

건축물 사용설명서 도입에 관한 정책 방향 연구
Direction of Policy Implementations on Building User Manual

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1. OUTLINE

The Korea government obliged provision of information of products for the purpose of protection of the rights and interests of consumers and establishment of fair trade order. However, there are no legal obligation for building. Most of building information have been managed customized central and local governments' administrative maintenance interests.

The research intended to investigate legislative systems regarding building information manual and case study in Korea, United Kingdom and Japan, and suggested the direction of policy implementations on building instruction manual.

2. POLICY IMPLEMENTATIONS

This research mainly suggests four political alternatives as follows. First, government and public organizations such as Ministry of Land, Infrastructure and Transport, Presidential Commission on Architecture Policy and Fair Trade Commission conduct joint appraisal on building consumer market. It will clarify the governmental keynote for

fair trade of building and boosting public opinion.

Second, building user manual is preferentially obliged to newly constructed building and big repaired building. The responsibility of producing and maintaining building information composing building user manual should be divided in case of building obliged of maintenance and not obliged. It's critical information covers building structure, furnishing materials, management method, usage as well as after-sales services' contact point information.

Third, legislation alternatives are considered in the several aspects; legislation of 'Building Maintenance Act', amendment of for decree 35th of Building Act, and the government-set standard of critical information of building.

Forth, local governments settle 'regional building safety center' and accomplish pilot project focused on single family house, small-scale multi family housing, apartment complex less than 300 households, apartment complex without elevator. The local government should proceed extensive survey of necessities of building information and construct delivery system of building information throughout pilot project.

3. Expectations

The research expects protection of the rights and interests of consumers and economic democratization through architecture policy. It will be also effective to improve fairness of building market to vitalize existing building trade market as the new construction market weakens.

Keywords : Building User Manual, Building Maintenance, Protection of the Rights and Interests of Consumers, Fair Trade Order