

# 도시 및 주거환경 정비사업 여행

재개발 | 재건축 | 도시환경정비 | 주거환경개선사업

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국토해양부  
Ministry of Land, Transport and Maritime Affairs



## 도시 및 주거환경 정비사업 여행을 발간하면서

먼저, 본 책자의 발간을 통해 도시 및 주택정비사업에 대한 궁금한 점을 종합적으로 자세하게 알려드리게 된 것을 매우 기쁘게 생각합니다.

우리나라는 1960년대 산업화와 함께 급속히 도시화가 진행되는 과정에서 주로 시가지 개발의 양적 수요에 대응하는 형태로 도시가 발전되어 왔습니다. 이에 따라 대부분의 도시들이 계획적·체계적으로 개발된 해외도시와 비교해 볼 때 기능성·안전성·경제성 등의 측면에서 경쟁력이 다소 떨어지고, 국민의 대부분이 도시에서 생활하게 되면서 주거환경의 질적 수준을 제고하여야 한다는 요구가 증가함에 따라 많은 곳에서 정비사업이 진행되고 있습니다.

그 동안 정비사업은 선계획 후개발이 될 수 있도록 하고자 2003년에 「도시 및 주거환경정비법」을 제정한 바 있고, 2006년에는 소규모단위의 재개발 및 재건축문제를 해결하고자 지역 간 균형발전과 광역적인 개발을 도모하는 재정비촉진사업 제도(일명 뉴타운)를 도입하여 운용을 하고 있습니다.

그러나 정비사업의 특성 상 계획수립부터 조합구성, 운영, 업체선정, 시공, 청산 등에 이르기까지 추진절차가 복잡하고, 각 절차를 이행할 때마다 상당한 전문지식을 필요로 함은 물론 사업기간도 10여년정도 길게 소요됨에 따라 정비사업을 진행하는 과정에서 관련법령에 대한 많은 질문과 민원이 발생하여 왔음에도 이를 해소하는데 활용할 수 있는 자료가 많지 않은 안타까움이 있었습니다.

이번에 국토해양부에서는 정비사업 참여자들이 업무를 수행함에 있어서 정비사업의 절차 등을 쉽게 파악할 수 있도록 도움을 드리하고자 정비사업의 내용과 절차에 대하여 보다 알기 쉽고 보기 편하게 총괄적으로 정리한 「도시 및 주거환경 정비사업 여행」을 만들었습니다.

본 책자는 정비사업 단계별로 사업추진과정의 세부적인 내용을 포함하였고, 정비사업과 관련한 질의회신 사례 및 판례 등을 사업 단계별로 정리하여 정비사업관계자가 여행을 하듯이 살펴보면서 정비사업을 전체적으로 이해하기 쉽게 만들었습니다.

「도시 및 주거환경 정비사업 여행」 책자가 정비사업을 추진하는 사람들에게 많은 도움이 될 수 있기를 바랍니다.

2010. 4

국토해양부 주택토지실장 

## 도시 및 주거환경 정비사업 여행 살펴보는 요령

a±pÉiü véZ],EZ<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup>u- Z±,zkm• víZâ`zšn•s½ uaga\9w- sUeÛfw uõz gi  
Z]]Ea±fJ b si uuZÍ aÆuõz gi uafvfE`• Zév s½o j,f&uE fao s½`ífl Z<sup>TM</sup>fæ uafI  
uefl kqu®cý`• Zíf s²i! vrn<sup>TM</sup>u}uEj,f&p w- iâp bPu)fl uefl iét½ j nÊ bPuEi%  
v gi ,msi Yí•a] a±t-ua b p uua±fJ fEZÍu} a±pÉiü véZ],EZ<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup> sÛfvu1  
j YñfEsípç`µ`Ñ

aþÉü véZ],EZ<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup> sÛfvu- v l1n<sup>TM</sup>s<sup>2</sup>uE vrgEj±fl [YkqfEsÛYî `ÖZ±±fl uõz  
gi Z][E`a] f1t•f1 n<sup>TM</sup>fZu1vg<sup>TM</sup>fEsíZÍ n<sup>TM</sup>s<sup>2</sup>pÉfv∧it-s½ cge [Yziúue n<sup>TM</sup>fZu-Zâ•  
n<sup>TM</sup>fZZé<sup>TM</sup>s<sup>2</sup>vrgEj±fl [YkqfEsÛ]f&n<sup>TM</sup>fZZé {Öw- iü n<sup>TM</sup>f-t- €ýf-gi `ás1 €sEpç`µ`ñ

a±pÉiü véZ],EZ<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup> sÛfvu- { •¥ u'u)fl [Yo fEsíu)h] n<sup>TM</sup>s<sup>2</sup>{•w±ZÉZíf  
fEsÛf1t•fI ^it-u1 pjZy z+s1jé p uua±fJ YÍ[öüî v h-u1 o%kq,,AfEsíu)h] j,f&hr  
u- sj|Zu1 n<sup>TM</sup>t-fEZÍt-sjv uEgi b=sµu)h] n<sup>TM</sup>s<sup>2</sup>{•w±`ÖZ±j±fl n<sup>TM</sup>f-gi `ás1 n<sup>TM</sup>s<sup>2</sup>{•w±  
`ÖZ±s<sup>1/2</sup>o s9s1si fMn<sup>TM</sup>fZu1pjZy €ú2fMp uua±fJ fEsíp`µ`Ñ

a±pÉiü véZ],EZ<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup> sÛfvs<sup>1/2</sup>p fJb ^it-u- f',± Zíf j,f& Z v bPu)fl ^it-  
ua `Ùeiwµ p uuu)i-fl a±pÉiü véZ],EZ<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup> s<sup>2</sup>i!s<sup>1/2</sup> „lt-u1 fMc9s<sup>1/2</sup>• Zíf  
j,f&u1 f1...u,BuefEsÙZíf j,f&Zé `Ñge kmkquauuu)ha Zíf j,f&ua v fE`• j s<sup>1/2</sup> c  
gapÉ\ gi j ez`µÑ

$\Delta\pm p\dot{E}\ddot{u}\ddot{v}\acute{e}Z\,,EZ^a\ v\ l1n^{TM}S^2\ s\dot{U}fvs\frac{1}{2}o\ j\hat{j}au\ddot{u})fl\quad h\grave{r}\ b\grave{\cdot}\quad Y\ddot{r}\ j,\&\quad Z\acute{I}p\acute{E}\ b\dot{p}uEhr$   
 $|Zu-\{sjs:igi\quad n^{TM}t-fEs\ddot{U}\grave{A}\Delta\pm p\dot{E}\ddot{u}\ddot{v}\acute{e}Z\,,EZ^a\ v\ l1j,\acute{A}u-\quad Xa\pm v\ j,\ Y\ c\acute{y}\grave{\cdot}\quad Xj,\ Yu)fl$   
 $\grave{A}\Delta\pm p\dot{E}\ddot{u}\ddot{v}\acute{e}Z\,,EZ^a\ v\ l1j,\quad p\acute{E}f\dot{v}f\&\acute{A}u-\quad Xa\pm v\ j,\ p\acute{E}f\dot{v}f\&Yc\acute{y}\grave{\cdot}\quad s\acute{I}\ Xu)fl\quad \grave{A}\Delta\pm p\dot{E}\ddot{u}\ddot{v}\acute{e}$

Z],EZ<sup>av</sup> l1j, pÉfv[É|F Áu- Xa±v j, pÉfv[É|F Ycý• X[É|F Yu)fl fEsíu)h] \~ j, f&uE fEtñj,f&a± a±v j,f&z...eé n<sup>TMt</sup>-fEsíu)h] Yivr j,f&± {sjsi`• s1e...t- Z u9

## ○ 법령 축약어

ÀZao\p Zíg<sup>TMj</sup>, Á → ÀZa\j, Á ÀZâubn<sup>TM</sup>s<sup>2</sup>u1tñfI •w- bPuE{ÖbÊ iü ján@s<sup>1/2</sup> Zífl j,gM Á → À•w-ján@j, Á À[Z•uE Z±,z iü uat-s<sup>1/2</sup> Zífl j,gM Á → À[Z•Z± „zj, Á Àa±pÉZ j j, Á → Àa±Z j, Á Àa±pÉu<sup>TMv</sup> l1 zöw±u1tñfI €j±j, Á → Àa± zöj, Á Àa±pÉuíoybÊvéíeuE véZ],EZ<sup>a</sup>Z o u1 tñfI uqpÉv]Ej, Á → ÀvéZ],EZ<sup>a</sup>Z o uqpÉv]Ej, Á Àjá[öu}g<sup>TMvé</sup>-ÊZao bPs<sup>1/2</sup>Zífl €j±j, Á → Àjá[öu}g<sup>TMj</sup>, Á Àkma/En• YíZ-ZâpÉiü Yýv•¶Yís<sup>1/2</sup> Zífl j,gM Á → Àkma/En•ZâpÉj, Á Àn•s<sup>2</sup>urw- iü Z j s<sup>1/2</sup> Zífl j,gM Á → Àn•urj, Á ÀpÉo i)uE s5uñZíg<sup>TM</sup>s<sup>1/2</sup>Zífl €j±j, Á → ÀpÉ€j, Á Àvé-ÊZao zöw±j, Á → Àvézöj, Á Àw-sÚ[Í, Z j iü w-j vpoyl s<sup>2</sup>u o s<sup>1/2</sup> Zífl j, gM Á → Àw-[Íj, Á Àw<sup>3/4</sup>fVZai)uE oyu iü Zíg<sup>TM</sup>s<sup>1/2</sup>Zífl j,gM Á → Àw<sup>3/4</sup>fVZai)j, Á À•w- uq`ikm kqs~vé-Ê Zâ[özöw±u1 tñfI €j±v]Ej, Á → À•w- uq`ivé-Êj, Á À-Êw-Z j zöw±j, Á → À-Êzöj, Á Àu<sup>TM</sup>e...pÉü n@úYí u o u1 tñfI €j±j, Á → Àu<sup>TM</sup>e...pÉü o €j±j, Á Àvé-ÊZâ[ös<sup>1/2</sup>Zífl [É|F Á → Àvé-ÊZâ[öÉ|F Á

## ○ 사업관련 명칭 축약어

vé-Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>→ Xu<sup>TM</sup>Z j cý• u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup> Yvé-Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>u→ Xu<sup>TM</sup>Za{cý• u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup> YvéZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup> iü a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup> → {sj s<sup>3</sup>ua n<sup>TMt</sup>- ,l cý• [åg@s<sup>1/2</sup>o `• YîYî Xvé„En<sup>TM</sup>s<sup>2</sup> YZa±„En<sup>TM</sup>s<sup>2</sup> a±pÉZ±„zpÉo n<sup>TM</sup>s<sup>2</sup>→ Xa±Z±n<sup>TM</sup>s<sup>2</sup>v]fV o g<sup>a</sup>{•w±tñt<sup>1/2</sup>,y → jâi% ,l cý• [åg@s<sup>1/2</sup>o X{•w±tñ Yv l1n<sup>TM</sup>s<sup>2</sup> v]fVo g<sup>a</sup>{•w±tñt<sup>1/2</sup> „y tısî[Év → X{•w±tñ tısî[Év Y

## ○ 기관 명칭 축약어

[Z•fas-km → X[Z•km YfI[Z•w-vé-ÊZân<sup>TM</sup>→ jâi% s<sup>1/2</sup>o `• X•w-vé-ÊZân<sup>TM</sup>,Y cý• [åg@s<sup>1/2</sup>o X - ) Y

a±pÉ iü véZ],EZ<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup> sUfvs<sup>1/2</sup>o n<sup>TMt</sup>-fE` t-siuE v uE`• Àa±v j, Á Àa±zö j, Á Àvé-Êj, Á Àw<sup>3/4</sup>fVZai)j, Á Àjá[öu}g<sup>TMj</sup>, Á À•w- uq`ivé-Êj, Á bP Yî Z ±j,

n®v v]s½zo [Év f| t-s;uE v uEt- Yí j,gMuE jâ% s½zo [Év fEZÍ uu` j s½ c gq

## □ 「도정법」 부문

- v l1[YsÚ™ v l1n™s²u1 Z±,zuîu)fl pÉfvfE\ tñfEsÙ w-v ZÍpÉb [YsÚ j, v v]v „%
  - v l1n™s²™ ua j,s½zo v f| uõz s½ c ei a±pÉ\`u1 „yâfE\ tñfEsÙ v l1[YsÚ s5s½ o v l1\j pÉo u1 v l1fEZÍ vé~Ê bþ Za{,i)u1 Z e¶fEZ] ^...Zao fE\ tñ fao pÉfvfE`• véZ]„EZªv l1n™s² u™Z j n™s² u™Za{,n™s²a±pÉ„EZªv l1 n™s² `Ñg¹ u™Za{,n™s²u-v l1[YsÚua s1`¹ [YsÚs½zo pÉfvfE`• n™s²u1•Ù fU j,v v]v „%
    - v l1sõv [YsÚ v l1[YsÚu)fl w-v fM sõv ue [YsÚ j, v v]v fZv „%
      - p „Ev l1n™s² v l1n™s²uE t½„l f| pÉfvu1tñfa v l1[YsÚ ^i`tes½ nµfl Zao f| vé ~Ê cy`• uaiâ Zao b s; uu`• vé~Ê u1„lt-fEsÙ v l1n™s²u)fl z•Z]b `• vé~Ê uEoyu u} iü o%uru}Yí uqpÉfl Z]véfEzy fE`• j pÊu)fl v l1[YsÚu1 p z uîu)fl v l1fE`• v l1n™s² j, v v]v fZ
        - ※ p „Et- vé~Ê p „Ev l1j pÊu)fl v l1n™s²u1 pÉfvfE`• Zª•s½`• [â uqpÉfl Z]véfE `• vé~Ê j, v v]v fZ
          - \_e„± kue¶Za{,i)™ `Ñu9uEs;`} fE^...s½æfa`æfE`• Za{,i) j, v v]v „%
            - Za{,i)ua „éob Z]^... uikmYí hepÑb s; k[! [â j uE s5uñn™ZíuE•fYí uu`• Za{,i) véj- •w-uE uat- n®,V bþs½½1{•s; véZ]„EZªua kue¶f| Zàs½oyu™fEZZa{,i)u1 z• Z]fEZÍ nµflt; Za{,i)u1 Zao fE`• Zª• [âs½ oyt•b`• l1t-s½ l1fEsÙ „•t-uE fñuí f| wŠYíYí sõn®b`• Za{,i)flo pÉ`a± v]f-Yí v fE`• `Ñu9uE Za{,i)
              - ÀZa{,j, Áv v]v fZs½ c ei `æfa w-j u}]E`Özi uafE Xw-u}zi Y uE¶f-Yí v fE`• hauîs½ iâ`Ùb Z]^... À[Z•Z±„zj, Áv v]v „%s½ uEfl a±pÉZ±„zpÉo bþuE o|Efl uefEsÙ„•t-u1 `ÑfMp s³Zy b `íw-s½ uu`• Za{,i) Zâu'uE gÑsY oy u9 bþu)fl uefEsÙtñfagi zõe...fM¶fYí uu`• w-sÚ s5s½ uu`• Za{,i)
                - `æfaZa{,i)u1 víZâui \víu)fl \_1l9w- n™t-fE\ tñfEsÙ jáp jáZ fE`•a] bÉ `• l1t-ua z•Z] „± nµflt; Za{,i)u1 Zao fE`• a] bÉ`• l1t-jáÑ ~a Zpu)fl sõn® b`• Za{,i)

a±pÉiâZíuE uífa Za{,i)uE \`uî Z•fU kmpÑpÉZâý• \_e,,±,Afl uefl [Yv]uî Z•fU  
bþu)fl uefEsÙz•Z]Yí kuYí(f)fl Za{,i)flo pÉ`a± v]f-fl v fE`• `Ñu9uE Za{,i)

víZâb „± \_1 uan®uEj•tñs½zo v]f-fl v fE`• \Yñua w-^%Za{,i)

À[Z•Z±,zj, Áv v]v fZv „%uE [Év s½ uEfl a±pÉ\jâZ±,zn®uE ZªZís½ ZífI  
n™fZs½áizöb`• Za{,i)

Za{,i)uE [öp j p t p o l l bþua\_e,,±,Ab si p o g¹u)fl`• [å \`u1 „yjâ  
fMp s³Zy b Za{,i)

- v l1\j pÉo™ a±fl n®fEp a± Zât½ Zât-véz u' ZâaÆ[Y [Z•Z±,zj, v v]v  
„%s½zc ge ZâaÆ[Ygi g½fU [å j s½ véiéuE nÊ„ls½ f1t•fl Yíp' bþuEZâ[öpÉo flo  
`Ñu9uE pÉo

\_fw- fEz%ZâZâZâw- Zpu' oyj t-p pÉo l1n®í(f)pÉo Yíp'Zâ[öpÉo  
véZ],EZªn™s²u1 tñfa w-v `ZípÉb v l1[YsÚs5s½ o |EfE`• ZâaÆEuat-pÉo flo n™  
s²pÉfvZ±,zo s½ `æfa pÉu' []p Yí Zíg™fE`• Zpu)fl •ÙfUb Zp

- ZâaÆEuat-pÉo™ véiéuaZâaÆu)fl n™t-fE`• \_mua• gmu1„yZí ZâaÆu~s²u' [åj s½  
`Ñu9uE pÉo

ZâaÆu)fl n™t-fE`• [YÉyu' o%~®u' „Au'pÑ iü p a±  
~®s1oy sig•uaw¾ Zªfl`æ bþ \_eu u)pÉo

[å j s½ véiéua ZâaÆu)fl n™t-fE`• pÉo flo tñ Yíw-t- u n™fl pÉo

- `íw-™ v l1n™s²s½ uEfEsÙ]o b •w- j, v v]v „%

※ u™Za{oy„vé~Ê Zéíisçv [ysÚs½zo u™Za{n™s²u1pÉfvfE`• Zª• n™s²pÉfvu}• j,  
uîn®fl t-uîgMs½zo v l1Z±,zu)fl v fEsÙw±t-uîgMu1 lm t-uîgMuE  
uan® uafEflo pÉ u a±]f-fl v fE`• l1u s½ fa`æfE`•  
hauîs½ Zao fEsÙsi fE`• véZ]uñt-hauî %uafEuEoy„vé~Ê j,  
v v]uE

- vé~Ê`Öw-™ vé~Êü km'í jâg™pÉo u1 Zao fEZ] ^...`íw-fl v]o b`• uìÖuE •w-fl  
o `Ñu9s½zo v fE`• uìÖuE •w- j, v v]v „%

Àvé~Êj, Áv v]s½ uEfl n™s²Z±,zp¹ueu1 s`sj vé~ÊZékm'í jâg™pÉo u1 Zao fl  
uìÖuE •w-

tñuE uìÖuE •w- vp a±pÉZ±,zpÉo ue a±fl [å j s½ uat- u n™fl pÉo fl kqg™b si

YîYî Zíg™b ZÍ uu`• YîYîuE •w-

tñuE ui`ÕuE •w- uan@uaZâaÆu)fl Zíg™b ZÍ uu`• Zâ• [å uñz; •w-

j, v v]s½ c ei kqfMb •w- cý`• kqfMb si ^...Yî`• •w-

ÀZa{j,Áv v]s½ c ei Za{,fµYígi s`si s1€ù€¥cý`• sÝg^vé~Êu1Zao fl ui`ÕuE  
•w-

○ n™s²pÉfvu}™ v l1n™s²u1pÉfvfE`• u} j, v v]v „%

○ •w-bÞoyu u}™ `Ñu9uE si`} fE^...s½fa`æfE`• u} j, v v]v „%

véZ],EZªZ o n™s² uu™Z j n™s²cý`• a±pÉ„EZªv l1n™s²uE •w-bÞoyu u}  
v l1[YsÚ s5s½oyu™fl•w- cý`• Za{,i)uE oy u} cý`• [å w-n@]yu}

u™Za{n™s²uE•w-bÞoyu u}

Yí v l1[YsÚue Zâ• v l1[YsÚ ^i oy u™flZa{,i) iü [å kmoz•w-uE oy u}

^... v l1[YsÚua s1¹ Zâ• v l1[YsÚua s1¹ [YsÚ s5s½oyu™fl`Ñu9uE vé~Ê iü [å  
kmoz•w-uE oy u}t- km`í uîâg™pÉo iü [å kmoz•w-uE oy u}

Àvé~Êj,Áv v]s½ c ge n™s²Z±,zp|ue cý`• ÀZa{j,Áv v]s½ c ge Za{,fµ  
Yígi s`si Zao fl s1€ù€¥cý`• sÝg^vé~Êvp\_e,± kue¶Za{,i)s½ fa`æfE`• Zpu)  
flo `Ñu9s½fa`æfE`• Zpu1 g½fU`Ñg¹ ÀZa{j,Áv v]s½ c ge Za{,fµYígi  
j s1 vé~ÊteuE pÉo Zé vé~Êu1aÆuiZa{,i)fl Za{,fl Zpu- v te sí v v]

\va o%`íp Yí o%`í uan@ueZp `Ñg¹ w-„sÙZa iü véj- „EZªu)fl já s1 n™s²pÉ  
fv n@kuYíf)fE`ÑZÍ pÉu'`[]p cý`• u}E[YuE [Yzšu' uafE XpÉu'`[]p ei fU  
ua uev fE`• Zâ•s½`• s1€ù€¥iü sÝg^vé~Êuas1¹ vé~Êu1uikm •ÙfUfMp uuu9  
\va o%`íp Yí o%`í iâg¹u)flo o%`í uan@u)fl u™Za{,fEZÍu} fE`• Zp  
ua Zâ• n™s²Z±,zp|ue bÞs½•ÙfUb w- s1`µfE`• ueup`íw-uE o%`íp gi •ÙfUfE  
w- s1`µfU

○ fl[Z•w-vé~ÊZân™bÞ Àfl[Z•w-vé~ÊZân™j, Ás½ uEfEsÙo gªb fl[Z•w-vé~ÊZân™  
cý`• Àw-j Zâ\ s²j, Ás½ uEfEsÙvé~Ên™s²u1p fvfE\ tñfEsÙ o gªb w-j Zân™gi  
g½fU j, v v]v „%

○ v ZíbÞ `Ñu9uE si`} fE^...s½fa`æfE`• Zpu1 g½fU j, v v]v „%

j, v v]s½ uEfI v ZÍ

•w-bÞoyu u}Yí u}Euîu)fl v fEsÙ tîsîfE`• [Ésj

pÉu'`[]p cy` • •w-vé~ÊZân<sup>TM</sup>bpuđ v v]v „%s½ c ei u~o f l pÉfv[Év

※ kqs~`ín@u}± km`á[õ {•n•sN [É|F v v]v fZZíf j±w- v „%uE v „%uE o pÊ  
kqs~sõv ue `íw- iü Za{,i)uE {•n•sN kqs~`ín@u}± vruñuE ••w- iü Za{,i)uE  
Yíz– • l1f-u

※ l1f-u [É|F v v]v fZZíf j±w- v „%uE v „%uE o pÊ  
l1f-u n<sup>TM</sup>s²t1f1 „±uE `íw- iü Za{,i)uE { pur {n<sup>TM</sup>s²l1 vruñuE ••w-  
iü Za{,i)uE { YísN

## □ 「도착법」 부문

○ u<sup>TM</sup>v l1zöw±w-[Y a±pÉuE^†,±b w-sÚs½`ífl véZ],EZ<sup>a</sup>Z o Zé \j pÉo uE „B{– iü  
a±pÉ\`uE „yjâu1 ZpsÚuîu)fl Z±,zfEZÍ zjZ±uîuaZÍ „u uîu)fl  
{•w±fE\ tñfEsÛ w-v fE`• w-[Y ua Z<sup>at</sup>• w-[YuE €|o s½ c ei `Ñ  
u9uE u „, u)fl [YkqfI`Ñ a±zöj, v v]v „%

véZ]w-„ \_e„± kue¶|vé~ÊZé Za{,i)ua íiw¾fl w-sÚu)flo véfl véZ],EZ<sup>a</sup>uE Z  
o Zé \j pÉo uE v l1YÍ f1t•fl w-[Y

vppÛw-„ n@s²w-sÚ Zâs²w-sÚ bpu)flo ••w-uE „•u uî uat–Zé a±pÛcy` kma±pÛ  
bpuEa±pÉ\`uE „yjâua f1t•fl w-[Y

ZííjâfV„ vét• sÚo%[y Yño a±fluE [=z w- bps~„%fl \j pÉo u1 Z {•ZÍ uus;  
`ív[=•¢ uat–ua t–uafl w-sÚu)flo a±pÛ^i oy„ vé~ÊuE Zâ[ö „B`í  
••w-uE Zíá±uat–Zé Za{,i)uE jâfVZ jua f1t•fl w-[Y

○ u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s² u<sup>TM</sup>v l1zöw±w-[Y s5s½zo pÉfvb`• `Ñu9uE n<sup>TM</sup>s² a±zöj, v v]v „%

Àa±v j, Ás½ uEfl v l1n<sup>TM</sup>s²

Àa±Z j, Ás½ uEfl a±pÉZ j n<sup>TM</sup>s²

Àu<sup>TM</sup>e...pÉu€j±j, Ás½ uEfl pÉu'v l1n<sup>TM</sup>s²

À[Z•Z±,zj, Ás½ uEfl a±pÉZ±,zpÉo n<sup>TM</sup>s²

○ u<sup>TM</sup>v l1zöw±Z±,z u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s²u1Z±,zuî zjZ±uîu)fl {•w±fE\ tñfI u<sup>TM</sup>v l1zöw±  
w-[YuE ••w-uat– \j pÉo uE o |E bps½ZÍfl Z±,z a±zöj, v v]  
v „%

○ u<sup>TM</sup>v l1zöw±[YsÚ u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s²j±fl Z•v b [YsÚ a±zöj, v v]v „%

- t•o n<sup>TM</sup>s<sup>2</sup>[YsÚ u<sup>TM</sup>v l1zöw±[YsÚvp u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>uElo „A oy„ vé~Ê Zâ[ö „B`í véié uavé`íz2 w-t½ bPu1 tñfEsÚ `Ñge [YsÚs½t•o fEsÚ Z j fE`• [YsÚu)flo u<sup>TM</sup>v l1zöw±Z±,zu)fl Z•v b`• [YsÚ a±zöj, v v] uE „%
- va|Ew-sÚ u<sup>TM</sup>v l1zöw±w-[Y s5s½2o u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>uE1t•o ua uísj u<sup>TM</sup>v l1zöw±Z± „zs½2 c ei va|EfE`• w-sÚ a±zöj, v v]v „%
- \j pÉo `Ñu9uE pÉo [Z••Z±,zj, v v]v „% aÆj, pÉf vf& v v]
 

[=•¢pÉo a±fl z•a± fZg¹ ZâfZ véz u' u)aÆz v gEu' ['a± tífE u)aÆz iü Zao \ Z±Zmn<sup>TM</sup>pÉo u)aÆz iü Zao \ Z±t;uñfFt½ ZâYñpÉo Zpu' Zâtt½ \_fw- u t½w- ZâZâZâw- u•¢ Zâ[öpÉo u•¢s²ilol1 p a± uñ\ Yíp' sáZâ[öol1 j oŽ •¢pípÉo ZâaÆ[Y pÉu' u gEuíu' iü oŽu ol1 ZâZâ i%,Azju pÉo fF[= t;aÆu' ZâZâžsn<sup>TM</sup> i%,ApÉo zju pÉo a±o Zí sÝ [YpÉo n<sup>TM</sup>,yjâw-pÉo ZâZâw@s²,uf pÉo zšoy\_1p f pÉo ju<sup>TM</sup>pÉo fEz%o up w- uíp w- j„Ao l1 j,zo l1 j p ol1 n<sup>TM</sup>j ol1 j v]o l1

jáZatñnÊpÉo „Au'pÉo ZâaÆiw- jös5pÉo u}sÝu'w- u'f-pÉu' a±{,u' vr fVuEf¹pÉo „EZ^ zöppÉo fEp a± •½\ i)z...g<sup>TM</sup>pÉo p wµt séj w-pÉo •½z u'
- ••w-bPoyu u} `Ñu9uE si}` fE^...s½f a`æfE`• u} a±zöj, v v]v „%
 

véZ],EZ^Z o n<sup>TM</sup>s<sup>2</sup> u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup> a±pÉ„EZ^v l1n<sup>TM</sup>s<sup>2</sup> pÉu'v l1n<sup>TM</sup>s<sup>2</sup> iü a±Z±n<sup>TM</sup>s<sup>2</sup>uE Z^t•s½2`• u<sup>TM</sup>v l1zöw±[YsÚs5s½2oyu<sup>TM</sup>fI••w- cy`• Za{,i)uE oyuu}t- [å w-n@[yu} vé~Êu<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uE Z^t•s½2`• u<sup>TM</sup>v l1zöw±[YsÚs5s½2oyu<sup>TM</sup>fI Za{,i) iü [å kmoz••w-uE oyuu} a±pÉEZ j n<sup>TM</sup>s<sup>2</sup>uE Z^t•s½2`• u<sup>TM</sup>v l1zöw±[YsÚs5s½2oyu<sup>TM</sup>fI••w-oyuu}t- [å w-n@[yu}

## □ 「주택법」 부문

- vé~Ê<sup>TM</sup> o%`íuEo%`ít½ua u\ Yñ a²gab véZ]nÊ„lu1 sítñfM p uu`• [Yv]fl b Za{, i)uE uñkmcý`• uikm iü [å kmoz••w-gi g½2fEh]uagi `Õa²vé~ÊZéZâaÆvé~Êu) fl [YkqfU vé~Êj, v v]v „%
- ZâaÆvé~Ê<sup>TM</sup> Za{,i)uEj^âa± `Z±`Õ [å juE ol1 bPuEuñkmcý`• uikmgi ZâaÆu)fl

n<sup>TM</sup>t-fE`•Yî o%`îYí fE^...uZa{,i) s5s½o YîYî a²g<sup>a</sup>b véZ]nÊ„lu1 sîťñ  
fMp uu`• [Yv]fl b `Ñu9uE vé~Ê vé~Êj, v v]v „% Z u- j, pÉf vf&  
v v]

s1€ù€¥ vé~Êu)fl rÝua`• |"p Yí Z |" uan@uevé~Ê  
sÝg<sup>a</sup>vé~Ê<sup>TM</sup> vé~Êu)fl rÝua`• Z aÆuEsÝhauî w-fEvéz u' hauîu1 v te ua %ogi zõ  
ZéfEZÍ |"p Yí Z |" uafEuevé~Ê  
`Ño%`ívé~Ê<sup>TM</sup> vé~Êu)fl rÝua`• Z aÆuEsÝhauî w-fEvéz u' hauîu1 v te ua %oua  
fEuaZÍ |"p Yí Z |" uafEuevé~Ê

