
SUMMARY



Legal and Institutional Improvements for the Innovative Utilization of Vacant Lands in Urban Areas

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This study aims to introduce legal and institutional improvements for the innovative utilization of vacant lands in urban areas. Policy demands for utilizing vacant lands are increasing for urban vitality and regeneration in local Korean cities. However, as the vacant lands are managed by different owners and laws, there are several critical issues in utilizing the properties. Therefore, this study analyzes vacant land development cases to draw policy issues and introduces legal and institutional improvements for vacant land utilization.

Policy issues for utilizing vacant lands are as following. First, there are no legal tools to analyze vacant lands in urban areas and it is managed individually by their own legal system which cause conflicts between the authorities. Second, there are no masterplans for utilizing vacant lands and no tools for comprehensive development, land exchange between sectors, and additional purchase of land. Third, there are no legal tools for development of

vacant public properties.

To correspond against the issues above, this study introduces a comprehensive legal system for innovative utilization of vacant lands. The special law consists of the followings. First, establishment of legal tool for analyzing vacant lands, and comprehensive masterplan based on local cities. Second, designation of vacant land management area for comprehensive development, land exchange and purchase to the authority of development body. Establishing a management organization for utilizing vacant lands in a national level. Establishing a long term rent system and providing incentives for development participation of private sectors.