

# 커뮤니티 자산으로서의 건축자산 보전·활용방안 연구

Community Assetization Strategy for Conservation and Utilization of Architectural Assets

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# Community Assetization Strategy for Conservation and Utilization of Architectural Assets

SUMMARY

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「Act on Value Enhancement of Hanok and Other Architectural Assets」, which was enforced in June of 2015, establishes policies on the national and local governments for promoting architectural assets and architectural culture and imposes the obligation to prepare administrative and financial support measures that are required. In addition, depending on the values and surrounding conditions of the architectural assets, they are classified into excellent architectural assets and architectural assets in architectural asset promotion zone, stipulating special legislative benefits and fields of support for each and thereby regulating items related to conservation and utilization for enhancing the values of architectural assets.

The policy foundations for conservation and utilization of such architectural assets are mainly focused on improving the physical environment of individual architectures based on special legislative benefits and financial subsidy on architectural actions. However, policies focused on supporting improvement of physical environment requires consistent financial support by the public sector, and voluntary participation by owners, such as applying for subsidy, works as an important factor for carrying out the project. Therefore, absence of voluntary participation by owners or limited amount of public

budget imposes limitation in expanding the projects on conservation and utilization of architectural assets or extending them to the stage of maintenance during the utilization step. Also, the current policy foundations are mostly top-down, supply-based policies that are driven by the public sector, showing limitations in mitigating or alleviating regional problems.

‘Community-based solution on regional issues’ has newly risen to overcome the limitations of these projects for supporting individual architectures that have been led by the public sector. With the vision ‘Innovative Cities and Desirable Korea led by local communities,’ the Urban Renewal New Deal project, which has been enforced in Korea since 2017, establishes ‘Recovery of community and social integration’ as its policy goals, and has been carrying out executive tasks, such as reinforcing regional capacity for urban renewal, creation of basis of participation by local residence, and construction of regional urban renewal governance system. The Localism Act of the United Kingdom and the ABCD(Asset-based Community development) are major cases that aim to solve regional issues based on community-based discussions.

As such, the role of local residents and communities is being emphasized in order to resolve regional issues in and out of the country. The bottom-up method led by regional communities can assure sustainability of policies compared to the top-down method which is led by the public sector. Also, local residents and communities not only serve as service users but also as service providers.

Therefore, in order to overcome the limitations of public-led policies on supporting individual architectural assets, this study aimed to identify methods for conserving and utilizing architectural assets by making them into community assets led by the community. This way, the local communities share the value of the architectural assets that promote the architectural culture and the create local identity, thereby creating a sustainable, virtuous cycle which can enhance capacities of the regional community based on the intrinsic values of architectural assets.

The policy suggestions proposed by this study are as follows.

The first is to add the process for registering a list of architectural assets in 「Act on Value Enhancement of Hanok and Other Architectural Assets」. Currently, the criteria on designating an architectural asset, a process followed by the basic survey, are unclear. Even if the value of an architectural asset is recognized, architectural assets without the

consent of the owner have limitations in disclosing the information due to protection of private information. Therefore, this study proposes the plan for creating the concept of 'list of architectural assets' and the concept of hierarchical management such as candidate for architectural asset, list of architectural asset, and excellent architectural asset. The establishment and management of architectural asset information system based on such hierarchy can help the local communities to easily access the information on architectural assets and to select subjects for conserving and utilizing such assets.

Second, the study proposes a way where the local community or the public sector can register an architectural asset into the list if it considers the architectural asset to have value. In order to provide the opportunities for local communities to conserve and utilize architectural assets in the region, policy system where the local community can evaluate the value and file for the list should be provided in addition to the basic survey that is conducted by the administrative body. This study proposes that, in case a local community makes a proposal, the local government should make a decision to register the architectural asset into the list of architectural assets and classify it to be subject to various special benefits and supports that are required for its conservation and utilization.

Third, as a means for conserving and utilizing architectural assets, this study provides concrete measures on linking the project with the Urban Renewal New Deal project, which has recently been conducted as a major task of the government. While the conservation and utilization of architectural assets can be linked to various projects that are conducted by the central or the local government, this study presented the project information for including special provisions for architectural assets in the Urban Renewal New Deal project as well as the need for reinforcing governance capacities and providing supports at the execution level in order to help the local community to take leadership in the Urban Renewal New Deal project.

Fourth, this study proposed plans for reinforcing policy foundations for establishing intermediate-level supportive organizations and networks and for helping local communities to utilize architectural assets owned by the national and public organizations. In this study, the intermediate-level supportive organizations are given with supportive roles, such as helping the local communities to take initiative in managing community assets, linking local projects with policy needs, and supplying local social services, and proposed related tasks. Also, it presented the need for

establishing networks among various people and organizations such as the residents, experts, corporations, and academia.

Also, domestic and foreign cases on converting architectural assets into community assets showed that there are difficulties in the stage of conversion into community asset, which includes guaranteeing ownership by the local community, due to financing problem. The issue was all the more difficult in the case of a private architecture. Therefore, in order to promote conversion of an architectural asset into a community asset, there is a need to utilize architectural assets owned by the public sector as a priority. This study presented legislative improvements for facilitating purchase and loan by the local communities in accordance with 「Public Assets and Commodity Management Act」 .

The results obtained from such study process will be able to make the following academic and policy contributions. First, they can establish the needs and the concepts related to conversion of architectural assets into community assets and establish the theoretical basis for conserving and utilizing architectural assets as community assets. Second, by presenting the cases where domestic and foreign architectural assets have been converted into community assets, they can analyze the current status and problems surrounding community assets, thereby contributing to reinforcement of related cases. Third, by representing policy improvements for enhancing the effectiveness of conserving and utilizing architectural assets as community assets, they can help architectural assets to enhance regional identity while promoting the value of community assets in order to have them more actively conserved and utilized.

Keywords :

Architectural asset, Community asset, Community right, Community value