

## A Primary Study on Impacts Caused by Recent Land Policy Reform Measures in Korea

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### 1. Introduction

#### 1) Purpose of This Study

An urgent problem of land policy is to establish circulating orders in the market economic system. Korea has still not achieved economical democratization through the advanced economic growth, even though it has achieved political democratization. Then, government has introduced laws in order to stabilize circulating system, without parent law involving the effective land use planning. The laws aimed to change pattern of land market rather than pattern of land use. However, the laws may be affect in land use mechanism sooner or later.

This paper aims to study the impacts in related to aspects of taxation, finance, administration, land-housing market system, citizens' consciousness, regional development and land use, after executing of recent land policy reform measures. There were some negative and positive impacts among these effects. So, what should be the counterplan to the existing impacts? Ultimately,

this paper aims to suggest a new planning style in regional development.

#### 2) Background for the Execution of Recent Land Policy Reform Measures

There are inefficiencies of land resource allocation and distortion of land ownership in Korea. Because the lands are occupied by a small minority, many people are unable to own land in metropolitan areas. Specifically, the upper 5% of the population own 65.2% of the private lands in metropolitan areas (Table 1). Only 28.1% of households own land in Seoul, in addition to low rates of house ownership (Table 2). In a way, the lands are not used productions but capital gains, because of spiral speculation caused by upturn of land prices (Table 3). And, though development projects could result in the vast capital gains, there were no well-established systems of restoration for them. Therefore, it will be necessary to propose counterplans against the problems in regional phenomena.

Table 1. Rate of Land Possession in Metropolises

(unit: %)

possession class	region							
	Nation	Seoul	Pusan	Daegu	Incheon	Kwangju	Daejeon	Seongnam
the upper 5% of population	65.2	57.7	72.3	72.6	64.2	55.7	65.1	71.9
the upper 10% of population	76.9	65.9	81.4	82.4	77.8	69.4	76.4	83.5
the upper 25% of population	90.8	77.8	89.5	92.4	88.8	88.4	88.2	95.1

(source: research materials on public concept of law related to land, the economic planning board, 1990.12)

Table 2. Rate of Land and Housing Possession

(unit: %)

classification	region						
	Seoul	Pusan	Daegu	Incheon	Kwangju	Daejeon	Seongnam
possession of land	28.1	33.1	38.3	30.1	69.7	46.2	22.1
possession of housing	50.6	50.9	49.1	57.3	51.7	55.3	44.1

(source: research materials of public concept of law related to land, the economic planning board, 1990.12)

Table 3. Comparison between Land Price and Increasing Trend of Economic Index

classification	period						remarks
	1975	1980	1983	1985	1987	1988	
Land price	100.0	328.1	440.5	533.5	656.5	839.0	8.4 times
Housing price	100.0	355.3	328.7	397.0	400.8	466.5	4.7 times
GNP	100.0	142.1	178.6	204.2	256.9	287.9	2.9 times
Wholesale price	100.0	225.4	284.4	289.0	286.1	293.9	2.9 times

(source: research materials of public concept of law related to land, the economic planning board, 1990.12)

## 2. Enforcement of Recent Land Policy Reform Measures

### 1) Urban Residential Land Ceiling Act

This act aims to achieve the distribution of balanced ownership, by restricting overpossession of housing lots. The contents are summarized as follows.

Firstly, the subject is residential lands developed for building according to related laws, land which are attached housing lots irrelevant to land category.

Secondly, excessive possession of an individual and residential lands possession of corporation are forbidden as a rule. Excessive possession is indicated below (Table 4). For households of six persons above,

Table 4. Urban Residential Land Ceiling

region	member of households	ceiling of possession
6 cities*	per one household	660m <sup>2</sup>
cities of 50 thousands peoples above	per one household	990m <sup>2</sup>
the other cities	per one household	1,320m <sup>2</sup>

\*Seoul, Pusan, Daegu, Incheon, Kwangju, Daejeon

they can increase the ceiling by 132m<sup>2</sup>, 198m<sup>2</sup>, 264m<sup>2</sup> per 1 person in the future.

