

auri research brief

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Housing Supply Through Redevelopment of Aging Public Office Buildings in Urban Areas

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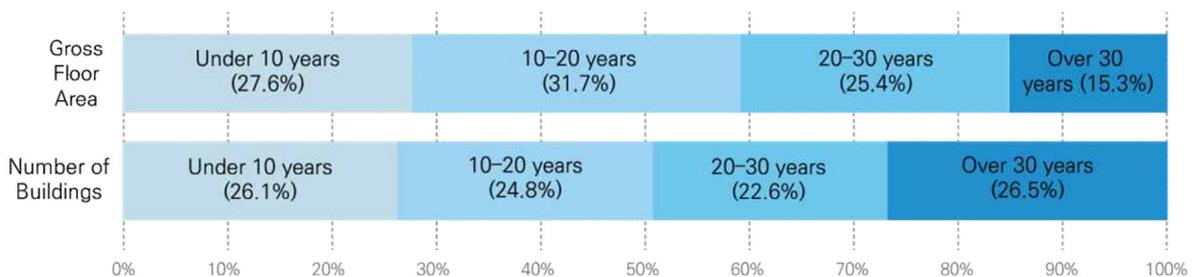
To address housing shortages and stabilize housing prices in the Seoul metropolitan area, the government has focused on supplying large apartment complexes by developing major new towns and large-scale suburban housing sites. While this approach enables high-volume housing supply, it requires long lead times before occupancy, and residents face the challenge of relocating far from their existing communities. At the same time, many national and local government office buildings constructed during periods of rapid population growth and rising demand for administrative services are reaching the end of their useful life and require redevelopment. Public office buildings built in the 1980s and 1990s are typically located in favorable urban areas but were constructed at relatively low densities. Redeveloping these aging buildings as mixed-use complexes offers significant opportunities to increase housing supply within urban centers, enhance the value of national and public land, reduce fiscal burdens through private-sector participation, and promote economic revitalization. This section reviews relevant policy discussions and cases in Korea and abroad and proposes a strategy for supplying urban housing through mixed-use redevelopment of aging public office buildings as a policy direction for the new administration.

● **Status of Aging Public Office Buildings and Public Facilities**

- **One in Four Public Buildings Is Over 30 Years Old**

As of 2020, 49.1% of government and local public buildings had been completed at least 20 years earlier, accounting for 40.7% of total gross floor area. Buildings more than 30 years old accounted for 26.5% by building count and 15.3% by floor area. By 2030, one in four public buildings is expected to exceed the standard 40-year service life for reinforced concrete structures. Accordingly, a systematic plan is needed to manage aging public office buildings, including extending building life through remodeling and prioritizing redevelopment where necessary. However, for central government buildings, limited funding in the National Property Management Fund makes it difficult to redevelop multiple aging buildings simultaneously. Local governments face similar constraints. Many public buildings, including office buildings, were constructed rapidly during the 1980s to meet growing administrative needs, resulting in a large share of aging facilities. Yet due to declining populations and fiscal constraints, local governments have difficulty pursuing timely redevelopment.

Number of Public Buildings and Gross Floor Area by Age (Obsolescence)



Source: Lee & Bang (2021, p.10)

- **Low Development Density and High Potential for Mixed-Use Redevelopment**

An analysis of major national office buildings such as regional labor offices, Statistics Korea buildings, and election commission buildings¹⁾ shows that these facilities have been developed at very low density. Their average floor area ratio (FAR) utilization rate is only 21.4%. In terms of location, 78% of these buildings are situated in zones where the allowable FAR is at least 200%, and 51% are located in residential zones (excluding Type 1 General Residential Zones). This

indicates substantial redevelopment capacity. Redeveloping aging national office buildings could maintain existing office functions while using unused FAR to incorporate residential units and other community functions. A similar analysis of local government office buildings shows that the average FAR utilization rate is approximately 43% nationwide. Many aging facilities could be redeveloped at nearly twice their current scale, confirming that significant redevelopment potential exists for mixed-use projects.

Floor Area Ratio Utilization by Agency and Completion Period for National Government Office Buildings

Category	Regional Labor Office	Statistics Office	Election Commission	Average
FAR Utilization Rate	25.7%	17.6%	21.3%	21.4%
Completion Period	Before 1980	1981–1990	1991–2000	After 2001
FAR Utilization Rate	22%	18%	25%	21%

Source: Youm, et al. (2018, p.21)

Location Status of National Government Office Buildings

Category	Area Type	Number of Sites	
Residential Areas (157 cases, 63%)	Type 1 General Residential Area	29	(12%)
	Type 2 General Residential Area	98	(39%)
	Type 3 General Residential Area	15	(6%)
	Semi-Residential Area	15	(6%)
Commercial Areas (157 cases, 63%)	Central Commercial Area	13	(5%)
	General Commercial Area	44	(18%)
	Neighborhood Commercial Area	0	–
	Distribution Commercial Area	1	(0.5%)
Industrial Areas (8 cases, 3%)	General Industrial Area	1	(0.5%)
	Semi-Industrial Area	7	(3%)
Green Areas (23 cases, 9%)	Conservation Green Area	0	–
	Production Green Area	6	(2%)
	Natural Green Area	17	(7%)
Management Areas (3 cases, 1%)	Conservation Management Area	0	–
	Production Management Area	0	–
	Planned Management Area	3	(1%)
Total		249	(100%)

