

공동주택 리모델링 활성화를 위한 제도 개선 방안 연구

A Study on the Improvement of the System for the Apartment Remodeling

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Chapter 1. Introduction

According to Article 2 of the Housing Act, the remodeling target for apartment houses has been 15 years since completion. According to the construction site data as of June 2019, 317,781 apartment houses over 15 years old account for about 63% of the total apartment houses. The increase in old apartment houses is connected to the problem of housing welfare, safety, and regional decline of the people, and therefore, the necessity of remodeling to improve housing performance and housing value has been steadily mentioned. Recently, the expectation for low-cost, high-efficiency housing supply and demand has been rising due to the decrease of population, the increase of the elderly population and the 1st and 2nd households, and the continuation of the low growth economy.

Meanwhile, as the 'Housing Act' was revised (06.25) in 14 years, the number of households and the vertical expansion remodeling were allowed, but the institutional basis for the implementation of remodelings such as project promotion subjects, procedures, facility standards, and support measures that meet the characteristics of 'remodeling' was insufficient. I can't. Also, there is no institutional device to evaluate the value of the house after remodeling or to verify the economic value and benefits of the house with the performance, which is a stumbling block to the decision of the residents to promote the remodeling business. With the background of the aging

phenomenon and problems of apartment houses, the necessity of remodeling accordingly, and the lack of institutional system, this study was carried out to establish an institutional basis to induce the revitalization of remodeling as a project to suppress the aging of apartment houses and improve performance. To this end, the current legal system and business promotion related to remodeling of apartment houses were examined, and issues that act as a hindrance were derived in the process. In the category of the legal system, the level of improvement of the legal system and the basis of the issues were prepared by looking at the direct status based on the application of major planning standards (performance) among the apartment houses subject to remodeling.

Chapter 2. The issue of the system for the remodeling project of apartment houses

The legal system for remodeling apartment houses can be divided into 'justice and statute', 'business promotion method and procedure', 'remodeling performance standard', 'exemption and relaxation regulation', 'tax and financial support'. The definition and scope, the method and procedure of business promotion are composed of the 「Architecture Act」 and 「Housing Act」, and the performance standards, special exceptions and mitigation regulations, tax and financial support are mainly defined in the sub-regulations and rules of 「Architecture Act」 and 「Housing Act」 and 「Act on Planning and Utilization of National Land」 and 「Restriction of Tax Exemption Act」. The law that defines the business method, procedure, and detailed construction standards for remodeling of apartment houses is the "Housing Act" and other laws such as the "Architecture Act" are operated in connection with it. However, the 「Housing Act」 is a law that defines matters related to the construction and supply of housing and the management of the housing market, and has a limit that the purpose and characteristics of remodeling for the inhibition of aging of existing buildings or the improvement of functions are not fully reflected. In addition, if the remodeling behavior of the Housing Act is reclassified, it can be divided into several types (models) such as performance improvement type,

horizontal expansion type, vertical expansion type (increasing number of households), but the current statute is biased to the vertical expansion type remodeling regulation accompanied by the increase of the number of households, and there is a limit to the institutional basis for the apartment house users to choose the remodeling business method suitable for each condition. Meanwhile, as of 2015, there were 14 cases of remodeling of apartment houses completed by large construction companies, all of which were located in Seoul and mostly built in station areas. The purpose of the project is to improve the residential environment, such as insufficient area increase, securing parking space, and hygiene, and it has been promoted for more than 20 years. In the business method, the number of households has increased, but most of them are focused on facility improvement and area increase, and there is no case that business considering business feasibility such as vertical expansion has been promoted. Since 2015, there are 33 complexes under construction for remodeling, and most of them are believed to have been promoted by vertical expansion and remodeling of the number of households. However, only one of them has been started, and the rest of the administrative procedures are underway, such as building deliberation, permission, business plan approval, and safety review. The main reasons for the suspension of the project are the difficulty of planning standards and administrative procedures related to securing structural safety for vertical expansion remodeling. Based on the analysis of the current status of the business and legal system, the institutional issues that act as obstacles to the implementation of the remodeling project of the apartment house can be summarized into three major categories: First, there is a lack of diversity in the remodeling project method. In other words, despite the remodeling project aimed at inhibiting aging and improving functions, there is no institutional basis for the project promotion considering the aging and the deteriorated performance conditions. Second, it is a complex procedure and performance standards that do not fit the purpose of remodeling. As mentioned above, the remodeling project is an act of inhibiting the aging of apartment houses and improving functions, but the current "Housing Act" and related laws stipulate that the performance standards of the new level should be applied, making it difficult to decide the business method. Third, the standard for structural change and reinforcement, such as the demolition of the integrated wall of the household, is insufficient. In the case of old apartment houses that have passed over 15 years, it is composed of two bays or three bays-oriented flat structure, so it

is difficult to respond to specialized space demand and reflect details aimed at various recent living patterns. Therefore, space planning is necessary as a commercialization strategy, such as generation integration, but the current legal system does not allow it, which is a stumbling block to business promotion.

