial official;
3. an official in charge of the National Housing Fund's disbursement: duty as a disbursing official; and
4. an official in charge of the National Housing Fund's accounting: duty as an accounting official
(3) Where the Minister of Land, Transport and Maritime Affairs and a fund trustee appoints a revenue collection official, a financial official, a disbursing official and an accounting official under section (1) and (2), he/she shall notify it to the Board of Audit and Inspection of Korea, the Ministry of Finance and Strategy and the Bank of Korea.

Article 65 (Write-off of Gain and Loss)
(1) Where a fund trustee cannot recover the loans of the National Housing Fund because of debtors' insolvency, he/she may write off defaulted loans as stipulated in the Ordinance of the Ministry of Land, Transport and Marine Affairs.
(2) Where a fund trustee, who is in charge of supplementation and recovery of writtenoff loans under section (1), finishes his/her term of office prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs, he/she shall suspend his/her work and report it to the Minister of Land, Transport and Maritime Affairs.

Article 66 (Handling of Gain and Loss)
(1) The Minister of Land, Transport and Maritime Affairs shall reserve all gains, which are yielded after the settlement of the National Housing Fund, in the Fund every business year.
(2) The Minister of Land, Transport and Maritime Affairs shall supplement the loss of the National Housing Fund with reserved gains under section (1), and if there is still remaining loss to be made up for after supplementation, the government may supplement from general accounting.
Section 2 National Housing Bonds

Article 67 (Issuance of National Housing Bonds, etc.)
(1) The government may issue National Housing bonds by the National Housing Fund to finance National Housing construction.
(2) National Housing bonds under section (1) shall be issued by the Minister of Finance and Strategy on a request of the Minister of Land, Transport and Maritime Affairs.
(3) The National Debt Act shall apply to the matters in respect of National Housing bonds unless they are stipulated in this Act.
(4) The kind and interest rates of National Housing bonds, the method and the procedure for bond issuing and other related matters shall be prescribed by the Presidential Decree.

Article 68 (Purchase of National Housing Bonds)
(1) Any person falling under any of the followings and prescribed by the Presidential Decree shall purchase National Housing Bonds:
   1. a person who obtained license, permission and authorization from the State or a local government;
   2. a person who made an application for registration to the State or a local government;
   3. a person who signed a contract of a construction project with a public organization under the Public Organization Operation Act, which is prescribed by the Presidential Decree, the State or a local government; or
   4. a person who is supplied housing constructed and supplied under this Act (2) Necessary matters with respect to the purchasing cost and procedure of National Housing funds under section (1) shall be prescribed by the Presidential Decree.

Section 3 Housing Redeemable Bonds

Article 69 (Issuance of Housing Redeemable Debentures)
(1) The Korea National Housing Corporation and a registered constructor may issue debentures which will be redeemed by housing as prescribed by the Presidential Decree (hereinafter referred to as the "housing redeemable debentures"). In this case, the issuance of housing redeemable debentures may only be allowed to a registered constructor who satisfies the criteria for required amount of funds, appraised asset values and engineers prescribed by the Presidential Decree and has a written guarantee from a financial institution or the Korea National Housing Guarantee Corporation.
(2) Any person, who wants to issue housing redeemable debentures, shall set up a plan and get approval from the Minister of Land, Transport and Maritime Affairs.
(3) Requirements for issuing housing redeemable debentures and the redemption period shall be prescribed by the Presidential Decree.

Article 70 (Liability of Debenture Issuance and Required Condition)
(1) A person, who issued housing redeemable debentures in accordance with Article 69, shall construct and redeem housing to debenture holders under the required conditions for debenture issuance.
(2) The issued debentures shall be registered debenture stocks and any transfer of debenture
ownership shall be recorded in an original debenture register. If not recorded in the register, the
debenture holder can not confront a debenture issuer and a third person.
(3) The Minister of Land, Transport and Maritime Affairs shall take necessary measures in respect of
the method and procedure for the use of debentures to be issued in appropriation with the original
purpose, which is to purchase a housing site, etc.

Article 71 (Validity of Housing Redeemable Debenture)
(1) Where the registration of a registered constructor is canceled under Article 13, it will not affect the
validity of housing redeemable debentures.

Article 72 (Application of the Commercial Act)
The Commercial Act shall apply to the matters with respect to the issuance of housing redeemable
debentures, which are not stipulated in this Act. Provided, That Article 470, 471 and 478 (1) of the
Commercial Act shall not apply to the cases where debentures are issued by the Korea National
Housing Corporation, and where debentures are issued by a registered constructor with a redemption
guarantee written by a financial institution.

Section 4 Special Accounting on National Housing Project

Article 73 (Establishment of Special Accounting Office of National Housing Project)
(2) A local government shall establish and operate a special accounting office to implement a National
Housing project.
(3) A special accounting office under section (1) shall be established by the following funds:
1. internally generated funds;
2. loans from the National Housing Fund under Article 60;
3. subsidies from the government;
4. loans from the National Agricultural Cooperatives Federation;
5. loans from foreign nations;
6. funds gained from selling assets subject to the special accounting of National Housing project;
7. collected money, interest revenues and other revenues of the special accounting office; and
8. funds, which are reverted to local governments, out of funds for reconstruction under the Act on the
Redemption of Surplus Profits from Housing Reconstruction
(4) A local government shall report the current condition of the operation of the special accounting
office to the Minister of Land, Transport and Maritime Affairs as prescribe by the Presidential Decree.

Article 74 Deleted <by Act No. 7334, Jan. 8, 2005>

Article 75 (Savings of Occupiers)
(1) Any person who intends to be supplied housing may deposit all or part of the moving-in price
under this Act (hereinafter referred to as the "savings of occupiers")
(2) Necessary matters in respect of the kind, method, sum and condition of the savings of occupiers
shall be determined by the Minister of Land, Transport and Maritime Affairs.

Section 5 National Housing Guarantee Corporation
Article 76 (Establishment of National Housing Guarantee Corporation)
(1) The National Housing Guarantee Corporation shall be established with an aim to protect housing purchase contractors by guaranteeing housing construction, promote housing construction and improve residential welfare.
(2) A National Housing Guarantee Corporation, by rules, shall be established after making a registration in a head office.
(3) A National Housing Guarantee Corporation shall get authorization from the Minister of Land, Transport and Maritime Affairs when setting up or modifying its rules.

Article 77 (Duty)
(1) The National Housing Guarantee Corporation shall fulfill the following duties to achieve its goals:
1. duty of guaranteeing the presale and repair of housing constructed and supplied by an project executor, and other duties prescribed by the Presidential Decree;
2. duty of constructing and repairing housing to fulfill the guarantees of subsection 1;
3. duties entrusted by the State, a local government and a public body, etc.
4. duty of taking over the trust of a housing construction site, which is left under Article 40 (6); and
5. other duties prescribed by the Presidential Decree
(2) Matters necessary to fulfill the duties under section (1) shall be prescribed by the Presidential Decree

Article 78 (Capital and Investment)
(1) The National Housing Guarantee Corporation requires over 300 billion won of capital to be established.
(2) The Minister of Land, Transport and Maritime Affairs shall exercise the shareholder’s right on the corporation's shares, which are invested by the State.
(3) The kind of shares to be issued by the National Housing Guarantee Corporation under section (1), the price per share and other necessary matters shall be determined by rules of the National Housing Guarantee Corporation.

Article 79 Deleted

Article 80 (Relation with Other Acts)
(1) Article 19 of the Act on the Management Improvement and Privatization of Stateowned Companies shall apply to the matters with respect to the limit of share ownership on foreigners, etc.
(2) The Act on the Operation of Public Organization and the Commercial Act shall apply mutatis mutandis to the matters, which are not stipulated in this Act.

CHAPTER VII HOUSING TRANSACTION

Article 80-2 (Report of Housing Transaction)
(1) Any person, who signs a contract of ownership transfer of housing (only referred to the National Housing prescribed by the Presidential Decree; the same shall apply in this Chapter and Article 101-2), constructed and supplied in a designated area by the Minister of Land, Transport and Maritime Affairs which requires housing transaction reporting since the area is largely concerned over
speculation (hereinafter referred to as the "housing transaction reporting zone"), shall report the housing transaction cost, etc. prescribed by the Presidential Decree within 15 days from the contract date to a competent mayor, a head of Gun or Gu office. Provided, That the contract is only referred to the case where there exists compensation with the exception of the contract of housing, newly constructed, supplied and acquired; hereinafter referred to as the "housing transaction contract". The same shall apply to the case where the persons concerned make alteration on the contract.

(2) Section (1) shall apply to a contract of housing, which was signed before designation in a designated housing transaction reporting zone and doesn't have an approval seal under Article 3 of the Act on Special Measures for the Registration of Real Estate. In this case, it shall be reported within 15 days from the date on which the area is designated as a housing transaction reporting zone.

(3) A mayor, a head of Gun or Gu office, who receives the report under section (1) or (2), shall review the submitted report and promptly issue a reporting certificate.

(4) A person, who reports under section (1) or (2) and gets a reporting certificate under section (3), shall be deemed to have an approval seal under Article 3 (1) of the Act on Special Measures for the Registration of Real Estate.

(5) Matters necessary for the reporting procedure under section (1) and others shall be prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.

(6) Where the Minister of Land, Transport and Maritime Affairs is asked by a competent head of a designated area to cancel the designation or recognizes that the factors for designation have vanished, he/she shall cancel the designation of housing transaction reporting zone after the deliberation led by the Housing Policy Deliberation Committee.

Article 80-3 (Investigation on Report)
(1) Where a mayor, a head of Gun or Gu office discovers that required contents in the report submitted under Article 80-2 (1) are omitted or incorrect, he/she may ask the person who reported to supplement the report or submit necessary documents, etc. such as a contract document by order of a competent government official in order to confirm whether it is true.

(2) A mayor, a head of Gun or Gu office shall notify about the report’s content under section (1) to a head of a competent tax office within 15 days from the date on which a reporting certificate is issued. And the head of the competent tax office may use submitted report when imposing the national tax or the local tax.

CHAPTER VIII HOUSING ASSOCIATION

Article 81 (Establishment of Association, etc.)
(1) Registered constructors may establish an association of housing constructors for the specialization of housing construction projects and housing site projects and for the promotion of sound development of the housing industry.

(2) Housing managers, etc. may establish an association of housing managers to efficiently carry out research on technologies, administration and laws of housing management and related works.

(3) Associations under section (1) and (2) (hereinafter referred to as the "association") shall be established as corporations respectively.

(4) Associations may be established after making registration to a competent registry office.

(5) Where a member of an association is punished with business and qualification suspension for a specified period by the Minister of Land, Transport and Maritime Affairs, a mayor/Do governor under
this Act, the right and the obligation vested in the membership shall also be suspended during the period. And where the registration of a registered constructor or a housing manager is canceled or his/her term expires, the registered constructor or the housing manager may lose the membership of the association.

Article 81-2 (Mutual-Aid Business)
(1) An association under Article 81 (2) may carry out a Mutual Aid business to guarantee that any head of management office fulfills his/her duty of compensation for loss under Article 55-2.
(2) An association, who intends to carry out a Mutual Aid business under section (1), shall set provisions for Mutual Aid and get approval from the Minister of Land, Transport and Maritime Affairs. The same shall apply to the case where the association intends to modify the provisions.
(3) The association shall stipulate the scope and contents of Mutual Aid business, Mutual Aid benefits, premiums for Mutual Aid, accounting standards, the percentage of responsibility reserve and other matters necessary for the operation of Mutual Aid business in the regulations under section (2) as prescribed by the Presidential Decree.
(4) An association shall manage its Mutual Aid business under a distinct accounting from other general accountings. And the association shall get approval from the Minister of Land, Transport and Maritime Affairs when intending to use responsibility reserve for other purposes.
(5) An association shall disclose annual operation results to Mutual Aid business contractors through daily newspapers and an association bulletin, etc. as prescribed by the Presidential Decree.
(6) The Minister of Land, Transport and Maritime Affairs may issue an order of rectification if an association doesn’t comply with this Act and Mutual Aid provisions.
(7) The governor of the Financial Supervisory Service under the Act on the Establishment of the Financial Services Commission, ETC. may undergo inspection on Mutual Aid businesses on a request of the Minister of Land, Transport and Maritime Affairs.

Article 82 (Authorization for the Establishment of Association)
(1) In order for an association to be established, there shall be more than the number of initiators, who will make rules, prescribed in the following subsections, and the initiators shall get authorization from the Minister of Land, Transport and Maritime Affairs after an inaugural general meeting's voting.
1. as for a housing project association: more than 50 persons who have membership; and
2. as for a housing management association: more than one fifth of heads of management office in Multifamily Housing
(2) The Minister of Land, Transport and Maritime Affairs shall notify the authorization under section (1) when he grants it.

Article 83 (Application of the Civil Act)
The provisions on corporations in the Civil Act shall apply mutatis mutandis to the matters in respect of associations, which are not stipulated in this Act.

CHAPTER IX HOUSING POLICY DELIBERATION COMMITTEE

Article 84 (Establishment of Housing Policy Deliberation Committee)
(1) The Ministry of Land, Transport and Maritime Affairs shall establish a housing policy deliberation committee, which will deliberate the following matters related to housing policy:
1. to set or alter minimum standards for residential accommodation;
2. to make or change a comprehensive housing policy;
3. to designate, change or cancel a projected housing site development district under the Act on the Promotion of Housing Site Development. Provided, That the same shall not apply to the areas of less than 200 thousand square meters, which are not laying between more than two Special Metropolitan Cities, Metropolitan cities or Dos;
4. to designate or cancel an Overheated Speculative Zone or a Housing Transaction Reporting Zone; and
5. to implement other important policies, in relation to housing construction, supply and transaction, which require the deliberation of the Minister of Land, Transport and Maritime Affairs.
(2) Matters related to the establishment and operation of a housing policy deliberation committee and other matters shall be prescribed by the Presidential Decree.

Article 85 (City/Do Housing Policy Deliberation Committee)(1) Any city or Do shall establish a city or Do housing policy deliberation committee, which will deliberate the matters of a city or Do comprehensive housing plan, etc.
(2) Necessary matters for the establishment and operation of a city/Do housing policy deliberation committee, etc. shall be determined by the Ordinance of City or Do as prescribed by the Presidential Decree.

