

Territorial and Social Development  
**Territorial Development Policies**  
through a comparison of  
**Korea and Japan**

**“The Korean Economy: Six Decades of Growth and Development”**

August 30, 2010 Seoul, Korea

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# Similar historical backgrounds for territorial policies

- Firstly, the both countries have been developing economically and socially from dilapidated situations to highly industrialized societies with high per-capita income.
- Secondly, the both governments have been putting a great deal of effort into territorial development during the development process.
- Thirdly, the economic and industrial development took place geographically unequally. The national capital regions or other economically prosperous regions gained population, while most of rural regions lost younger generation through out-migration.
- Fourthly, the both countries, after the industrial development, are faced with population declining society with extremely low total fertility rate .

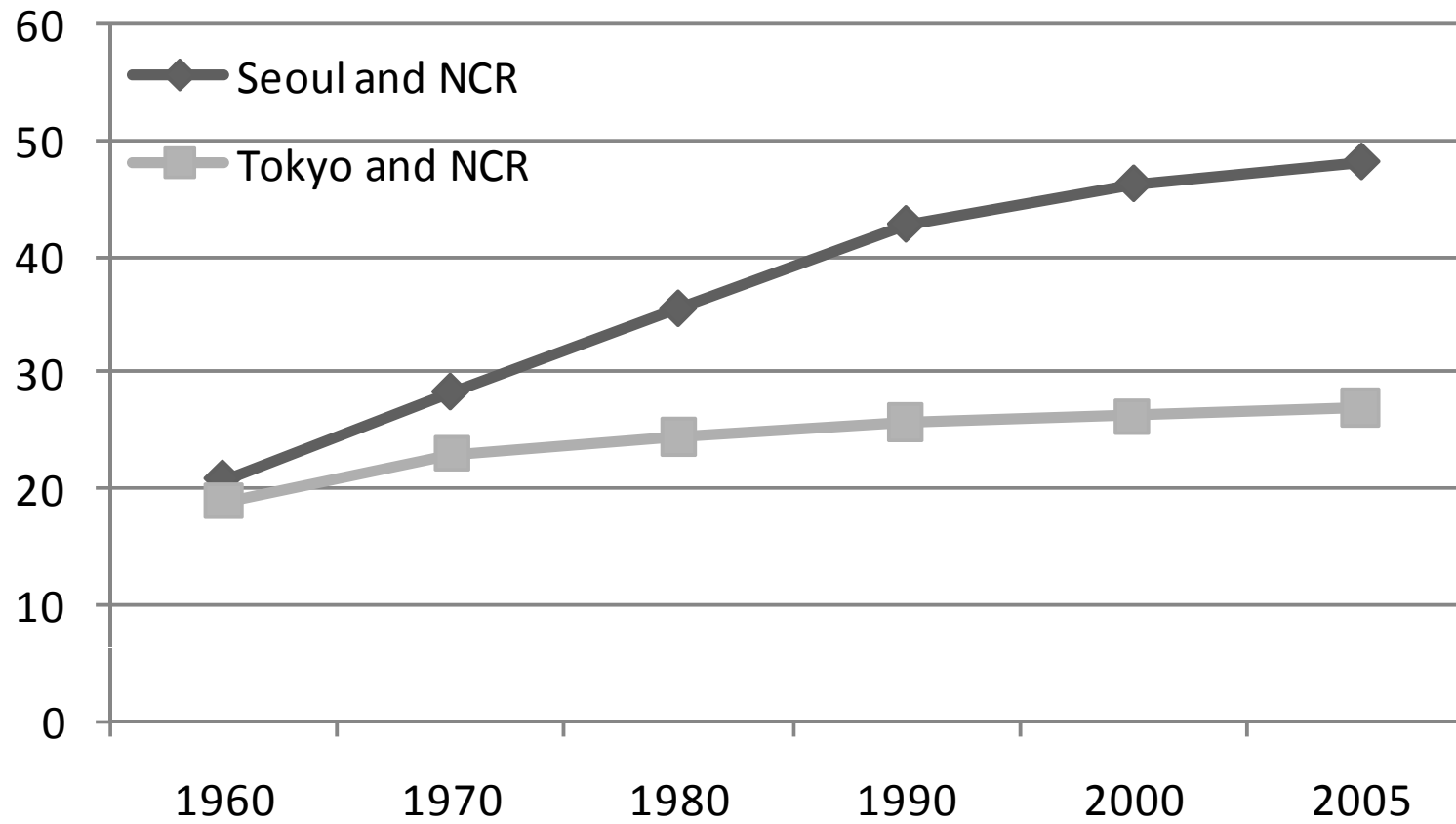
# Differences of the two countries

- The Korean government policies are likely to be featured by the policy agenda the presidents showed, whereas Japanese government policies have been less characterized by top politicians of the times. Therefore, changes of territorial policies have been much faster in Korea than in Japan.
- Korea has the military tension in the background of even their territorial policies. For example, the control policy of overpopulation in Seoul that the Park Chung-hee Administration adopted can't be understood without a military strategic consideration. There is no such a background in territorial policies in Japan.

