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Developing Publicly-Owned Land with No Specific Purpose (POLNSP)
for Strengthening Local Government Fiscal Capacity
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. 序 論 . 雜種財產 管理 現況
. 雜種財產 開發：信託制度 導入 . 結論：開發 管理組織 制度整備

ABSTRACT

Cho, Im-Gon Bae, In-Myung Bae, Jae-Jun

Several evident problems and difficulties of local government managing Publicly -Owned Land with No Specific Purpose (POLNSP) are the absence of the complete list of POLNSP, the lack of large size POLNSP for land development, public inertia in managing POLNSP, inadequate organization structure for managing POLNSP, and administrative rigidity in current loaning system. This study proposes land development by trust companies to deal with the current problems and difficulties in the management of POLNSP. For the long term strategy for the efficient management of POLNSP, this study stresses the need for the adoption of the comprehensive and scientific POLNSP management system. By taking an example of POLNSP in GangNam Ku, this study shows that local government would yield net profit in seven or nine years if local government would directly develop POLNSP or indirectly develop POLNSP by trust companies. Policy prescriptions comprise reorganizing executive body in charge of POLNSP in the short run. Especially, this study prefers the centralized system to the current decentralized system for POLNSP management. In the long run, local government should seriously examine an alternative of contracting out the POLNSP management authority to private companies.

. 序 論

公有財産 地方財政法 가 가 .
" " (72).
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(83). 行政目的
資本 價值 財政的
가 私法 . ,

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私法 財力 稅源 補強 稅源 構造 雜種財産 制度的・管理的 言及

< 1> 1995 가 (:)

	17,301,945	459,823	2,544,948	20,306,716
	427,319	8,349	4,443	440,111
	1,608,537	237	16,500	1,625,094
	19,337,801	468,409	2,565,891	22,372,101

: (1996).

雜種財産 管理 現況

1995 가 < 1> 22 3,721 , 19 3,378 86% , 12% 2 5,659 . 1995 가 1.5 km² (605.78 km²) 0.3% . 1997 3 1 2,222 < 2> 1,030,906 m²(312,396) 464 m²(140) .

"收益目的" 가 . ,

(. < 3> 1979

< 2>

	(, %)	(m ² , %)
	131 (5.9)	49,849.9 (4.8)
	1,689 (76.0)	421,247.6 (40.9)
	73 (3.2)	28,370.7 (2.8)
	95 (4.3)	34,307.6 (3.3)
*	119 (5.4)	311,146.3 (30.2)
**	115 (5.2)	185,984.2 (18.0)
	2,222 (100.0)	1,030,906.3 (100.0)

: , 1997
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賣却收入 賃貸收入 10%
1994 216
一般會計 0.6%
2.3% 10% 1990 2%
1990 13
0.1 0.2%
가 80 ,
(名目價格)
, 1995 0.03%
1990 財產收入 < 4> ,
1990 1994
563 가 10,187m2 ,
가 ,
, 1990 14 1 4 199 10
9 가 .

< 3> < 4>

가

가

< 3>

(:)

,%)

