

공사중단 장기방치건축물 정비를 위한 체계 및 제도 기반 연구
Addressing Abandoned and Unfinished Buildings Management
: an Institutional Framework

유광흠 Yu, Kwang Heum
임유경 Lim, Yoo Kyoung

(a u r i

Addressing Abandoned and Unfinished Buildings Management : an Institutional Framework

Yu, Kwang-heum
Lim, Yoo-kyoung

Abandoned and unfinished buildings create divers problems for cities ; they become breeding grounds for crime and generate a spiral of decline and disinvestment. Those who live near the squalor of vacant properties suffer adverse impacts on their sense of community, overall quality of urban landscape, and property value. Most of all such properties are privately owned, local governments have limited legal authority to abate them. Only under certain circumstances can a city seek to transfer ownership of a abandoned building.

In 2013, the National Assembly drafted and passed "Special Act for Management of Abandoned and Unfinished Buildings" that provided greater and varied powers to deal with the problem of abandoned building, the central and local government can take actions to address abandoned and unfinished buildings. The Act will be in effect May 2014, it is now required to establish legal framework that concretize the responsibilities and powers of central and local authorities.

"Special Act for Management of Abandoned and Unfinished Buildings" administrates four action steps that central and local governments can take to promote faster and better redevelopment of abandoned buildings ; 1) carry out regular inspection periodically on abandoned and unfinished buildings, 2) develop a national strategic plan

for addressing the problems of abandoned building, 3) implement local redevelopment plans for dealing with abandoned buildings, 4) define a variety of administrative tools for efficient redevelopment. The Government could set basic framework for addressing abandoned and unfinished buildings by the Act, but the processes and practices had to be specified.

The guideline for assessing the safety of abandoned buildings was established, and several items such as the safety condition of the site and its surroundings were added to the required items of a periodical inspection. As the procedure of a periodical inspection need to be conducted with expertise on assessment and appraisal of real estate, the delegation of the right to conduct a periodical inspection to the institution like 'Korea Appraisal Board' would be admitted.

A national strategic plan would have to include the methods of supply funds, whereas the local redevelopment plan would have to contain more detailed plan for management of abandoned buildings such as the order of priority for their reclamation or the budget planning. In addition, the implementation processes were set for the procedure of the order to demolish or of the compulsory acquisitions.

The "Special Act for Management of Abandoned and Unfinished Buildings" become effective from May 23th 2014, the Ministry of Land, Infrastructure and Transport and the local authorities will launch legal action for the management of abandoned buildings. The more practical and substantive issues will be able to be raised in the process of the law enforcement, which will be the object of the following studies.

Keywords : abandoned and unfinished buildings, Special Act for Management of Abandoned and Unfinished Buildings