SEOUL SPECIAL METROPOLITAN CITY ORDINANCE ON THE MAINTENANCE AND IMPROVEMENT OF URBAN AREAS AND DWELLING CONDITIONS FOR RESIDENTS

Enactment No. 4167, Dec. 30, 2003
Amendment of Other Laws No. 4174, Mar. 05, 2004
Partial Amendment No. 4238, Nov. 05, 2004
Partial Amendment No. 4269, Mar. 17, 2005
Partial Amendment No. 4281, Apr. 28, 2005
Partial Amendment No. 4322, Sep. 30, 2005
Partial Amendment No. 4330, Nov. 10, 2005
Partial Amendment No. 4359, Jan. 01, 2006
Partial Amendment No. 4426, Jul. 19, 2006
Partial Amendment No. 4550, Jul. 30, 2007
Partial Amendment No. 4601, Dec. 26, 2007
Partial Amendment No. 4608, Mar. 12, 2008
Partial Amendment No. 4609, Mar. 12, 2008
Amendment of Other Laws No. 4629, May. 29, 2008
Partial Amendment No. 4638, May. 29, 2008
Partial Amendment No. 4657, Jul. 30, 2008
Partial Amendment No. 4686, Sep. 30, 2008
Partial Amendment No. 4721, Jan. 08, 2009
Partial Amendment No. 4768, Apr. 22, 2009
Partial Amendment No. 4824, Jul. 30, 2009
Partial Amendment No. 4860, Sep. 29, 2009
Partial Amendment No. 4949, Mar. 02, 2010
Partial Amendment No. 5007, Jul. 15, 2010
Partial Amendment No. 5080, Mar. 17, 2011
Partial Amendment No. 5102, May. 26, 2011
Amendment of Other Laws No. 5140, Jul. 28, 2011
Partial Amendment No. 5237, Jan. 05, 2012
Partial Amendment No. 5348, Jul. 30, 2012
Partial Amendment No. 5417, Dec. 31, 2012
Partial Amendment No. 5466, Mar. 28, 2013
Partial Amendment No. 5563, Aug. 01, 2013
Partial Amendment No. 5654, Jan. 09, 2014
Partial Amendment No. 5701, May. 14, 2014
Partial Amendment No. 5792, Jan. 02, 2015
Partial Amendment No. 5924, May. 14, 2015
Amendment of Other Laws No. 5930, May. 14, 2015
Partial Amendment No. 5980, Jul. 30, 2015
Partial Amendment No. 6038, Oct. 08, 2015
Partial Amendment No. 6123, Jan. 07, 2016
Partial Amendment No. 6188, Mar. 24, 2016
Partial Amendment No. 6240, May. 19, 2016
Partial Amendment No. 6299, Jul. 14, 2016
Amendment of Other Laws No. 6303, Jul. 14, 2016
Partial Amendment No. 6407, Jan. 05, 2017
Partial Amendment No. 6408, Jan. 05, 2017
Partial Amendment No. 6452, Mar. 23, 2017
Partial Amendment No. 6544, Jul. 13, 2017
Partial Amendment No. 6672, Sep. 21, 2017
Amendment of Other Laws No. 6700, Jan. 04, 2018
Partial Amendment No. 6775, Jan. 04, 2018
Partial Amendment No. 6843, Mar. 22, 2018
Whole Amendment No. 6899, Jul. 19, 2018
Amendment of Other Laws No. 6916, Oct. 04, 2018
Partial Amendment No. 7372, Sep. 26, 2019
Amendment of Other Laws No. 7423, Dec. 31, 2019
Amendment of Other Laws No. 7782, Dec. 31, 2020
Partial Amendment No. 7862, Jan. 07, 2021
Partial Amendment No. 8105, Jul. 20, 2021

Partial Amendment No. 8184, Sep. 30, 2021
Amendment of Other Laws No. 8235, Dec. 30, 2021
Partial Amendment No. 8294, Dec. 30, 2021
Amendment of Other Laws No. 8468, Oct. 17, 2022
Amendment of Other Laws No. 8530, Dec. 30, 2022
Partial Amendment No. 8582, Dec. 30, 2022
Partial Amendment No. 8675, Mar. 27, 2023
Whole Amendment No. 8734, May. 22, 2023
Partial Amendment No. 8849, Jul. 24, 2023
Partial Amendment No. 8960, Oct. 04, 2023
Amendment of Other Laws No. 8993, Dec. 29, 2023
Partial Amendment No. 9052, Dec. 29, 2023
Partial Amendment No. 9145, Mar. 15, 2024
Partial Amendment No. 9245, May. 20, 2024
Amendment of Other Laws No. 9270, May. 20, 2024
Amendment of Other Laws No. 9289, May. 20, 2024
Partial Amendment No. 9377, Sep. 30, 2024
Partial Amendment No. 9455, Jan. 03, 2025
Amendment of Other Laws No. 9487, Jan. 03, 2025

CHAPTER I GENERAL PROVISIONS

Article 1 (Purpose)

CHAPTER I GENERAL PROVISIONSThe purpose of this Ordinance is to provide for matters delegated by the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents and by the Enforcement Decree and the Enforcement Rules of the aforesaid Act and other matters necessary for the enforcement thereof. <Amended by Ordinance No. 4330, Dec. 26, 2007; Ordinance No. 4550, Jul. 30, 2009>

Article 2 (Definitions)

The terms used in this Ordinance shall be defined as follows: <Amended by Ordinance No. 4601, Dec. 26, 2007; Ordinance No. 4657, Jul. 30, 2008; Ordinance No. 4686, Sep. 30, 2008; Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010; Ordinance No. 5007, Jul. 30, 2010; Ordinance No. 5102, May 26, 2011; Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5417, Dec. 31, 2012; Ordinance No. 5701, May 14, 2014; Ordinance No. 5792, Jan. 2, 2015>

1. The term "specified unauthorized building" means an unauthorized building existing as of January 24, 1989 under Article 5 of the Addenda to the Enforcement Rule of the Act on Acquisition and Compensation for Land, etc. for Public Works (Ordinance of the Ministry of Construction and Transportation No. 344);
2. The term "new unauthorized building" means an unauthorized building that is not a specified unauthorized building under subparagraph 1;
3. The term "base date of the plan for management and disposal" means the day on which a period set for the application for parcelling-out sale under Article 46 (1) of the Act expires;
4. The term "value of rights" means the gross value of a pre-existing parcel of land or other property, calculated in accordance with Article 27 (3) as of the base date of a plan for management and disposal;
5. The term "density of units" means an index indicating the degree of concentration of buildings and refers to the number of buildings erected per hectare in a rearrangement zone, which shall be calculated according to the following standards:
(a) In cases of a collective housing building that has a structure designed for separate dwelling of each household and the ownership of which is partitioned by housing units, a unit on the floor with the greatest number of units shall be deemed one unit, and the number of units on other floors shall be excluded in the calculation;
(b) New unauthorized buildings shall be excluded from the calculation of the number of units of buildings;
(c) The calculation shall be based on an area from which the area occupied by parks that remain or are completely constructed and schools that remain in a rearranged zone are excluded;
(d) Where a separate house or a multi-family dwelling is converted into a multi-household house after the completion of the building, the calculation shall be based on the number of units existing before the conversion, irrespective of the registration of partitioned ownership;
(e) Where it is necessary to relocate an existing factory as part of a rearrangement project in a quasi-industrial area, the building site for the factory and buildings of the factory, out of the area in the rearrangement zone, shall be excluded from the calculation;
(f) In cases of a non-residential building, 90 square meters of the building area shall be deemed one unit, and any figure below the decimal point shall be cut off in the calculation;
6. The term "change of the project implementation method" means changing the implementation method of a housing redevelopment project pursuant to Article 80 (1) of the Act or Article 14 of the Addenda to the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents as enacted by Act No. 6852;

7. The term "head of a houseless household" means the head of a household under subparagraph 9 of Article 2 of the Rules on Housing Supply;
8. The term "building without approval for use" means a building practically completed with a building permit granted pursuant to relevant Acts and subordinate statutes but with no approval for use, approval of completion, or similar;
9. The term "extremely small parcel of land" means a parcel of land with an area of less than 90 square meters;
10. The term "house-to-Road Ratio" means an indicator for determining whether a rearranged infrastructure under subparagraph 1 (e) of Table 1 attached and related to Article 10 (1) of the Decree is insufficient, which shall be a ratio calculated by dividing the total number of buildings on a building site abutting by four meters long or more onto a road with a width of four meters or more respectively by the total number of buildings in a rearrangement zone: Provided, That in the case of a road extended by 35 meters or more to a dead end, the width shall be six meters;
11. The term "base date of determination of rights" means the day on which public notice under Article 4 (6) of the Act is given, or the day specified by the Mayor separately after the establishment of a basic plan but before the designation and public notification of a rearrangement zone in order to curb speculative investments, when houses and other buildings are supplied as part of a rearrangement project pursuant to Article 50-2 of the Act.
12. The term "common-use facilities" under subparagraph 3 of Article 4 of the Enforcement Decree of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents (hereinafter referred to as the “Decree”) mean the following facilities:
(a) Facilities necessary for the safety of a village and common use and management, such as management offices, security offices, and facilities for security and crime prevention;
(b) Sports facilities for residents and welfare facilities for community activities of residents, such as libraries;
(c) Facilities necessary for the improvement of environment of villages, including facilities for collection and disposal of waste.

Article 3 (Decrepit or Substandard Buildings)

(1) The standards for the determination of whether a building is decrepit or substandard under Article 2 (3) 1 of the Decree are as follows: <Amended by Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5417, Dec. 31, 2012; Ordinance No. 5792, Jan. 2, 2015>
1. Collective housing buildings:
(a) Collective housing buildings made of reinforced concrete, steel-framed concrete, steel-framed reinforced concrete, or steel-structure: As prescribed in Table 1 attached hereto;
(b) Collective housing buildings other than those specified in item (a) above: 20 years;
2. Buildings other than collective housing buildings:
(a) Buildings made of reinforced concrete, steel-framed concrete, steel-framed reinforced concrete, or steel-structured: 40 years (excluding detached houses under subparagraph 1 of Table 1 attached to the Enforcement Decree of the Building Act);
(b) Buildings other than those specified in item (a) above: 20 years.
(2) Deleted. <by Ordinance No. 5792, Jan. 2, 2015>
(3) A decrepit or substandard building defined under the former part of Article 2 (2) 1 of the Decree means a building erected before August 11, 2009 on an extremely small parcel of land not appropriate for a building site. <Newly Inserted by Ordinance No. 5080, Mar. 17, 2011; Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5792, Jan. 2, 2015>
(4) The classification and structure of a building with no approval for use for a specific use shall conform to the details of the relevant building permit, and the year in which the property tax, water rate, or electric rate begins to be levied or billed shall be deemed the completion year. <Newly Inserted by Ordinance No. 4657, Jul. 30, 2008; Ordinance No. 4686, Sep. 30, 2008; Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5080, Mar. 17, 2011>

CHAPTER II DESIGNATION OF REARRANGEMENT ZONES

Article 4 (Requirements for Designation of Rearrangement Zones Requiring Formulation of Rearrangement Plan)

CHAPTER II DESIGNATION OF REARRANGEMENT ZONES(1) The requirements for the designation of a rearrangement zone for which a rearrangement plan shall be formulated as delegated under subparagraph 6 of Table 1 attached and related to Article 10 (1) of the Decree are as follows: <Amended by Ordinance No. 4359, Jun. 1, 2006; Ordinance No. 4657, Jul. 30, 2008; Ordinance No. 4686, Sep. 30, 2008; Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5417, Dec. 31, 2012>
1. A residential environment improvement zone shall be any of the following areas, in which the density of units shall be at least 80:
(a) An area in which the number of decrepit or substandard buildings amounts to not less than 60 percent of the total number of buildings therein;
(b) An area in which the House-to-Road Ratio is not more than 20 percent;
(c) An area in which at least 50 percent of parcels of land are extremely small parcels;
(d) Deleted; <by Ordinance No. 5007, Jul. 15, 2010>
2. A housing redevelopment zone shall be any of the following areas of at least 10,000 square meters (or 5,000 square meters, if

the Urban Planning Committee of Seoul Special Metropolitan Government approves as a result of deliberation under Article 4 (4) of the Act):
(a) An area in which at least 40 percent of parcels of land are extremely small parcels;
(b) An area in which the House-to-Road Ratio is not more than 40 percent (or an area in which the ratio is not more than 50 percent, if the area is a prospective housing redevelopment zone on the basic plan for the rearrangement of urban and residential environments, publicly notified pursuant to Article 3 (6) of the Act before this Ordinance enters into force);
(c) An area with a density of not less than 60 units.
(2) Notwithstanding paragraph (1), if the Seoul Special Metropolitan City Urban Planning Committee concludes as a result of deliberation under the latter part of subparagraph 5 of Table 1 attached and related to Article 10 (1) of the Decree that it is necessary in making building sites orthogonal and securing infrastructure efficiently, an area extended to not more than 110/100 of the originally contemplated rearrangement zone may be designated as a rearrangement zone. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010, Ordinance No. 5417, Dec. 31, 2012>
(3) Deleted. <by Ordinance No. 5792, Jan. 2, 2015>
(4) “Area specified by City/Do Ordinance” under subparagraph 3 (d) of Attached Table 1 and related to Article 10 (1) of the Decree means an area of more than 10,000 square meters: Provided, That if the area of the existing housing complex is 10,000 square meters or more, the foregoing shall apply only where it is found necessary for making building sites orthogonal or for efficiently securing infrastructure according to the results of deliberation by the Urban Planning Committee of Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 5348, Jul. 30, 2012; Ordinance No. 5792, Jan. 2, 2015>
(5) An urban environment rearrangement zone in station areas under subparagraph 4 (e) of Attached Table 1, which concerns Article 10 (1) of the Decree, shall be established in areas falling under the following: <Newly Inserted by Ordinance No. 5792, Jan. 2, 2015>
1. Station areas mean areas located below the central point of a zone in accordance with the central place system of the urban master plan referred to in subparagraph 2 of Article 2 of the National Land Planning and Utilization Act out of the areas which are within a radius of 500 meters from the center of a railway station (the central point of each platform);
2. Notwithstanding subparagraph 1, areas falling under any of the following shall be excluded; Provided, That this shall be apply when it is recognized that there is an unavoidable reason after the deliberation by the Urban Planning Committee of Seoul Special Metropolitan Government:
(a) Areas adjacent to exclusive residental areas, urban natural parks, neighborhood parks, natural landscape districts, and the highest-altitude districts (excluding the highest-altitude districts near Gimpo International Airport);
(b) Focused landscape management areas under a landscape plan referred to in Article 7 of the Landscape Act, hill areas, and zones subject to the Han River landscape formation standards;
3. The standards for determining the degree of deterioration of specific use areas after the formulation of a rearrangement plan shall be as follows:
(a) In the case of quasi-residential areas, when structures in whose case no less than 20 years has passed since their use inspection account for no less than 1/2 of the total number of structures in a planned site;
(b)In the case of Type 3 general residential areas, when structures in whose case no less than 20 years has passed since their use inspection account for no less than 2/3 of the total number of structures in a planned site, or when structures in whose case no less than 20 years has passed since their use inspection account for no less than 1/2 of the total number of structures in a planned site with multi-household houses and multi-family houses of which construction was completed no less than 15 years ago representing no less than 3/10 of the total number of structures there.