Source: Youm et al. (2018, p.21)

Floor Area Ratio Utilization of Local Government Office Buildings

Local Government	FAR Utilization Rate	Local Government	FAR Utilization Rate	Local Government	FAR Utilization Rate
Seoul	68%	Ulsan	36%	Jeollanam-do	39%
Busan	43%	Gyeonggi-do	32%	Gyeongsangbuk-do	31%
Daegu	37%	Gangwon-do	34%	Gyeongsangnam-do	39%
Incheon	26%	Chungcheongbuk-do	37%	Jeju	19%
Gwangju	80%	Chungcheongnam-do	31%	Sejong	13%
Daejeon	26%	Jeollabuk-do	43%	Average	43%

● **Relevant Laws and Policies on Mixed-Use Redevelopment of Aging Public Office Buildings**

- **Legal Framework for Redevelopment**

There is currently no single law dedicated to mixed-use redevelopment of public office buildings. However, most mixed-use redevelopment projects involving public buildings have been implemented through the delegated development system. Delegated development is regulated under the State Property Act and the Public Property and Commodity Management Act. To pursue delegated development, national or local governments must first convert administrative property into general property. They then delegate development and operation to a public institution such as Korea Asset Management Corporation, Korea Land and Housing Corporation, or a local public corporation. Under this approach, the developer finances the project and recovers development and management costs through fees over a period of up to 30 years. The advantage for the government is that it does not bear upfront development costs. In addition to delegated development, mixed-use development of national property is permitted through private participation under Article 59-2 of the State Property Act. This mechanism allows national ministries and private entities to establish project companies and develop unused general property that has not been utilized for at least five years. However, since the introduction of this system, no projects have yet been implemented.

Provisions Related to Entrusted Development

Article 59 (Entrusted Development) of the State Property Act

- ① Any person delegated or entrusted with the duties for administration and disposal under the provisions of Article 42 (1) and (3) (hereafter in this Article referred to as "trustee") may develop the general property that he or she is entrusted with.
- ② If a trustee intends to develop a property under the provisions of paragraph (1), he or she shall obtain approval therefor from the office of general administration or the head of a central government agency for entrustment period, entrustment fees, limits on the borrowing of funds, use of facilities, etc., under conditions prescribed by Presidential Decree. The same shall also apply in cases of modifying important matters prescribed by Presidential Decree, from among approved matters.
- ③ ~ ⑤ (Omitted)

Article 43-3 (Entrusted Development) of the Public Property and Commodity Management Act

- ① The head of a local government may entrust an institution with the development of the relevant general property for its efficient utilization.
- ② Development referred to in paragraph (1) means the following:
 1. Acts such as building, substantial repair, and remodeling defined in Article 2 of the Building Act;
 2. Acts to develop land under the Special Act on Public Housing, the National Land Planning and Utilization Act, the Urban Development Act, the Act on the Improvement of Urban Areas and Residential Environments, the Industrial Sites and Development Act, the Housing Act, the Housing Site Development Promotion Act, and other statutes prescribed by Presidential Decree.
- ③ The types of development referred to in paragraph (1) shall be as follows:
 1. Sale-type development: Developing the property that has been entrusted, and paying the proceeds from selling the property to a local government;
 2. Rent-type development: Developing the property that has been entrusted, and paying the proceeds generated from leasing it for a certain period to a local government;
 3. Hybrid development: Developing the property that has been entrusted, and selling part of the property and leasing part of the property for a certain period to pay the proceeds generated therefrom to a local government.
- ④ ~ ⑧ (Omitted)

With the growing discussion on using redevelopment of aging government office buildings to supply public housing, the Special Act on Public Housing now includes relevant provisions. Mixed-use redevelopment that incorporates public rental housing by utilizing additional FAR is generally pursued under Article 40-2 of the Special Act on Public Housing, together with relevant provisions of the State Property Act and the Public Property and Commodity Management Act, with delegated development continuing to serve as the primary implementation mechanism.

Provisions on Mixed-Use Development under the Special Act on Public Housing

Article 40-2 (Special Cases Concerning Public Housing Projects on Sites for Public Facilities) of the Special Act on Public Housing

