

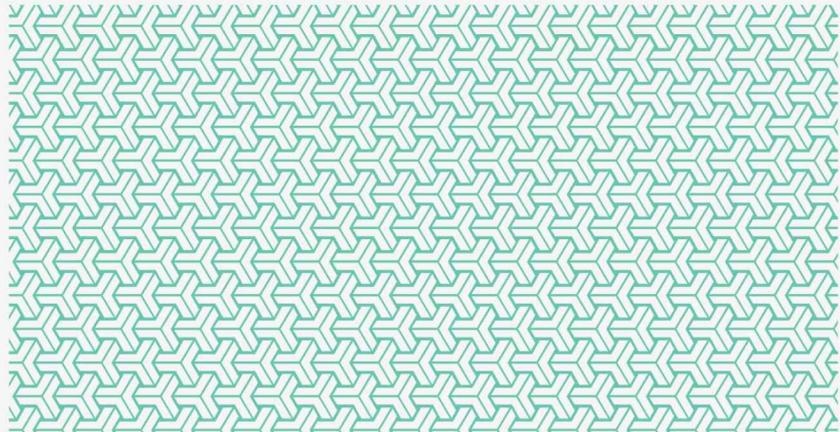
2017 공공건축 사업계획 사전검토 성과보고서

Preliminary Review of Public Building Projects : 2017 Annual Report

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「Architectural Service Promotion Act」 was enacted in June 2014 and Architecture and Urban Research Institute(AURI) was designated as 'public building center' by the ministry of Land, Infrastructure & Transport in accordance with the act. National Public Building Center(NPBC) of AURI has begun to carry out the services stipulated by the 「Architectural Service Promotion Act」 ; preliminary review of public building projects, help and advice on commissioning and managing public building projects, education of public clients, construction and management of public building database. The preliminary review is one of the most important services offered by NPBC. This report provides the summary of the preliminary reviews carried out in 2017.

Numbers

In 2017, 259 applications were received, of which 247 were reviewed. Twelve projects are withdrawn or refused. In 2014, the average number of applications received per month was only 9, but it increased to 18.3 in 2015 and 21.3 in 2016 and remained at 21.6 in 2017, similar to the previous year. The local governments showed the highest rate(34.5%), their applications were 89. Government agencies and public organizations are equally 21.6% (56 cases each), and metropolitan municipalities occupied 10.8% (28 cases). In terms of building use, educational facilities such as libraries and schools accounted for the largest portion(79 cases, 30.5%), followed by government offices and other public office buildings with 74 cases (28.6%). By construction type, 196 cases (75.7%) were the new construction, but the building enlargement was 44 cases (17.0%).

Survey

From October to November 2017, a questionnaire survey was conducted on 256 preliminary review applicants. As a result, 90.1% (172) of 191 respondents answered that the preliminary review was helpful for their work. The facility managers of the public institutions showed positive evaluation of the effect of the preliminary review. They said that the preliminary review was a great help in establishing the project implementation strategy, setting the direction of the architectural plan, and supplementing the design competition guidelines and task directives. In addition, the preliminary review was helpful in identifying the application of various regulations and in determining the project procurement method.

Effects

Preliminary reviews directly assist in the work of public building officials lacking competence. Reviewers suggested the direction of the project and reviewed the possible problems beforehand. The preliminary review improved the project procurement method and adjusted the schedule, budget and scale of the project, for ensuring that buildings better serve the needs of the organizations and people who use them. It also contributed to the creation of public buildings that fits local needs by inducing local characteristics analysis and user demand research.

Problems

Although the preliminary review has had a positive effect, there are problems at the same time. It is difficult for a limited workforce to review in depth the projects of various sizes and uses within 30 days. In addition, there are limitations in realizing the ultimate goal of 'realizing a good public buildings' because it can not cope with various problems that arise in the design-construction stage. There is a lack of reliable data on local conditions and user characteristics, and there is a limit to the substantial review. Both the applicant and the reviewer are experiencing difficulties because the review objectives and some criteria are not clear. It is necessary to readjust the review items and improve the criteria. It is also necessary to minimize the number of items that overlap with other examination systems.

Challenges

In order to enhance the effectiveness of the preliminary review, we have set the following improvement directions; The first is to strengthen measures to improve the local and public nature of public buildings. We intended to induce the organizations to establish a plan that reflects the current status of the area around the business site and the characteristics of the area. In addition, the residents' demand survey should be conducted to ensure procedural publicity. The second is to encourage them to follow reasonable procedures to build good public buildings. The third is to establish a more objective review system and standards. In order to ensure the reliability and consistency of the preliminary review, the review system should be improved and the method of item review should be upgraded. Finally, the role of project review should be complemented and linked closely with related systems so that the architectural planning work can be carried out more efficiently.

After adjusting the steps of the preliminary review and resetting the items, the detail items were adjusted through the staff review, the expert consultation, the civil servant workshop, and the item-by-item review criteria.

The National Public Building Center plans to change the preliminary review application and review report form and issue the guide in the near future. We expect that this preliminary review improvement measure will improve the convenience of applicants and reviewers and increase the efficiency, contribute to making the preliminary review more effective, and finally to contribute to creating good public buildings that have a positive impact on the community.

Keywords :

public building, National Public Building Center, preliminary review of public building projects