Article 4-2 (Provision of Information and Hearings)

The Mayor of the Seoul Metropolitan Government (hereinafter referred to as the “Mayor”) and the head of Gu may provide landowners, etc. with information necessary for decision-making and may hear opinions from them.
[This Article Newly Inserted by Ordinance No. 5348, Jul. 30, 2012]

Article 5 (Matters to be Surveyed for Formulation of Rearrangement Plans)

"Other matters specified by City/Do Ordinance" in Article 10 (2) 7 of the Decree mean the following matters: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010; Ordinance No. 5348, Jul. 30, 2012; Ordinance No. 5417, Dec. 31, 2012>
1. Current status of residing households and tenants;
2. Current status of the land use plan in the urban management plan;
3. Current status of land use categorized by owner and size;
4. Whether there are buildings erected with building permit and the current status of decrepit or substandard buildings;
5. Current status of buildings categorized by specific use, structure, size, and age (completion year);
6. Current status and local history of tangible or intangible cultural remains and protected trees in the rearrangement zone;
7. Current status of consent of owners of land and other property under subparagraph 9 of Article 2 of the Act (hereinafter referred to as "landowners") to the designation of the rearrangement zone (applicable only to cases promoted upon the residents' proposal);

8. Current status of existing trees;
9. Opinions of residents (landowners and tenants) on the designation of the zone;
10. The size of each housing unit that landowners, etc. desire to buy and their intention to take the financial burden for it;
11. Whether tenants intend to move to rental housing units and the size of each rental housing unit into which tenants desire to move;
12. Opinions of landowners, etc. on the ommission of the process of organizing a promotion committee under Article 50-3 (1).

Article 6 (Residents' Proposal for Drafting Designation of Rearrangement Zone)

(1) When it is intended to propose a bill for a rearrangement plan to the head of Gu pursuant to Article 13-2 of the Decree, at least two-thirds of the landowners, etc. (in the case of residential environment management projects, it shall be a majority of the landowners, etc.) in the area and owners of at least one-half of the land in the area shall consent to the proposal. <Amended by Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5701, May 14, 2014>
(2) Where landowners proposes a bill, the bill shall include the following matters prescribed in each subparagraph of Article 5, and the form of the bill shall be prescribed by Rules. <Newly Inserted by Ordinance No. 4949, Mar. 2, 2010>
(3) Article 28 of the Decree shall apply mutatis mutandis to the method of and procedure for the calculation of the number of consenting persons under paragraph (1): Provided, That state-owned or public land shall be excluded from the calculation of the number of consenting persons and the consented area of land. <Amended by Ordinance No. 5237, Jan. 5, 2012>

Article 7 (Minor Modification to Rearrangement Plan)

(1) "Changes in the matters specified by City/Do Ordinance" in subparagraph 12 of Article 12 of the Decree mean the following cases: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5792, Jan. 2, 2015>
1. A change in the name of a rearrangement zone;
2. A change in the decision to remove sharp street corners in a rearrangement zone pursuant to Article 14 of the Rule on the Standards for the Decision-Making, Structure, and Installation of Planned Urban Facilities;
3. A change in the plan for the improvement and amelioration of existing buildings under Article 13 (1) 3 of the Decree;
4. A change in the boundaries of rearrangement zones or districts for the adjustment of mutual borders, where rearrangement zones abut each other (including districts where a project is implemented by dividing a rearrangement zone into implementation districts);
5. A change for the correction of an area due to a simple error without a change in the boundaries of the rearrangement zone or district;
6. A change in a plan for the subdivision of a project implementation district or in subdivisions, with no change in the plan regarding the main use, the building-to-land ratio, the floor area ratio, or the height of a building under Article 4 (1) 5 of the Act;
7. A change in rental housing or the construction ratio for each size of rental housing unit within the extent publicly notified by the Minister of Land, Infrastructure and Transport pursuant to Article 4-2 of the Act;
8. A change for increasing the number of housing units to be built by not more than thirty percent or for reducing the number of such housing units by not more than ten percent, within the scope of the building plan specified in the rearrangement plan;
9. An inevitable change in the rearrangement plan due to an amendment of the Building Act or other relevant Act or subordinate statute or a change in the building plan as a result of the deliberation by the building committee organized pursuant to Article 4 of the aforesaid Act.
(2) Minor modifications at the disposal of the head of Gu with respect to a rearrangement plan are as follows: <Newly Inserted by Ordinance No. 4949, Mar. 2, 2010; Ordinance No. 5563, Aug. 1, 2013>
1. A change of the area of a rearrangement zone by less than five percent under subparagraph 1 of Article 12 of the Decree;
2. A change of the size of the rearranged infrastructure by less than five percent under subparagraph 2 of Article 12 of the Decree;
3. A matter under any provision of subparagraphs 3 through 6, 8, and 11 of Article 12 of the Decree;
4. A change reducing the building-to-land ratio or the floor area ratio of a building or increasing the building-to-land ratio or the floor area ratio of a building by less than five percent pursuant to subparagraph 7 of Article 12 of the Decree;
5. A change of lowering the maximum height of a building pursuant to subparagraph 7-2 of Article 12 of the Decree;
6. A matter under any subparagraph of paragraph (1).

Article 8 (Contents of Rearrangement Plan and Detailed Standards therefor)

(1) "Other matters specified by City/Do Ordinance for the smooth implementation of rearrangement projects" in Article 13 (1) 9 of the Decree refers to contents of a rearrangement plan and detailed standards for rearrangement plans. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010>
(2) Contents of a rearrangement plan are as follows: <Newly Inserted by Ordinance No. 4949, Mar. 2, 2010; Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5417, Dec. 31, 2012; Ordinance No. 5701, May 14, 2014>
1. A plan for households or subdivisions;
2. A plan for the construction of rental housing units (applicable only where collective housing units are built in a general residential area, a quasi-residential area with houses, a commercial area, or a quasi-industrial area through a project for the rearrangement of

urban environment, and the head of Gu may formulate a plan for the construction of rental housing units in a rearrangement zone in the neighborhood of a university to supply such housing units to university students);
3. Matters concerning the development of residents' sources of income (limited to projects for the improvement of residential environments);
4. Results of the environmental review (Article 27 (2) of the National Land Planning and Utilization Act shall apply mutatis mutandis);
5. Current status of existing trees and a plan for the utilization of such trees;
6. Plans for population and expropriation of houses;
7. Plans for invigoration of communities of residents for the maintenance of dwelling conditions (applicable only to projects for maintenance of dwelling conditions);
8. Plans for the conservation and utilization of historical and cultural resources within a zone such as old roads, old waterways, etc.
(3) "Detailed standards for rearrangement plans" refers to the following matters: <Newly Inserted by Ordinance No. 4949, Mar. 2, 2010; Ordinance No. 5007, Jul. 15, 2010; Ordinance No. 5792, Jan. 2, 2015>
1. Common provisions:
(a) In principle, no rearrangement zone shall include any existing park or greenbelt: Provided, That the foregoing shall not apply where it is necessary to restore the functions of a park or greenbelt, where necessary to repair a building in a park or greenbelt, or where necessary to improve the use of land;
(b) The plan for a rearrangement zone in which collective housing buildings shall be erected shall be established in conformity with the standards for the installation of ancillary facilities, welfare facilities, etc. under the Regulation on Housing Construction Standards;
(c) The plan for the repair and amelioration of existing buildings under Article 13 (1) 3 of the Decree shall be established separately for the maintenance, renovation, new construction after removal, removal and relocation, etc., taking into consideration of the age, specific use, structure, size, and location of buildings, whether authorized or unauthorized, and the degree of decrepit or substandard conditions;
(d) If necessary, a rearrangement zone shall be divided into subdivisions for building sites of religious institutions, building sites of welfare facilities to be parcelled out for sale, and building sites of rental housing units to be erected in the rearrangement zone;
(e) The scheduled period of the implementation of a rearrangement project under Article 4 (1) 7 of the Act shall be determined within four years from the date on which the designation of the rearrangement zone is publicly notified, taking into consideration the period that each project implementor needs for preparing an application for authorization for the implementation of the project;
2. The rearrangement plan for the project for the improvement of urban environments:
(a) In principle, the building plan shall be a multi-purpose building plan for the restoration of distinct characteristics of the rearrangement zone and the functions of the city center and shall include the following matters:
(i) A plan for the layout of buildings in accordance with the planned construction line for each district, a plan for public open spaces, a landscaping plan, a plan for the location of the main and secondary entrances of buildings in each district and the flow of pedestrians, a plan for the location of the entrances and exits of buildings for vehicles in each district and the flow of vehicles;
(ii) A skyline plan for the rearrangement zone, taking into consideration the buildings in the neighborhood;
(iii) A scenery plan for minimizing impacts on the scenic view of surroundings, if there is any cultural heritage or natural geographical feature;
(iv) A aesthetic design plan, a plan for community support facilities, a plan for the installation of public facilities, and a plan for social mixing, if rental housing units for long-term lease on a deposit basis are built;
(b) The maximum height of each building in an urban environment rearrangement zone shall be regulated by the standards prescribed in the basic plan under Article 3 of the Act;
(c) The sizes of rental housing units that shall be built in a housing redevelopment project publicly notified by the Minister of Land, Infrastructure and Transport and the construction ratio of such a project shall apply mutatis mutandis to the sizes of rental housing units that shall be built when collective housing buildings for not less than 200 households are built in a general residential area and the construction ratio of such a project;
(d) As regards the sizes of rental housing units that shall be built when collective housing buildings for not less than 200 households are built in a quasi-residential area, a quasi-industrial area, or a commercial area, each rental housing unit shall have an exclusive area of not less than 40 square meters, and the construction ratio shall not be less than the ratio calculated using the following formula: (17 percent of the number of all housing units to be built in the area or 10 percent of the gross area of the residential buildings) x (Ratio of the gross area of the residential buildings to the gross area of all buildings to be built in the area);
(e) When collective housing buildings are built, housing units in the standard national housing size shall not be less than 60 percent of the total number of housing units and shall not be less than 50 percent of the gross area of all housing units;
(f) If the floor area ratio is relaxed in consideration of the construction of housing units for long-term lease on a deposit basis, at least 50 percent of the relaxed floor area ratio shall be supplied for the housing units for long-term lease on a deposit basis.

Article 9 (Procedure, Expenses, etc. for Safety Examinations)

(1) "Necessary matters concerning the procedure for requesting safety examinations and processing such requests" under Article 20 (5) of the Decree are as follows: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010>
1. If necessary to control the supply and demand of housing units in the neighborhood, etc., the head of Gu may make adjustments in conducting safety examinations;
2. Necessary matters concerning requests for safety examinations shall be prescribed by Rules.
(2) A person under any of the following subparagraphs shall, when he/she requests a safety examination pursuant to Article 21 (2) of the Decree, fully bear costs and expenses incurred therefor: <Amended by Ordinance No. 4949, Mar. 2, 2010>
1. A person who requests a safety examination pursuant to Article 12 (1) 2 or 3 of the Act;
2. A person who requests a safety examination pursuant to Article 9 of the Addenda to the partially amended Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions (Act No. 9444).
(3) As to calculation of the costs and expenses under paragraph (2), the consideration for safety examinations and close safety examinations under Article 8 of the Enforcement Decree of the Special Act on the Safety Control of Public Structures shall apply mutatis mutandis. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010>

Article 10 Deleted. <by Ordinance No. 5980, Jul. 30, 2015>

CHAPTER III IMPLEMENTATION OF REARRANGEMENT PROJECTS

Article 11 (Documents for Application for Authorization for Establishment of Associations)

CHAPTER III IMPLEMENTATION OF REARRANGEMENT PROJECTS"Other documents specified by Ordinance of the Special Metropolitan City or a Metropolitan City or Do" in Article 7 (1) 10 of the Enforcement Rule of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions (hereinafter referred to as the "Enforcement Rule") means the following documents: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. The location map of the rearrangement zone and photographs showing the current status;
2. The current cadastral map indicating the topographical features of the land and buildings in the rearrangement zone;
3. A list of persons subject to claims for sale and a plan for claims for sale (limited to housing reconstruction projects);

Article 12 (Minor Modification to Matters Authorized for Establishment of Association)

"Other matters specified by City/Do Ordinance" in subparagraph 4 of Article 27 of the Decree means the following matters: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Matters discovered as obvious errors;
2. Matters that require simple arrangement in accordance with an amendment of an Act, subordinate statute, or municipal ordinance;
3. Matters that shall be modified in accordance with an amendment to authorization for the implementation of a project;
4. Matters that shall be modified in accordance with an amended approval of the management and disposal plan;
5. Matters that shall be modified as a consequence of the additional admission of a person subject to claim for sale as a member to the association;
6. Other matters specified by Rules.

Article 13 (Matters to be Stipulated by Articles of Association)

"Other matters prescribed by City/Do Ordinance" in subparagraph 17 of Article 31 of the Decree mean the following matters: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5102, May 26, 2011>
1. Matters concerning the operation of the board of directors, including the installation, convening, administrative affairs, and resolution methods of the board of directors;
2. Matters concerning the construction and disposal of rental housing units in the urban environment rearrangement project;
3. Matters concerning the qualification for membership of owners of specified unauthorized buildings;
4. Matters concerning the selection of representatives of shareholders in joint ownership;
5. Matters concerning the grant of a right to subscribe for parcelling-out sale to a person who acquired a separate house or a multi-family dwelling that had been converted into a multi-family dwelling after its completion;
6. Matters concerning the special supply of housing units to persons selected by the head of Gu among persons who own houses demolished as part of an urban planning project in a new town district;
7. Matters concerning landowners' consent to an application for authorization for the implementation of a project under Article 28 (5) of the Act;
8. Matters concerning repayment of loans;
9. Matters concerning transfer of obligations when the president of an association who provided an asset as security at the time of applying for a loan is replaced with another person.