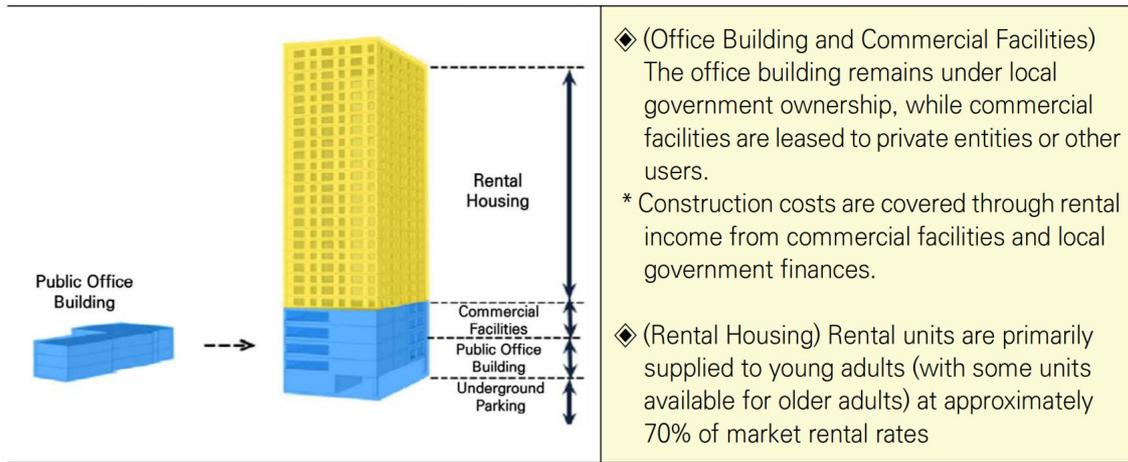
- ① Notwithstanding Article 76 of the National Land Planning and Utilization Act, the facilities determined and publicly notified by the Minister of Land, Infrastructure and Transport, such as commercial facilities, business facilities and lodging facilities under Article 2 (2) of the Building Act, may be constructed in addition to public housing, where a public housing project is implemented on the land which includes any of the following land, the size of which is at least the ratio prescribed by Presidential Decree, in order to supply public rental housing prescribed by Presidential Decree. In such cases, the ratio of housing units under the latter part of subparagraph 2 of Article 2 shall not apply:
1. Property for official use and property for public use under Article 6 (2) 1 and 2 of the State Property Act and Article 5 (2) 1 and 2 of the Public Property and Commodity Management Act;
 2. Any of the following land owned by the State, a local government, a public institution under Article 5 of the Act on the Management of Public Institutions, or a local government-invested public corporation established under Article 49 of the Local Public Enterprises Act:
 - A. Land developed for sale under this Act, the Housing Site Development Promotion Act, or other related statutes, but not sold;
 - B. Land acquired to install public facilities, etc., but not used for such purpose;
 - C. Land being used after installing public facilities, etc., but on which public housing units may be constructed to the extent not hindering the use of the relevant facilities;
 3. Other land prescribed by Presidential Decree, which is developed or was developed under this Act, the Housing Site Development Promotion Act, or other related statutes.
- ② ~ ③ (Omitted)

- Mixed-Use Redevelopment Projects for Aging Public Office Buildings

A representative policy initiative is the “Pilot Projects for Mixed-Use Redevelopment of Aging Public Office Buildings,” announced in September 2017 (Ministry of Economy and Finance, 2017). The goal was to redevelop outdated office buildings in major urban areas into mixed-use complexes that include government offices, youth rental housing, and public facilities. The Ministry of Economy and Finance and the Ministry of Land, Infrastructure and Transport jointly evaluated redevelopment needs, additional developable floor area, traffic conditions, and potential pilot impacts before selecting nineteen sites nationwide (eight national sites and eleven local government sites). In December 2017, the Ministry of Land, Infrastructure and Transport selected an additional 23 sites through a nationwide call for proposals (Ministry of Land, Infrastructure and Transport, 2017). Projects are implemented through delegated development by Korea Land and Housing Corporation or local public corporations such as Seoul Housing and Communities Corporation and Jeju Development Corporation. Construction of rental housing is financed by government budgets and the Housing and Urban Fund, while construction of office buildings is funded

primarily through revenue from commercial components. Any remaining shortfall is covered by the local government, with long-term installment payments allowed. Development scale can also be expanded up to the maximum allowable building coverage ratio and FAR.

Concept Diagram for Mixed-Use Redevelopment of Aging Public Office Buildings



Source: Ministry of Land, Infrastructure and Transport (2017, p. 1)

Redevelopment Sites for Aging Government Office Buildings (Announced December 2017)

Category	Facility Name	Area (m ²)	Number of Housing Units	
Seoul (840units)	Eunpyeong-gu	Yeokchon-dong Community Center	3,288	150
	Jungnang-gu	Community Hall, Myeonmok 4-dong Community Center	6,713	300
	Guro-gu	Sugung-dong Community Center	924	50
	Dongjak-gu	Hannuri Public Parking Lot	1,323	40
		Cheongseok Resident Priority Parking Lot	1,068	40
		Seongdae Resident Priority Parking Lot	1,015	30
		Daebang Ecological Parking Lot	1,012	30
	Seongdong-gu	Storage Yard for Temporary Bridge Restoration Materials	5,679	60
Geumcheon-gu	Geumcheon (Gasan-dong) Public Parking Lot	1,660	140	

