



# Living and Sustainability: An Environmental Critique of Design and Building Practices, Locally and Globally

## 1. Paper / Proposal Title:

Sustainable Urban Revitalization using Abandoned Houses

## 2. Format:

Verbal presentation

## 3. Author(s) Name:

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## 5. Abstract (300 words):

Over recent decades, the population in many cities in developed countries have gradually decreased, and it has resulted in a number of vacant buildings. Abandoned houses cause various social problems such as a fear of crime, fire hazard, collapse risk, and foul smell. They also undermine the appearance of a city and impose serious external effects on neighboring property owners. Thus, reducing and managing abandoned properties has been increasingly perceived as a significant urban issue.

In South Korea, the number of vacant houses is continuously increasing from the 1990s. Especially, local cities are suffering more serious problems in house abandonment than cities in the Seoul Metropolitan Area(SMA). The central and local governments have tried to address these problems through reforming architectural regulations and planning revitalization initiatives. Nonetheless, governments' efforts have not led to tangible results so far.

In this study, the reasons why Korean urban policies have failed to deal with abandoned housing are discussed. To find out such causes, the article closely examines Korean government policies for vacant houses and compares with foreign cases. In addition, several projects completed or recently implemented are evaluated. One of major reasons is that vacant housing is controlled under a poor legal system without clear criteria for demolition or reuse. It makes owners ignore their obligation to properly manage their properties. In addition, most of current solutions based a piecemeal approach lower effectiveness of governments' efforts. Third, there is no long-term strategy to prevent potential vacant housing. Based on the analysis, the research proposes a strategic approach for sustainable urban revitalization using abandoned houses.

#### **6. Author(s) Biography (200 words each):**

Hyejeong Yoo is working on the Ph.D program at Urban Design Lab, Seoul National University. She received a master of Urban and Regional Planning at UCLA in 2013 and a bachelor of Architecture from Hongik University in Korea in 2007. She completed the internship program in the International Department at Nikken Sekkei located in Japan in 2006 and worked as an assistant designer at Kunwon from 2007 to 2011. She also built her research experiences at AURI(Architecture and Urban Research Institute), the first national research institute in the architecture and urban field in Korea, from 2013 to 2015. Her recent research includes regenerating urban areas by using vacant properties, revitalizing Daejeon old downtown by using modern heritage, and making Korean traditional village. She won Award of Excellence in 2014 APA LA Academic Award, the 2nd prize in 2013 Lewis Center GIS Contest, and was awarded in several design competitions. She has a great interest in cities of developing countries going through a rapid urbanization and preservation of historic constructions in urban areas.