

지역 공공건축지원센터 구축 및 운영 방안 연구

Establishing Public Building Centre at Local-level

임유경 Lim, Yookyong

변나향 Byun, Nahyang

박석환 Park, Seokhwan

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SUMMARY

Lim, Yookyoung
Byun, Nahyang
Park, Seok-hwan

Each municipality constructs and manages various public facilities such as administrative building, community center, art gallery, library, daycare center, welfare facilities for the elderly or the disabled, sports facilities. The scope of public services has gradually expanded to improve the quality of life of the people. As the demands for the balanced supply and quality improvement of public services have increased, the role of local governments has become more important.

The purpose of this study is to establish the goal of management and support work of public facilities in the municipality and to suggest directions for construction of local public building center. Also, we tried to suggest a way to share the role of national – local public building center.

Despite the increase of public facilities and the importance of quality, municipal public buildings still has many problems; In some municipalities, the supply level of public services is significantly lower than in other regions. Some public facilities do not meet the needs of local residents. There is also a problem that regional equity can not be secured. Budget, scale, and programs are often inadequate, resulting in low-quality public buildings that do not take into account the needs of residents and the context of the site.

In most metropolitan and local municipalities, public building project planning is handled directly by departments responsible for and managing women, families, culture, sports, tourism, the elderly, health, and the disabled, not by planning or construction professionals. Some municipalities, such as Asan City in Chungcheongnam-do, have been working with the department in charge of

construction in the early stages of planning. However, in most municipalities, the public building department intervenes only after the ordering stage and takes charge of construction and supervision. The plan is to be built by a non-expert.

It is noteworthy that some municipalities have established an organization to carry out public construction work and consult with other departments of local governments to improve the quality of public construction and to make excellent public buildings ; Yeongju city construction management team, Sejong city public construction team, Seoul city public investment management center, urban space improvement unit, Chungnam public design center. Despite efforts to improve the quality of public construction projects and improve their quality, the legal regulations that define the composition of the workforce, budget and missions of these organizations are insufficient and they are having difficulty in cooperating with other departments.

After analyzing the status and problems of the local government 's public building policy, we proposed the principles, main tasks and organizational structure for building local public building center.

The first principle is to establish laws and regulations for the establishment and designation of local public work support organizations. The second is not to establish mandatory centers in all municipalities, but to select municipalities with competence and will. The last is to allow any municipalities to apply for the designation of a public building center, without distinction of metropolitan or local authority.

The goals of the local public building center are as follows; The first is to take an integrated approach to comprehensive planning and management of all municipal public buildings, rather than approach by facility. The second is to establish a public building plan reflecting local conditions and user demand. The last is to systematically manage the entire process of public construction to realize high-quality public building and improve the local environment.

In order to carry out the above tasks, it was suggested that the local public building center should be composed of five teams including general planning, design support, education and public relations, database, center operation and support. We proposed that the municipality should invest the budget. By establishing a local public construction support center, the local government budget will be used more efficiently, the city's competitiveness will be enhanced, and the quality of life for

residents will increase. Regarding the type of organization, it would be advantageous to operate as a local government sub-organization rather than an external support organization.

Even if each public building center is established in the metropolitan or local level, it is important to cooperate with the national, regional, and local public building centers. The ministries, national public and local public building centers should establish a cooperative network. They need to share policy, public building construction support program, education programs, and especially public building databases. The Ministry of Land, Transport and Maritime Affairs should constantly monitor the operation of local public construction support centers.

Finally, this study proposed legislative amendment to establish local public support center. Article 21 of the Enforcement Decree of the "Building Services Industry Promotion Act" should be amended so that the municipality can be designated as a public construction support center. In addition, a provision stipulating the establishment requirements and main tasks of the local public building center should be established(Article 21-2 of the Enforcement Decree of the same Act).

The municipalities to establish and operate public building centers would have to carry out in-depth tasks. The scope, procedures, and organizational structure of the center should be reviewed taking into consideration the size and type of the project, the characteristics of the area and the demand of the residents, and the possibility of civil servant capacity and expert participation. In order to establish a cooperation system between the national and local public construction support centers, researches on the role sharing, cooperation method, data sharing and monitoring methods of the center should be also followed.

Keywords :

Public Building, Architectural Service Promotion Act, Public Building Center, Local Public Building Center