

건축위원회 심의 운영 합리화를 위한 제도 개선방안

A Institution Reform Plan for the Rational Management of the Architectural Review Committee

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SUMMARY

The review by the Architectural Committee has become an essential administrative procedure before applying for a building construction or major repair permit. However, there are ongoing criticisms about the predictability and efficiency of the Architectural Review Committee. While there are ongoing efforts to improve the procedure of the Architectural Review Committee System, institutional advancement, in reality, is still insufficient for the regulated. In light of these issues, this study aims to identify the character of the law of the Architectural Review Committee and proposes measures to improve the predictability and efficiency of the review. I propose the following phased scenario to unravel the current institutional problems by analyzing the character of the law of the Architectural Review Committee and operational issues.

Phased scenario for improving the Architectural Review Committee System

Category	Phase 1	Phase 2	Phase 3
Time/Year	Short-term (2022~2023)	Mid-term (2024~2026)	Long-term (2027~2030)
Role of Architectural Review Committee	Acting as an administrative role (Review for legality) + Advice on improving fairness and professionalism in construction administration (examination of the purpose of public welfare in construction activities)	【 Establishing roles for each entity* involved in architectural administration and clarifying the status and duties of the Architectural Committee】 * Administrative officials, architectural committees, and support organizations (regional building safety centers, etc.)	
		Separating Architectural Committee decisions from consultations	Focusing on the unique tasks (decisions) of the Architectural Committee
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Institutional improvement target	Improving operational rationality and transparency while maintaining the current institutional framework	Clarifying the purpose and roles of the Architectural Committee + Enhancing operational predictability	Establishing key functions of the Architectural Committee through role delegation of related parties + Improving operational predictability and efficiency of reviews
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By the phased scenario set up above, I have prepared an institutional improvement plan for specific issues such as the purpose of the Architectural Review Committee, character of the law and target, contents and standards, procedures, and compositions of the committee.

First, I have proposed further regulating the purpose in Paragraph 1, Article 4 (Architectural Committee) of the “Building Act” to clarify the meaning of the Architectural Review Committee under the Act. Second, I have proposed a plan to adjust or reduce review subjects according to the phased scenario that maintains or re-establishes the character of the law of the Architectural Committee. In the first phase, I have proposed an institutional improvement plan that suggests the principles and criteria for specifying the review areas and subjects while maintaining the character of the law of the Architectural Committee as an advisory body. In the second phase, I have proposed re-establishing the Architectural Committee’s character of the law, newly establishing legally binding decisions, and separating them from consultations. Finally, in the third phase, I proposed a plan to re-organize the functions of the Architectural Committee, focusing on decisions.

Third, to enhance the predictability of the Architectural Committee Reviews and Standards, I have suggested compulsory disclosure in advance of the review standards of local governments’ Architectural Committees by complying with the Ministry of Land, Infrastructure and Transport notification and thereby unifying public channels.

Fourth, regarding the review process, I propose establishing a basis for the integrated management of the Architecture and Landscape Committee Review in the “Building Act” to simplify the process in the case of an application by the building owner.

Finally, to ensure consistency in the Architectural Review Committee, I propose measures to cut down the number of members of the Architectural Committee, make it mandatory to review agendas in advance, and revitalize the executive office system.

Keyword

Architectural committee, Legal nature, Subject of review, Review criteria, Review procedure, Composition of the committee