CHAPTER X SUPPLEMENTARY RULES

Article 86 (Comprehensive Management of Data on Housing Policy)
(1) The Minister of Land, Transport and Maritime Affairs, a mayor/Do governor may comprehensively manage the housing policy related data such as housing construction, supply and management, and fund-raising and housing price trend, etc. which are not stipulated in this Act, in order to set up and implement an appropriate housing policy, and may provide related organizations and groups with the data.
(2) The Minister of Land, Transport and Maritime Affairs, a mayor/Do governor may ask related organizations and groups, etc. to submit the data, which are necessary for comprehensively managing the housing data under section (1). In this case, the related organizations and groups, etc. shall comply with the request unless there is no justifiable reason to object.
(3) An project executor or a housing manager, when constructing, supplying and managing housing, may ask related organizations and groups to provide or investigate the number of sold houses, occupiers’ qualifications for applying for housing supply, etc., which are considered necessary by this Act or rules of this Act, as prescribed by the Presidential Decree.

Article 87 (Delegation or Entrusting of Authority)
(1) The whole or part of authority of the Minister of Land, Transport and Maritime Affairs under this Act may be delegated to a mayor, a Do governor or a head of subordinate organization of Land, Transport and Maritime Affairs as prescribe by the Presidential Decree.
(2) The Minister of Land, Transport and Maritime Affairs or a head of local government may entrust the following authorities to a corporation, which is established to develop the housing industry, specialize housing management and inspect the
requirement qualifications of housing managers, or fund trustees, who are certified by a head of local
government or the Minister of Land, Transport and Maritime Affairs as prescribed by the Presidential
Decree.
1. to investigate actual conditions of residence under Article 5;
2. to make registration of a housing construction project, etc. under Article 9;
3. to make an application of business records under Article 15;
4. to provide an adjustment education of long-term repair plan under Article 47;
5. to provide an education for facility safety under Article 49;
6. to conduct a housing manager qualifying examination under Article 56 (1);
7. to provide training to housing managers and heads of management office under Article 58; and
8. to comprehensively manage the housing policy related data under Article 58.

Article 88 (Prohibition on Lending of Registration Certificate)
Any registered constructor, a housing management firm or a housing manager, etc. shall not lend
his/her registration or qualification certificate, allow any other persons to use his/her name or the
name of firm or carry out works and projects stipulated in this Act.

Article 89 (Compulsory Collection of Defaulted Housing Price, etc.)
(1) The State or a local government may compulsorily collect the defaulted housing price, the rental
deposit and the rental fees of National Housing, constructed by the State or a local government, in
compliance with the exemplary cases of administrative disposition on the nonpayment of the national
tax or local tax. Provided, That the same shall not apply to the case where an occupier defaults the
said fees due to justifiable reasons such as suffering from a prolonged disease.
(2) The Korea National Housing Corporation or a local corporation may entrust the collection of the
defaulted housing price, the rental deposit and the rental fees to a competent mayor, a head of Gun or
Gu office.
(3) A competent mayor, a head of Gun or Gu office, who is entrusted by The Korea National Housing
Corporation or a local corporation under section (2), shall collect
the defaulted fees in compliance with the exemplary cases of administrative
disposition on the nonpayment of the national tax or local tax. In this case, the Korea National
Housing Corporation or the local corporation shall pay 2/100 of collected fees to the competent mayor,
a head of Gun or Gu office as a commission fee.
(4) Where the State or a local government is a housing manager, section (1) shall apply mutatis
mutandis to the case with respect to the collection of allowance reserve of long-term repair and
housing management fees.

Article 89-2 (Reward for Reporting the Cases of Resale of Right to Purchase and Move into Housing)
The Minister of Land, Transport and Maritime Affairs may reward for reporting a person, who resold
the right to purchase and move into housing or mediated resale, to a competent government office as
prescribed by the Presidential Decree.

Article 90 (Reporting and Inspection, etc)
(1) The Minister of Land, Transport and Maritime Affairs or a head of local government may order a
person, who got approval or permission, or made an application to be registered, to report the matters,
which are considered necessary, or order a related government official to enter the housing site and
undergo necessary inspections.
(2) Where a related government official undergoes necessary inspections, he/she shall notify the
inspection date, the reason, the checklist and other plans 7 days before the inspection date. Provided, That the same shall not apply to the case where the inspection is urgently needed or where it is considered that advance notice will make the person concerned destruct evidence to hamper inspection.

(3) A related government official, who undergoes necessary inspections under section (2), shall hold an evidence of his/her authority to inspect and show it to the person concerned.

Article 91 (Instruction and Supervision of Project Executors, etc.)
Where an project executor, a Multifamily Housing occupier, a user, a housing manager, a delegation of occupiers or a remodeling association violates the orders or administrative dispositions of this Act, the Minister of Land, Transport and Maritime Affairs or a head of local government may order them to suspend their work and return housing to the original state, or take necessary measures.

Article 92 (Instruction and Supervision of Association, etc.)
(1) The Minister of Land, Transport and Maritime Affairs shall instruct and supervise associations.
(2) The Minister of Land, Transport and Maritime Affairs shall instruct and supervise the following works of the Korea Housing Guarantee Corporation and order one of the Minister's officials to inspect the current state of the corporation's asset when it is considered necessary.
1. setting up or adjusting a mid term and long term management goal;
2. annual budget allocation and settlement, and project planning;
3. guaranteeing, investing and financing;
4. adjusting the scope of project;
5. works assigned to the corporation according to related Acts and government policies; and
6. other matters necessary for achieving the goal of the corporation's establishment
(3) Notwithstanding section (2), the Financial Services Commission may undergo necessary inspections to maintain the management soundness of the Korea Housing Guarantee Corporation as prescribed by the Presidential Decree. In this case, the Financial Services Commission shall promptly notify the inspection result to the Minister of Land, Transport and Maritime Affairs.
(4) Where the Financial Services Commission discovers any violation or unlawful practices of the corporation after the inspection, he/she may ask the Minister of Land, Transport and Maritime Affairs to make a rectification order.
(5) The Minister of Land, Transport and Maritime Affairs, if necessary, may order his/her official to carry out an actual survey on a fund trustee, order the fund trustee to submit data on loan stocks, etc., or make other necessary supervision orders, with the view to efficiently managing and operating the National Housing Fund, and maintaining the soundness of the National Housing Fund.

Article 93 (Hearing)
The Minister of Land, Transport and Maritime Affairs or a head of local government shall hold a hearing to take any of the following administrative dispositions:
1. registration cancellation of a housing construction project, etc. under Article 13 (1);
2. cancellation of approval for a project plan under Article 16 (9);
3. cancellation of authorization for establishing a housing association under Article 34 (2);
4. cancellation of permission for the acts under Article 42 (6);
5. registration cancellation of housing management under Article 54 (1); and
6. disqualification of housing managers, etc. under Article 57 (1)
Chapter XI Punitive Provisions

Article 94 (Punitive Provisions)
(1) Any designer, builder, supervisor or project executor, who designs, constructs or supervises in violation of Article 22 or 24 causing severe defects in the proof-stress structure of National Housing and dangers to people during the defects liability period, shall be sentenced to more than 10 years' imprisonment.
(2) Any person, who causes death or grievous hurt, shall be sentenced to life imprisonment or more than 3 years' imprisonment.

Article 95 (Punitive Provisions)
(1) Any person, who commits a criminal falling under Article 94 (1) by mistake, will be sentenced to less than 5 years imprisonment, incarceration or penalty of less than 50 million won.
(2) Any person, who commits a criminal falling under Article 94 (2) by mistake, will be sentenced to less than 10 years' imprisonment, incarceration or less than 100 million won fine.

Article 96 (Punitive Provisions)
Any person, who falls under any of the followings, shall be sentenced to less than three years' imprisonment or imposed less than 30 million won fine.
1. a person who violates Article 39 (1),
2. a person who gains an occupier's status in violation of Article 41-2 (1), resells housing or mediates housing resale.

Article 97 (Punitive Provisions)
Any person, who falls under any of the followings, shall be sentenced to less than 2 years' imprisonment or imposed less than 200 million won fine. Provided, That any person falling under 2 or 7 whose 50/100 of profits gained from violating this Act exceeds 200 million won shall be sentenced to less than 2 years' imprisonment or imposed penalty equivalent to 2 times the amount of profits.
1. a person who is not registered under Article 9, and carries out a project after being registered by false or unlawful means;
2. a person who carries out a project without approval or without approval for alteration under Article 16 (1) or (3);
3. a person who carries out or orders a housing construction project in violation of Article 20 (1) or (2);
4. a person who carries out a project not complying with housing construction criteria, etc. under Article 21;
5. a person who doesn't disclose the housing performance grade under Article 21-2 or install ventilation under Article 21-3;
6. a person who uses or orders to use housing or land in violation of Article 29 (4) (including the case to which Article 42 (5) shall apply mutatis mutandis)
7. a person who mediates the subscription for housing association charging commission fees apart from the housing price or receives money for other matters without the membership of housing association established under Article 32 (with the exception of housing remodeling association);
8. a person who appoints the members of association in violation of Article 32 (5);
9. a person who constructs or supplies housing in violation of Article 38 (1);
10. a person who supplies housing in violation of Article 38-2 (1) or (4);
11. a person who constructs and supplies buildings in violation of Article 38-3;
12. a person who constructs or manages a model house in violation of Article 38-3 (1) or (3);
13. a person who does one of the acts falling under Article 40 (1) in violation of the same section;
14. a housing manager who does housing management business without making registration under Article 53 (1) or is registered by false or unlawful means; and
15. a person who doesn’t comply with the measures under Article 70 (3).

Article 97-2 (Punitive Provisions)
A person who deliberates poorly by intention in violation of Article 38-4 (4) shall be sentenced to less than 2 years’ imprisonment or less than 100 million won fine.

Article 98 (Punitive Provisions)
A person, who falls under any of the followings, shall be sentenced to less than one year imprisonment or fine of less than 100 million won.
1. a person who does his/her business during the period of business suspension or qualification suspension under Article 13 or 57;
2. a person who designs and constructs housing in violation of Article 22 by mistake or intention and thereby causes damages to a project executor or an occupier;
3. a person who poorly performs supervision work under Article 24 (2) and causes damages to a project executor or an occupier due to poor construction;
4. a builder or a project executor who continues to construct housing after getting a notice of rectification for violating Article 24 (5);
5. a person who doesn’t go though an audit under Article 34 (3);
6. a person who violates Article 42 (2) or (3) (with the exception of a person who does the acts of Article 42 (2) without reporting);
7. a person who acquires and supplies profits or assets by unlawful means in violation of Article 43 (9);
8. a person who does his/her business during the business suspension period or after registration cancellation for housing managing under Article 54;
9. a person who works as a head of housing management office without a housing manager certificate under Article 56 or orders housing management to a person without a certificate;
10. a person who rejects, interrupts or avoids an investigation or inspection under Article 59 (1) or Article 90 (1);
11. a person who lends his/her certificate, etc. in violation of Article 88; and 12. a person who doesn’t follow the order of construction work suspension, etc. under Article 91.

Article 99 (Punitive Provisions)
Any person who falls under any of the followings, shall be sentenced to less than 100 million won fine.
1. a person who manages housing without required technology personnel or equipment under Article 43 (4); and
2. a person who doesn’t place housing managers, etc. in violation of Article 55 (1)

Article 100 (Joint Punitive Provisions)
(1) Where a representative of a corporation or a corporation, a representative of an individual, a user or a worker does the acts related to a corporation or an individual in violation of Article 94, the corporation or the individual shall also be sentenced to a fine of less than 1 billion won. Provided, That
the same shall not apply to the case where the corporation or the individual thoroughly takes care of and supervises the related works in order to prevent such violation.

(2) a representative of a corporation or a corporation, a representative of an individual, a user or a worker does the acts related to a corporation or an individual in violation of Article 95 through 98, the corporation or the individual shall also be sentenced to a fine corresponding to each punitive provision. Provided, That the same shall not apply to the case where the corporation or the individual thoroughly takes care of and supervises the related works in order to prevent such violation.
RENTAL HOUSING ACT
[Enforcement Date 26. Jun, 2009]

Article 1 (Purpose)
The purpose of this Act is to promote the construction of rental housing and to ensure the stability of residential lives of the people by prescribing the matters necessary for construction, supply and management of rental housing and the housing rental business.

Article 2 (Definitions)
The definitions of the terms used in this Act shall be as follows
1. The term "rental housing" means constructed or purchased rental housing provided for the purpose of leasing;
2. The term "constructed rental housing" means houses falling under any of the following items, and its type shall be prescribed by the Presidential Decree:
   (a) House constructed for lease by a rental business operator; and
   (b) Houses to be rented as provided by Ordinance of the Ministry of Land, Transport and Maritime Affairs after registration of the rental business operator as referred to in Article 6, which are not sold until the time of usage inspection among the houses constructed by a house constructor registered in accordance with Article 9 of the Housing Act with the approval of the project plan as provided by Article 16 of the same Act;
3. The term "purchased rental housing" means houses purchased to be rented by a rental business operator after acquiring the ownership thereof by purchase, etc.;
3-2. The term "long-term rental housing on a deposit basis" means rental housing to be provided by contracts for long-term rental on a deposit basis within the period of 20 years, which are constructed or purchased by the State, local governments, the Korea National Housing Corporation under the Korea National Housing Corporation Act (hereinafter referred to as the “Korea National Housing Corporation”), or local public corporations established for the purpose of housing projects as provided by Article 49 of the Local Public Enterprises Act (hereinafter referred to as a “local public corporation”) for the purpose of renting;
4. The term "rental business operator" refers to the State, local governments, the Korea National Housing Corporation, or persons registered for operating a rental housing business in accordance with Article 6, or rental housing associations established pursuant to Article 7;
5. The term "rental housing association" means the association established in accordance with Article 7 for the purpose of building or purchasing rental housing by the persons intending to rent houses;
6. The term "converting housing-for-rent into housing-for-presale" refers to any sale of rental housing to persons other than rental business operators:
7. The term "non-payment, etc." refers to the cases falling under any of the following subsections:
   (a) Where the rental business operator receives a disposition of transaction suspension from the clearing house due to not settling his/her issued note or check by the due date;
   (b) Where the rental business operator has not paid the interest on loans from the National Housing Fund referred to in Article 60 of the Housing Act by the period prescribed by Presidential Decree; and
   (c) Other similar cases as prescribed by Presidential Decree.
8. The term "rental housing in dishonor, etc." means the rental housing to which the insolvency, etc. provided for in the provisions of subparagraph 7 arose.