Category		Facility Name	Area (m ²)	Number of Housing Units
Gyeonggi (1,070units)	Suwon	Maesan-dong Community Center	2,431	170
		Public Parking Lot		
	Namyangju	Geumgok-Yangjeong Administrative Welfare Center	7,930	200
		Namyangju Arts Center, Geumgok Police Station	2,271	150
	Gwangmyeong	Cheolsan-dong Service Center	2,183	200
	Anyang	Public Parking Lot (Suaamcheon Covered Parking Lot)	5,631	250
Hogye 2-dong Multipurpose Welfare Center		2,512	100	
Busan	Seo-gu	Seo-gu Office	10,760	700
Daegu	Buk-gu	Sangyeok 3-dong Community Center	1,082	30
Chungnam	Cheonan	Dujeong Cultural Center	6,300	400
	Yesan	Former Yesan County Office	5,013	130
Sejong	Sejong	Geumnam-myeon Office	2,463	50
Jeonnam	Yeosu	Former Jungbu Health Center	1,915	200
Jeju	Jeju	Annex Parking Lot of the Kim Man-deok Memorial Hall	3,430	140

Source: Ministry of Land, Infrastructure and Transport (2017, p.2)

Mixed-use redevelopment of aging public office buildings was revisited in the Dynamic Economy Roadmap, announced in July 2024. In response to the increasing number of aging public buildings, the government announced a plan to supply up to 50,000 urban rental housing units by 2035 through mixed-use redevelopment projects that provide both office building renewal and large-scale youth rental housing (Joint Ministries, 2024). The implementation approach includes establishing a government-wide management framework for aging public buildings, conducting a full national survey, and introducing a mandatory preliminary assessment of whether public rental housing and other public-interest

facilities can be integrated when remodeling public buildings. Compared with the policy framework announced in 2017, the 2024 roadmap reflects a stronger and more systematic implementation strategy.

Plan for Supplying Urban Rental Housing through Redevelopment of Aged Public Office Buildings under the Dynamic Economy Roadmap

- (Background) With a growing number of aging buildings, mixed-use redevelopment can support the remodeling of public office buildings and enable large-scale supply of urban rental housing for younger residents.
- (Model) Mixed-use redevelopment of aging public buildings and reutilization of idle public facilities to provide urban rental housing.
- ① (Target) All public buildings over 30 years old (national and public land, public institution office buildings, closed schools, etc.).
- ② (Facilities) Additional space created through redevelopment is prioritized for rental housing (including shared dormitories and dormitories for local small and medium-sized enterprises), public-interest facilities, and commercial facilities.
- ③ (Implementation) Establish a government-wide management framework, conduct a full national survey, and require preliminary assessments of whether public rental housing and public-interest facilities can be provided during remodeling.
- ④ (Incentives) Allow development up to the maximum floor area ratio, provide support through the Housing and Urban Fund, exempt rental housing projects designated as national policy initiatives from preliminary feasibility studies
- (Plan) Develop detailed mixed-use redevelopment plans (September 2024) → establish a multistakeholder consultative body → conduct a full national survey and select pilot sites (October 2024) → supply up to 50,000 housing units by 2035.

● Case Studies of Mixed-Use Redevelopment Combining Public Office Building Reconstruction and Residential Development

- Oryu 1-dong Community Center Redevelopment (Guro-gu, Seoul): Community Center + Public Rental Housing

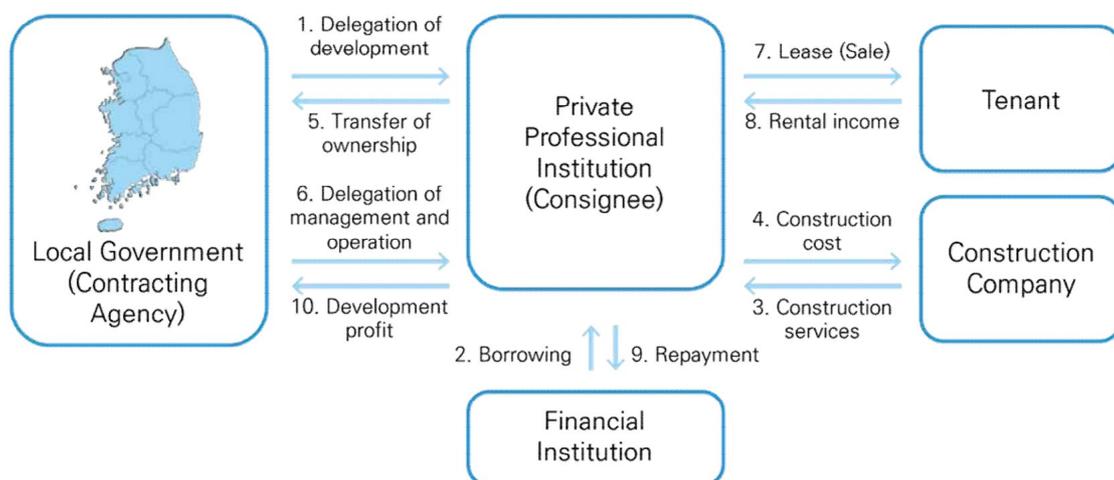
The Oryu 1-dong Community Center project is the first mixed-use redevelopment project involving an aging public office building in Korea. The project was designated as a pilot site in September 2017 and was completed in December 2020. As the community center built in 1981 deteriorated, Guro-gu began planning for rebuilding and adopted a mixed-use approach through delegated development. Guro-gu approved free use of the site, and the Ministry of Land, Infrastructure and Transport supported construction costs for public rental housing through the Housing and Urban Fund. SH Corporation, the delegated developer, constructed the building and transferred ownership to Guro-gu. With a

construction cost of approximately KRW 22 billion, the new building includes neighborhood commercial facilities on the first floor, community and public facilities on floors 2 to 5, and 180 units of Happy Homes on floors 6 to 18.

