

건축자산 진흥구역 제도의 실효성 제고를 위한 개선방안 연구

- 기존 지역·지구·구역과의 관계 정립 및 개선을 중심으로 -

Improvements for Enhancing the Effectiveness of Architectural Asset Value Enhancement Zones

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SUMMARY

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「Act on Value Enhancement of Hanok and Other Architectural Assets」 was enforced in 2015 in order to have Hanok's intrinsic historical and cultural value at a national level or build an institutional framework for the active use of architectural assets. This act regulates details about special exceptions to relevant statutes and tax reduction for the registration of exceptional architectural assets and designation and management of architectural asset value enhancement zones intended for buildings, spatial environments, and facilities. Since the enforcement of the act, 11 municipal governments has enacted architectural asset-related ordinances and built the institutional framework for the preservation and usage of the asset at a local-government level for two years. However, five municipal governments have conducted basic research based on the implementation of a new system. Three of 11 municipal governments try to establish action plans, and only two municipal governments, which is Daegu Metropolitan City and Gunsan, Jeollabuk-do, have designated architectural asset value enhancement zones. Also, Seoul (11 zones) has been planning to designate the zones based on Hanok-concentrated areas. In fact, no municipal government has designated architectural asset value enhancement zones.

At the point in time when an institutional framework for the preservation and usage of architectural assets has been established as 「Act on Value Enhancement of Hanok and Other Architectural Assets」 and related ordinances of local governments were implemented, this paper aimed to improve the effectiveness of actual policy based on architectural asset value enhancement zones with a poor implementation result at a local-government level. It might be hard to designate the architectural asset value enhancement zones because the zones assume the systematic management of construction work by township unit, include restriction on acts, and involve a possibility to cause a conflict due to an overlap of the existing land use zoning during urban planning. For this, the paper sought to find main possible issues caused by the overlap with the architectural asset value enhancement zones and concretely present the improvement plans by investigating and analyzing the current status of systems related to the existing land use zoning based on areas which have been already designated or will be designated as the zones.

First of all, after understanding regulations on the architectural asset value enhancement zones and matters about the building standard relaxation and incentive, an investigation for the whole regulations and incentive matters about township-unit management systems regulated in related legislations was carried on. As a result, various land use zoning designation systems were enforced, and resultantly, it was identified that there were regulations and incentive matters.

Secondly, the current status of an overlap with land use zoning in relevant areas and problems were analyzed by a case analysis on areas which have been already designated or will be designated as the zones. It turned out that the purpose of the designated zone could be overlapped with the existing land use zoning or related with private ownership of the district, in that the issues were more likely to be obstructive factors, but it was possible to figure out the possibility of a positive synergy effect through a complementary strategy such as an overlap with an urban regeneration district.

Thirdly, the paper examined major issues about special exceptions to relevant statutes applied when designating the architectural asset value enhancement zones and setting up a plan for their management. If the architectural asset-to-land ratio exceeded the statutory maximum limit at the time when the zones were designated, the relevant governments planned to extend a building to the maximum for the future use, or the

assets were reconstructed in the existing structure or form, a need to set up a range for the relaxation would be set forth through a review about various points of view such as fairness with general buildings where the building-to-land ratio exceeded the statutory maximum limit. Furthermore, there was a review about matters to apply special exceptions in terms of the relaxation on a limit line of structure when buildings were constructed beyond the limit or property line. The paper defined limits based on the application of the statutes related to parking lot relaxation requirements and reviewed how to apply a relaxation standard. Then, to manage the building without a building ledger, a necessity of registration, category, term, methods, and settings of the relevant buildings were examined. The management of the removal and destruction of architectural assets revealed that a preventive management plan should be established by preliminary minimum advice or persuasion at an administrative level.

Lastly, methods of improving the effectiveness of an architectural asset value enhancement zone system were presented as follows. 1) To create a synergy effect through an overlap with the existing land use zoning such as urban regeneration, 2) to establish an architectural asset registration system within the architectural asset value enhancement zones, 3) to extend the application of various special exceptions to relevant statutes, 4) to set up financial resources through a connection with related businesses or funds, and 5) to revise the related statutes to improve the financial incentive effectiveness.

In this process, the result of the research might be expected to make the following academic and political contribution. First, it can define a necessity and concept of architectural asset value enhancement zones and establish the theoretical basis about the zones. Second, it can suggest the current status and problem of the designation of the zones and reduce any trials and errors about the follow-up designation. Third, it is expected to contribute to the improvement of acts and enactment of ordinances in the future by analyzing issues related to designation. Last, it can be a stepping stone for the operation and extension of the architectural asset value enhancement zones with several suggestions to improve the effectiveness of the zones.

Considering that regulations on floor area ratio and height might violate private property and resultantly they can be a strong obstacle to establish a plan due to local residents' complaints and to apply strong regulations, the paper suggested that it's necessary to set up an incentive system that can respond to the regulations and

continuously share and express sympathy for a value of a designated area with local residents during the establishment of the plan.

Keywords :

Management Plans for Architectural Asset Value Enhancement Zones, District Unit Plan, Land use Zoning, Special Exceptions