Thirdly, they must dispose in 2 years from enforcement, if they possess residential land ceiling above. In the case non-disposal, they are paid the expenses in addition to the fixed property tax. It has been enforced since 1. Mar. 1990 (this applies only to 6 metropolises).

It may redistribute ownership of residential land, because the act overburdens the excessive land owners surely. However, it may incur the subdivision of residential land.

## 2) Capital Gains Tax Being Implement Development Charge

Operationally, capital gains are defined as profits occurring in three sides: They are incurred when land prices increase, because of socio-economic growth. In public sector side, they are incurred when land prices increase, due to land being effectively used through investment of government like infrastructure. In the private sector side, they are incurred by individual development.

It is enforced to assess development charge to prevent speculation, since capital gains are retained by land owner. It aims to encourage effective land use by restoring a fixed-share of increased land prices to developer. The contents are summarized as follows.

Firstly, subjects of development charge are almost development projects.

Secondly, the developer are charged 50% of capital gains after completion of development project. But they are not charged on project below the rate of normal land price during development and developmental cost.

Thirdly, 50% of development charge are restored municipal government belonging to land. The rest are inserted into land management and regional balanced development special accounts. This system has been enforced since 1, Jan., 1990.

To prevent the speculation, it is necessary to restore capital gains caused by development projects. However, it may cause another problems, namely, aggravation of profits for developer. Conclusionally, it may bring out a miscarriage of housing policy, and it is not a perfect system for restoring of capital gains.

## 3) Excessive Land Price Increment Tax on Land Price

When speculative lands are increased more than normal rate of land price by development projects and socio-economic factor, a fixed-share of increased land price is restored. We are able to summarize the contents as follows.

Firstly, the law subjects to unused

lands being possessed for capital gain, except for public utility laid down presidential decree. Basic decision of unused lands for non-profit making corporation is laid down presidential decree.

Secondly, the developer are charged 50% of capital gains after completion of taxation period. But they are not charged on land prices below the rate of normal land price during taxation period and financial expenses. 50% of excessive land price increment tax are restored municipal government, the rest are inserted into land management and regional balanced development special accounts.

Thirdly, taxation period is made it a rule to 1990.1.1 - 1992.12.31. But in regions which is apprehensive bubbling of land price, in regions which their land price rates are risen 1.5 times above per 1 year, they are assessed every year. It has been enforced since 1, Jan., 1990.

It is useful to prevent speculation, especially, in the side of suppression for speculative desire. However, it includes many problems of unintended secondary effects. In other words, one brings out another problems of undesirable land use, in order to avoid excessive land price increment tax. The other is its unconstitutionality because it burdens us with taxes not in dealing step but in possessing step of real estates.

#### 4) Law on Land Management and Regional Balanced Development Special Accounts

It aims to smooth land purchase for public land banking, prior purchase of public land and claiming land for purchase, besides, it aims to manage these finances effectively to assure finances for balanced

regional development. We can summarize the contents as follows.

Firstly, one tries to promote the balanced regional development as establishment of infrastructure in undeveloped region, income upgrading plan of local residents.

Secondly, financial resources are composed to 100% of excessive possession share by urban residential land ceiling act, 50% of development share, 50% of excessive land price increment tax, returns of issue bonds and loans.

By enforcement of the act, government has assessed 56.8 billions for 364 development activities till 1991. 3.31. Among these, 4 billions are assessed for 53 activities. One are expecting 86.8 billions for development charge and 115.5 billions for excessive land price increment tax. Namely, the law brings out financial effect. Effects of promotion in distribution structure caused by capital gains tax will be also appeared a long timely.

### 3. The Other Laws Related to Recent Land Policy Reform Measures

#### 1) Enforcement of Comprehensive Land Taxes

It is necessary to reform the other taxation system, in order to raise the effects of recent land policy reform measures. The act aims to prevent landlords from excessive possession of land by burdening of property tax all over the country.

