

지역 공공시설의 효율적 조성·활용을 위한 종합적 자산관리계획 수립방안 연구

Guidelines and Process for Establishing Comprehensive Asset Management Plan
for Efficient Development and Utilization of Public Facilities in Local Areas

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SUMMARY

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So far, regional public facilities have been uniformly supplied in a uniform way by population size or by local governments due to the individual supply method according to the relevant laws of each facility. For local governments, most of the projects focused on new construction, rather than considering complex facilities, linking functions, and utilizing idle facilities.

In the U.S., Canada, the U.K., Japan, etc., the importance of the mid – to long-term Asset Management policy is increasing in order to make public facilities longevity and to enhance their value as they are burdened with the rising cost of maintenance and rapid aging of public facilities. Recently, the concept of asset management has expanded to include a comprehensive efficiency measure for public facilities, such as functional linkage, relocation, combined(mixed-use), and public-private cooperation by identifying and predicting service levels and demands required by current and future users at the local level, and analyzing the financial situation and the conditions of facilities. The purpose of this study is to present specific plans for asset management of

local public facilities that have been considered conceptually.

As is the case in advanced countries, Korea needs to change its way of supply and operation of locally-distributed public facilities, with the continuing population decrease and the widening gap between regional population structures. In addition, the need for related facilities is growing even greater due to the increasing demand for medical and welfare services due to the increase of the aged population, and the demand for general public administrative facilities and others is changing from region to region. Therefore, a strategic approach to providing facilities to the right place is needed based on a thorough diagnosis of the operation and demand of local public facilities. In addition, it is expected that there will be many areas where poor financial conditions for local governments can not afford to invest sufficient funds for the readjustment of aging public facilities, so a comprehensive measure should be prepared and the efficiency of fiscal input should be enhanced through selection and concentration. The need is recognized based on the diagnosis of the roles and functions of public facilities, but for those with insufficient functions, the government needs to seek qualitative improvement through active measures such as remodeling and rebuilding. In addition, drastic measures such as repurposing, redeploying, and merging the facilities that lacked the need for them should be taken.

In this study, "asset management of local public facilities" to survey and analyze the use of local public facilities, their aging, maintenance, and maintenance costs, and to establish long-term maintenance measures, such as capacity calculation, maintenance optimization, repurposing, and relocation, for all public facilities in terms of economic efficiency, service, and performance, based on the facility.

Chapter 3 looked at the relevant guidance and examples related to local and international plans for asset management of local public facilities in order to formulate a draft of the asset management plan for local public facilities to be proposed in this study. Based on this, the asset management procedure for local public facilities was set up with ① major tasks based on analysis of urban conditions and public facilities status, ② establishment of basic policies for management of public facilities, ③ establishment

of execution plan by facility type, ④ asset management plan review and assessment of execution plan. In addition, the main contents of the asset management plan were set up as ① the analysis of urban conditions and the status of public facilities, ② the basic policy for asset management of local public facilities, and ③ the execution plan by individual facility type.

Chapter 4 drawn up a pilot project on the asset management plan for public facilities in Dangjin, South Chungcheong Province and a plan to establish an asset management plan for public facilities based on the results. The five strategies presented by the Asset Management Plan in Dangjin were ① resizing the total capacity of public facilities in response to demand, ② active promotion of composite and multi-functioning, ③ active use of unused land and buildings, ④ promotion of systematic readjustment projects for enhancing existing facilities' performance and longevity, ⑤ enhancing the efficiency of public facility assets, and ⑥ enhancement of connection with education and national facilities in Dangjin. The following points were derived as suggestions by developing an asset management plan in Dangjin. First, building specific and accurate information about public facilities is paramount. Second, it is necessary to improve the unreality and information error of the plans related to the provision of public facilities, such as the basic urban plan. Third, type of public facilities according to the characteristics of local governments is required. Fourth, it is necessary to establish a general body for establishing asset management within the local government. Fifth, a basis for calculating the costs associated with public facilities is needed. Based on the above, the Chapter 3 presents procedures and details for developing an asset management plan based on the key details of the asset management plan for domestic and foreign cases and local public facilities, Chapter 4 presents procedures and details for developing an integrated asset management plan based on the progress and results of the asset management plan, which was developed for Dangjin.

In Chapter 5, asset management action plan for public facilities based on the composition and use. First, Building the Information System for public facilities, asset management and operation. In order to establish an asset management strategy for local public facilities, it is essential to develop accurate current data through a closer survey of

local public facilities. Second, the Regional Public Facilities through a pilot project's overall asset management plan. It is necessary for the government to push ahead with a pilot project for developing an asset management plan for local governments in order to enhance the local governments' interest in local public facilities and to discover leading cases. Third, to enhance the utilization of public facilities, the government should expand the budget support for remodeling and expanding the infrastructure. Fourth, combined(mixed-use), building use change, public-private partnerships, consolidation, such as the Institutional Improvement Plans for the smooth implementation. Laws and procedures concerning projects and methods need to be provided for smooth integration of public facilities, cooperation between the private and public sectors, change of usage, relocation, and consolidation of public facilities in accordance with the asset management strategy of local public facilities. It is also necessary to make some rigid systems more flexible so that the related businesses can proceed smoothly. Fifth, lay the legal basis for the asset management plan for local public facilities. Sixth, the creation and maintenance of public facilities based on the asset management plan for local public facilities. As a measure to promote the development of asset management plans and encourage systematic implementation of projects, it is necessary to consider granting incentives to select government subsidy projects.

Keywords :

public facilities, asset management, asset management plan, public buildings