

지역의 건축행정 효율화를 위한 정책개발 연구
- 건축심의제도 합리화 방안을 중심으로 -

Proposing Policies for Efficient Architectural Administration
- A Focus on the Improvement of Architectural Review System -

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Proposing Policies for Efficient Architectural Administration - A Focus on the Improvement of Architectural Review System -

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In 2014, the Ministry of Land, Infrastructure, and Transport conducted the comprehensive survey of use of arbitrary architectural regulation and legislation-unconformity cases for municipalities in Korea and has been improved regulations consistently based on results from the survey. In spite of constant central governments' efforts for regulation improvement, uses of arbitrary regulation are still prevailed in the level of municipality's architectural review and approval process. Many architects and experts have been realized and pointed out that arbitrary architectural regulations cause inconveniences in the process and it directly affects on decrease in creative architectural design production. In order to mitigate issues in terms of arbitrary architectural regulation and legislation-unconformity, central government shall develop policy-monitoring system to measure regulation performances in the level of municipalities. To work this system out, municipality shall cooperate and make an effort to improve inappropriate regulation use. In this background, this research aims to develop methods to operate architectural regulation monitoring centers. The research mainly focuses on improving process of architectural review and will develop methods for securing transparency and efficiency of architectural review process. It helps an architectural regulation monitoring center produces efficient architectural administration and successful experiences in operating regulations. Follow suggestions have resulted from the research.

First, to improve unsystematic regulations, this research proposes revision methods for architectural review process.

No.	Improvement Method	Detailed Methods	
1	Improve inept architectural review system	1) Revisions of architecture related laws (central government)	
		Enforcement Decree of the Building Act	-Improve standards for Architectural Committee member composition
		Enforcement Regulation of the Building Act	-Improve periods for architectural review result notification and online public notification
		Architectural design guidelines for committee	<ul style="list-style-type: none"> -Improve necessary period for holding Architecture Committee -Suggest clear guidelines to prevent 'Immoderate Standard' -Attach local authorities' own architectural review utilization standard -Attach architectural review standards and architectural review components differentiation method depending on its purpose -Unify terms
		2) Improvement for direction of architectural review regulations (municipality)	
		Architecture Committee	<ul style="list-style-type: none"> -Abolish establishment and operation regulation of the Construction Dispute Mediation Committee -Unify related regulations of the number of Architecture Committee member -Improve the regulation of the number of Architecture Committee member's reappointment
		Review Items	<ul style="list-style-type: none"> -Improve the regulation about the architectural review's project scale which can skip architectural review -Expunge arbitrary enlargement regulation of architectural review subject
		Review Process	<ul style="list-style-type: none"> -Improve item notification period regulation -Improve architectural review result notification due date regulation -Improve minutes' open period regulation -Abolish negation regulation of reexamination -Improve meeting attendance regulation for architectural review applicants
		Standard for Review	-Improve regulations about arbitrarily mitigated or fortified legal standard in Building Act

		Required Materials	-Abolish or improve additional materials besides required one which is declared by Building Act -Unify required materials' format
		3) Adjustment according to Mother law revisions	
		4) Others	
		Provide an institutional strategy to establish and operate local authorities' architectural review standard	
		Suggest architectural review judgment standard accord with its subject and purpose	
2	Introduce the new system to rationalize architectural review process	1) Institutionalization of preliminary review	
		2) Clarification of standards for architectural review process to prevent extension of architectural review period	
		Introduce times limit regulation in reexamination decision	
3	Systematize architectural review standard and its application method	1) Systematization of classification and operation of architectural review standards	
		2) Action plans for using review standards	
		Establish architectural review manual	
		Operate architectural review information center of its applicants	
		Implement Architecture Committee's preliminary orientation	
		Train the architectural review officer	

Second, to set up systematic process, this research develops operational plans for architectural regulation monitoring center.

No.	Operational method of architectural regulation monitoring center	Detailed Methods
1	Discover and improve local authorities' arbitrary architecture regulation	1) Investigate and analyze local authorities' construction related ordinance and architectural review standard 2) Implement visit monitoring at the local authorities' architectural review process 3) Analyze civil complaints and arbitrary regulations in construction field targeting local governor 4) Check the actual condition of arbitrary regulation improvement implementation
2	Find out architecture regulation improvement	1) Analyze reported civil and public complaints in the Ministry of Land, Infrastructure, and Transport 2) Hold regulation discovery meeting with regional architect and conduct a survey (Cooperate with Korea Institute of Registered Architects) 3) Implement architectural regulation ombudsman

Third, to manage efficiency of architectural administration, this research suggests establishment for architectural review database hub.

No.	Construction method of architectural review database hub	Detailed Method
1	Offer architecture regulation information	<ul style="list-style-type: none"> - Local authorities' construction related ordinance - Architectural Review Standard for Architecture Committee of Local authorities - Regulation improvement cases - Regulation map (The number of regional regulation discovery and the present condition chart of regulation improvement)
2	Report arbitrary architectural regulations and practices	<ul style="list-style-type: none"> - Accept report - Respond to civil complaints

Keywords: Architectural administration, Architectural review, System improvement, Architectural Regulation Monitoring, Architectural review database hub.