The contents are summarized as follows. Firstly, on speculative lands of absentee landlords of agricultural districts and land above 660m<sup>2</sup> of metropolitan areas etc., the progressive taxation system of 0.2~5% in

current comprehensive land taxes is applied. Secondly, applicational subjects of the minimum tax rates are enlarged from 5 millions to 20 millions to lighten the civils' tax. Thirdly, it is also established application subjects as lands from 30 billions to 50 billions above, on attached lands, like bank, hotel, department store, etc., it is lightened the maximum tax rates 5% to 2%.

The Ministry of Home Affairs has assessed comprehensive land taxes of 549.4 billions for 10.14 millions of all over the county. This is increased more than past years, specifically 4.2% for taxpayers and 23% for the amount of tax. It is due to increasing of housing owners caused by housing 2 millions building project and rising of tax basis. The Ministry of Home Affairs has taxpayers confirmed taxation contents as appending index of taxation contents from 1991. If some exceptions (especially, the tax amount), they can object to notice within 60 days from receipt.

Also the Ministry has confirmed plan on tax reform related to real estate and progressive housing policy. It is planning to raise tax basis of comprehensive land taxes to 60% till 1969. And they are imposed to pay 2~3 times by burdening of adding up taxes on individual in the first step, on household in the second step. For it will accomplish information of buildings also, it is planning to assess the property tax progressively by adding up buildings besides housings on households.

But, it is too weak for comprehensive land tax to make a regular land use. Even if subjects of the current speculation are lands of suburban and rural, they are

exempted from comprehensive land tax because they are used in production. They are assessed separately in low nominal rates of 0.1%. Moreover, progressive system of this tax is both subject to raise taxational burden of excessive owners and protect small-scaled owners. It is uneffective, because it is primary due to defective assessment, excessive exemption and deductions, inability to capture transactions. Therefore, it is necessary to reform a taxation system fundamentally.

## 2) Act on Public Declaration System of Land Value

The act aims to assess and evaluate land price really in the time of land expropriation and land compensation.

The contents are summarized as follows. The act on public declaration system of land price has been introduced in 1989 as a unified public land assessment system. Based on this system, land price assessment standard was devised to provide assessment standard for administration such as tax, compensation, transaction regulation. By application of land price assessment standard, one can assess land price easily and speedily, even if they has no knowledge in land appraisal. The first land price assessment standard for mass appraisal is established 300,000 standard lots all over the country.

One publishes established 300,000 standard lots all over the country enacted the new law. It is good for this law to prevent land speculation. But only 300,000 standard lots are accounted by appraisers, authority of another lands become an issue. Another task is capacity to construct a data base management system,

indispensable for the land policy decision making. Namely, it is fundamental land information such as land price index, growth rate of land price, dynamics of land market.

### 3) Law on Real Estate Registration Special Management

The law aims to establish the desirable dealing system, to impose items on real estate registration being compatible real rights. The contents are summarized as follows.

Firstly, one can grasp informations, by obligating of approval certificate in dealing with real estates.

Secondly, instruction of publication in lands, prior purchase of public land and reinforcement of penalty, designation of regulation zone, activation on claiming land for purchase, complement of certificate system for farmland transaction, restrict of farmland inheritance and claiming land for purchase are established newly.

Thirdly, one publishes real demander certification and restricts divided-transaction of forest land, by establishing certificate system for forest land dealing newly.

It is necessary to establish composite information system on possession, use, transaction, profit, price related to lands. And it is essential to obligate registration for normal land use. One can grasp situation on land possession of individual or juristic person by establishing information network of real estate. In addition to, one will have finished registration of situation for land possession in households, till 1992.

## 4. Impacts Caused by Recent Land Policy Reform Measures

### 1) In Aspects of Taxation System

Even if existing system of beneficiary share is systematized on 12 activities, it is only enforced on road activities, farmland reform activities, river improvement works. Because it was too weak to restore capital gains, land owners were making capital gains themselves privately. If so, which change are there in aspects of taxation after executing of recent land policy reform measures.

Firstly, the past system of beneficiary tax charge is abolished by enforcement of development charge and excessive land price increment tax on land price.

Secondly, it is upgrading of tax base. The Ministry of Home Affairs is planning to raise tax base assessment to 60% till 1992. Nominal tax rates are relatively high, but their effects are low. Moreover, tax base assessment is inconsistent with inter-region and inter-indication. But, upgrading of tax base assessment ought to propel gradually to minimize the tax evasion.