# Pursuing Balanced Development throughout the Countries

- Balanced development over the country has been pursued commonly in the process of the application of various territorial policies.
- Strong land-use regulations were likely to be taken in the earlier stage, but gradually incentive policies were used to lead private investment outside the metropolitan regions.
- However, imbalance is still a regional problem to be addressed.

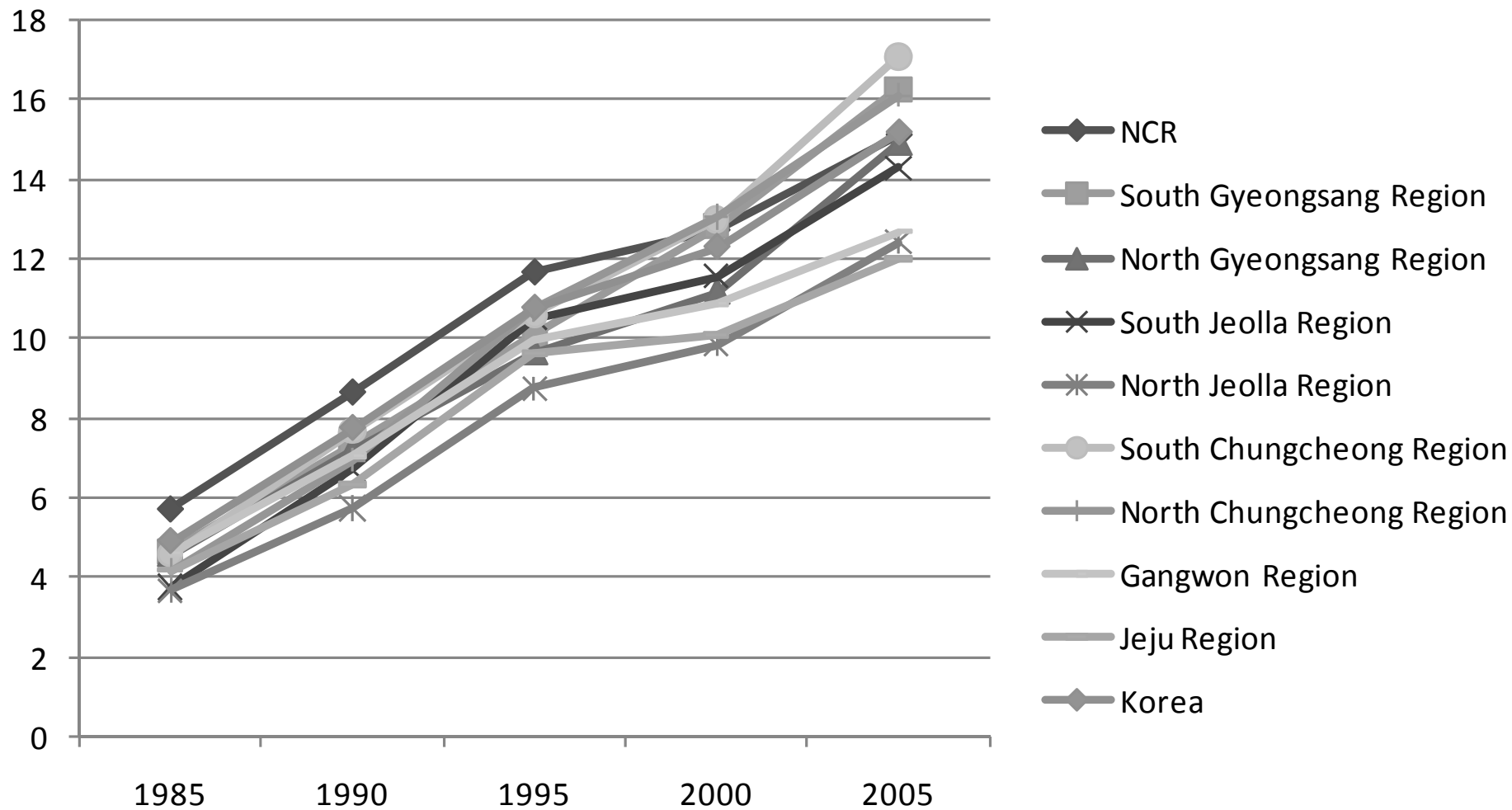
**Fig.1 The share of the national capital regions in Population**