- [Ziévé~Ê<sup>TM</sup> Àvé~Êj, Á v v]s½ c ge [Ziévé~Ê [õu)flkm• u][õu1 w-t½ j s1 Zao  
b Z] ^... Z e]b `• véZ]uñt-hauî %ouafEuEvé~Ê `Ñg¹ p a±[yteuE a±pÉ  
w-sÚuas1`¹ u: `haw-sÚu- %ouafE vé~Êj, v v]v „%
- n<sup>TM</sup>s²vézi Àvé~Êj, Áv v]s½ uEfl n<sup>TM</sup>s²p!ueu1 s`si vé~ÊZao n<sup>TM</sup>s²cý`• `íw-v]o  
n<sup>TM</sup>s²u1pÉf vfE`• [ZYí w-u}zi fl[Z•w-vé~ÊZân<sup>TM</sup> vé~ÊZao n<sup>TM</sup>s²u}cý`•  
`íw-v]o n<sup>TM</sup>s²u} vé~Êj, v v]v „%
- km`ípÉo <sup>TM</sup> véz u' `Zíg<sup>TM</sup>n<sup>TM</sup>!oy ``áu' iü vé~Ê Õw-s5uEa±fl `Za{o l1 \~- uas½  
vífE`• pÉo cý`• o l1 vé~Êj, v v]v „%
- jâg<sup>TM</sup>pÉo <sup>TM</sup> si g•ua\_mua`• `ég•nÊ„lpÉo `u |Et½ `véiét;aÆpÉo iü Z<sup>a</sup>fl`æZé [å j  
s½urvéu}bPuE nÊ„ljâg<sup>TM</sup>gi tñfl ZâaÆpÉo vé~Êj, v v]v „%
- Yño pÉo <sup>TM</sup> a±fl `n@fEp a± `uñl pÉo `Yíp'pÉo `•ÇpípÉo iü w-sÚ^%oj pÉo bP vé  
~Ê Õw-s5uE\ YñpÉo u1 `æfa vé~Ê Õw-j s½ uu`• aÆvruE\ YñpÉo s½ sÝ  
Z•pÉ~`• pÉo `Ñg¹ Yíp'pÉo `•ÇpípÉo iü w-sÚ^%oj pÉo uE Z<sup>a</sup>t•s½`•  
vé~Ê Õw-s5uE\ YñpÉo u1 •ÙfU vé~Êj, v v]v „%
- [Ziévé~Ê bP Àvé~Êj, Áv v]v „%uE [Ziévé~ÊZé [ZYí `w-u}zi `•w-vé~ÊZân<sup>TM</sup> cý  
`• w-j Zâ s²j, v v]uE [Év s½ uEfEsÙvé~Ên<sup>TM</sup>s²u1h-uîu)fl o g<sup>a</sup>  
b w-j Zân<sup>TM</sup>Yí Zao fE`• vé~Ê iü Àuq`ívé~Êj, pÉf vf& Áv v]v „%  
`Ñh-s½c ge ZâZâZao ZâZâZao uq`ívé~Ê vp %ouafEuEvé~Ê vé~ÊZâ  
[õÉ|F v v]v „%
- vé~ÊZâ[õhauî<sup>TM</sup> n<sup>TM</sup>s²vézi Yí Zâ[õfE`• vé~ÊuEhauîu)flo ÀZa{j, pÉf vf& Á v  
v]v fZv „%uE [Év s½ uEf l j `Òhauîs½ n•urb`• hauî vé~ÊZâ[õÉ|  
|F v v]v „%

## □ 「집합건물법」 부문

- [Ykqoyu [y aÆuEZai) vp [Yv]n® cy`• uat-n® [Ykqb p Z uE kmkq Zât-kmkqu)fl b Zpu1 v te u1 a²gªfl Zai)flo n™t-fMp uuu1 c9s½[å Yî kmkquE oyugi h-uîu)fl fE`• oyuy [y w¾fVZai)], v v]v „%
  - ※ [Ykqoyu iéj, v v] p ueua aÆuEZai)u1 [YkqfEsÙYîYî [å uikmgi oyufMp uu`a] uaZpu1 [Ykqoyu eiZÍ kmgq
- uñu kmkq [Ykqoyu [yuE h-uîue Zai)kmkq w¾fVZai)], v v]v „%
- Zât-kmkq uñu kmkqteuE Zai)kmkq uñu kmkqs½ozfEw- s1`µfE`• Zai)uE kmozi) iü Zât-kmkqu)fl b kmozuEZai) w¾fVZai)], v v]v „%
- Zai)uE `íw-™ uñu kmkqua ozfE`• aÆuEZai)ua oyuy™fE`••w- iü Àw¾fVZai)], Á v v]uE [Év s½ uEfEsÙZai)uE `íw-fl b •w-gi g½fU w¾fVZai)],v v]v „%
- `íw-n™t-[y™ [Ykqoyu u}Yí uñu kmkqu1oyufE\ tñfEsÙ Zai)uE `íw-s½ `ífEsÙ Yíw-`• [yg™ w¾fVZai)], v v]v „%

## □ 「보금자리법」 부문

- já[õu}g™vé~Ê™ [ZYí cy`• w-u}z;uE u™v ua^...Àvé~Êj, Áv v]s½ c ge [Ziévé~Ê\ [õu1 w-t½j s1 Zao cy`• gÑurfEsÙZâ[öfE`• %uafEuEkqs~vé~Ê Zé uq`ivé~Êu1 •ƒfVfl Z\_= já[õu}g™j, v v]

## □ 「토지임대주택법」 부문

- •w-uq`ivé~Ê™ •w-uE oyuy [yu- •w-uq`ivé~Ê Zao n™s²uEpÉfvu}Yí Yíw-ZÍ vé~Ê iü ZâZâjâg™pÉobps½îífl [Ykqoyu [yu- vé~Êu1kqs-j u- u}Yí Yíw-`• vé~Ê •w-uq`ivé~Êj, v v]

# 목 차

## 제1편 정비사업의 개관

### 제1장 정비사업의 개요

Û h-uî iü uEuE

Ú v l1n<sup>TM</sup>s<sup>2</sup>uE [Ykq

Û v l1n<sup>TM</sup>s<sup>2</sup>Zé u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>uE[-

Ü v l1n<sup>TM</sup>s<sup>2</sup>Zé a±pÉu<sup>TM</sup>nÊn<sup>TM</sup>s<sup>2</sup>uE±

### 제2장 정비사업의 연혁

Û véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>

Ú vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>

Û vé~Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>

Ü a±pÉ,EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>

### 제3장 정비사업의 체제

Û v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvu}

Ú v l1n<sup>TM</sup>s<sup>2</sup>uE Z eCuî uõz

## 제2편 정비사업의 계획

### 제1장 도시·주거환경 정비기본계획

Û Z†

Ú h-uî iü uEuE

Û a±pÉ véZ],EZ<sup>a</sup>v l1\jâZ±,zuE p g<sup>a</sup>\jât<sup>1</sup>/<sub>2</sub>|FZé uõz

Ü a±pÉ véZ],EZ<sup>a</sup>v l1\jâZ±,zuE γ†

Ý a±pÉ véZ],EZ<sup>a</sup>v l1\jâZ±,zuE fvtñu<sup>TM</sup>fI

### 제2장 주택재건축사업의 안전진단

Û Z†

Ú s5uñw±`ÖuEo%kmuõz

## 제3장 정비계획 수립 및 정비구역 지정

Ü Z†  
 Ú v l1Z±,z p gª iü v l1[ysÚ w-v uõz  
 Ô v l1Z±,zuE ^†-  
 Ü v l1Z±,z p gª`ín®[ysÚ  
 Ý v l1[ysÚ s5uE fvtñ v fl

## 제3편 정비사업의 시행

### 제1장 사업의 시행방법 및 시행자

\* n™s²uEpÉfvj j,  
 Ú n™s²pÉfvu}  
 Ô v l1n™s²uE `fv

### 제2장 조합설립추진위원회

\* v a±uE a±urj Zª iü o Z-  
 a±urj Zª  
 o Z-  
 Ú {•w±tñt½,yuE [Yo  
 [Yo pÉ\  
 [Yo p'ue iü pízšo gE  
 Ô {•w±tñt½,yuE uq! Z Zí  
 v l1n™s²uñi%Zíg™s²u}uE o v iü Z±sj  
 v]fVo gªu1 tñfl z\*gª{ „y Z{  
 Ü {•w±tñt½,yuE tjsí  
 tjsí[Év ZípÉ  
 tjsíuE t½F  
 tjsí\ Yñ  
 tjsíZª1 ^-km  
 Ý {•w±tñt½,yuE fan• iü s²i!ueZ±  
 {•w±tñt½,yuE fan•

v]fVo g<sup>a</sup> „± s<sup>2</sup>i!uE ueZ±

### 제3장 주민대표회의

\* véié`í,l,,yuE [Yo

`ín® v l1n<sup>TM</sup>s<sup>2</sup> iü [Yo pÉ\

[Yo p'ue iü pízšo gE

Ú véié`í,l,,yuEuE s<sup>2</sup>i!

Û véié`í,l,,yuEuE tšf

### 제4장 정비사업의 동의

Û v l1n<sup>TM</sup>s<sup>2</sup>uE aÆuB ví

n<sup>TM</sup>s<sup>2</sup>{•w± `ÖZ±± aÆuB ví Z Zí

{•w±tñt½,y cy` véié`í,l,,yuE [Yo u1 tñf|

v]fVo g<sup>a</sup>u1 tñf| aÆuB ví iü aÆuEýt-

n<sup>TM</sup>s<sup>2</sup>pÉfvu}w-v u1 tñf| aÆuB ví iü aÆuEýt-

n<sup>TM</sup>s<sup>2</sup>pÉfvueYüü Zíg<sup>TM</sup>z...kqZ±,zueYígitñf| aÆuB ví

Û v l1n<sup>TM</sup>s<sup>2</sup>uE aÆuEu}p n•v j j,

véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup> u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup> cy` a±pÉ,,EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>uE Z<sup>a</sup>•

u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uEZ<sup>a</sup>•

Û aÆuEj, u

Û aÆuEYñvé iü z•,y aÆuEo pÊ

aÆuEYñvé iü z•,y

aÆuEo pÊ

### 제5장 조합의 설립 등

Û v l1n<sup>TM</sup>s<sup>2</sup>v]fVuEZ t•

v]fVuE oZ-

v]fVuE o g<sup>a</sup> iü [yg<sup>TM</sup> `uEi!

v]fVo g<sup>a</sup>ueYí uöz

Û v l1n<sup>TM</sup>s<sup>2</sup> v]fVt½ u

v]fVt½uE u}Z-

v]fVt½uE j-aÆ

제6장 시공자 선정 및 시공보증 ~~~~~

[illegible][illegible]

제8장 토지 등의 수용 또는 사용, 매도청구 ~~~~~

제9장 관리처분계획 ~~~~~

## 제10장 정비사업의 세입자 대책 등

- Ü o%uru} [yg™ já,%v a± uij
- Ü véZ]o%uru} ýz2
- uavé`íz2 iü o}pÑján@s½Zífl uij n™fZ
- p„Ev l1j pÊs½ uEfl o%uru} ýz2
- uqpÉp t-pÉo uE o|E bPs½uEfl o%uru} ýz2
- o%uru} o}pÑján@
- Ü n@Yío%uru} ýz2
- n@Yío%uru} ýz2
- n@Yío%uru} o}pÑján@
- Ü \~ o%uru} ýz2
- pÉu'`[]p bPua pÉfvfE• v l1[ysÚuE o%uru} ýz2
- o}pÑján@s½c ge t-uîgM t1,A
- o%uru} ján@l1 u"u} cy• u"u} s9o

## 제11장 철거 및 착공

- Ü z•Z] u
- Za{,i)uE z•Z]Yí' pÉ\
- i)Zav]o bPuEu-o
- z•Z] iü hepÑpíZí fµYí
- Ü zZâ
- ZªZ±jât½ |e¶
- Za{,j,n@uE zZâ
- vé~Êj,n@uE zZâ

## 제12장 주택의 건설 및 공급 등

- Ü vé~ÊuE[Éh•j± Zao l1u
- Zífl[éZ]
- n™s²u„j± vé~ÊuE[Éh• iü Zao l1u
- Ü Zíg™z...kqZ±,zs½ge vé~ÊZâ[ö
- v l1[ysÚ s5s½o Zao b vé~ÊuEZâ[öj,j,s½ Zífl €eö
- kqs~vé~ÊuEZâ[ö

|                                                    |    |
|----------------------------------------------------|----|
| uq'ivé~ÊuE Zâþ                                     | 1  |
| Û u•sÙvé~ÊuEuij kqs~                               | 2  |
| uij kqs~uE \ví                                     | 3  |
| u <sup>TM</sup> Za{, vé~ÊuEuij kqs~ €{f-           | 4  |
| Û km'í`jâg <sup>TM</sup> pÉo uE kqs~               | 5  |
| 제13장 준 공 인 가                                       | 6  |
| Û víZâueYíuE uEuEiü uE!                            | 7  |
| víZâueYíuE uE!â                                    | 8  |
| víZâueYíuE uE!                                     | 9  |
| Ú víZâueYíuE uõz t- o gE                           | 10 |
| Û víZâueYí uñ n <sup>TM</sup> t-fµYí               | 11 |
| Û víZâueYí iü Zân <sup>TM</sup> t1f1 ZípÉ          | 12 |
| Ý víZâueYíwŠuE[=km iü •ǵǵ                          | 13 |
| víZâueYíwŠuE[=km                                   | 14 |
| kqs~`ín@u}s½uE •ǵǵ                                 | 15 |
| þ Zân <sup>TM</sup> t1f1s½c ge Zíf ue`fµYí bþuEuEv | 16 |
| 제14장 준공인가 후 조치 등                                   | 17 |
| Û uauñZípÉ iü bþ\                                  | 18 |
| uauñZípÉ bþ                                        | 19 |
| bþ\ uõz                                            | 20 |
| Ú zšn•                                             | 21 |
| zšn•[õuE uEuE                                      | 22 |
| zšn•[õuE n•v                                       | 23 |
| zšn•[õuE wÂp iü w-[õ                               | 24 |
| uîæ[y o v u}uE zšn•[õ w-[õ                         | 25 |
| Û v]fVfan•                                         | 26 |
| v]fVfan•uE uEuE                                    | 27 |
| uît-j,[É                                           | 28 |
| fan•pÉ\ iü Z•uEj j, bþ                             | 29 |

## 제15장 비용의 부담 등

- Ü \j pÉo l1t-uE km`á
- v l1n<sup>TM</sup>s<sup>2</sup>l1uE km`á
- l1t-uE vjÜ
- Ú v l1\j pÉo uE o|E iü l1t- km`á
- v l1\j pÉo Zíg<sup>TM</sup>u}uEl1t- km`á
- ZâaÆ[Yo |EuEi!u}uE l1t- km`á
- Û n<sup>TM</sup>s<sup>2</sup>l1t- bPuEjáv] cy`• u'u} [ZYí cy`• pÉ`a±w-n<sup>TM</sup>uEjáv]`u"u} pÉu'`p uE jáv] [ZYí cy`• w-u}zjuE jáv]`u"u} p„Ev l1n<sup>TM</sup>s<sup>2</sup>uE t•o w-t½ u<sup>TM</sup>Z juq`ív~Ê uep l1t- w-½ •w-uq`ík m kqs~vé~ÊuEZâ[öl1t- w-½
- ▷ v l1\j pÉo uE o|E n<sup>TM</sup>s<sup>2</sup>pÉfvu}uEo |EuEi! v l1\j pÉo o|Egi tñf| v l1[YsÚuE w-v t•o gÑp zš[Y[y
- Ý v l1\j pÉo iü •w- bPuE[-oz i!n®[-oz iü s-æ [-oz fpuE iü •w- [-ozpÉ\ bP\ uõz
- ▷ [Z`Zâu u<sup>TM</sup>n•uE z...kqb [Z`Zâu w-uE z...kq [Z`Zâu u<sup>TM</sup>n•uE uqĩ

## 제16장 정비사업전문관리업

- Ü v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>uEZt v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u} a±urj Z<sup>a</sup>

[illegible]

[illegible][illegible][illegible][illegible]

[illegible]

## 제2장 재개발사업의 절차

[illegible]

제3장 주택재건축사업의 절차

[illegible]

## 제4장 도시환경 정비사업의 시행 ~~~~~

[illegible]

## 제5장 재정비촉진사업 ~~~~~

[illegible]

# h-û

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

U<sup>TM</sup>v l1zöw+n<sup>TM</sup>s2Éfv

{ Zñn™s²Zíq™u}

[illegible]

n<sup>TM</sup>s<sup>2</sup>fhuE\_vuFYo

7 to

top™s2[Ys]ls1/2 7ifl flf

Ziuaubuf En bb .....

재개발·재건축 계약 유형별 비교



## 제1편

# 정비사업의 개관



## 제1장 정비사업의 개요

### I. 목적 및 의의

#### 1. 목적 : 도시환경의 개선, 주거생활의 질(質) 제고(법 제1조)

본법 제1조 제1항 제1호에 따라 도시환경의 개선, 주거생활의 질(質) 제고를 위하여 도시정비사업의 실시를 촉진하고, 도시정비사업의 실시에 필요한 사항을 규정함을 목적으로 한다.

〈표〉 정비사업 구분

| 사업유형   | 기반시설   | 용도지역   | 노후·불량 건축물 | 비 고    |
|--------|--------|--------|-----------|--------|
| 도시정비사업 | 도시정비사업 | 도시정비사업 | 도시정비사업    | 도시정비사업 |
| 도시정비사업 | 도시정비사업 | 도시정비사업 | 도시정비사업    | 도시정비사업 |
| 도시정비사업 | 도시정비사업 | 도시정비사업 | 도시정비사업    | 도시정비사업 |
| 도시정비사업 | 도시정비사업 | 도시정비사업 | 도시정비사업    | 도시정비사업 |

#### 2. 의의

도시정비사업이란 도시정비사업법에 따라 도시정비사업의 실시를 촉진하고, 도시정비사업의 실시에 필요한 사항을 규정함을 목적으로 한다.

## Ⅱ. 정비사업의 구분

### 1. 주거환경개선사업

Yí a±pÉúíoybÊvéiéua w¾ŔŔ)fl Z]véfE`• w-sÚu)flo v l1\j pÉo ua [æ...úsás2fEZÍ \_e,± ukue¶Za{,i)ua Zéa±fEZYíw¾fl w-sÚs½zo véZ],EZªu1 Z o fE\ tñfEsÙ pÉfv fE`• n™s²

^... a±fl bþ v l1\j pÉo o |El1t-u1 [ZZÍs½zo w-t½fEZÍ`æfa[YsÚ ^i [Z`Zâu w-gi i!n® s~sÙfE`• v km v z2n™s²u)fl fñw-Z e¶j pÊ v •¥ v u'uE n™s²u „s½ c ge kqgE z%v] ZâaÆvé~ÊZao j pÊ „Ew-j pÊ iü uagi „)t-fE`• j pÊu)fla± pÉfv Yí'

### 2. 재개발사업

Yí v l1\j pÉo ua sás2fEZÍ \_e,± ukue¶Za{,i)ua íw¾fl w-sÚs½zo véZ],EZªu1 Z o fE\ tñfEsÙ pÉfvfE`• n™s²

^... n™s²pÉfvu}• véiéua o gªfl v]fV cy`• •w-bþoyu u}Yí w-v t•zšfl •w-vé~ÊZâ n™bþuah] pÉfvu}s½Zy•w-p t-[yua kmsÙb

˘Ñ véiéua oyu fl •w- bþu1{‰u}fE`• „pÊuE n™s²u)flo •w-gÑur u}[õ € url1u ua gÑt• ^u- u'uyua uuZÍ véfl Zíg™z...kqj pÊu)fl pÉfvb

### 3. 재건축사업

Yí v l1\j pÉo u- s~„%fE^...e,± ukue¶Za{,i)ua íw¾fl w-sÚs½zo véZ],EZªu1 Z o fE\ tñfEsÙ pÉfvfE`• n™s²

^... n™s²pÉfvu}• véiéua o gªfl v]fV cy`• •w-bþoyu u}Yí w-v t•zšfl •w-vé~ÊZâ n™bþuah] pÉfvu}s½ZygÑa±zš[Y[yua kmsÙb

˘Ñ u™Z j n™s²ZéZ ua véiéua oyu fl •w- `Za{,i) bþu1{‰u}fE`• „pÊuE n™s²u)fl o •w-gÑur u}[õ € url1u ua gÑt• ^ZÍ véfl Zíg™z...kqj pÊu)fl pÉfvb

## 4. 도시환경정비사업

Yí n@s²w-sÚ uZâs²w-sÚbPu)flo ••w-uE „u uî uat-Zé a±pÙcý`• kma±pÙb a±pÉ\`  
 uE„yjàua^... n@jy „lo „A bPua f1t•fI w-sÚs½o a±pÉ„EZªu1Z o fE\ tñfEsÙ pÉfv  
 fE`• n™s²

^... u™Z j n™s²Zé n™s²j pÊua u n™fEh]véfl Zíg™z...kqj pÊu)fl pÉfvb

〈표〉 정비사업의 비교

| 구분           | 주거환경사업                                                                                         | 재개발사업                                                                                                                                                         | 재건축사업                                                                                                                | 도시환경정비사업                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 인@           | uíoybÊu} w¾`ÖZ]vé                                                                              | Öa²vé-Ê íw¾                                                                                                                                                   | ZâaÆvé-Ê                                                                                                             | n@s² `Zâs²w-sÚ bP                                                                                                                                 |
| pÉfv<br>u}   | fñw-Z e¶ pÉu' ¶<br>p -) bP<br>ZâZâ vlljpÉo<br>v l1<br>véié vé-Ê Z e¶<br>pt-jpÊ wu¾zú`<br>-) bP | v]fV `Öa²<br>-)bP Öa² •wbaui<br>uan@E •woyu<br>ujt •wbPoyuu}<br>uan@ t¶Y pÉ bP<br>v]fV w-u}zi -)<br>bP Zao s²u} cý•<br>bPfJn™s²u} ZâaÆ                        | vyaÆ<br>vyaÆ<br>v]fV w-u}zi cý•<br>-)bP ZâaÆ                                                                         | v]fV cý• •w-bPoy<br>u u} `Öa²<br>vyaÆ<br>v]fV w-u}zi -)<br>bP cý• Zao s²u}<br>ZâaÆ                                                                |
|              |                                                                                                |                                                                                                                                                               |                                                                                                                      |                                                                                                                                                   |
|              |                                                                                                |                                                                                                                                                               |                                                                                                                      |                                                                                                                                                   |
| pÉfv<br>uõz  | \jâZ±,z p gª →v<br>l1Z±,z p gª iü [Y<br>sÚw-v →n™s²pÉfvue<br>Yí→kqs→Zân™vÍ<br>Zâ iü uauñ       | \jâZ±,z p gª →v<br>l1Z±,z p gª iü [Y<br>sÚw-v →{•w±tñt½,y<br>p ue →v]fVo gª →pÉ<br>Zâu} ov →n™s²pÉ<br>fvueYí→Zíg™z...kqZ±<br>„zueYí→kqs→Zân™<br>→vÍZâ iü uauñ | vyaÆ<br>u™Z j n™s²uEv l1<br>Z±,z p gª ÖZ±s½ s5<br>uñw±Öuõz {•Yí                                                      | v]fV j pÊu- u™Z j<br>Zé aÆui<br>•w-bPoyu u} j pÊ<br>u- {•w±tñ v]fVo gª<br>s³ua n™s²pÉfvueYí<br>•w-bPoyu u} j pÊ<br>u- n™s²pÉfvueYí„±<br>pÉZâu} ov |
| vé-Ê<br>[Éh• | [Z•km ZÍpÉ<br>` %uafE uan@<br>`uqívé-Ê uan@                                                    | [Z•km ZÍpÉ<br>` %o uafE uan@<br>`uqívé-Ê<br>※p a±jy uatew-sÚ<br>uqívé-Ê ^i<br>t1„A                                                                            | [Z•km ZÍpÉ<br>` %o uafE uan@<br>`jvn@fIt-uígm9w-<br>Zafu1 fµt-fEb t1<br>„A-uígmE ™Y<br>gi oy„vé-Ê %ua<br>fE u)fl Zao | v fl s³u9                                                                                                                                         |

| 구분                  | 주거환경사업                                            | 재개발사업                                                                                                                    | 재건축사업                                                                                                                                                                                              | 도시환경정비사업                                                                                           |
|---------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Zâ[ö<br>`ín®        | •w-bPoyu u}<br>o%uru} uq`ivé~Ê<br>u•sÛkq uij kqs~ | •w-bPoyu u}<br>o%uru} uq`ivé~Ê<br>u•sÛkq uij kqs~                                                                        | v]fVt½ Zai) iü km<br>oz•w-<br>u•sÛkq uij kqs~                                                                                                                                                      | •w-bPoyu u}                                                                                        |
| o%uru}<br>`iz2      | o%uru}t- uq`ivé~Ê<br>Zao `Zâ[ö<br>véZ]uauñl1 w-[ö | o%uru}t- uq`ivé~Ê<br>Zao `Zâ[ö<br>véZ]uauñl1 w-[ö                                                                        | s³u9                                                                                                                                                                                               | véZ]uauñl1<br>...lsžán®[ö w-[ö                                                                     |
| ZâZâ<br>w-t½        | [ZYí `w-u}zi jáv]<br>[Z`Zâuw- itn®s-sÛ            | [Z`Zâuw- z...kq,,~Ê                                                                                                      | s³u9                                                                                                                                                                                               | [Z`Zâuw- z...kq,,~Ê                                                                                |
| véié<br>aÆuE        | •w-bPoyu u}uE<br>uan® o%uru} o%ip<br>Zéj p        | v]fV pÉfv j pÊ<br>`{•w±tñt½,y ueYí<br>•w-bPoyu}E Zéj<br>v]fVueYí •w-bPoyu u}uE uan®<br>•w-hauîuE uan®<br>uE •w-oyu} aÆuE | v]fV pÉfv j pÊ<br>`{•w±tñt½,y ueYí<br>•w-bPoyu}E Zéj<br>v]fVueYí aÆj± [Y<br>kqoyu u}uE uan®<br>•w-hauîuE ua<br>n®uE •w-oyu u}uE<br>aÆuE uñzi [Ykqoy<br>u u} iü •w-ha<br>uî uan® •w-oy<br>u u} aÆuE | v]fV pÉfv j pÊ<br>u™Zj Zé aÆui<br>•w-bPoyu u} j pÊ<br>n™s³pÉfvueYí pñš uñ<br>•w-bPoyu u}uE<br>uan® |
|                     |                                                   | - )bP pÉfv j pÊ<br>`véié`i,,yuE ueYí<br>•w-bPoyu u}uE Zé<br>j p<br>`pÉfvu} w-v •w-<br>bPoyu u}uE uan®                    | vyaÆ                                                                                                                                                                                               | vyaÆ                                                                                               |
| t-w-<br>„Bjá        | uñha pt-s½ uEfl<br>gÑp ZâaÆvé~Ê                   | véiéua •w- iü Za<br>{,i)u1 v Zâfl „±<br>„Ew- cy• Zíg™z...kq<br>u)fl •w- iü Za[,<br>i)u1 j u9                             | vyaÆ                                                                                                                                                                                               | vyaÆ                                                                                               |
| iâaÆ<br>uEu}<br>•w- | p t-<br>pÉfvueYíua,±                              | p t-<br>pÉfvueYí ua,±                                                                                                    | gÑa±zš[Y<br>v]fVo gª ua,±                                                                                                                                                                          | p t-<br>pÉfvueYí ua,±                                                                              |

tñ ,l• Z eÇuîue n™fZu)fl o%kmuîuen™fZu-fa`æ j,f&v]i% z%v] f1t•

### Ⅲ. 정비사업과 재정비촉진사업의 비교

#### 1. 재정비촉진사업

##### 가. 목적

아파트에 있어, ±b w-sÚs½ífl véZ],EZªZ o \j pÉo „B{- 아파트\`uE „yâu1 tñ  
fa ZpsÚuû)fl Z±,zfEsÙ z;Z±uûaZÍ „•u uû)fl n™s²{•w±fEsÙ 아파트E[í„j uñ  
a±h• iü [ZiéuE nEuE wµ B@v ZÍ a±zöj, v v]

##### 나. 정의

Àa±zöj, Ás½ c ei 아파트에 있어, ±b w-sÚs½ífl véZ],EZªZ o Zé \j pÉo uE „B{-  
iü 아파트\`uE „yâu1 ZpsÚuû)fl Z±,zfEZÍ z;Z±uûaZÍ „•u uû)fl {•w±fE\ tñ  
fEsÙu™v l1zöw±w-[Y s5s½o pÉfvb`• `Ñu9 Yî n™s²

Àa±v j, Ás½ c ge v l1n™s²

Àa±Z j, Ás½ c ge 아파트Ej n™s²

Àu™e...pÉu o €j±j, Ás½ uEfl pÉu'v l1n™s²

À[Z•j, Ás½ uEfl 아파트E±,zpÉo n™s²

##### 다. 도입배경

u™v l1zöw±n™s² uíhr `a~tjn™s² u- \_1a±s½ t×pÉYí Z`• uknuE w-sÚ[í„j uñu1  
tñfa a±urfl nÊ„lly`ín@uE ZpsÚuû`vrfVuûe 아파트E l1 p,j)fl ZâZâkmi%ºs½ºh)uí  
vrfVZj Z±,zu1 p gªfl „± [YsÚ ^i Zj±w-[Y`• iéYñua vppÙuab si u™Zjua^...u™Za  
{n™s² bpu1 uñt-fEsÙ {•w±fE`• jpÊ \_1a±s½ Àa±zöj, Áua v v b si u™v l1zöw±  
n™s²u- v l1n™s² tes½ 아파트Ej n™s² pÉu'v l1n™s² b b`Ñvr `Ñp uE n™s²u1 fE^...uZp  
sÚn™s²u)fl sÝZ±fEsÙZj fUu)flqU \j pÉo u1 „•u uû)fl „Bjá `j|E fEZÍ 아파트E  
[í„j uñu1 a±h•fE`• nµfti Z\_=uE \o pÉYíw- v l1j pÉu)fl u}g™ uŽu9

##### 라. 사업의 시행

u™v l1zöw±n™s²u- Àa±zöj, Ás½ c ei pÉfvfEb Àa±zöj, Ás½o [Év fEw- s1`µfl  
n™fZs½fEsÙ`• `æfa [YsÚ± n™s² ZÍZ± j,gMs½ c ei pÉfv a±zöj, v v]v fZ

## 2. 정비사업과 재정비촉진사업의 비교

Z j±,s½ c ge a±pÉv l1n™s²Zé Àa±zöj, Ás½ c ge u™v l1zöw±n™s²u1Z j j pÉZé Z  
j vézi iü Z j,, ~É bPs½c ei l1[=fEha `Ñu9 ,lt- Z u9