### 2) In Aspect of Administration

The administrative changes are summarized as follows. Firstly, it is reorganization of land administrative system. The central organization of land administration has begun to unify services related to land being separated various agencies, to manage transaction of farmland and forest land, brokerage of real estate.

Secondly, it is the change of administrative organization. It has collected, managed and linked land

information services to local government, by establishing land information center. By establishing a department of land administration, one has also expanded organization of city planning, regional planning, construction, land management, statistics research. Also one has land administrative public officials educated and imposed function of planning administration. In addition to construction of local data base, one has reduced function of agricultural administration, productive industry, forest administration being correspond with change of economic and social situation. But it had been questionable whether it is capable of carrying out the existing tasks.

Thirdly, it is the change of administrative procedure. It is obliged registration of approval for land acquisition by urban residential land ceiling act. On accomplishment of land information network, ward offices of 6 metropolises are able to approve land dealing, approval certificate of real estate and restrict possession of residential land ceiling above. Without approval, one also assess the excessive possession charge from 1992.6.

For reference, one has newly established the bureau of property tax in Seoul and the regional tax offices, established department of service related to recent land policy reform measures. Fig. 1 describes system of administrative service for excessive land price increment tax on land price in the regional tax offices and taxation offices.

### 3) In Aspect of Finance

Upturn of land prices in the end of 1980 is also caused by increasing of disguised demand for land, which it is proved by increasing of cur-

rency. To restrain speculation, nothing is more good than absorption of abundant currency from financial institution, by improvement of structure for financial circulation. Consequently, it is impossible to solve the land speculation by ordinary land policy only. Housing finance contributes to control of housing business and citizen's stabilized life being related to residences. One must improve the current financial system, in order to strengthen the function of business control for housing finance. If so, how do the measures bring out the changes in housing financial policy? They are summarized as follows.

Firstly, there are the changes of housing policy related to 2 millions housing construction project. Housing funds are classified to public and civilian field. From these, public field supports to construction of small scaled housing and the public rental housing. Civilian field is almost forming civilian housing funds and supporting to building or purchasing of small-scaled housing. The ministry is planning to let the housing bank to have a leading role of housing finance, because it is necessary to ensure civilian housing finance. It is also planning to raise weight of supplier finances, besides disapproval of automatic succession for financing. But it is prepared to systematic method of restoring capital gains from housing constructors by revising taxation method. Also, one is planning to apply low interest to build and purchase small-scaled housing for the low incomer from 1992.

Secondly, there was the excessive supply of housing finances caused by construction boom during the past 2 ~3 years. It results from the ex-

The tax of administration agency	The regional tax offices	The tax office
Establishment of taxation policy *how to research on actual state of unused land *establishment of standard to select subject of taxation *how to make data base	Instruction of policy for regions *complement of policy for the tax administration agency	Research on actual state *how to select subject of taxation *making, management of cards for lots *make a data base
Comprehension and investigation of research outcome *abstraction of problems for complement *confrontation for popular complaints	Comprehension of research outcome for regions *investigation of propriety for selection of taxation subject *input and manipulate of data	
	Comprehension of enforcement in regions *establishment of counterplan for popular complaints *introduction of tax forecasting through computer	Investigation and decesion of the tax amount *accept of notice for payment of tax *notice of tax payment for omission

Fig. 1. System of Administrative Service for Excessive Land Price Increment Tax on Land Price

cessive plan for housing supply. Toward the problem, the ministry has conducted financial restriction for enterprises.

One must raise relative importance of financing and public application funds for public housing fund, to stabilize financial raising of public housing funds, besides one must expand purchase and consignment of issue bonds for public housing funds, annuity. On the other hand, to stabilize housing finances in civilian field, one ought to increase the finances through long-term housing bonds, to manage housing funds in different account through discrimination of interest between ordinary account and loaned money. Gradually, one ought to introduce the floating system of housing mortgage bonds.

#### 4) In Aspect of Land-housing Market

Government has already constructed network of information on possession of individual and juristic

persons in 6 metropolises. We can summarize the impacts in land-housing market as follows.

