
2021 International Design Competition for
Hagye Apt. Complex 5, Public Housing,
Seoul, Korea

Competition Guideline

2021. 08.

Seoul Housing and Communities Corporation

Table of Contents

I . Design Competition Regulations

- 1. Title of the Competition 1
- 2. Background and Purpose of the Competition 1
- 3. Competition Overview 2
- 4. Operation of Competition 4
- 5. Official Language and Units 5
- 6. Eligibility 5
- 7. Competition Schedule 7
- 8. Competition Registration 8
- 9. Inquiries 9
- 10. Technical Review Committee 9
- 11. Jury Panel 10
- 12. Evaluation Process 12
- 13. Announcement of Evaluation Results 14
- 14. Winning Entries and Awards 15
- 15. Contract 16
- 16. Copyrights, Publication, and Exhibition 17
- 17. Disputes 18
- 18. Return of the Works 18

II. Submission of Drawings and Documents

- 1. Types of Submissions 19
- 2. Anonymity 20
- 3. How to write PIN number 20
- 4. Submissions 21
- 5. Preparation of Submission Package 22

III . Design Competition Guideline

- 1. Background of the project 28
- 2. Purpose of the project and Planning Direction 29
- 3. Status of the Project Site 29
- 4. Project Implementation Plan 32
- 5. Planning standards 32
- 6. Standards of Technical Review and Design Jury Evaluation 44

- [Appendix] Phase 2 Technical Review Black Mark Criteria 47

I . Design Competition Regulations

1. Title of the Competition

- International Design Competition for Hagye Apt. Complex 5, Public Housing, Seoul, Korea

2. Background and Purpose of the Competition

- This design competition aims to break away from the old image of an old public housing complex that has been in the Seoul for more than 30 years since its completion, which was cut off and avoided in the local community, and also aim for the vision to be reborn as a new complex that combines residential, green spaces and various convenience facilities for residents.
- In order to transform the aging public housing complex into a local preferred facility, the Hagye complex 5 area (hereinafter referred to as the “district”) was designated as a public housing district and the purpose of this is to select innovative and excellent master plan of the district and architectural design of public housing complex that comes with Living SOC, parks, community corridor for the creation of open residential complexes, etc.
- This project is for long-term public rental housing complexes owned by Seoul Housing and Communities Corporation pursuant to Article 9 (1) of the 「Act for the living quality improvement support for Long-term Public Rental Housing Tenants」 (hereinafter referred to as the Long-Term Rental Housing Act) in accordance with the 「Special Act on Public Housing」, it is a “urban renewal project” that builds and supplies houses with more than the number of existing households. This project is a “reorganization project” in accordance with Article 9, Paragraph 1 of the 「Long-term Public Rental Housing Tenants' Quality Improvement Support Act」 (hereinafter referred to as the Long-Term Rental Housing Act), that builds and supplies public housing in excess of the number of existing households on the existing aged public rental housing complex site owned by Seoul National Housing and Communities Corporation in accordance with the 「Special Act on Public Housing」.
- The implementation plan for project is a step-by-step procedure to construct a housing for relocation on the current Junghyeon Children’s Park site (Zone 1), move the current residents of the Hagye Complex 5 (640 households), and then demolish the existing buildings (Hagye Complex 5, Zone 2) and build a new one. The new children's park (maintaining the total amount of area, conducting a separate design competition) will be donated to Nowon-gu.

3. Competition Overview

3.1. Host and Management of the Competition

Seoul Housing and Communities Corporation(hereafter “SH”)

3.2. Type of Competition : 2 (Two) Phases Design Competition

- (1) Phase 1 : Submission of project proposal (Drawing Panel)
- (2) Phase 2 : Submission of Design works

3.3. Project Synopsis

- (1) Site Location : Hagye-dong, 272, 272-1, 272-14, Nowon-gu, Seoul, Korea
- (2) Tasks

- Master plan for the district planning
 - Area of the district : 35,943.9m²
 - Contents : Propose a land use plan for Hagye APT complex 5 public housing district
- Public housing complex design
 - Site area: 28,785.3m²
 - Program: Hagye APT complex 5 public housing, Non-residential facilities (Living SOC, Neighborhood Facility and etc)

3.4. Total Estimated Construction Cost: Appx. 240,004,406,000 KRW (VAT)

(KRW)

Public housing	Non-residential facilities	Total Construction Cost
212,084,915,000	27,919,491,000	240,004,406,000

- Excluded items: Public housing district construction cost, Existing building demolition cost, New park construction cost
- The estimated construction cost shall be “95% of the basic construction cost of houses subject to the price cap system and additional cost (notified by the Ministry of Land, Infrastructure and Transport)” as the standard construction cost.

3.5. Estimated Design Fee: 5,749,000,000 KRW (VAT)

(KRW)

Design Fee		Consulting Fee			Insurance Premium	Total Design Fee
Architecture, Civil, Mechanical, Landscape	Mechanical, Fire Fighting	Soil Survey	Certifications	Total Design		
4,963,376,000	443,485,000	149,799,000	115,925,000	59,250,000	17,140,000	5,748,975,000

- Design Fee refers to all the components to realization of the proposed design by the participants (Electrical and Telecommunication excluded).
- In case the additional tasks are required beyond this design competition guideline, the change of design can be agreeable by mutual consent

3.6. Main tasks when contracting for design service(*For details, refer to the task description)

- Preliminary design and Construction Documents for public housing and non-residential facilities of the Hagye 5 Complex (Excluding Electrical, Telecommunication)
- Additional tasks : Soil survey, various relevant certification tasks, Total Design
 - ※ Items excluded from the scope of work: Preliminary and Construction documents for new parks and facilities, existing building demolition plan, Interior design for public housing and non-residential facilities
 - ※ The contracting party shall actively cooperate with the work of the separate service agencies, such as urban planning and various impact assessments in relation to this project.
 - ※ After the design service is completed, a separate service contract must be signed and the task of 'realization of design intent' must be performed from the day following the construction contract date to the date of use inspection (when the as-built drawing is completed). For details on this, please refer to the appendix of the task description.

3.7. Project implementation schedule and service period

(1) Project implementation schedule (Tentative)

District Planning and Housing construction project approval	Construction zone 1		Migration of Residents	Construction zone 2	
	Start	Complete		Start	Complete
'22.08.	'23.05.	'25.08.	'25.09.~12.	'26.01.	'28.05.

- Construction zone 1: Site for Junghyun Children's Park, Construction zone 2: Site for Hagye 5 complex
 - The project schedule may be adjusted according to implementation conditions
- (2) Service periods: 50 months after the starting day (including holidays)
- ※ Due to the nature of the project, a period calculated as construction works are carried out by construction zones and may be changed according to the project schedule.

4. Operation of competition

4.1. Competition Organizer

- Organizer is the Seoul Housing and Communities Corporation (SH). The organizer is responsible for the overall design competition and the project and oversees all related issues.
- Department of management for the competition:: Public Reorganization 2 Division, Seoul Housing and Communities Corporation
- Contact : ch2op@i-sh.co.kr

4.2. Competition Steering Committee

- The Steering Committee is responsible for coordinating, reviewing and advising the operation and management at the stage of the competition.
- PA provides professional opinions and support the operation of the overall competition throughout the design competition and participate the jury review.
- Steering Committee Members

Name	Affiliation	Area
Kim, Yongseung	Professor, Hanyang University ERICA, Dept. of Architecture	PA, Architecture
Song, Hayeop	Professor, Choonang University Dept. of Architecture	Architecture
Lee, Kyunghun	Professor, Kookmin University Dept. of Architecture	Architecture
Reigh, Youngbum	Professor, Kyonggi University Dept. of Architecture	Architecture
Ju, Beom	Professor, Konkuk University Dept. of Architecture	Architecture
Song, Bokshup	Professor, Hanbat University Dept. of Architecture	Urban Planning
Kim, Youngmin	Professor, University of Seoul Dept. of Landscape Architecture	Landscape
Ahn, Byungki	Director, Seoul Housing and Communities Corporation Architectural Design Division	Ordering organization

4.3. Competition Management Agency

- SH will appoint a manager in charge of the competition to facilitate and manage the competition.
- The competition management team will proceed the competition follow by the schedule and regulations. The team manages the registration of participants, Q & A and reception of submissions, and conducts technical review and assists in the whole process of the design evaluation.
- Representative of Management team: MA Architects and Partners _
maarchitects@daum.net

4.4. Official Homepage (Hereinafter “Homepage”)

- ‘Design Seoul’(http://project.seoul.go.kr)
- All matters related to the design competition for this project are made through the official website.

5. Official language and units

- (1) Official languages are both Korean and English.
- (2) The competing guidelines are written and distributed in both Korean and English. If the interpretation is different between Korean and English, the Korean language should be interpreted first.
- (3) All the measuring units shall follow the SI system(Metric system).
- (4) The submission package shall be written in both Korean and English.
 - ※ The written contents of the submitted documents shall be autonomous to the extent that the participant's proposal can be understood by the foreign jury member, and the notation, table, and figure on the drawing shall be written in Korean and English. However, abstracts of design plans and proposals must be included and written in Korean and English, respectively.

6. Eligibility

6.1. Phase 1 Competition

- (1) Architectural professionals in domestic and foreign can participate alone or jointly.
- (2) When it's a joint application, one member shall be selected as the representative and registered. The appointed representative has the authority to submit and receive documents and to acquire and renounce rights related to this design competition.
- (3) The representative must be a domestic • foreign licensed architect and the representative can not be changed until the completion of the competition.