〈표〉 정비사업과 재정비촉진사업의 비교

| 구분                         | 정비사업                                                                                                                              | 재정비촉진사업                                                                                                                                 |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| [éZ]j,gM                   | a±v j,                                                                                                                            | a±zöj,                                                                                                                                  |
| Z j j pÉ oy[Éh• l f j± Z j |                                                                                                                                   | ZpsÚ`Ötñ nÊ,,lly j± o Z±,z „±Z j                                                                                                        |
| Z j vézi                   | w-u}ziYí v l1Z±,zp gª<br>iéYñ v]fV ua v l1Z±,zs½ c ei Z j Z±<br>„z p gª „± n™s²pÉfv                                               | w-u}ziYí zöw±Z±,zp gª<br>iéYñ v]fV u- zöw±Z±,z ZíPÉ „± n™s²<br>pÉfv                                                                     |
| Z j,, ~É                   | vé~ÊZ j tñvé                                                                                                                      | `Ñs~f l n™s²j pÉ „)t-<br>véZ] n@s² s²i! bP jâfV u}v^a±pÉ                                                                                |
| uq`ivé~Ê<br>oy,, vé~Ê      | uñzi o%`íp uE u™Z j<br>{•Yít-uígMuE ™Y gi oy,, vé~Ê Za<br>o u™Za{,                                                                | v l1n™s² uq`ivé~Ê uEi!l1u<br>Za{[Év t1,Afl wŠYí fE• t-uígMuE ™Y<br>uan@<br>\\j pÉo ueo)€Ykù`• v te                                      |
| l1t-w-t½                   |                                                                                                                                   | wj0%Yha P%A pÉo v fP/4½ fP/4 pÉo bP<br>\\j pÉo o  El1t-uE [Z Zí w-t½                                                                    |
| fvtñ[Év                    | v l1[YsÚw-v ZíPÉuiflkm• Z j fvtñ<br>v fl                                                                                          | zöw±w[Y w-v ZíPÉuiflkm• Z j fvtñ<br>v fl<br>••w-Z]e... fµYí bP                                                                          |
| Z±,z{ Zñ                   |                                                                                                                                   | { ZñZ±,zYí uñi%Yí                                                                                                                       |
| n™s²Zíg™                   |                                                                                                                                   | { Zñn™s²Zíg™u} - )w-j Zân™ bP                                                                                                           |
| n™s²u „                    | v l1[YsÚj± `Ñu9uE Z j± v l1n™s²<br>vé~Êu™Z j<br>vé~Êu™Za{,<br>a±pÉ„EZªv l1n™s²<br>véZ]„EZªZ o n™s²<br>※ v l1[YsÚ ^i Z uE n™s²vau™ | u™v l1zöw±w-[Y ^i •ÜfUb `Ñu9uE n™s²<br>v l1n™s²<br>a±pÉZ j n™s² pÉu`v l1n™s²<br>a±pÉZ±,zpÉo n™s²<br>※ zöw±w-[Y ^i pZ uE Z j±[YsÚua vau™ |
| pÉfvuöz                    | v l1[jâZ±,z →v l1Z±,z p gª iü [YsÚ<br>w-v →v]fV ueYí→pÉZâu} o v →n™s²pÉ<br>fvueYí→kqs→Zân™víZâ iü uauñ                            | w-[Yw-v →u™v l1zöw±Z±,z p gª iü Z•v<br>→Z j±,s½ c ge uöz uafv                                                                           |
| €f-n™fZ                    |                                                                                                                                   | t-a±[Év t1,,A<br>Za•½u t-uígM bP Za{,[Év t1,,A<br>vé~ÊuE[Éh•j± l1u t1,,A<br>w-j o% iü Zéíkm`á[õ Yýha<br>[=u „EZªZ o €f- bP              |

tñ ,l• Z eçuíue n™fZu)fl o%kmuíuen™fZu-fa`æj,f&v]i% z%v] f1t•

## IV. 정비사업과 도시재생사업의 관계

### 1. 협의의 도시재생사업

아±pÉu™nÊuZpuEt- fpuEfl ^...\_ñsiv uEfMp uuu)h] fpuEuEa±pÉu™nÊu-vauE v l1 n™s²s½ZpsÚuî Z \_=u1 a±urfI a±zön™s²u)fl jé p uuu9 c eiö fpuEuEa±pÉu™nÊu-a±vj,n® v l1n™s²s½ u™v l1zöw±j,s½ö zöw±n™s²u)fl v uEfEZÍ uu• pÉu'v l1n™s² a±pÉZ j n™s² bpu1•ÛfUfE• Z \_=uaeI fMp uuu9

〈표〉 협의의 도시재생사업

| 관련법                  | 사업종류                 | 사업의 정의                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a±vj,                | véZ],EZª<br>Z o n™s² | a±pÉuíoYbÊvéiéua w¾¼`Öu)fl Z]véfE• w-sÚu)flo v l1\j pÉo ua [æ...ʁás2fEZÍ _e,± ukue¶Za{,i)ua Zéa±fEZYíw¾¼fI w-sÚs½zo véZ],EZªu1 Z o fE\ tñfEsÜ pÉfvfE• n™s²                                                                                                                                                                                                                                                         |
|                      | u™Z j n™s²           | v l1\j pÉo ua sás2fEZÍ _e,± ukue¶Za{,i)ua íiw¾¼fI w-sÚs½zo véZ],EZªu1 Z o fE\ tñfEsÜ pÉfvfE• n™s² `Öa²vé~Ê tñvé                                                                                                                                                                                                                                                                                                    |
|                      | u™Za{,n™s²           | v l1\j pÉo u- s~,%fE^..._e,± ukue¶Za{,i)ua íiw¾¼fI w-sÚs½zo véZ],EZªu1 Z o fE\ tñfEsÜ pÉfvfE• n™s² ZâaÆvé~Ê tñvé                                                                                                                                                                                                                                                                                                   |
|                      | a±pÉ„EZªv l1<br>n™s² | n®s²`Zâs²w-sÚ bpu)flo •w-uE „•u uî uat-Zé a±pÜcý• kma± pÜbþa±pÉ\`uE „yjàua f1t•fI w-sÚs½zo a±pÉ„EZªu1Z o fE\ tñfEsÜ pÉfvfE• n™s²                                                                                                                                                                                                                                                                                   |
| [Z•Z±,zj,            | a±pÉZ±,zpÉo<br>n™s²  | a±pÉw-sÚs½zo a±pÉZ±,zu)fl Z•v b a±fl Zât½ bpu1 o  EfE\ tñfEsÜ pÉfvfE• n™s²                                                                                                                                                                                                                                                                                                                                         |
| u™e...pÉu'<br>u o j, | pÉu'v l1n™s²         | pÉu'uE fñ'í„Agi zöw±fE\ tñfEsÜ n®s²j pÉo Zé v l1\j pÉ o u1 v l1fEZÍ u•¢n•s²j uñj,n® `íÉh• uy•ÜYí•ÛfUb Za{,i) u1 Zao fE\ tñfEsÜ pÉu'u1 v l1fE• n™s²                                                                                                                                                                                                                                                                 |
| a±zöj,               | u™v l1<br>zöw±n™s²   | véZ],EZªuE Z o Zé \j pÉo uE v l1Yí f1t•fI w-sÚ ü •w-uE „•u uî uat-Zé a±pÜcý• kma±pÜbþuEa±pÉ\`uE „yjàua f1t• fI w-sÚs½zo `Ñp uE v l1n™s²u1 •¢fa Z±,zuîuaZÍ zjZ±uîu)fl Z j fE\ tñfI n™s² a±pÉuÆ†,±w-sÚs½`ífl véZ],EZªZ o Zé \j pÉo „B{- üü a±pÉ\`uE „yjàu1 ZpsÚuîu)fl Z±,zfEZÍ zjZ±uîua ZÍ „•u uîu)fl {•w±fE\ tñfEsÜ u™v l1zöw±w-[Y s5s½zo pÉfvfE `• v l1n™s²Zé a±pÉZ j n™s² pÉu'v l1n™s² üü a±pÉZ±,zpÉo n™s²u1 {  Z |
| a±Z j,               | a±pÉZ j n™s²         | a±pÉZ j [YsÚs½zo véZ] n®s² n•s² u•¢ v já•¢pí nÊ~É i%,A jáZa üü jâw- bpuE\`ua uu• `Öw- cý• pÉYíw-gi vjo fE\ tñfEsÜ pÉfvfE• n™s²                                                                                                                                                                                                                                                                                     |

tñ ,l• Z e¢uîue n™fZu)fl o%kmuîuen™fZu-fa`æj,f&vji% z%v] f1t•

## 2. 광의의 도시재생사업

ZpuEuEa±pÉu<sup>TM</sup>nÊu\ uîuah] [Yzîuîue l1uñs½ urYîfEsÛ a±pÉ<sup>^</sup>í oí•á cý` uí,,lt-w-sÚu1 i)g<sup>TM</sup>uîu)fl Z o fEZÍ Z<sup>av</sup> un<sup>TM</sup>,y ui%,Auîu)fl „lo „AfEsÛ a±pÉuEw-ozuîue o u'u1 a±h•fE` aÆpÉs½a±pÉuEYîvr i%v gi faZ•fE` •ÛZñuîuah] vrfVuîuaZÍ uñeÇuî ue Zp

〈참고〉 중앙정부의 도시재생 관련 사업

| 부 처                 | 사 업 명                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| [Z••km              | nîZÍ pâu- a±pÉg¹bÑ\ vé~Êu <sup>TM</sup> Z j n <sup>TM</sup> s² vé~Êu <sup>TM</sup> Za{n <sup>TM</sup> s²véZ},EZ <sup>a</sup> Z o n <sup>TM</sup> s² a±pÉ <sup>^</sup> ,EZ <sup>av</sup> l1n <sup>TM</sup> s² u <sup>TM</sup> v l1zöw±n <sup>TM</sup> s²u}sÝ  l,,Auî fEz%av l1 n <sup>TM</sup> s² u •Ç`Öw-w±ura±fl w-t½ \va _e,± n•Ö u <sup>TM</sup> v l1 bP                                                                                                                                                                                                                                                                           |
| f w<br>s5uñkm       | oya±u:u o n <sup>TM</sup> s² v já,,Agmu1n <sup>TM</sup> s² nî\ vxu- w-sÚg¹bÑ\ l5w¾4v l1n <sup>TM</sup> s² s5uñ a±pÉg¹bÑ\ YñÉýpÉj•Z]g <sup>TM</sup> v]o n <sup>TM</sup> s² s1gq`Ñtj Zâvp,,Au'pÑ v]o  l,,EZ <sup>a</sup> u}uñ Z] a±flgÊ [Y{, l1sîg <sup>TM</sup> `Öziw-t½n <sup>TM</sup> s² sîg•uajá,,%[YsÚ Z o n <sup>TM</sup> s² véiéua g¹bÉ `• jâw-gmu1 n <sup>TM</sup> s²                                                                                                                                                                                                                                                           |
| i%,Azju<br>ZíZpkm   | uin@u'oy i%,AZâYñ,,A\,z  Öo €ò w-t½ n <sup>TM</sup> s² # 5-j pÊs½ uEf/ fF[=jâfVpÉ o Z pÉj•n <sup>TM</sup> s² i%,Agi •Çf/ uñ•ÇpÉu' „lo „A pÉj•n <sup>TM</sup> s² nÊ,l  l,,Auî i%,A ZâYñv]o ZâZâiâp ,ñflv €¥n <sup>TM</sup> s² •½zo bP u ...!u}t½ „lt- i%so,yZí Zag <sup>a</sup> i% „ApÉo Zag <sup>a</sup> w-t½n <sup>TM</sup> s² Zâg <sup>aj</sup> i)Zí iâp Zí Zag <sup>a</sup> ZâZâa±o Zí Zag <sup>a</sup> n <sup>TM</sup> s² w-j zî u pÉo w-t½n <sup>TM</sup> s² fUÅ _ñg <sup>TM</sup> w-t½n <sup>TM</sup> s² i%,AsÚn <sup>TM</sup> gmuYîj¥ n <sup>TM</sup> s² véiénÊ,,lly ZâZâzju pÉo „B{- gmu1`Ötñ zju pÉ o w-t½ [Ziézzju o)• „B{- |
| _zg©p n•<br>pÊ,ukm  | a±pÉ p v]o Zíg <sup>TM</sup> w-sÚnÊ~Ép v]o                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| [=u ZéfF\ p km      | fF[=t- w-sÚn <sup>TM</sup> ,ysÝZ± i%,Asõp [=u n <sup>TM</sup> s²                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| vpoy<br>\ s²zš      | u <sup>TM</sup> e...pÉ¶Éo fñ`í,,A n <sup>TM</sup> s² u <sup>TM</sup> e...pÉ¶Éu'Z <sup>a</sup> sîfîpín <sup>TM</sup> s² u <sup>TM</sup> e...pÉ¶Éu'v l1 n <sup>TM</sup> s² j'z...\ s²u o zöw±w-[Yw-t½                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| „EZ <sup>a</sup> km | nÊ~ÉfEz%at½ n <sup>TM</sup> s² u}sÝ, fEz%av „An <sup>TM</sup> s² w-j uE v pÉj•n <sup>TM</sup> s² „EZ <sup>a</sup>  l,,A uî u}uñZ] gmu1  l,,EZ <sup>a</sup> s5pÛ_mua• Z o n <sup>TM</sup> s² {•w±                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| jâZajâw-km          | zšoy_1 Zâkmj tîsîw-t½ bÉg©p'~€¥ n <sup>TM</sup> s² w-sÚs1aÆeo)•                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| _eaÆkm              | n <sup>TM</sup> ,yûîs² u o v z2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| sÛo<br>Yív^km       | sÛo nµfl uifE\ w-t½jâkm n <sup>TM</sup> s²                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## 제2장 정비사업의 연혁

### I. 주거환경개선사업

#### 1. 1989. 4. 1. - 「주거환경개선 임시조치법」 제정

ui\9w- \_1Yñ,•f u1 Yíw-`• flpÉj,uah] a±pÉuíoybÊvéiéuE Z]véfE`• \_e „±kue¶|vé~ÊuE ííw¾w-sÚu1 u™Z j n™s² uij-a±fl Z j fUs½ c ei si\ b w¾Öiét½u1 Yýs5fEsÙvéiéuEn™s¹ge vé~ÊZao iü Z e¶|n™s²u1fMp uua±fJ fEZÍ Za{j, ua±pÉ Z±,zj, bpuE\ vít1„A iü w-sÚpÑv s½gĒ• €|f-gi uev fEsÙ vùu)flqU úíoybÊvéiéuE u}v]uíue véZ],EZª Z o\_ef u1 w-t½

#### 2. 1997. 12. 12. - 「주거환경개선 임시조치법」 개정

véZ],EZªZ o n™s²u)fl Zao b`• vé~Êu-`æfaw-[Y s5s½Z]véfEZÍ uu• véiés½ flfE sÙZâ[öj u1 p uua±fJ fEZÍ uu• Zpu1 [å`ín®u1 „B`ífEsÙ`æfaw-[Y Z]véu} iü`Ñ ge w-[Y Z]véu}s½Zy t•o uíu)fl Zâ[öfEZÍ ^u- u•sÙvé~Ês½ífEsÙ• uij kqs~a± fM p uua±fJ fEsÙn™s²„lo „Agi a±h•

#### 3. 1999. 12. 28. - 「주거환경개선 임시조치법」 개정

a±pÉuíoybÊvéiéuE véZ],EZªZ o u1 tñfEsÙ pÉfvfEZÍ uu• véZ],EZªZ o n™s²uE w-oz uíue {•w±u1 tñfEsÙ \_1g½fl vr¹b`• aÆn™s²uEpÉfv\ Yñu1 \_1YñsÝu'fU

#### 4. 2002. 12. 30. - 「주거환경개선 임시조치법」 폐지

ui Àa±v j, Áv v u)fl véZ],EZªZ o n™s²u1 v l1n™s²s½ •¢fvfEZÍ ÀvéZ] „EZªZ o uqpÉv]]Ej, Áu1 •½w-

## Ⅱ. 주택재개발사업

### 1. 1962. 1. 20. - 「도시계획법」

Àa±pÉZ±,zj, Áua v v b sµu)h] uì ÖuE kue¶w-[YZ e¶s½ Zífl pÉo n™s²a±a±pÉZ±,z n™s²u)fl •ÜfU

### 2. 1971. 1. 19. - 「도시계획법」의 전문개정

a±pÉu™Z j n™s²uaei`• hr|Zua ZâpÉuûu)fl z1~Êb sµu)h] fvw zš véa±uEZ j n™s²u1 t½|Fu)fl fU \_1•w-[Y,,zv g™n™s²ua a²gªfa^...Yñu}g™s¹u}o%fEZY[Év

### 3. 1973. 3. 5. - 「주택개량촉진법에 관한 임시조치법」

vé~ÊZ e¶u1 tñfl u™Z j [YsÚuE w-v u- o t¶€j±pÉu' bPuE pízšu)fl [Z••kmu'Zíua [Zi,,yuE pÙuEgi Z]z½ ý•¶f&uE p|ueu1 s`si w-v fEa±fJ fEsíu)h] u™Z j [YsÚu)fl w-v fM p uu`• w-[Y`• ÀZa{j, Á \~ Zíz±j,f&s½ tñj fEsíZ]^... [å \vís½ iâ`Üb Za{i)ua uu`• w-[Yfl fU u™Z j [YsÚ s5uE [Zu cy`• Zâu uE •w-`• ZâZâpÉo t-w-gi vtefEZÍ` [YsÚw-v Zé aÆpÉs¹n(u)fl u™Z j n™s²uE pÉfvu}ue w-u}z½ [-ozfEZY fU

### 4. 1976. 12. 31. - 「도시계획법」의 개정

u™Z j n™s²uEv uEgi Àa±pÉu™Z jj, Ás½ uEfEsÚpÉfvfE`• a±pÉZ±,zn™s²u)fl j-Zª

### 5. 1976. 12. 31. - 「도시재개발법」의 제정

Àa±pÉZ±,zj, Ás½ [Év b si uuaE u™Z j n™s² Zíz±v]fZu1 ját1fEsÚ j±a±uE j,gMfl kqg™ü a²gª u™Z j n™s²u1 pÉfvfE\ tñfEsÚ a±pÉZ±,zu)fl w-v `ZípÉb [YsÚu1 u™Z j [YsÚuaei fU u™Z j n™s²Z±,zuE urs5 iü Z•v uõz gi v fEZÍ u™Z j n™s²uE pÉfv u}flo •w- bPuEoyu u} cy`• u™Z j v]fVua t½|Fuûu)fl pÉfvfEa±fJ fEZÍ uiv fl n™ u Yí uuu1 c9s½ fIfEsÚ w-u}zi cy`• v Z j u}Yí pÉfvfEa±fJ fEsÚv]fVs½ uEfI u™Z j n™s²u1 z1~Ê

## 6. 1981. 3. 31. - 「도시재개발법」의 개정

u<sup>TM</sup>Z j [YsÚu1 uan@uEn<sup>TM</sup>s<sup>2</sup>w-[Yfl kqfMfEsùÉfvfMp uua±fJ fEZÍ •w-oyu u} bP  
ua u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfMZ<sup>at</sup>• •w-oyu u}uE aÆuEgi•w-oyu u} {p uE uan@s<sup>1</sup>/<sub>2</sub>o  
uan@u}fl Z „AfEZÍ Za{,i) oyu u} {p uE uan@s<sup>1</sup>/<sub>2</sub> a`æfE`• u}uE aÆuEgis`a±  
fJ fU

## 7. 1982. 12. 31. - 「도시재개발법」의 개정

n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yíw-u}zue Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>g<sup>1</sup> u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u1 tñfI •w- bP p t-[yu1 uev fEsíu)  
^... u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uEzöw±u1 tñfEsÜ h•bí pÉfvu}s<sup>1</sup>/<sub>2</sub>Zy•w- bP p t-[yu1 uev fEa±fJ fE  
ZÍ u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u1 [å o wµs<sup>1</sup>/<sub>2</sub>c ei a±pÙu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>Zévé~ÊZ e¶u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u}fl [Ykq  
a±pÉu<sup>TM</sup>Z j pÙuE„ygi •<sup>1</sup>/<sub>2</sub>w-fEZÍ [å \`u1 a±pÉZ±„ztñt<sup>1</sup>/<sub>2</sub>„yYí p fvfEb pÙuE`ín@[YsÚ  
uE •w-bPoyu u}Yí z% sÜfM uua±fJ fU

## 8. 1995. 12. 29. - 「도시재개발법」의 개정

vé~ÊZ e¶u<sup>TM</sup>Z j u1 vé~Êu<sup>TM</sup>Z j fl t-si j-Z<sup>a</sup> Zâu'u<sup>TM</sup>Z j u1 {•Yí u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>a±u<sup>TM</sup>Z  
j\jåZ±„zu1 p g<sup>a</sup>•fJfEZÍ u<sup>TM</sup>Z j [YsÚuE w-v cy`• j-Z<sup>a</sup>w-v urs5[yu- [Yzšu' Z•  
v [yu- pÉu's<sup>1</sup>/<sub>2</sub>Zy uas~  
kqs~plzš\ YñuE •fw- iü ZâZÍ[Év pío kqs~plzš\ Yñ Z v Zíg<sup>TM</sup>z...kqZ±„zs<sup>1</sup>/<sub>2</sub>œéoy  
fI •w- `Za{,i) [YsÚw-v „± kqfMb •w-gi {ÖbÊfI u}s<sup>1</sup>/<sub>2</sub>`ífl kqs~v fI [Év Zé Zí  
g<sup>TM</sup>z...kqZ±„zp g<sup>A</sup> víui [Év pío  
v]fVuqt<sup>1</sup>/<sub>2</sub>uE u}Z~v fI [Év pío `íuEt<sup>1</sup>/<sub>2</sub>„ygi bE p uu`• v]fVt<sup>1</sup>/<sub>2</sub>p ueu1 ueuan@  
u}fl Z v n<sup>TM</sup>s<sup>2</sup>pÉfvueY¶yfl Zíg<sup>TM</sup>z...kqZ±„zuEeYí[yfl víZâZmn<sup>TM</sup>ü Zân<sup>TM</sup>t1f1 Zâ  
ZÍ[yflu1 [Yzšu's<sup>1</sup>/<sub>2</sub>Zy uas~  
n<sup>TM</sup>s<sup>2</sup>pÉfvu}s<sup>1</sup>/<sub>2</sub>ífl „yZ±Yýn<sup>TM</sup>Yýn<sup>TM</sup>Z•ZéjÁZÍ [yg<sup>TM</sup>u} sáey bPuE[Év u1 pío fEZÍ Zâ  
ZâpÉo uE iln@[~ozZé t-a±•<sup>1</sup>/<sub>2</sub>w- ZâZâpÉo uE iln@s~sÜs<sup>1</sup>/<sub>2</sub>`ífl [Év pío  
u<sup>TM</sup>Z j [YsÚ s5uE[Z `Zâu w-Yí gÑYíb Z<sup>at</sup>• [Zu w-gÑYí`í[öuE ua^is<sup>1</sup>/<sub>2</sub>o Zíg<sup>TM</sup>  
zšZé fpuEfl [öSNZé Z j km`á[ö vp w-u}zi [-ozkq uikmgi u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>[öš<sup>1</sup>/<sub>2</sub> uíg<sup>a</sup>fE  
a±fJ fU

## 9. 1997. 1. 13. - 「도시재개발법」의 개정

l1fvw zšua pÉfvfE`• u™Z j n™s²uEZᄁ• `æfan™s²u)fl o |Eb `• ZâZâpÉo vp uiv  
 \vís½ fa`æfE`• a±fl Zât½s½`ífEsÙ`• fvw zšua [å o |El1t-uE uñkmcý`• uikmgi  
 km`áfEa±fJ fU

## 10. 1997. 12. 13. - 「도시재개발법」의 개정

pÉu' `[]p `• v]fVo gªueYí `n™s²pÉfvueYí `Zíg™z...kqZ±,zuE {Œoyz...kqu1fEZÍu}fE  
 `• Zᄁ•s½`• zši%u1 pÑpÉfEa±fJfU

## 11. 1999. 3. 31. - 「도시재개발법」의 개정

u™Z j n™s²[YsÚ s5s½o ••w-^... Za{,i) bBuE[yg™j-aÆuauuu1 Zᄁ• n™s²pÉfvu}s½Zy  
 pÍZÍfEa±fJ fI [Év u1 nšv fEZÍ kqs~pízšu1 z„yfEZÍu} fMZᄁ• n™s²pÉfvu}uEaÆuE  
 gi ja±fJ fEaEZpu1 •½w- u™Z j [YsÚuE Za{,i)s½ `ífEsÙ z•Z]uE f1t•`• s³u)^... Zâ  
 ZâuEs5uñ iü a±pÉ„EZª u w-gi tñfEsÙ Z p Yí f1t•fI Zᄁ• pÉu' `[]p uE Z p hrf&  
 [Év u1 nšv

## 12. 2002. 12. 30. - 「도정법」 제정으로 정비사업 통합

YíYí j±Z uE n™s²u)fl Z j±,s½ uEfa{•w±b si taE véZ],EZªZ o n™s² u™Z j n™s²  
 u™Za{,n™s²a±pÉ„EZªv l1n™s²uE zjZ±uîuaZÍ „u uîue v l1 n™s²uEuiZío o Z±,z  
 „±Z j s½ urYífl a±pÉZíg™gia±h•fE\ tñfa YíYíuE j,gMu1 •¢fV

# Ⅲ. 주택재건축사업

## 1. 1984. 4. 10. - 「집합건물법」 제정

`Œª²vé-ÊZé`• o Z-ua `Ñge w¾4fVZai) s1€ù€¥sÝgªvé-Ê bP uE€|o n® `Ñge [Ykqoyu

u}uE f[pv] s<sup>3</sup>ua `Ōa<sup>2</sup>u)fl u}píuE [Ykqoyu kmkqg<sup>1</sup>u1`ín@u)fl u<sup>TM</sup>Za{,u1 fMp s<sup>3</sup>•  
i%v t- Zíf fEsÙ Zai)uñz;s<sup>1</sup>/<sub>2</sub> `ífl u<sup>TM</sup>Za{,u1 {•w±fMp uu` [éz] gµf

## 2. 1987. 12. 4. - 「주축법」 개정

\_e,±`kue¶fl vé~Ês<sup>1</sup>/<sub>2</sub>ífEsÙ u<sup>TM</sup>Za{,v}fVu1 Z•o fEsÙ u<sup>TM</sup>Za{,u1 {•w±fMp uu` j,uí  
[éz] píó

## 3. 1988. 6. 16. - 「주축법 시행령」 개정

\_e,±`kue¶fl vé~ÊuEj•tñgi píó fEsÙ [Yzi,,A  
u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uE•w±ua pñwµuûu)fl Yí`fEa±fJ j,f&v l1  
u<sup>TM</sup>Za{,v}fVo g<sup>a</sup>ueYí pÉ\_e,±`kue¶vé~ÊuE j•tñs<sup>1</sup>/<sub>2</sub> fa`æfUu1wŠhrfMp uu` o gEt-  
w<sup>3</sup>/<sub>4</sub>fVZai)j, v v}uE [Év s<sup>1</sup>/<sub>2</sub> uEfl u<sup>TM</sup>Za{,Z•uEgi wŠhrfE` o gEgi c fl v {‰fEa±fJ  
Z v  
u<sup>TM</sup>Za{,v}fVo g<sup>a</sup>ueYí pízsū1 j u- Z<sup>a</sup>•s<sup>1</sup>/<sub>2</sub> \ va vé~Êua\_e,±`kue¶vé~ÊuE j•tñs<sup>1</sup>/<sub>2</sub> fa  
`æfE`w- sÙkmgí „BuefMf1t•Yí uuu1pÉ\ vavé~Ês<sup>1</sup>/<sub>2</sub> ZífEsÙ\ ZíuE w±`Ōu1j ZÍ [å  
Z•Zégi v {‰fMp uu`Ñ` [Év u1 píó  
vé~ÊZao n<sup>TM</sup>s<sup>2</sup>Z±,zp|ueu1j\ tñfao` vé~Êt- `íw-uE oyu [yu1 „BjáfEZÍ [å `íw-  
Yí uíæ[yuE h-uûu)fl b s; uu` Z<sup>a</sup>• [å uíæ[yu1 g<sup>1</sup>/<sub>2</sub>oyfEa±fJ[Év

## 4. 1993. 2. 20. - 「주축법 시행령」 개정

\_e,±`kue¶vé~ÊuE j•tñgi j-Z<sup>a</sup>fEsÙ t<sup>1</sup>/<sub>2</sub>[Fuûu)fl `Ōa<sup>2</sup>vé~Êu1 Za{, `ín@s<sup>1</sup>/<sub>2</sub>o v tefEZÍ  
ZâaÆvé~Êp aÆ`æsYhauûua %ogi zōZéfE` vé~Ês<sup>1</sup>/<sub>2</sub>ífEsÙ u<sup>TM</sup>Za{,`ín@u)fl fU  
u<sup>TM</sup>Za{,v}fVuE [Yo t<sup>1</sup>/<sub>2</sub> u}Z-u1 flv  
vé~ÊZao n<sup>TM</sup>s<sup>2</sup>Z±,zuEp|ue pízs pÉ\ va vé~ÊuEz•Z]Z±,zo gi {•Yí v {‰fEa±fJ [Év  
vé~ÊZao n<sup>TM</sup>s<sup>2</sup>Z±,zp|ueu1 s`u- „±s<sup>1</sup>/<sub>2</sub>• v}fVt<sup>1</sup>/<sub>2</sub>u1 [=zi fEZ]^... pí[ÉYíur fMp s<sup>3</sup>ZÍ  
`Ñg<sup>1</sup> v}fVt<sup>1</sup>/<sub>2</sub>uE n<sup>TM</sup>gÊü fateuavé cy` \_1 uan@fateZ]végi fEzyb` Z<sup>a</sup>• [=ziYí  
` fEa±fJ [Év  
vé~Êv}fVo g<sup>a</sup>ueYígi j u- ^•km• \_1 ua^;s<sup>1</sup>/<sub>2</sub> vé~ÊZao n<sup>TM</sup>s<sup>2</sup>Z±,zp|uepízsū1 fEw-s7  
u)ha o g<sup>a</sup>ueYígi {ŌoyfMp uua±fJ [Év

## 5. 1994. 1. 7. - 「주축법」 개정

vézöj, pÉfvf&s½[Év b sj uuaE Às5uñw±`Ös½Zífl [Év Áu1 vézöj,u)fl t\`  
s5uñw±`ÖuE`ín® \ ví `pÑpÉ\ Zí `p p f¹ \~ f1t•fl n™fZu1[Z•fas~kmf&u)fl  
v fE• [Év pló

## 6. 1994. 7. 30. - 「주축법 시행령」 개정

\_e,±`kue¶vé~ÊuE j•tñgi `ÑpÉ j-ZªfEsÙ n™pÑn®Öa²vé~ÊuEu™Za{ua Yí`faw½  
n™s²Z±,zp|ue t•Za t1,A  
Àvézöj, Áv v]uE [Év s½ uEfl vé~ÊZao n™s²Z±,zp|ueu1s`sí Zao fl vé~Êu)flo  
o%`í iãg¹uE \_e,±`kue¶vé~ÊuE u™Za{pÉs½•u™Za{v]fV[Yo Yí`  
vé~ÊZao n™s²Z±,zp|ue,±s½a±\_e,±`kue¶vé~ÊuE oyu u}Yí {•YíYíur pÉ pí[Év]fVt½  
Yíurua Yí`fEa±J Z v  
vé~ÊZao n™s²Z±,zuEp|ue pízš pÉ\ va vé~ÊuEz•Z]Z±,zo iü z...kqZ±,zo gi v {‰fE  
a±J Z v  
u™Za{v]fVua Zao fE• vé~Ês½`í fEsÙ• vé~ÊuE[Éh•± Zâ[öl1u uît-u1 v tefU

## 7. 1997. 12. 13. - 「주축법」 개정

sÜ\_1uñs½w-si w±\_e,±`kue¶vé~Ês½`í fEsÙ „zl uñue véZ],EZª Z o u1 a±h•fEZí  
kue¶pÉYíw- u™v l1gi tñfEsÙ fñu™pÉfvb Zí uu• u™Za{n™s²uEZâZâo „Bjá ilkq  
j±fl u™Za{j w- j s5 bpu1 gµf  
vé~Êv]fVs½`ífl „yZ±Yýn™v a±a±ur  
ilkqj±fl u™Za{n™s²u1j w-fE\ tñfEsÙ s5uñw±`Öuõz gi `í•Ú Z „A  
z•Z]b` vé~Ês½o v b uíæly bP [yg™gi nµflua Zao b` vé~Ês½o v b Zpu)fl  
jáa±J fU  
o%`íYí vé~Êuan®u1oyu fEZ]ˆ... vé~Êu1 ue uan®uaZâu w-kqu)fl oyu fl Zª•  
vé~Êg¹ Zâ[ö  
`í[Éh• u™Za{n™s²s½`ífl w-j u)]E`Özi u`uE \_ef uEilgi hrpÉ

