

auri research brief

No. 66

Sim, Kyungmi
Research Fellow

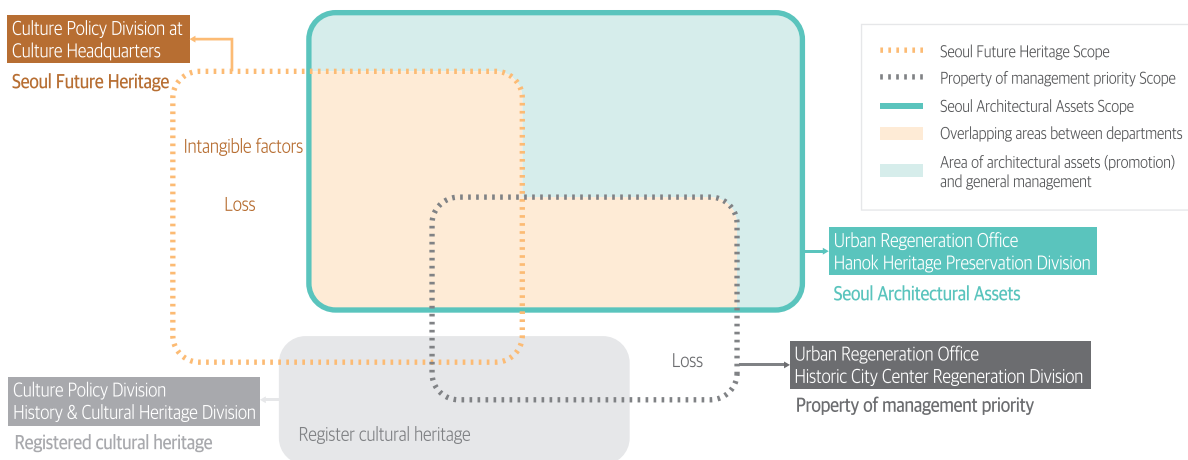
Government Policies to Support Management and Use of Architectural Assets

Historic building is considered as an important element for urban regeneration and it has been demonstrated in Korea as well as internationally that the conservation of such buildings and districts contributes to enhance the local economy and community. In June 2014, Act on Value Enhancement of Hanok and Other Architectural Assets was enacted in Korea, as part of efforts to emphasize the “use” of architectural assets. Conceptually, not only does this Act focus on supporting infrastructure improvements and repairs to architectural assets through direct public funding, but it also stipulates various regulations that provide operational support for businesses and consultative groups, introduce tax cuts, and offer technical support. However, government policies for architectural assets have so far only covered training Hanok (traditional Korean houses) specialists. The situation is similar for local governments in that their support is limited to funding infrastructure maintenance of Hanok villages and renovations. Considering the country’s lack of awareness regarding architectural assets and that local governments’ implementation plans and basic surveys are still at a nascent stage, it is imperative to prepare diverse support policies and seek ways to execute them at the national level.

In this respect, this study aimed to suggest the national policy direction and the government’s role in the medium and long term. This study examined the

current policies of the national and local governments regarding architectural assets. Also it analyzed the case of management and use of assets by local governments and private sector. In addition, this study suggested various policy implications by studying the architectural support policies of foreign countries (e.g., the UK, the US, and Japan). Finally, this study proposed four main area of support for architectural assets.

The analysis of national and local governments' current state of support policy for architectural assets found that: ① from the policy implementation aspect, there is a lack of understanding and awareness by the general public regarding the concept or significance of outstanding architectural assets; ② from the support project implementation aspect, limitations in budget structure that prevents the specialization of architectural assets in urban regeneration projects that are related to the architectural assets support projects at the national level, and the lack of awareness regarding architectural assets in cultural urban regeneration; and ③ from the local government's role aspect, there is a lack of linkage for the management and implementation of projects, since several departments are individually managing and supporting the various aspects of architectural assets, such as historical and future heritage, and tourism support.



[Figure] Relationship between Seoul Architectural Assets and Similar Management Subjects

Source: Seoul Metropolitan City (2019), Revised based on the Implementation Plan for Promoting Hanok and Architectural Assets in Seoul: Report p.225.

