

# 인구감소시대 노후공동주택 빈집의 실태진단 및 관리방안 연구

Study on the Status and Ways of Managing Unoccupied Units  
in Old Multifamily Housing

한수경 Han, Sukyoung  
성은영 Seong, Eunyoung  
이세진 Lee, Sejin

( a u r i

---

# Study on the Status and Ways of Managing Unoccupied Units in Old Multifamily Housing

Han, Sukyoung  
Seong, Eunyoung  
Lee, Sejin

---

According to the Housing Census of Statistics Korea, as of 2019, unoccupied units in multifamily housing that are more than twenty years old account for one-third of the total unoccupied houses, and are expected to increase more rapidly. Unoccupied units in old multifamily housing feature complicated characteristics due to unique aspects of multifamily housing (i.e., exclusive area, common area, partitioned ownership) in addition to housing deterioration and vacancy. Since multifamily housing requires each unit to share responsibilities regarding building maintenance, the non-payment of maintenance fees by owners of unoccupied units and neglect of maintenance may undermine the residential environment drastically.

Furthermore, if a maintenance office does not exist, or is not properly operated, basic maintenance is not made, which will allow risk factors such as damage of buildings to be left unattended, and foster a condition under which a crime may occur. That is, vacancies that are not properly managed could accelerate deterioration and devastation of the residential environment in a building or the whole housing complex. In this context, this study examines the status of unoccupied units in old multifamily housing and seeks ways of management.

Unoccupied units in Old multifamily housing are defined as ‘vacant units in old

multifamily housing over thirty years old in urban areas.’ By processing data on unoccupied housing from the Housing Census of Statistics Korea, this study visually presented the status of unoccupied housing and noted the necessity for a response. This study conducted a preliminary investigation (statistical and spatial analysis) and on-site survey of houses in Jung-gu of Busan Metropolitan City and Gunsan City, in order to make a comprehensive analysis of the status of unoccupied apartments in multifamily housing (regional characteristics, the stock of unoccupied housing, maintenance conditions, and residents’ awareness, etc.) and derive major outstanding issues.

Based on such analysis, policy directions for the management of unoccupied housing units were derived. First, methods of improving statistics on unoccupied housing were presented to allow a rational estimation of the number of unoccupied units in old multifamily housing by region. Furthermore, this paper suggested directions for implementing policies and improving laws and systems such as the Act On Special Cases Concerning Unoccupied House or Small-scale Housing Improvement, and the Multifamily Housing Management Act.

This study is meaningful in that it laid a foundation for in-depth research on unoccupied housing by expanding the scope of discussion on unoccupied houses to multifamily housing units from the current focus on detached houses. It is hoped that based on these findings, more research in various perspectives will follow in order to prepare effective measures to deal with unoccupied units in old multifamily housing.

**Keywords :**

Unoccupied Units, Old Multifamily Housing, Actual Condition, Ways of Managing, Population Decline