

auri research brief

No. 18

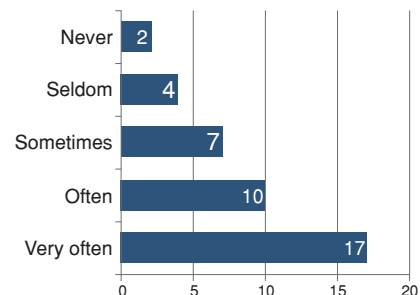
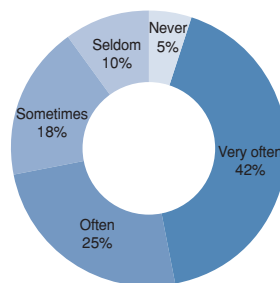
Kim Sang-Ho
Senior Research Fellow

Lee Yeo-Kyung
Associate Research Fellow

Proposing Policies for Efficient Architectural Administration

- A Focus on the Improvement of Architectural Review System -

In 2014, the Ministry of Land, Infrastructure, and Transport conducted a comprehensive survey of the use of arbitrary architectural regulations and cases of nonconformity with legislation for municipalities in Korea and has improved regulations consistently based on the results of the survey. In spite of the central government's constant efforts for regulation reform, the use of arbitrary regulations persists at the municipal level of the architectural review and approval process. Many architects and experts have realized this and pointed out that arbitrary architectural regulations cause inconvenience in the process and directly lead to a decrease in creative architectural design production.



Extent of Inconvenience caused by Architecture-Related Review, Arbitrary Architectural Regulations, Illogical Ordinances

※ Sourced from: Yu Kwang-heum, Cho Young-Jin, Ryu Su-Yeon(2015), p. 199 of 'A study on improving architectural administration conducted by local authorities in order to rationalize the related regulations.'

In order to mitigate issues in terms of arbitrary architectural regulations and nonconformity with legislation, the central government shall develop a policy-monitoring system to measure regulation performance at the municipal level. To work this system out, municipalities shall cooperate and make an effort to correct inappropriate use of regulations. In this background, this research aims to develop methods to operate architectural regulation monitoring centers. The research mainly focuses on improving the architectural review process and will develop methods for ensuring the transparency and efficiency of the process. It helps an architectural regulation monitoring center produce efficient architectural administration and successful experience in operating regulations. The following suggestions have resulted from the research.

First, to reform unsystematic regulations, this research proposes revision methods for the architectural review process.

No.	Improvement Methods	Details of Projects	
1	Improve Inefficient Architectural Review System	1) Revisions of architecture-related laws (central government)	
		Enforcement Decree of the Building Act	• Improve standards for Architectural Committee member composition
		Enforcement Regulation of the Building Act	• Improve periods for architectural review result notification and online public notification
		Architectural Design Guidelines for Committee (Ministry of Land, Infrastructure and Transport Notification)	<ul style="list-style-type: none"> • Improve required period for holding Architecture Committee • Suggest clear guidelines to prevent 'Unreasonable Standard' • Establish local authorities' own architectural review utilization standard • Establish architectural review standards and differentiation of architectural review components depending on their purpose • Standardize terms
		2) Improvement for direction of architectural review regulations (municipality)	
		Architecture Committee	<ul style="list-style-type: none"> • Abolish establishment and operation regulation of the Construction Dispute Mediation Committee • Unify related regulations on the number of Architecture Committee member • Maintain regulations on reappointment of Architecture Committee members

1	Improve Inefficient Architectural Review System		Review Items	<ul style="list-style-type: none">• Reform regulations on the scale of projects that can skip architectural review• Abolish or reform arbitrary enlargement regulations of architectural review subject	
			Review Process	<ul style="list-style-type: none">• Improve item notification period regulations• Reform regulations on notification deadline for architectural review results• Reform regulations on minutes' open period• Abolish regulations on rejecting retrial• Reform meeting attendance regulations for architectural review applicants	
			Standard for Review	<ul style="list-style-type: none">• Reform regulations about arbitrarily enforced legal standard in Building Act	
			Required Materials	<ul style="list-style-type: none">• Abolish or improve additional materials besides those expressly required by the Building Act• Standardize format of required materials	
		3) Adjustment according to 'Mother Law' revisions			
		4) Others			
			Provide an institutional strategy to establish and operate local authorities' architectural review standards		
			Suggest architectural review judgment standards accord to their subject and purpose		
2	Introduce New System to Rationalize the Architectural Review Process	1) Institutionalization of preliminary review			
		2) Clarification of standards for architectural review process to prevent extension of architectural review period			
			Introduce time-limit regulations for retrial decisions		
3	Systematize Architectural Review Standards and their Application Method	1) Systematization of classification and operation of architectural review standards			
		2) Action plans for using review standards			
			Establish architectural review manual		
			Operate architectural review information center for applicants		
			Implement Architecture Committee's preliminary orientation		
			Train the architectural review officer		

Second, to set up systematic process, this research develops operational plans for architectural regulation monitoring center.

No.	Operational Methods of Architectural Regulation Monitoring Center	Details of Projects
1	Distinguish and Improve Local Authorities' Arbitrary Architecture Regulations	1) Investigate and analyze local authorities' architecture-related ordinances and architectural review standards
		2) Perform monitoring visits on the local authorities' architectural review process
		3) Analyze civil complaints and arbitrary regulations in the architecture industry targeting the local governor
		4) Check on actual implementation of arbitrary regulation reforms
2	Find Out Architecture Regulation Reforms	1) Analyze reported civil and public complaints in the Ministry of Land, Infrastructure, and Transport
		2) Hold a regulation discovery meeting with regional architects and conduct a survey(Cooperate with Korea Institute of Registered Architects)
		3) Appoint an architectural regulation ombudsman

Third, to manage the efficiency of architectural administration, this research recommends the establishment of architectural review database hub.

No.	Construction Methods of Architectural Review Database Hub	Details of Projects
1	Offer Architecture Regulation Information	<ul style="list-style-type: none"> • Provision of information on local authorities' architecture-related ordinances • Provision of information on Architectural Review Standards for Architecture Committee of local authorities • Regulation improvement cases • Regulation map (The number of regional regulations discovered and the present condition chart of regulation reforms)
2	Report Arbitrary Architectural Regulations and Practices	<ul style="list-style-type: none"> • Accept reports • Respond to civil complaints

Key words : Architectural Administration, Architectural Review, System Improvement, Architectural Regulation Monitoring, Architectural Review Database Hub