Firstly, it may contribute to supply of residential lands by restraining speculative desire. Especially, we are expecting increase of supply in land market for dispose of real estate caused by financial embarrassment of enterprises.

Secondly, it is stabilization of housing prices. We are able to describe the appeased aspect in housing business, through the cost of housing for installment sale and actual results of housing dealing after 1990.6.

Fig. 2 describes fluctuation of housing demand and housing supply comparatively. According to this, remnants of housing for installment sale caused by decrease of effective demand, which is expected to be appeared from the first of 1992. And it is expected to diffuse from small-scaled local cities to suburbs of Seoul in contrast with a diffusion of raise



in housing price. Really, remnants of housing for installment sale are being expanded all over the country. As a result of fluctuation rate in country-wide land price, rate of rise in country-wide average land price has decreased to 2.71%, which is decreased 1.17% in comparison with the past year. Fig. 3 is describing dullness of rise rates for country-wide land price. Dealing price of housing is declining for 7 months running all over the country (Fig.

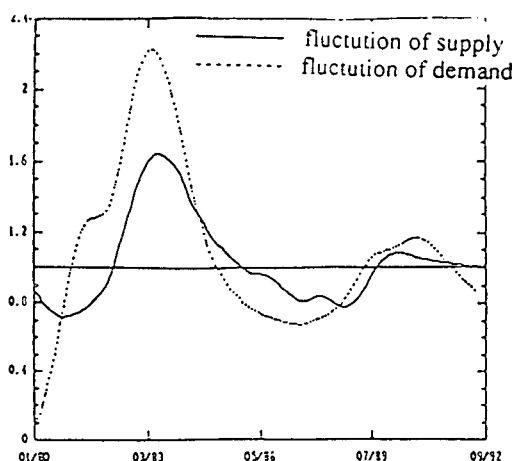


Fig. 2. Fluctuation of Housing Demand and Supply

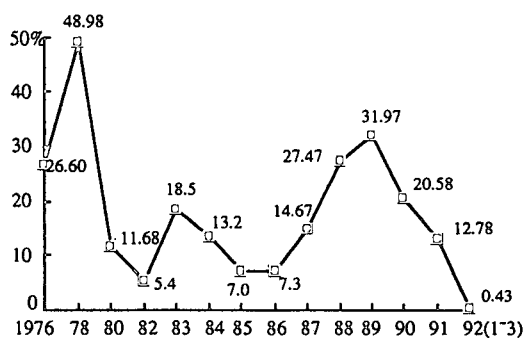


Fig. 3. Rise Rates of Country-wide Land Price

4). This may be caused by anticipation of drop owing to abundant supply, various restricts for speculation of real estate, financial embarrassment in open market. However, we ought to observe the declining trend from now on.

#### 5) In Aspect of Citizens' Consciousness

Many people insisted that recent land policy reform measures violate from right of private property extensively to specific contents intensively. However, many people have agreed that government introduce the recent land policy reform measures to meet social needs (Table 5). According to Korean Gallup polls, it shows that many people perceive landhousing problem seriously and 84.7% of people agree with introduction of the recent land policy reform measures actively. They thought even if government restrict possession of land, it doesn't violate right of private properties. From these, we are expecting that recent land policy reform measures affect great burdens on possession, use, development of land. However, many people desire that government enforce the laws more effectively than present through taxation reform and integrated land policy.

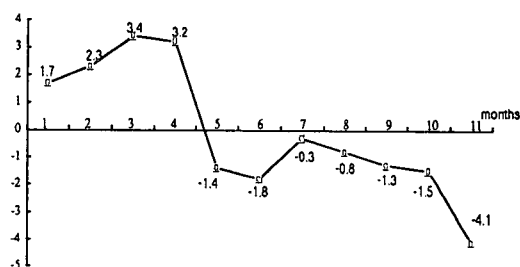


Fig. 4. Fluctuation for Dealing Price of Housing (source: The Korean Housing Bank)

Table 5. Findings on Introduction of Recent Land Policy Reform Measures

response	introduce actively	introduce	opposite to introduction	opposite actively	no response
the component ratio(%)	32.4	43.0	8.1	2.2	14.3

(source: return of survey for introduction of this new measures by MBC)

### 6) In Aspects of Regional Development

Balanced national development has been impeded by regional gap from one-pole concentration of the capital, even if government has made efforts expansion of social infrastructures through national physical development plan (I, II). Moreover, we are expecting changes in regional development caused by local autonomy, globalization, needs for unification of Korea, change of citizens' consciousness. We are expecting many affirmative impacts in the future, even though this laws never aim to activate regional development. If so, what shall the laws impact in regional development?