6.2. Phase 2 Competition

- (1) Phase 2 competition is opened for the 5 participant teams selected from the phase 1 competition.
- (2) Participants must have individual licenses for the following areas, However, joint team can be formed to supplement the license. At this time, the number of members shall not exceed **4 (Four)**.
 - A person who has registered the architect's licence (Korea) with the mayor or provincial governor, Infrastructure and Transport under Article 23 of the Architect Act and has no reason for disqualification under the relevant laws.
 - A foreigner who has obtained a architect license or qualification from a foreign

country may participate in the phase 1 competition alone, but when registering for the phase 2 competition, under the provisions of Article 23 (4) the Architects Act, main contractor must be a domestic architect in the joint team, who is representative of companies not violated by contract related laws in case of failing to open an office in Korea by the deadline for registration in the phase 2 competition

6.3. Important Notes

- (1) There should be no affiliates under the Monopoly Regulation and Fair Trade Act among members of a joint team, and members of a joint team may not apply to other joint participants group in duplicate.
- (2) When forming a joint team, a written joint agreement (specifying representative in the agreement) that clearly defines the responsibilities, rights, and obligations between the parties must be submitted
- (3) When forming a joint team for the phase 2 competition, the representative of the phase 1 competition should be retained, and the shareholding can be adjusted however, the minimum share of each member shall be 5% or more.
- (4) Participants (both representatives and members of consortium) who have been eliminated from the phase 1 competition cannot participate in the phase 2 competition.
- (5) After the decision is made for the winner, the members of the joint team may not be changed. Change of team member after the contract is signed, can be allowable incase the difficult condition such as bankruptcy of the company, through consultation with SH.

6.4. Qualifications for the Participation

- (1) Architectural companies or architects whose license is canceled or suspended or those whose business is closed, as of the competition announcement day, can not participate this competition.
- (2) Following person or related firms are not allowed to participate in this competition: Jury members, Technical review members, Steering committee members and their own or related company, other concerned individuals in this competition
- (3) Individual, company or joint group participating this competition, are not allowed to submit plural applications.
- (4) In relation to this competition, those who directly or indirectly participate in projects such as planning and consulting cannot participate in the competition.
- (5) Companies that are currently progressing or are planning to progress more than three design services ordered by SH cannot participate. however, the design service currently being performed has been extended due to reasons attributable to SH and small-scale design services (orders with a estimated

design fee of less than KRW 1 billion) are excluded from the number of overlapping projects.

7. Competition Schedule

This competition schedule will be announced on the Seoul Design Competition website “Project Seoul” (<https://project.seoul.go.kr>) and the electronic information processing system “Seumteo” (<https://cloud.eais.go.kr>).

7.1. Phase 1 Competition

Division	Date	Remark
Competition Announcement	August 10, 2021 (Tuesday)	Via Homepage, Seumteo
Briefing	August 17, 2021 (Tuesday)	TBA
Receiving inquiries	August 13, 2021 (Friday) ~ August 18, 2021 (Wednesday)	Via Homepage
Inquiries Reply	August 23, 2021 (Monday)	Via Homepage
Registration	August 10, 2021 (Tuesday) ~ August 25, 2021 (Wednesday)	Via Homepage
Proposal (Panel) Submission	(Online) September 06, 2021 (Monday) ~ September 09, 2021 (Thursday) 17:00	Via Homepage
Technical Review	September 13, 2021 (Monday)	
Proposal (Panel) Review	September 16, 2021 (Thursday)	
Result Announcement	September 17, 2021 (Friday)	Via Homepage, Seumteo

7.2. Phase 2 Competition

Division	Date	Remark
Competition Announcement	September 27, 2021 (Monday)	Via Homepage, Seumteo
Briefing	October 07, 2021 (Thursday)	TBA
Receiving inquiries	October 01, 2021 (Friday) ~ October 08, 2021 (Friday)	Via Homepage
Inquiries Reply	October 13, 2021 (Wednesday)	Via Homepage
Registration	September 27, 2021 (Monday) ~ October 15, 2021 (Friday)	Via Homepage
Design work Submission	(Online) November 22, 2021 (Monday) ~ November 25, 2021 (Thursday) 17:00 (Visit) November 25, 2021 (Thursday) 14:00 ~ 17:00	Via Homepage
Technical Review	December 01, 2021 (Wednesday)	
Design work Evaluation	December 03, 2021 (Friday)	
Result Announcement	December 06, 2021 (Monday)	Via Homepage, Seumteo
Awards/ Exhibition	December 2021	TBD

※ All times indicated in the competition are based on the Korean standard time (GMT+9). The schedule may be partly changed depending on the organizers' circumstances. Changes will be announced on the official website (<http://project.seoul.go.kr>) or via e-mail

8. Competition Registration

8.1. How to register

- Competition participant must register through official home page 'Project Seoul' (<http://project.seoul.go.kr>)
- Access to homepage [Sign up(Log in)] → Competition → select the competition → Application for participation], Filled the information followed by the instruction to complete the registration. An individual identification number (hereafter "PIN Number") will be provided upon registration, and this PIN Number will identify each participants and submissions during the competition.

8.2. Registration period

- Phase 1 : August 10, 2021 (Tuesday) ~ August 25, 2021 (Wednesday) (Total 16 days)
- Phase 2 : September 27, 2021 (Monday) ~ October 15, 2021 (Friday) (Total 19 days)

8.3. Notes

- Change or replace the information are allowed only during the registration period, however, after the registration period, any types of change are not allowed.

- Participants are regarded to agree to abide by all the provisions of the guidelines when they apply for the competition, though, participants are not allowed to present an appeal.

9. Inquiries (Q&A)

9.1. How to Inquire

- Only the representative of team who completes the participation application can submit inquiries following a defined process through the website and inquiry submission via e-mail or call is not accepted.

9.2. Inquiries Period

- Phase 1 : August 13, 2021 (Friday) ~ August 18, 2021 (Wednesday)
- Phase 2 : October 01, 2021 (Friday) ~ October 08, 2021 (Friday)

9.3. Response to Inquire

- Phase 1 : August 23, 2021 (Monday)
- Phase 2 : October 13, 2021 (Wednesday)

9.4. Additional note

- Response to all inquiries will be provided on the website in order to all participants can review, however, there will be no individual response to be provided. In case schedule change are necessary, it will be announced on the website as well.
- Response to inquiries will be considered as a supplement or an amendment of the competition guideline.
- If inquiries are not related the competition guideline, no response will be made.

10. Technical Review Committee

- (1) The Technical Committee is composed of experts in the relevant field and conducts technical review prior to jury review for violations of the submitted work based on related laws, competition regulations and guidelines, etc. and after the technical review, the results shall be prepared as technical review report and submit to the Jury panel.
- (2) Areas : Architecture, Urban Planning, Landscape Architecture

(3) List of Technical review committee

Area	Name	Affiliation
Architecture	Song, Hayeop	Professor, Choonang University, Dept. of Architecture
	Lee, sejoueng	Division Head, SH, Division of Community housing
Urban Planning	Song, Bokshup	Professor, Hanbat University, Dept. of Architecture
	Kim, Byoungyun	Division Head, SH, Division of Compact City
Landscape Architecture	Kim, Yungmin	Professor, University of Seoul, Dept. of Landscape Architecture
	Min, Joohyon	Division Head, SH, Division of Housing complex landscape

11. Jury Panel

11.1. Composition and List

(1) Composition of the Jury panel : 7 Jury members, 3 substitute members (by Areas)

(2) List of Jury Member (Alphabetical order)

	Name	Affiliation	Area
Jury Members	Kim, Youngsuk	Konkuk University, Dept. of Architecture	Urban Planning
	Kim, Yongseung	Hanyang University ERICA, Dept. of Architecture	Architecture
	Min, Byoungwook	Kyunghee University, Dept. of Landscape Architecture	Landscape
	Sung, Woochul	Dankook University, Dept. of Architecture	Architecture
	Son, Jean	Ison Architects	Architecture
	Mladen Jadric(Austria)	JADRIC ARCHITEKTUR ZT GmbH	Architecture
	Siew Man Kok(Singapore)	MKPL Architects Pte Ltd	Architecture
Substitute Members	Mihn, Hyunjun	Hongik University, Dept. of Architecture	Architecture
	Park, Yunmi	Ewha Women's University, Architectural Engineering and Urban System Engineering	Urban Planning
	Joo, Shinha	Seoul Women's University, Department of Gardening and Biological Landscape	Landscape

11.2. Operation of Jury Panel

(1) The opening of the Jury panel will be announced in the presence of more than two-thirds of the entire Jury members and at the initial meeting, the chairman of the jury shall be elected by the members.

(2) Jury panel should review the technical report submitted by the technical review committee and reflects the results on the evaluation.

- (3) The chairman of jury panel can review the regulations of the design competition and the opinions of the jury members to determine the evaluation criteria and method of selection. In addition, on behalf of the jury panel, prepare a report of the evaluation results and submit to SH.
- (4) The jury member who fall under the following reasons shall be removed from the jury evaluation, and if they fall under any of the following reasons, they shall evade the evaluation of the related agenda.
- A jury member or a spouse or a spouse who has become a party to the entity under evaluation or is a public right or a joint duty with a party to that entity.
 - A jury member was related or related to the party of the company to be evaluated.
 - When a jury member became a stakeholder (including an agency relationship) by the implementation of the project to be evaluated.
 - When a jury member or a corporation or organization to which the member belongs is an agent or agent of a party of the company under evaluation.
 - If a member has served as an officer or employee of the company under review within the last three years.
 - A jury member has advised, researched, serviced (including subcontracted), assessed or investigated in relation to the company under review within the last two years.
 - In case it is recognized that there is a relative or partnership relations with the participants to be reviewed or has a direct interest in the agenda for consideration
 - ※ Participants in the Design Competition may submit the evidence for evasion to SH in case there is a situation in which difficult to expect the fair evaluation from the particular jury member.
- (5) The substitute jury members are participating in the evaluation process but do not have the right to evaluate. In the event of an absence of jury member or temporary absence, SH grants the substitute jury member to participate in the committee as a jury member.
- (6) Following submitted works may be eliminated regardless of the evaluation process by the decision of jury panel, and if found later, the award may be canceled by the decision of jury panel.
- If submitted more than one piece
 - The anonymity of work are ignored
 - When the work is released before the final evaluation result announcement
 - In case of the work of others or own work that was previously released
 - If participants are not eligible to enter

- (7) Winner may not be selected if they are found to be unsatisfactory for the purpose of the design competition or if the level of work is significantly behind the expectation.
- (8) Participants shall not dispute the jury evaluation results.
- (9) The judging period may be adjusted depending on the number of entries. In this case, it will be notified through the homepage.