## 8. 1999. 2. 8. - 「주축법」 개정

n<sup>TM</sup>uñZ•v uõz gi •½w-fEsÙvé~ÊZao uõz gi Yñoy,,A  
 vé~ÊuEuñgÑfvtn v fl[Év u1 nšv fUu)flqU vé~ÊuñgÑfvtnYí fµt-b  
 sÙeÙa/EuEZai)ua uu`• w¾fVZai)uEZ<sup>at</sup>• vé~Ê`Öw-s5uE Yî aÆj± [Ykqoyu u} iü uE  
 Z•[yuE uan@uEa/EuEt-uñzi [Ykqoyu u} iü uEZ•[yuE uan@uEa/EuEfl u<sup>TM</sup>Za{,u1  
 fMp uua±fJ u<sup>TM</sup>Za{,Z•uEt•Zau1 t1,,A

## 9. 1999. 4. 30. - 「주축법 시행령」 개정

v]fVt½ [=zi•Zau1 v]fVt½uE n<sup>TM</sup>gÊurvéu}fl o v b w-tñYí s~a± `wŠsÙ cy`• j,t½  
 €yZ•fl j-Z<sup>ab</sup> Z<sup>at</sup>• iü \_e,,± `kue¶|vé~Ê oyu u}Yí {•YíYíurfE`• Z<sup>at</sup>•fl „B`ífU  
 u<sup>TM</sup>Za{,v]fVo g<sup>ae</sup>ueYí pízs pÉ Àvézöj, Áv v]uE v fZs½ uEfl Z•uEn<sup>TM</sup>fZuŵŠhrfM  
 p uu`• o gEgi z•kmfEa±fJ Z v  
 v]fV[Ésj½ •ÙfUb sisi fMn<sup>TM</sup>fZu)fl v]fVt½uE v hr`~µ•á iü [=zis½ Zífl n<sup>TM</sup>fZu1  
 j bÉpÉ [Év fEa±fJ fU

## 10. 1999. 12. 7. - 「주축법 시행령」 개정

v]fVt½uE p Yí ue iãg<sup>1</sup>uaaAeia± \_e,,± `kue¶|fl oy[Éh• sÝg<sup>a</sup> iü `Ño%`ívé~Êu1u<sup>TM</sup>Za  
 {,fEsÙ o%`í uan@uEZâa/Evé~Êao ua Yí`fl Z<sup>at</sup>•s½`• v]fVt½ua ue uan@uahavé  
 ~Êv]fVu1 [Yo fM p uua±fJ fµt-

## 11. 2000. 1. 28. - 「주축법」 개정

s1€u€¥`Öw- ^is½ uu`• sÙeÙZ uE n@Yí u |Et½ bPjâg<sup>TM</sup>pÉo u1fE^...uEa/Eu)fl [Év fE  
 sÙ \_e,,± s1€u€¥uE u<sup>TM</sup>Za{,u1 zöw±fEZí o iébÑuE ku•¥u1 faoyfEa±fJ fU

## 12. 2003. 5. 29. - 「주축법」 전면 개정(주택법으로 명칭 변경)

vé~ÊZâ[ötnvés½o véZ]jâw- iü vé~ÊZíg<sup>TM</sup>kmkq v] g<sup>TM</sup>h•aeg@u1•w±fE\ tñfl \ ví  
 uõz bPu1 [Év u<sup>TM</sup>Za{, kmkquat1uñ nšv b

### 13. 2002. 12. 30. - 「도정법」 제정

u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uaÀvézöj, Ás½o a±v j,u)fl t Z•w-h] n<sup>TM</sup>uíuen<sup>TM</sup>s<sup>2</sup>s½o Zâuíue n<sup>TM</sup>s<sup>2</sup>u)  
fl j-Z<sup>ab</sup> s; o Z±,z „± Z j••fJ a±pÉvéZ],EZ<sup>av</sup> l1\jâZ±,zp g<sup>a</sup> a±pÉv l1[YSÚ w-  
v Zé Zíg<sup>TM</sup>z...kqZ±,zueYí bPu1 j a±fJ fE`• bP`í•Úuíu)fl ^it-ua j-Z<sup>ab</sup>

## IV. 도시환경정비사업

### 1. 1962. 1. 20. - 「도시계획법」 제정

Àa±pÉZ±,zj, Áu- a±pÉZ±,zn<sup>TM</sup>s<sup>2</sup>Zé•w-[Y,,zv g<sup>TM</sup>n<sup>TM</sup>s<sup>2</sup> bPu1 •ÛfUfEsÛv

### 2. 1967. 3. 14. - 「도시계획법」 개정

Àa±pÉZ±,zj, Ás½o ••w-[Y,,zv g<sup>TM</sup>n<sup>TM</sup>s<sup>2</sup>ua ••w-[Y,,zv g<sup>TM</sup>n<sup>TM</sup>s<sup>2</sup>j,u)fl kqg<sup>TM</sup>

### 3. 1971. 1. 19. - 「도시계획법」 전문개정

a±pÉZ±,zn<sup>TM</sup>s<sup>2</sup>uĒ•tñ s5s½u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uaei`• hr|Zu)fl z...u9bPu'

### 4. 1976. 12. 31. - 「도시재개발법」 제정

Àa±pÉZ±,zj, ÁuE Z v u1 •¢fEsÛa/Ej,s½o [Év fEaE u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>s½`ífl ZíZ±v]i%u1  
nšv fEZÍ Àa±pÉu<sup>TM</sup>Z j j, Ás½ uEfa u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uEa<sup>2</sup>u}sísÚua [Y{,b sµu)^... u<sup>TM</sup>Z j  
n<sup>TM</sup>s<sup>2</sup>uaei`• t-si ozs½a±pÛu<sup>TM</sup>Z j Zéu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u1 h•b= •ÛfU

### 5. 2002. 12. 30. - 「도정법」 제정

Àa±pÉu<sup>TM</sup>Z j j, Áua •½w-b ZÍ Va±pÛu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>W VZâu'u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>W Va±pÉ,EZ<sup>av</sup>  
l1n<sup>TM</sup>s<sup>2</sup> Wu)flhr|Z j-Z<sup>ab</sup>



## 5. 공동 사업시행자

- vé~Êu™Z j a±pÉ„EZªv l1n™s²uE Zªt•

v]fV a±pÉ„EZªv l1n™s²u- •w-bÞoyu u} •ÛfU uav]fVt½ Zéj p uE aÆuEgis`sij pÉ  
u'`[]p •w-vé~ÊZân™bÞZao s²u} bÞfJn™s²u} cy`• `í•¢f&f&ua v fE`• t•Zau1  
Z {... u}t- ZâaÆu)fl pÉfvfMp uu9 j, v v]v fZ sî v v]v fZ

- vé~Êu™Za{n™s²uZªt•

v]fVua v]fVt½ Zéj p uE aÆuEgis`sij pÉu'`[]p •w-vé~ÊZân™bÞZâaÆu)fl pÉ  
fvfMp uu9 j, v v]v fZ

## 6. 지정개발자

- w-v `ín®

pÉu'`[]p• v l1n™s²ua `Ñu9 vp sij} fE^...s½a`æfE`• c9s½• w@upv l1n™s² vé  
Z„EZªn™s²u1 v te u1 pÉfvfEZ]^...pÉu'`[]p Yí •w-bÞoyu u} `iéZífVaÆj,ue `pí  
~®s²u} `Ñu9 Yí iü ^...uEZªt•s½ flfU cy`• •w-vé~ÊZân™bÞu1™s²pÉvu}fl w-v  
fEsÛv l1n™s²u1 pÉfvfEZYfMp uu9 j,v v]v fZ

z%ou™ uw-{å j uE kuYíf)fl n™u fl uefEsÛ![ö...u v l1n™s²u1 pÉfvfMf1t•Yí uu  
`ÑZí uev b`• c9

v l1Z±,zs½o v fl v l1n™s²pÉfv sōv uikm• \_1 ua^is½ n™s²pÉfvueYí j, v  
v] gi pízšfEw- s1`µfEZ]^...n™s²pÉfvueYígipízšfEw- s1`µfEZ]^...  
uev b`• c9 vé~Êu™Za{n™s²uZªt•gi v tefU

kmw±fl n™s²w-[Y

{•w±tñYí pÉu' u[]p uE [Yo p'ueu1 s`u- ^km• \_1 ua^is½ v]fVuE oªueYí  
j, v v] uafE Xv]fVo gªueYí Y gipízšfEw- s1`µfEZ]^...

v]fVua v]fVo gªueYígi s`u- ^km• \_1 ua^is½ n™s²pÉfvueYí j, v v] gi pí

zšfEw- s1`µfE`• Z<sup>at</sup>• ua Z<sup>at</sup>• n<sup>TM</sup>s<sup>2</sup>pÉfvu}w-v ZÍpÉui `Ñu9<sup>^</sup>•s<sup>1/2</sup> {•w±tñt<sup>1/2</sup>•,y  
uE [Yo p|ue cy`• v]fVo g<sup>a</sup>ueYí• {Öoyb Zpu}fl Yñvé

w-j u}|E`ÖziUE u'ua pÉfvfE`• À[Z•j,Áv v]v „%uE [Év s<sup>1/2</sup> uEfl a±pÉZ±,z  
n<sup>TM</sup>s<sup>2</sup>Zéj<sup>3/4</sup>fVfEsÙv l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfMf1t•Yí uu`ÑZÍ uev b`• c9

p„Ev l1j pÊ j, v v]v fZ s<sup>1/2</sup> uEfl v l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfMf1t•Yí uu`ÑZÍ uev b`• c9

j, v v]s<sup>1/2</sup> c ei n<sup>TM</sup>s<sup>2</sup>pÉfvueYíYí{Öoyb c9

`æfa v l1[ysÚ s5uE [Z uZâu w-hauî cy`• [Z uZâu w-t- •w-vé-ÊZân<sup>TM</sup>bpuøyu fl  
•w-gi fVfl hauîua uñzi •w-hauîuE uan@u}flo •w-bþoyu u}uE Zéj p Yí  
pÉu' u[]p cy`• •w-vé-ÊZân<sup>TM</sup>bpuh<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v fE`• Zps<sup>1/2</sup>aÆuEfE`•c9

`æfa v l1[ysÚ s5uE •w-hauî uan@uE•w-oyu u}t- •w-bþoyu u}uE uan@  
s<sup>1/2</sup> fa`æfE`• u}Yí pÉu' u[]p cy`• •w-vé-ÊZân<sup>TM</sup>bpuh<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v fM Zpu1  
t•zšfE`• c9

○ w-v Zj u}uE t•Za sí v v]v fZ

w-v Zj u}• `Ñu9 vp si`} fE<sup>^</sup>...s<sup>1/2</sup>fa`æf l u}fl fU

v l1[ysÚ j, v v]s<sup>1/2</sup> c ei v l1[ysÚua s1<sup>-1</sup> [ysÚ s5s<sup>1/2</sup>o vé-Êu<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>u<sup>ø</sup>É  
f vb`• Z<sup>at</sup>•s<sup>1/2</sup>• [å [ysÚu1 g<sup>1/2</sup>fU s5uEw-hauîuE •io)€¥ uan@u1oyu fl u}  
flo •w-bþoyu u} j, v v]uE [Év s<sup>1/2</sup> uEfEsÙh<sup>TM</sup>s<sup>2</sup>pÉfvj pÊua uñ, Eb Z<sup>at</sup>•fl  
o `æfa v l1[ysÚ s5s<sup>1/2</sup>„Ew-sõv w-gi w-v j u- u}Yí uu`• Z<sup>at</sup>•s<sup>1/2</sup>• „Ew-sõv  
w- w-v u1 j u- u}gi •ÙfUfEZÍ`æfa„Ew-sõv w-uE oyu u}gi v tefU uE •io)  
€¥ uan@uE{•z%u1 j u- u}

Àn<sup>TM</sup>„yl j pÉo s<sup>1/2</sup> `ífl iéYñ€ u}j, Áv v]v „%uE [Év s<sup>1/2</sup> uEfl iéZÍfVaÆj,  
ue iéYñ€ u}n<sup>TM</sup>s<sup>2</sup>uE km`ín<sup>TM</sup>s<sup>2</sup>u}fl pÉfvfE`• Z<sup>at</sup>•s<sup>1/2</sup> fl fU u}flo •w-bþoyu u}  
uE •io)€¥ uan@uE{•z%u1 j u- u}

v l1[ysÚ s5uE •w-hauîuE uan@uE•w-gi pí~® j u- pí~®s<sup>2</sup>u}

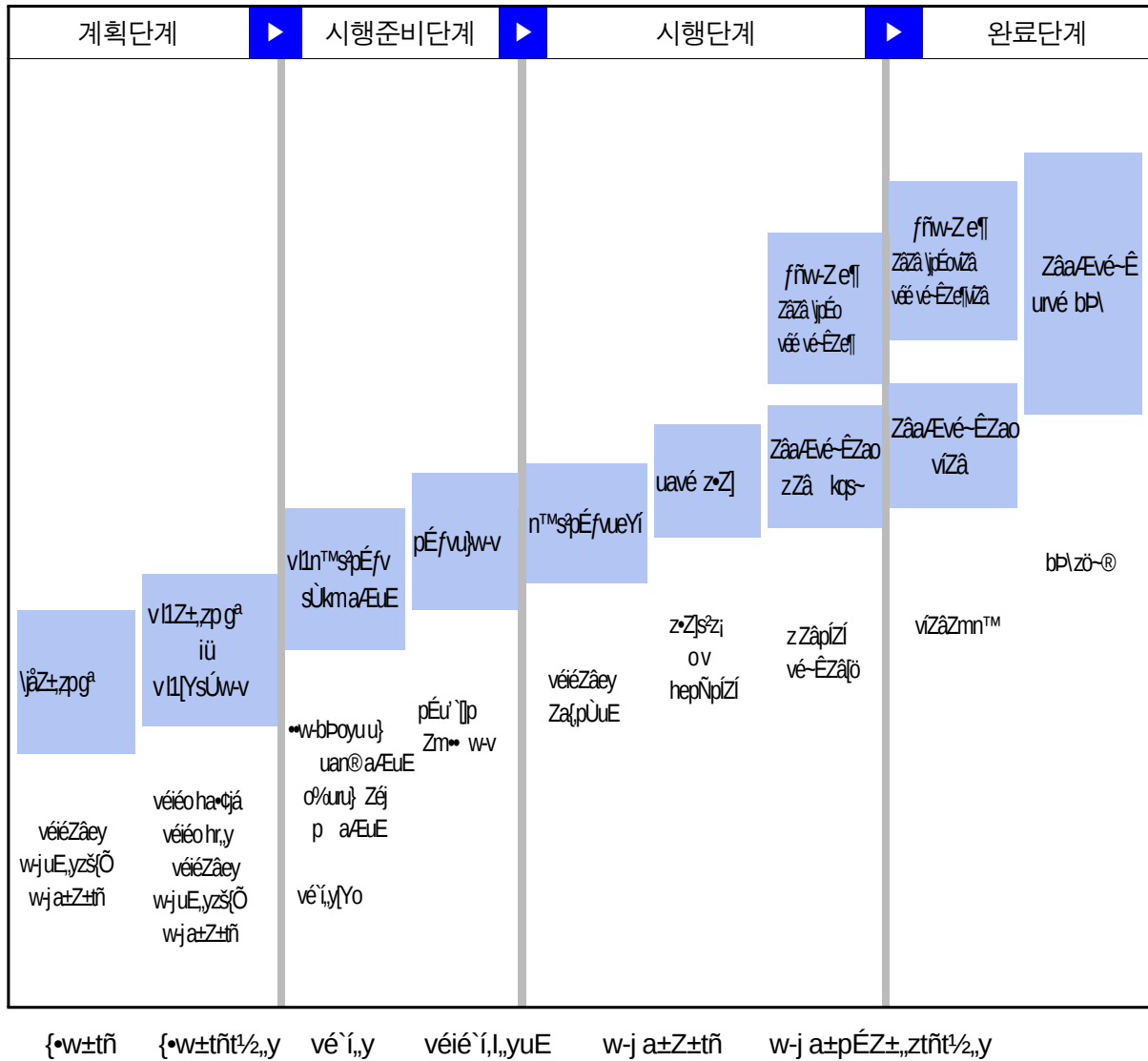
## 6. 사업대행자

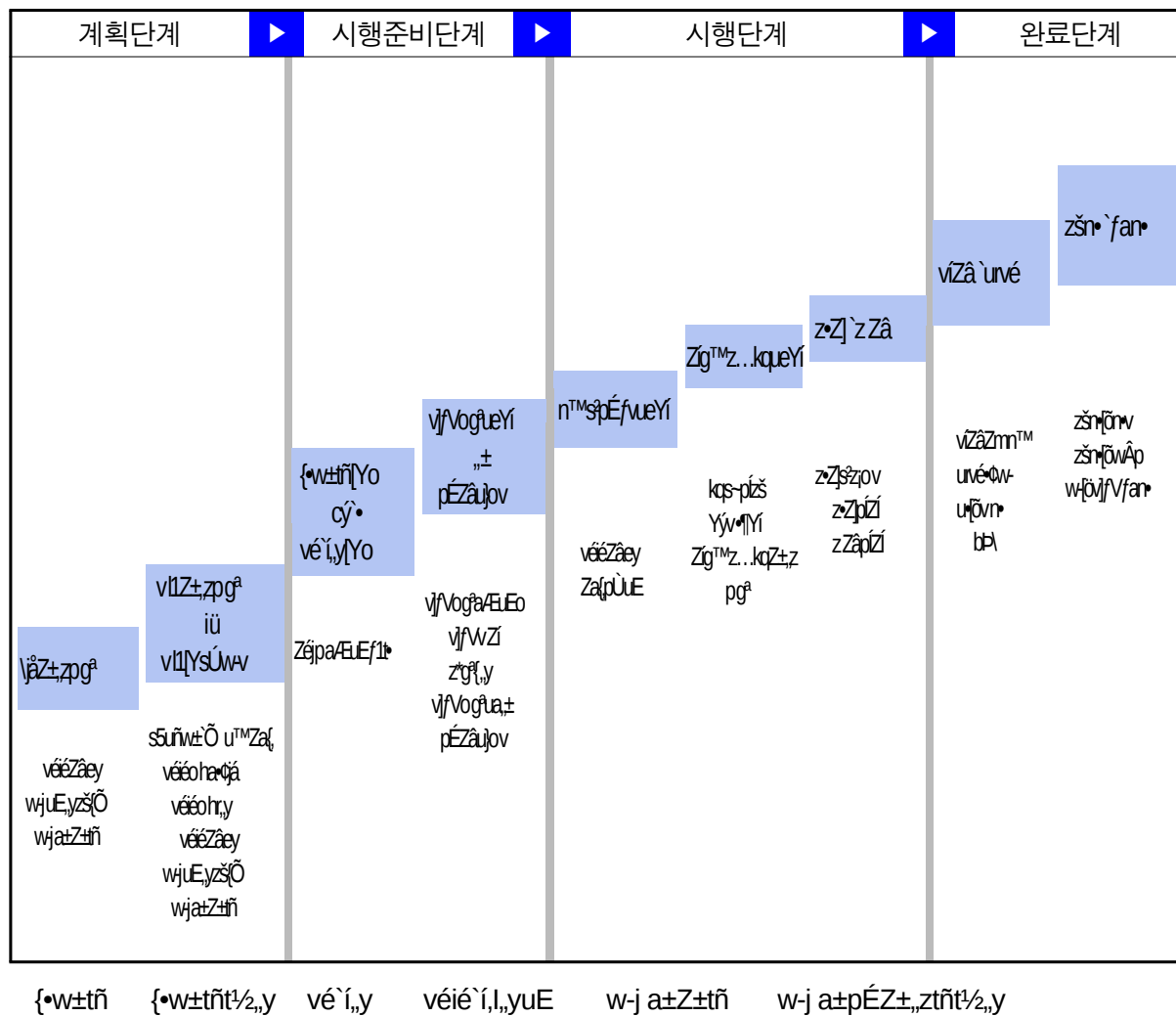
- $p\acute{e}u'$   $[p \cdot u \setminus Y\tilde{n} \ v \ l1n^{TM}s^2ua \ w-s\acute{y}b \ Z]^{\wedge} \dots [yg^{TM}Z\acute{z}\pm s^{\frac{1}{2}}\acute{z}\acute{f}l \ kqu\textcircled{b}bu)fl \ uefEs\grave{U} \ fa\grave{a}v]fV \ c\acute{y} \cdot \bullet w-b\textcircled{p}oyu \ u\}Y\acute{I} \ p\acute{E}fvfE \cdot v \ l1n^{TM}s^2u1 \ Z\pm oz \ \{ \cdot w \pm fE \setminus \ s\acute{I}f''\tilde{N}Z\acute{I} \ ue \ v \ fE \cdot \ c9s^{\frac{1}{2}} \cdot \grave{a}efa \ v]fV \ c\acute{y} \cdot \bullet w-b\textcircled{p}oyu \ u\}gi \ \acute{I}p\acute{I}fEs\grave{U} \ w\textcircled{u}pv \ l1n^{TM}s^2u1 \ p\acute{E}fvfE \ Z]^{\wedge} \dots w-v \ Z \ j \ u\} \ c\acute{y} \cdot \bullet w-v\acute{e}\sim\acute{E}Z\hat{a}n^{TM}b\textcircled{p}u)fl \ fEs\grave{U}[\grave{o} \ \grave{a}efa \ v]fV \ c\acute{y} \cdot \bullet w-b\textcircled{p}oyu \ u\}gi \ \acute{I}p\acute{I}fEs\grave{U} \ v \ l1n^{TM}s^2u1 \ p\acute{E}fvfEZy \ fMp \ uuu9 \ j, \ v \ v]v \ fZ$
- $v \ l1n^{TM}s^2u1 \ \acute{I}fvfE \cdot \ p\acute{e}u' \ [p \ w-v \ Z \ j \ u\} \ c\acute{y} \cdot \bullet w-v\acute{e}\sim\acute{E}Z\hat{a}n^{TM}b\textcircled{p}un^{TM}s^2p\acute{E}fvu\}$   
 $s^{\frac{1}{2}}Zyz\check{s}[YfMp \ uu \cdot \ j\acute{a}p \ c\acute{y} \cdot \ l1t-uE \ n\textcircled{,}Es^{\frac{1}{2}}\acute{z}\acute{f}l \ [yg^{TM}flqU \ n^{TM}s^2p\acute{E}fvu\}s^{\frac{1}{2}}Z\check{y}-$   
 $ozb \ \acute{I}w- \ c\acute{y} \cdot \ Z\alpha\{,i\}u1 \ sBgEfMp \ uuu9 \ j, \ v \ v]v \ fZ$

## II. 정비사업의 개략적 절차

- $v\acute{e}Z]_{,}EZ^aZ \ o \ n^{TM}s^2 \ v\acute{e}i\acute{e}ua \ p'p'fl \ v\acute{e}\sim\acute{E}u1Z \ e\acute{I}fE \cdot \ f\check{n}w-Z \ e\acute{I}j \ p\acute{E}Z\acute{e} \ -)b\textcircled{p} \ Z\hat{a}Z\hat{a}ua \ v\acute{e}\sim\acute{E}u1Z \ e\acute{I}fE \cdot \ Z\hat{a}a\acute{E}v\acute{e}\sim\acute{E}Zao \ j \ p\acute{E}u)fl \ kqgEb \ si \ \{ \cdot w \pm b$
- $u^{TM}Z \ j \ \acute{u}^{TM}Z\alpha\{, \ \acute{a}\pm p\acute{E}_{,}EZ^a \ v \ l1n^{TM}s^2 \ t^{\frac{1}{2}}[Fu\hat{u})fl \ v]fV \ \acute{O}a^2p\acute{E}fv \ i\ddot{u} \ v]fVZ\acute{e} \ w-u\}zi \ -)b\textcircled{p}Z\acute{e}uE \ Z\hat{a}a\acute{E}p\acute{E}fvu)fl \ n^{TM}s^2ua\{ \cdot w \pm b$

○ véZ<sub>„</sub>EZ<sup>a</sup>Z o n<sup>TM</sup>S<sup>2</sup> {•w±uōz fñw-Z eñj pÊ ZâaÆvé~ÊZao j pÊ



$$\bigcirc \quad u^{\text{TM}}Zj \quad u^{\text{TM}}Z\alpha\{, \quad a\pm p\acute{E},EZ^av \mid n^{\text{TM}}s^2 \quad \{\bullet w\pm u\tilde{o}z$$




【참조조문】

$a \pm v_j$ ,                       $Z v u \tilde{n} \quad v \quad v_j \quad km|F$                        $v \quad v_j \quad v_j \quad v \quad v_j \quad v \quad fZ \quad i \acute{e}j, \quad v$   
 $v_j \quad v \quad v_j$

## 제2편

# 정비사업의 계획



## 제1장 도시·주거환경 정비 기본계획

### I. 개 요

- a±pÉ véZ],EZ<sup>a</sup>v l1\jâZ±,z uafE X\jâZ±,z Yuaei fU u- €j±pÉu' ZpsÚpÉu' cý• pÉu'ua \_1`Ötñfl p g<sup>a</sup>fEsÙsi fU `Ñg<sup>1</sup> ue[Y g<sup>1</sup> uan@uEa±pÉ uafEX`ia±pÉ Y Yí s1<sup>1</sup> Z<sup>akt</sup>• a±w-n<sup>TM</sup>Yl\jâZ±,zuE p g<sup>a</sup>ua f1t•fE`ÑZÍ uev fE`• pÉgi v tefEZÍ`• \ jâZ±,zu1 p g<sup>a</sup>fEw- s1`µfM p uuu9 j, v v]v fZ
- €j±pÉu' ZpsÚpÉu' cý• pÉu'u- \_1gµ`Ñ[å ~-`æo sÙkmgizm••fEsÙ[å Z•Zégi \ jâZ±,zs½ j sîfasi fU j, v v]v fZ
- \jâZ±,z Z t•

|      |                                                                                                                                                                                                                                                                                                        |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 도입배경 | v l1n <sup>TM</sup> s <sup>2</sup> uE vrfVuî`z;Z±uî {•w± iü Ào Z±,z „±Z j Át½ Fs½ urYîfl a±pÉ Zíg <sup>TM</sup>                                                                                                                                                                                        |
| 성격   | v l1n <sup>TM</sup> s <sup>2</sup> uE \jâj f'Zé h-,l bpu1[Év fl w- U o Z-uE a±pÉv l1s½ Zífl vrfV Z±,z ZpsÚa±pÉZ±,ziü a±pÉ\jâZ±,zuE fEtnZ±,z a±pÉZíg <sup>TM</sup> Z±,zuEn@tñ cý• v fV o u w- v l1Z±,zuE n@tñZ±,z                                                                                       |
| 대상지역 | ue[Y g <sup>1</sup> uan@uEpÉ ue[Y g <sup>1</sup> iâg <sup>1</sup> uE pÉ`• a±w-n <sup>TM</sup> Yí f1t•fE`ÑZÍ uev fl pÉ                                                                                                                                                                                  |
| 수립기간 | _1`Ötñfl p g <sup>a</sup> _1gµ`Ñ ~-`æo Zm•• `Ñs~fl véj-sÙZauE j-,Aj sí                                                                                                                                                                                                                                 |
| 수립권자 | €j±pÉu' `ZpsÚpÉu' `pÉu'<br>※ ue[Y g <sup>1</sup> iâg <sup>1</sup> uE pÉ`• a±w-n <sup>TM</sup> uEp <sub>1</sub> ue f1t• j, v v]v fZ                                                                                                                                                                     |
| 내 용  | v l1n <sup>TM</sup> s <sup>2</sup> uE \jâj f' Z±,z\ Yñ ue[Y`Za{,i) bP fñ,V ••w-uat-Z±,z [YsÚuE Z eΦuî j•tñ `ÖZ±j± v l1n <sup>TM</sup> s <sup>2</sup> {•w±Z±,z Za{,i)uE ía±s½ Zífl Z±,z o%uru} véZ]s5v`íz2 bP                                                                                           |
| 수립절차 | \zövn <sup>TM</sup> iü \jâZ±,z s5 urs5 ⇨ véiéZâey ui iü w-j uE,y uEZ <sup>TM</sup> zš{Ö ui ua^i „ypí ⇨ ZíZ± fw\Zí fpuE ⇨ w-j a±pÉZ±,ztñt½,y pÙuE ⇨ `ia±pÉYí s1 <sup>1</sup> pÉuEZ <sup>akt</sup> • a±w-n <sup>TM</sup> p <sub>1</sub> ue ⇨ Z±,z p g <sup>a</sup> iü ZípÉ w-u}zi Zâjá ⇨ [Z••kmu'Zí jáZí |

## Ⅱ. 목적 및 의의

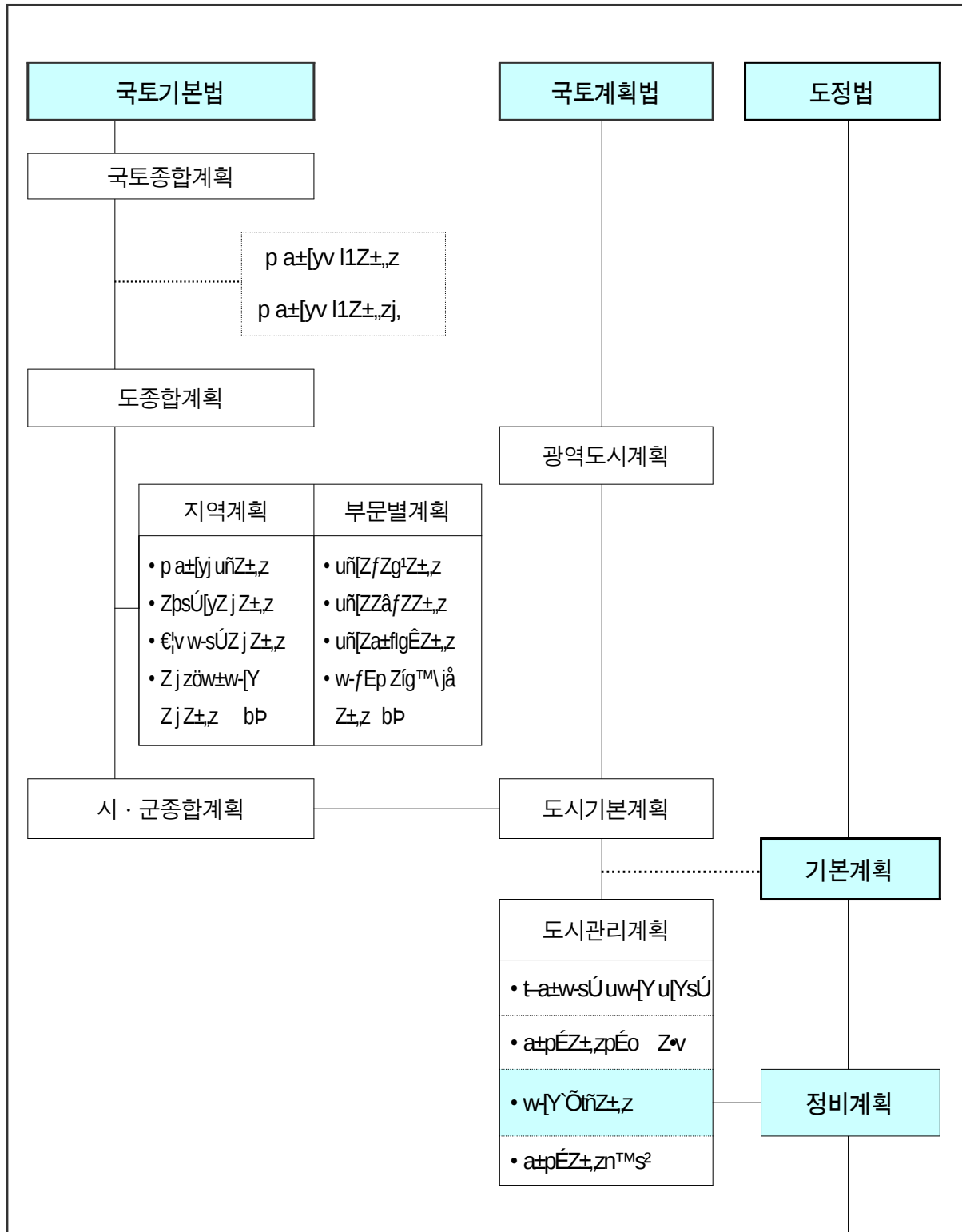
### 1. 목적

- $a \pm p \acute{E} \backslash 'uE$   $j \acute{a}v \grave{a} \backslash v l1$   $z t \frac{1}{2} s \frac{1}{2} o$   $j, s \frac{1}{2}$   $uE f l v l1 [Ys \acute{U} u) f l$   $w-v f M s \ddot{o} v u e [Y$   
 $s \acute{U} u a f E X v l1 s \ddot{o} v [Ys \acute{U} Y u a e i f U$   $\pm v l1 n^{TM} s^2 uE \backslash j \grave{a} j f' Z \acute{e}$   $w-|U u1 v f E s \grave{U} i l w \mu o f l$   
 $v l1 n^{TM} s^2 u1 j w-f E Z \acute{I}$   $u \ddot{i} v f l$   $i \acute{f} a \pm f l$   $v \acute{e} j-w-s \acute{U} Z \acute{e} v], Ab \cdot$   $Z j u1 u a \pm f E s \grave{U} f V g^{TM} u \ddot{i}$   
 $u e \bullet w-u a t-Z \acute{e}$   $j y u \ddot{i} f l$   $a \pm p \acute{E}, E Z^a u E v j o$   $i \ddot{u}$   $a \pm p \acute{E} \backslash 'uE$   $, \bullet u, A g i$   $\backslash f E \cdot a]$   $u u u 9$
- $a \pm p \acute{E} u E Z^a v \backslash n^{TM}, y \grave{i} \%, A, l a \acute{E}$   $i) g^{TM} u \ddot{i}$   $, E Z^a u E f \ddot{n}, V$   $u' e \dots j-, A s \frac{1}{2}$   $\grave{i} f l$   $Z \acute{e} f F u \ddot{i} k q o$   
 $Z \acute{e} v l1 n^{TM} s^2 p t \cdot$   $s \ddot{o} | s \frac{1}{2} c e i$   $\grave{O} Z \pm j \pm f l$   $n^{TM} s^2 u a u a f \ddot{O} s; w-a \pm f J$   $f U u) f l q U$   $u' e \dots u E Z$   
 $j p t \cdot s \frac{1}{2}$   $, \bullet Z \acute{e} u \ddot{i} u) f l$   $\grave{i} z \dots f E Z \acute{I} v l1 n^{TM} s^2 uE f V g^{TM} o \backslash, \bullet u o u1 \backslash f E \cdot a]$   $u u u 9$