Article 14 (Minor Modifications to Articles of Association)

"Other matters specified by City/Do Ordinance" in subparagraph 3 of Article 32 of the Decree means the matters under subparagraph 1 of Article 13, unrelated to the execution of budget or any matter that imposes a burden on association members. <Amended by Ordinance No. 4824, Jul. 30, 2009>

Article 15 (Preparation of Documents, etc. for Application for Authorization for Establishment of Associations)

(1) The application and accompanying documents for authorization for the establishment of an association under Article 7 of the Enforcement Rule shall be prepared in the following manner: <Amended by Ordinance No. 4824, Jul. 30, 2009>

1. In principle, the articles of association shall be prepared based on the standard articles of association under Article 20 (2) of the Act mutatis mutandis;
2. In principle, the association shall have its principal place of business within the boundary of the Gu in which the project zone is situated;
3. The name and area of the project zone shall be identical with those in the rearrangement plan under Article 4 (1) of the Act;
4. The number of association members shall be counted based on the number of persons on the list of association members, attached to the application;
5. The letter of consent of landowners shall be in the form of the letter of consent prescribed in Article 7 (3) of the Enforcement Rule;
6. The list of association members shall describe the identification numbers of association members, the addresses, names, and details of rights of consenting persons and shall be accompanied by a summarized list of consents showing the consent rate;
7. Landowners' letter of recommendation of representatives or minutes of the general meeting of residents shall be submitted as evidential documents regarding the election of executives;

(2) Paragraph (1) 2 through 4, 6, and 7 shall apply mutatis mutandis to the preparation of an application for approval for the committee for the promotion of establishment of an association under Article 6 of the Enforcement Rule. In such cases, "executives" under subparagraph 7 shall be construed as "committee members". <Amended by Ordinance No. 4824, Jul. 30, 2009>

Article 15-2 (Cancellation of Authorization, etc. for Establishment of Association)

(1) “Rate specified by City/Do Ordinance” in Article 16-2 (1) 1 and 2 of the Act means a majority.

(2) A person who intends to apply for dissolution of a promotion committee shall file a written application for dissolution of the promotion committee in Form 1 attached hereto with the head of the competent Gu, accompanied with the following documents:

1. The list of landowners, etc. who consented to the organization of the promotion committee (limited to where a majority of landowners, etc. who consented to the organization of the promotion committee file an application for dissolution);
2. The list of landowners, etc. who consent to the dissolution of the promotion committee;
3. Letters of consent to dissolution in Form 2 attached hereto.

(3) A person who intends to apply for dissolution of an association shall file a written application for dissolution of the association in Form 1 attached hereto with the head of the competent Gu, accompanied with the following documents:

1. The list of landowners, etc. who consented to the organization of the association (limited to where a majority of landowners, etc. who consented to the establishment of the association file an application for dissolution);
2. The list of landowners, etc. who consent to the dissolution of the association;
3. Letters of consent to dissolution in Form 4 attached hereto.

(4) Upon receipt of an application for dissolution under paragraph (2) or (3), the head of Gu shall hear the opinion of the head of the promotion committee or the president of the association thereon.

[This Article Newly Inserted by Ordinance No. 5348, Jul. 30, 2012]

Article 15-3 (Assessment of Approximate Rearrangement Project Costs and Estimated Charges, etc.)

(1) “Rate specified by City/Do Ordinance” in Article 16-2 (2) of the Act means 10/100, and Article 28 of the Decree shall apply mutatis mutandis to the method of the calculation of charges imposed on landowners, etc. <Amended by Ordinance No. 5417, Dec. 31, 2012>

(2) A person who intends to apply for the assessment of the approximate rearrangement project cost, the estimated charges, etc. shall file an application for the assessment of the approximate rearrangement project cost, the estimated charges, etc. in Form 5 attached hereto with the head of the competent Gu, along with the following documents:

1. The list of landowners, etc. who request the assessment of the approximate rearrangement project cost, the estimated charges, etc.;
2. Letters of consent to assessment in Form 6 attached hereto.

(3) Upon receipt of an application under paragraph (2), the head of Gu may refuse to provide information in any of the following cases:

1. If the Mayor or the head of the competent Gu has already provided information about the assessment of the approximate rearrangement project cost, the estimated charges, etc. with regard to the area;
2. If an application for assessment is filed after an application for the authorization of the relevant management and disposal plan is

filed with regard to the area;
3. If the head of the competent Gu finds it unnecessary to conduct an assessment in the light of the conditions of the area.
(4) The head of Gu shall notify an applicant and the relevant promotion committee or association of whether to provide information within 30 days from the filing date of the application under paragraph (2), conduct an assessment of the approximate rearrangement project cost, the estimated charges, etc., and notify the applicant, the landowners, etc. and the relevant promotion committee or association of the results thereof. <Amended by Ordinance No. 5417, Dec. 31, 2012>
(5) When the head of Gu conducts an assessment under paragraph (4), he/she may request the Mayor to subsidize expenses incurred in the assessment. In such cases, the Mayor may fully or partially subsidize expenses for the assessment.
[This Article Newly Inserted by Ordinance No. 5348, Jul. 30, 2012]

Article 15-4 (Ratio of Subsidized Expenses of Promotion Committees, Method of Subsidization, etc.)

(1) “Expenses specified by City/Do Ordinance” in Article 27-3 (1) 3 of the Decree mean expenses incurred by a promotion committee in carrying out the following business affairs after the approval of the promotion committee within budgetary limits approved at the general meeting of residents:
1. Business affairs specified in Article 14 (1) of the Act;
2. Business affairs specified in Article 22 of the Decree.
(2) A subsidy shall be determined following the results of the verification conducted by the committee for verification of expenses incurred by promotion committees under Article 15-5 (hereafter referred to as the “verification committee” in this Article) in accordance with the following guidelines for calculation:
1. Personnel expenses: An amount not more than the average expenses entered in the cleanup system under subparagraph 4 of Article 43;
2. Service fees for plans for the management and improvement for a rearrangement project and architectural design: An amount below the average expenses contracted under public administration after the introduction of public administration (as of July 16, 2010);
3. Other expenses incurred by the promotion committee for each item of business affair (Form 8 attached hereto): Provided, That expenses excessively incurred for any item of business affair shall be adjusted through verification.
(3) In cases falling under the proviso to paragraph (6), the head of the competent Gu may grant a subsidy for not more than 70 percent of the amount determined according to the results of the verification by the committee for review of expenses incurred by promotion committees under Article 15-6.
(4) An application for subsidization shall be filed by the person appointed as representative from among members of the promotion committee, the approval of which has been revoked (hereinafter referred to as the “representative”), and the representative shall file an application for subsidization for expenses incurred by the promotion committee in Form 7 attached hereto with the head of the competent Gu within six months from the date on which the revocation of approval of the promotion committee is publicly notified under Article 16-2 (5) of the Act, accompanied with the following documents:
1. A detailed statement of expenses incurred by the promotion committee for each item of business affair and evidential documents;
2. The current status of interested parties involved in expenses incurred by the promotion committee (the names, contact information, etc. of creditors shall be included) and evidential documents;
3. The resolution on the application for subsidization for expenses incurred by the promotion committee and minutes of meeting (representative, the bank account number for payment, the current status of creditors, etc.).
(5) Upon receipt of an application under paragraph (4), the head of Gu shall publish the contents of the application (paragraph (4) 1 and 2) through two or more daily newspapers and the web-site and official bulletin of the competent autonomous Gu and shall notify interested parties involved in expenses incurred by the promotion committee (hereinafter referred to as “interested parties”) thereof in writing.
(6) The head of Gu shall determine the amount of a subsidy according to the results of the verification by the verification committee after completing the public notification and individual notification in writing under paragraph (5) and shall notify the representative, members of the dissolved promotion committee, and interested parties thereof in writing: Provided, That the representative may file an objection within 20 days from the day on which he/she is notified of the determination of the subsidy, and the head of the competent Gu shall notify the representative of the results of the verification by the committee for review of expenses incurred by promotion committees under Article 15-6, if reasonable grounds exist.
(7) The representative shall file an application for payment of a subsidy within 20 says from the day on which he/she is notified of the determination of the subsidy under paragraph (6), accompanied with a copy of the bankbook under paragraph (4) 3. In such cases, the head of the competent Gu shall report to the Mayor on the application for the subsidy.
(8) Upon receipt of an application for payment of a subsidy under paragraph (7), the head of the competent Gu shall publicly notify the payment plan, including the date of payment, through the web-site and official bulletin of the competent autonomous Gu and shall remit it to the bank account number designated in the application ten days after the last day of the public notification.
(9) When the head of Gu subsidizes expenses incurred by a promotion committee, the Mayor may fully or partially subsidize the

head of the competent Gu for the subsidy, notwithstanding Article 9 of the Seoul Metropolitan Government Ordinance on Subsidies.
[This Article Newly Inserted by Ordinance No. 5417, Dec. 31, 2012]

Article 15-5 (Formation, Operation, etc. of Committee for Verification of Expenses Incurred by Promotion Committees)

(1) The head of Gu may organize and operate a committee for the verification of expenses incurred by promotion committees (hereinafter referred to as the “verification committee”) in order to verify expenses incurred by each promotion committee.
(2) The verification committee shall be comprised of not more than 15 members and chaired by the deputy head of Gu, and committee members shall be appointed or commissioned by the head of the competent Gu from among the following persons: Provided, That the number of persons specified in subparagraph 1 shall be at least two-thirds of all committee members:
1. Experts with abundant knowledge and experience in rearrangement projects, including attorneys-at-law, urban planning engineers, architects, appraisers, certified public accountants, and certified tax accountants;
2. Grade-V or higher-ranking public officials in charge of affairs relating to rearrangement projects.
(3) The chairperson of the verification committee shall require the person who intends to receive a subsidy for expenses and other interested parties to appear before the verification committee to explain the actual conditions of operation of the relevant promotion committee, the procurement and expenditure of funds, etc. or to submit relevant documents in order to ensure efficient and impartial verification and may instruct committee members to conduct an on-site investigation or hear opinions from appropriate experts at the verification committee.
(4) The evidential documents to be submitted to the verification committee are contracts, receipts recognized by the National Tax Service, documents filed by relevant companies with the National Tax Service for reporting income, etc.
(5) The head of Gu may request the Mayor to furnish him/her with data pertaining to Article 15-4 (2). In such cases, the Mayor may provide relevant data.
(6) Members of the verification committee may be reimbursed for allowances, travel expenses, etc. within budgetary limits, but actual expenses may be paid for travel expenses for investigations and inspections of the current status.
[This Article Newly Inserted by Ordinance No. 5417, Dec. 31, 2012]

Article 15-6 (Formation, Operation, etc. of Committee for Review of Expenses Incurred by Promotion Committees)

(1) The head of Gu may organize and operate a committee for review of expenses incurred by promotion committees (hereafter referred to as the “review committee” in this Article) in order to review expenses incurred by each promotion committee upon receipt of an objection under the proviso to Article 15-4 (6).
(2) The review committee shall be comprised of not more than ten members and chaired by the deputy head of Gu, and committee members shall be appointed or commissioned by the head of the competent Gu from among the following persons who are not members of the verification committee under Article 15-5 (public officials are excluded herefrom): Provided, That the number of persons specified in subparagraph 1 shall be at least two-thirds of all committee members:
1. Experts with abundant knowledge and experience in rearrangement projects, including attorneys-at-law, urban planning engineers, architects, appraisers, certified public accountants, and certified tax accountants;
2. Grade-V or higher-ranking public officials in charge of affairs relating to rearrangement projects.
(3) The regulations on the operation of the verification committee under Article 15-5 shall apply mutatis mutandis to matters concerning the operation of the review committee.
[This Article Newly Inserted by Ordinance No. 5417, Dec. 31, 2012]

Article 16 (Minor Modifications to Authorization for Implementation of Project)

"Other matters prescribed by City/Do Ordinance" in subparagraph 12 of Article 38 of the Decree means modifications to the following matters: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Matters under subparagraph 1, 2, or 4 of Article 12 among enforcement regulations under subparagraph 8 of Article 30 of the Act;
2. The representative of the project implementor under Article 41 (2) 3 of the Decree;
3. Details of each right holder of rights to a parcel of land or a building under Article 41 (2) 8 of the Decree;
4. The following matters among provisions of the covenant under Article 41 (2) 13 of the Decree:
(a) Matters under subparagraph 1, 2, or 4 of Article 12 where land has no owner other than the project implementor or among matters specified by covenant as those that shall be amended by the resolution of the general meeting;
(b) The domicile of the principal place of business;
(c) Landowners;
5. Matters specified by relevant Acts as minor modifications to authorization, permission, or similar under any other Act, which shall be deemed to have been granted as constructive authorization, permission, or similar pursuant to Article 32 of the Act.

Article 17 (Designated Developer's Deposit of Rearrangement Project Cost, etc.)

(1) The amount that the designated developer of an urban environment rearrangement project in accordance with Article 29 (1) of the Act shall deposit be 10/100 of the rearrangement cost on the letter of authorization for the implementation of the project. <Amended by Ordinance No. 4824, Jul. 30, 2009>

(2) The head of the competent Gu shall notify the designated developer of the payment of the deposit under paragraph (1). <Amended by Ordinance No. 4824, Jul. 30, 2009>
(3) A designated developer shall, upon receipt of a notice of the payment of the deposit under paragraph (2), may deposit the deposit in cash in the competent autonomous Gu's treasury or submit a letter of guarantee or similar under any of the following subparagraphs as the deposit: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. A guarantee insurance policy issued by an insurer under the Insurance Business Act;
2. National or local bonds issued by the State or a local government;
3. A letter of guarantee issued by the Korea Housing Guarantee Co., Ltd. under Article 76 of the Housing Act;
4. A letter of guarantee issued by the Construction Guarantee under the Framework Act on the Construction Industry;

Article 18 (Matters to be Prescribed by Enforcement Regulations)

"Other matters prescribed by City/Do Ordinance" in Article 41 (1) 11 of the Decree means necessary matters relevant to each rearrangement project among the following matters: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Matters concerning the demolition of buildings;
2. Matters concerning the relocation of residents; <
3. Matters concerning the compensation for land and buildings;
4. Matters concerning housing supply.

