

Policy Directions for Vacant State and Public Land for Urban Regeneration

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Summary

1. Following the socioeconomic changes such as changing industrial structure, low-growth and population decline, urban development spreading outward has increased the number of abandoned railways, ports, schools and government offices-military facilities, which contributes to increased number of vacant state and public land in the center of a city.
2. Efforts to revitalize cities are made nationwide by utilizing the vacant state and public land to give new functions to old downtowns and to foster it as an important point of economic and job creation.
3. As most projects associated with vacant state and public land remain at an early stage, critical barrier factors of such stunt progression are undecided policy direction for land utilization, current methods of asset disposal management, disagreements between public stakeholders in urban planning design and urban jurisdiction, implicit accountability, fragmented asset management system and the complex interaction among all.
4. To overcome the long-term depression, Japan has set the policy that aims to utilize vacant state and public land in priority in linkage with national new growth strategy that includes secured social safety net, suburb city regeneration, social overhead capital maintenance. Also Japan is seeking an policy that can optimize the use of state and public assets along with cooperation between central and local government. Also, United Kingdom has strengthened the role of conciliation and support at the national level to optimize the use of vacant state and public land.
5. In order to utilize vacant state and public land properly for sustainable urban development and regeneration, policy directions shall be established clearly at the national and urban level, and direction for cooperative partnership between public sectors shall be made specific.

Policy Issues

1. Change of current policy priority on vacant state and public land from direct financial profits increase to social investments for urban regeneration
2. Establishment of integrated data system of vacant state and public assets, and improvement of access to information by classifying management and disposal categories and releasing the data in public

3. Improvement of forecasting capacity through proposing utilization plan and institutionalizing both negotiation and intermediary procedure and establishment of strong cooperation between public sectors
4. Revitalization of the vacant land by expanding supporting means such as exempting loan fees for the state and public land or deducting fees for public facilities