Chapter 3. Analysis of Remodeling Project Demand in Apartment Housing

Based on the current building DB operated by the Ministry of Land, 48.9% of the total number of remodeling houses in the nation was able to be remodeled based on the approval date. As the application of seismic structure and various environmental problems are becoming more and more difficult to promote reconstruction and redevelopment recently, the amount of apartment houses that can be remodeled is expected to increase gradually in the future. By region, apartments are concentrated in Seoul and Gyeonggi area, and they are concentrated in the first new cities such as Bundang, Ilsan, Middle East, Pyeongchon, and Sanbon.

On the other hand, the number of apartment houses was analyzed, focusing on the main performance to be improved through remodeling. Similarly, the DB of the building was used, and the time when the performance was introduced was additionally reflected. The items of the review are six kinds of floor noise(light impact sound), parking standard, ventilation equipment, seismic design, area calculation, energy(insulation performance), and about 50% of the total apartment houses need remodeling. The Ministry of Land, Infrastructure, and Transport's annual survey on the housing condition suggests that the soundproof performance is the least effective among the housing performance. Especially, the importance of soundproofing and safety in remodeling is expected to be increased as the safety vulnerability gradually increases after 2016 in apartments. As for the answer to the reason for the residential movement, the aging of facilities and facilities accounted for the highest percentage (41.1%), and the expansion rate (20.8%) of the size of the house suitable for the household situation was high, so remodeling is expected to absorb the demand for residential movement.

Chapter 4. Improving the Remodeling System of Apartment Housing

The improvement plan of the legal system was proposed as two major ways through the obstacles of the legal system for the promotion of the apartment remodeling project and the analysis of demand for remodeling. First, it is to enact individual laws such as '(tentative) common house remodeling law' for poor performance apartment houses in which the promotion of remodeling is urgent, and secondly, it is to improve the consistency of current 「Housing Act」, sub-regulations, rules and related laws. The subjects of application for the improvement of the legal system are apartment houses that have passed for more than 15 years since completion, and the main performance degradation is remarkable compared to the current time point. Therefore, the apartment houses (users) that are urgently required to improve and the apartment houses (users) that have no management subjects for small apartment houses that have passed for more than 15 years after completion, so they cannot carry out their remodeling projects. The main contents of the system improvement include the remodeling project target of the apartment house, the purpose, and detailed strategies for the type of business, the way of business promotion, the planning standard, the support plan, and the performance and value evaluation.

The issue of the improvement plan of the system can be examined in two aspects: first, the need for the government to respond to the 'old-age apartment remodeling project.' In other words, the public intervention and management of apartment houses, which is private property, is a controversy, which is directly related to the national obligation to protect the safety, property and solve the environmental problems of the people.

Next, there is a controversy about the appropriateness of apartment houses that have passed 15 years or more, including apartments as national support targets. This debate has been caused by the social recognition that the apartment house is regarded as a means of property proliferation, and the resident is regarded as the beneficiary. The reason for the response is suggested in connection with the support system of similar fields, as the apartment is a social facility that needs national management and support in that it is not a residential type of the special group of the upper-income class but a universal residential facility where many people live.

Chapter 5. Conclusion

The improvement plan of the apartment remodeling legal system proposed in this study can be meaningful in that it can be a realistic alternative because it focuses on finding solutions based on the problems of the project promotion in the apartment housing market, and it suggests the direction of the tasks to be solved in the future. In the future, if several tasks are continuously promoted, it is expected that a practical legal system will be prepared.

First, the final legal system improvement strategy, such as the enactment of individual law or amendment of housing law, should be decided. It is necessary to discuss closely with related agencies such as related ministries, departments, and local governments to establish a basic plan for remodeling of apartment houses. Second, the study for the improvement of the legal system should be followed by the deepening of the research for the improvement of the legal system, and the concrete improvement of the legal system should be derived by conducting the actual demand analysis, such as collecting opinions of apartment users. Also, it is an important task to collect various reference cases such as surveying related cases and monitoring performance abroad, quantitative data analysis, and objective basis through analysis of social costs and impact.

Keywords :

Apartment house, Remodeling, Housing performance, Activation, Legal system