Article 18-2 (Formulation of Project Implementation Plans)

(1) Pursuant to Article 41 (2) of the Decree, “matters specified by City/Do Ordinance as prescribed by Presidential Decree” in subparagraph 9 of Article 30 of the Act shall be construed as the matters specified in Article 41 (2) of the Decree. A plan for the demolition of existing houses shall include matters concerning the management of empty houses, including residential houses and shops.
(2) Forms necessary for the formulation of plans under paragraph (1) may be prescribed by Municipal Rules.
[This Article Newly Inserted by Ordinance No. 5237, Jan. 5, 2012]

Article 19 (Methods for Division and Combination of Rearrangement Zones)

(1) If necessary in efficiently implementing rearrangement projects or protecting urban scenic views pursuant to Article 34 (2) of the Act, the head of the competent Gu may divide or combine rearrangement zones, but he/she shall change a rearrangement zone in accordance with subparagraph 9 of Article 12 of the Decree, if he/she intends to divide the zone, while he/she shall change rearrangement zones in accordance with Article 4 (1) of the Act if he/she intends to combine areas separate from one another into a rearrangement zone.
(2) A rearrangement project implemented by combining areas separate from one another into a single rearrangement zone (hereinafter referred to as "combined rearrangement zone") pursuant to Article 34 (2) of the Act (hereinafter referred to as "combined rearrangement project") shall conform to the basic direction under the following subparagraphs:
1. An underdeveloped area necessary for the protection of the urban scenic view or cultural heritage may be combined into a subway area where land can be used in a highly efficient manner in order to implement a rearrangement project;
2. "Combined rearrangement project" means a project for the development of an area in which land use is restricted for the protection of the urban scenic view or cultural heritage (hereinafter referred to as "low-density management zone") by transferring the floor area ratio of such an area to a subway area where land can be used in a highly efficient manner (hereinafter referred to as "high-density development zone");
3. Distinct characteristics of each locality shall be taken into consideration in establishing rearrangement plans, including land use plans, plans for the density and height of buildings, and plans for rearranged infrastructure.
(3) If it is intended to implement a combined rearrangement project in an area designated as a combined rearrangement zone, the project shall be implemented in compliance with the methods and procedure for implementation, prescribed in Table 2 attached hereto.
(4) Paragraphs (1) through (3) shall also apply mutatis mutandis to renewal facilitation projects under the Special Act on the Promotion of Urban Renewal.
[This Article Newly Inserted by Ordinance No. 4824, Jul. 30, 2009]

Article 20 (Construction Ratio and Specific Use of Small Housing Units)

(1) The ratio prescribed by City/Do Ordinance in Article 30-3 (2) 1 and 2 of the Act means 50/100 of the floor area ratio calculated by subtracting the floor area ratio specified in the rearrangement plan from the statutory maximum floor area ratio. <Newly Inserted by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5348, Jul. 30, 2012>
(2) Small housing units acquired under Article 30-3 (6) of the Act shall be used as rental housing units or housing units for long-term lease on a deposit basis. <Newly Inserted by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5348, Jul. 30, 2012>
(3) To be qualified for the tenant of a housing unit for long-term lease on a deposit basis pursuant to paragraph (2), a person shall be the head of a houseless household residing in Seoul Metropolitan City, but matters concerning the selection of tenants may be prescribed by the Seoul Metropolitan Government Rules on Supply and Management of Housing Units for Long-Term Lease on

Deposit Basis. <Newly Inserted by Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5348, Jul. 30, 2012>

Article 21 (Plan for Construction of Rental Housing Units)

(1) Each project implementor shall include a plan for securing building sites for rental housing units and the development of the building sites in the plan for the construction of rental housing units under subparagraph 5 of Article 30 of the Act and shall file an application for authorization for the implementation of the project, along with a list of persons eligible for the supply of the rental housing units. <Amended by Ordinance No. 4824, Jul. 30, 2009>

(2) If necessary for the implementation of an urban environment rearrangement project, measures for tenants shall be taken in compliance with the following guidelines: <Amended by Ordinance No. 4824, Jul. 30, 2009>

1. When the head of the competent Gu authorizes the implementation of the project for a rearrangement zone or district in which tenants wish to buy a commercial space or a collective housing unit in a building newly built as part of the rearrangement project, he/she may recommend to sell the reserved area under Article 31 to tenants under Article 35 (1) 1 (hereinafter referred to as "qualified tenants") preferentially, prior to third parties;
2. As to qualification requirements for tenants eligible for the preferential parcelling-out sale under subparagraph 1, Article 35 shall apply mutatis mutandis;
3. If the implementation of a project is authorized under the condition that the project implementor shall sell the reserved area under Article 31 to tenants preferentially, prior to third parties, the project implementor shall include such condition in the details of public notice regarding the application for parcelling-out sale under Article 47 (1) of the Decree.

Article 22 (Construction of Rental Housing Units, etc.)

(1) Each project implementor may build rental housing units and sell them to the Mayor or designate the SH Corporation (hereinafter referred to as the "Corporation") as an implementor to have the Corporation build rental housing units. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5348, Jul. 30, 2012>

(2) The head of the competent Gu shall consult with Corporation about the following matters with regard to the plan for the construction of rental housing units to be built by a project implementor under paragraph (1): <Amended on Jul. 30, 2009>

1. The plan for the construction of rental housing units to be built in the rearrangement zone;
2. The list of persons eligible for dwelling in the rental housing units;
3. Costs for the construction of rental housing units and a report on the parcels of land included.

(3) When the Corporation builds rental housing units pursuant to paragraph (1), it shall report to the Mayor on the following matters: <Amended by Ordinance No. 4824, Jul. 30, 2009>

1. The scale of the construction of rental housing units in the rearrangement zone and a building plan;
2. Costs of the construction of rental housing units and a report on parcels of land included;
3. Current status of dwelling in rental housing units in the neighborhood.

Article 23 (Purchase of Rental Housing Units, etc.)

A contract for the purchase of rental housing units to be built by a project implementor pursuant to Article 22 (1) and the payment of the purchase price shall be made in accordance with the following subparagraphs: <Amended by Ordinance No. 4824, Jul. 30, 2009>

1. A contract for the purchase (hereinafter referred to as "purchase contract") of rental housing units (including building sites and ancillary welfare facilities; the same shall apply hereinafter) shall be made between the Mayor and the project implementor;
2. A purchase contract shall be made at the time the progress of the construction of rental housing units reaches or exceeds 20 percent. In such cases, the progress of construction shall be deemed 20 percent when frameworks for not less than one-half of all stories are completed;
3. The purchase price shall be an amount determined at the time the management and disposal plan under Article 48 (1) of the Act is approved with regard to the rearrangement project; <
4. The purchase price shall be paid by down payment, interim payments, and balance in the following manner:

(a) 20 percent of the total amount shall be paid as a down payment at the time the purchase contract is made;
(b) Interim payments shall be paid in four installments according to the progress of construction, but 15 percent of the total amount shall be paid at each time when the progress of construction reaches or exceeds 35 percent, 50 percent, 65 percent, and 80 percent, respectively;
(c) 15 percent of the total amount shall be paid as part of the balance after the completion approval under Article 52 of the Act, and the remainder shall be paid on or after the day on which public notice of conveyance is given pursuant to Article 54 of the Act;

5. Notwithstanding subparagraph 2, the Mayor may adjust the time to make a contract within budgetary limits, if necessary for boosting rearrangement projects.

(2) When it is intended to build rental housing units by designating the Corporation as a project implementor pursuant to Article 22 (1), the contract for the purchase of building sites for the rental housing units and the payment of the price shall be made in the following manner: <Amended by Ordinance No. 4824, Jul. 30, 2009>

1. The purchase contract for building sites of rental housing units shall be made between the Mayor and the project implementor

after the development of building sites in the rearrangement zone is completed;
2. The purchase prices shall be the price calculated in accordance with Article 29 (1);
3. The purchase price shall be paid by down payment, interim payment, and balance in the following manner:
(a) 20 percent of the total amount shall be paid as the down payment at the time the purchase contract for building sites is made;
(b) The interim payment shall be 75 percent of the total amount, which shall be paid after the project implementor completes the survey on the current status of building sites of rental housing units and transfers the results of the survey;
(c) The balance shall be paid on or after the day on which public notice of conveyance is given pursuant to Article 54 of the Act.
(3) "The use specified by City/Do Ordinance" in Article 30-3 (6) of the Act means the utilization for rental housing and long-term lease on a deposit basis. <Newly Inserted by Ordinance No. 4824, Jul. 30, 2009>

Article 24 (Procedure for Application for Parcelling-Out Sale, etc.)

(1) "Other matters specified by City/Do Ordinance" in Article 47 (1) 11 of the Decree means the following matters: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Notice about the application for parcelling-out sale;
2. The date of scheduled demolition and relocation.
(2) A person who intends to file an application for parcelling-out sale in accordance with Article 46 (2) of the Act shall submit an application for parcelling-out sale under Article 47 (1) 3 of the Decree along with the following documents: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Details of the pre-existing ownership of land or buildings;
2. Documents proving the right to file an application for parcelling-out sale;
3. Documents proving the qualification for the application for parcelling-out sale, where the qualification is expressly prescribed by this Ordinance or articles of association or similar under subparagraph 11 of Article 2 of the Act;
4. A written opinion about the desired building site or building and its size among building sites or buildings on parcelling-out sale within the limitations set by the standards under the management and disposal plan.

Article 25 (Preparation Methods for Application for Approval of Management and Disposal Plan, etc.)

Each project implementor shall prepare an application for approval of the management and disposal plan under Article 48 (1) of the Act in accordance with the following methods: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Plans for parcelling-out sale under Article 48 (1) 1 of the Act shall include the following matters:
(a) The survey report and drawings of the property subject to the management and disposal plan;
(b) The details of building sites for rental housing units, the value and the disposition method of the building sites, the list of tenants eligible for the supply of rental housing units (limited to a rearrangement zone in which rental housing units are built);
(c) Drawings of the land prearranged for land substitution;
(d) Pre-existing cadastral maps of land or drawings of forest;
2. A copy of the resolution of the general meeting on the management and disposal plan under Article 24 (3) 10 of the Act and each copy of applications for parcelling-out sale (including reports on rights) under Article 46 (1) of the Act shall be attached thereto;
3. Other documents proving the details of the management and disposal plan shall be attached thereto.

Article 26 (Guidelines, etc. for Management and Disposal of Housing Redevelopment and Urban Environment Rearrangement Projects)

The management and disposal plan for a housing redevelopment project or an urban environment rearrangement project under Article 48 (1) of the Act shall be formulated in compliance with the following guidelines: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5237, Jan. 5, 2012>
1. The area of a pre-existing parcel of land owned by a person shall be based on the official cadastral register for each parcel of land under subparagraph 19 of Article 2 of the Act on Land Survey, Waterway Survey and Cadastral Records (or the certificate of land prearranged for land substitution where the method of project implementation is changed) as of the base date of the management and disposal plan; Provided, That if a parcel of land is jointly owned by a multiple number of persons, the area shall be based on shares in joint-ownership on the real estate register (or the certificate of land prearranged for land substitution where the project implementation method is changed);
2. The preemptive rights arising from the occupation of a parcel of state-owned or public land shall be recognized in accordance with the results of the cadastral survey conducted along the boundaries of the parcel of land, as provided for in relevant Acts, subordinate statutes, articles of association, etc.;
3. The area of a pre-existing building owned by a person shall be based on the building register for each building as of the base date of the management and disposal plan, but the area of a part built in violation of any Act or subordinate statute shall be excluded therefrom: Provided, That the area may be based on property tax imposition records or the results of survey, if articles of association, etc. prescribe expressly otherwise;
4. The ownership of a pre-existing parcel of land or other property shall be based on the real estate register (or the certificate of land prearranged for land substitution where the project implementation method is changed) as of the base date of the

management and disposal plan, the date of acquisition of the ownership shall be based on the filing date on the real estate register: Provided, That the ownership of an specified unauthorized building (including a building with no approval) shall be based on the certificate of a specified unauthorized building, issued by the head of the competent Gu or Dong, or other materials proving ownership;

5. A person who has a right arising from the occupation of a parcel of state-owned or public land shall be determined by the right recognized pursuant to subparagraph 2 as one arising from the occupation;

6. Where the head of the competent Gu recommends an appraiser under Article 48 (5) and (6) of the Act, or where an appraiser under the Public Notice of Values and Appraisal of Real Estate Act conducts an appraisal, with respect to state-owned or public property included in the building sites under Article 2 (1) 1 of the Building Act, such appraisal shall be conducted in accordance with Articles 32, 48 (1) 4, and 66 (5) of the Act.

Article 27 (Eligibility for Parcelling-Out Sale of Housing Redevelopment Project, etc.)

(1) In order to be eligible for the parcelling-out sale of collective housing units to be built under a housing redevelopment project pursuant to Article 52 (1) 3 of the Decree, a person shall be a landowner under any of the following subparagraphs as of the base date of the management and disposal plan: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010; Ordinance No.5007, Jul. 15, 2010; Ordinance No. 5102, May 26, 2011>

1. A person who owns a housing unit (including a building specified by an association's articles of association among specified unauthorized buildings used for dwelling);

2. A parcelling-out sale applicant who owns a pre-existing parcel of land with a total area of not less than 90 square meters;

3. A parcelling-out sale applicant, the value of whose rights reaches or exceeds the estimated amount of one collective housing unit in the minimum size for the parcelling-out sale: Provided, That the value of rights may be calculated by aggregating the values of rights held by all members of a household, if parcelling-out sale applicants are members of one and the same household;

4. A person who has a parcel of land designated as a substitute parcel of land according to the project implementation method before changed, if the project implementation method is changed. In such cases, the provisions of subparagraphs 1 through 3 need not apply;

5. A person who received compensation for a pre-existing house (including a building used in fact for dwelling) where an infrastructure facility is to be installed pursuant to a renewal facilitation plan pursuant to Article 11 (4) of the Special Act on the Promotion of Urban Renewal.

(2) Notwithstanding paragraph (1), a multiple number of parcelling-out sale applicants shall be deemed a single parcelling-out sale applicant in any of the following cases: <Amended by Ordinance No. 4657, Jul. 30, 2008; Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5007, Jul. 15, 2010; Ordinance No. 5701, May 14, 2014>

1. Where a separate house or a multi-family dwelling is converted into a multi-household dwelling after the base date of the determination of rights;

2. Where several parcelling-out sale applicants belong to one household pursuant to Article 19 (1) 2 of the Act;

3. Where one house or a parcel of land is owned by several persons: Provided, That the foregoing shall not apply when a share in a parcel of land that has been jointly owned since before the base date of the determination of rights falls under paragraph (1) 2 or when its value of rights falls under paragraph (1) 3;

4. Where one parcel of land is divided into several parcels after the base date of the determination of rights;

5. Where a parcel of land and a house that were situated within the boundaries of one building site and were owned by one and the same person are separated after the completion of the building and the parcel of land and the building are separately owned: Provided, That the foregoing shall not apply to a person who has owned a parcel of not less than 90 square meters since before the base date of the determination of rights;

6. Where a new building is built on a vacant lot, or a multi-household house or other collective housing units are built after demolishing an existing building, after the base date of the determination of rights and consequently the number of landowners increases.

