



한옥 공공건축물의 효율적 운영 · 관리 방안 연구

A Study of Methods in Efficient Operation and Management of Public Hanok

신치후 Sin, Chi Hoo

이민경 Lee, Min Kyoung

김가람 Kim, Ga Ram

(a u r i

A Study of Methods in Efficient Operation and Management of Public Hanok

Shin, Chi-Hoo
Lee, Min-Kyoung
Kim, Ga-Ram

The purpose of this study is to propose efficient means for operating and managing public Hanok buildings. For this, public Hanok buildings are listed up first of all. The states and problems in managing public Hanok facilities are surveyed with operation and management personnel. The user satisfaction is also surveyed to public Hanok building visitors. In this study 'operation' includes workforce and budget plans and 'management' stands for the management of facility, safety, and personal history.

The selection of representative public Hanok buildings is based on building registers. Sorting by wooden and roof tiled public buildings, total 17,886 buildings are selected from national building registers. These buildings are examined to determine if each building has Hanok rafters or eaves by sky-view and road-view images, and then total 4,517 buildings are listed. Utilizing news release of local governments and internet web pages additionally, this study finalized a list of 419 public Hanok buildings that has wooden main structure. The result of basic statistics for the listed public Hanok buildings shows that ① most public Hanok buildings are located in Jeollanam-do, ②most public Hanok buildings are used for cultural activities and assembly as 36.3%, and ③more than

half(296 out of 419) of public Hanok buildings has less than 120m² total floor area.

The survey of facility operation and management states and problems included questionnaire about working-environment satisfaction, workforce, budget, facility inspection, facility maintenance and repair, and safety. The user satisfaction survey questionnaire asked about surrounding environment, usage, facility convenience, accessibility, and preference on Hanok characteristics. The survey result on facility operation and management showed that ①facility personnel want to take training courses for efficient management of Hanok building, ②allocating less than fifty million won for annual budget is insufficient(57% of total response), ③the manual for efficient facility maintenance and repair is necessary but not prepared(74% of total response), ④the most frequent maintenance and repair parts in public Hanok buildings are pillars and roof tiles, and ⑤the management for safety and prevention is insufficient. The survey result on user satisfaction represented poor promotion and accessibility of public Hanok buildings.

For efficient operation and management of public Hanok buildings, therefore, public Hanok buildings need to be easily determined as Hanok in national building registers. This can be achieved by clarifying institutional definitions on Hanok and public buildings. Efficient means for operation and management also need to be prepared with consideration of building life cycle that starts from planning stages.

Lastly, this study proposes practical measures for efficient operation and management of public Hanok buildings as follows: ①building database of public Hanok buildings is necessary, ②clarifying standards to classify use and scale of Hanok is needed, ③both training operating personnel and building a specialist pool are critical, ④a manual for managing Hanok facilities needs to be produced

and supplied, and various promotions for public Hanok buildings are essential. Most of all, institutional improvement for guaranteeing the sustainability and efficiency of operation and management of public Hanok buildings.

Keywords : Public Hanok, Building Operation & Management, Public Hanok DB