

## 빈집정비계획 수립 활성화를 위한 정책 방안 연구

Developing and Implementing a Strategic Management Plan for Vacant and Abandoned Houses

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The ‘population cliff’ issue, emerged in Japan as a major social problem due to the country’s low birth rate and aging population, is now also becoming a reality in Korea. Population growth has already slowed down, and thirty percent of Korean local governments are losing population, facing imminent threats. In such regions, the underuse of built-up area as a result of the decreasing population has led to the steep rise of vacant houses and idle urban spaces. Extended neglect of vacant houses can create problems encompassing physical, social and economic aspects, such as: deterioration of residential environment; danger of collapse; disintegration of the urban landscape; rise in crime; and increased vulnerability to natural disasters. The spatial concentration and sprawl of vacant houses speed up the slumification of adjacent areas, and the negative external effects impose heavy socioeconomic burden on such areas.

To cope with social problems resulting from the rise of vacant houses, and to encourage improvement of residential environment, the Korean government enacted the ‘Act on Special Cases Concerning Management for Vacant Houses etc.’ in February 2012, and has actively pursued making policies and projects. According to the Act, local governments need to each prepare a ‘Strategic Management Plan for Vacant and Abandoned Houses’ to facilitate effective maintenance and utilization of vacant houses. With the Act ready to take effect in February 2018, while most local governments have yet to conduct a thorough survey on vacant houses, the foundation of guidelines pertaining to the detailed planning process and standards is urgent.

This study aims to contribute to the future drafting of the ‘Vacant Housing Maintenance Project Guide’ by developing guidelines that offer the comprehensive

process and standards for the Strategic Management Plans, so that the Plans can be carried out in accordance with the existing urban planning and improvement laws. The major steps and contents of the study are as follow.

In Chapter 2, by using the official census data, which are the only comprehensive survey data on vacant housing, the total quantity of vacant housing and its spatial concentration and distribution – such as housing types as well as duration of and reason for inoccupancy – across regions were studied in various ways ranging from Statistical, Hot Spot, and LQ Analysis.

In Chapter 3, the contents of the Act and further regulations on management and maintenance of vacant housing as stated in other related laws were analyzed. Also, local governments' ordinances on management and maintenance of vacant housing were studied to delineate the relationship and the difference between legislations on vacant housing, and the process and provisions to be covered in the Strategic Management Plans.

In Chapter 4, the cases of vacant housing maintenance and utilization in Seoul, Busan, and Incheon were studied as samples of public projects, whereas some international and private sector projects were surveyed and analyzed, after being classified into the categories of 'Demolition,' 'Reuse,' 'Management,' and 'Redevelopment' as the major actions of vacant housing management projects. The cases of Vacant Housing Districts in Japan are introduced, where residential area maintenance projects and housing co-op projects for reuse of vacant houses and supply of social housing are being implemented. In Busan and Seoul, vacant houses are turned into public spaces or cultural spaces for creative work. As for the 'Demolition' category, the demolition strategies for vacant properties in the United States and the cases of Yongin and Busan, in which neighborhood amenities are installed where vacant houses are demolished, are examined for the involved procedure and utilization processes. In addition, some 'Management' cases in Busan and Wonju, as well as vacant house management packages offered by private companies are investigated.

In Chapter 5, the case of Japan was studied in detail, as the country has been facing the vacant housing issue for long and has sought appropriate measures through the cooperation between the central government, local governments and residents. After adopting the 'Special Measures Act on Promotion of Measures on Vacant Houses' in 2014, the Japanese government announced national guidelines and has since been

drawing up and implementing related policies based on the Special Measures Act. According to the national guidelines and policies, each Japanese local government is to establish a ‘Vacant Housing Countermeasures Plan,’ which corresponds to the Strategic Management Plan in Korea, and 357 local governments out of the 1,741 across the 47 prefectures have finalized the Countermeasures Plans as of March 31, 2017, amounting to 20.5 percent. The Countermeasures Plans include appropriate management and utilization methods, designation of ‘Specially Designated Vacant Houses’ according to hazard risk, demolition and other possible actions on Specially Designated Vacant Houses, and preventative measures.

Chapter 6 presents a draft of planning guidelines – considering the actual process and standards to be applied when devising the Strategic Management Plans – by synthesizing the results and implications of the analyses on the present conditions, institutional framework, scope of vacant housing maintenance projects, and precedent vacant maintenance planning cases, as presented in Chapters 2 through 5. General principles, scope, and sectoral planning guidelines are provided for systematic formulation of the Strategic Management Plans, and the planning scheme, including target sites, planning period, demolition, safety measures, supply of infrastructure and rental housing, financing methods, and subsidies, is materialized. This draft of the guidelines is expected to provide reference for local governments in shaping their own official planning guidelines that will demonstrate the specific processes and standards to be applied to the Strategic Management Plans.

**Keywords :**

vacant house, vacant housing district, Strategic Management Plan for Vacant, policy planning guide