(3) A parcel of land that falls under any of the following subparagraphs shall not be included in the calculation of the total area of a pre-existing parcel of land under paragraph (1) 2 and the value of a right under paragraph (1) 3: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5007, Jul. 15, 2010>

1. A parcel of land where a part of the parcel of land or a share in the joint ownership of the parcel of land is acquired after the base date of the determination of rights, if the land within the boundaries of one building site under Article 2 (1) 1 of the Building Act consists of a multiple number of parcels;

2. A parcel of land separated from a building thereon and acquired separately after the base date of the determination of rights, if the building occupies the parcel of land within the boundaries of one building site;

3. A parcel of land where a part of the parcel of land or a share in the ownership of the parcel of land is acquired after the base date of the determination of rights by dividing the parcel of land into several parts.

(4) Notwithstanding the provisions of paragraphs (1) through (3), all persons who have a substitute parcel of land designated may be deemed independent parcelling-out sale applicants respectively regardless of the area of the substitute parcel and whether the

substitute parcel of land is jointly owned, if the project implementation method is changed. <Amended by Ordinance No. 4824, Jul. 30, 2009>

Article 28 (Eligibility for Parcelling-Out Sale in Projects for Reconstruction of Separate Houses, etc.)

(1) In order to be eligible for the parcelling-out sale of collective housing units built by a project for the reconstruction of separate houses pursuant to the proviso to Article 52 (2) 1 of the Decree, a person shall be a landowner under any of the following subparagraphs as of the base date of the management and disposal plan: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5007, Jul. 15, 2010>

1. A person who owns a house and the land attached to the house among pre-existing buildings;
2. A parcelling-out sale applicant, the value of whose rights reaches or exceeds the estimated amount of one collective housing unit in the minimum size for the parcelling-out sale: Provided, That the value of rights may be calculated by aggregating the values of rights held by all members of a household, if parcelling-out sale applicants are members of one and the same household;

(2) Notwithstanding paragraph (1), a multiple number of parcelling-out sale applicants shall be deemed a single parcelling-out sale applicant in any of the following cases: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5007, Jul. 15, 2010>

1. Where a separate house or a multi-family dwelling is converted into a multi-household house after the base date of the determination of rights;
2. Where a multiple number of parcelling-out sale applicants belong to one household pursuant to Article 19 (1) 2 of the Act;
3. Where one house and the land attached to the house are owned by a multiple number of persons;
4. Where a new building is built on a vacant lot, or a multi-household house or other collective housing units are built after demolishing an existing building, after the base date of the determination of rights, and consequently the number of landowners increases.

Article 29 (Calculation of Estimated Value of Building Sites or Buildings to be Sold by Parcelling-Out Sale)

(1) The value of a building site or a building to be sold by parcelling-out sale as a result of a housing redevelopment project under Article 48 (5) 1 of the Act shall be estimated by calculating the arithmetic mean of the amounts appraised by two or more appraisers under the Public Notice of Values and Appraisal of Real Estate Act (hereinafter referred to as "appraisers"): Provided, That the following guidelines shall apply to collective housing units (including shares in the joint ownership of a building site; the same shall apply hereinafter): <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5007, Jul. 15, 2010; Ordinance No. 5348, Jul. 30, 2012>

1. Items that shall be added to the construction cost and the value of attached parcels of land under Article 54-2 (2) of the Decree with regard to the transfer price of redeveloped rental housing units shall be determined through negotiations in accordance with the Rule on the Calculation of the Parcelling-Out Sale Price of Collective Housing Units and Table 1 attached to the Enforcement Rule of the Rental Housing Act: Provided, That if a project implementor chooses to build rental housing units, such as housing units for long-term lease on a deposit basis, to have the floor area ratio relaxed, the project implementor shall provide the land annexed to the building site to the transferee without consideration.
2. The value of collective housing units that do not fall under subparagraph 1 shall be determined by calculating the arithmetic mean of the values appraised by two or more appraisers, based on the ground presented by the project implementor for the calculation of cost (referring to the price of building sites, construction cost, and other expenses incurred in the implementation of the project). In such cases, the opinions of two or more appraisers recommended by the head of the competent Gu shall be taken into consideration.

(2) Notwithstanding paragraph (1) 1 and 2, the value of the building site of rental housing units shall be estimated in accordance with the following guidelines: <Amended by Ordinance No. 4824, Jul. 30, 2009>

1. The state-owned or public land within a rearrangement zone shall be sold preferentially to persons who hold the preemptive right arising from the occupation of the land, and the costs of the development of building sites secured with the remaining area for rental housing shall be determined as the costs of the development of housing sites under paragraph (1) 1;
2. If the area secured in accordance with subparagraph 1 is insufficient for the building sites for rental housing units, the value of the area of state-owned or public land preferentially sold to persons who hold the preemptive right arising from the occupation of the land shall be the amount calculated by adding the costs of the development of housing sites under subparagraph 1 to the amount determined by applying the arithmetic mean of sale prices of the state-owned or public land within the rearrangement zone;
3. If the area secured in accordance with subparagraphs 1 and 2 is insufficient for building sites for rental housing units, the value of the remaining area shall be the amount calculated by adding the costs of the development of housing sites under subparagraph 1 to the amount obtained by applying the arithmetic mean unit price of previous land prices of privately owned parcels of land within the rearrangement zone.

(3) The estimated value of the building sites or buildings to be sold by parcelling-out sale as a result of an urban environment rearrangement project under Article 48 (5) 1 of the Act shall be calculated with the arithmetic mean of the values appraised by two or more appraisers: Provided, That as to construction plans, an efficiency index (referring to an index that indicates an efficiency rate that is taken into consideration in appraisal according to the location, direction, specific floor, and specific use of each unit of a building to be sold by parcelling-out sale) may be applied concurrently. <Amended by Ordinance No. 4824, Jul. 30, 2009>

Article 30 (Guidelines for Housing Supply, etc.)

(1) The standards for the housing supply by housing redevelopment projects and housing reconstruction projects under Article 52 (1) 8 and (2) 1 of the Decree are as follows: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5654, Jan. 9, 2014>

1. The value of rights held by a person shall be equivalent to the sale price of the housing unit he/she intends to buy. In such cases, if the value of rights falls between the sale prices of two different housing units, the person eligible for the parcelling-out sale shall have an option to choose one of those housing units;

2. Notwithstanding subparagraph 1, if articles of association or similar expressly prescribe, housing units may be sold by parcelling-out sale in accordance with the following guidelines:

(a) Housing units in the standard national housing size may be sold to persons whose rights have a higher value than others' rights;

(b) Housing units which are larger than the standard national housing size may be sold by parcelling-out sale to persons whose rights have higher value than others' rights, and if housing units in the standard national housing size are insufficient for parcelling-out sale to the eligible persons under Articles 27 and 28, additional housing units for such shortage may be supplied to persons whose rights have higher value than other's rights;

3. If there is competition in parcelling-out sale of housing units in an identical size, such housing units shall be sold to persons whose rights have a higher value than others' rights, but if such rights have the same value, housing units shall be sold by open lot, and the specific building, floor, and unit number of each housing unit shall be determined by open lot for each size of housing units.

(2) The commercial facilities and other ancillary welfare facilities developed as part of a housing redevelopment project or an urban environment rearrangement project shall be supplied in the following order of priority as of the base date of the management and disposal plan: <Amended by Ordinance No. 4824, Jul. 30, 2009>

1. First priority: An owner of a pre-existing building, if the specific use of the pre-existing building is the same or similar as the specific use of a building to be sold, he/she has business registration completed (including license, permit, and reporting; the same shall apply hereafter in this paragraph), and the value of his/her rights (referring to the value excluding the sale price of a collective housing unit, if he/she has bought a collective housing unit; the same shall apply hereafter in this paragraph) is not less than the estimated value of a building to be sold in the minimum unit size for the parcelling-out sale;

2. Second priority: An owner of a pre-existing building, if the specific use of the pre-existing building is the same as or similar to the specific use of a building to be sold and the value of his/her rights is not less than the estimated value of a building to be sold in the minimum unit size for the parcelling-out sale;

3. Third priority: An owner of a pre-existing building, if the specific use of the pre-existing building is the same as or similar to the specific use of a building to be sold, he/she has business registration completed, and the value of his/her rights is less than the estimated value of a building to be sold in the minimum unit size for the parcelling-out sale, but he/she has not bought a collective housing unit through the parcelling-out sale;

4. Fourth priority: An owner of a pre-existing building, if the specific use of the pre-existing building is the same as or similar to the specific use of a building to be sold and the value of his/her rights is less than the estimated value of a building to be sold in the minimum unit size for the parcelling-out sale, but he/she has not bought a collective housing unit through the parcelling-out sale;

5. Fifth priority: A person who has not bought a collective housing unit through the parcelling-out sale, if the value of his/her rights is not less than the estimated value of a building to be sold in the minimum unit size for the parcelling-out sale;

6. Sixth priority: A person who has bought a collective housing unit through the parcelling-out sale, if the value of his/her rights is not less than the estimated value of a building to be sold in the minimum unit size for the parcelling-out sale.

Article 31 (Reserved Area, etc.)

(1) In preparation for omissions of persons eligible for the sale of housing units supplied under Article 30, errors, litigation, etc., each project implementor shall secure the reserved area defined under Article 48 (3) in accordance with the following guidelines for securing the reserved area:

1. Collective housing units not exceeding one percent of all collective housing units to be sold to landowners through parcelling-out sale pursuant to Articles 48 and 50 of the Act and part of ancillary welfare facilities, including commercial facilities, may be designated as a reserved area;

2. When a project implementor intends to designate an area as a reserved area in excess of one percent under subparagraph 1, he/she shall submit a statement of reasons therefor and evidential documents therefor to the head of the competent Gu for approval.

(2) A reserved area under paragraph (1) shall be disposed of in accordance with the following guidelines:

1. Each project implementor shall determine persons eligible for parcelling-out sale of the reserved area according to a resolution adopted at the general meeting, except persons who have a preemptive right to purchase under Article 64 (2) of the Act or persons eligible but excluded by ommission or error or persons eligible as a result of litigation;

2. Article 29 shall apply mutatis mutandis to the sale price of a reserved area;

3. If any remaining area is left after a reserved area is disposed of, such area shall be disposed of in accordance with Article 34.

[This Article Wholly Amended by Ordinance No. 5237, Jan. 5, 2012]

Article 32 (Persons Excluded from Those Eligible for Housing Supply by Housing Environment Improvement Projects)

Persons who shall be excluded from housing supply in accordance with the proviso to subparagraph 2 of Table 2 attached in relation to Article 54 (1) of the Decree shall be landowners who own a parcel of land of less than 90 square meters. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5007, Jul. 15, 2010>

Article 33 (Lease Deposit and Rent for Housing Environment Improvement Projects)

As to the lease deposit and rent for the rental housing units within a residential environment improvement zone under subparagraph 1 (c) (2) of Table 3 attached in relation to Article 54 (2) of the Decree, the relevant provisions of Acts and subordinated statutes governing rental housing shall apply. <Amended by Ordinance No. 4824, Jul. 30, 2009>

Article 34 (General Parcelling-Out Sale)

In establishing a management and disposal plan, housing units to be supplied to landowners pursuant to Article 50 (1) of the Act and building sites, except the reserved area subject to the disposition under Article 31, and buildings (hereinafter referred to as "facilities alloted in recompense for development outlay") shall be disposed of in accordance with the following guidelines: <Amended by Ordinance No. 4824, Jul. 30, 2009>

1. Collective housing units, among facilities alloted in recompense for development outlay, shall be sold by parcelling-out sale to the general public, as prescribed by the Rule of Housing Supply. In such cases, the supply price may be separately determined by the project implementor, taking into consideration the price determined pursuant to Article 57 of the Decree;
2. Ancillary welfare facilities for parcelling-out sale, among facilities alloted in recompense for development outlay, shall be sold at the price determined in accordance with Article 57 of the Decree, as prescribed by the Rule of Housing Supply: Provided, That if tenants (referring to tenants who have continued their business since earlier than three months before the day on which it is publicly announced that public inspection is made available for the designation of a rearrangement zone until the day on which they vacate due to authorization for the implementation of the project) wish to purchase a housing unit, housing units shall be sold preferentially to such tenants in the following order of priority:
(a) First priority: A tenant of a pre-existing building, if the specific use of the pre-existing building is the same as or similar to the specific use of a building to be sold and he/she has engaged in a business registration with business registration thereof completed;
(b) Second priority: A tenant of a pre-existing building, if the specific use of the pre-existing building is the same as or similar to the specific use of a building to be sold and he/she has engaged in a business therein;
3. Notwithstanding subparagraphs 1 and 2, if a person who owns a house demolished as a consequence of an urban planning project in a new town district (limited to a person who does not own any house other than the demolished house) wishes to buy a housing unit in a rearrangement zone in the neighborhood, the head of the competent Gu shall supply a housing unit specially to such a person pursuant to Article 19 (2) of the Rule on Housing Supply.

Article 35 (Persons Eligible for Supply of Rental Housing Units of Housing Redevelopment Projects, etc.)

(1) "Persons specified by City/Do Ordinance" in subparagraph 2 (a) (4) of Table 3 attached and related to Article 54 (2) of the Decree mean the following persons. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5007, Jul. 15, 2010; Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5348, Jul. 30, 2012; Ordinance No. 5701, May 14, 2014>

1. A tenant who is the head of a houseless household and has resided in the rearrangement zone continuously since earlier than three months before the day on which the availability of public inspection is publicly announced for the designation of a rearrangement zone under Article 11 of the Decree (referring to the day on which it is publicly announced that public inspection is made available for the change of the project implementation method, if the project implementation method is changed) (or since earlier than the filing date of an application for authorization for the implementation of the project, in cases of a beneficiary defined under subparagraph 2 of Article 2 of the National Basic Living Security Act), based on the date recorded in the resident registration card for each household, until the day on which he/she moves out due to authorization for the implementation of the project (or moves out with permission from the head of the competent Gu, if a building is demolished pursuant to Article 48-2 (2) of the Act): Provided, That tenants who reside in a new unauthorized building shall be excluded herefrom;
2. A landowner eligible for the supply of a housing unit in the rearrangement zone but relinquishes his/her right to file an application for parcelling-out sale (limited to a person who does not own any housing unit other than a housing unit to be demolished);
3. A university student from a low-income household selected with recommendation from the head (president or dean) of the relevant university (limited to the relevant zone in which the construction of rental housing units is planned pursuant to Article 8 (2) 2);
4. A tenant who meets the occupancy eligibility under subparagraph 1 from among those who reside in a housing redevelopment zone other than the relevant rearrangement zone or a landowner, etc. who meets the occupancy eligibility under subparagraph 2;
5. The owner of a house demolished due to an urban planning project (excluding a rearrangement project under this Act) implemented in the neighborhood of the rearrangement zone or the head of a houseless household who resides in such a house, who is selected by the Mayor with recommendation by the head of the competent Gu;
6. Other persons specified by Municipal Rules.

