

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](#)

OK

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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. \(With diagram\)](#)

Let me list the reasons I disagree with this addition:

1. It does not aid in simplifying an understanding of the FAR Game. Rather, it adds more variable/terms to think about and complicates it. As far as I am concerned, this particular model on its own is not useful in any way
2. This triad is not 'picked up' later and used as a means of clarification
3. These two diagrams are crowding each other and don't really relate clearly to each other
4. The next section offers another triad, and so the inclusion of this one here muddles the flow of the explanation

My understanding was that a diagram would be put there that was like one of the three images in the "Relationship between plot, BCR and FAR. In it, there would be a simple labeling of land plot and a shaded and labeled floor area without any 'ratio'. This to me would help the critical 'initial understanding' of FAR in the mind of the spectator, upon which the subsequent detailed explanation is built.

If you are not going to do that and you want to leave the other image with the red shading, at least let me know so that I can properly introduce that image in the main body of the introduction. In my opinion this is a very good image, but it is being used in the wrong place. It is too early to see this. The right place for it would be within a new introduction to Section 2, or it could even be on its own before section 2.1 just with its caption.

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The five most critical building regulations and exemption regulations from the FAR calculation affecting the FAR Game

I would change to:

The five most critical building and exemption regulations for the FAR calculation affecting the FAR Game

Section 3

3.1

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Other Large World Cities > Other World Large Cities

While 'Large World Cities' is not 100% fluid (it really should be 'Large Cities of the World') 'World Large Cities' is absolutely wrong grammatically. My preference would actually be simply:

Other 'Large Cities'.

You could specify Other 'Large Cities of the World' but I don't think it's necessary.

3.2

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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.

The growth of land price exceeded the growth of nominal GDP in Korea over 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

OK, since it matches the unit of measurement. You could also say \$ 5.327 Trillion USD / \$1.435 Trillion USD, which I find to be clearer, even if it doesn't match the uom.

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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.

OK

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

1. One of the most expensive plots, a primary shopping district in the downtown area
2. The heart of Gangnam, South of the Han River, Seoul's current-day Manhattan today
3. Urban redevelopment project area in an old urban district
4. Near Namdaemun Market, the oldest and largest traditional market next to the main south gate to the old city
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, a 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. An inexpensive plots in a 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 averages about \$2,500 USD per square meter.

[Heading, Lower]

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

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

[Heading, Bottom]

If you construct a building with a maximum FAR of 200% 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

OK

3.4 Building Scales and Typologies

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[Additional caption]

The horizontal layers indicate how building storeys were added in response to the changes in building rules.

[within graphic] bottom caption

1950-53: Korean War

1960s – 1980s: Primarily Detached House Construction

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

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

1990: First of Multi-family Housing Boom

1997: Foreign Exchange Crisis

2003: Second of Multi-family Housing Boom

2008: Global Financial Crisis

2010: Third of Multi-family Housing Boom

[within graphic] top caption

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

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

1991: Increase in FAR limit for high-rise apartment buildings and retail complexes with higher FAR

1998: Boost to economy through massive construction of apartment buildings /

Rules promoting the construction of super tall apartment buildings

Total gross floor area constructed in each year

*Note: You can say 'apartment' instead of 'apartment building' as a colloquial term, although for me this causes confusion because the individual units are called 'apartments'.

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[within graph]

Changes in the Construction of Multi-family Houses and Apartment Buildings

OK

1980 Plan for construction of 5 million housing units by the Fifth Republic

1990 Plan for construction of 2 million housing units by the Sixth Republic

1996 Initial Tightening of parking requirement rules for multi-family housing

1997: Foreign Exchange Crisis and Recovery from Economic Recession

1997: 30-month average achieved for constructing apartment buildings

1999 Economic Boost for the Construction Industry

2000: Decrease in supply of apartments

Decrease in supply of and multi-family houses

2000: Supply of multi-family houses Matches Supply of Apartments Buildings

2004: Second Tightening of parking requirement rules for multi-family housing

2004: Countermeasures for the overheating of the real estate market

2008: Global Financial Crisis

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[graph]

[title] Profiles of all Medium-rise (under 7 stories) Residential and Small Retail Buildings in Seoul

Thus the building profile in each section represents the number of storeys (height), the total amount of floor area, and space programs of all buildings constructed in each period. The number on the left indicates the total gross floor area and the one on the right the total number of buildings.

- Each section represents the number of storeys (height), the total amount of floor area, and space programs of representative types constructed in each period. The number on the left indicates the total gross floor area and the one on the right the total number of buildings.

#1 I can't read the graphic at all, so I can't really verify this description, nor do I really understand it. I don't know what a 'section' is or what 'representative types' means. You'll

have to help me out on this one.

[To the right of graph]

Two exemplary profiles:

Representative types - 7 storeys and 5 storeys respectively - constructed in the 2000s.

#2 Same with this. I don't know what representative types means.

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[graph]

The FAR of 94% of All Buildings in Seoul

[right graph]

[below x-axis]

1970: Introduction of FAR Limit in Building Regulations

1990: BCR Limits were revised

1997 Foreign Exchange Crisis

2001 Sub-categorization of FAR Limit by zoning area

[Above graph parallel to x-axis]

1990s: Height Limit regulations exceed FAR Limit

2003: Tendency to reach FAR Limit

#3 I don't really understand this 'Tendency' and how it relates to a specific year

[Right graph]

[Heading]

The two highest peaks occur at 100% and 200%, the FAR limits for different zoning areas.

These were the years when the regulations regarding FAR limits were intensified.

#4 Saying 'These were the years' doesn't make sense here, as you are giving year 'ranges'.

And I don't know what you mean by 'were intensified'. Again you will have to explain it to me.

-End-