

소규모 공동주택 리모델링 활성화 방안 연구

A Study on the Policy Plan for Revitalizing Small-sized Apartment

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The aging of small-sized apartment buildings such as apartment house, row house, multiplex house, etc, which are excluded from compulsory management subject to Article 34 of the 「Public Housing Management Act」 threatens the safety and comfort of the residents. According to various domestic statistics, the number of small-scale apartment buildings is 293,044, which is about 74% of the total 396,076 residences in Korea, so it is urgent to formulate a systematic management plan including remodeling.

However, housing support programs for old-aged small-sized apartment buildings of the central government and local governments are not enough to solve the problems. This study aims to overcome the limit of current policies based on the residential conditions of small - sized apartment buildings, and to propose effective policies to promote remodeling.

Based on the study about current policies and legal system and the results of the analysis of the housing situation of small-sized apartment buildings, the direction of the policy for the remodeling of small-sized apartment buildings is set as the realization of policy support

considering the actual condition of housing, diversification of policy supporting programs, and four possible policy options.

First is to diversify support program such as management check, safety diagnosis support, project planning consulting, design, and supervision support system to secure the safety of small-sized apartment buildings. Second is to foster related industries to revitalize the small-sized apartment buildings remodeling market. In other words, it is necessary to actively introduce memorandum of understanding and incentive system to expand the participation of small and medium-sized construction companies in remodeling projects.

Third is to improve the regulations for the maintenance and management of small-sized apartment buildings and activation of remodeling. In order to activate the small-sized apartment buildings remodeling as a projects, regulations such as the current housing law, the remodeling concept of the 「Building Act」, and the relaxation of standards should be met. Finally, the way of project of small apartment buildings over 30 years old should be able to choose the method of demolition and reconstruction according to the status of apartment. In this regard, the contents of the 「Special Act on Small House Maintenance such as Empty House」, which is currently under legislation, will be examined.