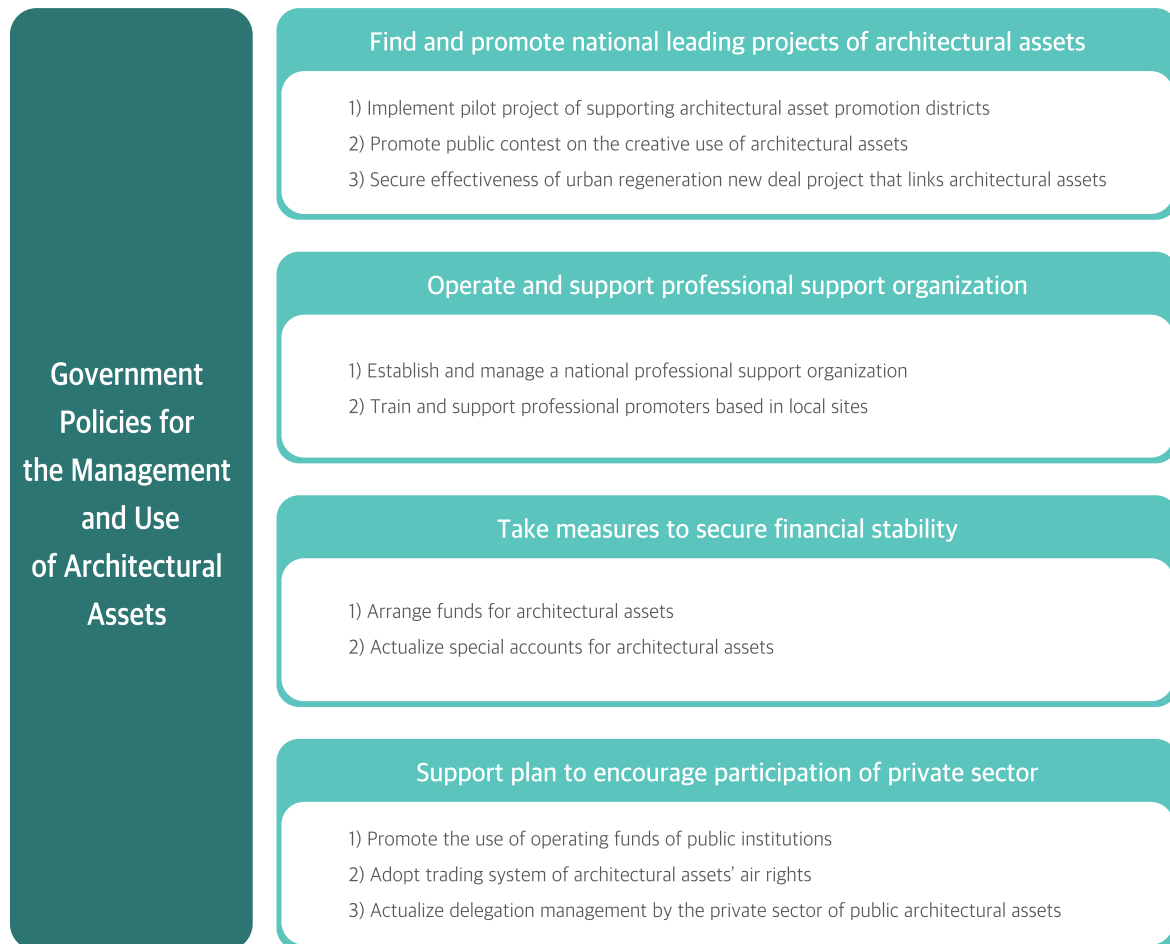
The following implications were drawn by analyzing case of management and use by local governments and the private sector: ① the necessity of national support projects with priming effects; ② the need to establish a specialized organization that has expertise in architectural assets, in order to secure connectivity between the architectural assets department and other similar departments like historical and future heritage, and tourism support; and ③ the

necessity to implement policies related to educating and promoting architectural assets by national and local governments.

As a result of the case study of the UK, the US, and Japan, the following implications were drawn based on each country's characteristics: ① from the aspect of organization management, the management of architectural assets-specializing organization at the national level, which is recognized by national and local governments and cooperates with them; ② the arrangement and management of funds related to architectural assets at the national or federal level for the stable management of financial resources; and ③ various programs by the government to effectively manage architectural assets.

Five characteristics are found in the governmental architectural assets supports: ① support nonprofit organizations that can professionally and effectively manage architectural assets; ② implement support projects to strengthen local governments (e.g., communities and characteristics) through economic development based on architectural assets; ③ in addition to subsidies granted through the support projects, run various support programs such as improving public awareness, encouraging public participation, providing technical training, and holding educational programs for different social groups; ④ operate a system that provides supplementary project expenses for the management and utilization plans of architectural assets at the local level; ⑤ offer varied types of tax benefits (e.g., tax credit) when having relevance to historical heritages.

Upon analyzing domestic and overseas cases of architectural assets, there are four supporting policies for their management and utilization that should be implemented at the national level in the future: ① from the aspect of practicing the policy direction of using and supporting architectural assets as stipulated in Act on Value Enhancement of Hanok and Other Architectural Assets, the government should take charge of scouting and carrying out leading projects for architectural assets; ② establish, operate, and support a professional support system that will collectively manage and support architectural assets tasks and promote cooperation among different departments at the national level; ③ introduce measures to secure financial stability; ④ prepare a support plan to encourage the participation of the private sector in preserving and utilizing architectural assets.



In order to improve public awareness and stimulate local governments' policy enforcement, the government should initiate leading projects, for example, "support project for architectural asset promotion districts," "support project for establishing a master plan on using public-owned architectural assets," and "support project for the creative use of outstanding architectural assets." Furthermore, for the establishment, operation, and support of a professional support system, initiatives should be taken to manage projects such as preparing grounds for the "founding of an architectural assets center" and linking it to architectural asset promotion districts, taking special measures to support investment in , (for example, architectural assets trusts" and operating "architectural assets champion." In order to secure financial stability, laws should be amended for the effective management of architectural assets' special accounts by making it possible to use relevant funds. Furthermore, support plans to encourage private sector participation should be established. For example, in the case of purchasing architectural assets from the private sector for public utilization, funds from public institutions should be used. Additionally, a system that permits the trading of air

rights should be established so that the owner of an architectural asset could be indemnified for incurring financial loss through the other buildings he or she owns. Lastly, in the case of leasing public architectural assets, regulations should be revised to allow longer use.

Keywords : Architectural Assets, Heritage Assets, Historic Property, Modern Architecture, Historic and Cultural Environment, Urban Regeneration

