

The Study on Management Strategy with Public Buildings for Efficient Creation

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This study was designed to suggest effective policies related to public building planning and realize present situation of process of the planning by understanding overall related laws on planning, maintenance and management of public buildings. For that purpose, revise of related laws, reorganization and management of administrative structure and improvement of policies related to public buildings were suggested by steps.

The study consists of three parts that are analysis of domestic condition related to Public Buildings, comparative case study on foreign nations, and suggestion of improvement measures. First, traits and defects of project planning, operation and management of public buildings were reviewed and it led to a proposal of efficient project planning. Present projects were reviewed and strength and weakness of organization and administrative system were analyzed. We found some implications by presenting and analyzing abroad cases. In conclusion, guidelines of management of public buildings and improving direction of policies were suggested.

Each chapter is summarized as follows;

In chapter 2, public buildings were approached by value as assets, professional organization and project planning phase. Administrative property which includes buildings occupied 52 percent, the largest part of all national property. In specific, the price of them is increased by 40 percent in 2006 from 2002. Also,

according to the budget of the fifteen ministries and eighteen administrations submitted to the National Assembly, growth rate of renovation and maintenance part occupied more proportion than new construction. Thus, it is expected that the more budget would be allowed in the part of the building maintenance management. It seems that the value and role of public buildings are rising and there is a growing need to maintenance management of buildings. This situation makes the fundamental DB construction on present condition crucial.

In aspects of specialty of the public organization, there is a shortage of professionals who can manage the construction project of public building. The management of the project of public building was mainly managed by general public officials and a few specialists just part a role of advisor. Thus, public organizations which have the expertise should be composed to accomplish long-term and total project control.

Finally, from the standpoint of the importance of project planning, actual cases of recent public building planning projects shows discord between present conditions and related laws. As design and function of building has become important, scale of the project budget and size of the buildings increased. However, budget estimated by recommended standards is lower than actual budget of the construction. The standards of space size should be modified because budget determined in the replenishment process by space size hardly could increase. Also, most of design guideline did not suggest practical public program of the building while public clients demanded the space open to the public in the general terms. Design guideline should fit to various type of building, also consider expansion in the future and respect architects' creativeness.

In chapter 3, operation system of planning project of public building was analyzed. There are four steps such as planning, design, construction and maintenance management in planning public building. This is based on construction process of Construction Technology Management Act. At the stage of project planning, Government Building Management Service (GBMS) promotes Government Building Supply and Demand Management Plan which could be used in feasibility evaluation and estimation of efficient size of government building. On the other hands, Public Procurement Service (PPS) provides customized service and support service for the

each stages of the project. These services support specialty for the public client who manage administrative work on construction of public building and secure expertise of project procedure. The government, like this, is trying to improve the system to encourage efficient supply of public buildings. However, institutional system is still insufficient to cover overall types of public buildings, and lack of accumulated fundamental data makes it hard to provide professional and objective data which is essential to determine appropriate alternatives.

In chapter 4, oversea cases related to architectural policies and actual public building projects are reviewed and it would contribute to developing management model of public building planning project. There are some distinguished features in other nations as follows:

First of all, special organization on public buildings such as Public Buildings Service (PBS) under General Services Administration () of the U.S. and Senate Properties of Finland were noticeable. By those organizations, efficient asset management system works. Especially, they consider public buildings as national property and focused on inventory database construction and maintenance management of the property.

Furthermore, they strengthen professionalism of public organization by various reorganizing. Senate Properties classified its organization according to the types of public buildings. PBS and the Dutch Government Building Agency of Netherlands are organized by their categories of administrative work. Both organization types are effective to maintain professional quality of public administration. It is also considerable in Korea to expand existing small organization on public buildings in PPS and make it separated from PPS.

The third one is that they expanded work from new construction of public buildings to maintenance management along with leasing business. The public organizations of Finland, Netherlands and the US manage maintenance of public buildings after construction as well as new construction. Government Buildings Department (官庁營繕部, GBD) of Japan also moved her focus from new construction of public buildings to maintenance management. In Finland and the US, the organizations also manage leasing service of public buildings, which enhances

appreciation of public buildings.

The fourth is participation of specialists. GBD of Japan hired many specialists and they occupy 84% of the department. There is National Architect system in Netherlands and the U.S. Specialist join policy recently suggested by Presidential Commission on Architecture Policy of Korea could be applied to the public building planning. Also, Design Excellence Program of the U.S. could be benchmarked in Korea to encourage participation of architects.

Lastly, total management is important. Although Finland, the U.S., Netherland, and Japan have their own management system on public building suitable for its political system and social situation, actually they commonly manage whole stages of the project: project planning, design, construction and maintenance management and try to create value of national property..

In Korea, even though proportion of public buildings is high, importance of the public buildings has not been fully recognized. Thus, economic value of public buildings as assets should be fully noticed and should be raised by efficient maintenance management of the buildings. Thus, there are two strategies. First, present situation of public buildings should be investigated and recorded as a form of database. Second, whole process of public building planning should be reasonable. For those strategies the governments steps in construction of present situation database, improvement of project process, making of manual, and specialization of organization along with revise of policies..

To operate these improvements in practice, further study and examination should be accomplished. We expect this study would be base of leaping forward.

Keywords : Public Building, National Assets, Efficient Creation, Total Management