

건축물 안전확보를 위한 건축물 공사감리 대가기준 개선 연구

Research on the improvement of remuneration standards related to building construction
supervision of building safety

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With the frequent occurrences of building safety accidents in recent years, the social demands for performances and fortification of responsibilities for the building safety have been increasing. In particular, low remuneration paid for the supervision works was pointed out as a key cause of the threat to building safety.

Accordingly, the government presented policies for securing the building safety through the establishment of comprehensive measures to fortify building safety, and by fortifying the works for and responsibilities for construction supervision works including expansion of the range of supervision works. Moreover, the responsibilities and workload of supervision increased in accordance with the fortification of the construction supervision system for the purpose of securing building safety performances.

Remuneration for building construction supervision in the public sector is computed in accordance with the [Scope of works and standards for the remuneration of qualified architects for public construction projects] of the [Certified Architects Act], which is also referred to at the time of computation of remuneration for private sector projects. However, the currently implemented rate of the remuneration for building

construction supervision in comparison to the cost of construction in accordance with the [Certified Architects Act] has not been amended since the last amendment in 2002. As such, the need for the increase in the remuneration for the building construction supervision has been raised continuously.

In order to solve this problem, this Study surveyed the workload and executed the simulation for the computation of remuneration on the basis of the modified ‘Checklist for the supervision works for each of the construction procedures under the detailed standards for supervision of construction works’

The recently amended ‘Checklist for the supervision works for each of the construction procedures under the detailed standards for supervision of construction works’ stipulates the construction supervision works that need to be executed fundamentally (basic works) and the works that need to be executed when needed (non-basic works). This caused a substantial increase in the compulsory supervision workload that needs to be executed. The workload that reflects such changes were surveyed and the amount of remuneration for construction supervision computed in the format of the actual fixed-added cost format was on the average 1.71 times higher than the amount of remuneration computed with the rate of the construction cost.

In addition, the inflation rates from 2002, in which the rate of the remuneration for building construction supervision was amended, until now need to be reflected onto the remuneration for building construction supervision. Based on the inflation rates from 2002 to present in 2016, the unit wage for engineers increased by 1.9 times on the average over the last 15 years. When the amount of remuneration of supervision is computed by reflecting the producer price index and construction design producer price index comprehensively, it has increased by 1.65 times on

the average.

On the basis of the contents mentioned above, this Study proposed the rate for the remuneration for building construction supervision in order to secure building safety. By reflecting the current situations, including the recently modified workload for building construction supervision and the inflation rates, etc., It was proposed that the currently implemented rate of remuneration for building construction supervision in comparison to the cost of construction be increased by at least 1.7 times.

However, there is a need to convert the remuneration for transient supervision, which was computed in the existing format of the ratio of construction cost, into format of actual fixed-added cost in order to flexibly reflects the changes in labor cost and inflation rates in the future onto the remuneration. For this purpose, it is determined that there is a need for follow-up research. In addition, it seems that there is a need to diversely secure the number of and examine the subject cases for each of the types and floor areas of construction in order to achieve more accurate analysis of the workloads.

Establishment of standards for the remuneration for building construction supervision will encourage more exhaustive execution of supervision works and fortification of the responsibilities of the supervisor, and, furthermore, will be helpful in securing of the building safety for people through reduction in safety accidents.

Key words: Architecture service industry, Building Safety, Building construction supervision, Standards payment for Service