### 2. 의의

- $v l1 n^{TM} s^2 s \frac{1}{2} Z \acute{I} f l$   $v r f V Z \pm, z u a h]$   $v l1 Z \pm, z u E$   $n \textcircled{t} \ddot{n} Z \pm, z u) f l$   $u, \pm v l1 [Ys \acute{U} w-v \grave{i}$   
 $n \textcircled{Z} \acute{e} v l1 j f' u1$   $o v f E Z \acute{I} v l1 \backslash j p \acute{E} o$   $\backslash v \acute{i}$   $Z j i \acute{f} a \pm$   $\backslash v \acute{i}$   $v l1 j j,$   $b \textcircled{P} v l1 n^{TM}$   
 $s^2 uE \backslash j \grave{a} t \frac{1}{2} | F$   $i \ddot{u}$   $Z j w-|U u1 v p \acute{E} f U$
- $a \pm p \acute{E} \backslash j \grave{a} Z \pm, z$   $b \textcircled{P} n \textcircled{t} \ddot{n} Z \pm, z u E u a \_ = Z \acute{e} \wedge j t - u a$   $u a j, s \frac{1}{2}$   $uE f l v l1 n^{TM} s^2 u1 \cdot \Phi f a p \ddot{N} f \ddot{n} b$   
 $p u u a \pm f J a \pm p \acute{E} v l1 uE i \grave{a} e \dots n \textcircled{Z} \acute{a} \acute{n}-, l g i$   $h r, B \dots u o v f E Z \acute{I}$   $p \ddot{N} z \% u \ddot{n} e \Phi u1 [Y z j u \ddot{i} u) f l$   
 $v p \acute{E} f E s \grave{U} s i f U$
- $[ \grave{a} e \grave{U} i - f l$   $\backslash j \grave{a} Z \pm, z u -$   $a \pm p \acute{E} Z \pm, z u E o Z - u1 Z u) h]$   $a \pm p \acute{E} \backslash j \grave{a} Z \pm, z u a$   $a \pm p \acute{E} Z \acute{I} g^{TM} Z \pm, z u E$   
 $p g^a s \frac{1}{2} w \textcircled{U} p u \ddot{i} u e s \acute{i} f' u1$   $v \acute{e} \cdot$   $Z p Z \acute{e} Z u a \backslash j \grave{a} Z \pm, z u a$   $v l1 n^{TM} s^2 u1 p \acute{E} f v f E \backslash t \ddot{n} f E s \grave{U}$   
 $p g^a f E \cdot v l1 Z \pm, z s \frac{1}{2} w \textcircled{U} p u \ddot{i} u e s \acute{i} f' u1$   $v \acute{e} Z y b$

○ \jǎZ±,z iü v l1Z±,zuE j,n® w-tñ

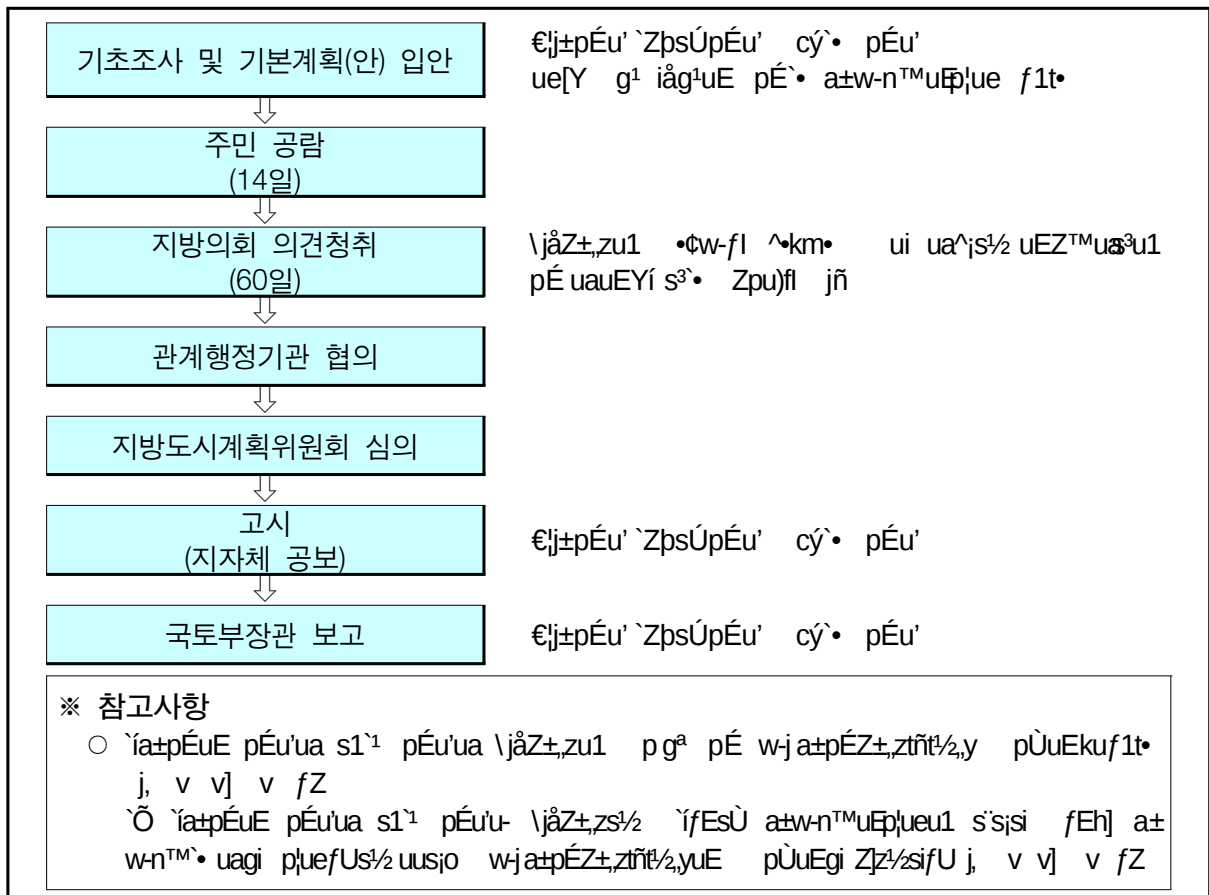


## Ⅲ. 도시·주거환경정비기본계획의 수립기본원칙과 절차

### 1. 수립 기본원칙

- \jāZ±,zuE \ví\_1a±` Z±,z p g<sup>a</sup>s½ z p fEsÙ ue[Yfñ,,V bB \zōv]n™gi pÉu~fE` pÉuýu)fl fEZÍ h-,lsYá±` \ví\_1a±flkm• \_1u1\víu)fl fU
- ZpsÚa±pÉZ±,ziü a±pÉ\jāZ±,z bBn@ñZ±,zu1 pt-fEZÍ a±pÉZíg™Z±,zZéo fl sÝZ±b a± fJ p g<sup>a</sup>fEh] sÙZauEj,As½ usÝfEzy ìu>fM p ua±fJ •ÙZñûuaZÍ ZeΦuü)fl p g<sup>a</sup>
- a±pÉ\jāZ±,z iü a±pÉZíg™Z±,zBpuEa±pÉj uñ j f' iü Zíg™j f's½ sÝZ±b si fVg™ o u1 Z u)h] ua tes½a± sÙeÜYíw- kmi%uE ~- Z j±,uE \jāZ±,z bBZéa±fVg™uî ue sÝZ±o u1 Z {s;si fU

### 2. 수립절차



## IV. 도시·주거환경정비기본계획의 내용

### 1. 기본계획의 내용

- \jãZ±,zuE u~o\ví iü u~o j j,u- j, v v]v fZs½ c ei [Z•kmu'Zíua v fU
- €j±pÉu' uZpsÚpÉu' cy` pÉu'u- `Ñu9 Yî „%uEn™fZuaÙfUb v l1\jãZ±,zu1 \_1  
`Ötñfl p gª j, v v]v fZ iü sî v v]
- v l1n™s²uE \jãj f'
- v l1n™s²uE Z±,z\ Yñ
- ue[Y uZa{,i) u•w-uat- uv l1\j pÉo uw-, iü „EZª bpuE fñ,V
- véZ]w- Zíg™Z±,z
- w-uat-Z±,z uv l1\j pÉo Z±,z uZâaÆuat-pÉo o |EZ±,z iü [=•¢ Z±,z
- \_fw- uv]Zª us½^õw-Zâ[ö u•½\i)z...g™ps½Zífl „EZªZ±,z
- n™,yjàw-pÉo iü véiéí%,ApÉo bpuE o |EZ±,z
- a±pÉuEZpsÚuî u™v l1gi tñfl \jãj f'
- j, v v]s½ c ei v l1[YsÚu)fl w-v fM sōv ue [YsÚuEZ e¢uî j•tñ
- `ÖZ±± v l1n™s² {•w±Z±,z
- Za•½zu ut-uîgMbps½Zífl Za{,i)uE íia±Z±,z
- o%uru}s½`ífl véZ]s5v `íz2
- a±pÉZíg™ `vé~Ê ` [=•¢v z2 b± a±pÉZ±,zZé sÝZ±b a±pÉv l1uE \jãj f'
- a±pÉv l1uE h-,l
- a±pÙ\`uE „lo „A iü a±pÙZâaÆ„Aw- j s5
- sÚn™uîu i) iü uñ•¢Za{,i)uE jávaZ±,z
- j, v v]v „%uE [Év s½ uEfl v l1n™s²uE u „j± ZâZâ iü iéYñkmi%uEsÚfM
- v l1n™s²uE pÉfvu1 tñfEsÙ f1t•fl u™t½v]`Ùs½Zífl n™fZ

### 2. 경미한 사항의 변경

- `Ñu9uE Zªiafl n™fZu1-ZªfE` Zªt•s½` véiéZâey w-j uE,y uEZ™zš{Öw-j a±pÉ

Z±,ztñt½,y pÙuEbpuEuõz nÊe¢ Yí' j, v v]v fZ `Öo sî v v]v fZ

v l1\j pÉo sî v v]v „%s½ fa`æfE`• Zpu1 v te uE [Éh•gi „B`ífEZ]^... [å ha  
uûuE •io)€¥ iåg¹u1 {,oyfE`• Zª•

v l1n™s²uE Z±,z\ Yñu1 `Ö{,fE`• Zª•

ZâaÆuat-pÉo s½ífl o |EZ±,zuE j-Zªue Zª•

n™,„yjàw-pÉo iü véiéi%,ApÉo bpuEo |EZ±,zuE j-Zªue Zª•

v l1[YsÚu)fl w-v fM sõv ue [YsÚuEhauûu1 [Yz;uûu)fl hrpÉfI Zª• `æfa[YsÚha  
uûuE •io)€¥ iåg¹uE j-Zªue Zª•

`ÖZ±± v l1n™s²{•w±Z±,zuE j-Zªue Zª•

Za•½zu Za{,j, v v]s½ uEfl Za•½zu iü t-uîgM Za{,j, v v]s½ uEfl t-uîgM uE  
Yî •io)€¥ iåg¹uE j-Zªue Zª•

v l1n™s²uE pÉfvu1 tñfEsÙ f1t•fl u™t½v]`Ùs½Zífl n™fZu±Zªue Zª•

À[Z•Z±,zj, Áv v]v „%uE [Év s½ uEfl a±pÉ\jàZ±,zuE j-Zªs½ cge j-Zªue Zª•

## V. 도시·주거환경정비기본계획의 행위제한

[Z•kmu'Zí pÉ ua±w-n™y`• pÉu' u]p`• l1Zªv uûue Za{,fvñ iü €\ p t•uE u  
ur j w-gi tñfEsÙ\jàZ±,zu1 Zâey vpue v l1sõv [YsÚs½ `ífEsÙ \_1 ua^;uE \Yñ  
„ys½fIfEsÙ \_1uEj•tñ s5s½zo sÝu' Yí' u1 v fEsÙ Za{,i)uE Za{, •w-uE kq  
fMuEfvtñgi v flfM p uuu9 j, v v]v fZ



### 질의 회신

▶ 기본계획 공람공고 시 제출된 의견 재 공람공고 여부 등(2009.10.09)

#### 질의요지

pÉ `a±w-n™s½Zy®v fE`• \jàZ±,zs5u- ZâeyZâZí bpuEuõz s³ua pÉu'uE u™e¶[n™fZu)fl  
n®v fMp uu`•w-t- ZâeyZâZí fl ^it- vp vp`ífl j-Zªua uu`• Zª• pÉu'uE u™e¶(u)fl

pÉ`a±w-n<sup>TM</sup>s½ZyâeyZâZÍ s³ua n®v ua Yí`flw-

### 회신내용

Àa±pÉüü véZ],EZ<sup>av</sup>l1j,Á v v]v fZ üü v fZs½c gaha €j±pÉu' ·ZpsÚpÉu'cý`· pÉ u'u- v fZuE [Év s½ uEfI a±pÉvéZ],EZ<sup>av</sup>l1\jâZ±,z uafE X\jâZ±,z Yuaei fU u1p g<sup>a</sup> cý`· j-Z<sup>a</sup>fEZÍu} fE`· c9s½`· ui uan®véiés½Zy ZâeyfEZÍw-j uE,,yuE uEZ<sup>TM</sup>u<sup>b</sup>Ñu- „± À[Z•uE Z±,z üü uat-s½ Zífl j,gM Áv v]v fZ üü v fZs½c ge w-j a±pÉZ±,ztñt½ „yuE pÙuEgi Z]z½si fl`ÑZÍ [Év fEZÍ uuZÍ

`ía±pÉuE pÉu'ua s1`¹ pÉu'u- v fZ üü v fZuE [Év s½ uEfEsÙ\jâZ±,zu1 p g<sup>a</sup> cý`· j-Z<sup>a</sup>fM c9s½`· a±w-n<sup>TM</sup>u<sup>p</sup>ueu1 s`sisi fE`· n<sup>TM</sup>fZu)fl véiéZâey pÉ uEZ<sup>TM</sup>u<sup>p</sup>flfl n<sup>TM</sup>fZ u1 j sîfEsÙ \jâZ±,zs5u1 v]v fE`· Z<sup>at</sup>· `ÑpÉ véiéZâeyu1 Z]Ea±fJ a±v j,f&n® hri%,A fEZÍ uuw- s1`µfEi-fl wµuEuEZ<sup>at</sup>· fa`æpÉu'ua fñw-fñ,V ZífuEZ<sup>TM</sup> bpu1 vrfVuîu)fl Zm ••fEsÙ €ý`ÖfMn<sup>TM</sup>fZuq

▶ 기본계획상의 경미한 사항 변경 시 고시 여부 등(2009.08.17)

### 질의요지

Yí a±pÉ`véZ],EZ<sup>av</sup>l1\jâZ±,z uafE X\jâZ±,z Yuaei fU uEZ<sup>a</sup>iâfl n<sup>TM</sup>fZu1-Z<sup>a</sup>fE`· Z<sup>a</sup> t· ZÍpÉfEsÙsi fE`·w-

^... {w±tñt½,yo g<sup>a</sup>p'ueu1 s`w- s1`µfl v l1söv [YsÚ hauîuE iâg¹uE {oy v]v s½ fa`æfE`· Z<sup>at</sup>· ••w-bpoyu u}uE aÆuEsÙkm

`Ñ v l1söv [YsÚ hauîu1 {oy v]v fEsÙ ZÍZp,%,A n<sup>TM</sup>s²Z±,zu1p'uefEZÍu} fE`· Z<sup>at</sup>· \ jâZ±,zuE j-Z<sup>a</sup> pÉuýu-

### 회신내용

Yí wµuE XYí Ys½fEsÙ

\jâZ±,zua p g<sup>a</sup> cý`· j-Z<sup>a</sup>b c9s½`· uagi w-zis³ua `æfaw-j u}EÖZuE Zâjás½ ZÍ

pÉfEa±fJ Àa±pÉ üü véZ],EZav l1j, Á uafE Xa±v j, Yuaei fU v v]v fZs½ [Év fE  
ZÍ uu9

^... wµuE X^... Ys½fEsù

v l1[YsÚu)fl w-v fM sōv ue [YsÚuEhauîu1 [Yzjuîu)fl hrpÉfI Zat• `æfa[YsÚ hauî  
uE •io)€¥ iāg¹uE j-Zªue Zat•• a±v j, pÉfvf& v v]v fZv „%uE Zªiāfl n™fZ  
u1 j-ZªfE`• Zat•s½ fa`æb i-fl aÆj, v v]v fZ `Ōo [Év u1 uît-fM p uu1 Zpua  
h] ua Zat• •w-bpoyu u}uE aÆuEgij a±fJ [Év fEZÍ uuw- s7u9

`Ñ wµuE X`Ñ Ys½fEsù

a±v j, v v]v fZs½ c gaha €j±pÉu' `ZpsÚpÉu' cy• pÉu'u- •w-ua±-Z±,z iü v  
l1sōv [YsÚuE Z eÇuî j•tñ bPu1•ÙfUfI `Ñu9 Yí„%uEn™fZuaÙfUb \jāZ±,zu1 \_1  
`Ōtñfl p gªfEZÍ \jāZ±,zs½ `ífEsù \_1gµ`Ñ [ā ~-`æo sÙkmgI Zm•fEsù[ā Z•Zégi  
\jāZ±,zs½ j sîfEa±fJ aÆv] v fZs½ [Év fEZÍ uu9

▶ 기본계획 상의 인구배분계획 초과 시 기본계획 승인 가능 여부(2009.08.04)

절의요지

v l1\jāZ±,zu1 p gªfEZY b ha ue[YŸÍ a±pÉ\jāZ±,z n®uEue[Yj kqZ±,zu1 zōZÉfEzyb  
`• Zat•s½a± v l1\jāZ±,zp|ueua Yí'flw-

회신내용

a±pÉ `véZ],EZav l1\jāZ±,zu- a±pÉ `véZ],EZav l1\jāZ±,z p gª w-|U s½ c ei  
a±pÉ\jāZ±,z bP n®tñZ±,zuE j•tñ s5s½o uafŌsiv%si fMZpuq

▶ 기본계획의 경미한 변경 여부(2009.06.03)

절의요지

a±pÉ `véZ],EZav l1\jāZ±,z n®uE|p t- \_•ua j-Zªua uu1 Zat• Zªiāfl j-ZªsÙkm iü  
Zªiāfl j-Zªn™fZua j nÊfM c9 p pÉfl j-Zª Yí'fl w-

**회신내용**

Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, uafE Xa±v j, Yuaei fU ÁpÉfvf&v v]v fZ Yí,%uE [Év s½  
fa`æfEw-s7u- a±pÉ `véZ],EZ<sup>a</sup>v l1\jâZ±,zuE j-Z<sup>a</sup>u- a±v j, v v]v fZ `Ōo uE Z<sup>a</sup>â  
fI n<sup>TM</sup>fZuFZ<sup>a</sup>u)fl jé p s³u1 Zpuq

▶ 종전부터 기본계획 변경 절차가 진행 중인 경우 도지사 승인 여부(2009.04.02)

**절의요지**

Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, uafE Xa±v j, Yuaei fU ÁZ v uñs½a±pÉ `véZ],EZ<sup>a</sup>  
v l1\jâZ±,z uafE X\jâZ±,z Yuaei fU j-Z<sup>a</sup>u1 tñfa véiéZâeyu1 pÑpÉfI,± fñu<sup>TM</sup>,±oz fv  
v uõz gi w±fvvps½uu`• Z<sup>at</sup>• Z v b a±v j, v v]v fZs½ c ei a±w-n<sup>TM</sup>uFp|ueu1 s`w-  
s7s1a± b`• w-

**회신내용**

Z v ba±v j, v v]uE \jâZ±,zuE p g<sup>a</sup> Zíf km|F v ,,% v  
v]v fZuE Z<sup>a</sup>Zé [Év s½ c gaha Xv v]uE Z v [Év u- ua j, pÉfv ,± {Izõfl \jâZ±,zuE  
p g<sup>a</sup>u1 tñfI véiéZâeyu1 pÑpÉfE`•kqkm• uît-fI`Ñ YeiZÍ [Év b si uu`• j wµuEuEZ<sup>a</sup>  
t• vruñuE a±v j, [Év s½ c ei a±w-n<sup>TM</sup>uFp|ueu1 s`sisi fMZpuq

▶ 기본계획 경미한 변경일 경우 도지사 승인 대상 여부(2008.05.28)

**절의요지**

Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Á v v]v fZ iü Z u-j, pÉfvf&v v]v fZuE Z<sup>a</sup>âfI n<sup>TM</sup>fZ  
j-Z<sup>a</sup>s½ fa`æfE`• Z<sup>at</sup>• a±w-n<sup>TM</sup>uFp|ueu1 s`sisi fE`•w-

**회신내용**

Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Á v v]v fZs½ c ei XpÉu'u-v fZ iü v fZuE [Év s½ uEfE  
sÜ\jâZ±,zu1 p g<sup>a</sup> cý• j-Z<sup>a</sup>fI c9s½`• a±w-n<sup>TM</sup>uFp|ueu1 s`sisi fEh] a±w-n<sup>TM</sup>Yíuagi  
p|uefUs½uusio`• w-j a±pÉZ±,ztñt½,yuE pÙuEgi Z]z½si fU `Ñg¹ v fZ `Ōo uE [Év s½

$f a^{\wedge} \text{æ} f E^{\cdot} \cdot j \cdot Z^{\text{at}} \cdot s^{\frac{1}{2}} \cdot [\text{æ} \text{Ü} f E w \cdot s^{\frac{1}{2}} \mu f E^{\cdot} \tilde{N} Y e i Z \acute{I} [\acute{E} v b s i \quad u u^{\cdot} \cdot j \quad \text{Ö} o u E \quad \acute{Y} \cdot \text{f} \& \& \text{u} a v f E^{\cdot} \cdot Z^{\text{a}} \text{ä} f l \quad n^{\text{TM}} f Z u \text{1} \cdot Z^{\text{a}} f E^{\cdot} \cdot Z^{\text{at}} \cdot s^{\frac{1}{2}} \cdot a \pm w \cdot n^{\text{TM}} u \text{Ü} \text{ue} \quad i \ddot{u} \quad a \pm p \acute{E} Z \pm, z t \acute{n} t^{\frac{1}{2}}, y u E \quad p \text{Ü} u E \quad g i \quad j b \acute{E} p \acute{E} \quad Z] z^{\frac{1}{2}} s i \quad f E^{\cdot} \cdot Z p u \cdot \quad s^{\frac{1}{2}} \text{Ä}$

▶ 기본계획 반영 없이 주택법상 사업계획승인 받은 공동주택 재건축 가능 여부(2008.10.14)

#### 질의요지

$\text{Ä} v \acute{e} \sim \acute{E} j, \acute{A} v \quad v] u E \quad [\acute{E} v s^{\frac{1}{2}} u E f l \quad n^{\text{TM}} s^2 Z \pm, z p \text{ü} e u \text{1} s^{\cdot} s i \quad Z a o f l \quad Z \acute{a} a \text{Ä} v \acute{e} \sim \acute{E} u \text{ä} e, \pm \text{ }^{\cdot} k u e \text{ü} \quad Z \text{ä} \{ i \} s^{\frac{1}{2}} \quad f a^{\wedge} \text{æ} f E^{\cdot} \cdot Z^{\text{at}} \cdot \quad u^{\text{TM}} Z \text{ä} \{ n^{\text{TM}} s^2, \pm u E s \ddot{o} v \quad o \% \acute{I} p \quad Y \acute{I} \quad o \% \acute{I} u a n @ u a Z] ^{\cdot} \dots [\text{ä} \quad k m w \cdot h a u \hat{u} \quad u a \quad g^{\frac{1}{2}} v \quad Z p i \text{ä} \cdot \quad u a n @ u e w \cdot s \text{Ü} u E Z^{\text{at}} \cdot s^{\frac{1}{2}} a \pm \quad \text{Ä} a \pm p \acute{E} \quad i \ddot{u} \quad v \acute{e} Z], E Z^{\text{äv}} l \text{1} j, \quad p \acute{E} f v f \& \quad \acute{A} v \quad v] s^{\frac{1}{2}} \quad c \quad e i \quad \backslash j \text{ä} Z \pm, z s^{\frac{1}{2}} \quad j \quad s i f E w \cdot \quad s 7 Z \acute{I} \quad v \acute{e} \sim \acute{E} u^{\text{TM}} Z \text{ä} \{ u a Y \acute{I}^{\cdot} f l \quad w \cdot \quad s \text{Ü} k m$

#### 회신내용

$\_e, \pm \text{ }^{\cdot} k u e \text{ü} \quad Z \text{ä} \{ i \} f l o \quad \backslash v a \quad o \% \acute{I} p \quad c \acute{y}^{\cdot} \cdot \quad u^{\text{TM}} Z \text{ä} \{ n^{\text{TM}} s^2, \pm u E s \ddot{o} v \quad o \% \acute{I} p \quad Y \acute{I} \quad o \% \acute{I} u a n @ u a \quad Z] ^{\cdot} \dots [\text{ä} \quad k m w \cdot h a u \hat{u} \quad u a \quad g^{\frac{1}{2}} v \quad Z p i \text{ä} \cdot \quad u a n @ u e w \cdot s \text{Ü} u E Z^{\text{at}} \cdot \quad a \pm v j, p \acute{E} f v f \& \quad v \quad v] v \quad f Z < j \pm, l \quad > \quad v \quad, \% Y \acute{I} h \sim \quad i \ddot{u} \quad a \pm p \acute{E} \quad \text{ }^{\cdot} v \acute{e} Z], E Z^{\text{äv}} l \text{1} \backslash j \text{ä} Z \pm, z \quad p \quad g^{\text{a}} w \cdot | U \quad s^{\frac{1}{2}} e i \quad v \quad l \text{1} Z \pm, z \quad p \quad g^{\text{a}} \acute{I} \quad n @ [ Y s \text{Ü} u q$

▶ 개정된 관계법령에 맞추어 층수 증가 시 기본계획 변경 대상 여부(2009.03.12)

#### 질의요지

$a \pm p \acute{E} \quad \text{ }^{\cdot} v \acute{e} Z], E Z^{\text{äv}} l \text{1} \backslash j \text{ä} Z \pm, z \quad n @ s^{\frac{1}{2}} \text{ä} \quad v r u i j \quad v \acute{e} Z] w \cdot s \text{Ü} u E \quad \{ l Z \acute{I} \quad | \text{ }^{\cdot} p \quad Y \acute{I} \quad \text{Ä} [ Z \bullet \bullet u E \quad Z \pm, z \quad i \ddot{u} \quad u a t \sim s^{\frac{1}{2}} \quad Z \acute{I} f l \quad j, g M \quad p \acute{E} f v f \& \quad \acute{A} v \quad v] v \quad f Z v \quad, \% \quad [\acute{E} v s^{\frac{1}{2}} o \quad v f E^{\cdot} \cdot \quad j s^{\frac{1}{2}} \quad c \quad e i \quad | \text{ }^{\cdot} \quad u a f E f l \quad Z \pm, z b s i \quad u u u)^{\cdot} \dots \quad a \text{Ä} p \acute{E} f v f \& u a \quad Z \quad v \quad b s i \quad \{ l Z \acute{I} \quad | \text{ }^{\cdot} p \quad g i \quad | \text{ }^{\cdot} u \} f l \quad j \cdot Z^{\text{a}} f E Z \acute{I} u \} \quad f M Z^{\text{at}} \cdot \quad a \pm \quad p \acute{E} \quad \text{ }^{\cdot} v \acute{e} Z], E Z^{\text{äv}} l \text{1} \backslash j \text{ä} Z \pm, z j \cdot Z^{\text{a}} \quad u \ddot{o} z \quad g i \quad Z] z^{\frac{1}{2}} s i \quad f E^{\cdot} \cdot \quad w \cdot$

#### 회신내용

$\text{Ä} a \pm p \acute{E} \quad i \ddot{u} \quad v \acute{e} Z], E Z^{\text{äv}} l \text{1} j, \acute{A} v \quad v] u E \quad [\acute{E} v u a \quad v f E^{\cdot} \cdot \quad j s^{\frac{1}{2}} \quad c \quad e i \quad a \pm p \acute{E} \quad \text{ }^{\cdot} v \acute{e} Z], E Z^{\text{äv}} l \text{1} \backslash j \text{ä} \quad Z \pm, z u \text{1} \quad j \cdot Z^{\text{a}} f E s \text{Ü} s i \quad f M Z p u q$

## 제2장 주택재건축사업의 안전진단

### I. 개 요

#### 1. 실시 시기

- $p\acute{e}u'$   $[p \cdot v l1Z_{\pm}, zuE p g^a c\acute{y} \cdot v\acute{e} \sim \acute{E}u^{TM}Za\{, n^{TM}s^2u p\acute{E}fvs\grave{U}kmgiZ \cdot v fE\ t\check{n}fE s\grave{U} \sim \check{N}u9uE s_i\}$   $fE^{\wedge} \dots s^1\check{p}a^{\wedge} \acute{a}efE \cdot Z^{\acute{a}t} \cdot s5u\check{n}w\pm \check{O}u1p\check{N}p\acute{E}fU j, v v\}v fZ$