Article 3 (Relation with Other Laws and Regulations)
With respect to the matters on the construction, supply and management of rental housing other than provided for in this Act, the Housing Act and the Housing Lease Protection Act shall apply.

Article 4 (Preferential Construction of Rental Housing)
(1) In the event that the Minister of Land, Transport and Maritime Affairs (hereinafter referred to as the “Minister”) establishes a comprehensive housing project plan pursuant to the provisions of Article 7 of the Housing Act, he/she shall include the matters on the construction of rental housing.
(2) In the event that a local government or the Korea National Housing Corporation constructs houses, it shall preferentially construct rental housing.
Article 5 (Financial Resources for Construction of Rental Housing) (1) The Minister may preferentially use financial resources prescribed by Presidential Decree of the National Housing Fund pursuant to Article 60 of the Housing Act for the construction of rental housing in order to promote the smooth construction of rental housing.
(2) The National Housing Fund used for the construction of rental housing in accordance with section (1) shall be loaned at a low long-term interest rate as prescribed by Presidential Decree.
(3) The Government shall appropriate the funds required for the construction of rental housing in the expenditure budget within the limit of an annual budget each year.

Article 6 (Registration of Rental Business Operator)
(1) Any person who intends to rent houses, the number of which exceeds that prescribed by Presidential Decree, may file an application for registration with the head of the Special Self-Governing Do/City/Gun/Gu (the head of Gu refers to the head of autonomous Gu; hereinafter referred to as “the head of the City/Gun/Gu”).
(2) Where any person who has registered pursuant to section (1) intends to alter his/her registered matters, he/she shall make a report thereof to the head of the City/Gun/Gu: Provided, that the same shall not apply to the case of minor matters prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
(3) Matters necessary for the standards and procedures, etc. for the registration and report under sections (1) and (2) shall be determined by Presidential Decree.

Article 7 (Establishment, etc. of Rental Housing Association)
(1) Where many constituent members intend to establish a rental housing association for leasing the houses after building or purchasing houses (hereinafter referred to as the "association"), they shall obtain authorization from the competent head of the City/Gun/Gu. They shall also obtain authorization where they intend to alter the authorized contents or to dissolve the association established upon receipt of the authorization.
(2) Matters necessary for the method and procedure for establishment of the association authorized in accordance with section (1), the qualification standards for constituent members, and the operation and management of the association shall be prescribed by Presidential Decree.

Article 8 (Supervision over Association)
(1) Where the Minister or the head of the City/Gun/Gu deems it especially necessary for maintaining the order in the housing supply, he/she may confirm the matters necessary for the qualifications, etc. of constituent members of an association by utilizing the administrative computer networks, etc. managed by the State.
(2) In the event that any association or its constituent member has violated this Act, orders issued or dispositions made under this Act, the head of the City/Gun/Gu may cancel his/her authorization for establishment of the association.
(3) Any association shall undergo the audit as prescribed by Presidential Decree, and file a report on its result with the competent head of the City/Gun/Gu, and make it available for perusal by the members of the association.

Article 9 (Construction of Rental Housing by Association)
Any association may construct rental housing jointly with the registered business operators pursuant to Article 9 of the Housing Act (including the State, local governments, the Korea National Housing Corporation, and local public corporations; hereafter in this Article, the same shall apply). In this case, the association and the registered business operators shall be deemed as the joint project executors pursuant to Article 10 of the Housing Act.

Article 10 (Preferential Supply of Housing Site)
(1) In the case where the State, a local government, a public corporation, or a quasi-governmental institution pursuant to Article 5 (3) of the Act on the Management of Public Institutions (hereinafter referred to as the "public corporations, etc.") sells housing sites under its possession or the housing sites developed by itself, notwithstanding Article 25 (1) of the Housing Act, it may sell them preferentially to a rental business operator who intends to build rental housing (hereinafter referred to as the "construction and rental business operator").
(2) The State, a local government, the Korea National Housing Corporation, or the Korea Land
Corporation shall use not less than the percentage prescribed by Presidential Decree of the housing sites developed by itself for the construction of rental housing or provide such housing sites to a construction rental business operator.

(3) A person who has purchased or has been supplied with the housing sites in accordance with sections (1) and (2) shall build rental housing within two years from the date of acquisition thereof.

Article 11 (Repurchase of Housing Sites)
(1) The State, a local government or a public corporation may repurchase the housing sites in the event that a person who has purchased or has been supplied with the housing sites in accordance with Article 10 (1) and (2) has failed to build the rental housing within the period as referred to in Article 10 (3). In this case, the repurchase price shall be the total amount of the land selling price or land supplying price and the statutory interest for the period until the time of such repurchase.

(2) The procedures for the repurchase of housing sites referred to in section (1) and other necessary matters shall be prescribed by Presidential Decree.

Article 12 (Preferential Supply of Unsold Housing)
A project executor who supplies housing pursuant to Article 38 of the Housing Act may preferentially supply unsold housing (including unrented housing), if any, to a rental business operator.

Article 13 (Preferential Construction of Arterial Facilities)
A person who installs arterial facilities pursuant to Article 23 of the Housing Act shall install such arterial facilities required for the construction project of rental housing or the development project of housing sites for construction of rental housing in preference to other housing construction projects or the development projects of housing sites.

Article 14 (Special Cases for Act on Acquisition of Land, etc. for Public Works and Compensation Therefor)
(1) In the case where a rental business operator has purchased not less than 9/10 of the land area (including the case where the consent for the purchase has been obtained from the landowner) for a project to build not less than the units prescribed by Presidential Decree of housing, for which the exclusive area is not more than 85 square meters, and where it is considerably difficult to implement the relevant project unless he/she acquires the remaining area, he/she may request the Special Metropolitan City Mayor, the Metropolitan City Mayor, Do-governor, or Special Self-Governing Do governor (hereinafter referred to as the “Mayor/Do governor”) for a designation pursuant to Article 4 (5) of the Act on the Acquisition of Land, etc. for Public Works and the Compensation Therefor.

(2) In the case where a rental business operator who obtained a designation pursuant to section (1) has obtained the approval for the project plan pursuant to Article 16 of the Housing Act, he/she shall be deemed to have obtained the project approval pursuant to Article 20, section (1) of the Act on the Acquisition of Land, etc. for Public Works and the Compensation Therefor: Provided, that notwithstanding the provisions of Article 23 (1) of the Act on the Acquisition of Land, etc. for Public Works and the Compensation Therefor and Article 28 (1) of the same Act, an application for adjudication may be filed within the period of the housing construction project for which the project plan has been approved.

Article 15 (Cancellation of Registration of Rental Business Operator)
(1) The head of a City/Gun/Gu may, where a rental business operator falls under any of the following subsections, cancel his/her registration:
   1. Where the registration has been made by fraudulent or other unlawful means;
   2. Where he/she has not met the criteria for the registration under Article 6 section (3);
   3. Where he/she has violated the restriction on sale under Article 16;
   4. Where he/she has violated the rental terms and conditions under Article 20; and
   5. Where he/she has violated this Act or any order or disposition under this Act.

(2) In the case of cancellation of registration in accordance with section (1), the head of the City/Gun/Gu shall publicly announce the necessary matters such as the name of the relevant rental business operator and the reason for cancellation of the registration, etc.

(3) Even if the registration of a rental business operator has been cancelled in accordance with section (1), this Act shall apply to the relevant rental business operator and the lessee until the term of the lease agreement already made and existing at the time of such cancellation expires.
Article 16 (Restriction, etc. on Sale of Rental Housing)

(1) Rental housing shall not be sold unless the period falling under each of the following subsections (hereinafter referred to as the "obligatory rental period") elapses:

1. The period of 50 years from the commencing date of leasing of the rental housing constructed with state or local finances, or the rental housing constructed with the financial support of the National Housing Fund for the purpose of permanent rental among the constructed rental housing;
2. The period of 30 years from the commencing date of leasing of the rental housing constructed with the financial support of the state or local finance and the National Housing Fund among the constructed rental housing;
3. The period of 20 years from the commencing date of leasing of the rental housing in the case of a long-term rental housing on a deposit basis;
4. The period of ten years from the commencing date of leasing of the rental housing in the case of housing, for which the period of rental contract of not less than 10 years is determined and reported at the time that a report on the rental terms is filed pursuant to the provisions of Article 26 among the constructed rental housing other than the constructed rental housing referred to in subsections 1 and 2; and
5. The period prescribed by Presidential Decree for the constructed rental housing other than those referred to in subsections 1 through 3, and the purchased rental housing.

(2) The purport that a purchaser of the rental housing shall succeed to the status as the rental business operator of the seller of the said housing shall be clearly stated in the written purchase and sales contract for selling the rental housing.

(3) The cases where the rental housing can be sold such as purchase and sale between rental business operators within the obligatory rental period, notwithstanding the provisions of section (1), and matters necessary for the requirements and procedures for such sale shall be prescribed by Presidential Decree: Provided, that where any other rental housing operator intends to purchase a rental housing, etc. in dishonor, he/she shall meet the requirements prescribed by Presidential Decree, such as future management plan of the rental housing and repayment plan of the loans from the National Housing Fund under Article 60 of the Housing Act, etc. and apply for the permission of purchase to the head of the respective City/Gun/Gu.

(4) In the event that the head of a City/Gun/Gu has received an application for the permission of purchase pursuant to the proviso of section (3), he/she shall determine whether or not to permit the purchase of the rental housing, etc. in dishonor, through the deliberation of the rental housing disputes mediation committee referred to in Article 33.

Article 17 (Guaranty for Rental Deposit)

(1) A rental business operator of the constructed rental housing prescribed by Presidential Decree shall subscribe to the guaranty for rental deposit: Provided, that in the cases of the following subsections, he/she may not subscribe to the guaranty for lease security deposit:

1. Where any housing is constructed by the State, any local government, the Korea National Housing Corporation, or any local public corporation; and
2. Where the sum of the rental deposits and the loan amount from the National Housing Fund for the rental housing located in the relevant housing complex of the special purpose corporation, etc. incorporated to independently undertake rental housing projects by complex as provided by Presidential Decree is not higher than the ratio prescribed by Presidential Decree.

(2) In the event of subscribing to the guaranty for rental deposit under section (1), the coverage for guaranty shall be the total amount of the rental security deposit.

(3) In the event of meeting the requirements applicable to the following subsections, notwithstanding section (2), the coverage of the guaranty may be prescribed by Presidential Decree within the limit of the amount exceeding 60/100 of the housing price prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs out of the aggregate amount of the loan from the National Housing Fund pursuant to Article 60 of the Housing Act and the rental deposits:

1. Where the registration for alteration by inserting an additional note of dividing the loan from the National Housing Fund and the right to the collateral security guaranteeing such loan by household is effected (in this case, such registration may be effected by the method of releasing the right to collateral security jointly offered, and effecting the registration for alteration of the right to collateral security, which reduces the maximum amount of the related claim); and
2. Where the rental business operator has cleared up the restricted real rights, seizure, provisional seizure, provisional disposition, etc. which has senior priority over the rental deposit;
3. Where a right to lease on a deposit basis has been established with the consent of the rental business operator thereto upon the request by the lessee for the...
establishment of rights to lease on a deposit basis; and
4. Other cases prescribed by Presidential Decree.

(4) In the case of subscribing to the guaranty pursuant to section (1), the relevant matters necessary for rate of bearing required expenses, the range of rental deposits subject to guaranty, subscription, maintenance, secession of guaranty, etc. shall be determined by Presidential Decree.

Article 18 (Restriction on Creation of Mortgage, etc.)
(1) A rental business operator shall be prohibited from performing any activities falling under any of the following subsections before converting to lotting-transfer housing for the rental housing which has been constructed by the housing construction project implemented by obtaining approval for the project plan pursuant to Article 16 (1) of the Housing Act: Provided, that in the case where the lessee agrees or in the case prescribed by Presidential Decree, such activities may be performed:
1. Activities of creating the real rights granted by securities, such as the mortgage or security under provisional registration; and
2. Activities of creating the right to lease on a deposit basis or right to lease real property, which is allowed for registration.

(2) A rental business operator shall apply for supplementary registration for the rental housing pursuant to section (1) by adding a note that such housing is a property, for which establishment of limited real right, seizure, provisional seizure, provisional or disposition, etc. is prohibited until the converting of such housing into housing for presale, simultaneously at the time of application for the registration of ownership preservation: Provided, that the same shall not apply to the case where the rental business operator is the State, a local government, the Korea National Housing Corporation, or a local public corporation, or other cases prescribed by Presidential Decree.

(3) A rental business operator of the rental housing currently under lease, for which the registration of ownership preservation was affected, shall apply for the registration of the same contents as those under section (2) by July 31, 2007.

(4) Where any limited real right is established or any seizure, provisional seizure, or temporary disposition, etc. is attached on the relevant rental housing after the date of supplementary registration under section (2), such establishment or attachment shall be void.

Article 19 (Restriction on Sublease of Rental Housing)
A lessee of a rental housing may not transfer (including purchase and sale, donation, and all the other activities that cause alteration of right, excluding inheritance) or sublease such rental housing to another person: Provided, that in the case prescribed by Presidential Decree, where the rental business operator has consented, such rental housing may be transferred or subleased.

Article 20 (Terms and Conditions, etc. of Lease for Constructed Rental Housing)
(1) The standards for the terms and conditions of lease such as qualification and selection method of tenants, rental deposit, rent, etc. for the constructed rental housing shall be prescribed by Presidential Decree.

