

건축자산 보전 및 활용 활성화를 위한 신탁제도 도입 방안 연구  
Trust System Introduction Plan for Conservation and  
Utilization of Architectural Assets

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# Trust System Introduction Plan for Conservation and Utilization of Architectural Assets

SUMMARY

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「Act on Value Enhancement of Hanok and Other Architectural Assets」 implemented in June 2015 seeks to promote the national architectural culture and the formation of regional identity by preserving and utilizing architectural assets through special construction and financial support. However, as of 2020, when ‘the first Basic Plan for Promotion of Architectural Assets’ is over after five years since the law was implemented, practical achievements for promoting architectural assets are somewhat insufficient, including three designations of building asset promotion zones and 12 registration of outstanding building assets. In other words, the preservation and utilization of architectural assets have not yet reached the stage of revitalization. These reasons include the lack of clear criteria for determining newly defined architectural assets, the lack of public awareness of architectural assets, and the need for professional knowledge to preserve and utilize architectural assets.

This study was based on the need for professional knowledge in various fields, such as repair technology for planning, remodeling, and maintenance of contents utilizing architectural assets, in order to preserve and utilize architectural assets. This is because it is practically difficult for owners to preserve and utilize their architectural assets

directly without professional knowledge. In addition, considering that architectural assets are treated as a 'asset', the introduction of the 'trust system' was considered as an alternative to motivation, professionalism and sustainability of owners' preservation and utilization of architectural assets. In other words, the purpose of this study is to analyze the introduction and applicability of the trust system for architectural assets and to present operational trust types in order to promote the conservation and utilization of architectural assets and ensure sustainability.

To achieve this research objective, this study examined domestic and international trust systems for real estate (Chapter 2 through Chapter 3) and reviewed their feasibility through an awareness survey of the introduction of architectural asset trust systems and simulation of actual building assets (Chapter 4). Based on the analysis and simulation results of domestic and international cases, the policy measures for the introduction of the architectural asset trust system were presented. The summary for each study is as follows.

Looking at the domestic trust system related to real estate, especially building assets, it was analyzed that the form of real estate management trust, public interest trust, and cultural heritage national trust was the most suitable for the architectural asset trust system. However, in order to introduce and operate the building asset trust system, the need for regional trust, support and incentives to revitalize the building asset trust system, and to enhance and promote the expertise of implementing entities such as trustees and sub-executive agencies for real estate management trust.

Under these institutional considerations, Chapter 4 analyzed the operational status of the trust system that can be applied to actual architectural assets and reviewed its feasibility. Two types of trust systems were derived: 'Architectural Asset Management Trust' and 'Regional-based Building Asset Conservation and Utilization Trust' by analyzing and comparing the architectural characteristics of the building assets currently in operation and building assets built according to the basic survey of building assets.

In order to review the feasibility of the 'Architectural Asset Management Trust', the three architectural assets located in Incheon Metropolitan City were established and the trust repair was calculated through an analysis of conditions analysis. In addition, it was suggested that a support system such as special construction exception and support should be introduced to promote the utilization of the architectural asset management

trust under the preservation agreement as an improvement to enhance the effectiveness of the plan. It mentioned the need for subsidies from central and local governments for the operation of a trust system with the nature of a public trust in the "regional-based building asset conservation and utilization trust", and suggested that financial measures through voluntary participation by local residents are desirable. It also suggested the need for measures to allow entities such as regional-based village cooperatives and social enterprises to participate in the trust operation.

Based on the contents of these studies, the policy measures for introducing a trust system for preservation and utilization of architectural assets are as follows.

First, various trust entities should participate to promote and promote the professionalism of the building asset trust system. Second, incentives such as tax breaks and subsidies should be prepared to encourage owners and trustees to participate in the project. Third, it was suggested that in order for the new system to work, the fund to be implemented should be prepared first, and fourth, a system to establish a list of architectural assets to select trustees for the application of the architectural asset trust system.

**Keywords :**

Architectural asset, Trust system, Preservation, Utilization