

공사중단 장기방치 건축물의 정비 등을 위한 실태조사 방법론 연구

Addressing Abandoned Buildings : Survey Methodology

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## Addressing Abandoned Buildings : Survey Methodology

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Abandoned and unfinished buildings cause fire danger, health risk and criminal potential, they depress the community in several ways. Many urban communities struggle with the problems associated with abandoned buildings. Most of all such properties are privately owned, the government and local authorities had difficulties to address them. In these circumstances, "Special Act for Management of Abandoned and Unfinished Buildings" was enacted in 2013 and was in effect May 2014.

The "Special Act for Management of Abandoned and Unfinished Buildings" provided varied powers to address the problems created by abandoned buildings; it administrates four action steps that government and local authorities can take to promote the redevelopment of abandoned buildings; 1) carry out the overall survey periodically on abandoned and unfinished buildings, 2) develop a national strategic plan, 3) implement local redevelopment plans for dealing with abandoned buildings, 4) define a variety of administrative tools.

The overall survey of the abandoned and unfinished buildings is the first step to identify how many unfinished buildings are abandoned, where they locate, what are the causes of abandonment and how they affect the local communities. According to the "Special Act for Management of Abandoned and Unfinished Buildings", the Ministry of

Land, Infrastructure and Transport must conduct biennial survey of abandoned and unfinished buildings to assess the extent of this problem and to develop a national strategic plan. This study aims at establishing the survey methodology.

Based on the information gathered and the case study of the methodology of other survey, the survey methodology has evolved. The survey process would be divided in four steps; 1) creating a list of potentially abandoned buildings by accessing information from a variety of city agencies, 2) gathering the related documents, 3) re-surveying buildings so as to ascertain their current status(fieldwork), 4) in-depth analysis for identifying the negative impact on the neighborhoods and deciding the level of public intervention.

Through the pilot survey on 11 abandoned and unfinished buildings located in Daegu-si and Gyeonggi-do, some implications for the overall survey methodology were found. It was difficult to identify the time of suspension of construction and the history of abandonment, the local authorities should consistently monitor and document the status of the construction. To be effective, the fieldwork and in-depth analysis would have to be conducted by professionals, for the most hazardous and problematic cases.

A manual and a collection of forms for survey was proposed in this study. This survey methodology is based on the pilot study conducted on 11 cases, it should be elaborated as the overall survey goes on. By accumulating the cases, the assessment tools for deciding directions for reuse or demolition must be also established in future studies.

**Keywords : abandoned and unfinished buildings, Special Act for Management of Abandoned and Unfinished Buildings, abandoned building survey, survey methodology**