(2) In the case where any rental business operator of the constructed rental housing demands for an increase in the rental deposit or rent, he/she shall take into account the price index of housing expenses and the rate of change in the price for lease on a deposit basis, etc. in the adjacent area within the scope prescribed by the Housing Lease Protection Act.

(3) In the event of determining the terms and conditions of lease such as rental deposit, rent, etc. of rental housing constructed by the State, local governments, the Korea National Housing Corporation, or local public corporations, they may be determined differentially upon taking into account the lessee's income level and the scale of rental house, etc.

Article 21 (Preferential Converting housing-for-rent into housing-for-presale of Constructed Rental Housing)
(1) In the case where any rental business operator converts any rental housing constructed with the financial support from the national Housing Fund pursuant to Article 60 of the Housing Act or any rental housing constructed on the housing sites prepared by the public projects, among the housing constructed with the approval of the project plan pursuant to Article 16 of the Housing Act, into housing for presale, after the expiration of the obligatory rental period, he/she shall preferentially convert such housing into lotting-out housing for the tenants who apply to the following subsections:
1. A lessee who does not own a house, and has lived in the relevant rental house until the time of converting housing-for-rent into housing-for-presale of such rental housing since his/her occupancy;
2. A lessee who has lived in the constructed rental house since his/her occupancy, who owned another house by inheritance, court judgment or marriage, and sold such house becoming a houseless person at the time of converting housing-for-rent into housing-for-presale;
3. Where a lessee was transferred the right to lease pursuant to the proviso of Article 19, a lessee who does not own his house, and has lived in such rental house until the time of converting housing-for-rent into housing-for-presale of such rental housing since the date of transfer of the right to lease;
4. In the event of selecting tenants on a “first-come first-served” basis, a lessee who does not own a house, and has lived in such rental house until the time of converting housing-for-rent into housing-for-presale of such rental housing; and
5. A State agency or corporation who is the lessee of the relevant rental house at the time of converting housing-for-rent into housing-for-presale of such rental housing.

(2) Notwithstanding the provisions of section (1), the housing for rental may be preferentially converted into the lotting-out housing for the person residing in the relevant rental house at the time of converting housing-for-rent into housing-for-presale of such rental housing in the case of nonpayment or bankruptcy and other cases prescribed by Presidential Decree.

(3) In the event of intending to convert the constructed rental housing into the lotting-out housing in accordance with sections (1) and (2), the rental business operator (excluding the State, local governments, the Korea National Housing Corporation, or local public corporations) shall submit the documents prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs to the head of the City/Gun/Gu, and apply for the approval of the converting housing-for-rent into housing-for-presale (hereinafter referred to as “approval of converting housing-for-rent into housing-for-presale”).

(4) In the event that the head of a City/Gun/Gu has received an application for approval of converting housing-for-rent into housing-for-presale, he/she shall approve it within 30 days. In this case, the head of the City/Gun/Gu shall approve such converting housing-for-rent into housing-for-presale prescribed by Presidential Decree pursuant to section (10), and shall not adjust or change this price.

(5) In the event that the rental business operator has not applied for approval of converting housing-for-rent into housing-for-presale pursuant to section (3) for a period of not less than one year from the expiration of the compulsory rental period pursuant to section (1) or after the occurrence of nonpayment, bankruptcy, or other events prescribed by Presidential Decree, the lessees (referring to the lessees’ representative council, in the event that a lessees’ representative council is organized) may directly apply for the approval of converting housing-for-rent into housing-for-presale with the motion of not less than two thirds of all the lessees members.

(6) In the case of section (5), the rental business operator shall cooperate with the preparation of the application document for the approval of converting housing-for-rent into housing-for-presale pursuant to section (3).

(7) In the case where the lessee does not comply with the converting housing-for-rent into housing-for-presale for not less than six months after the rental business operator obtained the approval of converting housing-for-rent into housing-for-presale, he/she may sell the relevant rental house to a third party at the price for converting housing-for-rent into housing-for-presale as provided by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.

(8) In the case where the rental business operator does not comply with converting housing-for-rent into housing-for-presale for not less than six months, after the lessees obtained the approval of converting housing-for-rent into housing-for-presale pursuant to section (4), the lessees may request to sell the corresponding rental houses at the price for converting housing-for-rent into housing-for-presale.

(9) The appraisal and assessment for the calculation of the price for converting housing-for-rent into housing-for-presale shall be implemented by the appraisal and assessment corporation designated by the head of the City/Gun/Gu, as provided by Presidential Decree, on the condition that the applicant of the approval of converting housing-for-rent into housing-for-presale pays the relevant expenses:

Provided, that where the rental business operator or the lessees who has obtained the consent of not less than a half of all the lessees (referring to the lessees’ representative council in the event that a lessees’ representative council has been organized) raises an objection against the matters on appraisal and assessment, as they apply to the matters prescribed by Presidential Decree, the head of the City/Gun/Gu may allow a reevaluation limited to one time as provided by Presidential Decree.

(10) In the event of preferentially converting to lotting-out in accordance with sections (1) through (9), matters necessary for the method, procedure, and price, etc. for the converting housing-for-rent into housing-for-presale shall be prescribed by Presidential Decree.
Article 22 (Special Cases Concerning Auction of Dishonored Rental Housing, etc.)
(1) In the case where any constructed rental house under Article 21 (1) is sold at an auction in accordance with the Civil Execution Act, the lessee who is entitled to the preferential converting housing-for-rent into housing-for-presale thereof pursuant to the provisions of Article 21 may make a report on his/her intention of preferential purchase of the rental house of the relevant rental business operator who is a debtor, at the price equivalent to the highest bidding price reported, after providing the guaranty pursuant to Article 113 of the same Act by the date on which the rental houses are sold.
(2) In the case of section (1), the competent court shall grant permission for the sale of the rental house to the lessee even if there is a report of the highest bidding price.
(3) In the case where the lessee makes a report on preferential purchase pursuant to the provisions of section (1), the highest bidder shall be deemed as the second highest bidder under Article 114 of the Civil Execution Act.

Article 23 (Report on Occurrence of Nonpayment)
(1) In the event that nonpayment, etc. has occurred, the Fund trustee referred to in Article 62 of the Housing Act shall report such fact to the competent head of the City/Gun/Gu without delay.
(2) The head of a City/Gun/Gu who has received the report shall report, without delay, the current status of occurrence of nonpayment, etc. to the Mayor/Do governor, and the Mayor/Do governor shall forward it, without delay, to the Minister.
(3) The head of the City/Gun/Gu who has received the report shall notify such fact of occurrence of nonpayment, etc. and relevant countermeasures to the lessees of the relevant dishonored rental housing.

Article 24 (Investigation of Dishonored Rental Housing, etc.)
(1) The head of a City/Gun/Gu shall investigate the actual conditions of the dishonored rental housing, etc. such as the relationship of lease and current status of management as provided by Presidential Decree, and report it to the competent Mayor/Do governor.
(2) In the event that the Mayor/Do governor receives the report, he/she shall report it to the Minister without delay.
(3) The rental business operator of the dishonored rental housing, housing management business operator under Article 53 of the Housing Act, or Fund trustees under Article 62 of the same Act, and the lessees, etc. shall, where the head of the City/Gun/Gu demands for submission of the relevant data prescribed by Presidential Decree such as documents for lease contracts, they shall cooperate with such request.

Article 25 (Rental Obligation of Purchased Dishonored Public Constructed Rental Housing)
(1) A person who has purchased or has made a successful bid for the dishonored public constructed rental housing shall lease it to the lessees (limited to the persons who have not violated Article 19 and hope for continuous residence in the same rental houses) at the time of purchase or successful bidding for the obligatory rental period prescribed by the original invitation advertisement for the tenants In this case, where the remaining obligatory rental period is less than two years, he/she shall lease it for at least two years.
(2) In the case of section (1), the person who has purchased or has made a successful bid shall lease such housing to the lessees on the rental conditions at the time of such purchase or successful bidding, and he/she shall conform to the standards for the rental deposit and rent prescribed by Article 20 for the remaining obligatory rental period.

Article 26 (Report on Terms and Conditions of Lease)
(1) Where any rental business operator intends to lease the rental housing prescribed by Presidential Decree among the rental housing built with the financial support from the State, local governments or the National Housing Fund, he/she shall report the matters concerning the terms and conditions of the lease prescribed by Presidential Decree, such as the term of rental contract, rental deposit, and rent, to the head of the City/Gun/Gu. The same shall apply where he/she intends to alter the reported contents.
(2) In the cases prescribed by Presidential Decrees including the case where the contents of the report under section (1) is deemed considerably unreasonable as compared with that of similar rental housing in the vicinity, the head of the City/Gun/Gu may recommend an adjustment of such contents.
(3) The procedures for the reporting pursuant to section (1) and other necessary matters shall be
prescribed by Presidential Decree.

Article 27 (Refusal of Renewal of Rental Contract)
(1) In the case that a lessee who lives in the rental house applies to the matters prescribed by Presidential Decree, including the case where such lessee has leased the rental house by fraudulent or unlawful means, the rental business operator may cancel the lease contract or may refuse to renew the lease contract.
(2) In the cases applicable to the matters prescribed by Presidential Decree including the case where the head of the City/Gun/Gu deems there is a gross defect in the rental housing which makes it difficult to live in, the lessee who lives in such rental housing may cancel the lease contract with the rental business operator of the relevant rental housing or may refuse to renew the lease contract.

Article 28 (Management of Rental Housing)
(1) In the case where the rental housing applies to the scale prescribed by Presidential Decree, the rental business operator shall entrust the management thereof to a housing management business operator as referred to in Article 53 of the Housing Act, or directly manage such housing: Provided, that where the rental business operator is the State, a local government, the Korea National Housing Corporation, or a local public corporation, such rental housing may be managed by the manner prescribed by Presidential Decree.
(2) In the case where a rental business operator intends to directly manage the rental housing pursuant to section (1), he/she shall be equipped with the technical manpower and equipment prescribed by Presidential Decree and obtain approval from the head of the City/Gun/Gu.
(3) In the case where not less than two rental business operators directly manage rental housing in the same area of the City (including the Special Metropolitan City and the Metropolitan Cities)/Gun, they may manage such rental housing jointly as prescribed by the Presidential Decree.
(4) A rental business operator may receive expenses required for the management of rental housing from a lessee.
(5) In the case where a rental business operator directly manages rental housing, matters necessary for the approval procedures, the calculation of management fees, etc. shall be prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.
(6) In applying section (1), where there are non-rental housing and rental houses in the same building or the same housing complex, the management of rental housing shall conform to the management method of non-rental housing.

Article 29 (Lessees’ Representative Council)
(1) The lessees, who live in a multifamily housing complex in which the rental business operator provides not less than the number of houses prescribed by Presidential Decree, may organize a lessees’ representative council.
(2) In the case where a majority of to-be occupants have occupied the rental houses, the rental business operator shall notify the occupying lessees of the current status of occupation and the fact that a lessees’ representative council may be organized, within 30 days from the day of occupancy of the majority: Provided, that where the rental business operator does not give a notice pursuant to the text of this section, the head of the City/Gun/Gu may notify the lessees to organize a lessees’ representative council.
(3) The lessees’ representative council referred to in section (1) may consult with the rental business operator on the matters of the following subsections:
1. Establishment and amendment of the management regulations of the rental housing;
2. Management fee;
3. Maintenance and repairs of public-use portions, appurtenant facilities, and welfare facilities of the rental housing; and
4. Other matters prescribed by Presidential Decree concerning management of the rental housing.
(4) Matters necessary for the organization and operation, etc. of the lessees’ representative council referred to in section (1) shall be determined by the Presidential Decree.

Article 30 (Lessees’ Representative Council of Dishonored Rental Housing)
(1) The head of the City/Gun/Gu who has received a report of occurrence of dishonored rental housing pursuant to Article 23 shall provide positive support so that the lessees’ representative council referred to in Article 29 can be organized in the dishonored rental housing, etc., and the lessees’ representative council organized pursuant to Article 29 shall report on the establishment
(2) In the case where the lessees’ representative council of the dishonored rental housing on which a report is made pursuant to section (1) (hereinafter in this Article, referred to as the "lessees’ representative council of dishonored rental housing") requests the rental business operator for consultation on the matters prescribed by Presidential Decree including the matters applicable to subsections of Article 29 (3) for the management of the relevant housing, etc., the rental business operator shall comply sincerely with such consultation.

(3) In the cases prescribed by Presidential Decrees such as the whereabouts of the rental business operator being obscure, the lessees’ representative council of dishonored rental housing may request the head of the City/Gun/Gu for the approval of the management of the rental housing under Article 28 such as maintenance and repair of the public-use portions of the rental housing on behalf of the rental business operator, etc. for the management of the dishonored rental housing, etc.

(4) The head of the City/Gun/Gu in receipt of the request under section (3) may approve such request through the deliberation of rental housing disputes mediation committee pursuant to Article 33.

Article 31 (Accumulation of Special Repair Reserve Funds)
(1) A rental business operator of rental housing under the provisions of Article 28 (1) shall accumulate special repair reserve funds required for the replacement and repair of main facilities.

(2) In the case where a rental business operator intends to convert to lotting-out of the constructed rental housing after the expiration of the obligatory rental period, he/she shall transfer the special repair reserve funds accumulated under the provisions of section (1) to the occupants’ representative council organized for the first time under the provisions of Article 43 of the Housing Act.

(3) Matters necessary for the rates, procedures for use, post management, and method of accumulation, etc. of the special repair reserve funds shall be prescribed by Presidential Decree.

(4) Matters necessary for the scope, time of and method of change and repair, etc. of the main facilities pursuant to section (1) shall be prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.

Article 32 (Standard Lease Agreement, etc.)
(1) A person who intends to enter into a lease contract on rental housing shall use the standard lease agreement as prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.

(2) The standard lease agreement under section (1) shall include the matters of the following subsections:
1. Rental deposit;
2. Rent;
3. Period of lease contract;
4. Matters on the rights and obligations of a rental business operator and a lessee;
5. Matters on the repair, maintenance and mending of rental housing; and
6. Other matters as prescribed by the Ordinance of the Ministry of Land, Transport and Maritime Affairs.