(2) The guidelines for the judgement on households eligible for the supply under paragraph (1) 1 are as follows: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5007, Jul. 15, 2010; Ordinance No. 5237, Jan. 5, 2012>
1. A household comprised of husband and wife or lineal ascendants or descendants on the resident registration card for the household since earlier than three months before the day on which the availability of public inspection is publicly announced for the designation of a rearrangement zone until they move into a rental housing unit. A household where a divorced mother shares residence with her lineal ascendants or descendants shall be included in such cases;
2. A household that is designated by the head of the competent Gu as a household headed by a minor with two or more family members recorded on the resident registration card for the household;
3. A household comprised of only two or more siblings recorded on the resident registration card for the household. In such cases, the head of the household shall be a person who is at least 30 years of age or whose income meets the criteria under Article 4 of the Income Tax Act;
4. If a household does not have a spouse or a lineal ascendant or descendant recorded on the resident registration card for the household since more than three months before the day on which the availability of public inspection is publicly announced (or the day on which a decision on the project plan is publicly notified with regard to a rearrangement zone designated on or before June 30, 1996 or the day on which the availability of public inspection is publicly announced for a change in the project implementation method, if there is a change in the project implementation method) until the household moves out, the head of the household shall be eligible for rental housing, only if he/she is at least 30 years of age or his/her income meets the criteria under Article 4 of the Income Tax Act: Provided, That residents who share residence with a householder but who are recorded as a separate household on the resident registration card shall not be eligible for rental housing, and only one rental housing unit shall be supplied, if there are a several households recorded on a resident registration card as residents in one and the same house.
(3) The rental housing units of a housing redevelopment project under subparagraph 2 (b) of Table 3 attached and related to Article 54 (2) of the Decree shall be supplied in the following order of priority:
1. First priority: Persons under paragraph (1) 1;
2. Second priority: Persons under paragraph (1) 2;
3. Third priority: Persons under paragraph (1) 3;
4. Fourth priority: Persons under paragraph (1) 4;
5. Fifth priority: Persons under paragraph (1) 5;
6. Sixth priority: Persons under paragraph (1) 6.
(4) The rental housing units under paragraphs (1) 3 and (3) 3 shall be supplied to students recommended by the head (president or dean) of each relevant university in the following order of priority only for the period of attendance: <Newly Inserted by Ordinance No. 5237, Jan. 5, 2012>
1. First priority: University students discharged from a children welfare facility;
2. Second priority: University students who are children of a beneficiary of basic living care;
3. Third priority: University students who are children from the secondary needy class.
(5) If two or more persons with an equal priority under paragraph (3) compete with one another, a rental housing unit shall be supplied to the person who has resided in the relevant rearrangement zone for the longest period. <Newly Inserted by Ordinance No. 5348, Jul. 30, 2012>

Article 36 (Rental Housing and Housing Supply through Urban Environment Rearrangement Projects, etc.)

Articles 21 (1), 22, 23, 27, 29 (1) and (2), 30, 31, and 33 through 35 shall apply mutatis mutandis to the rental housing and housing supply through urban environment rearrangement projects. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010; Ordinance No. 5348, Jul. 30, 2012>

Article 37 (Public Notice of Completion of Construction Works)

The head of the competent Gu shall, upon receipt of a notice of approval that the Korea National Housing Corporation or other project implementor has given in its discretion pursuant to the proviso to Article 55 (1) of the Decree, give public notice of the matters under the subparagraphs of Article 55 (2) of the Decree through the official bulletin of the autonomous Gu. <Amended by Ordinance No. 4824, Jul. 30, 2009>

CHAPTER IV BEARING OF COSTS AND EXPENSES, ETC.

Article 38 (Subsidization for Costs and Expenses for Rearranged Infrastructure, etc.)

CHAPTER IV BEARING OF COSTS AND EXPENSES, ETC.(1) The Mayor may grant a full or partial subsidy to the head of the competent Gu for costs and expenses for the installation of rearranged infrastructure under any of the following subparagraphs pursuant to Article 60 (2) of the Act and Article 58 of the Decree: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Major rearranged infrastructure to be installed in a residential environment improvement zone;
2. Motor ways under Article 61 of the Road Act, main highways and auxiliary highways under Article 3 of the Rule on the Standards

for the Structure and Facilities of Roads, and parks under Article 15 of the Act on Urban Parks, Greenbelts, etc. (excluding small parks and children's parks) within a housing redevelopment zone.
(2) Pursuant to Article 63 of the Act, the Mayor may grant a partial subsidy to a project implementor for costs and expenses for the installation of rearranged infrastructure installed as part of a rearrangement project in any of the following cases: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4949, Mar. 2, 2010; Ordinance No. 5701, May 14, 2014>
1. Rearranged infrastructure installed in a residential environment improvement zone;
2. Roads for planned urban facilities with a width of not less than eight meters, small parks, children's parks, and greenbelts, installed in a housing redevelopment zone: Provided, That roads for planned urban facilities with a width of less than eight meters shall be included, if a redevelopment project is implemented in order to develop various residential areas for medium- and low-income households consistent with the geographical features in any of the following areas approved by the Mayor:
(a) A hilly district at not less than 40 meters above sea level, for which a rearrangement project is promoted;
(b) An area where the scenic view must be conserved;
(c) A low-density development area with buildings of maximum seven stories;
3. Roads for planned urban facilities with a width of not less than eight meters, small parks, children's parks, and greenbelts, which are installed in an area where a project for buildings of medium- and low-stories for the households under Article 4 (3);
4. Infrastructure rearranged through an urban environment rearrangement project implemented by the head of the competent Gu due to any of the following causes:
(a) Where it is required to implement a project urgently due to a natural disaster or any similar event;
(b) Where it is required to implement a project in connection with an urban planning project implemented by the Mayor;
(c) Where the scale of construction is limited due to an urban environment rearrangement project implemented in an area near a cultural heritage asset or any similar asset in order to preserve cultural heritage;
(d) Where a project is implemented as a result of prior consultation of the head of the competent Gu with the Mayor in order to boost the construction of public buildings or local economy otherwise;
(e) Where a project is implemented for the purpose of utilizing at least 30 percent of the gross area of buildings for residential use in order to secure urban residential space;
(f) Where a project is implemented in a restorative (subunit-customized)rearrangement method (referring to a method for gradually rearranging worn-out structures and vulnerable urban environments while maintaining and preserving the unique characteristics and placeness of an area).
(3) The head of the competent Gu may, if he/she finds that a rearranged infrastructure that a project implementor is obligated to install pursuant to Article 64 (1) of the Act is not likely to function well enough or the efficiency in the use of such an infrastructure is likely to be insufficient because the site secured for installing the rearranged infrastructure is not large enough for the infrastructure, may require the project implementor to deposit costs and expenses for the installation of the rearranged infrastructure in the Gu's treasury. <Amended by Ordinance No. 4824, Jul. 30, 2009>
(4) The Mayor may fully or partially subsidize a project implementor for costs and expenses incurred in the construction of common-use facilities, which is implemented as a project for the maintenance of dwelling conditions. <Newly Inserted by Ordinance No. 5417, Dec. 31, 2012>
(5) If the head of Gu formulates a rearrangement plan, the Mayor may subsidize the costs and expenses incurred in the execution of the plan within the extent prescribed by Municipal Rules. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5417, Dec. 31, 2012>
(6) In order to improve the dwelling conditions of areas where historical or cultural characteristics need to be preserved, regulated areas such as landscape districts and high-altitude districts, etc, in residential environment management project zones, the Mayor may support the amelioration cost of housing units incurred to landowners, etc. in a zone designated by him/her by subsidizing no more than 1/2 of the construction cost within limits of budget. <Newly Inserted by Ordinance No. 5701, May 14, 2014>

Article 39 (Loans, etc. for Project Costs)

(1) The Mayor may grant partial subsidies to a person who implements an urban environment rearrangement project for the restoration of functions of the city for costs and expenses for the rearrangement project within the following limits: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Not more than 80 percent of the construction costs for a project implemented by the head of Gu;
2. Not more than 40 percent of the construction cost for a project implemented by any person other than the head of Gu.
(2) "Other matters specified by City/Do Ordinance" in Article 60 (4) 5 of the Decree mean operating expenses of a committee for the promotion of the establishment of an association or an association, design expenses, and other service fees. Loans may be lent in accordance with the following guidelines within the limitations prescribed by Article 60 (4) of the Decree: <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 4860, Sep. 29, 2009; Ordinance No. 5007, Jul. 15, 2010; Ordinance No. 5466, Mar. 28, 2013>
1. The interest rate on loans shall be determined by the Mayor at the level for maintaining functions as policy funds, taking into consideration the prime rate announced by the Bank of Korea, but different interest rates on loans may apply depending upon the

nature of costs and expenses, such as operating expenses of a committee for the promotion of the establishment of an association or an association, and other service fees;
2. A project implementor shall pay off loans before it files an application for approval for the completion of the rearrangement project.
(3) A promotion committee or an association may file an application for a loan with the Mayor, following a resolution adopted at the general meeting, and shall submit its operational regulations or articles of association, including the following matters: <Amended by Ordinance No. 5237, Jan. 5, 2012>
1. Matters concerning repayment of loans;
2. Matters concerning transfer of obligations when the head of a promotion committee or the president of an association who provided an asset as security at the time of applying for a loan is replaced with another person.
(4) The Mayor may lend a loan for the costs and expenses incurred in the amelioration and construction of housing units in a project zone for the maintenance of dwelling conditions or the construction cost for a project for the improvement of houses along streets within the following limitations: <Newly Inserted by Ordinance No. 5417, Dec. 31, 2012>
1. Not more than 80 percents of the construction cost for the amelioration and construction of housing units in a project zone for the maintenance of dwelling conditions;
2. Not more than 40 percent of the construction cost for a project for the improvement of houses along streets.
(5) Except as otherwise provided for in paragraphs (1) through (4), necessary matters concerning loans shall be prescribed by Municipal Rules. <Newly Inserted by Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5417, Dec. 31, 2012>

Article 40 (Guidelines for Recognition of Preemptive Rights Arising from Occupation and Use of State-Owned or Public Land, etc.)

(1) The guidelines for preferential sale under Article 66 (4) of the Act to owners of a building (excluding a new unauthorized building) who occupies and uses a parcel of state-owned or public land in a rearrangement zone are as follows: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. The area recognizable as occupied and used shall be the area actually used by a building with boundaries separately identifiable by walls: Provided, That the area shall not exceed 200 square meters;
2. If it is difficult to identify boundaries, the vertical lines from the edge of eaves shall be boundaries;
3. If a building that occupies and uses a parcel of state-owned or public land under subparagraph 1 or 2 occupies and uses both a private-owned parcel of land and the parcel of state-owned or public land, the area of the state-owned or public land, including the privately-owned land, shall not exceed 200 square meters.
(2) The area occupied and used under paragraph (1) shall be calculated in accordance with the results of cadastral surveys conducted under the Act on Land Survey, Waterway Survey and Cadastral Records. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5237, Jan. 5, 2012>
(3) If a person who occupies and uses a parcel of state-owned or public land intends to buy the parcel preferentially in accordance with paragraph (1), he/she shall execute a purchase contract with the authorities responsible for the management of the state-owned or public land until an application for approval of the management and disposal plan is filed. <Amended by Ordinance No. 4824, Jul. 30, 2009>

Article 40-2 (Standards, etc. for Public Interest for Exemption of Fees for Joint-Use Facilities)

(1) The “standards for public interest” for granting the exemption from fees for the use of joint-use facilities in a residential environment management project zone under Article 67-2 of the Act shall mean the following:
1. Activities for protecting and rearranging residential environments, for ensuring the health, safety and interest of residents, and for solving challenges facing local communities;
2. Activities for improving the quality of life for local residents through the stimulation of a local economy by providing social services or jobs in the fields of welfare, medical treatment, environment, etc.
(2) Those eligible for the exemption from fees for the use of joint-use facilities under Article 67-2 of the Act shall be as follows:
1. The head of Gu;
2. Resident community governing body;
3. Organizations which are formed on the initiative of local residents and in connection with a resident community governing body for the realization of public interest prescribed in paragraph (1).
(3) Those who are exempt from fees for the use of joint-use facilities under paragraphs (1) and (2) may operate for-profit facilities required in a relevant area within the limits not hurting the existing commercial district, and earnings generated from them shall be accumulated in a village fund and used for the achievement of public interest referred to in paragraph (1)in a transparent manner.
(4) The Mayor may instruct and supervise the accumulation, use, etc. of a village fund prescribed in paragraph (3) by applying the provisions of Article 62 mutatis mutandis.
[This Article Newly Inserted by No. 5792, Jan. 2, 2015]

Article 41 (Management and Disposal of State-Owned or Public Land in Residential Environment Improvement Zones)

(1) As to the management and disposal of state-owned or public land in a residential environment improvement zone, which has been transferred to the project implementor pursuant to Article 68 (5) of the Act, Articles 26 (3) and 36 of the Seoul Special Metropolitan Government Ordinance on the Management of Public Property and Commodity and Article 80 of the Enforcement Decree of the Public Property and Commodity Management Act shall apply mutatis mutandis. <Amended by Ordinance No. 4824, Jul. 30, 2009; Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5348, Jul. 30, 2012>
(2) The authorities responsible for the management of state-owned or public land shall, when the authorities dispose of a transferred parcel of land, register a special agreement that the contract on the disposition of the land shall be cancelled if the relevant residential environment improvement project is cancelled. <Amended by Ordinance No. 4824, Jul. 30, 2009>

CHAPTER V SUPERVISION, ETC.