Firstly, we are able to consider upgrading of citizens' residential level. Residential level of the low incomer is deteriorated by increase of housing expenses and shortage of urban housing. While being these conditions, residential sprawl is proceeding increase of housing demands caused by increase of economical population, a nuclear familiarization, increase of celibatarian households. Against these conditions, government is planning to regulate indirectly housing supplies through improvement of housing finances and housing taxation to stabilize housing prices, by enlargement of housing supply, establishment of circulating order.

Also it plans to enlarge supply of new housing, conserve already established housing and raise residential level. Ultimately government enlarges and applies them to multihouseholds housing.

Secondly, we may consider national land use and management planning. There are problems like shortage of development lands, transaction, upturn of land prices, disorder in land market, insufficiency in management of national resources. While they are recognizing publicity and sociality of land, they are expecting the discord with consciousness on the property of landowners caused by enforcement of recent land policy reform measures. Moreover, they are expecting change in land use caused by Uruguay Round agreement, enlargement of demand for resort and public land. Following these, they are also expecting changes in citizens' consciousness and administrative behavior like discord with central and local interests through local autonomy, claim of rights about environmental conservation and regional interests. However, government is willing to confront these problems through settlement of recent land policy reform measures, national land use planning and operational basis for policy.

Thirdly, we may prevent speculation caused by publication of development project. To be concrete, government is planning to enlarge

regulation zone of national land use and management planning act for national development planning in addition to enlargement of notice zone for land dealing. In addition to, government is planning to raise assessment base, to enforce comprehensive land tax and recent land policy reform measures powerfully. Also it enlarges land banking for public use.

Fourthly, we can consider the effect of regional development in secondary cities also. But it is still not appeared surely. There are practically nothing dealt in land and housing market, on the other hand, there are many supplies in market. But it is easy to execute new town development and redevelopment projects in aspects of administration, finance, civils' consciousness surely. Especially, tax revenues have increased by capital gains tax in Kwangju. Moreover, it is planning to accomplish redevelopment projects of squatters till 2001. Increase of tax revenues becomes good condition. On the other hand, there are obstructive factors in development behavior. It may be civil participation being obliged by democratization.

In conclusion, the laws don't aim to activate regional development but to establish circulating order in land-housing markets. In the situation of stability for land-housing markets, however, the laws are expected to raise the affirmative impacts in regional development also. Then it may depend on planning method in regional development. Maybe there is a new planning method being suitable the current situation in Korea. It is natural to present a new planning method, after grasping the impacts of recent land policy reform

measures surely.

#### 7) Unintended Secondary Impacts

We cannot disapprove that recent land policy reform measures have been decisive in appeasement of speculation, though it must be observed a long timely. They have brought about unintended secondary impacts, because these measures happened to accord with 2 millions housings construction plan. Undesirable impacts are summarized as follows.

Firstly, it is impact in macro and micro economic system. According to data of the statistics bureau, housing construction lead overheating of construction business. This is attributed to increase of social infrastructure and housing, as a result, they are primary factors of financial expansion. In related to this, the bureau of statistics is expecting to go on prosperity for activity of construction and domestic demand, though domestic business is inactive in investment of facilities and export. It points out that prosperity in construction be caused by excessive land price increment tax on land price and enlargement of housing construction. Because abnormal enlargement of construction induces shortage of labor and construction materials, they work to enlarge imports and deteriorate the balance of international payment (Fig. 5). Especially, imputation of tax is related to civil economy. Against this, it had better to take macroeconomic method as management of total demand than microeconomic method as restriction of import.