(3) A rental business operator and a lessee shall abide by the rental contract concluded by using the standard lease agreement as referred to in section (1).

(4) In the case where a rental business operator intends to make a converting housing-for-rent into housing-for-presale to the relevant lessee after the expiration of the lease contract period, when entering into a lease contract, he/she may determine the rental period of less than two years, notwithstanding the provisions of Article 4 (1) of the Housing Lease Protection Act.

(5) In the case where a rental business operator make a converting housing-for rent into housing-for-presale in accordance with Article 21, notwithstanding the termination of the rental contract period, the lessees shall be regarded to lease the relevant rental house legitimately until the termination of the application period for the converting housing-for-rent into housing-for-presale pursuant to Article 21 (4). In this case, the application period for the converting housing-for-rent into housing-for-presale shall be not less than 90 days from the date of the approval of the converting housing-for-rent into housing-for-presale.

Article 33 (Rental Housing Disputes Mediation Committee)
(1) The head of the City/Gun/Gu shall establish a rental housing disputes mediation committee (hereinafter referred to as the "mediation committee") with persons of profound academic knowledge and experience in the field of rental housing to mediate disputes over the
matters prescribed by Presidential Decree such as the matters prescribed in subsections of Article 29 (3) and the matters concerning rental housing management, etc. pursuant to Articles 28 and 30 between the rental business operator and the lessees’ representative council.

(2) The mediation committee shall be composed of not more than ten members including one chairperson, and the matters on the organization, operation, and procedures, etc. of the mediation committee shall be determined by Presidential Decree.

(3) The chairperson shall be the head of the respective local government.

Article 34 (Application for Mediation of Dispute)
Any rental business operator and the lessees’ representative council may request the mediation committee to mediate the disputes falling under any of the following subsections: Provided, that subsections 2 and 3 exclude the matters concerning the approval of the converting housing-for-rent into housing-for-presale:

1. Matters under each subsection of Article 29 (3);
2. Prices of the converting housing-for-rent into housing-for-presale of the constructed rental housing prescribed by Presidential Decree; and
3. Matters prescribed by Presidential Decree such as converting housing-for-rent into housing-for-presale of dishonored rental housing and the housing management under Article 30.

Article 35 (Effect of Mediation)
In the event that the rental business operator and the lessees’ representative council accepts any mediation proposal of the mediation committee, it shall be deemed to have reached an agreement on the same contents as the mediation protocol between the parties.

Article 36 (Supervision)
The Minister and the head of a City/Gun/Gu may take necessary measures such as corrective orders, in the event that a rental business operator or a lessee violates this Act or any order or disposition under this Act.

Article 37 (Hearing)
In the event that the head of a City/Gun/Gu intends to cancel the registration of a rental business operator in accordance with the provisions of Article 15 (1), he/she shall hold a hearing.

Article 38 (Delegation, etc. of Authority)
(1) The Minister may delegate part of his/her authority under this Act to the Mayor/Do governor or a juristic person established for the purpose of promoting the housing industry, as prescribed by the Presidential Decree.

(2) The Mayor/Do governor delegated with the authority as referred to in section (1) may re-delegate part of this authority to the head of the City/Gun/Gu (including the mayor of an administration City) with the approval of the Minister.

Article 39 (Additional Interest Rate)
The Minister may impose an additional interest rate within the range of one percent per year on the loan from the National Housing Fund pursuant to Article 60 of the Housing Act for the person who has failed to perform the obligations under Article 17.

Article 40 (Penalty Surcharge)
(1) In the case where any person, despite the imposition of additional interest rate under Article 39, has failed to perform his/her obligations of the guaranty subscription under Article 17 for more than six months from the commencing time of initially imposing additional interest rate, the head of the City/Gun/Gu may impose a penalty surcharge on him/her with an equivalent amount not more than 50/100 of the guaranty commission of the rental deposit.

(2) The detailed standards for enforcement such as imposition procedures of penalty surcharges, due date of payment, etc. pursuant to section (1) shall be prescribed by Presidential Decree.

(3) In the case where any person who received the disposition of imposition of penalty surcharges in accordance with section (1) has failed to pay the penalty surcharge within the due date, such penalty surcharge shall be collected according to the examples of disposition on default local taxes.

Article 41 (Penal Provisions)
A person who falls under any of the following subsections shall be punished by imprisonment not exceeding two years or a fine not exceeding 20 million won:
1. A person who has leased or allowed someone to lease rental housing by fraudulent or other unlawful means;
2. A person other than a member of the association who has received any fees or money and goods other than the housing price, while arranging for joining in the association;
3. A person who sold rental housing in violation of the provisions of Article 16;
4. A person who has transferred the right to lease or subleased a rental housing in violation of the provisions of Article 19 and a person who has arranged such transfer or sublease; and
5. A person who has converted any rental housing into lotting-out housing in violation of Article 21.

Article 42 (Penal Provisions)
A person who falls under any of the following subsections shall be punished by imprisonment not exceeding one year or a fine not exceeding 10 million won:
1. A person who has failed to undergo the audit under Article 8 (3);
2. A person who has failed to fulfill his/her obligation under Article 17;
3. A person who has lent housing in violation of the terms and conditions of the lease pursuant to Article 20;
4. A person who has failed to report the terms and conditions of the lease pursuant to Article 26 (1) or a person who has made a false report thereof; and
5. A person who has managed rental housing in violation of the provisions of Article 28.

Article 43 (Joint Penal Provisions)
(1) Where a representative, an agent, a servant, and other employee of a juristic person commits an offense applicable to Article 41 or Article 42 in connection with the affairs of the juristic person, the juristic person shall be imposed the punishment of a fine prescribed by each of the relevant Articles, in addition to the punishment of the offender: Provided, that this does not apply where the juristic person has not been negligent in paying considerable attention to and supervision over the relevant business affairs to prevent such offense.
(2) Where an agent, a servant, or any other employee of an individual commits an offense applicable to Article 41 or Article 42 in connection with the affairs of the relevant individual, such individual shall be imposed the punishment of a fine prescribed by each of the relevant Articles, in addition to the punishment of the offender: Provided, that this does not apply where the individual has not been negligent in paying considerable attention to and supervision over the relevant business affairs to prevent such offense.

Article 44 (Fine for Negligence)
(1) A person who falls under any of the following subsections shall be punished by a fine for negligence not exceeding five million won:
1. A rental business operator who has violated the provisions of Article 21 (6);
2. A rental business operator who has violated the provisions of Article 32; and
3. A person who has violated dispositions taken by the Minister and the head of a City/Gun/Gu under the provisions of Article 36.
(2) A fine for negligence pursuant to section (1) shall be imposed and collected by the Minister or the head of the City/Gun/Gu as prescribed by Presidential Decree.
(3) Any person who is dissatisfied with the disposition of a fine for negligence pursuant to section (2) may raise an objection to the Minister or the head of the City/Gun/Gu within 30 days from the receipt of notification of such disposition.
(4) In the case where a person who has been subjected to a disposition of a fine for negligence pursuant to section (2) raises an objection according to section (3), the Minister or the head of the City/Gun/Gu shall inform such fact to the competent court without delay, and the informed court shall conduct a trial on the fine for negligence under the Non-Contentious Case Litigation Procedure Act.
(5) In the case where neither any objection has been raised within the specified period pursuant to section (3) nor has the relevant person paid the fine for negligence, such fine for negligence shall be collected according to the examples of a disposition on default national or local taxes.
Multifamily HOUSING in KOREA / 1980-2010
Volume 2

Tesi di Dottorato di CHUN JINYOUNG
2) 1983-1986, Asia athletes village, Woowon Architecture.co.
4) 1984-1986, Mangmi JuGong Apartment, Ju-Gong co.
5) 1985-1988, Olympic Athletes apartment Wookwuseung
7) 1989-1993 SiBum Apartment, Hyundai industry development
8) 1990-1992, Gayang complex 2- district, SH public corporation
11) 1995-1997, High tech complex Deawoo Apartment, Han-gil Architecture.co
14) 1996, Jam-Sil Sigma Tower, Hae ahn architecture.co.
17) 2000-2008, Uijang cheonggye district. Park in suck, Onebyung architecture.co.
18) 2002-2005, Song Do The Sharp apartment, KPF.co, Kwon.co, Posco.co.
19) 2003, Du Mir Army Apartment, Tomoon.co, Doosan.co.
20) 2003-2007, The Sharp Star city
21) 2004, Pangyo Poshill, Poshome
22) 2004-2005, Herrmann house, Min kenneth sungjin.
23) 2004-2010, Dong Cheon raemian apartment, Samwoo.co, Tomun.co, Doosan.co.
24) 2005, Valt house, Itami jun, Bae dae yong
25) 2005-2006, Sungsan Town Countess
26) 2005-2006, Le seed vill mot, Jean michael vill mot
27) 2006, Kiheung Apelbaum, Kawa Architecture.co.
(Choi sam young)
28) 2006, Hyundai Hometown, Hyundai Construction
30) 2007, Loire Valley Laurent Salomon
Selection Criteria of Projects

The 30 projects brought to be mentioned in this volume are suggestive and descriptive of the history of multifamily housing in Korea of 3 decades since the 1980s. It is sure that those projects are not sufficient to show every aspect of multifamily housing but they would, at least, offer some important pieces of mosaic to recompose the tendency and reality of the discourse regarding housing culture in Korea.

Korean society has experienced unprecedented radical and dynamic changes in the past half century. So the cities and territory have been altered in their physical configuration. In many cases, rapid construction has not allowed enough time either for preliminary study of the projects or for the documentation after completion of the works. It is why most of realized projects were not documented in proper way in spite of the quantity of housing complexes built in the relevant period. This is partially due to the government’s restraint attitude in release any document regarding urban development, in order to prevent eventual speculations in real estate in the 1980s and the 1990s. Also the elevated level of demand for the privacy and the security makes it more difficult to obtain materials related to the architectural data in housing complexes.

As mentioned in the previous volume, the phenomenon of convergence of national resources in Seoul Metropolitan Area is one of the gravest epic problems in Korea. Particularly, the housing supply has been concentrated in this area because of the Shindosi projects and the Newtown projects done by Seoul Metropolitan Government or the Region of Gyeonggydo. It explains why the most of examples in this volume are taken in and around Seoul. Seoul Metropolitan Area occupies 11.8% of whole country in terms of land surface but 48.9% in terms of population, and 47.7% of gross national product was concentrated in the area. In other words, almost half of national resources are concentrated in Seoul Metropolitan Area, resulting 4-5 times more intense comparing with the rest of territory. This discourse is valid also in the sector of multifamily housing so the major part of supply is occurred in this area, it is why most cases treated in this thesis locate in Seoul Metropolitan Area.

Three major criteria of selection applied in this volume are as follows:

First, the projects brought in this volume should express the tendency and trends of Korean society in various periods. It is certain that architecture has always been the mirror of the time. From the site planning to the architectural detail, multifamily housing in Korea is the result of social trends and tendency. Surveying these aspects is important to reveal the evolutionary process of multifamily housing in Korea.

Second, the projects selected in this volume should guarantee minimum level of documentation with data and information. As mentioned above, systematic documentation of multifamily housing is scarce in Korea. Multifamily housing belongs to private property so if architects and inhabitants wouldn’t offer architectural drawings, data or information, it is very difficult to survey and review in comparative way.

Third, the projects included in this volume should prove to be in commercial success. It means that the projects shown in this volume are recognized by the public for being competitive and attractive in Korean housing market. From time to time, architects of high culture and noble taste design housing complexes without gaining popular favor and public interest. They may reach the architectural quality but do not represent the culture of housing in a certain time.

Despite the great efforts made to be faithful to these criteria, the materials could not always be found in abundant quantity, it is the reason of insufficient documentation that you may see in some cases.
1. Hanyang Garden Terrace Apartment

**Title**
Hanyang Garden Terrace Apartment

**Author**
Kim Seok Cheol

**Year**
1981-1982

**Architect**
Seoul Architect. Company

**Contractor**

**Client**

**Appellation**
HanYang Garden Terrace Apartment

**Location**
Daebong 1-dong, Jung-gu, Daegu-si

**Note**

**Architectural Data**

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**Total Floor Area**

| FLOOR AREA RATIO | 313.352% |
| BUILDING COVERAGE RATIO | 55.21% |
| POPULATION DENSITY(person/ha) | 270/1 |
| HOUSEHOLD DENSITY(household/ha) | 67/1 |
Han-Yang Garden Terrace Apartment is terrace type residence constructed in flatland. It is early complex building mixed with residential and commercial function. So architect planned commercial areas at the 1st and 2nd floor and residential area are stacked upper 6 number of floors from 3rd floor. Commercial area and residential area separated distinctly to avoiding congestion between each functions (commercial and residential).

Architect formed box shaped mass at the left part of apartment and using a set-back method as ascending gradually upper levels.

So inhabitants take advantages to space of terrace and enjoy dynamic apartment buildings. Various formed and sized terrace spaces create front yard space for each household units. This apartment take off the existing apartment style that just staked up the same type apartment units (general type).