$v\acute{e} \sim \acute{E}u^{TM}Za\{, n^{TM}s^2u p\acute{E}fvs\grave{U}kmgiZ \cdot v fE\ t\check{n}fE s\grave{U} \sim \check{N}u9uE s_i\}$   $fE^{\wedge} \dots s^1\check{p}a^{\wedge} \acute{a}efE \cdot Z^{\acute{a}t} \cdot s5u\check{n}w\pm \check{O}u1p\check{N}p\acute{E}fU j, v v\}v fZ$   
 $v\acute{e} \sim \acute{E}u^{TM}Za\{, n^{TM}s^2u p\acute{E}fvs\grave{U}kmgiZ \cdot v fE\ t\check{n}fE s\grave{U} \sim \check{N}u9uE s_i\}$   $fE^{\wedge} \dots s^1\check{p}a^{\wedge} \acute{a}efE \cdot Z^{\acute{a}t} \cdot s5u\check{n}w\pm \check{O}u1p\check{N}p\acute{E}fU j, v v\}v fZ$   
 $v l1Z_{\pm}, zuE urs5u1 v s5fEZ\acute{u}\}$   $fE \cdot u\}Y\acute{I} v l1s\check{o}v [Ys\acute{U} s5s^{1/2}oyu^{TM}fI Za\{, i) i\ddot{u}$   
 $[a\grave{a} kmoz \bullet \bullet w-uE oyu u\}$   $uan@uEa\acute{E}uEgis^{\sim} s_i s5u\check{n}w\pm \check{O}p\check{N}p\acute{E}gi t \cdot z\check{s}fE \cdot c9$   
 $v l1[Ys\acute{U}ua s1^{\sim} [Ys\acute{U}s^{1/2}o uEv\acute{e} \sim \acute{E}u^{TM}Za\{, n^{TM}s^2u p\acute{E}fvs\grave{U}kmgiZ \cdot v fE\ t\check{n}fE s\grave{U} \sim \check{N}u9uE s_i\}$   $fE^{\wedge} \dots s^1\check{p}a^{\wedge} \acute{a}efE \cdot Z^{\acute{a}t} \cdot s5u\check{n}w\pm \check{O}u1p\check{N}p\acute{E}fU j, v v\}v fZ$   
 $\sim y p\}ue p\acute{I}z\check{s} u\check{n}s^{1/2}f\acute{a}^{\wedge} \acute{a}en^{TM}s^2s\check{o}v [Ys\acute{U} s5s^{1/2}oyu^{TM}fI Za\{, i) i\ddot{u}$   $[a\grave{a} kmoz \bullet \bullet w-uE oyu u\}$   $uan@uEa\acute{E}uEgis^{\sim} s_i s5u\check{n}w\pm \check{O}p\check{N}p\acute{E}gi t \cdot z\check{s}fE \cdot c9$

#### 2. 안전진단 대상

- $s5u\check{n}w\pm \check{O}u-v\acute{e} \sim \acute{E} \check{O}w-\wedge_i Za\{, i)u1 \sim \acute{I}n@u)fl fEh] \sim \check{N}u9uE s_i\}$   $fE^{\wedge} \dots s^1\check{p}a^{\wedge} \acute{a}efE \cdot v\acute{e} \sim \acute{E} \check{O}w-\wedge_i Za\{, i)u- s5u\check{n}w\pm \check{O} \sim \acute{I}n@s^{1/2}o v te j, v v\}v fZ s\acute{i} v v\}v fZ$

$z\%ou^{TM} w-j- b\check{p}u)fl v\acute{e} \sim \acute{E}uak\{!b s_i p\acute{I}oz \dots uu^{TM}Za\{, u1\{ \cdot w\pm fM f1t \cdot Y\acute{I} uu \sim \check{N}Z\acute{I} p\acute{E}u'$   
 $[p Y\acute{I} uev fE \cdot Zp$   
 $v\acute{e} \sim \acute{E}uE[Yv] s5u\check{n}n@n^{TM}t-[ \check{O}w-Y\acute{I} f1t \cdot fE \sim \check{N}Z\acute{I} p\acute{E}u' [p Y\acute{I} uev fE \cdot Zp$   
 $w\pm ura\pm fl b\check{p} \setminus j p\acute{E}o o |Egi t\check{n}fEs\grave{U} kuY\acute{I} f)fEZy v l1[Ys\acute{U}s^{1/2} \cdot \check{U}fUb Zpu)fl p\acute{E}u'$   
 $[p Y\acute{I} uev fE \cdot Za\{, i)$   
 $\_e, \pm ukue\{Za\{, i)p Y\acute{I} \sim \check{N}u9uE \setminus v\acute{I}u1 \{-v^{\wedge} fl Z^{\acute{a}t} [a\grave{a} u \cdot s\grave{U} Za\{, i)$

$uan@uEs1\acute{E}\grave{U}\acute{E}\acute{Y} c\acute{y} \cdot s\acute{Y}g^{\acute{a}}v\acute{e} \sim \acute{E}uai\acute{I}w^{3/4}b s_i uu \cdot w-s\acute{U}u)flo s5u\check{n}w\pm \check{O}p\check{N}p\acute{E}Z \cdot$   
 $Z\acute{e} uan@uEv\acute{e} \sim \acute{E} i\ddot{u} v\acute{e} \sim \acute{E} \check{O}w-Y\acute{I} u^{TM}Za\{, \acute{E}y v u1 j u- w-s\acute{U}u)fl p\acute{E} \sim \acute{a} \pm v\}f-$   
 $fl v fE \cdot hau\acute{I} uan@uew-s\acute{U}$

\_e,± ukue¶Za{,i)ua `æfaw-sÚ s5s½uu`• Za{,i)p uE uan@uaZ]^...Za{,i)uE  
 uan@u)flo víZâ „± \_1 uan@uaZªZéfl `Ño%`í vé~Êiü `ÑYí[Y vé~Êua`æ  
 fa w-sÚ s5s½uu`• Za{,i) p uE uan@ui Zp

## Ⅱ. 안전진단 세부절차

### 1. 시행절차도



### 2. 세부절차

#### 가. 안전진단 요청

- s5uñw±`Öt•zšfEf`• u}• s5uñw±`Öt•zšo s½ `Ñu9uE o gEgi z•kmfEsÙpÉu' []  
p s½Zy v {‰ [É|F v v]v fZ

n™s²w-sÚiü véj-w-sÚuE sÚZabps½Zífl fñ„Va±  
 Z•fUkmtñuEfñ„Vn™w±

## 나. 안전진단 실시여부 결정

- pÉu' [p ` s5uñw±`ÖuEt•zšua uu` Zâa/Evé~Êuae,,± kue¶Za{i)s½ fa`æfE w- s1`µfUua hrj fE`ÑZÍ uev fE` Z<sup>at</sup>•s½` [å n<sup>TM</sup>u gi hrpÉfEsÙt•zšu1 j f fM p uuu9 sî v v]v fZ
- pÉu' [p ` s5uñw±`ÖuEt•zšua uu` c9s½` fñw-v]n<sup>TM</sup>bpu1•¢fEsÙt•zšui km• ui ua^i;s½ s5uñw±`ÖuEpÑpÉsÙkmgZ•v fEsÙ t•zšues½Zy •¢jáfEsÙsi fU ua Z<sup>a</sup> t• pÉu' [p ` s5uñw±`ÖpÑpÉsÙkmgZ•v fE\ uñs½`ÖZ±j± v l1n<sup>TM</sup>s²{•w±Z±,,z bpuEn<sup>TM</sup>u fl vé~Êu<sup>TM</sup>Za{n<sup>TM</sup>s²u<sup>PE</sup>\ gi v]v fM f1t•Yí uu`ÑZÍ uev fE` Z<sup>at</sup>•s½` s5uñw±`ÖuEpÑpÉpÉ\ gi v]v fM p uuu9 sî v v]v fZ
- s5uñw±`ÖuEt•zš uõz t- [å z...g<sup>TM</sup>sZifEsÙ f1t•fI n<sup>TM</sup>fZu-pÉ a±v]f-fl v fM p uuu9 sî v v]v fZ

## 다. 안전진단 의뢰

- pÉu' [p ` s5uñw±`ÖuEpÑpÉYí f1t•fE`ÑZÍ Z•v fI Z<sup>at</sup>•s½` `Ñu9uE s5uñw±`Ö \Zís½ s5uñw±`Öu1uEf• j, v v]v fZ sî v v]v fZ  
 ÀpÉÉj, Áv v]uE [Év s½ c ge s5uñw±`Öuñi% \ ZÍ  
 ÀpÉÉj, Áv v]uE [Év s½ uEfI fI[ZpÉo s5uñZâ`Ö  
 ÀZé fF\ p kqsi v km{‰sÝsÝ[Y\ ZÍ bpuE o g<sup>a</sup> tjsî iü u o s½ Zífl j,gM Áv  
 v]uE [Év s½ uEfI fI[ZZao \ p sÝ[Yt½

## 라. 안전진단 실시

- s5uñw±`Öu1uEf•j u- s5uñw±`Ö\ Zíu- Xu<sup>TM</sup>Za{éy v u1 tñfI s5uñw±`Ö\ ví [Z• kmZÍpÉ v „% Ys½ov fE` j j, iü uõz bps½x ei s5uñw±`Öu1pÑpÉ j, v v]v fZ

## 마. 안전진단 결과보고서 제출

- s5uñw±`Ö\ Zíu- Xu<sup>TM</sup>Za{éy v u1 tñfI s5uñw±`Ö\ ví [Z• km ZÍpÉ Ys½ov fE` j j, iü uõz s½ c ei s5uñw±`ÖZ•ZéjázÍo gi u~o fEsÙpÉu' u]p cy` fa`æ s5uñ

w±`ÖpÑpÉgi t·zšfE`· u} j, v v}v fZ `Öo s½Zyv {‰ j, v v}v fZ

※ s5uñw±`ÖZ·Zé jáZío ·ÙfU^t-

- [Yv]s5uño s½ Zífl n™fZ  
 \tÆ |UfE j,,s½ Zíf b n™fZ  
 }E~Yg™EZ a± z...w½bP^ifEf 7C:+ “ s½ Zífl n™fZ  
 [Ísá kmpÊ bP^i[Yo s½ Zífl n™fZ
- gμYý iü o l1\_e,,a±s½ Zífl n™fZ  
 w-k, tejª Z±`ÖpÑ z\*,%uE gμYýn@~É  
 ^%oj [öp [ö-Â t j p oy,,Ao l1 bP\Z±o l1s½ Zífl n™fZ  
 p j-uñ t teuñ\ bP uñ\ o l1s½ Zífl n™fZ
- l1t-kqo s½ Zífl n™fZ  
 u w-Zíg™l1t-  
 jáp jáZ l1t-  
 z·Z]l1 uavél1 iü pÍ,l1t-
- a±pÉiâZí u™fatñfÅa± „EZªo bP véZ],EZªs½ Zífl n™fZ
- vrfV·¶YíuEZ™

- pÉu' u]p `· s5uñw±`ÖuEZ·Zét- a±pÉZ±,z iü w-sÚsÙZabPu1 vrfVuûu)fl Zm••fE  
 sÙv l1Z±,zuE p gª cý· vé~Êu™Za{,n™s²uPÉfvsÙkmgiz·v fEZÍ pÉ ua±w-n™s½Zy  
 Z·v^t-Zé fa`æ s5uñw±`ÖZ·ZéjáZío gi v {‰ j, v v}v fZ `v fZ

#### 바. 안전진단 결과에 대한 적정성 검토 및 조치

- pÉ ua±w-n™fI[ZpÉo s5uñZâ`Ö cý· fI[ZZao \p sÝ[Yt½s½ s5uñw±`ÖZ·ZéuEuí  
 v o sÙkms½ífl Zm••gi uEf·fM p uuu)h] [å Z·Zés½c ei pÉu' u]p s½Zy v l1  
 Z±,z p gªZ·v cý· vé~Êu™Za{,n™s²uPÉfvZ·v uE {Öoy bPuEv]]Egi t·zšfM p uu  
 u)h] pÉu' ]p `· €j±fI n™u Yís³· fI uas½u>fEsÙsi fU j, v v}v fZ  
 v fZ

### 3. 안전진단의 비용

- s5uñw±`Öl1t-u- pÉu' ]p Yí km`á `Ñg¹ `Ñu9s½fa`æfE`· Zª·s½· pÉ a± v]f-  
 fl v fE`· j j,Zé uõz s½ c ei s5uñw±`Öl1t-uE uñkmcý· uikmgi s5uñw±`ÖuEpÑ  
 pÉgi t·zšfE`· u}s½Zy km`áfEZYfMp uuu9 j, v v} v fZ sî v v]

a±v j, v v|v fZs½ c ei v l1Z±,zuE urs5u1 v s5fEZÍu} fE• u}Yí urs5u1 v s5  
fE\ uñs½fa`æ v l1sõv [YsÚ s5s½oyu™f lZa{i) iü [å kmoz•w-uE oyu u} kq  
uE uan@uEaÆuEgis`s; s5uñw±`ÖpÑpÉgi t•zšfE• c9 j, v v|v fZv „%  
v l1[YsÚua s1¹ [YsÚs½o uEvé~Êu™Za{n™s²u pÉfvfEZÍu} fE• u}Yí {•w±tñt½  
„yuE [Yo p|ueu1 plzšfE\ uñs½fa`æ n™s²sõv [YsÚ s5s½oyu™f lZa{i) iü [å  
kmoz•w-uE oyu u} kquE uan@uEaÆuEgis`s; s5uñw±`ÖpÑpÉgi t•zšfE• c9  
j, v v|v fZv „%  
vé~Êu™Za{n™s²u s5uñw±`Ös½Zífl ZªZév]]E  
W `æpÉ{•w±tñt½„yuE [Yo p|ueu1 s`u- {•w±tñt½„yYí s5uñw±`ÖpÑpÉgi t•  
zšfE• Zªt• j,gM v „% km|F v v|

## 질의 회신

▶ 공동주택관리비를 재건축비로 전용 가능 여부(2009.07.06)

## 절의요지

Yí €|j±p o {-æ|õ iü ZâaÆEvé-ÊuZíg™fl bÑs|t |1t-u1 urvéu} `|,yuEuE uEZ•u1 Z]  
z½2u™Za,{•w±|1t- s5uñw±`Õ|1t- bP u)fl uñt-ua Yí`f|w-

$$\wedge \dots u^{\text{TM}} \text{Zaf}, \{ \bullet w \pm s^{1/2} \text{ oyt} \bullet \} \quad \text{z\~{o}l}1\text{t} - \text{s5u\~{n}w} \pm \tilde{\text{O}}1\text{t} - \quad \text{b} \text{p} \text{ uEu}^{\text{TM}} \text{t} / \text{zu}1\text{s} \text{c}' \quad \text{j} \text{j} \text{u} \text{f} \quad \text{guf} \text{f} \text{E} \bullet \text{w} -$$

## 회신내용

Yí wμuE XYí Ys<sup>1/2</sup>EsÙ

Ávé~Êj, pÉfvf&Á v vjv fZv „%s½ c ei ZâaÆvé~ÊuÉig™bPu)fl uefEsÙj nÊfI  
 puruE t-a± iü n™t-uõz `• `æfaZâaÆvé~ÊuÉig™[Ésju)fl v fEa±fJ [Év fEZÍ uuu9  
 c eio uas½`ífl n™t-uõz bPu1urvéu)`í,lyuEuE uEZ•n™fZu)fl v fEZÍ uu`Ñha ua  
 s½c eisi fEh] c fl [Év fEZÍ uuw- s7Ñha urvéiéuE uEZ™uþ f!fEsÙ Z•v fE` Zp  
 ua uîuõfE`ÑZÍ €ýÖb

$\tilde{N}g^1$   $\epsilon_{lj\pm p}$   $o\{-\text{æ}\tilde{o}$   $f\tilde{n}fv$   $u\backslash p$   $o\{-\text{æ}\tilde{o}$   $uE$   $Z^{at\bullet}$   $v\acute{e}-\hat{E}_{j,n}^{\otimes}$   $u\backslash p$   $o$   $Z_{\pm,,z}^{\pm\frac{1}{2}}$   $uEfa$   
 $Z\hat{a}a/E\acute{v}\acute{e}-\hat{E}\hat{a}t-kmkq$   $v\acute{e}t\bullet p\acute{E}o$   $uE$   $[=zj$   $j\acute{a}p$   $b\psi s^{\frac{1}{2}}n^{TM}t-fEa\pm Jv$   $fEZ\acute{I}$   $uuu)j-fl$   $uas^{\frac{1}{2}}$

c eisi fMZpu)fl €ý`Öb

^... wµuE X^... YsÛ

{•w±tñt½,yuE tjsî iü n™s²pÉfvu1ñfl u}[õu- •w-bþoyu u}Yí ^-kmfE`•Zª1 [õu"  
 \Zí iü v l1n™s²uñi%Zíg™s²u} bPu)flkm•uE z ur[õ cy`• €j±pÉu' ZpsÚpÉu' cy`  
 pÉu'ua u"u}fE`• u"u}[õu)fl v]`ÙfE`• Zpu)fl v l1n™s²v]fVo gª{•w±tñt½,y tjsî[É  
 v v v]s½ [Év b sj uuu9

▶ 3공구 중 1공구를 안전진단 대상에서 제외 가능한지 여부(2008.11.21)

#### 질의요지

s1€ù€¥w-[YZ j\jãZ±,zu)fl p gªb Z uE w-[Ygi Z " # \$ uEZâ[Yfl kqg™fEsù]  
 fVu1o gªfl „± "Zâ[Y`• n™s²uat1f¹b sµZí #Zâ[Y`• s5uñw±`Öuat1f¹b n®~Éuah] \$Zâ  
 [Y`• `Öa²vé~Êw-gi •ÙfUfEsù l1[ysÚw-v j-Zªuõz gi w±fvvpue Zª• Àa±pÉ iü véZ]  
 „EZªv l1j, pÉfvf& Á v v]v fZv „% [Év s½ uEfEsù \$Zâ[Ygi s5uñw±`Ö`ín@s½zo v  
 te fM p uu`•w-

#### 회신내용

Àa±pÉ iü véZ]„EZªv l1j, pÉfvf& Áv v]v fZv „%uE [Év s½ uEfEhaj±,l v „% Yí  
 h- iü ^...h- u[Év s½ uEf l \_e„±kue¶[Za{,i)p s½ Zífl \víu1 {-v^fl Zª•s½ u•sù  
 Za{,i)s½ `ífEsù s5uñw±`Ö`ín@s½zo v te fMp uua±fJ fEZí uuu)^...`æfaw-[YYí fE^...  
 uEv l1[ysÚua s1¹ YíYíuE v l1[ysÚu)fl jé p uu`• Zª•eiha YíYíuE v l1[ysÚj±fl n®  
 \ [Év g¹v^sùkmgj Zm••fEsùsi fMZpuej s5uñw±`Ö`ín@s½zo v te fMp uu`• `ín@ue  
 w- sùkm`• [Yziúíue v l1[ysÚ w-v fñ„V iü Zífl o gE bPu1 vrfVuíu)fl Zm••fEsù€ý`ÖfE  
 sùsi fMZpuq

▶ 안전진단비용 부담 주체가 누구인지 여부(2009.10.27)

#### 질의요지

\_1ua w-^%s1€ù€¥`Öw-fl \_1 s1€ù€¥w-[YZ j\jãZ±,zua p gªb sj uu`• w-[Y ^is½

uu`• Z<sup>at</sup>• Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Á uafE Xa±v j, Yuaei fU v v]v fZuE Yí „%uE n<sup>TM</sup>fZp si} „%s<sup>1/2</sup>fa`æ fE`•w- iü s5uñw±`Öl1t-uE km`ávézí`• \_ñ[Yuew-

### 회신내용

a±v j, v v]v fZs<sup>1/2</sup> c ei pÉu'`[p`• v v]v fZv „%s<sup>1/2</sup> c ge vé-Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uE v l1sö v[YsÚj± v l1Z±,zuE p g<sup>a</sup>pÉ\ Yí a±e...fIc9 bP Yí „%uE si} fE^...s<sup>1/2</sup>fa`æ fE`• Z<sup>a</sup> t• v l1Z±,zuE p g<sup>a</sup> cý`• vé-Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uE fÉfvsÜkmgiz•v fE\ tñfEsÜ s5uñw±`Öu1pñ pÉfEa±fJ fEZÍ uuu)h] Z u-fZ v „% iü v „%uE Z<sup>at</sup>• pÉu'`[p`• s5uñw±`Ös<sup>1/2</sup>øyt•b `• l1t-u1 fa`æ s5uñw±`ÖpñpÉgi t•zšfE`• u}s<sup>1/2</sup>Zy km`áfEZYfMp uuu9

▶ 재정비촉진구역 지정 시 안전진단 사전 실시 여부(2009.11.05)

### 질의요지

u<sup>TM</sup>v l1zöw±[YsÚu1Zâa/Evé-Ê<sup>TM</sup>Za{ j pÉu)fl Z•v fEsÜ Àa±pÉu<sup>TM</sup>v l1 zöw±u1tñfI €j± j, Á uafE Xa±zöj, Yuaei fI`Ñ v v] v fZs<sup>1/2</sup> c ei u<sup>TM</sup>v l1zöw±Z±,zu1Z•v fEsÜ u<sup>TM</sup>v l1 v l1[YsÚ w-v v l1Z±,z •ÜfU u1uEv z...g<sup>TM</sup>}Au}fM Z<sup>at</sup>•s<sup>1/2</sup> Àa±pÉ iü véZ],EZ<sup>a</sup> v l1 j, Á uafE Xa±v j, Yuaei fI`Ñ v v]s<sup>1/2</sup> uEfl s5uñw±`Öu1u<sup>TM</sup>v l1zöw±Z±,z Z•v uñs<sup>1/2</sup> j bÉpÉpñpÉfEsÜsifE`•w- s1`µha n<sup>TM</sup>s<sup>2</sup>pÉfvueYíuñ9w- s5uñw±`ÖpñpÉgi vJZau)fl u<sup>TM</sup>v l1 zöw±Z±,z Z•v ua Yí`flw- sÜkm

### 회신내용

a±zöj, v v]s<sup>1/2</sup> c gaha u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>u1pÉfvfUs<sup>1/2</sup>usio ua j,s<sup>1/2</sup>o [Év fEw- s1`µfI n<sup>TM</sup>fZs<sup>1/2</sup>fEsÜ`• `æfa n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup>ZífEsÜ v fEZÍ uu`• ZÍZ± j,gMs<sup>1/2</sup> c gaa±fJ v fEZÍ uuZÍ Zíf a±v j, v v]s<sup>1/2</sup> c gaha vé-Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uE l1Z±,z p g<sup>a</sup>pÉ\ Yí a±e...fIc9 s5uñ w±`Öu1pñpÉ•fJ fEZÍ uuu)h] cýfI a±zöj, v v]s<sup>1/2</sup> c gaha u<sup>TM</sup>v l1zöw±Z±,zuaZ•v ZÍ pÉb c9s<sup>1/2</sup>v l1Z±,zuE p g<sup>a</sup> iü j-Z<sup>a</sup>ua uu`• Zpu)fl jáZÍ uuu9 c eio já wµuEuEZ<sup>at</sup>• u<sup>TM</sup>v l1zöw±Z±,z p g<sup>a</sup>pÉ\ Yí a±e...fIc9 u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uE s5uñw±`Öu1 pñpÉfEsÜsifU

## 제3장 정비계획 수립 및 정비구역 지정

### I. 개 요

#### 1. 정의

- $v l1n^{TM}s^2u1$   $Z_{\pm}, zu\hat{u}$  fl  $p\acute{E}fvfE\backslash$   $t\check{n}fEs\grave{U}j$ ,  $v$   $v]uE$   $[E\acute{v}s\frac{1}{2}$   $uEfEs\grave{U}w-v$   $uZ\acute{p}\acute{E}b$   
 $[Ys\acute{U}u1g\frac{1}{2}fUj$ ,  $v$   $v]v$  „%

#### 2. 정비계획과 정비구역의 관계

- $a\pm p\acute{E}$   $v\acute{e}Z]$ ,  $EZ^a$   $v l1\backslash j\acute{a}Z_{\pm}, zuE$   $u\acute{f}Vf l j\bullet t\check{n}$   $s5s\frac{1}{2}o$   $p g^a$   $p\acute{u}e$   $b$   $v l1Z_{\pm}, zn^{\circ}uE$   
 $v l1n^{TM}s^2[Ys\acute{U}$

#### 3. 정비계획의 개념

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 의의                | $\backslash j\acute{a}Z_{\pm}, zs\frac{1}{2}$ $u\acute{f}Vf l j\bullet t\check{n}$ $s5s\frac{1}{2}o$ $_e, \pm$ $\backslash kue\backslash Za\{, i)ua$ $\acute{i}w\frac{3}{4}fE^{\bullet}$ $bPuE[Ys\acute{U}w-v$<br>$t\bullet Zas\frac{1}{2}$ $fa^{\bullet} \acute{a}efE^{\bullet}$ $[Ys\acute{U}u1\backslash in^{\circ}u)fl$ $\backslash \acute{a}fa[Ys\acute{U}uE[Yz\acute{u}\acute{u}ue$ $ZjZ_{\pm}, zZ\acute{e}$ $\wedge it-u1$<br>$Z\bullet v fE^{\bullet}$ $Z_{\pm}, z$ $c\acute{y}^{\bullet}$ $u\acute{o}z$                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 성격                | $v l1n^{TM}s^2$ $p\acute{E}fvu1t\check{n}fl$ $[Yz\acute{u}\acute{u}ue$ $p\acute{E}fvZ_{\pm}, z$<br>$a\pm p\acute{E}$ $\backslash v\acute{e}Z]$ , $EZ^a$ $v l1\backslash j\acute{a}Z_{\pm}, zuE$ $fEt\check{n}Z_{\pm}, z$ $a\pm p\acute{E}Z\acute{ig}^{TM}Z_{\pm}, z$ $w-[Y^{\circ}\check{O}t\check{n}Z_{\pm}, z$ $s\frac{1}{2}Y\acute{o}$<br>$u9$ $v fVo$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 지정요건              | $ilf\mu Y\acute{i}$ $Za\{, i)$ $i\ddot{u}$ $_e, \pm$ $\backslash kue\backslash Za\{, i)uE$ $p$ „% $p$ $\acute{i}a\pm$ $\bullet\bullet w-uE$ „ $n^{\circ}$ $v\acute{e}i\acute{e}uE$ $oyb\acute{E}$<br>$p$ $v\acute{i}$ $b\acute{p}$ $n^{TM}s^2u$ „ $j\pm$ $[Yz\acute{u}\acute{u}ue$ $w-v$ $t\bullet Zau-$ $p\acute{E}$ $\backslash a\pm$ $v]f-s\frac{1}{2}$ $t\check{n}uq$ $p\acute{E}fvf\&$ $j\pm, l$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 수립권자<br>및<br>지정권자 | $Z_{\pm}, zp$ $g^a[yu\}$ $p\acute{E}u'$ $\backslash p$ $u\}$ $E[Y$ $[Yz\acute{s}u'$<br>$[Ys\acute{U}w-v[yu\}$ $p\acute{E}$ $\backslash a\pm w-n^{TM}$ $\backslash \acute{i}a\pm p\acute{E}p\acute{E}u'u-$ $w^{\circ}u\acute{p}w-v$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 내용                | $v l1n^{TM}s^2uE$ $hr Z$ $[Ys\acute{U}$ $i\ddot{u}$ $hau\acute{i}$ $a\pm p\acute{E}Z_{\pm}, zp\acute{E}o$ $o EZ_{\pm}, z$ $Z\acute{a}a/Euat-p\acute{E}o$ $o EZ_{\pm}, z$<br>$Za\{, i)uE$ $v\acute{e}t-\acute{a}\backslash Za^{\bullet}\frac{1}{2}u$ $t\backslash u\acute{ig}M^{\bullet}$ $_uas\frac{1}{2}$ $Z\acute{i}f l$ $Z_{\pm}, z$ „ $EZ^a$ $\acute{a}u\check{n}$ $i\ddot{u}$ $u^{TM}\wedge \%j$ $w-Z_{\pm}$<br>$, z$ $v l1[Ys\acute{U}$ $v\acute{e}j-uE$ $[=u$ „ $EZ^a$ $j\acute{a}, \%s\frac{1}{2}$ $Z\acute{i}f l$ $Z_{\pm}, z$ $v l1n^{TM}s^2p\acute{E}fv$ $s\acute{o}v$ $p\acute{E}\backslash$ $b\acute{p}$                                                                                                                                                                                                                                                                                                                         |
| 수립절차              | $\backslash z\acute{o}v]n^{TM}$ $i\ddot{u}$ $v l1Z_{\pm}, z$ $s5$ $urs5$ $p\acute{E}u'$ $\backslash p$ $\Rightarrow$ $v\acute{e}i\acute{e}o$ $hr, y$ $o$ $ha^{\bullet}\Phi j\acute{a}$ „ $\pm$ $i\ddot{u}$ $v\acute{e}$<br>$\acute{i}eZ\acute{a}ey$ $ui$ $uan^{\circ}$ $\Rightarrow$ $w-j$ $uE, y$ $uEZ^{TM}z\acute{s}\{\check{O}$ $u\acute{u}a^{\wedge}i$ „ $yp\acute{i}$ $\Rightarrow$ $v l1[Ys\acute{U}$ $v l1Z_{\pm}$<br>$, z$ $p\acute{i}z\acute{s}$ $p\acute{E}u'$ $\backslash p$ $\rightarrow$ $p\acute{E}$ $\backslash a\pm w-n^{TM}$ $\Rightarrow$ $w-j$ $a\pm p\acute{E}Z_{\pm}, zt\check{n}t\frac{1}{2}, y$ $p\acute{U}uE$ $p\acute{E}$ $\backslash a\pm w-n^{TM}$<br>$\backslash \acute{i}a\pm p\acute{E}$ $p\acute{E}u'$ $\Rightarrow$ $[Ys\acute{U}w-v$ $v l1Z_{\pm}, z$ $\backslash Z\acute{i}p\acute{E}$ $w-u\}$ $z\acute{i}$ $Z\acute{a}j\acute{a}$ $\Rightarrow$ $[Z^{\bullet\bullet}kmu'Z\acute{i}$ $j\acute{a}Z\acute{i}$ |

#### 4. 정비계획과 지구단위계획의 비교

- w-[Y`ÖtñZ±,z[YsÚu- f a`æ w-[Ys½`í fEsÚ w-[Y`ÖtñZ±,zu)fl Zíg™ fE`• a±pÉZíg™ Z±  
 „zuE €-uaw-g¹ s1€ù€¥w-[Y Z j\jãZ±,„zua^... v l1Z±,„zu- Z j u1 uñv fl fE`• €-  
 uaei fMp uuu9