12. Evaluation Process

12.1. Evaluation Process

- (1) The objective of the evaluation is to select the best design that fits well to the purpose of the competition.
- (2) The evaluation method is decided by the jury member's decision.
- (3) The phase 1 competition will be evaluated through technical review and proposal review, while the phase 2 competition will be reviewed through technical review and design work evaluation.
- (4) Jury members will decide on the winning criteria based on the criteria set by the Jury, and SH may disclose the evaluation process if necessary.
- (5) For the transparency and fairness of the evaluation process, citizen audit-ombudsmen can attend the evaluation as part of the audit and evaluation activities for public projects according to Article 7 of the Seoul Metropolitan Government Ordinance on the Operation of the Citizen Audit-ombudsman Committee and Citizen's Audit Petition.
- (6) After the selection of the winning entries is completed, each jury member will prepare a written review of the winning works and the selected works for prizes in the form prepared by the professional institution.
- (7) The evaluation process must be recorded(voice) or video recorded, and if a participant wants to view it, he or she can request a reading to SH within 7 days from the date the evaluation results are released.
- (8) Within 7 days from the date of evaluation, the results (attending jury members, a list of winners, vote results, evaluation scores by jury members, reason for evaluation, winning entries, etc.) will be disclosed. However, the real names of the participants that did not win the prize and the results of the examination may not open to the public.
- (9) Request of jury member evasion
 - Participants can apply for the evasion for evaluation by the relevant jury member to the department in charge of the design competition within 14 days (2weeks) after the registration deadline.

- When apply for the evasion, written application for the evasion of jury member (Form 6) and necessary evident must be enclosed and submitted.
- Participants who did not apply within the deadline for evasion may not object to the result of the jury selection.

12.2. Phase 1 Review : September 16, 2021 (Thursday)

- (1) Five entries will be selected for running the phase 2 competition by reviewing the phase 1 proposals
- (2) The results of the phase 1 review will be posted on the homepage notice and only winners will be notified individually.

12.3. Phase 2 Evaluation : December 03, 2021 (Friday)

- (1) All participants (teams) selected from the phase 1 review must participate in the phase 2 competition, a presentation video must be produced and submitted when submitting documents for the phase 2 competition.
- (2) Presentation shall be less than 15 minutes and presentation video as a submitted document will be showing on the evaluation day in the evaluation venue.
- (3) Inquiries and replies are conducted via a remote video conference for 15 minutes, however, if it is decided separately by the jury panel on the evaluation day, it shall be followed. (For remote video inquiry, the video conferencing platform 'ZOOM' will be used. Enter, wait, and participate in the remote video conference at a set time through the link provided in advance)
- (4) When conducting Inquiries and replies, The presenter is limited to the representative only, and up to three attendees may attend. Participants must participate in a place other than the evaluation venue, and must submit a list of attendees in advance. (The submission schedule will be individually notified to the participants of the phase 2 competition)
- (5) If the representative can not attend due to the inevitable circumstances, he or she may be replaced by a member of the relevant company. In this case, only architects who have worked before the competition announcement date and participated in the competition work and should submit a proof of employment must be submitted together when submitting the list of attendees.
- (6) The order of presentation will be selected by draw.
- (7) If the presenter provokes an act that may impede fair presentation, such as an expression that impairs anonymity, comparison with other works, or time out, the chairman of jury panel will stop the presentation immediately.
- (8) Through the phase 2 design evaluation, the winner (1st) and the winning works (2nd, 3rd, 4th, 5th) will be selected.

13. Announcement of Evaluation Results

13.1. Method of Announcement: Homepage posting

※ Announcement date is subject to change depending on the organizer's situation, and such changes will be posted on the homepage.

13.2 Results announcement date

- Phase 1 result announcement: September 17, 2021 (Friday)
- Phase 2 result announcement: December 06, 2021 (Monday)

14. Winning Entries and Awards

14.1. Winner and winning entries

- (1) The contents of the phase 1 competition evaluation result are as follows.
 - The jury selects five teams to participate in the phase 2 competition, and the selected participants **must** submit their works to the phase 2 competition.
- (2) The type of prize winner and winning entries and their compensations are as follows.

Awards	No	Compensation	Note
1st Prize	1	Priority Negotiation for Design Contract	certificate of award, plaque
2nd Prize	1	KRW 40,000,000	certificate of award, Prize money
3rd Prize	1	KRW 30,000,000	
4th Prize	1	KRW 20,000,000	
5th Prize	1	KRW 10,000,000	

※ There may be no winning entries or the number of winning entries may be adjusted according to the decision of the jury panel.

14.2 How to pay compensation

- (1) Amount of compensation include VAT and utility bills.
- (2) After the individual notification of evaluation result, the prize winner, except for the 1st prize, shall be deemed waived if the prize winner fails to request compensation for the result within 30 days from the date of the notification, without any special reason.
- (3) Prizes include various fees such as airfare, all copyright fees and taxes and transfers when attending evaluation and awards ceremony. Taxes are subject to Korean tax law.
- (4) If the first-place winner renounces the priority negotiation right or is unable to sign a contract for unavoidable reasons, the right to negotiate may be granted in the order of the second-ranked participant by organizer through agreement. In this case, the second-place winner who signed the contract must return the reward received, and SH will pay the returned reward to the first-place winner.
- (5) In the case of overseas winners, the prize money is converted to the exchange rate at the time of payment and paid in USD, but in case of joint application, it is paid to the representative.

15. Contract

15.1. General

- (1) The winner shall sign a contract with SH.
- (2) The design service contract will be signed in compliance with relevant laws of the Republic of Korea and the details of work should refer the task manuals and guidelines of SH.
- (3) Additional working guideline includes the Task Manual that should be implemented by the final winner. Applicants should acknowledge these details before joining the competition. By submitting their proposals, participants are considered to have agreed to implement the works described in the Scope of Works.
- (4) The winner shall enter into a contract with SH in accordance with the “Local Bidding and Contract Execution Standards (Korea)” within 10 days of the winner’s announcement. However, it can be done separately in the case of consultation between the elected and SH.
- (5) If there are more than one member of the winner, a contract between each member and a specific joint application agreement for the division of roles must be submitted.
- (6) At the time of signing the contract, the winner must sign a contract with a specialized firefighting facility design service (mechanical) registered company in accordance with Article 4 of the Fire-Fighting System Installation Business Act.
- (7) SH may request to revise the winning work for reasons such as the request for supplementation by the jury panel, and the winner must reflect it in the contract contents after consulting appropriateness.
- (8) If a cause for disqualification is found in the winner, the award will be nullified before the conclusion of the contract, and the contract signed after the conclusion of the contract will be invalidated (collection of advance payment and completed payments), and civil and criminal responsibilities as stipulated in the relevant laws and regulations. In the case of a winning entry, the winning prize is invalidated and the prize money is collected, and in some cases civil and criminal responsibilities are taken.

15.2. Contractor's Obligation

- (1) The contractor shall utilize the provided current cadastral survey drawing, and review the need for the survey re-runs or additional data (underground obstacles, etc) through the present condition survey before the beginning of the task surely. If it is necessary, the contractor shall do an additional cadastral survey after consultation with the SH to prevent occurring problems during the design and construction process, and it is noted that all responsibilities arising from differences in design drawing and the present condition lie with the contractor.
- (2) The Contractor must attend relevant meetings for deliberation and project approval in accordance with SH's business schedule, and revise and correct the design and (aerial view, landscape simulation, model, etc) by accepting internal/external advice and deliberation opinions presented during the consultation process with related organizations,
- (3) The work and compensations for this service shall be in accordance with the task guidelines and standard of cost set by SH separately. However, if it is impossible to carry out project due to unavoidable reasons of SH when Initiating the design service and in progress, it is calculated as follows according to the time of design progress.
 - After winning the design competition: Cancellation the right of design after the payment of 50,000,000 KRW in design compensation
 - Design in progress: In accordance with the design process rate (completed rate) confirmed by the supervisory board, the completion price will be paid, and the winner's right to schematic, design development, and construction documents may be canceled or the contract may be cancelled.
 - ※ Design process rate: The criteria for the approval of the design process rate by work stage follow the SH regulations.
- (4) SH may request the contractor to amend or supplement due to changes in policy or business plans (including design proposals) and the contractor shall reflect the appropriateness to the contents of the contract after consultation.

16. Copyrights, Publication, and Exhibition

- (1) The proposed works should be original and do not violate the copyrights of other persons.
- (2) Copyrights for the winning works and all submissions are subject to copyright law.
- (3) Responsibilities for violating copyrights lie with the participants (teams) and prizes can be withdrawn in the case of such a violation.
- (4) The copyright of the submitted works belongs to the participants. If necessary, the copyright for the design works can be transferred or permission to use can be obtained, and in this case, a separate agreement will be made with the participant.

- (5) However, SH reserves the right to use all submitted works for content-related businesses and publications (archiving, Reproduction, display, distribution, public transmission, creation of derivative works) that are not for commercial profit without compensation and consultation. Participants must actively cooperate with the above exhibition and publication, and by submitting design works, they are deemed to have agreed to this.
- (5) The participant must ensure that the submitted work does not infringe the exclusive rights of the third party's intellectual property rights, and in case of any problems related to the intellectual property rights, the contractor is responsible. If a third party's intellectual property is used, a written document proving its use rights, such as the third party's consent, must be attached.