Article 42 (Reporting on Results of Implementation of Rearrangement Projects)

CHAPTER V SUPERVISION, ETC.(1) Pursuant to Article 75 (1) of the Act, each head of Gu shall report to the Mayor on the results of the implementation of the following matters within ten days from the date on which a relevant disposition is made: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Designation and public notification of a project implementor under Article 7 or 8 of the Act:
2. Designation and public notification of a project agent under Article 9 of the Act;
3. Authorization for (or amended authorization for or acceptance of a report on) the establishment of an association under Article 16 of the Act;
4. Authorization for (or amended authorization for, approval for suspension or discontinuance of, or acceptance of a report on) the implementation of a project under Article 28 of the Act;
5. Approval of (or acceptance of a report on) and public notification of a management and disposal plan (or a revision thereto) under Article 48 or 49 of the Act;
6. Approval for the invitation of prospective buyers for general parcelling-out sale under Article 48 (3) of the Act and Article 8 of the Rule on Housing Supply;
7. Completion approval (including the permission for use before completion approval) and public notification of project completion under Article 52 of the Act;
8. Designation and public notification of an amended rearrangement zone under subparagraph 3 of Article 45.
(2) Pursuant to Article 75 (1) of the Act, each head of Gu shall report to the Mayor on the following matters by not later than the seventh day of the month immediately following the end of each quarter: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Details of an order to submit data, or details of an investigation into business performance, under Article 75 (2) of the Act:
2. Results of an accounting audit reported by a project implementor in accordance with Article 76 of the Act;
3. Current status of dispositions made in connection with the supervision under Article 77 (1) and (2) of the Act.

Article 42-2 (Qualification for Members of Committee for Mediation of Disputes on Urban Affairs)

"Other persons specified by City/Do Ordinance as those who have expertise in rearrangement projects" in Article 77-2 (2) 4 of the Act means persons under any of the following subparagraphs: <Newly Inserted by Ordinance No. 4949, Mar. 2, 2010>
1. Members of the autonomous Gu Council at issue;
2. Members of the urban planning committee or the building committee of the autonomous Gu Council at issue.

Article 42-3 (Composition and Operation of Committee for Mediation of Disputes on Urban Affairs)

(1) The term of office for public officials under Article 77-2 (2) 1 of the Act and the committee chairperson, among members of the committee for the mediation of disputes on urban affairs (hereinafter referred to as the "mediation committee"), shall be equal to the term of service of each of them as a public official, while the term of office for commissioned committee members shall be two years, and the terms may be renewed consecutively.
(2) The mediation committee shall have the following sectional committees:
1. Sectional committee I: Mediation of disputes between an association or a promotion committee and an association member or a landowner;
2. Sectional committee II: Mediation of other disputes that are not under the jurisdiction of the sectional committee I.
(3) The committee chairperson shall convene meetings of the mediation committee, preside over the meetings, and perform the following duties: Provided, That if the committee chairperson is unable to perform his/her duties due to extenuating circumstances, a committee member elected by and from among committee members shall act on behalf of the committee chairperson:
1. The committee chairperson shall, when he/she intends to convene a meeting of the mediation committee, notify each committee member of the date, time, place of the meeting, disputes brought up for mediation, and other matters by not later than five days before holding the meeting;
2. The committee chairperson may authorize the competent sectional committee to conduct preliminary examination prior to the examination by the mediation committee;

3. If the committee chairperson considers it necessary for efficient examination and mediation, he/she may conduct a field investigation or summon parties to the mediation, appropriate experts, and competent public officials to attend a meeting and make statements of their opinions.
(4) A meeting of the mediation committee shall be duly formed with the attendance of the majority of incumbent committee members, and a resolution shall be adopted by an concurrent vote of the majority of committee members present at the meeting: Provided, That each sectional committee shall adopt a resolution by a concurrent vote of all members.
(5) The mediation committee shall have one senior secretary and one secretary in order to have them handle administrative affairs, and the Grade VI public official responsible for the management of administrative affairs of the mediation committee shall serve as the senior secretary, while the public official in charge of such administrative affairs shall serve as the secretary.
(6) A member of the mediation committee shall be excluded from the course of the examination and resolution on a dispute brought up for mediation in any of the following cases:
1. Where a committee member was or is involved in services, appraisal, expropriation, or research in connection with the dispute brought up for mediation;
2. Where a committee member was or is a relative by blood of a party to the dispute brought up for mediation;
3. Where a committee member has a direct interest in the dispute filed for mediation.
(7) Either party to a dispute may file a challenge against a committee member, if he/she has any ground to believe that it is difficult for him/her to expect the fairness in the examination and resolution. In such cases, the chairperson of the mediation committee shall make a decision on such a challenge without raising the challenge to the mediation committee for resolution.
(8) If a committee member has a ground to be challenged, he/she may voluntary exclude him/herself from the examination and resolution of the dispute brought up for mediation.
(9) Members of the mediation committee shall be reimbursed for allowances, travel expenses, and other expenses within budgetary limits, and actual expenses incurred in trips for investigations and field inspections may also be reimbursed.
[This Article Newly Inserted by Ordinance No. 4949, Mar. 2, 2010]

Article 42-4 (Petitioning and Procedure for Mediation by Mediation Committee and Procedure)

(1) A mediation petitioner shall submit two sets of written mediation petitions, and the mediation committee shall deliver one set of the mediation petition to the opposite party to the mediation.
(2) A person on receipt of a mediation petition shall submit a written answer within 20 days: Provided, That if the person gives a notice to the mediation committee in writing that he/she will make an appearance before the committee to make oral statements, he/she may choose not to submit a written answer.
(3) Other matters necessary for the operation of the mediation committee shall be prescribed by Municipal Rules.
[This Article Newly Inserted by Ordinance No. 4949, Mar. 2, 2010]

CHAPTER VI PUBLIC ADMINISTRATION OF REARRANGEMENT PROJECTS

Article 43 (Definitions)

CHAPTER VI PUBLIC ADMINISTRATION OF REARRANGEMENT PROJECTSThe terms used in this Chapter shall be defined as follows:
1. The term "public administrator" refers to the head of Gu who carries out the affairs under the subparagraphs of Article 77-4 (2) of the Act;
2. The term "entrusted administrator" refers a person to whom public administration is entrusted pursuant to Article 77-4 (2) of the Act;
3. The term "drawing documents" refers to documents necessary for bidding, including drawings, the bill of quantity, and other documents regarding the subject matter;
4. The term "clean-up system" means an integrated web-site for disclosure of information, established by the Mayor for assisting promotion committees or associations in the disclosure of information under Article 81 (1) of the Act via the Internet and the management of such disclosure of information.
[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 44 (Projects subject to Public Administration)

"Projects specified by City/Do Ordinance" in Article 77-4 (1) of the Act means rearrangement projects implemented by each association under Article 8 of the Act: Provided, That the following rearrangement projects shall be excluded herefrom:
1. A housing redevelopment project in any zone other than rearrangement zones under Article 6 of the Decree;
2. An urban environment rearrangement project where the number of landowners as of the day on which a rearrangement zone is designated and publicly notified pursuant to Article 4 (5) of the Act is less than 100 persons and the construction ratio of residential buildings is less than 50 percent.
[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 45 (Scope of Application of Public Administration, Bearing of Expenses, etc.)

(1) The head of the competent Gu shall carry out public administration from the day on which the Mayor designates and publicly notifies a rearrangement zone pursuant to Article 4 (5) of the Act to the day on which authorization is granted for the initial management and disposal plan under Article 48 (1) of the Act and shall bear the following expenses therefor: <Amended by Ordinance No. 5348, Jul. 30, 2012>

1. Expenses incurred in the services for the organization of the promotion committee and in entrustment to the competent Election Commission;
2. Fees for entrusted administration.

(2) When an association intends to have assistance in any business affair other than those under the subparagraphs of Article 77-4 (2) of the Act after authorization is granted for a management and disposal plan under paragraph (1), it may file an application with the head of the competent Gu according to a resolution adopted at its general meeting. <Amended by Ordinance No. 5237, Jan. 5, 2012; Ordinance No. 5348, Jul. 30, 2012>

(3) The head of Gu shall, upon receipt of an application from an association pursuant to paragraph (2), designate an institution under the latter part of Article 77-4 (1) of the Act and notify the association of his/her designation, and the association shall execute a contract with the institution on the scope of assistance, fees, and other matters and shall bear expenses incurred therefor.

[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 46 (Scope of Duties of Public Administrators)

"Other matters specified by City/Do Ordinance" in Article 77-4 (2) 6 of the Act mean the following business affairs: <Amended by Ordinance No. 5348, Jul. 30, 2012; Ordinance No. 5417, Dec. 31, 2012; Ordinance No. 5792, Jan. 2, 2015>

1. Entrustment of the competent Election Commission with the election of committee members for the organization of a promotion committee; Provided, That in the case of a project for the improvement of houses along streets, the election of executive officers for the establishment of an association shall be entrusted to the competent Election Commission when it is requested by a majority of the landowners, etc.;
2. Assistance in business affairs regarding the method of selecting construction project managers and other service providers;
3. Assistance in preparation for the establishment of an association;
4. Assistance in the operation of a promotion committee or an association and the disclosure of information;
5. Assistance in the establishment of measures for housing and relocation of tenants under subparagraph 4 of Article 30 of the Act;
6. Assistance in the formulation of a management and disposal plan;
7. Assistance in election of representatives of landowners, etc. as required for the establishment of an association for a rearrangement project, where the process of organization of a promotion committee is omitted pursuant to Article 13 (6) of the Act.

Article 47 (Election Management Methods, etc.)

The Mayor may establish guidelines for election management, including the following matters, with regard to the election of members of a promotion committee, executives of an association, or representatives of landowners, etc. under subparagraph 7 of Article 46: <Amended by Ordinance No. 5417, Dec. 31, 2012>

1. Matters concerning the entrustment of business affairs to the competent Election Commission;
2. Matters concerning the holding of explanatory events for residents;
3. Matters concerning public notice of registration and the registration of candidates;
4. Matters concerning the holding of joint speeches;
5. Matters concerning the conduct of residents' elections;
6. Other matters necessary for election management.

[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 48 (Guidelines for Selection of Contractors, etc.)

(1) Each association shall select a contractor at the general meeting by competitive bidding.

(2) An association shall, when it selects a contractor pursuant to paragraph (1), prepare drawing documents that reflect the project implementation plan approved pursuant to Article 28 of the Act and shall call for bids.

(3) A promotion committee or an association shall select a person who reported his/her business in accordance with Article 23 of the Certified Architects Act as a design architect at the general meeting by competitive bidding.

(4) The Mayor may establish guidelines for the methods for the selection of business entities specializing in administration of rearrangement projects, design architects, and contracts, including the following matters:

1. Detailed procedure for the selection of business entities;
2. Functions and roles of public administrators, etc. for each stage of the selection of business entities;
3. Matters necessary for the method for the selection of other business entities and assistance therein.

(5) The Mayor may establish guidelines for the selection of service providers under subparagraph 2 of Article 46 by applying paragraph (4) mutatis mutandis. <Amended by Ordinance No. 5348, Jul. 30, 2012>

(6) In the case of an association for a project for the improvement of houses along streets with not more than 100 members,

notwithstanding paragraphs (1) and (2), it may select a contractor in accordance with the articles of association prescribed by the general meetings of an association when a contractor participates in a project as a joint project implementer. <Newly Inserted by Ordinance No. 5792, Jan. 2, 2015>
[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 49 (Designation, etc. of Entrusted Administrators)

(1) A public administrator who intends to entrust a person with public administration pursuant to Article 77-4 (1) of the Act shall designate a person as the entrusted administrator by applying the Regulation on the Delegation or Entrustment of Administrative Authorities mutatis mutandis.
(2) The Mayor may prepare and distribute a standard agreement form including the following matters:
1. Purposes of entrustment;
2. Rights and obligations of parties;
3. Location and area of the zone;
4. Scope of entrusted works;
5. Period of Entrustment;
6. Methods for the execution of contract and the payment of fees;
7. Matters concerning supervision;
8. Matters necessary for the termination of the agreement and entrusted administration.
[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 50 (Assistance in Establishment of Associations, etc.)

(1) The Mayor may provide a promotion committee or an association with programs with which project cost and other expenses can be roughly calculated. <Newly Inserted by Ordinance No. 5007, Jul. 15, 2010>
(2) When the head of a promotion committee or an executive of an association intends to obtain consent to project costs from residents, he/she shall enter necessary information, including the rearrangement plan in the program under paragraph (1) at the web-site designated by the Mayor during a period from the time when the promotion committee or association obtains consent to the establishment of the association to the management and disposal plan is initially formulated so that landowners, etc. can check the approximate amount of the charge imposed on each of them. <Amended by Ordinance No. 5237, Jan. 5, 2012>
(3) The head of a promotion committee or an executive of an association shall enter data in conformity with the details of project costs to which he/she intends to obtain consent. <Newly Inserted by Ordinance No. 5237, Jan. 5, 2012>

Article 50-2 (Assistance, etc. in Formulation of Management and Disposal Plans)

(1) The Mayor may determine the methods, procedure, and criteria necessary for assistance in business affairs under subparagraphs 5 and 6 of Article 46.
[This Article Newly Inserted by Ordinance No. 5348, Jul. 30, 2012]

Article 50-3 (Method, Procedure, etc. for Establishment of Associations under Public Administration)

(1) Pursuant to subparagraph 12 of Article 5, the head of Gu may omit the organization of a promotion committee under Article 13 (6) of the Act, if a majority of landowners, etc. consent thereto.
(2) When the organization of a promotion committee is omitted under paragraph (1), landowners, etc. shall establish an association in accordance with the method, procedure, etc. determined by the Mayor, and the Mayor shall establish and publicly notify the guidelines, including the following matters:
1. The methods of the election of representatives of landowners, etc. and the formation of a residents' council;
2. Each participant's role;
3. Guidelines for handling business affairs at each stage of establishment of an association;
4. Other matters necessary for assisting in business affairs for the establishment of an association.
[This Article Newly Inserted by Ordinance No. 5417, Dec. 31, 2012]

Article 50-4 (Preparation, etc. of Standards for Budget and Accounts of Rearrangement Projects)

(1) A promotion committee or an association shall prepare and operate regulations on budget and accounting treatment and administrative affairs in accordance with the methods and procedures prescribed in its articles of corporation, etc. where the following shall be included:
1. Regulations on budget and accounting treatment:
(a)Compilation and execution of budget;
(b)Preparation of a revenue and expenditure budget plan and a written report on final accounts;
(c)Method for the management and collection of income, collecting agency, etc.;
(d) Management, payment, etc. of expenditure;
(e) Contract and debt management;
(f) Other matters related to accounting documents and books;

2. Regulations on handling of administrative affairs:
(a)Internal personnel affairs concerning full-time executive officers (members) and employees;
(b) Standards for the payment of remuneration, meeting allowances, etc.;
(c)Internal business affairs, handling of goods, etc.;
(d) Preservation, management, etc. of documents;
(e) Service standards for full-time executive officers (members) and employees;
(f)Other matters related to the handling of administrative affairs.
(2) The Mayor may prepare and publicly announce a standard regulation which shall include the subparagraphs of paragraph (1).
[This Article Newly Inserted by Ordinance No. 5792, Jan. 2, 2015]

Article 51 (Subsidization for Expenses, etc.)

