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A Study on the Counseling and Inspection Cases of Partial Repair of Hanok in Seoul

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This study is based on the premise of necessity of supporting partial repair service of Hanok, attempting to present the directions for the implementation of policies to support repair parts through identifying the various condition of Hanok residents. For this to be done, in-depth interview carried out for verifying the awareness of the existing repair parts policies and the needs of partial repair after identifying the conditions of Hanok residents. Moreover, the actual demands of the partial repair were investigated through requests of the residents or visits, and the condition of Hanok was inspected accompanied by experts.

Confirmed through the consultation and inspection of Hanok residents, it is difficult to benefit existing residents in traditional Hanok support system. In case of Seoul, although substantial loans and considerable expense assisted for full repairs, a number of residents are not in the economic conditions to afford to. In this situation, just increasing the targeted areas is not efficient. In the meantime, a number of Hanok are preserved and newly constructed through the support policies focusing on full repairs, and it is an obvious fact that Hanok area is improved as good conditioned residential development and cultural assets, such as Bukchon and the west side of Kyongbokgung. However, on the other hand, the support policies for Hanok are focusing on the conservation and promotion of Hanok itself rather than the residents of Hanok, so the fact that the ones who cannot afford the costs were disregarded should be recognized. This is not about impartiality of policies but the overall landscape and residential environment of the Hanok housing area. The only option for the one who cannot afford the costs is to leave or trade in Hanok or

temporarily take steps through unprofessional trader even it is discomfort. In this case, Hanok is aged more or led to be removed, and it adversely affects the overall landscape and residential environment of Hanok area.

Therefore, the support policies of repair Hanok should be developed in the direction of considering the conditions of residents. Continuing support those who can repair in accordance with existing conditions, the detailed conditions and procedures for support should be set to benefit appropriately those who cannot afford the costs, considering income level, age, registration period, and lease relation.

The most of the main consumer of partial repair of Hanok do not have economic power for full repairs. It is necessary to lead and support them to improve performance of Hanok such as waterproof and insulation, and reform the exterior partially rather than require them to change overall exterior into the traditional style. At this time, the target to be repaired is divided by each parts as roof, out wall, wall and elevation, and setting the supporting amount and imposing a ceiling on total amount are desirable. Roof repairs is the most essential and costly in maintaining Hanok, so it should be set as a main category of the total support amount.

The another target for the partial repairs of Hanok is an owner of Hanok which is already fully repaired. Even if it is fully repaired, consistent management is required for Hanok, the owner of Hanok has difficulties as seen in the results. Therefore, even the Hanok is fully repaired, the major part, such as roof, should be monitored regularly at public level, and also partial repair support is needed. The range of partial repairs should include from common management to repairs in small scale, and technical support as direct repair, such as inspection by experts or replacement of roof tile and plastering is efficient rather than supporting expense.

The part repair support is for the middle, low-income group, and improvement of safety performance, extra supporting system should be build to simplify procedures as much as possible such as complex required documents or deliberation for full repairs. For that, it is desirable that local government establishes medium support organization or implements inspection and repair support through existing support organization related to house renovation. For example, when the owner of Hanok considering partial repairs asks medium support organization for

inspection, the expert directly hired by the local government visits the site and check the condition of Hanok and fill out the inspection results. The local government can simplify the procedures as set the repair range and support amount based on the results. If the local government is hard to utilize medium support organization, it can select the private licensee related to maintenance and have it replace its role.

Keywords : Hanok, Partial Repair