

## Abstract

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### A Study on the Plans to Establish Standards for Setting Priorities of Compensation for Unexecuted Urban Planning Facilities Infrastructure in Green Tract of Land

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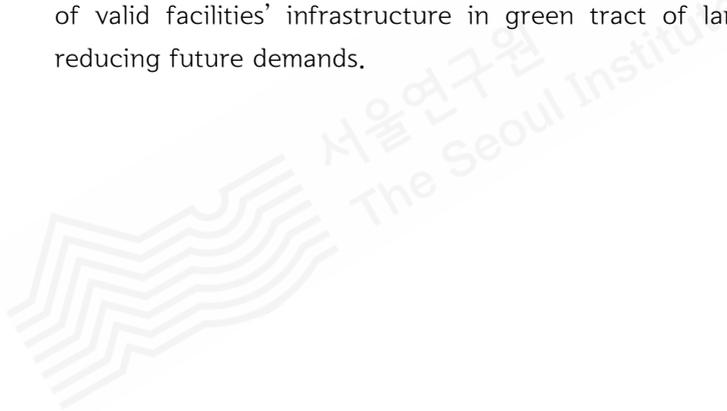
Long-termed unexecuted urban planning facilities infrastructure is expected to be ineffective as of 2020 under the 'Act of Sunset'. Despite previous efforts to resolve this issue, the necessity for a solution is becoming an urgent social issue. The purpose of this study was to establish indices and evaluation methods to set priorities of compensation for unexecuted urban planning facilities infrastructure in green tract of land and obtain the relevant, basic data.

Investigations have shown that among the various factors involved, the original and financial limitation and limitation in the process of execution are major causes of long-termed unexecuted urban planning facilities. Resolving this issue requires an understanding of conflicting values among the interested parties, which are mostly economic, social and environmental values. Therefore, priorities of compensation should be based on various values and opinions of landowners, citizens who would benefit from the infrastructure and future generations, in order to secure necessity of execution, validity and efficiency.

In this study, 10 green tracts of land and 147 land parcels were evaluated by 15 economic, social and environmental indices to reflect the conflicting values comprehensively. Among the 27 indices used in

previous studies, 9 were applicable to this study, and 6 additional indices were newly selected for this study. The units and scope of the values of the corresponding indices were standardized with a single standard by Z-Score and subsequently compared. The priorities of compensation needed were obtained through this process. The study revealed that among 10 green tracts of land, green tract of land in Mapo-Gu had high priority and green tract of land in Seocho-Gu and green tract of land in Seodaemun-Gu generally had low priorities.

However, the methods of evaluation of the above indices may lack practicality because the scope of compensation covers all the land for facilities. Accordingly, a strategic executive plan to compensate for this problem should be selected and applied considering conditions and situations of corresponding area for establishment and execution of valid facilities' infrastructure in green tract of land, without reducing future demands.



# Contents

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## 01 Outline of Study

- 1\_Backgrounds and Purpose of Study
- 2\_Contents and Methods of Study

## 02 Theoretical argument

- 1\_Definition of Facilities Infrastructure in Green Tract of Land and Relevant Legal System
- 2\_Urban Planning Facilities Infrastructure in Green Tract of Land Unexecuted and the Aspects of Corresponding Conflicts
- 3\_Precedent Studies and Differentiation Factors

## 03 Current Situation and Features of Long-termed Unexecuted Urban Planning Facilities Infrastructure in Green Tract of Land in Seoul

- 1\_Current Situation in Seoul
- 2\_Result of Field Study
- 3\_Features in Seoul

## 04 Empirical Analysis

- 1\_Standards for Composing and Selecting Indicators
- 2\_Indicators and Methods of Analysis
- 3\_Outcome of Analysis and Interpretation
- 4\_Simulation on Changes of Weighted Values
- 5\_Plans for Compensation and Execution

## 05 Summary and Policy Suggestions

1\_Findings

2\_Policy Suggestions

## References