

한옥 공공건축물의 공급 활성화 방안 연구

A Study on the Policy Measures for Provision of the Public Hanok

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SUMMARY

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It has been about 10 years since technology development and policy projects were implemented to revitalize hanok, which have been promoted in earnest since the 2000s. To divide the targets of the policy of promoting hanok, it can be largely divided into private and public hanok. Private hanok are supported by local governments to support hanok, and most private hanok that receive subsidies are residential hanok. Public hanok have been supplied through state-level support projects and local governments' supply of public facilities through policies to promote public hanok buildings. As a result of these policy projects, Bukchon, Seochon, Ikseon-dong, and Jeonju Hanok Village, where residential hanok are concentrated, have become national tourist attractions. In fact, the public awareness survey also showed that the tendency to live in hanok is high. In addition, the supply of public hanok buildings varies from year to year, but since 2010, about 30 buildings have been steadily supplied annually.

As such, interest and demand for hanok have been steadily generated through the policy of promoting hanok architecture. However, the annual trend of hanok

licensing across the country increased in the mid- to late 2000s, but the growth rate has decreased recently. Rather, the number of permits has been decreasing recently. In other words, the public's interest and demand for hanok have been steadily rising, but this has not led to actual activities.

The reasons can be interpreted in various ways, the biggest of which is related to the small building and housing construction market. The residential building market is focused on apartments. And the financial support system is also focused on apartments. On the other hand, in order to build a someone's house, land purchase and construction costs must be raised. In addition, complex procedures should be taken when compared with apartment purchases. Considering that most of the Hanok support policies are focused on hanok for residential purposes, there is a limit unless the overall social atmosphere. It is difficult to expand only the Hanok building market within the small-scale building and detached housing market.

On the other hand, the policy of promoting public hanok buildings, which has been promoted since the beginning of the policy of promoting hanok architecture, has been steadily carried out. The public's overall satisfaction with the public buildings of hanok is also high, the report showed. And as welfare demand increases, life SOC projects for the supply of public spaces in the region are underway at the national level, and the number of public buildings is also on the rise of about 2 percent annually.

From this point of view, it is necessary to satisfy the people's interest and demand for hanok through the supply of public hanok buildings. As a first step, the current status and performance of the Public Hanok Building Supply Project, which has been promoted so far, should be checked. Based on that, future activation measures can be considered. In this regard, the current status of public hanok buildings nationwide was investigated and analyzed first. In addition, when comparing public hanok buildings with general public buildings in terms of user satisfaction, the public was asked to what extent they differed. The supply performance of public hanok buildings was measured quantitatively. It created a basis for implementing policies for the continuous supply of public hanok

buildings in the future. Finally, the results of the status survey and analysis and the user satisfaction survey were analyzed, and a plan was proposed to promote the supply of public hanok buildings in the future.

First of all, the policy for promoting the supply of public hanok buildings was to investigate and analyze the current status of implementation and the current status of public hanok buildings across the country in order to find out the increase, size, and structure type of each year. As for the method of investigation, the government first searched media reports across the country, and the Ministry of Land, Infrastructure and Transport and local governments cooperated with related data to make the list centered on addresses. In addition, the current status of each building was prepared based on the information of the building register based on the information of the building register. In addition, the current status of public hanok buildings was analyzed in five aspects: size, location, time of stay, architectural use, and structure. First of all, small-scale buildings accounted for 67.4 percent of the size due to the characteristics of hanok architecture, and the location was severely different by region. Since many public buildings of hanok were supplied to tourist attractions for exhibition halls and experience centers, most of them stayed for one to two hours, and cultural and assembly facilities accounted for the largest proportion of 54.1 percent for architectural purposes. Since the structure was set as the subject of investigation based on "hanok" in the legal definition, most of the traditional Korean houses had many structures, but in order to efficiently organize space and solve structural problems, the lower reinforced concrete structure also showed the composite structure of the upper Korean wooden structure. Based on the results of the status survey, seven representative types were selected so that each of the five types could be included evenly, and on-site surveys were conducted for each representative type.

Next, how much value does a public hanok building have in consideration of user satisfaction than a general public building? Is it worth spending about 1.6 times more on average than on public buildings? The level of supply target was investigated. A CVM survey was conducted on 520 visitors to seven representative types of public Hanok buildings, which was conducted to survey visitors on the

awareness of public Hanok buildings and the willingness to pay compared to general public buildings. As a result of the survey on public awareness, 84.3% of the respondents answered positively to the need for the supply of public hanok buildings. Demand for the three facilities, including exhibition halls, libraries, education, and childcare facilities, was high considering the number of facilities to be supplied and the frequency of use. 52.6% of the respondents said that each city, county, and district had a suitable range for supplying public buildings for hanok. In addition, the survey on the intention of payment value comparing general public buildings with public hanok buildings showed that the intention of payment value for public hanok buildings was about three times higher, with 1,671 won for general public buildings and 4,779 won for public hanok buildings. The figure was about twice as high as 2,424 won, which is the average amount of payments made by the KDI in the 2000s.

Based on the results of the previous findings, the three measures for promoting the supply of public hanok buildings were proposed: planning aspects, diversification of supply methods, and expansion of application of various structures. Based on the results of the survey on the scope of the hope for the supply of public Hanok buildings (Si/Gun/Gu), there is a limit to supplying public Hanok buildings across the country because the distribution of Hanok is still wide and the conditions are different from region to region. However, in order to promote the revitalization of Hanok at the urban level, specific plans should be established in advance for the continuous supply of public Hanok buildings by actively specifying the relevant matters through urban basic plans, urban management plans, and district unit plans. In addition, when implementing projects for specific public hanok buildings, there are related projects that can be supported by various ministries in addition to the Ministry of Land, Infrastructure and Transport's Hanok Building Support Project, so it will be necessary to actively try to match the project. Once the project plan has been established, it will be necessary to actively consider various measures such as New hanok technology, composite structure, and multi-layered public buildings that can lower the unit cost of construction when selecting specific structures and old methods.