- Dongnam-gu Office Redevelopment (Cheonan-si, Chungcheongnam-do): District Office + Dormitory + Private Housing

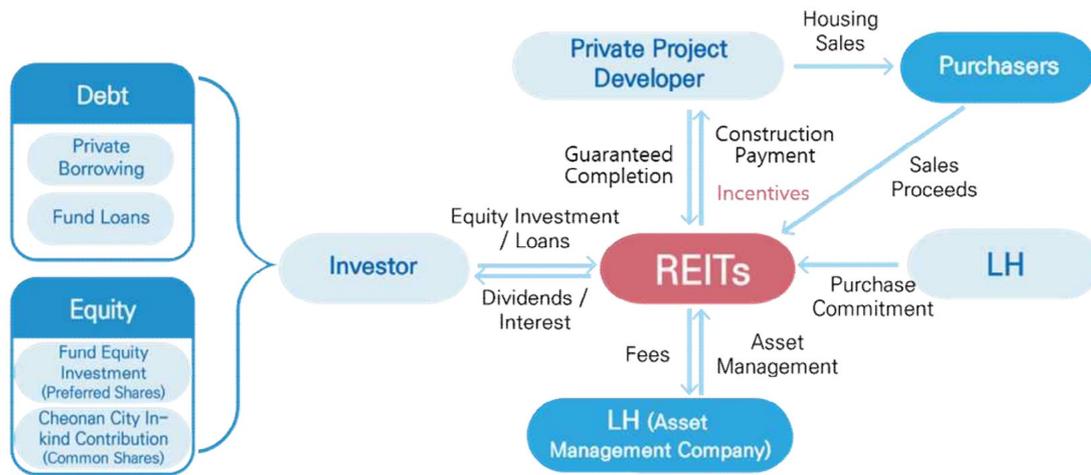
The Dongnam-gu Office Redevelopment Project redeveloped the former Dongnam-gu office site, originally built in 1932, into a mixed-use complex incorporating public, commercial, residential, and cultural facilities. It is also recognized as an early case of public office building redevelopment through public-private cooperation. Designated as a leading urban regeneration area in 2014, the project began construction in 2016 and was completed in 2021. With a total project cost of approximately KRW 250 billion, a Real Estate Investment Trust (REIT) was established with funding from the Housing and Urban Fund, Cheonan City, and private capital. The development covers a total site area of 19,833 square meters and a gross floor area of 119,050 square meters. The administrative complex town includes a new district office building, a children's center, and a Happy Dormitory with 299 units, along with 451 units of mixed-use housing.

General Structure of Shared Land Trust Development Projects



Source: Ministry of the Interior and Safety, Local Finance Association (2024, p.166)

Cheonan Dongnam-gu Government Office Complex Development Structure

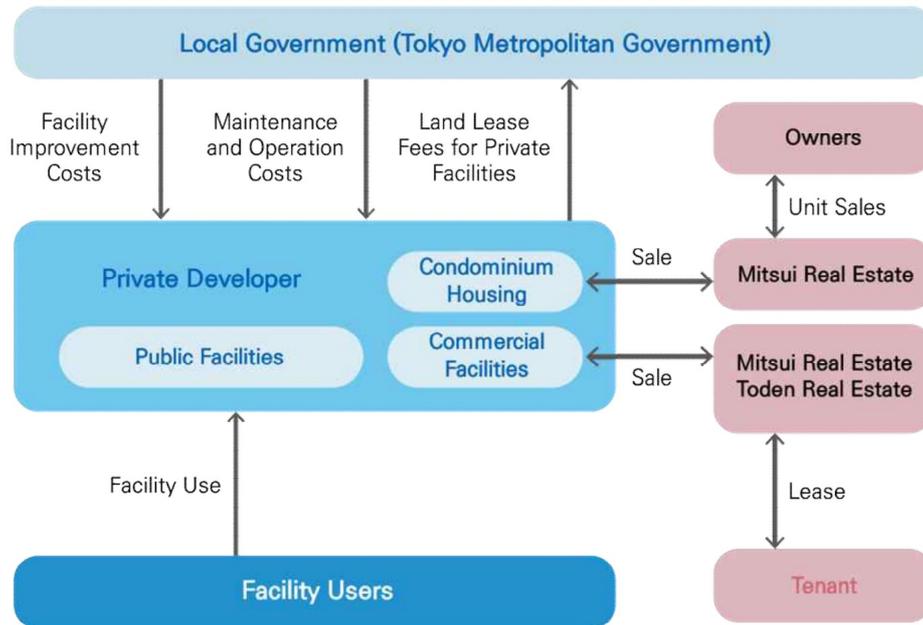


Source: Cheonan Mid Hill Town REITs Co., Ltd. (2018)