17. Disputes

- The competition will be carried out based on the laws of the Republic of Korea, and if any dispute occurs in relation to the competition, mediation or judgment will be made in a local court of the Republic of Korea

18. Return of the Works

- (1) After the phase 2 evaluation, the return date of the works shall be determined and notified individually. At this time, the participant must cooperate actively, and the participant will be responsible for the costs incurred by returning the work after the judging and installing and taking out the exhibition.
- (2) Works not taken out within the return period will be handled by SH at random, and applicants may in no case challenge the processing of SH.

II. Submission of Drawings and Documents

1. Types of Submissions

1.1. Submission package

(1) Phase 1 competition

Division	Size	No	Note
Proposal (Digital Panel)	14,400 x 8,100 pixel	1	300dpi, jpg type, 30MB max.

(2) Phase 2 competition

Division	Size	No	Note	
Digital	Digital Panel 1(Top)	14,400 x 8,100 pixel	-	300dpi, jpg type, 30MB max.
	Digital Panel2 (Bottom)	14,400 x 8,100 pixel	-	300dpi, jpg type, 30MB max.
	Design Description	A3(420mm × 297mm), Landscape Orientation	-	45pages max., pdf type
	Supplier POOL list	-	-	3 or more per work type, xls format
On-site submission	Drawings for Technical review	A3(420mm × 297mm), Landscape Orientation	3 sets	No limits for no. pages
	Model	A1(594mm × 841mm), Portrait Orientation	1	Site Model: Scale 1/600
	Video Presentation	-	-	15min. max., Insert verbal explanation
	USB	-	1	

1.2. Submission documents

For the both Phase 1 Phase 2	<ul style="list-style-type: none"> ○ Form 1: Application form (Representative) <ul style="list-style-type: none"> ※ Attach a copy of Architect License and Certification for Completion of Report on Business Operation of Architect(When Joint participate, each company required to submit), legal presentation of seal ○ Form 2: Appointment of Representative (Joint participation/Co-representative) ○ Form 3: Agreement of Joint Application(Joint Execution, Sharing method, Mixed method) ○ Form 4: Pledge of Guidelines Compliance and Confidentiality (Representative • joint participants submit individually) ○ Form 5: Pledge of participation and Pledge of integrity (Representative • joint participants submit individually) ○ Form 6: Application for Avoidance of Jury (When applicable) ○ Form 7: Pledge for Prohibition on Advanced Contact (Representative • joint participants submit individually) ○ Form 8: Confirmation on the Advanced Contact (Representative • joint participants submit individually) ○ Form 9: Power of Attorney, Certificate of employment (when submitted by an agent) ○ Online Submission Confirmation (Submit printed page from the homepage after on-line submission) <ul style="list-style-type: none"> ※ If a foreign team makes an application, they may prepare documents to be submitted in English and submit the English version of certified documents.
Phase 2 only	<ul style="list-style-type: none"> ○ Form 10: Self-evaluation form (Submit on the phase 2 competition)

1.3. Note

- (1) Submission will be completed and registered when all the required documents have been submitted.
- (2) SH may request additional documents from the teams that have passed through the phase 1 evaluation successfully. In such cases, further instructions for the forms and submission instruction will be posted on the website.
- (3) Submission by hand
 - Submissions should be made invisible package, with the PIN number on the top right of the package.
- (4) Submission by post
 - Submissions should be made invisible package, with the PIN number on the top right of the package when arrive at the submission site. SH shall not be liable for any loss or damage caused by packaging problems.

2. Anonymity

The anonymity rules for submitted documents must be maintained until entire evaluation process is completed, and the method is as follows.

- (1) The information registered on the homepage will not be released to the public until the results of the evaluation are announced. All documents that inform the participants identity must be sealed and submitted.
- (2) Participants also will not disclose their submissions through SNS or other media until the winners are selected for fair evaluation.
- (3) All submissions must be marked with alphanumeric PIN numbered **according to the required method.**

3. How to write PIN number

- (1) All entry works should be kept anonymous until the final competition result is announced, for which all participants should put PIN consisting of 2 alphabets and 5 Arabic numerals randomly granted at the time of their entry registration on the web site on all the submission documents. The participants will use the same PIN respectively from entry registration until the end of the Competition.
- (2) In principle, PIN number should be marked on **the top right-hand side of the back side of each submitted documents** and on the upper right-hand side of packages containing documents for submission as shown below.

<PIN Number Box>

※ Unit: mm

10	10	10	10	10	10	10	10	10	mm	Tech. review Drawings
(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	mm	(Model)

A	B	-	1	2	3	4	5
---	---	---	---	---	---	---	---

(30)	10	mm
(30)	10	mm

4. Submissions

4.1. General rule

- (1) Each participant (team) should submit one entry work.
- (2) Those who have not registered to participate (or team) can not submit their works.
- (3) When submitting a proposal, the confirmation of submission printed out after completing the online submission must be submitted together with on-site (personal or postal) submission.

4.2. Online Submission

- (1) Submission homepage and date
 - Where to submit : 'Project Seoul' Homepage (<http://project.seoul.go.kr>)
 - Date
 - Phase 1: September 06, 2021 (Monday) ~ September 09, 2021 (Thursday) 17:00 (Korea Standard Time)
 - Phase 2: November 22, 2021 (Monday) ~ November 25, 2021 (Thursday) 17:00 (Korea Standard Time)
- (2) Submission method
 - Access to homepage [Sign up(Log in)] → My Project → select the competition → Filled the information on the submission of works (Information must be same as onsite submission)
- (3) List of online submissions
 - Phase 1 competition

Items	File name
Proposal (Digital Panel)	PIN No_panel.jpg
Submitted Documents (Scanned)	PIN No-document.zip
Relevant Images	PIN No_image_01.jpg, PIN No_image_02.jpg, ...

○ Phase 2 competition

Items	File name
Digital Panel 1 (Top)	PIN No_panel_01.jpg
Digital Panel 2 (Bottom)	PIN No_panel_02.jpg
Design Description	PIN No_description.pdf
Drawings for Technical Review	PIN No_technology.pdf
Submitted Documents (Scanned)	PIN No_document.zip
Supplier POOL list	PIN No_cooperation.xls
Model Photos	PIN No_model_01.jpg, PIN No_model_02.jpg, ...
Relevant Images	PIN No_image_01.jpg, PIN No_image_02.jpg, ...

4.3. Onsite (Visit) Submission

- (1) No on-site submission for the phase 1 competition.
- (2) Phase 2 Design Works submission venue and date
 - Venue: TBA
 - Address: TBA
 - Date: November 25, 2021 (Thursday) 14:00 ~ 17:00
- (3) Note
 - You must submit the online first and present the receipt of confirmation to be able to submit it on-site.
 - Submissions are packed in one piece and the organizer is not responsible for any loss or damage caused by packaging problems.
 - In the case of entry works sent from overseas, entry work must arrive at the place of submission by November 30, 2021 (Tuesday) 17:00 (KST), Postmarked before November 25, 2021 (Thursday) and works that arrive after that time will not be accepted. Also, submission packages should be labeled as “No Commercial Value” in order to avoid unexpected delays or payment of tariffs.

5. Preparation of Submission Package

5.1. General Rules

- (1) All submission documents should be printed single-sided on white paper.
- (2) The fonts of all submissions should be “Seoul Namsan” font for Korean and in “Arial” font for the English.
- (3) In the top right-hand side of the back side, write the PIN number according to the 'How to write a PIN number'.
- (4) Color and 3D representation of all submitted documents (except models) are allowed.
- (5) The scale and orientation should be accurately expressed in each drawing and model.
- (6) Submitted works can not be modified, altered or supplemented.
- (7) All submissions should not be marked with any identifying author.

5.2. Phase 1 competition submission items and prepare method

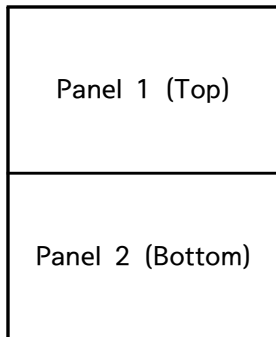
(1) Proposal (Digital Panel)

- Size : 14,400 x 8,100 pixel, 300dpi, 1 sheet, file size: 30MB max.
- Site plans and architectural outlines (using Form 11) must be included.
- Rendering of bird's-eye view and perspectives are prohibited (color and material expression is possible), however various conceptual drawings and diagrams can be freely expressed.

5.3. Phase 2 competition submission items and prepare method

(1) Digital Panel

- Format
 - Size : 14,400 x 8,100 pixel, 300dpi, 2 sheets, file size: 30MB max per each sheet
 - The arrangement method of the drawing panel consists of two sheets as one set, top (panel 1) and bottom (panel 2).



