

International comparison research on the policy evaluation of floor area ratio regulation and an efficient management policy

— On the big city in Japan and the Republic of Korea —

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[SYNOPSIS]

The role of floor area ratio system is to intentionally and properly determine the volume based on the urban activities and functions in the urban space. In Korea, the floor area ratio system is introduced first as a form regulation in 1970 through a revision of the Building Act and it has been functioning as the major means to regulate or induce urban land use over about 30 years since then. However, since there was not sufficient positive information about the objective specification standard and effect and so on at the time of introduction of a floor area ratio system, in spite of having specified finely based on the local characteristic etc. originally, in all cities, it decided to be uniformly specified in the land use zone unit. And, by the revising of the Building Standard Law revision in 1970, the floor area ratio system was introduced in Japan. Before the revision of the Building Standard Law, the floor area district was to define a floor area ratio and just set to the urban planning area of the Tokyo ward and Osaka city. Restriction of the height of a building was abolished by the revision of the Law in 1970, and the restriction by the floor area ratio according to the characteristic of the zoning and the blocks was started. The purpose which sets up a floor area ratio was balancing between buildings and public facilities, such as a road, etc. in the built-up area. However there are some problems, such as there are not sufficient grasping and positive analyzing about the actual condition which should become the base of the argument, for example, the change of the actual gross floor area and realized floor area ratio and the basis to strengthening of the regulation and deregulation was not fully mentioned.

Then, this study aims to provide fundamental information and knowledge contributing to examination about the basis for effective application of floor area ratio regulation and rational floor area ratio setting standard of the future in Japan and Korea, and the setup of the proper floor area ratio suitable for the district characteristics. Therefore, this study aims at clarifying the actual conditions and the characteristics of floor area ratio fulfillment by the comparison among the districts and time series and explaining the effect of a legal floor area ratio change positively.