- Jingumae 1-Chome Urban Regeneration Project (Tokyo, Japan): Police Station + Private Condominiums (Land-Lease Structure)

The Jingumae 1-Chome Urban Regeneration Project was implemented to relocate and reconstruct the aging Harajuku Police Station while revitalizing the surrounding area by developing commercial and residential private facilities on the remaining land. The total project scale is 84,974 m² of gross floor area, consisting of 26,791 m² of police facilities, 10,560 m² of commercial facilities, and 47,623 m² of residential facilities (385 units). The project uses the PFI (BTO) model. For the police facility, the Tokyo Metropolitan Government pays 95% of design and construction costs according to project progress until ownership transfer, with the remaining balance paid in equal installments over 15 years. Commercial and residential facilities built on the surplus land are treated as ancillary components of the PFI project. They are leased to private operators through a long-term fixed land lease and operated as independent profit-generating entities.

Jingumae 1-Chome Urban Regeneration Project – Exterior View and Project Structure

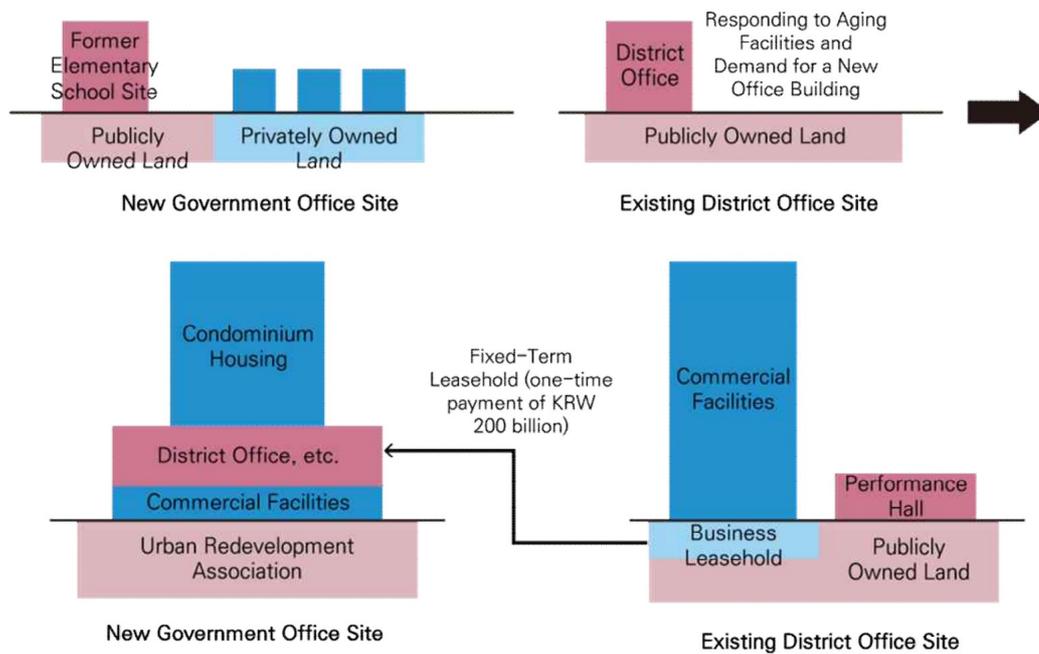


Source: Youm et al. (2018, p.112)

- Toshima Ward Office Redevelopment Project (Tokyo, Japan): Ward Office + Private Condominiums (Redevelopment Model)

Toshima Ward sought to redevelop its 1961 ward office building, which had significantly aged, while minimizing fiscal burden and expanding residential, cultural, and commercial facilities required by the community. The solution was a combined scheme involving long-term private lease of the former ward office site and redevelopment of the relocated elementary school site. The former ward office site was leased to a private developer under a long-term fixed land lease of approximately 70 years. The site was developed with private facilities such as offices, cinemas, and public facilities including a conference hall. The elementary school relocation site was redeveloped to construct the new ward office building (first floor and floors 3 to 9), commercial facilities (floors 1 to 2), and private condominiums on the upper floors (floors 11 to 49, totaling 432 units). Construction of the new ward office was financed through partial premium revenue from the long-term lease of the original site and proceeds from the sale of the private condominiums. This project became the first case in Japan where a local government built a new office building without allocating any general budget and the first case that combined a public office building with private condominiums.

Toshima City Office Complex Redevelopment – Overview and Land Use Scheme



- Policy Directions for Activating Urban Housing Supply Through Mixed-Use Redevelopment of Aging Public Office Buildings

- Developing Diverse Mixed-Use Redevelopment Models That Reflect Local Conditions

Until now, mixed-use redevelopment of aging public office buildings has primarily relied on delegated development, combining office reconstruction with public rental housing. This approach has the advantage of reducing the fiscal burden on national and local governments because delegated developers fund office construction and public rental housing receives support from the Housing and Urban Fund. However, redevelopment conditions differ across locations, and priority facility needs vary by district. A broader range of project models is therefore required. Beyond delegated development and small household-oriented public rental housing, cases such as the Dongnam-gu Office Redevelopment Project (which used REIT-based urban regeneration) and Japanese cases that combine private investment, redevelopment, and long-term land leases demonstrate the need for new business models. Policy, administrative, and financial support mechanisms should be aligned with these varied models.