- Contents
 - The scale, scale bar, and orientation are accurately indicated on the relevant drawings.
 - It can be freely arranged, but the scale of the main drawings is as follows. (Site plan 1/600, Elevation • Section 1/300)
 - The contents that must be included in the design drawing panel are as follows. (Bird's Eye View, Design Outline, Site Plan, Elevation, Section, Units Plan of public housing, Main Floor Plans, Floor Plan for non-residential facilities, Floor Plan for basement car park)

(2) Design Description (Description + Drawings)

- Format
 - Cover: A3(420mm X 297mm), Use Form 12
 - Size: A3(420mm X 297mm), Landscape Orientation
 - Total No. pages: 45 pages max. (Excluding Cover page, Including table of content and interleaf)
 - Page number: Page numbers should not be marked on the cover, Numbering should be put in the bottom right corner of their subsequent pages, starting with the number "1"

- Contents
 - Design Outline (Use Form 13)
 - Main Design Concept(Major Concept, Design Intent)
 - Land Use Plan (New Children’s Park, Community Corridor and etc)
 - Landscape Planning (Out door space, Facade Design Specialization and etc)
 - Architectural Plan(Overall Site Plan and Architectural Plan for relevant Facilities)
 - Overall Site Plan
 - Floor Plans for Residential and Non Residential Facilities, Elevation, Main Section and etc
 - Unit plans and Floor Plans for Amenities
 - Car Park Plan
 - Circulation
 - Pedestrian(Including handicapped and elderly) Circulation, Vehicular Circulation, Emergency vehicle route
 - Landscape Plan
 - Sustainable Design
 - Evacuation and safety plan
 - Construction Plan
 - Non-residential facility specialization plan (Facilities by use, reason for proposal, operation plan, etc.)
 - Table for Unit areas (“Form 14”)
 - Applicable law and regulations review report (“Form 15”)
 - Table of Calculation for building heights and floor to floor heights (“Form 16”)
 - Brief explanation of estimated construction cost (Form 18)
- As design description is A3 size, other Forms are A4 size, therefore, 2 forms can be placed on one A3 page.

(3) Presentation video

- Compose for presentation within 15 minutes as a video produced with audio descriptions inserted and submit it.
- Inserting a separately produced video other than the digital panel and design description is prohibited.
- The contents of the digital drawing panel and design description shall be maintained in the video.
- The resolution and detailed regulations of the presentation video will be individually notified to the participants of the phase 2 competition.

(4) Drawings for Technical Review

○ Format

- Cover: A3(420mm X 297mm), white art paper weighing 200g (“Form 12”)
- Size: A3(420mm X 297mm), white art paper weighing 80g
- Number of Pages and sets: No Limits, 3 sets
- Binding: Landscape Orientation, left side binding(open to left), application of binding method that does not use coil or wire binding, and single-sided printing

○ Contents

- Design Outline: (“Form 13”)
- Overall Site Plan (1/1500)
 - Draw easy-to-recognize roads and adjacent site boundaries, ground height, layout, direction, and shape of buildings
 - Set the vertical direction of the drawing is true north for the orientation of the site plan
 - Basement car park and underground structures should be indicated by dotted line
 - The traffic operation plan for vehicular circulation for entry and exit, pedestrian circulation, and adjacent roads should be included.
 - Use typical floor plan of housing blocks in the site plan(use roof plan for ancillary facilities) and the number of floors for each room must be indicated. In case of piloti, indicate the dotted line X, and write the number of piloti floors to the right of the intersection of the X (For example, if the piloti is 1 floor, X1, if 2 floors, X2, etc.)
- Site plan showing separation distances (1/1500) - Calculation Table for Building Heights and Floor to Floor Heights (“Form 16”)
 - The separation distances of the boundary of the adjacent site(legal/design) and etc should be expressed separately and avoid the expression of separate drawings that interfere with the evaluation of laws and guidelines
 - Indicate the number of each building, the number of floors, the flat size, and the number of piloti floors.
- Fill in the Quantity Table of Biotope Area Ratio (“Form 17”)
- Area calculation basis drawing
 - Attach the calculation plan for the exclusive area by room and flat type of each facility (drawn detailed), and the drawing for calculating the total floor area (ground, basement, and division by building/floor) (outlined).
 - The exclusive area for each unit household type should be expressed by dividing the balcony area.

- Car park plan
 - Limit 1 A3 drawing, but express by assigning a number to each parking lot (accumulated number is indicated for every 10 on the drawing) so that the parking zone can be visually reviewed
 - Express easily for identification of the parking zone range by floor level of the underground parking lot

(5) Model

- Size
 - Model size : A1(594mm×841mm), Portrait Orientation
 - Model scale: 1/600
 - Container: submit a scaled architectural model in a box
 - ※ One side of the box should be hinged, so that the miniature model can be taken out through it, and the edges of the box should be finished with black tape (the box is to serve as a support under the model during the evaluation process)
 - The model is made of white, matte materials. However, color expression is possible for the base plate, and 3D printers can be used for model
 - No lighting devices are allowed to install on the model.
- Contents
 - Can be freely arranged, however must be identical with submitted master plan and Architectural design.

(6) USB

- Digital Format Drawing Panel: JPG format (The same file as the online submission)
- Design Description and Drawings for Technical Review: Submit the cover and contents in PDF format (1SET), but submit all drawings by additionally saving the CAD file (Autocad 2014 or later version)
- Presentation video: video materials (insert audio description) showing at the time of evaluation
- Documents to be submitted: Save a scanned PDF of each document as one ZIP file
- Model Photos: Representative image (PIN No_model_01.jpg, PIN No_model_021.jpg,,)
- Relevant Images : Representative image, Bird's eye view, Perspectives, Site plan and etc (High resolution, for future publications)
- Supplier POOL list: xls format
- The USB memory stick should be wrapped in white paper, and the participant's PIN number should be written and submitted.
- The file format must be supported in Windows 10 or higher.
- The digital data to be submitted is for the portfolio and publicity after the design competition thus, contents must be the same as submitted documents.

(7) Supplier POOL list

- Type of work: Structural engineering, Civil engineering, Mechanical engineering, Landscape architecture, Soil survey
- Number of companies to be submitted: 3 or more by type of work (In case of non-submission, insufficient number of companies by type of work, or omission of work type, work cannot be accepted.
- In accordance to 「Notification No. 2021-35, (Ministry of SMEs and Startups), Designation of items subject to direct purchase of competitive products and public goods between small and medium enterprises」, the soil survey service should be carried out by Small and medium-sized enterprises (SMEs) for competitive products among small and medium enterprises.
- The quotation field is replaced with the SH quotation company POOL list.

III. Design Competition Guideline

1. Background of the project

- Starting with the Hagye Complex 5 in 1989, the number of public rental housing units supplied and managed by the Seoul Housing and Communities Corporation (“SH”) has reached 180,000 units. By investing public resources to build large-scale housing complexes inside and outside the city, and supplying them at low rents, they contributed to the housing stability of the Residential vulnerable class. However, behind these positive aspects, the quality of residence has significantly decreased due to the aging of the facilities over the past 30 years and due to the collectivization of the vulnerable, the negative perception of the complex is increasing, resulting in a unsocial complex problems and social alienation.
- However, the aging rental housing complexes are not just having problems. Of the total 34 complexes, 30 complexes are located within the Residential site development districts, so it is possible to plan in conjunction with neighboring apartments and the 23 complexes located within 500m of the metro station area are distributed throughout the city center and have the potential to serve as a hub for community development depending on utilization status. In addition, it has a floor area ratio of around 180% on average, so there is a high possibility of further development.
- Policy making authorities are also aware of this situation and are actively discussing the reorganization of old rental housing complexes. In November 2017, the Ministry of Land, Infrastructure and Transport proposed a plan to improve the residential environment and construct additional public housing by reconstructing low-density permanent rental housing to high density in the “Housing Welfare Roadmap”, and in December 2018, the Seoul Metropolitan Government announced that it would pursue quantitative expansion and qualitative improvement at the same time while promulgating the “5 major innovation plans for housing supply” along with the “plan for the additional supply of 80,000 rental housing units.”
- SH, the competition organizer and project implementer, is promoting the reorganization of the aging rental housing complex, that has become a non-preferred facility in the local community due to negative images such as collectivization, decline, and avoidance, along with physical issues such as the continuous increase in repair and maintenance costs due to the aging of the public rental housing complex, into an urban residential complex with regional development. This competition will be conducted by selecting the Hagye Complex 5 as a pilot project.

2. Purpose of the Project and Planning Direction

2.1 Purpose of the Project

“[*Urban Type*] Residential Complex with regional development ”

2.2 Planning Direction

- (1) Increasing the supply of urban housing
 - Resolving the aging of rental base public housing complexes and realizing rental housing supply policies
 - Expansion of urban housing supply and providing living SOC to be the regional hub by promoting high-density/complex development
- (2) ‘Social Mix’ for the realization of apartment houses to live together
 - Promote social mix by integrated plan for various facilities and scales
 - Creating open spaces for residents and local residents together
- (3) ‘Living SOC as mixed-use complex’ for the convenience of residents and local residents,
 - Creating a regional hub by planning a pedestrian-oriented, community-based living SOC
 - Improvement of local life safety and environment quality by introducing appropriate facilities suitable for the characteristics of the housing complex
- (4) ‘Design innovation’ to refine the image of rental housing complexes and regions
 - To overcome the existing uniform image of public rental housing by applying creative and innovative designs
 - Composition of free and harmonious out door space and creation of skyline
 - Creating an organic and active community corridor

3. Status of the Project Site

3.1 Status of project site for the master plan of district

District name	Hagye 5 APT complex(Tentative)			
Location	Hagye-dong 272, 272-14, 272-1, Nowon-gu, Seoul, Korea			
District area	Residential	City railway	Park	Total
	28,785.3m ²	35.1m ²	7,123.5m ²	35,943.9m ²
Current zoning	Class 2 Residential zone	Class 2 Residential zone, City railway	Class 1 Residential zone, Park	
Land use	Permanent rental housing complex 640 flats	Permanent rental housing complex (City railway ventilation shaft)	Children’s park (Nowon-gu owned)	



3.2 Existing buildings of the site

- Site location : Hagye-dong 272, Nowon-gu, Seoul, Korea
- Site area : 28,820.40m² (Divided land 35.1m² included)
- Total floor area : 29,784.71m²
- Existing buildings : 13 residential blocks, 1 administration building, 1 commercial building
- No floors : B1 (Mechanical and maintenance facilities), 5 floors
- No flats : Permanent rental housing, 33py type, 640 flats
- year of completion : 1989.11.10.