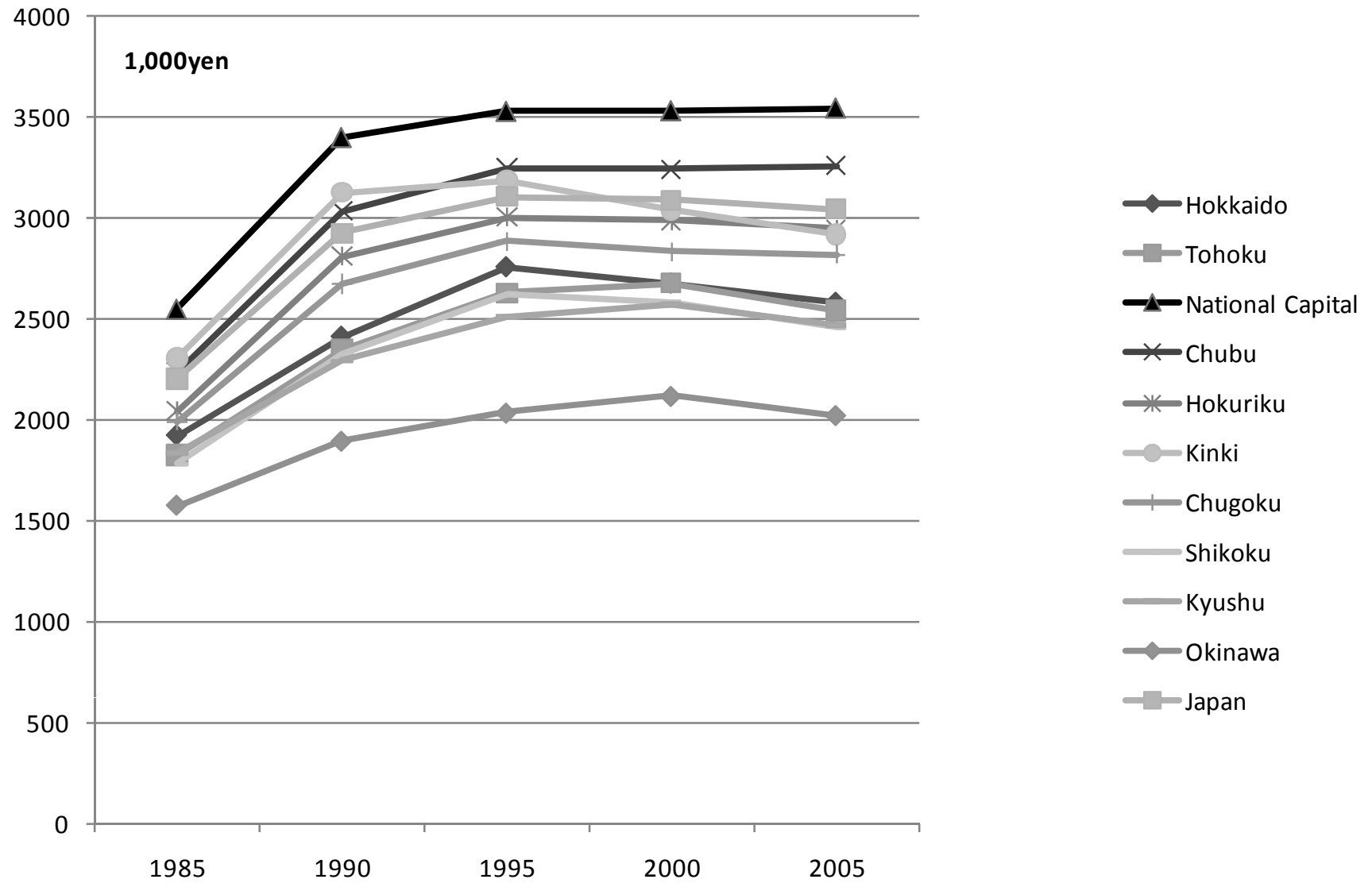
# Population concentration and economic development

- In Korean case, the capital region's attractiveness may not be its economic activities, but its centrality of the politics, administration, higher education and business activities.
- The income level and the direction of population migration may give us an interesting subject for further study.

## Fig.2-Korea Regional Difference of Per-Capita Income



**Fig.2-Japan Regional Differenc of Per-Capita Income**



# **Territorial Policies in the future in Korea and Japan**

- Depopulation problem even in urban areas may change the territorial policies from addressing the concentration of people into the metropolitan regions to addressing the depopulation society.
- To survive in the mid of international competition especially in advanced industries and related business functions is more and more difficult. Therefore, the territorial polices must include a strategy of concentration in core competence.

# **Ambitious and leading policies taken in Korea for urban planning**

- The public concept of land and its related policies should be raised. It includes rules putting a ceiling on ownership of housing lot, imposing tax on excessive profit earned from land transaction, and development charges.
- Act on Basic Framework of the National Land and the National Land Planning and Utilization Act were enacted in an effort to establish a system of environment-friendly national land management in February 2002.