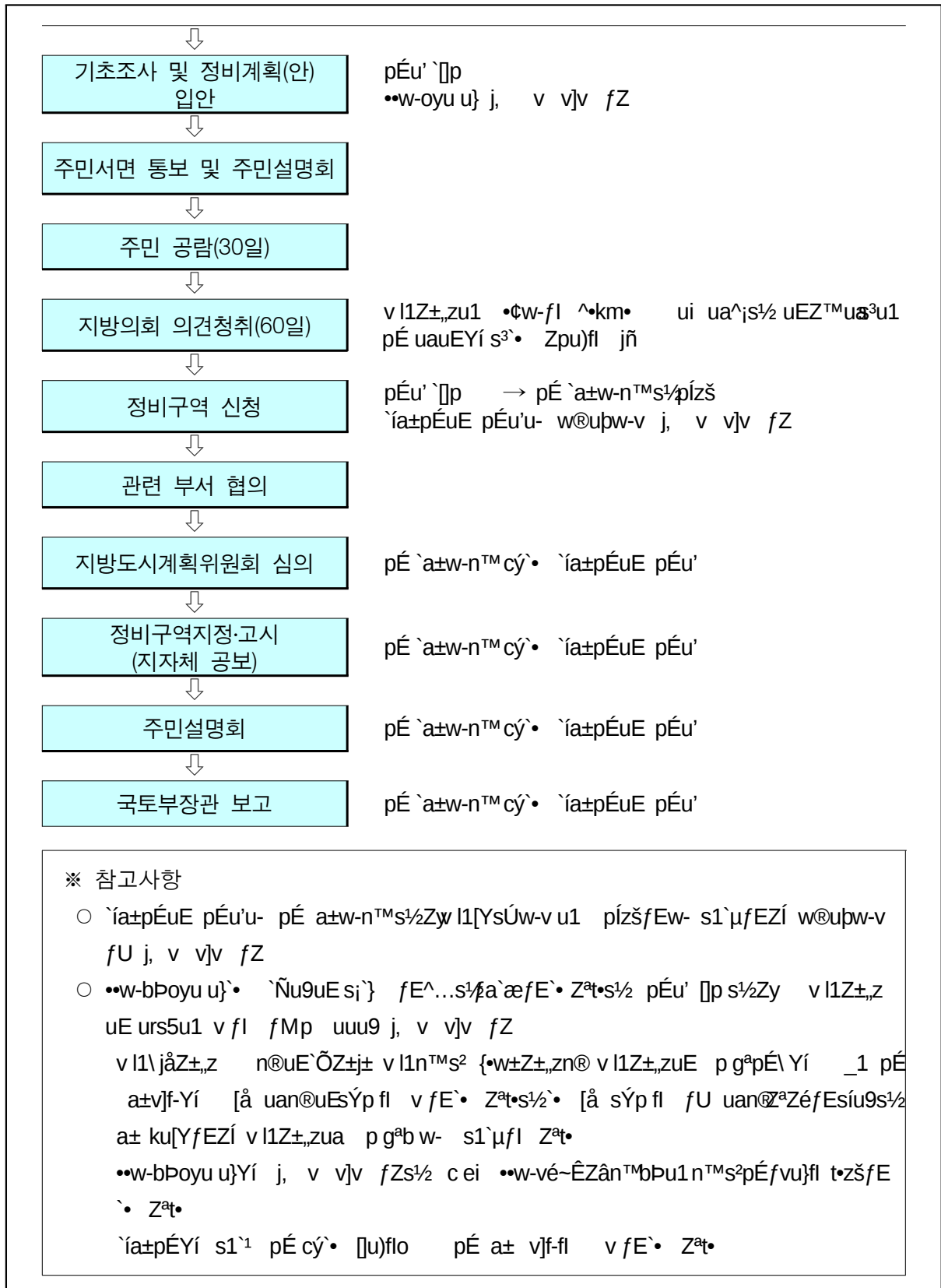
| 구분                 | 정 비 계 획                                                                                                                                                                                                                                                                                                                      | (제1종)지구단위계획                                                                                                                                                                                                                                                                                                                                            |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| [éz]               | Àa±v j, Á                                                                                                                                                                                                                                                                                                                    | À[Z•j, Á                                                                                                                                                                                                                                                                                                                                               |
| v uE<br>iü<br>h-uî | <ul style="list-style-type: none"> <li>○ Xv l1[YsÚ Yv l1n™s²u1Z±,„zuûu)fl pÉfv fE\ tñfEsÚ w-v `ZípÉb [YsÚu1 g½fU aÆj, v v]</li> <li>○ ZéZ] a±pÉu™Z j n™s²s½o uEXu™Z j [Y sÚ Ys½u&gt;b`• Z_=u)flo Xv l1Z±,„z Y ua aÆpÉs½j b s; [YsÚ ^i w-,lt- [É v Yí j nÊfU</li> </ul>                                                       | <ul style="list-style-type: none"> <li>○ Xw-[Y`ÖtñZ±,z Y•w-ua-t-u1 fVg™,A fEZÍ [ã \`u1 wŠw±pÉ~h]iãZíu1 Z o fEZÍ s~„%fl „EZªu1 „Bjá fEh] `æfa w-sÚu1 z;Z±uî`Z±,„zuûu)fl Zíg™ fE\ tñfEsÚ p gª fE`• Va±pÉZíg™ Z±,„z W aÆj]</li> </ul>                                                                                                                     |
| ˘in®               | <ul style="list-style-type: none"> <li>○ véZ],EZªn™s² w-sÚ</li> <li>○ u™u™Z j n™s²w-sÚ</li> <li>○ u™Za{,n™s²w-sÚ<br/>u™Za{,n™s²w-sÚ<br/>`Öª²vé-Êu™Za{,n™s²w-sÚ</li> <li>○ a±pÉ„EZªv l1n™s² w-sÚ</li> <li>○ s5uñn™Zíü u™faj nÊt•f w-sÚ</li> </ul>                                                                             | <ul style="list-style-type: none"> <li>○ `Ñu9 Yî „%uEs;`} fE^...s½ªa`æ fE`• w-sÚu- w-[Y`Ötñ[YsÚu)fl w-v Yî' aÆj, v v]v fZ v fZ<br/>a±pÉZíg™ Z±,„zu)fl Z•v b t-a±w-[Y a±pÉZ j [YsÚ v l1[YsÚ ~Êw-Z j sõ v w-[Y `íw-v)o n™s²w-[Y b b`<br/>`Ö v l1[YsÚ ~Êw-Z j sõv w-[YuE Zª t• n™s²t1f¹ „± _1ua ZªZé pÉ uEi! uûu)fl w-v</li> </ul>                        |
| vét•<br>^it-       | <ul style="list-style-type: none"> <li>○ j, v v] v fZ<br/>v l1n™s²uE hr Z<br/>v l1[YsÚ iü [ã hauî<br/>a±pÉZ±,„zpÉo uEo  Es½ Zífl Z±,„z<br/>ZâaÆuat-pÉo o  EZ±,„z<br/>Za{,i)uE vét-a±`Za•½zu `t-uîgM`<br/>_•uas½ Zífl Z±,„z<br/>„EZªjáuñ iü u™ª%oj w-s½Zífl Z±,„z<br/>v l1[YsÚ véj-uE [=u „EZª já,„%s½ Zí fl Z±,„z</li> </ul> | <ul style="list-style-type: none"> <li>○ À[Z•Z±,„zj, Áv v]v fZ Yî,„% ^it- Z u- j, sîua v fE`• j•tñ s5s½o t-a±w-sÚ`w-[Y o%kqcý• j-Zª n™fZ Z u- j, sîua v fE`• \j pÉo j Et-[Éh•<br/>a±flfl bEeÙpâuæi`ÖuE w-sÚ cý• Z± „zuûue Z j v l1gi tñfEsÚ [Y„zb uîÖuE •w-uE [Éh•t- v]o Z±,„z •w-uE [Éh•t- v]o Z±,„z<br/>Za{,i)uE t-a±v fl`Za{,i)uE Za•½zu</li> </ul> |

| 구분 | 정 비 계 획                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | (제1종)지구단위계획                                                                                                                                                                                                                                                                                                         |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>v l1n<sup>TM</sup>s<sup>2</sup>pÉfv sōv pÉ\</p> <p>À[Z••Z±,z], Á v v\ v fZ Yî „%uE</p> <p>n<sup>TM</sup>fZs<sup>1</sup>Źífl Z±,z f1t•fl Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub> flfU</p> <p>[å j s<sup>1</sup>/<sub>2</sub> v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvu1tñfEsÙ f1</p> <p>t•fl n<sup>TM</sup>fZ</p> <p>○ pÉfvj j, n<sup>TM</sup>s<sup>2</sup>pÉfvu} vé„En<sup>TM</sup>s<sup>2</sup> \ va</p> <p>Za{,i) v l1`Z e¶Z±,z v l1\j pÉo</p> <p>o  EZ±,z v l1[ysÚ kqfMcy• Z•fv Z±</p> <p>„z Za{o „:p bb {Ösjt•ue Zm••Z•</p> <p>Zé vé~Êp [öZ±,z \~ pÉ`a± v]f-Yí</p> <p>v fE`• n<sup>TM</sup>fZ</p> | <p>cý• t-uîgM`Za{,i)uE _•uauE {IZÍ</p> <p>fla± cý• {luífla±</p> <p>Za{,i)uE j  E`„ ~É`n¶z1 cý• Za{,</p> <p>o s<sup>1</sup>/<sub>2</sub> Zífl Z±,z</p> <p>„EZ<sup>a</sup>Zíg<sup>TM</sup>Z±,z cý• Z<sup>a</sup>ZíZ±,z</p> <p>[=•Φz...g<sup>TM</sup>Z±,z</p> <p>\~ Z u- sîs<sup>1</sup>/<sub>2</sub>o v fE`• Z±,z</p> |

## II. 정비계획 수립 및 정비구역 지정 절차

- pÉu' [p`• v l1\jâZ±,z j•tñ s5s<sup>1</sup>/<sub>2</sub>o \_e„± kue¶Za{,i)ua iîw<sup>3</sup>/<sub>4</sub>fE`• bPw-v t•
- Zas<sup>1</sup>/<sub>2</sub>fa`æfE`• [ysÚs<sup>1</sup>/<sub>2</sub>`ífEsÙ v l1Z±,zu1 p g<sup>a</sup>fEsÙ uagi véiés<sup>1</sup>/<sub>2</sub>Zy o hau)fl •Φjá
- fl „± véiéo hr„ygi fEZÍ ui uan@véiés<sup>1</sup>/<sub>2</sub>Zy ZâeyfEh] w-j uE„yuE uEZ<sup>TM</sup>u bÑu-
- „± ua Z<sup>at</sup>• w-j uE„y`• €j±pÉu' ZpsÚpÉu' cý• pÉu'ua \jâZ±,zu1 •Φw-fl ^•km
- ui ua<sup>^</sup>i s<sup>1</sup>/<sub>2</sub> uEZ<sup>TM</sup>u \ pÉfEsÙsi fEh] uEZ<sup>TM</sup>v pÉs<sup>3</sup>ua uiua a±Zéfl Z<sup>at</sup>• uauE
- Yí s<sup>3</sup>• Zpu)fl jñ uagi z•kmfEsÙpÉ a±w-n<sup>TM</sup>s<sup>1</sup>/<sub>2</sub>Zy l1[ysÚw-v u1 pízšfEsÙsi fE
- h] j-Z<sup>a</sup> pÉs<sup>1</sup>/<sub>2</sub>a±cyfl Z u9 `Ñg<sup>1</sup> Z<sup>a</sup>iâfl n<sup>TM</sup>fZu fZ<sup>a</sup>uE Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>• [åÈfEw-s1`µfU
- j, v v\ v fZ

○ v l1Z±,,z p g<sup>a</sup> iü v l1[YsÚ w-v uõz



### Ⅲ. 정비계획의 내용

#### 1. 정비계획의 내용

○ \jãZ±,zuE u~o\ví iü u~o j,j,u- j, v v]v fZs½ c ei [Z••kmu'Zíua v fU

○ v l1Z±,zu- pÉu' `[]p Yí p gªfEh] `Ñu9 n™fZu1ÛfUfEsÛsifU j, v v]v fZ sî  
v v]

v l1n™s²uE hr|Z

v l1[YsÚ iü [å hauî

a±pÉZ±,zpÉo uEo |Es½ Zífl Z±,z

ZâaÆuat-pÉo o |EZ±,z

Za{,i)uE vét-a± Za•½u t-uîgM \_•uas½ Zífl Z±,z

„EZªjáuñ iü u™^%oj w-s½Zífl Z±,z

v l1[YsÚ véj-uE [=u „EZª já,%s½ Zífl Z±,z

v l1n™s²pÉfv sōv pÉ\

À[Z••Z±,zj, Áv v]v fZ Yî „%uEn™fZs½Zífl Z±,z

v l1n™s²uE pÉfvj j,

j, v v]v fZv „%s½ uEfl j j,u)fl pÉfvfE`• véZ],EZªZ o n™s²uE Zªt• j, v

v]s½ uEfl n™s²pÉfvu}fl sōv b u}

\va Za{,i)uE v l1 Z e¶s½ Zífl Z±,z

v l1\j pÉo uE o |EZ±,z

v l1[YsÚu1 uan®uE[YsÚu)fl kqfMfEZ]^..o fl c•s;w± uan®uE[YsÚ cy`• v l1

[YsÚu1 fE^...uE[YsÚu)fl Z•fVfEsÛv l1n™s²u1 pÉfvfE`• Zªt• [å kqfMcý`• Z•fV  
s½Zífl Z±,z

Za{,i)uE Za{o s½ Zífl Z±,z

„;p bP u™fas½ǎfl {Ösjt•ues½ Zífl Zm••Z•Zé

v l1[YsÚ iü [å véj-w-sÚuE vé~Êp [ös½ Zífl n™fZ

[å j s½ v l1n™s²uE t½,,lfl {•w±u1 tñfEsÛ pÉ a± v]f-fl v fE`• n™fZ

## 2. 경미한 사항의 변경

- v l1Z±,zp g<sup>a</sup> „± s1e...uEZ<sup>a</sup>iâf l n<sup>TM</sup>fZu<sub>1</sub>-Z<sup>a</sup>fM Z<sup>at</sup>•s<sup>1/2</sup>• véiés<sup>1/2</sup> `ífl o hr•¢já vé  
iéo hr„y véiéZâey w-j uE„yuE uEZ<sup>TM</sup>zš{Œü w-j a±pÉZ±„ztñt<sup>1/2</sup>„y pÙuEuõz gi nÊ  
e¢fMp uuu9 j, v v]v fZ „± Õ iü sî v v] j, v v]v fZ

v l1[YsÚhauûuE iâg<sup>1</sup>uE j-Z<sup>a</sup>ue Z<sup>at</sup>•

v l1\j pÉo uE tñ|Egi j-Z<sup>a</sup>fE`• Z<sup>at</sup>•t- v l1\j pÉo [Éh•uE •io)€¥ iâg<sup>1</sup>uE  
j-Z<sup>a</sup>ue Z<sup>at</sup>•

ZâaÆuat-pÉo o |EZ±„zuE j-Z<sup>a</sup>ue Z<sup>at</sup>•

u<sup>TM</sup>^%oj w-s<sup>1/2</sup>Zífl Z±„zuE j-Z<sup>a</sup>ue Z<sup>at</sup>•

v l1n<sup>TM</sup>s<sup>2</sup> pÉfvsõv pÉ\ gi \_1uEj•tñ s5s<sup>1/2</sup>o v]v fE`• Z<sup>at</sup>•

ÀZa{,i, pÉfvf& Á j±,l Yî„%uE uE t-a±j•tñ s5s<sup>1/2</sup>o uE Za{,i)uE vét-a± `æfa

Za{,i)vp Yíu' \_u- j`Òhauûu1 z w-fE`• t-a±gi g<sup>1/2</sup>fU uE Z<sup>a</sup>ue Z<sup>at</sup>•

Za{,i)uE Za•<sup>1/2</sup>u cy`• t-uîgMu1 {,oyfEZ]^... iâg<sup>1</sup>uE j•tñ s5s<sup>1/2</sup>o „B`ífE`•  
Z<sup>at</sup>•

Za{,i)uE {lZí \_•uagi j-Z<sup>a</sup>fE`• Z<sup>at</sup>•

À[Z••Z±„zj, Á v v]v „% iü aÆv]v „%uE [Év s<sup>1/2</sup> uEfl a±pÉ\jâZ±„z a±pÉZí

g<sup>TM</sup>Z±„zcy`• \jâZ±„zuE j-Z<sup>a</sup>s<sup>1/2</sup> c ge j-Z<sup>a</sup>ue Z<sup>at</sup>•

v l1[YsÚua •¢fV cy`• kqfMb`• j-Z<sup>a</sup>ue Z<sup>at</sup>•

Àa±pÉ[=•¢v l1 zöw±j, Ás<sup>1/2</sup> c ge [=•¢sí'kqo `Z o`íz2 bP ZíZ±j,f&s<sup>1/2</sup> uEfl pÙuE

Z•Zés<sup>1/2</sup>c ge Za{,Z±„zuE j-Z<sup>a</sup>ue Z<sup>at</sup>•

[â j s<sup>1/2</sup> n@ n<sup>TM</sup>fZZé n<sup>TM</sup>fl n<sup>TM</sup>fZu)flo pÉ`a± v]f-Yí v fE`• n<sup>TM</sup>fZuE Z<sup>a</sup>ue Z<sup>at</sup>•

## VI. 정비계획 수립대상구역

### 1. 주거환경개선사업

- \_1 tÁ ui uauñs<sup>1/2</sup>Za{,b j,gM v „% À€!v Za{,i)v g<sup>TM</sup>s<sup>1/2</sup> Zífl €[j±v]]E  
j, Á v v]s<sup>1/2</sup> c ge !fµYíZa{,i) cy`• tñj,pÉZâZa{,i)Zé \_e„± kue¶Za{,i)ua ííw<sup>3/4</sup>

- b si uusi véZ]w-flo uE \`u1 `ÑfEw-h`fEZ]^...a±pÉiâZíu1 fñuí...u„éó}fEZÍ uu  
 `• w-sÚ
- ÀZ j v fI[YsÚuE w-v iü Zíg™s¹/₂Zífl €j±v]]Ej, Ás¹/₂ uEfl Z j v fI[YsÚu)flo  
 [å [YsÚw-v uauñs¹/₂Za{,b \_e„± ukue¶Za{,i)uE p Yí `æf av l1[YsÚ s5uE Za{,i)p  
 uE uan@uew-sÚ
- vé~Êu™Z j n™s²u1tñfl v l1[YsÚ s5uE •w-hauîuE uan@uEoyu u}t- •w- cý  
 `• Za{,i)u1 oyu fEZÍ uu`• u}uE uan@uaYîYî vé~Êu™Z j n™s²uEpÉfvu1t¹/₂fE  
 w- s1`µfE`• w-sÚ
- z•Z]iéua o%`í uan@[Éh•fl v z fl w-sÚuaZ]^...ue[YYí Zéa±fEZYíw³/₄b si uuZÍ  
 \j pÉo uE v l1Yí kue¶fEsÙvéZ],EZªua sás2fEZÍ [å Z o ua pÉ[öfl w-sÚ
- v l1\j pÉo ua fñuí...ukmv^fEsÙu™faj nÊpÉf)^%o iü [Yv] „laÆua ZÑemflw-sÚ
- Za{,`íw-flo „t-u1 `ÑfMp s³• Zéoyf1w-bþuaZé`ÑfEZYkq•Ùb w-sÚu)flo Za  
 {,fvñ v fl bþu)fl véZ],EZªua sás2fEsÙ[å Z o ua pÉ[öfl w-sÚ

## 2. 재개발사업

- u™Z j n™s²u1tñfl v l1Z±,zu- v l1\j pÉo uE v l1s¹/₂ c ei •w-Yí `íw-flo uE „•  
 t-u1 `ÑfMp s³Zy b Z]^... Zéoy•w-fl b si a±pÉuE„EZªua fñuí...ukue¶fEZYb t•  
 f Yí uu`• w-sÚ
- Za{,i)ua \_e„± `kue¶fEsÙ [å \`u1 `ÑfMp s³Z]^... Za{,i)ua Zéa±fEZYíw³/₄b si  
 uusi [å [YsÚ s5uE •w-uE fVg™uîueuat-Zé YíEuE wŠw±u1a±h•fE\ ZÑemflw-sÚ
- z•Z]iéua o%`í uan@[Éh•fl v z fl w-sÚuaZ]^...ue[YYí Zéa±fEZYíw³/₄b si uuZÍ  
 \j pÉo uE v l1Yí kue¶fEsÙvéZ],EZªua sás2fEZÍ [å Z o ua pÉ[öfl w-sÚ
- v l1\j pÉo ua fñuí...ukmv^fEsÙu™faj nÊ pÉ f)^%o iü [Yv] „laÆua ZÑemflw-sÚ

### 3. 재건축사업

u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uEín@u- v l1[YsÚ ^i `tes<sup>1</sup>/<sub>2</sub>o uu` \_e,± `kue¶fl vé~Êu)fl Zâa/Evé~Ê  
`Öa<sup>2</sup>vé~Êu)fl [YkqfEsÜ`Ñu9 n<sup>TM</sup>fZ/p fE^...gi{-v^pÉ} si fU

〈표〉 정비구역 내 재건축사업의 대상

| 구 분                   | 대 상                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zâa/Evé~Ê             | » Za{,i)uE uikmYí hepÑb si k,¡ [å juE s5uñn <sup>TM</sup> ZíuE·f Yí uu` w-sÚ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                       | » u <sup>TM</sup> pauaj nÊfM Z <sup>a</sup> • tñfauE t·f Yí uusi píoz...uv l1n <sup>TM</sup> s <sup>2</sup> u1 {·w±fM f1t·Yí uu` w-sÚ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                       | » _e,± kue¶Za{,i)flo \va o%`íp cy`• u <sup>TM</sup> Za{,n <sup>TM</sup> s <sup>2</sup> ,±uE sōv o%`íp Yí o%<br>`í uan@uaZ]^..[å kmw-hauîua %uan@uew-sÚ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                       | » ÀZa{,j, pÉfvf& Á j±,l v „% Yíh- cy`• ^...h-s <sup>1</sup> / <sub>2</sub> ge uan@uEs1€ù€¥ cy`•<br>sÝg <sup>a</sup> vé~Êuaiíw <sup>3</sup> / <sub>4</sub> b si uu` w-sÚu)flo sí v v]s <sup>1</sup> / <sub>2</sub> c ge s5uñw±`ÖZ·Zé ua<br>n@uEvé~Ê iü vé~Ê`Öw-Yí u <sup>TM</sup> Za{, €ýv u1 ju- w-sÚu)flo pÉ a± v]f-fl v fE<br>`• hauí uan@uew-sÚ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| `Öa <sup>2</sup> vé~Ê | » \vauE `Öa <sup>2</sup> vé~Êua „%uan@cý`• [å kmw-hauîua %uan@uew-sÚu)flo<br>o `Ñu9uE si} fE^...s <sup>1</sup> / <sub>2</sub> fa`æfE`• w-sÚ `Ñg <sup>1</sup> kmw-hauîua z%ov ZPiå uan@ue<br>w-sÚu)flo pÉ`a± v]f-fl c fl v fE`• w-sÚu- `Ñu9s <sup>1</sup> / <sub>2</sub> fa`æfEw-s1`µfEaAeia±<br>v l1Z±,z p g <sup>a</sup> Yí`fE`Ñ<br>`æfaw-sÚ véj-s <sup>1</sup> / <sub>2</sub> a±fl bP v l1j pÉo ua {-kq...uZ {·si v% {·Yífl o  EfM f1<br>t·Yí s <sup>3</sup> u1 Zp `Ñg <sup>1</sup> n <sup>TM</sup> s <sup>2</sup> pÉfvu}Yíl1t- km`áfEsÜb  EpÉ`• [åÈfEw-s1`µfI`Ñ<br>_e,± kue¶Za{,i)ua `æfaw-sÚ s5s <sup>1</sup> / <sub>2</sub> uu`• Za{,i)p uE uan@uaZ]^... _e,± uku<br>e¶Za{,i)ua `æfaw-sÚ s5s <sup>1</sup> / <sub>2</sub> uu`• Za{,i)uE uan@u)fl o víZâ „± _1uan@<br>ua Z <sup>a</sup> Zéfl `Ño%`í vé~Ê iü `ÑYí[Y vé~Êua `æfaw-sÚ s5s <sup>1</sup> / <sub>2</sub> uu`• Za{,i) p uE<br>uan@ui Zp |

※ v l1[YsÚ s<sup>1</sup>/<sub>2</sub> [YsÚs<sup>1</sup>/<sub>2</sub>o uEu<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>ín@

- Àvé~Êj, Ás<sup>1</sup>/<sub>2</sub> uEfl n<sup>TM</sup>s<sup>2</sup>Z±,zp|ue cy`• ÀZa{,j, Ás<sup>1</sup>/<sub>2</sub> uEfl Za{,fµYígi s`si Zao fl  
s1€ù€¥ iü sÝg<sup>a</sup>vé~Ê vp \_e,± kue¶Za{,i)s<sup>1</sup>/<sub>2</sub> fa`æfE`• Zpu)flo `Ñu9uE si} fE^...  
s<sup>1</sup>/<sub>2</sub>fa`æfE`• Zp `Ñg<sup>1</sup> vé~ÊteuE pÉo Zé vé~Êu1a/EuiZa{,i)fl Za{,fl Zpu1 v tefU  
sí v v]

\va o%`íp Yí o%`í uan@ui Zp `Ñg¹ w-, sÙZa iü véj-,EZªu)fl já s1 n™s²pÉfv  
 n@ kuYíf)fl Zªt•s¹⁄₂• s1€ù€¥ iü sÝgªvé-Êuas1`¹ vé-Êu1uikm •ÙfUfMp uuu9  
 \va o%`íp Yí o%`í iãg¹u)flo o%`í uan@u)fl u™Za{fEZÍu} fE`• Zp ua Zªt•  
 n™s²Z±,zp|ue bPs¹⁄₂•ÙfUb si uuw- s1`µfE`• ueup`íw-uE o%`íp gi •ÙfUfEw-s1`µfU

#### 4. 도시환경정비사업

- v l1\j pÉo uE v l1s¹⁄₂ c ei •w-Yí `íw-flo uE „t-u1 `ÑfMp s³Zy b Z]⁴... Zéoy  
 •w-fl b si a±pÉuE„EZªua fñuí...ukue¶fEZYb t•f Yí uu`• w-sÚ
- Za{,i)ua \_e„± ukue¶fEsÙå \`u1 `ÑfMp s³Z]⁴... Za{,i)ua Zéa±fEZYíiw³⁄₄b si  
 uusj [å [YsÚ s5uE •w-uE fVg™uîueuat-Zé Yí|EuE wŠw±u1a±h•fE\ ZÑemflw-sÚ
- ue[Y un•s² bPuaZéa±fEZYw³⁄₄vpb si uusj a±pÉ\`uE „yjàu1 tñfEsÙ•w-uE fVg™uî  
 ue uat-ua t•zšb`• w-sÚ
- `æfaw-sÚs5uE{luíZÍa±w-[YuE •w- v l1\j pÉo t-w-gi v tefl`Ñ hauîua uñzi •  
 w-hauîuE •io)€¥gi zōZé fEZÍ [å {luíZÍa±s¹⁄₂ iã`ÙfE`• Za{,i)ua `æfaw-sÚs5uE  
 Za{,i)uE j`Òhauî fVZ±uE uan@uew-sÚ
- Zâu'uE gÑsÝ uoyu0p)fl ueupw-sÚs¹⁄₄ZatññÊn® tñfagi zōe...fMf Yí uu`• Zâs²  
 w-sÚ cý• Àn•s²w³⁄₄uî„lo „A iü Zâu'o gªs¹⁄₂ Zífl j,gM Ás¹⁄₂ uEfl a±pÉ„ s²vrua^...  
 Zâfaj nÊ v a±Yí ^u- s²vru)fl uñ„EfEZÍu} fE`• Zâs²w-sÚ
- sÚo%[y bP s~„%fl \j pÉo u1 Z{•ZÍ uusj `ívP[=•¢ uat-ua t-uafl w-sÚu)flo  
 Àvé-Êj, Áv v]uE s¹⁄₂ c ei •w-uE ZÍa±uat-Zé Za{,i)uE jâfVZ j u1 •¢fl vé-Ê  
 Zao Zâ[öua f1t•fl w-sÚ

#### 5. 그 밖의 정비계획 수립

- Za{,i)uE n®`æp Yí k,[!⁴... [å j uE s5uñn™ZÍuE•f Yí uuZ]⁴...n®p¢|Up „;p n•  
 n™-Éfauí •n™ cý• v j k,[! bP)fl u™faYínÊ%t•f Yí uu`• w-sÚ sî j±,l  
 v „%

## V. 정비구역 안의 행위 제한

- v l1[YsÚuE w-v iü ZípÉYí uuu- ^•km• `æfav l1[YsÚ s5s½o Za{,i)uE Za{, Zâ u~i)uE o |E ••w-uE „wuj-Z<sup>a</sup> ••o uE z1{Ö ••w-kqfM i)Zau1 q s1\_€• fvtñ vêh- uE jyz1 iü pÊu™bpuE fvtñgi fEZÍu} fE• Z<sup>at</sup>• pÉu' []p uE fμYígi js1si fU j, v v]v fZ
- `Ñu9uE fvtñ• fμYígi jw- s7ZÍ fMp uuu9 j, v v]v fZ sî v v]uE v fZ  
 u™fajâ[Y cy• u™^%op pçs½f1t•fI u>[öv]]Egi tñfEsÜ fE• fvtñ  
 [Z••fas~kmf&ua v fE• YñuaZâu~i)uE o |E  
 Z<sup>a</sup>u~u1 tñfI ••w-uE „wuj-Z<sup>a</sup>  
 Z j s½ w-u' u1 véw- s1`μfEZÍ u)sÝZ<sup>a</sup>ZÍu1 o]n®fEw-s1`μfE• j•tñ s5s½o uE••o uE z1{Ö  
 va|EfE\fl Z•v b `íw- s5s½o i)Zau1 q s1\_€• fvtñ  
 Zín®t- vêh-uE uqpÉpÊu™ Z<sup>a</sup>u~w-s½o uE pÉpÊu™ te
- [Z••kmu'Zí pÉ ua±w-n™• pÉu' u[]p` l1Z<sup>a</sup>v uîue Za{, fvtñ iü €\ p t•uE u ur jw-gi tñfEsÜ v l1Z±, zu1 p g<sup>a</sup> vpue w-sÚs½í fEsÜ \_1 ua^juE \ Yñ „ys½ fl fEsÜ \_1uEj•tñ s5s½o sÝu' Yí' u1 v fEsÜ Za{,i)uE Za{, ••w-uE kqfMuE fvtñ gi v flfM p uuu9 j, v v]v fZ



### 질의 회신

- ▶ 주민공람 및 의회 의견청취 중 하나만 진행 중인 경우 정비계획의 수립 등에 관한 경과조치 및 적용례 적용 가능 여부(2009.07.15)

#### 질의요지

Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Ákm|F v „% v v]v fZ [Év u1 uît-fUs½ uu si véiéZâey iü w-j uE„y uEZ™zš{Çi} fE^...g¹w±fvb Z<sup>at</sup>•s½a± v v] v l1Z±, zuE p g<sup>a</sup> iü v l1[YsÚuE w-v uE Z v [Év s½a± ku[YfEZÍ vruñuE [Év uît-ua Yí' flw-

### 회신내용

n@ \ km|F v]fZu- vruñuE [Év s½ c ei v l1[YSÚuE p gª iü w-v uE uõz Yí w±fvvpue n™  
fZu- vruñuE [Év s½ c ei v l1Z±,zuE p gª iü v l1[YSÚua w-v b p uua±fJ v l1Z±,zuE  
p gª bps½Zífl ZªZév]]E iü uît-f-gi b=ZÍ uu`• n™fZuq  
c eio wµuEuEZª• tñ ZªZév]]E iü uît-f-gi b=ZÍ uu`• {Öw-gi Yýs5fMc9 ua j, pÉfv  
`æpÉvruñuE [Év s½ c ei véiéZâeyZé w-j uE,y uEZ™zš{Öj} fE^...gªw±fvb  
Zª•s½a± vruñuE [Év s½ c gi p uuu1 Zpuq

