

지역 공공건축지원센터 운영 현황 및 개선 방향

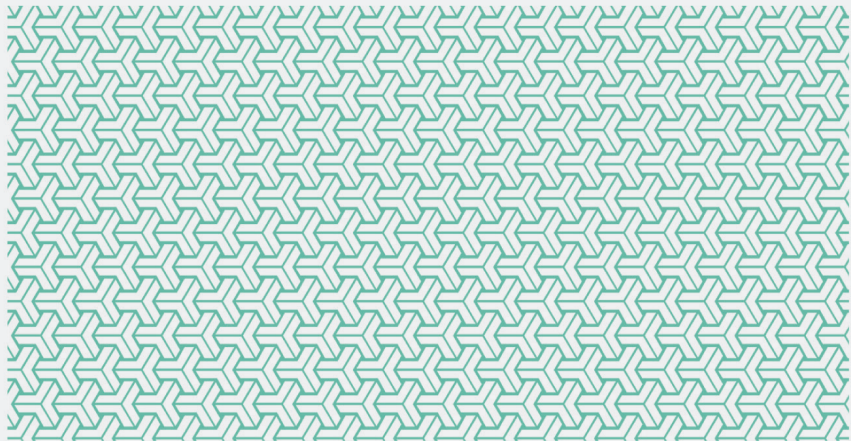
Research on local public architectural support center operation
status and improvement direction

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Summary



Public building policies have always emphasized the importance of the central government's role. As the system is in its early stages, the central government has been continuously working to establish the system. As a way to do this, it first introduced the “preliminary review of public building project plans” and “activation of design competitions” to internalize the “architectural planning stage,” which is the initial stage of the building construction process. In 2019, the secondary “architectural planning” and “public architecture review committee deliberation” systems were mandated to implement quality control through architectural planning for the preparation of business plans in the pre-review stage and deliberation on the review points after the pre-review.

The National Public Architecture Support Center was established in 2014 to support related work, and it is operating as an organization to support related work. Since 2020, a total of 11 centers have been in operation, starting with Seoul and ending with Gyeongbuk Office of Education in 2022.

In terms of preliminary review work, the proportion of work performed by the national and regional public architecture support centers is as follows.

In 2020, when the regional public building support centers started operating, the percentage of work performed by the national center was 89%, but in 2023, it was reduced to 50%. In 2024, the number of projects carried out by local public construction centers decreased, but the number of projects carried out by the National Public Construction Support Center remained at a similar level.

Since 2023, the Korea Educational Facilities Safety Institute (hereinafter referred to as the Safety Institute), a specialized organization based on the Act on Safety and Maintenance of Educational Facilities (hereinafter referred to as the Education Facilities Act), has been operating the pre-planning adequacy review system, and about 260 cases are conducted annually. In the case of local public centers, an average of 31 cases are conducted annually.

This study is significant in that it identifies the current operation status of regional public architecture support centers in connection with the Architectural Services Industry Promotion Act. Previous studies have been conducted on the establishment of regional public architecture centers, architectural planning studies, and the operation of public architecture review committees. Since the research was conducted at the planning stage, it was necessary to study how to improve the system in consideration of various conditions in the implementation stage after planning.

The types of regional public architecture support centers can be broadly divided

into three parts: metropolitan cities, metropolitan provincial units, and education offices related to educational facilities. For each type of regional public building support center, the organization was divided into direct operation, entrusted operation, and designated operation by an affiliated organization. Currently, 11 centers have been established and are operating in various forms depending on local government conditions. It is important to note that the responsibilities and obligations related to the creation of public buildings are assigned based on the entity doing business. According to Article 23 of the Architectural Services Act, when a public institution wishes to undertake a public building project prescribed by presidential decree, it must submit a business plan to the Public Building Support Center and the Regional Public Building Support Center for review. Therefore, many projects can only be carried out in basic local governments, and while there are cases where local governments directly carry out public building projects, they are not common. Among the tasks related to improving the quality of buildings under the Architectural Services Act, the tasks that can be carried out by local governments are handled by local jurisdictions if a regional public architecture support center is established. Other tasks such as architectural planning, public architectural deliberations, and design competitions shall be carried out by the entity doing the business.

For projects in metropolitan local governments without a regional public architecture support center, the national public architecture support center performs the preliminary review, and there is no difference in the tasks for architectural planning, public architectural review, and design competition.

According to Article 24(2) of the Architectural Services Act, the establishment of a local public architectural support center is not mandatory and can be established and operated at the will of the local governor.

There has been no evaluation of the operation status of regional public construction support centers for five years since the regulations on the grounds for establishing regional public construction support centers were established through the amendment of the Architectural Services Industry Promotion Act in 2019. MOLIT and the Public Building Support Center worked together to approve applications from local governments, but the approval process mainly consisted of preliminary reviews.

In the short term, it is necessary to prepare a (tentative) regional public building operation standard (draft) so that local governments that want to establish a new

center can refer to it. The approval standards currently set forth in the Enforcement Decree are not based on a clear rationale, but are presumed to be based on the level of the National Public Building Support Center, which was established and operated since 2014. In previous studies, it was suggested that the number of experts should be 10 or more regardless of country and region, but it was adjusted to 5 or more at the policy-making stage, but no clear criteria were presented. However, considering the meaning of securing five people in the regional public building support center through this study, the size of the team unit at the local government level is composed of one team leader and two team members, and the division level is composed of three teams, so it is possible to calculate the size of the team unit by considering one chief, one team leader, and three team members. The chief and team leader set the direction for related policies, and the team members can be considered as administrative support or combined with the organization that directly performs the work, and the proportion of construction-related work in the local government and the number of projects should be considered comprehensively. However, there is a limit to suggesting the appropriate size of the workforce for the appropriate business size numerically, but the significance of this study is that it can provide policy reference points based on existing operating cases.

The study did not go as far as to compare the current information with the applications of local public building support centers that have already been approved for installation. In particular, it was not possible to examine in detail how the role of local public architectural support centers is differentiated from the specialized institutions operating under the Education Facilities Act from 2022 in terms of the types of educational facilities.

In particular, in the case of local governments that do not have a local public building support center, there were limitations in identifying the current status of data in the absence of attention to the responsibilities and obligations of public buildings promoted by the local government and support in terms of budget and manpower. It was only possible to identify the work centered on the projects that were applied for preliminary review by the local government.

This study focused on the local public building support center as the main body of public building management. It is also necessary to identify and diagnose the operation status of other management bodies, such as the public building review committee and private experts, and come up with a comprehensive improvement plan through in-depth operation status. It is necessary to go beyond the level of

presenting the ground rules that can be installed by local governments. Institutional improvement measures, including budget and administrative support, should be considered at the same time in order for the system to operate effectively in the field. There are limitations to the separate budget support method for the operation of local public architecture support centers from the central government, so it is necessary to proceed with measures to support related systems. Currently, in addition to establishing a separate system for frontline local governments due to the expansion of design competitions, support systems such as the example of establishing a design competition support system through an architecture hub are continuously needed. In addition, the existing system of the National Public Building Support Center should be expanded and reorganized to link with the data of all local governments in the pre-review and review system.

keywords

Public building, Public building Center