

Section 1 – Section 5

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- 3.3 Capital Concentration > [Compressed Growth](#)

5. Why Does the FAR Game Matter?

~~The FAR Game not only gives great insight into Korean society, it also exposes new design tactics and more generally serves as a model for other nations and cities facing post-development challenges brought on by economic stagnation. >~~

- [The Impact of Architecture on Society](#)
- [Innovative Design Tactics Inside and Out](#)
- [An Alternative Model for Urban Regeneration](#)

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The endeavor to maximize this ratio at all costs, within the confines of strict building regulations, is known in Korea as *the FAR Game*. [\(Add\) It is land, rules, and building that constitute the triad of variables of the FAR Game. \(With diagram\)](#)

Section 3

3.1

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Other Large World Cities > Other [World Large Cities](#)

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[Heading] Seoul's total land price represents about 30% of the total price of land of the whole of South Korea. > [The growth of land price surpassed the growth of nominal GDP of Korea for the last 50 Years.](#)

(Within graphic, Land Price Growth in Seoul and South Korea)

\$ 5,327 Billion USD, Total Land Price of Korea

\$1,435 Billion USD, Nominal GDP of Korea

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[Heading]

~~Seoul's land prices dramatically grew between the 1997 Foreign Exchange Crisis in Korea and the 2008 Global Financial Crisis.~~

Seoul's land prices continued to grow between 1990 and 2015, most dramatically between 2002 and 2008.

(within the graph, Changes in Land Price in Seoul, 1990-2015)

1. One of the most expensive plots, a primary shopping district at the downtown area
2. A heart of Gangnam, South of Han River, Seoul's Manhattan today
3. Urban redevelopment project area in old urban area
4. Near Namdaemun Market, the oldest and largest traditional market next to the main south gate to the old Seoul
5. Yongsan International Business District. This mega urban project was cancelled in 2013.
6. A high-rise residential complex built on the several consolidated small plots in 2008
7. Near Hongdae, hot spot for urban arts and indie music culture, clubs and entertainments
8. Land Readjustment Project area in south east of Seoul, multi-family houses built in the 1980s
9. Land Readjustment Project area in north east of Seoul
10. One of the inexpensive plots, Green Zoning area near the city boundary

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Distribution of Land Prices in Seoul

[Heading, Upper]

The largest portion of the prototypical urban spaces is priced at about \$2,500 USD per square meter.

[Heading, Lower]

If you have \$1.5 billion USD, (left)

You can buy 300 m² and construct a building with a maximum 200% FAR. (right)

[Heading, Bottom]

[Heading]

If you construct a building with a maximum 200% FAR on 300 m² of land, (left)

The land price comprises more than half of the total construction cost, for 64% of the plots in Class-2 General Residential areas. (right)

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3.3 ~~Capital Concentration~~ -> Compressed Growth

[Heading]

Rapid economic growth and ~~capital concentration~~ accelerated the Far Game in Seoul

3.4 Building Scales and Typologies

[within graphic] bottom caption

1950-53: Korean War

1960s – 1980s: Primarily Detached House

1985: Legalization of Multi-family House (*dasedae jutaek*, for sale)

1990: Legalization of Multi-family House (*dagagu jutaek*, for rent)

1990: First Boom of Multi-family House

1997: Foreign Exchange Crisis

2003: Second Boom of Multi-family House

2008: Global Financial Crisis

2010: Third Boom of Multi-family House

[within graphic] top caption

1985: Legalization of high-rise apartment over 16-stories

1990: Increase FAR limit from 200% to 300% / Street Width to Building Height Ratio from 1:1.5 to 1: 1.8 for apartment

1991: Grant high-rise apartment and retail complex with higher FAR

1998: Boost economy through massive construction of apartment /

Rules promoting the construction of super tall apartment