3.3 Analysis of surrounding condition

(1) Location conditions

- The west and south sides of the complex are the class 1 residential zone, where the urban planning facilities Junghyeon Children's Park and Seoul Junghyeon Elementary School are located. The eastern and northern areas of the complex are the the class 3 residential zone, and most of the apartment complexes are located.
- More than 50% of the public open space on the west side of the complex is a river zone and is being used as a storage for snow removal materials in Nowon-gu.
- The level difference between the eastern road (sidewalk) and the inside of the complex is about 1m, which makes poor accessibility, and the pedestrian environment is inadequate due to the installation of U-Type lanes.

(2) Traffic condition

- The site is on a good location as a regional hub with a walking distance of about 250-300m from the exit of Hagye Station on Subway Line 7 and the access to public transportation is excellent as there are many bus routes in operation.

(3) Living condition

- The Jungnangcheon Stream and Gyeongchun Line Forest Road (neighborhood park), which are natural green areas, are located within walking distance, so it is advantageous to create a pleasant residential complex and a pedestrian network.
- As the area around the site is mainly distributed in apartment complexes, it lacks convenient functions for residents' living, but it has excellent development potential as a regional hub for cultural and leisure as it is located near the Hagye Station.

(4) Parent and related plans

- 2030 Seoul plan(Seoul metropolitan government, 2014)
- 2030 Seoul neighborhood unit plan(Seoul metropolitan government, 2018)

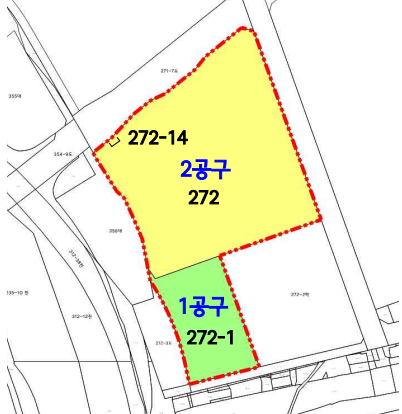

(5) Other conditions

- This project, in accordance with Article 9 (1) of the 「Long-term Public Rental Housing Tenant Improvement Support Act」 (hereinafter referred to as the Long-Term Rental Housing Act), for long-term public rental housing complexes owned by Seoul Housing and communities Corporation, is a “reorganization project” that builds and supplies public housing with more than the number of existing households in accordance with the 「Special Act on Public Housing」 .
- Among the integrated public rental housing, 640 households should be planned as relocation housing for the permanent tenants of the existing Hagye complex 5.

4. Project Implementation Plan

4.1. Land use plan

- The 'Hagye 5 Public Housing District (tentative name)' will be designated for the sites 272, 272-1, and 272-14, and approval of the district plan and housing construction project plan will be carried out simultaneously.
- After approval of the housing construction project plan for the residential site, firstly, housing for relocation (640 households) will be built on the existing Junghyeon Children's Park site (hereafter 'Construction zone 1') and It is planned to create additional planned housing, non-residential facilities (living SOC, neighborhood convenience facilities, etc.), and a new park on the site of the Hagye Complex 5 (hereafter 'Construction zone 2').

Status (Construction zone)	Concept of the land use plan
	

4.2. Inhabitants Migration Measures

- Phase 1: Construction of housing for relocation in Zone 1
- Phase 2: After partial completion of zone 1 (approval for temporary use), residents of Hagye complex 5 relocated
- Phase 3: After demolition of zone 2, additional households, non-residential facilities, and new parks are created
- Phase 4: After the completion of Zones 1 and 2, additional households and non-residential facilities are moved in.

5. Planning Standards

5.1. General

- This project is a reorganization project that builds a house for relocation on the current Junghyeon Children's Park site first, then moves the current residents, then demolishes the existing building and builds a new one.

- Design proposals should be properly planned through sufficient investigation and review of relevant laws and regulations (various laws, rules, regulations, public notices, ordinances, guidelines, standards, etc.).
- It should be a creative and innovative plan that can become a landmark of the region by fully considering the purpose of the competition, the direction of the plan, the project implementation plan, and the surrounding condition of the site.
- Avoid unrealistic or excessive decorative design for emphasis on external design, and present design ideas that can be realized within the estimated construction cost.
- It should not be reflected in the design by predicting the matters that can be alleviated by deliberation in the current laws and regulations.
- Plan design-specialized elements in the complex plan and housing plan with reference to the planning direction and the main points of evaluation.

5.2. District master plan

- The entire Hagye 5 public housing district (planned) is targeted.
- District area : 35,943.9m² (Residential site: 28,785.3m², parks: 7,123.5m², City railway: 35.1m²)
- Change of zoning : class 2 residential zone ⇒ Semi-residential zone
- Building-to-land ratio : 60% or less (Legal allowance: 72% or less)
- Floor area ratio : 400% or less (Legal allowance: 480% or less)
 - As this project is a reorganization project in accordance with Article 9 (1) of the 「Long-term Public Rental Housing Tenants' Quality Improvement Support Act」, the mitigation ratio can be applied according to Article 7 of the same ordinance, however, it is possible to increase the floor area ratio within the statutory limit in proportion to the increased number of households only when the residential facility plan exceeds the standard number of households.
- According to the 「Standards for the setting highest height for each street area」, the highest number of floors should be planned 35 or less.
- Since construction of housing for relocation should be prioritized, Zone 1 should be planned as a residential site, and non-residential facilities can be planned according to the design intent.
- The new children's park preserves the total amount (7,123.5m²) in the Hagye 5 public housing district, but cannot be divided, and the location and shape are suggested by the architect in considering the pedestrian movement of nearby users. In addition, the legal classification of park facilities in the new park can be changed later, so it is possible to freely plan the park that can be linked to the residential complex and living SOC rather than limiting it to a children's park.

- The lot 272-14, which was divided in the Hagye complex 5, is marked with a Korean monument on the north side as 'the site for installing the ventilation port for the Northeast Line of light rail to be built underground' therefore, it will be retained as it is scheduled to be accepted by the urban railroad project operator in the future.
- Plan a pedestrian street within the complex (hereinafter referred to as 'community corridor') in consideration of the spatial connection with the surrounding environment (Gyeongchun Forest Park, new park, etc.) and the convenience of neighbourhood and residents.
- In accordance with Article 20 Paragraph 1 of the Public Housing Business Handling Guidelines, the standards for securing green area ratio of parks are excluded when initiating district plan.

5.3. Apartment complex plan

(1) Site plan

- Considering the locational conditions, plan a residential complex with a living SOC so that it can serve as a regional hub.
- Avoiding the integrated public rental housing that have closed and uniform spatial arrangement, plan for residents of various housing types to harmonize with each other
- Since the project site is subject to the submission of the education impact assessment report, the buildings should be arranged in consideration of the results of the sunlight simulation so that the right to sunlight is not violated at Junghyeon Elementary School.

(2) Elevation

- Consider the surrounding environment (neighboring residential complexes, parks, elementary schools, etc.) and plan a skyline that can lead theurban view (up to 35 floors)
- Mix and arrange buildings of various heights, and diversify the composition of the elevation.

(3) Outdoor space plan

- Consider the connection between the surrounding natural network, such as the Gyeongchun Line forest road in the south, the Jungnangcheon waterfront area in the west, and the new park, and the outdoor space within the complex.
- Since the entrance to the complex is a symbolic space that is often used for vehicle and pedestrian access and determines the image of the complex, sufficient pedestrian space and green space are required.
- Suggest an outdoor space program that can induce the formation of a small/multiple community, and consider ways to connect with each facility, such as common service facilities, living SOC, and neighborhood facilities.

- Plan a child-friendly outdoor space considering the interconnection between Junghyeon Elementary School and Children's Park
- Considering the pedestrian accessibility of the surrounding area, a pedestrian path should be planned on the north side of Zone 1 and Junghyeon Elementary School.

(4) Circulations

- Establish a reasonable plan for movement and safety by effectively separating the entry route for each facility, such as residential facilities, living SOC, and neighborhood facilities.
- It should be planned to overcome the level difference between the eastern road and the inside of complex.
- Considering the different construction and move-in schedule for each construction zone, plan the pedestrian and vehicle circulation.
- Plan to enable urgent evacuation in the event of a disaster through a clear internal and external circulation plan.
- Consider the installation of safe evacuation spaces (balconies on each floor) and disaster evacuation facilities (air circulation type evacuation facilities, evacuation slides, open/closed handrails, etc.) considering the vulnerable (disabled persons, the elderly, foreigners).
- Considering the pedestrian accessibility of the surrounding area, a pedestrian path should be planned on the north side of Zone 1 and Junghyeon Elementary School.