Examples of Development Models Utilizing National and Public Property

Category		Public-Led Development Models		Private-Participation Development Models		
		Commissioned Development	Public Offering PF	Private Participation Development	Private Investment Project	REITs
Project Objective		Public interest	Public interest > Profitability	Profitability	Public interest > Profitability	Public interest > Profitability
Facilities		Public facilities (some revenue-generating facilities)	Public facilities + Revenue-generating facilities	Mixed-use facility (revenue-generating facility)	Public facilities + Revenue-generating facilities	Public facilities + Revenue-generating facilities
Capital		Government	Government / Private	Government / Private	Private	Government / Private
Land Ownership	Before development	Government	Government / Public	Government	Government / Private	Government / Private
	After development	Government	Government / Private (sale)	Government / Private	Government	Government / Private (sale)
Building Ownership	Before development	Government	Government	Government	Government	Government
	After development	Government	Government / Private	Private	Government / Private	Government / Private (sale)
Incentives		-	Tax benefits	-	Tax benefits Operating revenue guarantee	Tax benefits
Public Investment		-	Public Investment	Public Investment	Public Investment	Public Investment

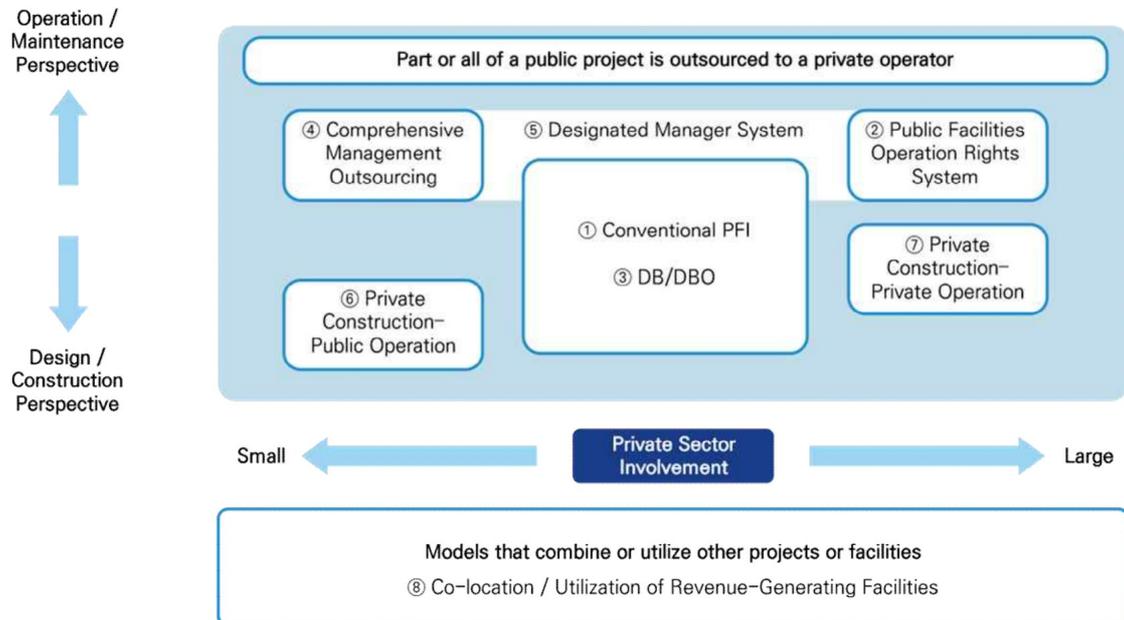
Source: Youm et al. (2018, p.84)

- Encouraging Active Private-Sector Participation

Although aging public office buildings sit on national or public land, and delegated development allows participation by entities such as Korea Asset Management Corporation, the national or local government remains the principal decision-maker and bears all responsibility. Even if neighborhood commercial facilities are included, private entities participate only as tenants through post-completion bidding. The entire process from planning to completion stays within the public sector. Many countries such as the United States, Japan, and nations in Europe encourage active private-sector involvement in public-building

redevelopment not merely to reduce costs but to incorporate private-sector creativity and expertise. While Korea has legal frameworks that allow private participation under the State Property Act and the Act on Public-Private Partnerships in Infrastructure, private involvement is rarely pursued in practice. To achieve successful mixed-use redevelopment that contributes to local revitalization, it is essential to proactively include creative private partners or social economy organizations, as well as private developers with diverse housing development experience. Policies must be designed to facilitate their participation and strengthen collaboration structures.

