

Plan for Devising & Application of Human Resettlement- Effect Analysis System (HR-EAS)

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Summary

1) Residential improvement projects like reconstruction and redevelopment have improved living conditions in old neighborhoods, but failure to properly inform the main players in the process, such as residents, union chiefs and public officials, of the ensuing ripple effects has resulted in problems such as housing uncertainty, conflict between residents and long-term delays in operations.

2) Projects to improve residential areas are not just related to individual property rights, but can have a variety of social and economic effects, per an advance study, caused by the method and content of operations. So a general analysis system is needed to perform a simulation of the resettlement ratio and analyses of market and regional ripple effects.

3) Aside from a feasibility analysis, application of HR-EAS and its various analytical functions can contribute to customizing real estate policy and residential improvement programs for a specific region to boost the level of public service for the people.

4) In talks with related institutions, most agreed on the need for a national system and the problem of raising the budget needed for transfer of system, including the improvement of select functions and provision of new supply. They also urged the application of an institutional system to enact rules and laws to spread HR-EAS nationwide under a national R&D project led by the Ministry of Land, Infrastructure and Transport.

Policy Direction

① **Policymakers, by analyzing the ripple effects of residential improvement projects through an advance study, can help minimize side effects to boost HR-EAS's chance of success and provide a stable living environment to residents.**

② **To spread the practical application of HR-EAS, the related plan must include the expansion of areas designated for test operations through talks with related institutions and the planned supply of HR-EAS nationwide.**

③ For a sustainable and stable system amid the financial burdens of local governments, continuous corrections and functional improvement operations are needed through national R&D that seeks to expand the number of test regions, raise the number of additional models, and boost the stability and accuracy of the system.