

생활환경 개선을 위한 주민주도형 건축협정 제도 연구

Building Agreement of Inhabitants Initiative for a Better Neighborhood

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### 1. Background and purpose of the research

Today's neighborhood regeneration is understood as maintenance and management project on a small-scale, contrary to large-scale redevelopment based on plans to 'demolish and rebuild' in the past. This kind of neighborhood regeneration needs proactive action of residents because the government-initiated development cannot draw social regeneration, and civic organizations do not usually have the ability to invest in necessary neighborhood facilities. Thus, to provide opportunities that inhabitants lead the regeneration of their own community, the government introduced "Building Agreement" through amending Building Act, which allowed to ease regulations on residential environment improvement project in case of residents agreement. However, the current Building Agreement can be misused since it focuses on deregulation special cases on building when building a zero lot line house. In this regards, this study aims to contribute to the settlement and appropriate application of inhabitants-initiated Building Agreement through empirical analysis on the implementation of the system.

### 2. Meaning of "Building Agreement of Inhabitants Initiative"

Tony Manzi et al. (2010:78) set up policy goals of supporting resident participation as creating governance, acquiring market information, increasing the quality of the product, and increasing social cohesion etc. For improved neighborhood environment of inhabitants initiative, a social system is needed to be established

“which provide inhabitants with legal force and status to decide plans for residential environment improvement based on their common interest and demands.” The “Building Agreement” as mutual commitment of residents can be the touchstone of this kind of social system. Also, government support, accompanied by Building Agreement, can strengthen residents capability and vitalize housing markets, and as a results, the communities will be well-maintained.

### 3. Policy and system related to Building Agreement of inhabitants initiative

In recent years, as mentioned above, neighborhood regeneration is mainly carried out based on resident participation system, breaking away from the old top-down approach; the public sector takes charge of installing infrastructure and public facilities, and as for individual structures, attract voluntary participation from residents through tax incentives or financial support. However, despite repeated attempts to redevelop communities led by inhabitants, the approach does not have attained remarkable results. This might be because that the public sector could not understand socio-economic conditions of declined residential areas, and thus failed to encourage residents participation in house improvement. In addition, Urban Landscape Agreement, a representative system based on residents agreement, is confined to management of exterior space of building and more appropriate for multi-family housing management focusing on responsibility of individual residents and maintenance fees. In contrast, Building Agreement, as rules for self-governance, a tool for building development, and a covenant, can regulate using behavior of community space under the Building Act. Moreover, priority consideration is given to those in declined residential area who are in urgent need of housing regeneration.

### 4. Case study : Building Agreement of Japan

Japan introduced Building Agreement in 1951, since then, it has been applied to Machizukuri, community building activity in Japan, which was begun to resist building mansions in single-family housing areas. As of March 2008, there 2,803 Building Agreement Zones. The system has been used in various ways from housing regeneration, old downtown revitalization, to business district improvement. In many

cases, Building Agreement is accompanied by urban district plan, the district manages landscapes, village greens, and Machizukuri Agreement based on residents opinion. One reason for successful settlement of Japan's Building Agreement is effort of local governments to enlighten inhabitants about the system by issuing guidelines and manuals. The important thing in the case of Japan is that it took about 20 years to settle the Building Agreement, and the agreement is not renewed frequently because of change in demand for neighborhood regeneration. In that, it takes a long time to settle Building Agreement successfully, and the system should be backed up with residents' understanding and reliable self-governing organization

## 5. Application of Building Agreement

Building Agreement ensures better neighborhood environment and allows residents to (re)build their houses under the agreement. In this regards, this study suggests four representative cases that Building Agreement can be applied for better neighborhoods. First, when investing public finance in neighborhood facilities, Building Agreement can lead the way to standardization of residential lots, co-development through combination of lots, and zero lot line houses. Second, Building Agreement enables residents to cope with new demands for small-scale and privately-initiated regeneration projects. Third, the agreement can also help to preserve historic district by minimizing neighborhood facilities installation and maintaining urban context, and instead, alleviating building standards such as conditions on parking and stree frontage. Finally, under the Building Agreement, neighborhood environment can be well-maintained autonomously.

## 6. Policies addressing settlement of Building Agreement

In this chapter, some policy implications are drawn for successful settlement of Building Agreement. To systemize the Building Agreement, the rule of law and behavior system is required, which specifically defines the scope of target area, the scope of living environment, the scale of improvement, procedures, and the contents of the agreement. Also, this study suggests the process of Building Agreement and building performance standards, especially when it is operated with other systems.

Lastly, some proposals about agreement contract are discussed such as relaxation of building standards for minimizing infrastructure installation, inducement plan for land compartment rearrangement, and establishment of the legal status of a written agreement.

## 7. Conclusions

Because the Building Agreement needs a long time to settle stably and effectively, continuous and sequential approaches are required based on the long-term phased promotion plan.

**Keywords : Building Agreement, Inhabitants Initiative, neighborhood regeneration, Policy and system**