5.4. Housing plan

(1) Planning outline

- Housing supply type by construction zone and number of flats by flat size

Zone	Housing supply type	Standard exclusive area	No. Planned Flats	Note
Zone1	Integrated public rental	33py	640 flats	For existing residents to be relocated, compliance with the number of flats
Zone2	Integrated public rental	33py	110 flats	It is possible to increase or decrease within $\pm 5\%$ of the number of each flat type
	Long-term lease on a deposit basis	59py	291 flats	
		84py	84 flats	
	Equity-type condominium housing	49py	120 flats	
		59py	180 flats	
		84py	85 flats	
Sub total			870 flats	
Total			1,510flats	Possible to increase the total number of households

- The exclusive area of a housing unit should be planned within the range presented below.
 - Typical exclusive area 33py : 33.00m² ~ 33.99m²
 - Typical exclusive area 33py 49py : 49.00m² ~ 49.99m²
 - Typical exclusive area 33py 59py : 59.00m² ~ 59.99m²
 - Typical exclusive area 33py 84py : 84.00m² ~ 84.99m²

※ The dimensions and standard scale of each part shall be the inside dimensions according to Article 3 of the 「Rules on Standards for Housing Construction, etc.」 and the calculation of the exclusive area is based on the inner line of the outer wall in accordance with Article 2, Paragraph 2 of the 「Enforcement Regulations of the Housing Act」.
 - The integrated public rental housing planned for Zone 1 will be used as a countermeasure for the migration of the existing residents of the Hagye Complex 5, thus it should be planned by reflecting the current resident type, number of household members, and survey results of local residents.
 - As a result of the review of the sunlight simulation in the educational environment impact assessment, if it is not possible to plan 640 integrated public rental households (for relocation of existing residents) in Zone 1, the insufficient number of households should be additionally planned in Zone 2.
 - Plan the integrated public rental households planned for Zone 2 for 'young generation'.
 - When calculating the pith of buildings, the relaxation provisions of Article 35 (4) 3 of the Seoul Metropolitan Government Building Ordinance apply.
- (2) Blocks and units plan
- It is necessary to promote a social mix for social integration by integrating and disposing various sizes in individual residential buildings(blocks), and plan them to be able to make various facade designs.
 - Rather than a uniform type from the supplier's point of view, various types of unit household types that can respond flexibly to the needs of actual residents should be proposed.
 - The size, shape, and combination of each room in the household are planned in consideration of independence and furniture arrangement, and sufficient storage space should be secured as much as possible.
 - Plan it by considering the comfort between each generation, however plan to enable remodeling in preparation for changes in future demand.
 - Maximize the south-facing and east-facing, park-viewing households, taking into account lighting and views.
 - Consider the appropriate shape and effective width so that the balcony can be used as a laundry drying space and an evacuation space.
 - The space for outdoor unit of air conditioner should be divided into a separate room, when planning inside the balcony and when placing the outdoor unit, the relevant regulations such as whether the position of the outdoor fan and the grill window match must be complied with.

- For unit households, refer to 「Special Design Guidelines for the young generation and newly married couple by Seoul Housing Communities Corporation」.
- (3) community and service facilities plan
- In the building form of a common service facilities, the exterior should emphasizes awareness and planned to be linked with the external space.
 - Considering the characteristics of each tenant (young generation, newly married, senior citizens, etc.), secure enough community space and amenities such as multi-purpose rooms, shared facilities, lounge, and shared delivery boxes.
 - The easy maintenance is given priority, and the facility should be planned as a multi-purpose space so that the facility can be used flexibly as needed.
 - To maintain a comfortable common space, secure enough storage space for each room to prevent storage of cargo in hallways and lobbies.
 - In accordance with the approval for temporary use of Zone 1, it should be planned to separate the common service facilities for each zone to enable priority occupancy and secure a living environment(Including entrances: pedestrian, vehicular, electrical room, etc.)
 - Please refer the 「Seoul Housing and Communities Corporation's Public Housing Community Facility Convergence Arrangement Guidelines」 for the layout of the common service facility
- (4) Car park plan
- Separate underground parking lot for each construction zone, and connect them together when the final construction is completed
 - When planning an underground parking lot considering the prevention of safety accidents in the parking lot, effectively separate pedestrian and vehicular traffic.
 - A drop-off zone should be planned near the entrance to the living SOC and social welfare center.
 - The number of parking spaces calculation and installation standards, etc. must comply with the relevant regulations, such as the 「Parking Lot Act」, 「Regulations on Housing Construction Standards, etc.」, 「Guidelines for Public Housing specific work guideline」, and 「Seoul Parking Lot Installation and Management Ordinance」.
 - The number of parking spaces for residential and non-residential facilities should be calculated separately and divided by separate compartment.
 - At least 5% of the above-ground parking should be planned, and the height of the parking lot on the 1st basement level is planned to be effective height 2.7m.
 - Plan in consideration of emergency vehicle circulation within the complex (emergency, firefighting, delivery vehicle, etc.)

- Criteria for calculating the number of parking spaces for residential

Zone	Housing type	Exclusive area	Parking calculation	Note
Zone 1	Integrated Public Rental	Exclusive 40m ² or less	0.8car/unit	
Zone 2	Integrated Public Rental	Exclusive 40m ² or less	0.5car/unit	Target resident: Young generation
	Long-term lease on a deposit basis, Equity-type condominium housing	60m ² or less	0.7car/unit	1 or more per unit
		85m ² or less	1car/75m ²	

- Standards for the number of parking spaces by type _ 「Installation and management ordinance of parking space, Seoul Metropolitan Government」

Type	Standard
Disabled parking	3% or more of the standard
Enlarged parking	30% or more of the total number of parking spaces
Light-weight car parking	10% or less of the total number of parking spaces
Women-Priority Parking	10% or more of the total number of parking spaces (50% or more for Enlarged parking)

(5) Other considerations

- As it falls under Article 3 of the 「Long-life span housing」 construction certification standards (Ministry of Land, Infrastructure and Transport Notification No. 2018-521), it is planned by reflecting the relevant standards.
- Plan the number of people in compliance with the apartment elevator installation standards, and consider the size of the elevator to comply with regulations on housing construction standards, etc.
- The heating system is planned as district heating.

5.5. Non-residential facilities plan

(1) General

- Consider accessibility to public transportation, and connection with community corridor and new parks.
- It is necessary to secure the frontality of the front road and to achieve a symbolic image as a core infrastructure.
- It is possible to introduce specialized facilities and propose a size differ from the guideline, considering the higher level plans and local environmental conditions, apart from the detailed facility standards for non-residential facilities.
- Buildings by facilities should be divided into outline tables so that they can be owned separately from apartment houses.
- As the users and operating/management authority are different for each

facility, it should be planned to secure each entrance and to facilitate maintenance.

- Public service facilities and facilities for the elderly are subject to BF (Barrier Free) certification, so when planning each facility, plan to secure sufficient public space by considering safety and convenience.
- The total area for non-residential facilities (including specialized facilities) should be planned on the ground floor to less than 10,000m² (public area included, excluding maintenance room and parking space).

(2) Neighborhood facilities

- The exclusive area should be planned to be more than 800m².
- Plan it as a convenience facility for local residents and residents.
- Neighborhood facilities are to be sold separately and should be planned adjacent to the entrance of the complex and public roads.
- Vehicular entrances and parking lots are to be installed separately.
- It is possible to suggest a brief MD plan and review contents.

(3) Living SOC

- Detailed facility area

	Function	Area	Note
Hagye 2 community service center	Civil service office, Reserve force office, etc	600m ²	
	Auditorium, Community library	700m ²	
	Resident's association, Community center, etc	500m ²	
	Welfare counseling office, Child care group, Volunteer camp, etc	100m ²	
	Other resident's amenities, etc	600m ²	
	Sub total	2,500m ²	
Hagye community health center	Maternal and Child Health Center, etc	500m ²	Pregnant women, infertility, and childcare support
	Health education room, Program room, Office	300m ²	Providing various health-related educational opportunities
	Life-long health management center	200m ²	Providing health care services
	Sub total	1,000m ²	
Elderly facility	Day care center for the disabled	600m ²	
	Branch office for the physically disabled	35m ²	1 F
	Communal nursery	150m ²	1 F
	After school care center	80m ²	1 F
	Youth hangout	115m ²	
	Vulnerable youth support center	165m ²	
	Sub total	1,145m ²	
Total		4,645m ²	Increase/decrease possible within ±5%

- The above required area is for exclusive area, and the exclusive area for each use is planned to be within $\pm 5\%$ of each required area.
- Living SOC facilities will be donated to Nowon-gu, a local department, and will be commissioned consignment operation.
- The Day care center for the disabled provides opportunities for rehabilitation programs and education during the daytime to middle-aged and elderly disabled people who need support for daily life and social activities.
- The branch office for the physically disabled operates cultural programs for improving social awareness and rehabilitation and independence for the disabled through activities for the welfare and rights of the disabled in the local area, and is recommended to place on the first floor.
- The communal nursery is a space for parents of infants and toddlers to participate in trial programs with their children, and to exchange and communicate childcare information between parents.
- The After school care center is an after-school care space for elementary school, which eliminates the care gap in nearby areas and it required to have a dedicated toilet. (1st floor preferred)
- The youth hangout will be used as a dance practice room, entertainment facility, lecture facility, and youth gathering space.
- The Vulnerable youth support center is used as a psychological counseling room, vocational education room, and communicative space to support the advancement into society of young generation from the employment-vulnerable class such as people with borderline disabilities and reclusive loners.

(4) Social welfare center

○ Detailed facility area

	Function	Area	Note
Addiction Management Integrated Support Center	Office	90m ²	• Separate compartment for the center director's office, open layout, including office Pantry
	Counseling room 1-3	35m ²	
	Multi purpose room	15m ²	
	Program room	85m ²	
	Storage, Lounge	25m ²	
	Living room, corridor, Toilet	80m ²	Toilet space is shared
	Sub total	330m ²	
Dementia Prevention Center	Office, Lounge	50m ²	• Separate compartment for the center director's office, open layout, including office Pantry
	Program room	85m ²	
	Counseling room	15m ²	
	Library, Storage	20m ²	
	Examination room 1-2	20m ²	
	Treatment Room	10m ²	
	Sub total	200m ²	
Elferly Cafeteria		200m ²	1 F
Total		730m ²	Increase/decrease possible within ±5%

- The above required area is for exclusive area, and the exclusive area for each use is planned to be within ±5% of each required area.
- Social welfare center will be donated to Nowon-gu, a local department, and will be commissioned consignment operation.
- Plan in consideration of variability so that the internal space can be easily changed as needed.
- The Addiction Management Integrated Support Center establishes an integrated management system for prevention of harmful effects of alcohol and internet addiction centered on the community, and supports early detection, counseling, treatment, and rehabilitation of addicted people.
- The Dementia prevention center provides integrated dementia management services from dementia prevention to early detection, counseling, treatment, and rehabilitation, consultation room, stage space, sound room, waiting room, warehouse, etc. should be planned and it should be placed on the first floor in consideration of the convenience of the elderly.

