

## 건축물 유지관리 및 해체 등에 관한 법령 정비 방안

Suggestions of Improvement of Laws and Regulations  
regarding Building Maintenance and Deconstruction

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Recently the importance of building management in its social interest is getting higher as the life cycle of building is increased in the low growth age. In 2020, the proportion of buildings over 30 years is expected to reach a half, and Korea is stipulating the maintenance of buildings in laws such as *Building Act* and *Special Act on the Safety Control of Public Structures*. However, the number of buildings that are managed under the current legislation is only 1.5% of the total inventory of buildings, and the majority of buildings exist in institutional blind spots.

Therefore, the purpose of this study is to establish an organic system and to regulate institutional measures between related laws and ordinances to manage post-construction activities according to the life cycle of buildings. This study suggests *Building Management Act* as an institutional plan for systematically managing buildings through: examination of the definition, discussions on the related literature and previous research, analysis of the current status and institutional system related to building management and deconstruction.

In order to systematize the management of buildings, this study proposes four methods and suggests *Building Management Act*.

First, it is essential to build a systematic building management system. In the present law, most of the buildings are located in the area of private autonomy. Therefore, we

suggest that institutional strategy to minimum maintenance and management system for all the buildings. In order to establish a efficient system for building management, it is to improve building inspection types, items, and procedures.

Second, it is necessary to review the introduction of management regulations in a particular structure. Based on the gross floor area and partitioned ownership, the structure of the operation management shall be specified. It is necessary to define the administrative subject, expenses, protocols and supervision.

Third, there is a need to prepare measures to strengthen safety when deconstructing buildings. When deconstructing buildings larger than a certain size, it is necessary to switch from the standpoint of *Building Act* to the approval system. Accordingly, it is necessary to strengthen safety management and introduce expert reviews and verification procedures.

Lastly, the foundation of building management should be established. For this, it is required that building management information system, warranty liability for defects, repair of defects, building management dispute mediation committee, and organization supporting management of building.

In this study, we propose *Building Management Act* as an institutional method for organizing system between related laws and regulations. In order to enforce consistent act, it is necessary to summarize the matters to be enacted in the Enforcement Decree, Rules, and Ordinances based in the *Building Management Act*. In addition, for the implementation of the *Building Management Act*, each system and detailed regulations should be specified and additional procedures should be prepared. This suggests that the law enforcement power of the responsible organization can be promoted.

**Keywords :**

Building Maintenance, Management, Deconstruction, *Building Management Act*