And elevation elements intensely unify each separated buildings. And commercial facility's facade and residential facility divided horizontally and those supported substructure. Also continuously vertical window and horizontally penetrated balcony gathering entire household units into one community.
1. Han Yang Garden Terrace Apartment
1. Han Yang Garden Terrace Apartment
1. Han Yang Garden Terrace Apartment
Title: Asian Athlete Apartment
Author: Joh Sung Yong
Year: 1983-1986

Architect: Woowon Architect.co (Joh Sung Yong, Moon Jung Il)
Contractor: Woosung Construction, Shinsung Construction.
Client: Seoul Metropolitan Government

Appellation: Asian Athlete Apartment
Location: Jamsil-dong, Songpa-gu, Seoul-si
Note: Prized work of international competition

Architectural Data:

| Lot Area   | 158,965 m² |
| Building Area | 15,896.5 m² |
| Habitants   | 1,356 |
| Dwellings   | 540 |
| Floor Number | 9/18 |
| Total Floor Area | 277,292 m² |
| Floor Area Ratio | 174.42% |
| Building Coverage Ratio | 10% |
| Population Density(person/ha) | 340/1 |
| Household Density(household/ha) | 85/1 |

* Tower type, Core, Building line, Unit
Asia Athlete Village that related organically with Asia park is connected systematically to pedestrian passage linked with 7 group of zone. 7 number of groups arranged as ‘C’ shape centralized main road. And parking lots of underground and upper ground are easily can access to apartment following central main road. Centrad main road about 2 lane's width, there are 1 lane pedestrian street at both sides of road. And second pedestrian street that toward residences of each 7 groups are connected from that first pedestrian street. Following this 2nd pedestrian passage, pedestrians can related to large public square between residential buildings, then get to the entrance of apartment, and finally they can arrived the courtyard through the pilotis. That courtyard used for living space. For example, it used as a pedestrian passage and inhabitant's meeting space and child's playground at the same time. And curved core hall that projected to exterior side and apartment building comprised with residential buildings of 9/12/15/18 floor's height are arranged differently. Then dynamic scenery and opened skyline are directed.
Floor plan (public facility)
2. Asia Athlete Apartment
### Title

**Mok-Dong New Town Apartment**

**Author**

Seoul Architecture

**Year**

1983-1991

### Architect


### Contractor

Samsung Construction.co.

### Client

Seoul-si, Mok-dong development

### Appellation

Mok-dong New town Apartment 1district

### Location

Mok-dong, Yangcheon-gu, Seoul-si

### Note

Prized work of competition

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<td>Household Density(household/ha)</td>
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*Tower type*  
- **Core**  
- **Building line**  
- **Unit**
Mok-dong New Town Apartment

Mok-dong New Town’s first character as housing is centralized arrangement planning following pedestrian street. And this town have a linear-city axis that easily accessible to pedestrian city-axis and individual residential town. This apartment also have a plan as making green pedestrian street that connected with linear city axis between each 14 complexes. It is planning for naturally expansion to linear city-axis simultaneously with daily life’s street of pedestrian flow. And another feature is that all car street and pedestrian street are designed as pedestrian-friendly scale.

Inside of this housing complex is consisted with green street of pedestrian and whole car entrance flow are enacted in outer side of complex. And almost all car road's width (2lanes and 15meters) is suitable for human scale.

And last feature is about linear urban axis. It has a function as central space of regional life including 5 neighborhood parks and commercial business lots.
Mok-dong New Town Apartment

Mok-dong new town’s whole Master plan

Aerial view
3. Mok-dong New Town Apartment

Pedestrian friendly road

Superb walking road
3. Mok-dong New Town Apartment

Early design idea sketch of neighborhood’s axis.

Early design idea sketch of whole master plan.
3. Mok-dong New Town Apartment

Pedestrian friendly street on linear axis Low floor type apartment buildings

Commercial Axis imag
**Title**  
Mangmi Jugong Apartment

**Author**  
Korea National Housing co.

**Year**  
1984-1986

|------|------|------|------|------|------|------|------|

**Architect**  
Korea National Housing corporation

**Contractor**  
Korea National Housing corporation

**Client**  
Korea National Housing corporation

**Appellation**  
Mangmi Jugong Apartment

**Location**  
Mangmi-dong, Suyoung-gu, Busan-si

**Note**  
Terrace House

---

**Architectural Data**

| Lot Area | 148,620 m² |
| Building Area | 19,290.876 m² |
| Habituants | 2,038 |
| Dwellings | 680 |
| Floor Number | 15 |

**Total Floor Area**

| Floor Area Ratio | 125.76% |
| Building Coverage Ratio | 12.98% |
| Population Density(person/ha) | 548/1 |
| Household Density(household/ha) | 137/1 |

*Terrace type  ❱ Core  ❱ Building line  ❱ Unit*
Mang-Mi Apartment constructed at slant land having more than 70 meters gap of height.

Architect develop mainly southern slope of site for secure the natural light of various houses and town's plentiful scenery with preservation of nature.

Building forms are composed to terrace type, tower shape, and bending linear type. Tower shape units are arranged outer side of town because that emphasize verticality and bended linear type arranged central spot of town for increasing floor-area-ratio, and Terrace type arranged slant land cause that form and design are suitable for hillside land.

Most effective advantage is courtyard between 2 houses. Courtyards connected to each main room and living room are designed sunken type and providing relaxed environment to inhabitants.

And also designer set up the see through walls at the border, so inhabitant can feel the more wider space and enhanced neighborhood's fellowship though facing closer relationships, although they can't see directly each other.
All household have a front-yard space

Site plan Scale 1: 4000

(left) Projection drawing
(right) Sectional diagram
4. Mang-Mi Ju Gong Apartment

Typical plan of Terraced type  scale 1:500

Unit floor plan  scale 1:120
4. Mang-Mi Ju Gong Apartment

Entrance of unit

Image cut from the bottom of town
Title: Olympic Athletes Apartment
Author: Woo Kyu Seung
Year: 1985-1988

Architect: Woo Kyu Seung, (Woo&Williams co.)
Contractor: 
Client: Seoul Metropolitan Government

Appellation: Olympic Athletes Apartment
Location: Oryun-dong, Songpa-gu, Seoul-si
Note: Prized work of international competition

Architectural Data

| Lot Area  | 662,196 m² |
| Building Area | 80,258 m² |
| Habitants   | 5,540 |
| Dwellings   | 1,846 |
| Floor Number| 6/24 |
| Total Floor Area | 838,193 m² |
| Floor Area Ratio | 137.62% |
| Building Coverage Ratio | 12.12% |
| Population Density(person/ha) | 33,464/1 |
| Household Density(household/ha) | 8,336/1 |

*Tower type  |  Core  | Building line | Unit
The main feature of site plan is directivity arrangement as following Y shape river. Whole complex are consisted with kind of circular road; 1. external-circular road that embracing entire complex, 2. pedestrian circular road that connected penetrating road between housing unit arranged radial shape, 3. internal-circular road that centered shopping district. Pedestrian-circular roads connected each housing unit are create variety spaces by linked relationship. These spaces are acting various atmospheres as seasonal changes and those are used for resting places at the same time.

And also pedestrian-circular roads are encountered mixed road of pedestrian and vehicle between residential buildings for inhabitant's daily life space.

In space between two-storied apartments that comprising radial shape branches, mixed road of pedestrian-vehicle and parking lots are crossed repetitively.

Mixed roads of pedestrian-vehicle are control the vehicle's speed and make suitable environment by some kinds of elements like linear shape of road, bollard, prominent flower beds and etc.
5. Olympic Athlete Apartment
5. Olympic Athlete Apartment

of duplex type plan  scale 1:200

Perspective view drawing
5. Olympic Athlete Apartment
Title: Sang-Gye New Town Apartment
Author: Korea National Housing Corporation
Year: 1986-1989

Architect: Korea National Housing Corporation
Contractor: Daewoo Construction co.
Client: Korea National Housing Corporation

Appellation: Sang Gye New Town Apartment
Location: Sanggye-dong, Nowon-gu, Seoul-si

Note:

Architectural Data

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*Tower type *Core Building line Unit
Sang-gye new apartment have a lots of character as early apartment type housing. First, it changing green axis into pedestrian space. Axis that penetrating Sang-gye new town linked with urban-green-axis including neighborhoods park and architect planned narrow pedestrian-axis to offer the opened network system. Second character is opened household composition that separated and piled household. Whole block divided into 5 large Households district (super block, 600 x 600) by artery road and Dong-Ill road.
And large household is formed as a series of unified community which accommodating 2-30,000 peoples. Each community unit divided into 2 or 3 neighborhoods unit(600m×300m, accommodating 5-7,000 peoples) by road in block. Architect considered arrangement of school and commercial facility and housing unit by using a method that overlapping and sharing each other for heighten the openness of house-holds and harmonious neighborhood life. And last character is placeness that creating variety design concept of town. Above all, categorizing whole site into 8 districts by character of each site situation and then architect approach the every site as different interpretation. Consequently, Sang-gye apartment district is displaying a variety life-environment.
6. Sang-Gye Apartment

- Whole Master plan
- Entrance view
- Pedestrian street
- Child’s play ground
- Neighborhood’s living
- Inhabitants community
Title: Bundang Sibum Apartment
Author: Hyundai Id. Development
Year: 1989-1993

Architect: Hyundai Industry development
Contractor: Hyundai Industry development
Client: Hyundai Industry development, Samsung, Hanyang

Appellation: Bundang Sibum Apartment
Location: Seohyeon-dong, Bundang-gu, Gyeonggi-do
Note: Prized work of competition

### Architectural Data

- **Lot Area**: 862,972 m²
- **Building Area**: 5,873 m²
- **Habitants**: 7,769
- **Dwellings**: 2,580
- **Floor Number**: 5/30

- **Total Floor Area**: 183%
- **Building Coverage Ratio**: 360/1
- **Population Density(person/ha)**: 360/1
- **Household Density(household/ha)**: 90/1

---

*Tower type, Core, Building line, Unit*
The main feature of Bundang Sibum apartment town is summarized as 3 parts.

1. Linear axis of neighborhood living
   Linear axis penetrated directly from station ‘Soehyun’ to housing town and that encounter the every apartment buildings.

2. Open space in town
   Open space is consisted with 6 linear green-axis for making continuous flow from neighborhoods space to Bun-Dang central park. This green-axis planned for safely access to bus stop, school, living facility and central park etc.

3. Variety skyline
   Architect planned arrangement by gap of level for creating various and dynamic skyline. Arrange the low heights of buildings(5 Floor’s height) at the outer boundary and in the center of the town, arrange the high heights of buildings(15, 30 Floor’s height).
Typical Plan scale 1:200

Master plan

Commercial area

Commercial area
**Title**
Ga Yang 2 district Apartment

**Author**
SH. Public Corporation

**Year**
1990-1992

|------|------|------|------|------|------|------|------|

**Architect**

SH. Public Corporation

**Contractor**

Sungji Construction.co.

**Client**

SH. Public Corporation

**Appellation**

Ga Yang 2 District Apartment

**Location**

Gayang-dong, Gangseo-gu, Seoul-si

**Note**

Architectural Data

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<td>540</td>
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| Total Floor Area | 195.7% |
| Floor Area Ratio | |
| Building Coverage Ratio | 17.28% |
| Population Density(person/ha) | |
| Household Density(household/ha) | |

*Tower type  Core Building line Unit*
Gayang 2nd town is labor welfare apartment supplied by Seoul urban development corporation and the corporation was held the competition at first. Prized winner's early main idea of that competition is expansion of pedestrian's space by separating street and roadway.

Parking lot arranged along the car road that circulating outskirt of apartment and convenience facility like child's playground, sports ground, resting area, management functions are arranged at around the inner-pedestrian axis.

Architectural solutions which a series of pedestrian-axis, change of direction and unit floor plan to adjusting high density makes town into distinctly characterized more and more.
8. Gayang district 2 block Apartment
Elevation view
8. Gayang district 2 block Apartment

Entrance view through the pilotis

Resting area of town
8. Gayang district 2 block Apartment
Title: Expo Apartment
Author: Archiplan.co.
Year: 1991-1993

Architect: Archiplan.co.
Contractor: Samsung Construction.co.
Client: Appellation: Expo Apartment
Location: Jeonmin-dong, Yuseong-gu, Daejun-si
Note:

Architectural Data

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*Tower type  Core  Building line  Unit
Expo apartment have a noticeable space arrangement composition that applying the powerful separation method of pedestrian and vehicle. Ordinary separation system between pedestrian and vehicle is seen mainly at middle scale town, but this apartment is connected as pedestrian-centered system although it is quite bigger town than existing things. Walking flow seemed like having naturally curved way system and comprised with lots of planting area. That shown a ideal promenade street harmonized with daily life.

Vehicle flow have a dual structure that organized as outer and inner circulate and pedestrian flow sprawled like hemicycle through them. Pedestrian flow divided into a different two types. First type is free curved type that circulating between outer and inner circulating roads. Second type is pedestrian flow that penetrating middle scale car roof along the 'X' shape axis from center of town.

Child's playground arranged at the first type of pedestrian flow and also roller skating area, exercise yard are arranged at the second type of pedestrian flow.

At the first floor of apartment building, pilotis are constructed and they are supporting buildings. This pilotis perform a role as boundary and linked path that making connection between outer parking lots and inner pedestrian flow at once.
9. Expo Apartment

Early concept idea sketch
9. Expo Apartment

Central square at commercial area

Green park around the apartment
### Architect
**Tomun Engineering Architecture.co.**

### Contractor
**Jinheung Construction.co.**

### Client
**SH Corporation**

### Appellation
**Shin Nae District 9 block, Siyoung Apartment**

### Location
Shinnae-dong, Jungrang-gu, Seoul-si

### Note
Korea Architecture Award(Prized work), Landscape

### Architectural Data

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- **Total Floor Area**: 188.09%
- **Building Coverage Ratio**: 19.08%

Population Density(person/ha)  
Household Density(household/ha)
Shin-nae 9 block is able to secure sufficient pedestrian's space by distinctly separated car and human's road. First, car entered the apartment circulate block to underground parking lot along the boundary and at the same time separated to pedestrians at inside of block.

On the other hand, pedestrian entered to block through the piloting about 2nd floor's height and then encountered front square embraced with plate shaped residential buildings after passing trough there.

At this point, pedestrian's walk-able space at square is preserved as hiding a traffic flow that gone into the underground. Front square is completely opened space. Residential buildings faced with the square that having a piloting for attracting naturally pedestrian's step. Central square have a humanized atmosphere by setting up the various facility like child's playground, pergola, landscaping of hillside.

