

국토정책 Brief

KRIHS ISSUE PAPER



Proposed Directions for Institutional Foundations of the Innovative Utilization of Vacant Lands in Urban Areas

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Summary

1. Vacant lands in urban areas are continuously generated by various factors such as demographic changes, urban decline, and new town development, and the demand for policy on the development and utilization of vacant lands is increasing as a way to implement national spatial planning policies.
2. As vacant lands in urban areas are managed by different laws according to owners, there is no comprehensive plan for utilization at the city level and there are various problems such as delay of projects due to conflicts between participants and execution of projects in the separation of others without considering surrounding areas.
3. For innovative use of vacant lands, comprehensive and integrated institutional foundations are required at the national level by being away from traditional development and utilization ways.

Policy Plans

- ① For innovative utilization of vacant lands, the ‘Special Act on Vacant Land Management, Development, and Utilization’(tentative name) is to enact to establish an integrated legal and institutional foundations which goes beyond the limits of existing development and utilization methods.
- ② The Government is to propose basic guidelines for innovative usage by establishing basic policies for vacant lands, and the local and regional governments are to establish comprehensive utilization plans which link understanding the status of vacant lands and city planning.
- ③ In the establishment of utilization plans, to designate ‘Special Management Zone for Vacant Lands’(tentative name) for integrated development, exchange, sale, loan, and additional land purchase of vacant lands managed by individual owners, and for active participation from private sectors, to prepare unprecedented incentive system including long-term lease for 50 years.
- ④ By establishing ‘Vacant Lands Management Committee’(tentative name) under the President, to prepare basic policies for vacant lands, approve plans for vacant lands utilization and designation of the special zone, resolve conflicts between owners, etc.