What are specific issues in economy and land administration in Korea:

Jiyeong Lee, Ph.D.
Department of Geoinformatics
University of Seoul, South Korea
Overview:

- Part I: Land Administration in Korea;
- Part II: Land Policies;
- Part III: Korean Land Information System (KLIS);
- Part IV: Case Study for Economic Analysis
I. Land Administration System in Korea:

- implemented by Land Registration systems and Cadastre System

**Land Registration System:**

- Title Registration System;
- began in 1912 based on Japanese real estate law;
- systematically organized after enacting the Real Estate Registration Law in 1960;
- regional registry offices controlled by the Ministry of Justice;
- to deal with real rights on properties in paper-based registry books in the case of property rights’ changes;
- 45 millions of parcels managed by regional registry offices cross the county have converted to digital files from 1994 to 2003;
I. Land Administration System in Korea:

- implemented by **Land Registration systems and Cadastre System**

**Cadastre System:**

- Cadastre system initially established with the start of the Land Survey (1910-1918);
- managing the **ownerships and boundaries on parcels, whose cadastral surveys are registered on cadastral books**;
- the Cadastral Law established in 1950;
- All parcels on Korean territory are registered (100%);
- managing the cadastral system by Dept. of Cadastral Planning, Ministry of Land, Transport, and Maritime Affairs;
- Cadastral Book recording about 32 millions parcels in Korea computerized from 1975 – 1984, and 759,000 cadastral map sheets digitized from 1999 to 2003;
- Implementing **Korea Land Information System (KLIS)** to manage cadastral information and to provide computer processing services efficiently;
I. Land Administration System in Korea:

• Cadastre System:

<table>
<thead>
<tr>
<th>Central government</th>
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<tbody>
<tr>
<td>Ministry of Land, Transport, and Maritime Affairs</td>
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<tr>
<td>Metropolitan (16 division/252 people)</td>
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<tr>
<td>City/County/Borough (256 department/3,088 people)</td>
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</tbody>
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- Legislation operation
- Policy establishment
- Instruction and supervision works
- Management of cadastral book
- Statistical information provision
- Cadastral information provision to authorities requiring land information

• Digital Cadastre Maps:
II. Land Policy in Korea:

• Development of Economy in Korea

• First Period: 1962 – 1979
  • take-off stage after Korean War;
  • **export-oriented economic development** – lacks of raw materials;
  • per capita income from $64.00 in 1964 to $1,000 in 1978;

• Second Period: 1980 – 1997
  • Rapid economic growth and side effect occurred after Asian Financial Crisis;
  • Took a relief loan from IMF in 1997;
  • this pressure made **major companies globalized enterprises**;

• Third Period: 1998 – current
  • Transitional stage to an advanced economic system;
  • **Market opening to foreign investment**;
  • per capita income: about $25,000 in 2011;
II. Land Policy in Korea:

• to understand how the land administration influences on economic growths in Korea;

• Land Policies in historical trends;
  • First Period (until 1960): Early stage of developing
  • Second Period (1960 – 1997): Developing period – export-oriented economy
  • Third Period (1997 - ): opening markets

• Modernization and advancement of Korean cadastral system;
  • Korean Land Information System (KLIS):
    • to protect property rights on the public by managing cadastre and registry books;
    • to provide the governments with political statistics to deal with the overheated real estate markets affected by the rapid growths since late 1980’s;
II. Land Policy in Korea:

• Trends of the Increase Rates of Land Prices from 1974 to 2004:

- Inflation Rate from 1974 to 2004: 1,000% (10 times increased);
- Average Increase Rate of Land Prices in nationwide: 1,900% (19 times);
- Ave. Increase Rate in Urban Areas: 3,000% (30 times increased);
- Ave. Increase Rate in Seoul: 3,700% (37 times increased)
II. Land Policy in Korea:

- **Land Policies strongly related to Land Administration:**
  - Property Taxation Policies;
  - Land Use Planning and Management Policies;
    - Government-oriented Land Use Planning;
  - Land Subdivisions and Land Supply Policies;
    - Public agency leads land development project;
  - Real Estate Market Controls and Management Policies;
  - Mortgage Control Policies;
II. Land Policy in Korea:

- Modernization and advancement of Korean cadastral system:

  - Architecture of Korea Land Information System (KLIS)
III. Korean Land Information System (KLIS):

- an integrated GIS system to manage land-related information (geometrics and attribute data):
- manage cadastral books in GIS including cadastral maps and land books;
- for managing the property rights of citizens;
- for serving land-use planning and other land-related information processing;
III. Korean Land Information System (KLIS):

- OnNaRa Portal Site (www.onnara.go.kr) to retrieve real estate information in Korea:

Change Rates of Land Price in Seoul, March 2012

Detail Property Information queried by the system
IV. Case Study for Economic Analysis

• Development Influence Analysis at a Subway Station in Seoul, Korea

Subway Station Business Zone under construction

Subway Station Business Zone after construction
IV. Case Study for Economic Analysis

- Land Price Change Analysis by 100m buffer

Location map

Change Rates by 100m buffer

Open the Station (2000.12.5)

increase
IV. Case Study for Economic Analysis

- Normalized Growth Rates of Land Prices in Gong-duk Station Area

Gong-duk Subway Station

Open the Station (2000.12.5)
V. Conclusion:

Land Administration in Korean Economy

Governments: Decision Makers

National Economy

Land Policies

Land Administration Framework

Land Registration Cadastre System
Discussion:

- Property Taxation Policies;
- Land Use Planning Policies;
- Land Subdivisions and Land Supply Policies;
- Real Estate Market Controls Policies;
- Mortgage Control Policies;

Land Administration Framework

Governments: Decision Makers

Land Registration Cadastre System

National Economy

Land Policies
Discussion:

Land Administration in Korean Economy

Governments: Decision Makers

Land Administration Framework

Land Registration Cadastre System
- Completion;
- Security;
- Accountability;
- Openness;
- Accessibility;
- Reliability;

Level of Economic Developments Vs. Level of Land Administrations

National Economy

Land Policies
Session 2: Land Administration in Asian and American Economics

- Y.Bhg. Dato’ Haron Bin Abdul Kader, Director E-Tanah Project Team, Malaysia
  - E-Tanah – Land Management System of Malaysia

- R.P.R. Rajapaksha, Land Commissioner General, Land Commissioner General’s Department, Sri Lanka

- Peter Sullivan, Surveyor General/International Boundary Commissioner, ESS/SGB, Natural Resources Canada, Canada
  - Canada: Geomatics and the Canadian economy

- Alexander Gonzalez, Head Cadastral, Inter American Development Bank Project, Land Administration, Costa Rica
  - Land Administration, Economy Impacts in Costa Rica: A vision to legal security and sustainable development
THANK YOU!

Jiyeong Lee, University of Seoul, South Korea
E-Mail: jlee@uos.ac.kr