Architect design intent is that inhabitant can easily access to central square from every residential buildings.
In Back square, playground arranged at the central spot for inhabitant. And around that, commercial rent apartment embraced to accepting pedestrian-axis which connected three square. So pedestrian’s sequence is related from the front shopping district of road to entrance square and central square, back-end square, and rented apartment shop. Every residential apartment designed due to safety and convenience flow of pedestrian.
10. Shin-nae 9 district Apartment

Elevation view

Front square fully filled with green
10. Shin-nae 9 district Apartment

Pedestrian road

Early design concept sketch

Early arrangement concept sketch

Entrance view
Site plan (Master plan)  scale 1: 1500
Architect
Hangil Architecture.co.
Contractor
Client

Appellation
High Tech Complex Daewoo Apartment
Location
Wolgye-dong, Gwangsan-gu, Gwangju-si
Note
Terrace House

Architectural Data

| Lot Area | 36,661 ㎡ |
| Building Area | 7,405.22㎡ |
| Habitants | 590 |
| Dwellings | 195 |
| Floor Number | 15 |

| Total Floor Area | 196% |
| Floor Area Ratio | 196% |
| Building Coverage Ratio | 20.2% |
| Population Density(person/ha) | 640/1 |
| Household Density(household/ha) | 160/1 |

*Tower type  Core  Building line  Unit*
High tech Complex DaeWoo apartment have a linear arrangement system with a plate shaped residential buildings. The site plan is consisted with 3x3 grid type arrangement except for central line. Central line of the arranged 3 line buildings was designed 2 set of residential mass to secure spare space. That spare space turned to central park and take effect as a active atmosphere at exterior space. Thus, Connection between back and forth side of entire residential town is emerging gradually. The center of exterior space is central park that are embraced with extended partition wall. And through this, central park's territoriality increased. Curved road making curved flow over flowing front of residential buildings. By this bended line, inhabitants are provided a sufficient front-yard space as child's playground and adult's resting place.
11. High Tech Complex Dae-woo Apartment

- Planting area
- Planting area
- Entrance space
- Variety aerial views
**Title**
Dong Seo Prime Ville

**Author**
Jun In Architecture.co.

**Year**
1995-1997

|------|------|------|------|------|------|------|------|

**Architect**
*Jun In Architecture.co. (Ahn myung jae)*

**Contractor**

**Client**
DongSeo Development industry

**Appellation**
Dong Seo Prime Ville

**Location**
Gumi-dong, Bundang-gu, Sungnam-si

**Note**

**Architectural Data**

| Lot area | 3,548.30 m² |
| Building Area | 3,067.50 m² |
| Habitsants | 16 |
| Dwellings | 4 |
| Floor Number | 1/3 |

| Total Floor Area | 86.45% |
| Floor Area Ratio | 42.80% |
| Building Coverage Ratio | 180/1 |
| Population Density(person/ha) | 180/1 |
| Household Density(household/ha) | 45/1 |

*Terraced house type*
Dong-Seo PrimeVille is different from existing ordinary row-houses because designer intend to mutual exchange between inhabitants by opened building composition centered road. Start from entrance of Village, there are town's main street stretched out from north to south and it also connected to 3 narrow alley on the east-west axis. All house of village is gathered by tiny and narrow alley. Inhabitant in houses at the 1st. Floor can do front yard gardening and decorating terrace. And that makes opened relationship with main road. Entrance yard and terrace at the 2nd. Floor houses also forwarding narrow alley, so every inhabitants can facing each other.

And most prominent things in this ville is enhanced neighborhood's relationships by connected relationship between every buildings and village's street. Street turned into ordinary lifehood's space and design elements like entrance and terrace at the 1st and 2nd floors are prominent character in here.

But, nevertheless designer's effort, early design intentions that creating active communication between neighborhoods are disappeared after inhabitant closing town's entrance for security reasons and privacy.
Inner space of town, tidy and comfortable environment

Entrance view of town
Tidy and narrow road

Terrace of housing
12. Dong-seo Prime ville

Site plan & 1st floor plan  scale 1:500

Floor plan  scale 1:500

Elevation  scale 1:500
<table>
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<th>Appellatio</th>
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<tr>
<td>Chang Jo Architect. Company</td>
<td>Geum Gok LG Village</td>
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<td>LG Construction.co.</td>
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**Architectural Data**

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*Tower type  Core  Building line  Unit*
LG Village is a representative example that enriching the comfort and safety walk-able environment by introducing pedestrian road as taking off existing image of outdoor space.

Pedestrian-only shopping mall that shown the character of this village is constructed as over-passing on center of square and connected well between each residences.

Inhabitant can easily strolling and riding a bike, rollerskating in this town as separation of car flow and pedestrian flow perfectly And also pedestrian street inducing people to use this road.

In addition resting area and pocket park are arranged around the pedestrian shopping mall to given atmospheric scenery. Along this mall, 7 different theme parks are located, so various landscapes directed as seasonal changes.
Site plan  scale 1:5000

Central square
13. Geum-gock LG Village
13. Geum-gock LG Village

- 79㎡ plan scale 1:200
- 125㎡ plan scale 1:200
- 171㎡ plan scale 1:200
- 271㎡ plan scale 1:200
Architect
Baum Architecture.co.
Contractor
Halla Construction.co.
Client
Halla Construction.co.
Appellation
Jamsil Sigma Tower
Location
Jamsil 2-dong, Songpa-gu, Seoul-si
Note
Prized work of international competition

Architectural Data

- Lot Area: 4,959 ㎡
- Building Area: 2,332㎡
- Habitants: 85
- Dwellings: 27
- Floor Number: 28/30
- Total Floor Area: 68,628㎡
- Floor Area Ratio: 921.3%
- Building Coverage Ratio: 47.02%

*Tower type  Core  Building line  Unit
Jamsil Sigma Tower is located in Shincheon-dong which faces Cheokchon Lake at the south side and beautiful scenery of Han River at the north side and surrounded by lots of green spaces. Thus, it is a wonderful condition as urban housing. Apartment lobbies at the both sides are considering convenience of inhabitants. There are various facilities such as indoor swimming pool, gym, aerobics, sauna, indoor sports facilities including golf courses and bowling alley in the basement for providing ideally urban lifestyle environment and it was a plan to be a true Sigma Tower.

Architect intended to integrate many programs into a single building while not interfering each other. "Differentiation and integration" — This tension of two conflicting elements co-existed in the architectural frame, and this is an attempt to embody in the building.

To accommodate both elements which are commercial facilities and offices at the same time, architect applied conflicting concept as "separating" and "Continuous" to design of mass and elevation.
14. Jamsil Sigma Tower

Elevation view

Night view of tower

Elevation view

Entrance view
14. Jamsil Sigma Tower
14. Jamsil Sigma Tower

14-28 floor plan  scale 1:400

Elevation  Scale 1:1000
14. Jamsil Sigma Tower

(left) Section drawing scale 1:1000

(right) Early Sectional Idea sketch
**Title**  
Geo Yeo 3 District Apartment  

**Author**  
Lee Sung Kwan

**Year**  
1997-1999

|------|------|------|------|------|------|------|------|

**Architect**  
Lee Sung Kwan (Hanul Architecture.co)

**Contractor**  
Seoul Housing Corporation(SH)

**Client**  

**Appellation**  
GeoYeo 3 District Apartment

**Location**  
GeoYeo-dong, Songpa-gu, Seoul-si

**Note**  

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*Tower type  
Core  
Building line  
Unit
Combination of pedestrian axis and neighborhood space is given a lively atmosphere to inhabitants as neighborhood friendly street.

Correspondence between each residential building masses as vertical and horizontal is create relationship and plentiful sequence. The main feature of this town is mixed arrangement of low height type and middle height type and high height type of buildings.

In town, architect was intend to dynamic skyline as curved building line at the corner of the village and change of plate shaped residential buildings and division of elevation. And also designer was intend to roof-top street but it isn’t successfully used because the reason why discordance of inhabitant flow and functions.
15. Geo Yeo 3 District

Crossed masses (horizontal and vertical)

Aerial view
15. Geo Yeo 3 District

Entrance view through the pilotis

Crossed mass
15. Geo Yeo 3 District
Title: Doduk Park Town
Author: Tomun Architecture.co.
Year: 1998-2002

Architect: Tomun Architecture.co.
Contractor: SamIck Construction.co.
Client: Korean National Housing Corporation

Appellation: Doduk Park Town
Location: Cheolsan-dong, Gwangmyung-si

Note: Architectural Data

| Lot Area | 69,466.600 ㎡ |
| Building Area | 11,777.332 ㎡ |
| Habitant | 2,351 |
| Dwellings | 780 |
| Floor Number | 7/25 |

| Total Floor Area | 262,723.9 ㎡ |
| Floor Area Ratio | 274.97% |
| Building Coverage Ratio | 16.95% |
| Population Density(person/ha) |  |
| Household Density(household/ha) |  |

*Tower type
Core
Building line
Unit
Dodeok Park Town is aimed at improving the outdated residential environment of low-income urban citizens and creating an eco-friendly residential complex which provides housing with pleasant living environment.

The complex is located on the slope land (with 20% gradient) with different altitude of about 50 meters. On its south-eastern side, the complex is facing low-and high rise apartment. On the other hand, its west side, it is facing border of Dodeok mountain flow.

Blocks are arranged by a method that will not overwhelmed the landscaping axis and the activity axis of the central space.

In addition, corner-type and row type buildings were developed to secure as much sunlight and view as possible. Concerning the landscape architecture, playgrounds, resting areas, square and fountains were established to offer residents relaxation and lots of community spaces.
16. Dodeok Park Town

Entrance view

Aerial view
16. Dodeok Park Town

Aerial view of town

Site plan and floor plan
scale 1:3000
Title: Uiwang Cheonggye District
Author: Onehyung Architecture.co.
Year: 2002-2008

Architect: Onehyung Architecture.co.
Contractor: Isu Construction.co.
Client: Korean National Housing Corporation.
Appellation: Uiwang Cheonggye District
Location: Cheonggye-dong, Uiwang-si, Gyeonggi-do
Note: Prized work of competition

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| Total Floor Area | 174,100 m² |
| Floor Area Ratio | 151%        |
| Building Coverage Ratio | 22%          |

Population Density(person/ha)  
Household Density(household/ha)  

*Tower type | Core | Building line | Unit
Residential district planning in metropolitan greenbelt zone is generally designed by MA(Master Architect) who care the entire conditions and urban scale design. Main design concept is organized as 3 parts. First concept is making a urban village in the natural green environment. This town is comprised with a middle and low heights of buildings and at the center of town, there are small stream and water-frontier tidy park that neighborhoods friendly space for all inhabitant. It is a main feature and benefit of this town.

And second concept is securing of view corridor through the building arrangement. Architect designed the arrangement as some elements like sunlight and view and wind path. And also what public spaces are turned into daily life's space is a third main concept, thus the boundary is blurred and erased between neighbors and beautiful environment.
This town surrounded with plentiful green environment

Design study model cut
Eui-wang Cheonggye district

Night Scenery

Elevation view from opposite site of town
Promenade besides apartment

Early Landscape design concept sketch
### Architect
Kunwon Architecture.co.

### Contractor
KPF, Posco Construction.

### Client
NSIC

### Appellation
Songdo The Sharp

### Location
Songdo-dong, Yeonsu-gu, Incheon-si

### Note
Prized work of competition

### Architectural Data

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<td>Building Coverage Ratio</td>
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<td>Household Density(household/ha)</td>
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</tbody>
</table>

* Tower type | Core | Building line | Unit

---

18. Songdo The Sharp Apartment
Songdo is well planned city as a huge scale. Especially the site where the ‘The Sharp’ apartment constructed has a optimal environment condition for businessman and student and their family. Architect’s intention is co-existence with nature that enclosed green park, so designer used a method to increasing landscaped area about 48% of the whole site and reducing the building-to-land ratio. The main concept that unifying nature and high technical building is presented especially in the central open space.

And also, well designed central space, safely bicycle road and inner-outer fitness center equipped enough. At the access floor, 6meters heights pilotis are constructed to given inhabitants can feel the open landscapes.
18. Songdo The Sharp Apartment
Aerial view, residential buildings and eco park are coexistence.
18. Songdo The Sharp Apartment

98㎡ Plan scale 1:150

125㎡ Plan scale 1:150
### Du Mir Army Apartment

**Architect**
Tomun Engineering.co.

**Contractor**
Doosan Construction.co.

**Client**
Ministry of National Defense

**Appellation**
Du Mir Army Apartment

**Location**
Udu-dong, Chuncheon-si, Gangwon-do

**Note**
Prized work of competition

#### Architectural Data

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<td>Household Density(household/ha)</td>
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*Tower type  Core  Building line  Unit*
Dumir military apartment designer wanted to take off the existing image and stereotype that soldier apartment would be rigid and rough town. So architect arranged housing buildings along the streamline flow and shape. Eui-Ahm lake where flowing beside the apartment site and it have an effect on mass design. Thus its building shape is bended and twisted like streamline. It given a strong impact to all inhabitant whose having a old-fashioned thinking about army’s apartment.

Not only building arrangement is harmonized with lake but also dike where the boundary of nature and lake changed into eco-friendly space. Every unit has provided benefits of sunshine and viewpoint. Also the cores and housing units are separated because of noises.
19. Dumir Military Apartment
19. Dumir Military Apartment

- Site plan
- Central square view
- Elevation image at the street
19. Dumir Military Apartment

Front side of building

Commercial area

Entrance view

Elevation view

Elevation view

Aerial view
19. Dumir Military Apartment

Pilotis

Street furniture

Playground
Title: The Sharp Star City

Architect
Contractor: Posco Construction co.
Client

Appellation: The Sharp Star City
Location: Jayang-dong, Gwangjin-gu, Seoul si

Note

Architectural Data

- Lot Area
- Building Area
- Habitants: 1177
- Dwellings: 470
- Floor Number: 35/58
- Total Floor Area: 417,681㎡
- Floor Area Ratio: 415%
- Building Coverage Ratio: 26%
- Population Density(person/ha)
- Household Density(household/ha)

*Tower type | Core | Building line | Unit
The Sharp Star City take effort to reach the highest standard of multi used buildings while seeking aesthetic standard and planning about eco-friendly space for creating a high qualities brand image. The Shop Star City designed landscape more distinctly than another apartment. First, green area's ratio is 37.5% and this occupying high grade compared to existing apartment. And, it makes a promenade linked with each apartment building and water space in town.

And this town also have a various kinds of facilities like child care center, library, resident's meeting room, multi-media room, coin laundry room, etc.

