

유휴공간의 전략적 활용 체계 구축 방안
Tactical Utilization System of Vacant Urban Space

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As the demographic structure changes and the economy grows slower as the ongoing low fertility rate and aging progress, the existing space has been neglected and vacant houses and vacant stores have been increased and the quality of the residential environment has been deteriorated. In order to solve this problem, central government and local governments started to deal with empty houses and empty stores as policy subjects. In this study, we propose the concept of "tactical utilization" as an alternative for the activation of urban vacant space utilization and draw out the main issues for applying it, and propose a utilization system.

The proposed strategy for the utilization of urban vacant space is as follows. First, it is a preliminary task to grasp the current status of urban vacant space, and to construct an urban vacant space DB for this purpose. But building a DB can take a long time and is a lot of budgeting work. Therefore, in this study, we proposed a method to construct an urban vacant space DB for the parcels with energy consumption of "0" for one year and spatial information of the energy usage of national building energy management system by intellectual unit. The reason for using energy use is that the monthly energy consumption of cadastral energy is disclosed in the building energy information disclosure system operated by the Ministry of Land, Transport and Maritime Affairs, and the urban vacant space DB can be constructed without building a separate system in the local government.

Next, we extract and disclose information that can determine the value of the urban vacant space utilization value. The purpose of this study is to investigate the characteristics of land use, land use, land use, land use, land use, land use, land use,

Information (use area, use area, etc.).

In addition to the positive policies such as tax reduction, remodeling, and remodeling cost support as well as the negative payment such as imposing a tax premium in case of leaving the urban vacant space for a long time, (Negative) policy is also needed. However, it may be an unreasonable policy if the economic condition of the owner, the decline of the surrounding area, can not utilize the space regardless of the owner's will. Therefore, if the proprietor is willing to utilize the information such as the disclosure of urban vacant space information, the taxpayer does not impose a tax imposition, but only applies the tax premium only if he disagrees with the disclosure of information. In addition, it is necessary to establish and implement the strategic utilization plan of the site when the project is carried out according to the long-term development plan for a certain period or more before the construction starts.

As a management and management method of strategic utilization, ownership groups (local community and trust companies, etc.) such as 1:1 contract, operation and management method and trust method between owner and subject - Expert surveys were conducted. As a result, we constructed and operated the information system and consultation channel platform of the urban vacant space from the public among the 1: 1 contract, operation and management method between the proprietor and the utilizing subject, The most desirable method is Next, it was suggested that a method of entrusting contracts, operation and management is established by establishing corporations composed of urban vacant space owners and related experts (architects, etc.).

Finally, an important aspect of strategic utilization is the issue of changing usage. In other words, if it is a strategic utilization that does not match the existing land and use of the building, it is a question of whether the procedure of changing the usage should be carried out. As a result of the questionnaire survey on the change of usage, when a certain part of the public benefit business or profit is returned to the region, it was approved without changing the use, and the most opinions were demanded that the use change is necessary for the other business. However, it is necessary to review the suitability with the upper plan such as the urban plan, etc., in order to change the usage.

In this research, we propose a strategy for the utilization of urban vacant space as described above. However, depending on the size of urban vacant space and the type of urban vacant space such as vacant space, vacant building, and suspended construction building, the right relation may be different and the utilization system may be changed accordingly. In addition, there are limitations that can not be dealt with in detail such as calculation of appropriate rent in strategic utilization. Therefore, it is necessary to study the strategic utilization system according to the type of urban vacant space and the conflict adjustment method between the proprietor and the subject of practical use.

keyword : Urban Vacant Space, Tactical Utilization System, Temporary Use, Tactical Urbanism