									(1)+(2)
			(1)			(2)			
1979	374,539	103,682 (27.7)							21,192 (5.7)
1980	329,794	103,038 (24.0)	16,722 (3.9)	680	16,041				16,722 (3.9)
1981	510,616	131,978 (25.9)	31,412 (6.2)	684	30,727				31,412 (6.2)
1982	675,639	190,026 (28.1)	1,331 (0.2)	44	1,286	35,479 (5.3)	2,267	33,212	36,810 (5.5)
1983	873,188	259,930 (29.8)	1,351 (0.2)	24	1,326	29,917 (3.4)	3,576	26,341	31,268 (3.6)
1984	940,048	312,849 (33.3)	1,224 (0.1)	44	1,178	32,431 (3.5)	3,854	28,577	33,655 (3.6)
1985	888,858	217,359 (24.5)	773 (0.1)	101	671	39,497 (4.4)	2,491	37,006	40,270 (4.5)
1986	981,781	256,856 (26.2)	771 (0.1)	121	648	98,603 (10.0)	3,041	95,562	99,374 (10.1)
1987	1,073,551	210,074 (19.6)	905 (0.1)	166	737	29,696 (2.8)	5,436	24,259	30,601 (2.9)
1988	1,266,056	221,011 (17.5)	447 (0.04)	77	369	28,524 (2.3)	2,453	26,072	28,971 (2.3)
1989	2,047,512	441,569 (21.6)	324 (0.02)	0.3	323	60,867 (3.0)	4	60,864	61,191 (3.0)
1990	2,592,259	736,914 (28.4)	1,415 (0.1)	0	1,414	78,599 (3.0)	0	78,599	80,013 (3.1)
1991	3,064,068	865,503 (28.3)	636 (0.02)	0	635	37,955 (1.2)	0	37,955	38,590 (1.3)
1992	3,179,973	714,741 (22.5)	735 (0.02)	-	-	52,173 (1.8)	-	-	52,908 (1.9)
1993	3,260,676	517,499 (15.9)	886 (0.03)	0	886	58,303 (1.8)	0	58,303	59,189 (1.8)
1994	3,707,881	470,022 (12.7)	1,009 (0.03)	0	1,009	20,611 (0.6)	4,211	16,400	21,620 (0.6)
1995	4,529,164	740,299 (16.3)	1,468 (0.03)	0	1,468	82,624 (1.8)	-	-	21,620 (1.9)

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: 1979 1981

< 4>

(: ,m²,)

1990	142	121,967	1,469	1,414	325	166,585	52,010	78,599

1991	61	71,749	901	636	135	45,032	37,532	37,955
1992	75	38,133	736	735	56	41,573	44,272	52,273
1993	182	114,303	886	886	93	63,555	75,288	58,303
1994	111	31,626	1,019	1,009	563	10,187	21,503	20,611

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, (1995), , (Foss 1987), ,

가 가 , 가

가 , .

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1.

1) 가 60% , 400% .

< 5>

		()	()
		42.2	4.2
	2 3	83.3	8.3
	1	133.3	13.3
		83.3	8.3

) 가 (, ,)

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300 가 , 45%

， / 15% ． 運營形態
長點 不動産持分

， 1 3 가, 4
5 2 가 , <
5> . , , , ,
'95
1.7 / .
< 6> ,
가 ． 看做賃貸料

10% . 가 ,
減價償却費, 가 , , ,
가 60 가 定額法 ,
가 15 . 16
1 가 .
23% 가 가
23% 가 追加財源
23% 가 , 가
60 ,
20
가 . 變化
12% 가 .

< 6> 가

	가	
가	5%	， ， ．
	12%	12% 20 ．
	8%	8% ， ．
가	60	
가	15	16 ．
		가 ．
가 (salvage)	10%	

	165	가 .
	135	
	15%	
	20	
空室率	5%	10%, 15%, 20%

2) < 7> 가 .

< 7>

가	가
, ,	
	379.2 m ² 가 가
	8m 가
	1
	4% 가
	, 가

3) < 8> 가 .

< 8>

	165	79,695
	135	65,205
	15%	21,735
		166,635

< 9>

	()					(/)
		/		/	/	
5	70	43	3,010	4.3	3,612	1,428
4	70	43	3,010	4.3	3,612	1,428

3	70	83.3	5,831	8.3	6,972	1,428
2	70	83.3	5,831	8.3	6,972	1,428
1	50	133.3	6,665	13.3	7,980	1,020
-1	60	83.3	4,998	8.3	5,976	1,224
-2						

가 .
資産價値가 .
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가 . 信託制度 가
가 ,
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 1995; . 1996;16). 가
 . 賃貸型 分讓型 .
分讓型
賃貸型 가
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가 所有權 . ,
가 . ,
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 1990
1991 土地信託會社가 1992 11 가 1991
17 1995 16 1996 8 856 가
 . 1994 가 가
 . '96
311-2 4 5,564 ()
가 . '94
가 .
公有雜種財産 가
 . 國有財産法
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가 .

가
가
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1. . (1995). [
2. . (1994). [
3. . (1995). . [] 6(3):62 -79.
4. (1996)
5. . (1995). . []20(1): 123-151.
6. . (1996). [
7.
8.
9. Foss, Philip. (1987). [Federal Land Policy]. Greenwood Press.