After construction, Architect also designed night landscaping for continuously increased brand recognition. Therefore "Posco The Sharp Star City" have a glamorous scenery with a splendid lightings in spite of night.
20. The Sharp Star City

Aerial view

Scenery of coexisting environment between high tech and forest
20. The Sharp Star City
Night view

Elevation drawing  scale 1:2000
20. The Sharp Star City

Typical plan scale 1:200

Panorama view
Architect
Poshome.co
Contractor
Poshome.co.
Client
Posco construction.co.
Appellation
Pangyo Poshill
Location
Siheung-dong, Sujung-gu, Sungnam-si
Note
Protective Green belt

Architectural Data

Lot Area 15,226 ㎡
Building Area
Habitants 62
Dwellings 25
Floor Number 1/2

Total Floor Area
Floor Area Ratio
Building Coverage Ratio
Population Density(person/ha)
Household Density(household/ha)
Structure Steel

*Town house type  Core  Building line  Unit
The Sharp Pan-Gyo Poshill composed with 25 number of lots at 18,150 square meters land. It consisted with 3 types depending on extent; 60py (198 m²), 70py (230 m²), 80py (265 m²). And these have very functional structure and eco-friendly steel foundation.

“Poshill” is completely well planned housing focused on inhabitant's comfortable life for instance natural environment, convenience transportation like easily accessible to Seoul-Si.

All household units faces to south way direction and considered as privacy and flow by rejection of linear arrangement for equal prospect right on each unit. And also architect carefully attended to high quality living condition by design the functional aspect of house.
Aerial view of whole town

Early plan study
House image of town

Vehicle road
21. The Sharp Pangyo Poshill
Title
Hermann House

Author
Min Kenneth Sungjin

Year
2004-2005

Architect
Min Kenneth Sungjin

Contractor
Samsung Heavy Industries.co.

Client
J.B.S

Appellation
Hermann House

Location
Munbal-ri, Gyoha-dong, Paju-si, Gyeonggi-do

Note
Prized work of international competition

Lot Area
28,101 m²

Building Area

Habitants
51

Dwellings
23

Floor Number
2

Total Floor Area
23,777 m²

Floor Area Ratio
56.58%

Building Coverage Ratio
46.28%

Population Density(person/ha)

Household Density(household/ha)

*Town House type  Core  Building line  Unit
Repeated unusual appearance which is rounded roof, slopped frame are reminded apartment housing obviously. Two housing units are facing each other in between one side of wall and several housing units are sharing the same roof.

In addition, it including various cultural, exercising facilities like meeting room, health court) around the community center with pond, small stream. That composition seemed like a type of existing apartment but when people open the entrance of door, that type will be changed into detached house.

Entrance of each houses are separated and one unit consisted with two storied structure. In addition, there are parking lot with roof and pilotis, so this herman house is very assimilated with detached housing type.

It take a advantage as detached house life that kinds of relaxedness from preserved privacy while enjoying shared community life with neighborhoods.

This town house which kinds of detached house's ideal precedent took a effect on another cases afterward like Pangyo in Sungnam-si, Dongbaek district in Yongin.
22. Hermann House

- Rounded roof repeated continuously
- Night scenery
Night scenery
Street view surrounded housing buildings
Concept Process 3D model Study

Concept Process 3D Study

Concept Process 3D Study

Concept Process 3D Study
Dongcheon Raemian Apartment
Jean Michael Vill Mot
2004-2010


Architect
Jean Micheal Vill Mot
Contractor
Samsung C&T Corporation.
Client
Co-Red Housing

Appellation
Dongcheon Raemian
Location
471-5 Dongcheon-dong, Suji-gu, Yongin-si
Note
Prized work of competition

Architectural Data

Lot Area 197,612 ㎡
Building Area 42,939.58㎡
Habitants 2,393
Dwellings 797
Floor Number 30

Total Floor Area 586,589.09㎡
Floor Area Ratio 249.66%
Building Coverage Ratio 23.88%
Population Density(person/ha)
Household Density(household/ha)

*Tower type  Core  Building line  Unit
Dongcheon Remian is planned to one-unified street and housing complex including shops, community facilities, town's square, parks, schools and etc. And also take off the existing typology about apartment's entrance and try to unify 1 or 2 lobbies of the different kind of buildings for offering a satisfied service and convenient management.

That lobbies are seemed like hotel's lobby, and water-front space, wood deck plaza, and plentiful trees are all making inhabitant's exterior space into more and more enrich.

First floor of building is performing a commercial function, so pedestrian can feel the atmosphere of shopping district.

And the upper floor from that commercial floor, residential function floors are stacked up.

Lastly, Elevation design intended to the more units of apartment take advantage to nature of Gwang-gyo mountain and beautiful prospect by choosing tower-type arrangement. 30-floor's heights landmark built up and it enhancing the apartment's identity.
Aerial view

Well-designed landscape environment
23. Dongcheon Remian Apartment

Pedestrian friendly street

Division of exterior material as function
Site plan  scale 1:4000

Aerial view
Concept images

Elevation scale 1:600

Elevation scale 1:1000
Title: Valt House
Author: Itami Jun/ Bae Dae Yong
Year: 2005


Architect: Itami Jun, Bae Dae Yong
Contractor: The Museum, Samsung Heavy Industries.co.
Client: The Museum

**Appellation**: Valt House
**Location**: Pyeongchang-ri, Yangji-myeon, Cheoin-gu, Yongin-si

**Architectural Data**

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</table>

| Building Area | 77    |
|              |       |

| Hablants     | 30    |
| Dwellings    |       |
| Floor Number | 2/3   |

| Total Floor Area | 20%   |
| Floor Area Ratio |       |
| Building Coverage Ratio | 80%   |

Population Density(person/ha) Household Density(household/ha)

*Town house type  Core  Building line  Unit*
Waldhaus were created by 7 designers. Each section is designed as different type of theme. In the one part of house which enveloped whole sides as glass, people can feel assimilated environment with nature. Waldhaus also inducing natural community as input the club house comprised with inhabitant's various amenities.

And landscape that connecting forest and village, street and houses take a important role as public community space among the inhabitants. Consequentially this townhouse gathering a lots of merits both sides of apartment and detached house.
Comfortable front-yard environment

Front side of house
Public space at town

Community space

Hill-side space

Community center

Landscape image

24. Waldhause
All households have their own court.
Section  scale 1:200

Typical site plan  scale 1:500

Elevation  scale 1:500
Scenery of water space filled with nature

Aerial view
### Title
Sungsan Town Countess Apt

### Author
Segye Construction.co.

### Year
2005-2006

### Architect

### Contractor

### Client

### Appellation
Sungsan Town Countess Apartment

### Location
jung-dong, Giheung-gu, Yongin-si

### Note

---

### Architectural Data

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<th>Lot Area</th>
<th>Building Area</th>
<th>Habitants</th>
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<td>96</td>
<td>38</td>
<td>4</td>
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**Towers**
- Total Floor Area: 2,037,918㎡
- Floor Area Ratio: 99%
- Building Coverage Ratio: 29%
- Population Density (person/ha):  
- Household Density (household/ha):  

*Tower type ▰ Core ▰ Building line ▰ Unit*
This apartment have a special tendency that inhabitant can participate in apartment designing step. For example, preliminary inhabitant can consider seriously about their preference and confirm the suitable design before deal.

Countess apartment located in the best site that faced neighborhood park in north way and detached housing site in south way, thus it given a best natural view point. It would be a precedent of new housing prototype.

And also architect planed the supplement of weak security problem as country house.

Whole site is planned as recognized wide greenpark for pedestrians because parking lot dropped in underground. Transportation also have a extra benefit. And inhabitants can enjoying a relaxing atmosphere of natural life in urban because 'Yong-In Dong-baek Countess' adjoining the huge lake park.

And also this apartment designed as various well being theme zone for well being life style. For example 'community zone' that comprised with rainbow garden and 'health zone' that including golf putting space, indoor golf range, health court and 'open zone' fully filled with plantings and green elements.
Image of houses and street

Entrance view
25. Sungsan Village Countess Apartment
Architect  
Jean Michael Vill Mot  
Contractor  
I.B. Housing.co.  
Client  
A.one Plus development.co.  

Appellation  
Le Seed Vill Mot  
Location  
379-4, Unjung-dong, Bundang-gu, Sungnam-si  
Note

## Architectural Data

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<td>Total Floor Area</td>
<td>11,340.42 m²</td>
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*Crossed mass type  
Core  
Building line  
Unit
Le Seed Villmot is high quality-low residential apartment with a concept for minimal architecture in nature. Architect intended to expression just having a minimum abstract materials like warmness of light, beauty of nature without any artificial decoration or color. So this apartment perform as a canvas of nature which given pleasure to people.

This architecture having a poetic appearance itself without any extra decoration and inhabitants can admire the plentiful living with nature.
Site plan  scale 1:2000

Elevation view harmonized with nature environment
26. Le Seed Villmot

Perspective view through the bridge

Artificial landscape
Crossed masses make variety spaces
Minimal appearance

Artificial fountain

Interior view

Interior view
View of nature through the two buildings

Simple mass
Title: Kiheung Apelbaum  
Author: Kawa Architecture.co.  
Year: 2006

Architect: Kawa Architecture.co (Choi Sam Young)  
Contractor: SK Construction.co.  
Client: Morning Bridge  
Appellation: Kiheung Apelbaum  
Location: Jung-dong, Giheung-gu, Yongin-si  
Note: Prized work of competition

**Architectural Data**

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<td>Household Density(household/ha)</td>
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*Town house type  
Core  
Building line  
Unit
Aerial view

Aigelbaum located Dongbaek in YongIn-Si have a inner-circulation flow that considered the existing topographic conditions. Thus this town has a well designed natural promenade along the existing landside. Formed a each lot in apartment site by using a original topographic condition and considering eco-friendly environment way that using a natural gap of height for protecting the mutual privacy and securing the see through view.

Through the arrangement planning called ‘Chae(one unit's standard, Korean traditional method) division’, whole masses are divided optimally and inhabitants can take a plentiful residential environment with landscape from court yard between each chaes.
And also each building consisted with two households as a way that sharing roof and mass.
Street view

Street view with comfortable environment
Every unit have a their own garden
Inhabitants can see the sky through the roof

Private garden
Landscaping at the front yard

Street view
Hyundai Hometown 2 District

Architect: Hyundai Construction.co.
Contractor: Hyundai Construction.co.
Client: 

Appellation: Hyundai Hometown 2 District
Location: Gongneung-dong, Nowon-gu, Seoul-si
Note: 

Architectural Data
Lot Area: 
Building Area: 
Habitants: 74
Dwellings: 29
Floor Number: 3

Total Floor Area: 
Floor Area Ratio: 90%
Building Coverage Ratio: 35%
Population Density(person/ha): 
Household Density(household/ha): 

*Tower type | Core | Building line | Unit
Having various spaces and European apartment style as classic atmosphere, Hyundai Hometown is consisted with 4 types as square meters(size) and whole building's elevation is about three or four floors height for European low-housing village. Courtyard type squares are arranged between 1 or 2 apartment buildings and these are continuously related for plentiful exterior environment.

For each household unit, architect input the extra space as studio concept. Separating first level and upper level's material, pedestrian can feel the pedestrian friendly condition and enriched street environment while having a comfortable feelings as human scale.
Front view with court

Street view

28. Hyundai Hometown Apartment
28. Hyundai Hometown Apartment
**Title**
The Heritage Silver Town

**Author**
Archbody/GNI

**Year**
2008-2009

|------|------|------|------|------|------|------|

**Architect**
Archbody/GNI

**Contractor**
Samsung Heavy Industries Co.

**Client**
Bobath Memorial Hospital

**Appellation**
The Heritage Silver Town

**Location**
Geumgok-dong, Bundang-gu, Sungnam-si

**Note**
Prized work of competition

### Architectural Data

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</table>

- **Total Floor Area**: 119,438.017 m²
- **Floor Area Ratio**: 70%
- **Building Coverage Ratio**: 20%
- **Population Density (person/ha)**: 244/1
- **Household Density (household/ha)**: 61/1

---

*Village type: Core, Building line, Unit*
Korean society need to Silver town sincerely because this society will be rapidly closer to an aging society faster and faster.

The Heritage is a silver town for 3R generation that means Richness(affluent of living), Ripeness(ripen of the mentality), Restness(rest of time). C.C.R.C(Continuing Care Retirement Community) which generalized in advanced country imposed this town and inhabitant can provided medical coverage with enjoying various community facilities.

Elderly people can take a exciting outer activity and feel the sense of belongings. Community spirit maybe increased naturally in this town. This silver town will be a proper precedent to future demand of an aging society that around the corner.
29. The Heritage Silver Town

Exterior space

Central court-yard

Dome shape window
Dome shape window

Variety programs for elderly peoples.
Architect
Laurent Salomon
Contractor
Han-il construction
Client
CJ Corporations

Appellation
Loire Valley Town House
Location
Jaeil-ri, Yangji-myeon, Cheoin-gu, Yongin-si

Architectural Data

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<th>Building Coverage Ratio</th>
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<th>Household Density(household/ha)</th>
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<td>336(one unit)</td>
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*Town house type  Building line  Unit
Loire Valley is French Modern style town house which is the series of high-quality housing is constructed through the architect’s reinterpretation that combination of two character. First character is a. scenic beauty of Korea’s traditional design and second is modern architecture’s aesthetic standard. Advanced upper-class society’s residential concept called CID (Common Interest Development) which are such as single-family homes to independent living and health, leisure, culture, investment, share a common interest, and residential living space membership is introduced and applied here. Architect was introducing the differentiated exterior design that outcomes of reinterpretation about combined European castle and Korean lifestyle and it is distinctly different from the existing town house. And using the natural topography for directing the splendid panoramic view. Panoramic arrangement has a both sides of benefits as public and privacy. Inhabitants can enjoying the maximized openness and preserved privacy at the same time. But Above all, ‘Modern lifestyle in nature’ is a main feature of this town.
Architect’s early idea sketch

Street view at the community center

Aerial view
30. Loire Valley Town House

Elevation proportion

Entrance stairs
30. Loire Valley Town House
30. Loire Valley Town House

- Public area
- Street in the town
- Whole panorama view