(5) The SH center for Nowon-Dobong

- This is the office space used by the Seoul Housing and communities Corporation Nowon Dobong Center.
- Detailed facility space

Function	Area	Note
Office space	360m ²	<ul style="list-style-type: none"> • Office space for 4-5 teams (45 people in total). • Plan it including director's room, night-duty-room, civil appeal handling center • Configure an open type plan to allow for free office layout.
Data Library	120m ²	<ul style="list-style-type: none"> • Data storage room for operation and management of rental housing in the northeast region
Meeting room	100m ²	<ul style="list-style-type: none"> • Meeting room for common use by Nowon Dobong Center staff • Plan to transform it into a small meeting room depending on the situation
Residents lounge	120m ²	<ul style="list-style-type: none"> • Plan it as a shelter that can be freely used by general user
Total	700m ²	Increase/decrease possible within ±5%

- The above required area is for exclusive area, and the exclusive area for each use is planned to be within ±5% of each required area.

5.6. Community corridor plan

- The community corridor should be planned in an open style in consideration of the building layout and community revitalization, and a boundary plan such as residential area and Junghyeon Elementary School should be established.
- A community corridor can be proposed as long as it is possible to link pedestrians within the complex and to function as a rational park and it should be planned to improve the comfort of residents and local residents by spatially connecting with Hage Station, the arterial road, and natural resources such as Jungnangcheon Stream, and Gyeongchun Forest Park.
- Secure a safe commuting route that connects the community corridor and the back gate of Junghyeon Elementary School.
- Street oriented community space should be created by arranging middle and low-rise residential buildings and welfare facilities (such as senior citizens' center, daycare centers, small libraries, etc.) along with the community corridor.
- Plan various spaces for rest and leisure, and plan to become a local community space by introducing facilities that can be shared by various generations and classes.

5.7. Other considerations

- In addition to the competition guideline, complex development plan suitable for the background and purpose of this project, additional necessary functions, programs, ideas, etc. may be additionally proposed.
- It should be planned to meet the 「Construction standards and performance of eco-friendly houses」 by actively reflecting the eco-friendly planning technique.
- As it falls under Article 3 of the 「Crime Prevention Building Standards Notification (Ministry of Land, Infrastructure and Transport Notification No. 2021-930)」, it should be planned by reflecting the relevant standards
 - It should be designed so that the external pedestrian movement can be easily observed inside the facility.
 - Install CCTV, security lights, and super security lights that act as emergency bells at the entrance of the facility.
 - Minimize hidden places, create an open space for nature monitoring, and maximize visibility at night.
 - Create an external space for easy natural monitoring and take care not to create blind spots due to trees.
- Public service facilities and elderly facility should be able to obtain 'obstacle-free living environment certification' in consideration of user safety and convenience, and plan in accordance with the 「Seoul Universal Design Integrated Guideline」.
- Since it is adjacent to the river (Jungnangcheon) near the site, it should be planned in consideration of the groundwater level (amount 7.5m).
- In accordance with the 「Act on Promotion of Development, Use and Distribution of New Energy and Renewable Energy」 and attached Table 2 of the Enforcement Decree of the same Act, for elderly facilities and business facilities (total floor area of 1,000m² or more), as of the time of project approval ('22), the ratio of new and renewable energy supply obligation is 32% or more, in this way, in the detailed design process, the estimated construction cost, etc. should be taken into consideration so as not to change from the original intention and a realistic new/renewable energy system plan should be proposed.

6. Standards of Technical Review and Design Jury Evaluation

6.1. Technical Review committee Standards

(1) Phase 1: Qualitative Review

- Feasibility, Compliance Review of the purpose of competition
- Review of violations of entries based on design competition regulations and guidelines

(2) Phase 2

- Qualitative Review

Classification	Details
Urban planning and Architectural Design	<ul style="list-style-type: none"> • Consistency of master plan of district plan and architectural plan • Adequacy of the plan for residential conditions such as the right to sunlight
Landscape Architecture	<ul style="list-style-type: none"> • Adequacy of connectivity and composition of open spaces such as parks

- Quantitative Review

- Points deduction for violations of entries based on the competition regulations, guidelines and related laws

6.2. Jury Panel Evaluation Standards

(1) Phase 1 Proposal(Panel) Review

- Detailed evaluation methods and criteria will be decided through the jury panel by vote or agreement

Items	Focus	Point	Type of Evaluation	Evaluation by
Understanding of the competition	Understanding the project background and goals and presenting a vision	20 points	Relative evaluation	Jury Panel (7) members
Appropriateness of Proposal	Possibility of realization, Economic feasibility, constructability, etc.	30 points		
Excellence of Architectural Design	Securing originality of design and functionality for each facility	40 points		
Rationality of Park Plan	Connectivity with surrounding facilities and facilities within the complex	10 points		

(2) Phase 2 Design Work Evaluation

- Detailed evaluation methods and criteria will be decided through the jury panel by vote or agreement

Items	Focus	Point	Type of Evaluation	Evaluation by
Creativity	○ Creating a new urban landscape through harmonious and innovative design	20 Points	Relative evaluation	Jury Panel (7) members
	○ Enhancing the symbolism of form and function as a regional hub			
	○ Acceptance of lifestyles of various social classes			
	○ Status of reflection to the improvement plan of the phase 1 competition idea			
Function	○ Organic layout plan between each facility	30 Points	Relative evaluation	Jury Panel (7) members
	○ Convenience of local residents and users			
	○ Integrated spatial planning using parks			
Openess	○ Create a community corridor where pedestrian circulation is concentrated and dispersed	30 Points	Relative evaluation	Jury Panel (7) members
	○ Revitalize with community functions inside the complex			
	○ Pleasant and eco-friendly open space plan			
Feasibility	○ Long-term development direction of old rental base public housing complexes	20 Points	Relative evaluation	Jury Panel (7) members
	○ Feasibility according to project implementation method			
	○ Measures to secure safety by project stage			

7. Reference materials

- (1) The competition guidelines and forms are provided on the homepage. Participants who have completed the registration can download the necessary reference materials after log in.
- (2) Additional data may be provided if necessary. In this case, it will be announced on the homepage and must be confirmed before submission of the competition.
- (3) Some or all of the provided documents and materials may not be used for any other purposes than design competition.
- (4) The data provided may be somewhat different from the actual status. Winners should make corrections in the Schematic design and design development.
- (5) Except for the competition guidelines and relevant forms, the materials provided are only available in Korean.

(6) List of References

Items	References	Type	Language
Basic Information	○ Competition guideline	PDF	Korean /English
	○ Forms	HWP	
	○ Detailed task guideline	HWP	Korean
CAD Drawings	○ Site survey drawing	DWG	Korean
	○ Land use map		
	○ Traffic management plan		
	○ Solar simulation review drawings		
References	○ Existing Hagye complex 5 drawings	JPG	Korean
	○ Soli survey report for Junghyun Children's Park	PDF	
	○ Guideline for public housing innovation in design		
	○ Guidelines for convergence arrangement of public housing communal facilities		
	○ Special design guideline for young generation and newly married couple		
	○ Seoul universal design integrated guideline		

※ If necessary, additional materials other than those listed above may be provided, in which case they will be announced on the homepage.

[Appendix] Phase 2 Technical Review Black Mark Criteria

	Review item and details	Points	Type of Review	Review by
Black Mark (Point deduction)	<ul style="list-style-type: none"> ○ Violation of Design Guidelines <ul style="list-style-type: none"> • Guidelines total No. household violations <ul style="list-style-type: none"> - Number of flats not meeting guidelines x 0.02 points • Guidelines for the ratio of number of flat types by exclusive area violations <ul style="list-style-type: none"> - number of violated flat types x 0.2 points • Exclusive area range by flat size <ul style="list-style-type: none"> - number of violated flats x 0.1 point 	7 points deduction	Absolute evaluation	Technical Review Committee
	<ul style="list-style-type: none"> ○ Violation of the Regulation <ul style="list-style-type: none"> • Separation distance not secured: number of violated flats x 0.01 points <ul style="list-style-type: none"> • Building distance not secured: number of violated flats x 0.01 points • Not Securing ratio of Landscape, Eco-Area: 0.2 points • Violation on the calculation of car park : No. insufficient car park × 0.02 points 			
	<ul style="list-style-type: none"> ○ Violation of Design Description <ul style="list-style-type: none"> - Format Violation : 0.1point - Page Violation : 0.1point/page 			
	<ul style="list-style-type: none"> ○ Violation of video presentation guideline <ul style="list-style-type: none"> - When video time is exceeded: 0.2 points - When inserting a separately produced video: 0.2 points 			
	<ul style="list-style-type: none"> ○ Violation of model making guideline <ul style="list-style-type: none"> - Material, size, color: 0.3 points (by item) - Violation of scale (building length, height, travel distance, etc.): 0.3 points 			
	<ul style="list-style-type: none"> ○ Insolvency penalty <ul style="list-style-type: none"> - Cumulative penalty for the last three years (based on the date of notification) imposed by SH <ul style="list-style-type: none"> ※ Penalty: Sum of Insolvency penalty of the year (Share ratio) 	3 points deduction		

※ Major Guidelines Violations (Decided whether or not to drop out by inviting to the jury)

1. In case of serious violation of relevant laws such as the Building Act
2. Works that can not be reviewed or examined due to excessive expansion or reduction of the designated scale
3. Work that has been expressed to affects fair evaluation or can not be reviewed
4. When it is deemed necessary to report the committee, incase the submitted documents and the drawings are remarkably different or there is a serious defect
5. Excessively exceeding or falling short of the requirements of the design guidelines, such as scale of building, total estimated construction cost, and area by major function
6. Is not a serious violation of the Guidelines, but SH acknowledges that committee reports are required