Various Types of Public-Private Partnership Models Utilizing Public Real Estate in Japan



Source: Ministry of Land, Infrastructure, Transport and Tourism of Japan (2014, p.3); re-cited in Youm et al. (2018, p.92)

- Establishing a Legal Basis for Efficient Management and Active Development of Aging Public Office Buildings and National-Public Property

Although 42 sites were designated for mixed-use redevelopment of aging public office buildings in the 2017 policy announcement, only about three have been completed to date. Some projects may have stalled due to changes in national or local policy conditions or due to community opposition. However, given that eight years have passed since the policy was announced, the limited

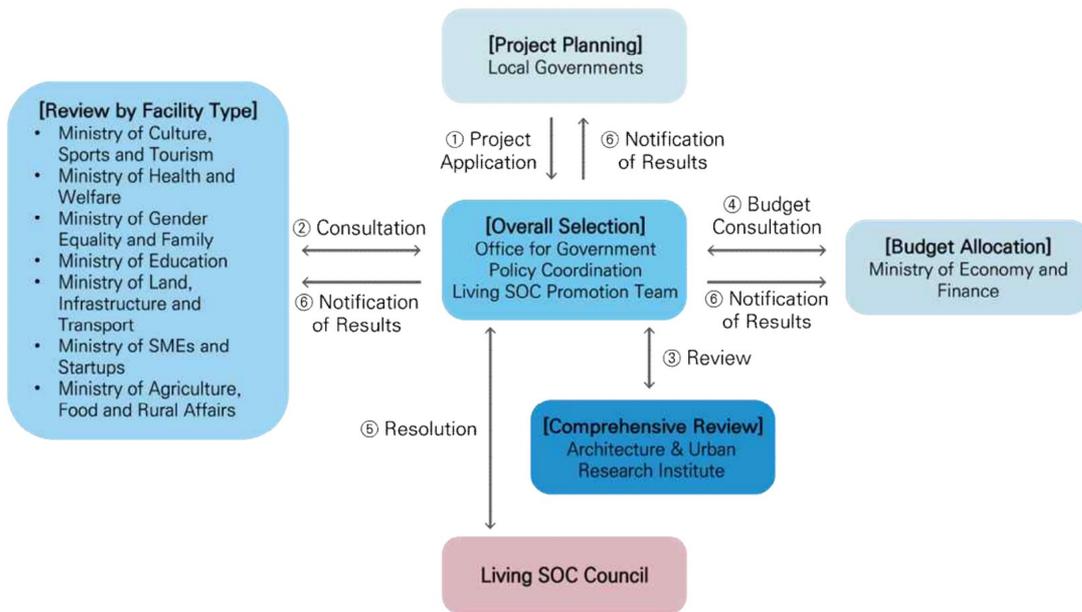
progress made so far does not align with the stated policy objective of rapidly supplying urban housing through redevelopment of aging public office buildings. Because public office buildings are administrative assets that serve governmental functions on national or public land, redevelopment requires careful deliberation. Nevertheless, if unreasonable regulations or overly complex procedures impede project implementation, these obstacles must be addressed through bold institutional reform. The number of aging public office buildings is expected to increase rapidly, while national and local fiscal capacity is likely to become even more constrained. It is therefore necessary to establish a legal foundation that enables more efficient and proactive utilization of idle national and public property, as well as integrated asset management strategies for aging office buildings. Institutional reforms must move beyond the current State Property Act, Public Property and Commodity Management Act, and Special Act on Public Housing. During the 21st National Assembly, proposed amendments to the State Property Act aimed at expanding private-sector participation in national land development and a draft “Special Act on Public Architecture” that included provisions for mixed-use redevelopment and systematic asset management were introduced. However, both bills failed to advance beyond committee review and were automatically discarded at the end of the legislative session.

- Establishing and Operating a Project Delivery Organization with Clear Authority and Responsibility

To achieve visible and early results in supplying urban housing through mixed-use redevelopment of aging public office buildings, a dedicated project delivery organization with clear and strong authority is essential. During the Moon administration, the establishment of the “Living SOC Promotion Team” under the Office for Government Policy Coordination is a valuable precedent. The team coordinated inter-ministerial support systems and consolidated budget planning for Living SOC facilities, achieving significant results in a short period. The Dynamic Economy Roadmap also proposed forming a consultative body for mixed-use redevelopment of aging public office buildings, involving the Ministry of Land, Infrastructure and Transport, Ministry of Economy and Finance, Ministry of the Interior and Safety, Seoul Metropolitan Government, Gyeonggi Province, LH, SH, Korea Asset Management Corporation, and Korea Advancing Schools

Foundation. However, a project organization must do more than identify candidate sites and monitor implementation. It must oversee unified budgeting and expenditure, resolve regulatory and administrative barriers, and mediate among stakeholders. Given these expanded responsibilities, establishing an independent dedicated organization, rather than relying solely on a consultative body, would be the more effective approach.

Selection and Review Framework for the Living SOC Complex Development Program



Source: Joint Ministries (2021, p.1)

1) The analysis covered 37 local labor office buildings, 38 Statistics Korea office buildings, and 174 National Election Commission office buildings for which relevant information (such as site area and total floor area) was available (based on data from the Building Administration Information System as of the end of 2016).

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