Secondary, government is conducting constructional restriction for construction boom, which is deferr-

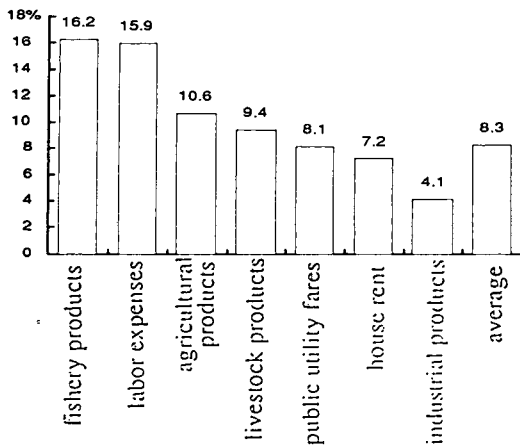


Fig. 5. Increasing Rate of the Consumers' Price (1991.1-8)  
(source: the economic planning board)

ing development activities.

Thirdly, it is encroaching a resting place in metropolitan areas, in the condition of shortage of open space.

Fourthly, many people may basically blame that unprofitable condition for real estate break the principle of market economy in capitalism, though everyone agrees with eradication of speculation.

Fifthly, it is criticism on contents of land policy reform measures. They have made the measures an object of criticism for unconstitution of excessive land price increment tax on land price and the compulsory land purchase law, problems in public declaration system of land value. Now, many people have gone to law against nation.

### 5. Impacts in Land Use Mechanism

It doesn't aim to control land use mechanism, but land market mechanism. However, it is sure for the laws to change the land use mechanism someday, even if they

are not changing the now. Then, we need to interlink the land market and land use, by executing the laws. This indeed can be called "planning". If they are not interlinked, we happen to meet with severe crisis. Especially in the example of Japan, we have being observed the secondary results caused by discrepancy between land market and land use, which is obstruction of economic system. We can image observable impacts in land use as follows.

Firstly, it is positive impact in land use, that is, an advanced use of unused land.

Secondly, it is negative impact in land use. We have experienced encroaching of a resting place in metropolitan areas. Moreover, we have observed the diversion of agricultural land caused by socio-economic needs.

Thirdly, it is also negative impact in the land use. Though they are in the high rate of unoccupied office, they can not help but build.

### 6. Concluding Remarks and Problems to Be Solved

This paper is studied by interviews for experts and reference survey. In view of the results so far achieve, we can conclude below.

Firstly, the laws have brought about impacts in various aspects. One of the desirable impacts is to have stabilized in land and housing market, though it is observed a long timely. From now on, the laws may have considerable effects upon regional development.

Secondly, it is easy to propel various development projects caused by administrative and financial effects of the laws.

Thirdly, there are many unintended-

ed impacts. Against these, we need to revise defective taxation system. Also, we need to create how to use lands more effectively, as new development and redevelopment method, which may be an alternative in opposite to existing conditions. However, they leave tasks on capacity of local government opposite to existing problems, namely, creation of public consensus between the project implementing agents and inhabitants, counterplan of tenement houses for the urban poor.

The problems to be solved are summarized as follows.

Firstly, it is the defective contents of recent land policy reform measure. It may be necessary to be revised the contents of laws.

Secondly, it is necessary to reform taxation system, in order to solve the existing problems fundamentally.

Thirdly, it is to change the civil consciousness related to real estate continuously. We must also reflect the education policy in faculty of real estate science, that is, not to aim effective use of land, but to aim the greatest profits from land.

Fourthly, it is the authorization of impacts caused by recent land policy reform measures. However, it is too early to evaluate the impacts authoritatively, because the laws have not passed less than three years. We are planning to observe the impacts quantitatively through questionnaires several time. Also, we can suggest a new planning method

after grasping the impacts on the laws authoritatively.

The laws have been put in effect less than three years, it is too early to evaluate the impacts authoritatively. However, we are suggested that the laws be revised in order to minimize undesirable impacts and considered a new planning method in accord to the existing conditions of Korea. Then, the land policy reform measures are expected to create affirmative effects as time passes by.

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