Pursuant to Article 77-4 (4) of the Act, the Mayor may grant subsidies to the head of each Gu within the maximum of 70 percent of expenses incurred in the following works pursuant to Article 9 of the Seoul Special Metropolitan City Ordinance on the Management of Subsidies, taking into consideration each autonomous Gu's financial strength: <Amended by Ordinance No. 5701, May 14, 2014>
1. Expenses incurred in the organization of a promotion committee under Article 77-4 (2) 1 of the Act;
2. Fees from entrustment of public administration under Article 77-4 (1) of the Act.
3. Cost incurred in the establishment of associations under Article 50-3.
[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 52 (Disclosure of Information about Public Administration)

Each public administrator and each entrusted administrator shall disclose related data under the following subparagraphs concurrently via the Internet and by other means:
1. Matters concerning the designation of and contracting with an entrusted administrator under Article 77-4 (1) of the Act;
2. Matters concerning the selection of and contracting with a business entity not specializing in projects under Article 77-4 (2) 2 of the Act;
3. Matters concerning the management of elections of members of a promotion committee and executives of an association.
[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 53 (Submission of Data)

The chairperson of a promotion committee or the head of an association shall submit the following data to the public administrator (including an entrusted administrator) so that the head of the competent Gu can carry out public administration efficiently:
1. Matters concerning the holding of general meetings of a promotion committee, residents' general meetings, general meetings of an association, and directors' meetings and representatives' meetings of an association;
2. Matters concerning planning for the selection of contractors, design architects, and business entities specializing in rearrangement projects and the contracting with such contractors, design architects, and business entities specializing in rearrangement projects;
3. Other matters specified by Municipal Rules.
[This Article Newly Inserted by Ordinance No. 5007, Jul. 15, 2010]

Article 54 (Methods of Disclosure of Data, etc.)

The head of a promotion committee or an executive of an association shall disclose the data specified in Article 81 (1) of the Act through the cleanup system.
[This Article Wholly Amended by Ordinance No. 5237, Jan. 5, 2012]

CHAPTER VII ADJUSTMENT OF TIMING OF AUTHORIZATION FOR PROJECT IMPLEMENTATION OR AUTHORIZATION FOR MANAGEMENT AND DISPOSAL PLANS

Article 55 (Definitions)

CHAPTER VII ADJUSTMENT OF TIMING OF AUTHORIZATION FOR PROJECT IMPLEMENTATION OR AUTHORIZATION FOR MANAGEMENT AND DISPOSAL PLANSThe terms used in this Chapter shall be defined as follows:
1. The term “adjoining areas” mean the autonomous Gu in which a project zone is situated and autonomous Gus that abut onto the administrative boundaries of the autonomous Gu in which the project zone is situated;
2. The term “number of inhabitable housing units” means the number of housing units calculated by the Mayor, taking into consideration the number of housing units supplied and demolished during each quarter based on the census of population and houses conducted by the Statics Korea;
3. The term “zone subject to adjustment” means a rearrangement zone finally designated as a zone subject to adjustment of the timing of the authorization for project implementation or for a management and disposal plan as a result of deliberation by the Housing Policy Deliberation Committee of the Seoul Metropolitan Government (hereinafter referred to as the “Housing Policy

Deliberation Committee");
4. The term "data for adjustment of timing" mean the current conditions of the relevant zone, the current status of promotion, the estimated time of relocation, the number of households to be relocated, and the quantities of houses supplied and demolished.
[This Article Newly Inserted by Ordinance No. 5348, Jul. 30, 2012]

Article 56 (Grounds for Adjustment of Timing, etc.)

(1) "Any ground prescribed by ordinance of the Special Metropolitan City, a Metropolitan City or a Do" in Article 77-5 (1) of the Act shall mean the cases falling under any of the following (hereinafter referred to as "zone subject to review"): <Amended by Ordinance No. 5792, Jan. 2, 2015>
1. When the number of the existing housing units in a rearrangement zone exceeds one percent of the number of inhabitable housing units in an autonomous Gu;
2. When the number of the existing housing units in a rearrangement zone exceeds 2,000 units;
3. When the number of the existing housing units in a rearrangement zone exceeds 500 units, and when the sum calculated by adding the number of the existing housing units in a rearrangement zone to the number of the existing housing units in one or more rearrangement zones (limited to zones for which an application for the authorization of a management and disposal plan is filed within six months from their corresponding dates of authorization application or for which the authorization of a management and disposal plan is gained) located in the same legal dong exceeds 2,000 units.
(2) In any of the following cases, a zone subject to review may be designated as a zone subject to adjustment:
1. If the number of demolished housing units in adjoining areas exceeds 30 percent of the number of supplied housing units;
2. If the number of demolished housing units in adjoining areas exceeds 2,000 units;
3. If the Housing Policy Deliberation Committee finds it necessary to adjust the timing of authorization, taking into consideration the unstability of the housing market, or any other cause.
[This Article Newly Inserted by Ordinance No. 5348, Jul. 30, 2012]

Article 57 (Data for Adjustment of Timing)

(1) The head of each Gu shall prepare a report on the current status and prospects of housing units supplied and demolished, the current implementation status of and plan for rearrangement projects (including the applicability of the review under Article 56 (1) 3), the trend in the price for lease on a deposit basis, etc. in the relevant autonomous Gu by the end of each month and shall submit the report to the Mayor. <Amended by Ordinance No. 5792, Jan. 2, 2015>
(2) The Mayor shall publicly announce the number of inhabitable housing units in each autonomous Gu for each quarter, based on the data submitted by each autonomous Gu for the adjustment of timing, etc.
(3) The head of Gu may request a project implementor to furnish him/her with data for the adjustment of timing, even before an application is filed for authorization for project implementation or for management and disposal.
(4) The Mayor may additionally establish and enforce detailed guidelines necessary for the adjustment of timing.
[This Article Newly Inserted by Ordinance No. 5348, Jul. 30, 2012]

Article 58 (Procedure for and Method of Adjustment of Timing)

(1) Where the project implementor of a zone subject to review files an application for authorization for project implementation or for a management and disposal plan, the head of the competent Gu shall prepare data for the adjustment of timing and a written opinion on the review and request the Mayor to review the case.
(2) The Mayor shall decide whether to adjust the timing of authorization for project implementation or for a management and disposal plan with regard to a zone subject to review, the period of adjustment, etc. according to the results of review of the Housing Policy Deliberation Committee.
(3) The Mayor shall notify the head of the competent Gu of his/her decision made pursuant to paragraph (2) in writing within 60 days from the date on which review is requested, and the head of the competent Gu shall follow the decision, except in an exceptional situation.
(4) The head of Gu may grant authorization after the end of the period of adjustment for a zone subject to adjustment under paragraph (2).
(5) The project implementor of a zone subject to review may select a contractor in consultation with the competent public administrator even during the period of adjustment of timing of authorization for project implementation.
[This Article Newly Inserted by Ordinance No. 5348, Jul. 30, 2012]

CHAPTER VIII RESIDANT CONSULTATIVE GROUP AND RESIDENT COMMUNITY GOVERNING BODY OF RESIDENTIAL ENVIRONMENT MANAGEMENT PROJECTS

Article 59 (Definition)

CHAPTER VIII RESIDANT CONSULTATIVE GROUP AND RESIDENT COMMUNITY GOVERNING BODY OF RESIDENTIAL ENVIRONMENT MANAGEMENT PROJECTSThe terms used in this Chapter shall be defined as follows:

1. The term “residents” means landowners, etc. and tenants in a zone planned for a residential environment management project or in a residential environment management project zone;
2. The term “resident consultative group” means an organization, being comprised of residents, related experts, interested parties, etc., which is established with the aim of developing a rearrangement plan;
3. The term “resident community governing body” means an organization, being comprised of residents, related experts, interested parties, etc., which is established with the aim of urban regeneration from the physical, social and economic standpoints after the designation of a rearrangement zone of a residential environment management project.
[This Article Newly Inserted by Ordinance No. 5701, May 14, 2014]

Article 60 (Organization, Operation, etc. of Resident Community Governing Body)

(1) A resident community governing body shall be established by obtaining the consent of not less than 1/10 of the residents of a zone and approval of the head of Gu; Provided, that in cases where the consent of residents required for the establishment of a resident community governing body has not been obtained, the head of Gu may form a resident community governing body.
(2) Where a resident community governing body is established under paragraph (1), an operation rule shall be prepared, the amendment of which shall require approval of the head of Gu.
(3) The Mayor may prescribe a standard operation rule for a resident community governing body which may include matters necessary for the preparation of an operation rule including the operation of a resident community governing body, methods and procedures for the appointment of its members, etc.
[This Article Newly Inserted by Ordinance No. 5701, May 14, 2014]

Article 61 (Support for Resident Community Governing Body, etc.)

The Mayor or the head of Gu may provide support for parts of the duties and expenses required for the establishment and operation of a resident consultative group or a resident community governing body within limits of budget in order to promote a resident community in a residential environment management project zone.
[This Article Newly Inserted by Ordinance No. 5701, May 14, 2014]

Article 62 (Instruction to and Supervision of Resident Community Governing Body)

(1) The Mayor may require a resident community governing body to make reports concerning its business affairs related to the operation of subsidized expenses and resident joint-use facilities, or inspect documents, facilities, etc. necessary for business instruction and supervision.
(2) Where any unlawful or unjust conduct of business affairs is recognized as the results of the report or inspection referred to in paragraph (1), the Mayor may issue a corrective order.
(3) The Mayor shall, when he/she issues a corrective order under paragraph (2), notify it to a resident community governing body in writing and give it an opportunity to state its opinions in advance.
(4) Where a resident community governing body fails to comply with a corrective order referred to in paragraph (2), the Mayor may take measures such as the recovery of subsidized expenses, the change of the managing entity of joint-use facilities, etc.
[This Article Newly Inserted by Ordinance No. 5701, May 14, 2014]

CHAPTER IX SUPPLEMENTARY PROVISIONS <Amended by Ordinance No. 5701, May 14, 2014>

Article 63 (Completion of Education, etc.)

CHAPTER IX SUPPLEMENTARY PROVISIONS <Amended by Ordinance No. 5701, May 14, 2014>(1) Where the Mayor provides education pursuant to Article 74-2 of the Act, the chairperson and auditor of a promotion committee, executives of an association, etc. shall complete such education.
(2) Where the Mayor provides education under paragraph (1), he/she may determine and publicly announce the standards which shall include the following:
1. Detailed contents of education pursuant to Article 66-2 of the Decree;
2. Time for the completion of education;
3 Persons subject to education other than those specified in paragraph (1);
4. Other necessary matters.
[This Article Newly Inserted by Ordinance No. 5701, May 14, 2014]

Article 64 (Transfer of Related Data)

Pursuant to Article 81 (4) of the Act, a project implementor, other than the Korea National Housing Corporation, shall transfer the following documents to the head of the competent Gu: <Amended by Ordinance No. 5237, Jan. 5, 2012>
1. Documents regarding public notice of conveyance;

2. Documents regarding final survey;
3. Documents regarding liquidation;
4. Documents regarding the registration application;
5. Documents regarding appraisal;
6. Documents regarding compensation for losses and expropriation;
7. Documents regarding the installation of utility tunnels and the apportionment of costs and expenses;
8. Documents regarding accounting and contracts;
9. Documents regarding accounting audits;
10. Documents regarding general meetings, representatives' meetings, directors' meetings, and the auditor's audits;
11. Documents regarding the disposition of reserved areas and facilities allotted in recompense for development outlay and the parcelling-out sale to persons who hold an option to preferential purchase.
(2) The transfer of documents under paragraph (1) shall be completed within three months from the public notice date of conveyance or within two months from the revocation date, where a rearrangement project is revoked: Provided, That the transfer of documents may be postponed at a project implementor's request, if the head of the competent Gu finds that there are unavoidable circumstances. <Newly Inserted by Ordinance No. 5237, Jan. 5, 2012>

Article 65 (Operation, Rates, etc. of Fund for Rearrangement of Urban and Residential Environments)

(1) The fund for the rearrangement of urban and residential environments under Article 82 (1) and (4) of the Act (hereinafter referred to as the "rearrangement fund") shall be included in the special account for housing projects of the Seoul Special Metropolitan City for operation and management. <Amended by Ordinance No. 4824, Jul. 30, 2009>
(2) The rates of the rearrangement fund that shall be set aside out of the funds under Article 82 of the Act and Article 71 (1) of the Decree are as follows: <Amended by Ordinance No. 5237, Jan. 5, 2012>
1. 30/100 of the sale price of public land in the rearrangement zone;
2. 50/100 of the development charge allotted to the competent local government;
3. 10/100 of the total amount of property taxes collected under Article 112 of the Local Tax Act (excluding paragraph (1) of the aforesaid Article).
(3) “Matters specified by City/Do Ordinance” in Article 82 (3) 1 (d) of the Act are as follows: <Amended by Ordinance No. 5417, Dec. 31, 2012; Ordinance No. 59247, May 14, 2014>
1. Operating expenses of the promotion committee for the establishment of an association or of an association, service fees, such as designing fees, expenses incurred in assistance to tenants, and expenses for relocation of association members;
2. Costs of amelioration and construction of houses in the zone of a project for the maintenance of dwelling conditions of residents and construction costs of projects for rearrangement of houses along streets;
3. Operating expenses and business expenses of an organization for invigoration of the community of residents in a project for the maintenance of dwelling conditions;
4. Subsidies for expenses incurred by a promotion committee.
5. Cost for building safe dwelling conditions including the prevention of crimes, etc. within a rearrangement zone (limited to rearrangement projects which are not based on a complete demolition method).
(4) and (5) Deleted. <by Ordinance No. 5237, Jan. 5, 2012>

Article 66 (Delegation of Authority)

The Mayor shall delegate his/her authority for the following matters to the head of each Gu: <Amended by Ordinance No. 4824, Jul. 30, 2009>
1. Matters concerning the execution of sale contracts for rental housing units of each rearrangement project and the payment of sale prices in installments (down payment, interim payments, and balance);
2. The establishment of a rearrangement plan for a rearrangement zone designated as a residential environment improvement district pursuant to the former Act on Temporary Measures for the Improvement of Dwelling and Other Living Conditions for Low-Income Urban Residents before the Act entered into force.

Article 67 (Procedure for Collection of Fines for Negligence)

The procedure for the collection of fines for negligence shall be governed by the Act on the Regulation of Violations of Public Order. <Amended by Ordinance No. 4824, Jul. 30 2009>