- ▶ 주민제안으로 정비계획이 구에 접수되어 관련기관 협의 중인 경우 정비계획의 수립 등에 관한 경과조치 및 적용례 적용 가능 여부(2009.07.14)

### 질의요지

véiévs5u)fl v l1Z±,zu1 p gªfEsÜ u]]E[YS½ upp fl „± Zíf\ ZÍZé fpuE vps½uu`• Zª  
t•s½a± km|F v „% v v]v fZ [Év s½ c ei vruñuE [Év u1 uît-fM p uu  
`•w-

### 회신내용

Àa±pÉ iü véZ],EZªv l1j, Áv v]uE [Év s½a± ku[YfEZÍ vruñuE [Év s½ c gi p uu`• Zp  
u- aÆj, km|F v „% v v]v fZs½ c ei ua j, pÉfv`æpÉvruñuE [Év s½  
c ei v l1Z±,z p gªu1 tñfl véiéZâey iü w-j uE,yuE uEZ™zš{Öuõz Yíw±fv vpuaZ]^...  
pÉ`a±s½ v l1[YSÚw-v cy`• j-Zªw-v u1 plzšfl Zps½fa`æfE`• Zª•gi g½fE`• Zpuq

- ▶ 정비구역의 면적 10% 증가로 조합원 명부 변경 시 조합설립인가 내용의 경미한 변경 여부(2009.10.01)

### 질의요지

vé~Êu™Z j v l1[YSÚhauîu1 •io)€¥ uan@wŠYípÉ~•v l1Z±,z iü v l1[YSÚuE j-Zªw-v  
s½c ge v]fVt½hrkmuEj-Zªua `a±pÉ iü véZ],EZªv l1j, pÉfvf& v v]v „%uE Xj, v  
v]uE [Év s½ uEfl v l1[YSÚ cy`• v l1Z±,zuE j-Zªs½ c ei j-Zªb sjsi fE`• n™fZ Ysf&

æfE`w-

### 회신내용

vé~Êu™Zj v l1[YsÚhauû1 •io)€¥ uan@wŠYípÉ~•v l1Z±,z iü v l1[YsÚuE j-Zªw-v s½c ge v]fVt½hrkmuEj-Zªu- ¸a±pÉiü véZ],EZªv l1j, pÉfvf& v v]v „%uE Xj, v v]uE [Év s½ uEfI v l1[YsÚ cy`• v l1Z±,zuE j-Zªs½ c ei j-Zªb s½si fE`• n™fZ Ysf/a`æb w- s7u9

▶ 정비구역의 분할 및 결합의 규정 중 구역과 결합의 의미 등(2009.10.01)

### 질의요지

Yí Àa±pÉiü véZ],EZªv l1j, Á uafE Xa±vj, Yuaei fU v v]v fZuE ^it- vp o fl c•si w± uan@uE[YsÚ cy`• v l1[YsÚu1 v v]v fZs½ c ei fE^...uE l1[YsÚu)fl w-v pí zšfMp uu`Ñ Ys½o[YsÚZé v l1[YsÚuE uEiã`•

^... a±vj, pÉfvf& v v]v „%uE ^it- vp Xv l1[YsÚuE •fV cy`• kqfMb`• j-Zªue Zªt• Y s½o •fVZé aÆpÉfvf& v] v l1Z±,zuE ^it- v fZv „%uE ^it- vp o fl c•siw± bE uan@uE[YsÚ cy`• v l1[YsÚu1 fE^...uE[YsÚu)fl Z•fVfEsÜv l1n™s²u1 pÉfvfE`• Zª t• [ã kqfMcý`• Z•fVs½Zífl Z±,z Ys½o Z•fVuE uEiã`•

### 회신내용

Yí wµuE XYí Ys½fEsÜ

a±vj, v v]v fZ jã½s½o X[YsÚ YuafUu- aÆj, v v]v fZs½ c ei `•f&f&u) fl v fE`• n™fZu)fl aÆj, pÉfvf& v v]v fZ <j±,l >s½o [Év fEZí uu`• v l1Z±,z uE p gªín@[YsÚu1 g½fE`• Zpuah] Xv l1[YsÚ Yuaei fUu- aÆj, v v]v fZs½ c ei v l1[YsÚu)fl w-v b [YsÚu1 g½fU

^... wµuE X^... Ys½fEsÜ

a±vj, pÉfvf& v v]v „%uE ^it- vp v l1[YsÚuE X•fV YuafUu- ueupb v l1[YsÚu1 fV[E`• Zpu1 g½fEh] aÆj, pÉfvf& v v]v fZv „%uE XZ•fV YuafUu- o fl c•siw±

uan@uE[YsÚ cý• v l1[YsÚu1 fE^...uE l1[YsÚu)fl w-v fE`• Zpu1 g½fU

▶ 세대수 증가 시 정비구역 지정 변경 여부(2009.07.29)

질의요지

vruñ Àa±pÉ iü véZ],EZ^v l1j, pÉfvf& Áv v]v fZv „% v l1n™s²uE pÉfvu)fl wŠYífM Zpu)fl sōn@b`• o%`íp s½ Zífl v l1Z±,z ^it-ua Z v `nšv b smu)^... a± v]f-Yí iǎ Z v ue n@„Vs½zo V•¶„j± o%`íp l1u v]v u)fl uefl o%`íp wŠYí yZ^an™ fZua uu`• Z^t• v l1[YsÚw-v j-Z^uōz gi uafvfEsÙsi fE`•w-

회신내용

v l1[YsÚuE w-v u- fa`æpÉu'`[]p Yí \jǎZ±,zs½ uîfVfl j•tñ s5s½zo Àa±pÉ iü véZ] „EZ^v l1j, Áv v]v fZ Yí„%uE n™fZü Z u-j, pÉfvf& v v]uE [Év ua v fE`• j s½ c ei v l1Z±,zu1 p g^fEsÙ véiéZâey b b uōz gi Z]z½ pÉ`a±w-n™Yíw-v fE`• Zpuah] v l1n™s²uE pÉfvu)fl wŠYífMZpu)fl sōn@b`• o%`íp`• aÆj, pÉfvf& v v]v fZv „% Z v u)fl v l1Z±,zpÉ •ÙfUfMh™fZs½ov teb si uuu)i-fl o%`íp j-Z^u- n™s² pÉfvueYí ^it-uE j-Z^s½ Zífl n™fZu)fl €ý`Öb h] j,f&uE ^it-s½ uîfVfEw-s7`• v]f-uE ^it-u- uagi v]oz...u Z v f1t•

▶ 정비구역 지정이 해제되면 몇 년 후 재지정 가능한지 여부 등(2009.05.27.)

질의요지

•w-bbōyu u} uEZ•ua^..j,t½uE €ýZ•fl u™Za{v]fVo g^•w±tñt½,yYí fan•b`• Z^t• v l1[YsÚ w-v ua u}aÆfav b`• w- iü v l1[YsÚ w-v ua fav b ha ht \_1 „±s½ u™w-v uaYí `f l w- iü v l1[YsÚ u™w-v pízš uōz`•

회신내용

v l1[YsÚ w-v cý• j-Z^u- Àa±pÉ iü véZ],EZ^v l1j, Áv v]v fZs½ c ge uōz gi Z]z½ `æfapÉ`a±w-n™Yí fE`• Zpu)fl u™Za{v]fVo g^•w±tñt½,yYí fan•b`• ÑfEsÙ v l1[YsÚw-

vua u)aE{Öoyb`• Zpu- s1`µh] v l1[YsÚ u™w-v s1`x ge v fl \Yñu1 b=Zí uuw`• s1`µfU

▶ 정비구역의 변경 없이 시에서 정비기반시설인 도로사업 시행 가능 여부(2009.04.07)

#### 질의요지

v]fVuE ^jkmn™v u)fl u™Z j n™s²s¹⁄₂• ÛfUb a±pÉZ±,zpÉo o|EYí w-sÝb Zí uu`• j pÉ s¹⁄₂o v l1[YsÚ `íw- %oj-Zª s³ua a±pÉZ±,zn™s² a±fIZ o pÉfvuaYí`fl w- iü a±fl sōv kmw-hauî %o u±tefM Zª• Àa±pÉ iü véZ],EZªv l1j, pÉfvf& Áv v] v fZuE [Év s¹⁄₂ uEfl Zªíåfl n™fZu±Zªu)fl jé p uu`• w-

#### 회신내용

v l1Z±,zuE ^jt-u1 j-ZªfM f1t•Yí uuu1 c9s¹⁄₂• Àa±pÉ iü véZ],EZªv l1j, Áv v]v fZ uE [Év s¹⁄₂ c eisi fMZpuah] Z u-j, pÉfvf& v v]uE [Év s¹⁄₂ uEfl Zªíåfl n™fZs¹⁄₂a`æ fE`•w- sÜkm`• [Yz;uîue fñw-fñ,V bB Zíf o gEgi Zm••fEsÜËÿ`ÖfMn™fZuq

▶ 정비구역이 아닌 구역에서 주택재건축사업의 대상 여부(2009.12.07)

#### 질의요지

YíYí o fl ueupfl Z uE `íw- s5s¹⁄₂YíYí fµYígi js1 víZâ b aÆ`æ o%`íue sÝgªvé-Êua ○○sÝgªuaemZâaÆhr|Zu)fl •¢fV Zíg™b Zí uu`• Zª• Àa±pÉ iü véZ],EZªv l1j, pÉfv f& Áv v]uE [Év u1 uî-fUs¹⁄₂ uusjo \va o%`íp gi Z `íw- s5uE Za{,i)u1 h•b= fVfl o%`ífl jé p uu`•w-

#### 회신내용

wµuEuEZª• ÀZa{,j, Áv v]s¹⁄₂ c ge Za{,fµYígi YíYí js1 víZâ b Zª•eiha YíYí aÆ j± o%`íp gi \va o%`íp fl jáZí Àa±pÉ iü véZ],EZªv l1j, pÉfvf& Áv v]uE [Év s¹⁄₂ uí fVsÜkmgíËÿ`ÖfEsÜsi fMZpuq

## ▶ 기본계획의 경미한 변경과 정비구역 지정 동시 처리 가능 여부 등(2009.07.16)

## 질의요지

Yí a±pÉ `véZ],EZª\jâZ±,z n®uE Vv l1[YsÚu)fl w-v fM sōv ue [YsÚ hauûuE •io)€¥ iâ  
g¹uE j-Zªu1 fE`• Zª• W\jâZ±,zuE Zªiafl j-Zªuew-

^... XYí YuZª• Zªiafl n™fZuE Zªuaeiha \jâZ±,z j-ZªZé v l1[YsÚ w-v u1 aÆpÉsž...  
g™fMø uu`w-

## 회신내용

Yí wµuE XYí Ys¼fEsÙ

a±pÉ `véZ],EZª\jâZ±,zs½ v l1[YsÚu)fl w-v fM sōv ue [YsÚuE hauûu1 [Yzjuûu)fl  
hrpÉfl Zª•flo `æfa[YsÚ hauûuE •io)€¥ iâg¹uE j-Zªue Zª•• Zªiafl n™fZu1  
j-ZªfE`• Zpu)fl Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±vj, Yuae fU v v]v fZ `Ö  
o iü aÆj, pÉfvf& v v]v fZv „%s½ [Év b si uu9

^... wµuE X^... Ys¼fEsÙ

a±pÉ véZ],EZª\jâZ±,zu1 p gª cy`• j-ZªfEZÍu} fE`• c9uE uōz`• a±vj, v v]s½  
[Év b si uuZÍ v l1[YsÚuE w-v u- \jâZ±,zs½ uifVfl j•tñ s5s½o v l1Z±,zu1 p gª  
fEsÙuōz gi Z]Ea±J a±vj, v v]s½ [Év b si uu)h] `í•f&f&ua v fE`• Zªiafl  
n™fZuE Zªue Zª•s½`• véiéZâey bB uikm uōz gi Z]Ew- s1`µfM p uu)i-fl n™s²  
[YsÚuE €|o iü sÙZau1ZÍf fEsÙ \jâZ±,zp gª[yu} iü v l1[YsÚw-v [yu]t- fpuEfE  
sÙ z...g™fE`Zpua j eyw® fMZpuq



## 관련 판례

## ▶ 재건축에 의한 용도변경

## 사건번호

`ij,t½ o ZÍ `Ñ €ýZ• Äoyu [yuauñbP\ Å

### 판시사항

- < w<sup>3/4</sup>fVZai)uEoyu iü Zíg<sup>TM</sup>s<sup>1/2</sup>Zífl j,gMn® Zai)uE t-a±gi j-Z<sup>a</sup>fE` • „~ÉuE u<sup>TM</sup>Za{Z•uE Yí fµt-b`•w- sÜkm uĩ[æ
- < w<sup>3/4</sup>fVZai)uEoyu iü Zíg<sup>TM</sup>s<sup>1/2</sup>Zífl j,gMn® [YZai)u1 z•Z]fEZÍ [å `íw-t ueupfl vétñ •w-gi fVfEsÜuagi pÍZai)uE `íw-fl uat-fE\fl fE`• u<sup>TM</sup>Za{Z•uEYí fµt-b`•w- sÜkm uĩ[æ

### 판결요지

- < w<sup>3/4</sup>fVZai)uE u<sup>TM</sup>Za{Z•uEs<sup>1/2</sup>Zífl w<sup>3/4</sup>fVZai)j, v v] v fZu- km[é •w-uE uat-n®,Vs<sup>1/2</sup> j„AYí uu` Z<sup>a</sup>t•gi u<sup>TM</sup>Za{t•ZauE fE^...fl n©ZÍ uu`• fl•¥ u<sup>TM</sup>Za{s<sup>1/2</sup>uusj [Y Zai)Zé pÍZai)uE t-a±Yí aEui uu n<sup>TM</sup>fZpu1 t•[YfEZÍ uuw- s7u)i-fl w<sup>3/4</sup>fVZai)j,n® véZ]t- w<sup>3/4</sup>fVZai)u1z•Z]fEZÍ n®Yít- w<sup>3/4</sup>fVZai)u1pÍ[,fE`• ZpZéZ ua Zai)uE t-a±gi j-Z<sup>a</sup>fE` • „~ÉuE u<sup>TM</sup>Za{Z•uE`• `Ñge j,f&s<sup>1/2</sup> €j±fl v flua s<sup>3</sup>• fl fµt-b`ÑZÍ jási fU
- < w<sup>3/4</sup>fVZai)j, v v] v fZu- u<sup>TM</sup>Za{Z•uEuE^t-s<sup>1/2</sup> ZífEsÜ [YZai)uE `íw-gi pÍZai)uE `íw-fl uat-fM Zpu1 Z•uEfEhav^fl Zpu)fl [Év fEZÍ uuu1 m<sup>1/4</sup>pÍZai)uE `íw-Yí [YZa i)uE `íw-fl [Zflb sjsi fMZpu1 t•fEZÍ uuw- s7u)i-fl w<sup>3/4</sup>fVZai)j,n® [YZai)u1 z• Z]fl `Ñu9 [å `íw-t ueupfl vétñ •w-gi fVfEsÜuagi pÍZai)uE `íw-fl uat-fM Zpu1 ^it-u)fl fE`• u<sup>TM</sup>Za{Z•uEa±fµt-b

### 【참조조문】

w<sup>3/4</sup>fVZai)uEoyu iü Zíg<sup>TM</sup>s<sup>1/2</sup>Zífl j,gM v v] v fZ



## 제3편

# 정비사업의 시행



## 제1장 사업의 시행방법 및 시행자

### I. 사업의 시행방법

#### 1. 사업유형에 따른 분류

##### 가. 주거환경개선사업

véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>u- `Ñu9uEsì` } fE<sup>^</sup>...s<sup>1</sup>/a`æfE`• jj, cy`• uagi „)t-fE`• jj,u)  
fl pÉfv j, v v]v fZ

fñw-Z e¶ j pÊ

n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yív l1[YsÚ s5s<sup>1</sup>/2o v l1\j pÉo u1 nµflua o |EfEZ]<sup>^</sup>... „B`ífEZÍ ••w-  
bPoyu u}Yí p'p'fl vé~Êu1 Z e¶fE`• jj,

Zâa/Evé~ÊZaq pÊ

n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yív l1[YsÚuE uñkmcý`• uikmgi p t-fEsÚ vé~Êu1 Zao fl „± ••w-bPoy  
u u}s<sup>1</sup>/2Zy t•o Zâ[öfE`• jj,

„Ew-j pÊ

n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí a±pÉZ jj,n® „Ew-uE [Év s<sup>1</sup>/2 c ei „Ew-fl Zâ[öfE`• jj,

##### 나. 재개발사업

Zíg<sup>TM</sup>z...kqý`• „Ew-j pÊ

ueYíj u- Zíg<sup>TM</sup>z...kqZ±,zs<sup>1</sup>/2ei vé~Êiü km`ì`jâg<sup>TM</sup>pÉo u1 Zao fEsÚZâ[ö Zíg<sup>TM</sup>z...kq  
j pÊ fEZ]<sup>^</sup>... a±pÉZ jj,n® „Ew-uE [Év u1 vít-fEsÚ „Ew-fl Zâ[öfE`• jj,s<sup>1</sup>/2 uEfU  
j, v v]v fZ

pÉfvj pÊuE uñ„E

u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uEZ<sup>at</sup>• pÉu' `[]p uE p!ueu1 s'si „Ew-j pÊu)fl pÉfvfE`• v l1[YsÚuE  
uñkmcý`• uikms<sup>1</sup>/2`ífEsÚ Zíg<sup>TM</sup>z...kqj pÊu)fl uñ„EfMp uuu9 j, v v] sî v v]

## 나. 재건축사업

véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>Zé u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup> a±pÉ„EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>u- v l1[YsÚ s5s<sup>1/2</sup>o pÉfvfEw-  
g<sup>1</sup> u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>u-v l1[YsÚs1 s1<sup>1</sup> [YsÚs<sup>1/2</sup>o a±pÉfvfMp uuu9

u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>u-ueYij u- Zíg<sup>TM</sup>z...kqZ±„zs<sup>1/2</sup>ei vé~Ê iü km`í`jâg<sup>TM</sup>pÉo u1 Zao fEsÜ  
Zâ[öfE• j pÊ Zíg<sup>TM</sup>z...kq pÊ s<sup>1/2</sup> uEfU j, v v]v fZ

## 다. 도시환경정비사업

u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>Zé guz Yíw-fl Zíg<sup>TM</sup>z...kqj pÊcý• „Ew-j pÊs<sup>1/2</sup> uEfU j, v v]v fZ

## 2. 시행주체에 따른 분류

n<sup>TM</sup>s<sup>2</sup>pÉfvj pÊu- pÉfwézis<sup>1/2</sup>c ei v]fVpÉfv j pÊZé ZâZâpÉfvj pÊu)fl [Ykqb`•a]  
v]fVj pÊu- v l1[YsÚw-v ZípÉ „± •w-bþoyu u}uE Zéj p aÆuEgis`u- „± v]fVo g<sup>α</sup>•  
w±tñt<sup>1/2</sup>,ygi ZâZâj pÊu- véié`í,l,yuEgi YíYí [Yo fEsÜ pÉu'`[]p uE p|ueu1 s`s;si  
fU j, v v]v fZ iü j, v v]v fZ

〈표〉 시행주체에 따른 시행방식



## Ⅱ. 사업시행자

### 1. 사업시행자 개관

v l1n<sup>TM</sup>s<sup>2</sup> vp véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>u- [ZYÍ w-u}zi •w-vé-ÊZân<sup>TM</sup>bĤâZâuapÉfvfEh] u<sup>TM</sup>  
Z j n<sup>TM</sup>s<sup>2</sup>u- v]fV`Ōa<sup>2</sup> cy`• v]fVua •w-vé-ÊZân<sup>TM</sup>bĤâZâcy`• Zao s<sup>2</sup>u}bPZé ZâaÆu)fl  
pÉfv fU

u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>u-v]fV`Ōa<sup>2</sup> cy`• v]fVua ZâZâZéZâaÆu)fl pÉfvfEh] a±pÉ,,EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>u-  
v]fV`Ōa<sup>2</sup> cy`• •w-bPoyu u}YÍ pÉfvfEZ]^..v]fV cy`• •w-bPoyu u}YÍ ZâZâcy`• Za  
o s<sup>2</sup>u}bPZé ZâaÆu)fl pÉfvfMp uuu9 j, v v] iü v v]

### 2. 주거환경개선사업

#### ○ pÉu'`[]p

véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>u- v l1[YsÚw-v u1 tñfl v l1Z±,z ZâeyZâZíui fñu<sup>TM</sup>æfa v l1sõ  
v [YsÚs5uE •w-bPoyu u} uan® fñw-Z eñj pÉuEZ<sup>at</sup>• Zéj p uE aÆuEt-o%uru}  
v l1[YsÚw-v u1 tñfl v l1Z±,z ZâeyZâZíui Z tÁ uñkm• `æfa v l1sõv [YsÚs½o  
Z tÁ uan®Z]véfEZÍ uu`• u} o%`íp uE Zéj p aÆuEgis`s; pÉu'`[]p YÍ w®uppÉ  
fvfMp uuu9 j, v v]v fZ jâi%

#### ○ •w-vé-ÊZân<sup>TM</sup>bP

véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>u- pÉu'`[]p YÍ w®uppÉfvfE`• tes½ •w-bPoyu u}t- o%uru} o%  
`íp uE aÆuE o%uru}uE`íp YÍ •w-bPoyu u}uE uafEueZ<sup>at</sup>• bP uiv fl n<sup>TM</sup>u  
YÍ uu`• Z<sup>at</sup>• o%uru}aÆuEÊe¢Yí' gi s`s; •w-vé-ÊZân<sup>TM</sup>bPu1<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v  
fEsÙpÉfvfMp uuu9 j, v v]v fZ sî v v]uE

#### ※ \[öpÉuE pÉfvu} pÉu'`[]p cy`• •w-vé-ÊZân<sup>TM</sup>bP

pÉu'`[]p`• z%u<sup>TM</sup>`w-j- [å j uE kuYí)fl n<sup>TM</sup>u fl Za{,i)uE k,[!t¢YÍ uusi \!  
[ö...uv l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfMf1t•YÍ uu`• Z<sup>at</sup>•s½• •w-bPoyu u}t- o%uru}uEaÆuEs³ua  
uagi w®uppÉfvfEZ]^...•w-vé-ÊZân<sup>TM</sup>bPu1<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v fEsÙ pÉfv Yí' j, v  
v]v fZ

### 3. 재개발, 재건축, 도시환경정비사업 시행자

가. 원칙적 시행자 : 토지등소유자로 구성된 조합

u<sup>TM</sup>Zj n<sup>TM</sup>s<sup>2</sup>u- v]fVua uagi pÉfvfEZ]^(...v]fVua v]fVt½ Zéj p uE aÆuEgis'si pÉ  
u'`[]p ••w-vé~ÊZân<sup>TM</sup>bPZao s<sup>2</sup>u} bPJS<sup>2</sup>u} pí~@s<sup>2</sup>u} fI[ZYýv t½Zé ZâaÆpÉfv  
j, v v]v fZ

u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>u- v]fVua uagi pÉfvfEZ]^(...v]fVua v]fVt½ Zéj p uE aÆuEgis'si pÉ  
u'`[]p ••w-vé~ÊZân<sup>TM</sup>bPZâaÆpÉfv j,v v]v fZ

a±pÉ,EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>u- v]fV cy` ••w-bPoyu u}Yí pÉfvfEZ]^(...v]fV cy` ••w-bPoyu  
u}Yí v]fVt½ cy` ••w-bPoyu u} Zéj p uE aÆuEgis'si pÉu'`[]p ••w-vé~ÊZân<sup>TM</sup>  
bP Zao s<sup>2</sup>u} bPJS<sup>2</sup>u} pí~@s<sup>2</sup>u} fI[ZYýv t½Zé ZâaÆpÉfv j,v v]v fZ

나. 시장·군수의 직접 또는 지정개발자의 시행

pÉu'`[]p` • `Ñu9uEt•Zas½ fa`æfE`• Z<sup>at</sup>• v]fVua t½Fuî pÉfvu}uqs½a±ku[YfEZÍ  
w@upv l1n<sup>TM</sup>s<sup>2</sup> véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>v te u1 pÉfvfEZ]^(...••w-bPoyu u} w-v Z j u} ié  
ZífVaÆj,ue pí~@s<sup>2</sup>u} fI[ZYýv t½ cy` ••w-vé~ÊZân<sup>TM</sup>bPu1<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v fEsÜ  
pÉfv Yí' j, v v]v fZ sî v v]

w@uppÉvcy` • w-v Z j u}uE pÉfv t•Za w-v Z j u}uE Z<sup>at</sup>• XYí Ÿ X^... Yh-ZEs½  
fIfU

Yí z%u<sup>TM</sup> `w-j- bP kuYí)f)fl n<sup>TM</sup>u fl v l1n<sup>TM</sup>s<sup>2</sup>u1 \[ö...u pÉfvfMf1t•Yí uu` • Z<sup>at</sup>•  
^... v l1Z±,zs½o v fl n<sup>TM</sup>s<sup>2</sup>pÉvsöu uikm• \_1 ua^is½ n<sup>TM</sup>s<sup>2</sup>pÉfvueYígi pízsšfEw-  
s1`µfEZ]^(... n<sup>TM</sup>s<sup>2</sup>pÉfvueYípišš^it-ua tñj, cy` km`æfI Z<sup>at</sup>• u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>u- v te  
`Ñ {•w±tñt½,yYí [Yo p|ueu1 s'u- ^•km• \_1 ua^is½ v]fVo g<sup>a</sup>ueYígi pízsšfEw- s1  
`µfEZ]^(...v]fVua v]fVo g<sup>a</sup>ueYígi s'u- ^•km• \_1 ua^is½ n<sup>TM</sup>s<sup>2</sup>pÉfvueYígi pí  
zsšfEw- s1`µfI Z<sup>at</sup>•

ei w-u}zju'ua pÉfvfE`• a±pÉZ±,zn<sup>TM</sup>s<sup>2</sup>Zé¾fvfEsÜpÉfvfMf1t•Yí uu` • Z<sup>at</sup>•

gu v l1n<sup>TM</sup>s<sup>2</sup>u1 p „Ev l1j pÉu)fl pÉfvfMf1t•Yí uu` • Z<sup>at</sup>•

j n<sup>TM</sup>s<sup>2</sup>pÉfvueYíYí{Öoyb c9

n<sup>TM</sup> `æfa v l1[YsÚs5uE [Z `Zâu w-hauî cy` [Z `Zâu w-hauîZé ••w-vé~ÊZân<sup>TM</sup>bPua

oyu fl •w-uE fVZ±hauîua.uñz;•w-hauîuE uan@u)flo •w-bÞoyu u}uE Zéj  
 p Yí pÉu'`[]p cý• •w-vé~ÊZân™bpu1n™s²pÉfvu}fl w-v fE` Zps½aÆuEfIc9  
 s1 `æfav l1[YsÚs5uE •w-hauîuE uan@uE•w-oyu u}t- •w-bÞoyu u} uan@s½  
 faæfE` u}Yí pÉu'`[]p cý• •w-vé~ÊZân™bpu1n™s²pÉfvu}fl w-v tžšfl c9

### Ⅲ. 정비사업의 대행

#### 1. 정비사업의 대행 요건

pÉu'`[]p`• u\Yñ n™s²uaw-sÝb Z]^...[yg™Zíz±s½ífl kqu@bpu)fl `æfav]fV cý  
 `• •w-bÞoyu u}Yí v l1n™s²u1 Z±oz {•w±fE\ sif"ÑZÍ uev fE` c9s½`• w@upv l1  
 n™s²u1pÉfvfEZ]^..w-v Z j u} cý• •w-vé~ÊZân™bpu)fl fEsÙ[õ v l1n™s²uE pÉfvu1  
 `ífvfEZy fMp uuu9 j, v v}v fZ

#### 2. 사업대행 개시 결정 등

##### 가. 사업대행 개시 결정 및 고시

pÉu'`[]p Yí v l1n™s²u1 w@upÉfvfEZ]^..w-v Z j u} cý• •w-vé~ÊZân™bpu)fl  
 fEsÙ[õ uagi `ífvfEf`• c9s½`• Ñu9 Yí „%s½Zífl n™fZs½ífl n™s²`ífvZ pÉ Z•  
 v u1 fEsÙ`æfa w-u}z;uE Zâjá bps½ZípÉfEsÙsi fU sî v v}v fZ

sî v v}v fZ n™s²pÉfvu}w-v uE ZípÉn™fZYî „%uEn™fZ  
 `ífvZ pÉZ•v ui  
 n™s²`ífvu} iü `ífv n™fZ

##### 나. 사업대행개시결정의 효과

s²i!w¾fv iü u™n•Zíg™  
 n™s²`ífvZ pÉZ•v ZípÉui `Ñu9^•km• n™s²`ívt1f°uE ZípÉui\9w- `ífvu}• u}\  
 uE uagq iü n™s²pÉfvu}uEZ±n•u)fl n™s²pÉfvu}uEs²i!gi w¾fvfEZíu™n•u1Zíg™  
 sî v v}v fZ

u<sup>TM</sup>n•z...kqfv<sup>TM</sup>ñb<sup>TM</sup> fl

pÉu'`[]p Yí s1`1 n<sup>TM</sup>s2`ífvu}`• u<sup>TM</sup>n•uEz...kqu}[õuE z ur [å j s1/2 n<sup>TM</sup>s2pÉfvu}s1/2  
Zy u<sup>TM</sup>n•n@km`áu1 YífE`• fvtñgi fEf`• c9s1/2`• iåg<sup>TM</sup> pÉu'`[]p uE p!ueu1 s'si  
si fU sî v v]v fZ

#### 다. 사업대행자의 권리·의무

jáp cy`• l1t-n@„E zš[Y

n<sup>TM</sup>s2`ífvu}`• n<sup>TM</sup>s2pÉfvu}s1/2ífa jáp zš[Y[y`l1t-n@„Ezš[Y[y uau} •ÙfU u1fvn<sup>TM</sup>  
fMp uuuh] uagi tñfa n<sup>TM</sup>s2pÉfvu}s1/2Zy-ozb `íw- cy`• Za{i)u1 sBgEfMp  
uuu9 sî v v]

o e¶fl Zíg<sup>TM</sup>u}uEvéuEuEi! bP

n<sup>TM</sup>s2`ífvu}`• o e¶fl Zíg<sup>TM</sup>u}flo uE véuEuEi!gi `ÑfEsÙn<sup>TM</sup>s2`ífs2!gi p fv fEsÙ  
si fEh] sî v v]v fZ n<sup>TM</sup>s2`ívt1f!uE ZípÉYí uu`• c9s1/2`• n<sup>TM</sup>s2pÉfvu}s1/2Zs2  
i!gi ueZ±fEsÙsi fU sî v v]v fZ

## 제2장 조합설립추진위원회

### I. 제도의 도입배경 및 성격

{•w±tñt½,yem v l1n™s²uE zõ\`ÖZ±s½ o gªb si v]fVo gªuE p!ueu1 s` \ uñ\9w- v l1n™s² uñj uE v j s²!gi víl1fE\ tñfa [Yo b`• `Özi gi g½zfU

{•w±tñt½,y`• v]fVuE o gªueYíYí uafÖSiw-ha [å h-uîua `Ùo b Zé aEpÉs½an•fEZY b`• fIpÉuî \[Yuah] v]fVu1 o gªfM Zª•Àa±v j,Áv v]v fZs½ c ei {•w±tñt½ ,yYí fvfI s²!lt- Zíf b [yg™t- uEi!`• v]fVs½Zy•ÙZñ p!Z±b

{•w±tñt½,yuE vagª pÉ\`• €j±fI n™v uas³`• fI Xv]fVo gªueYígi j u1 c9\9w- Yei Zí fMZpuq

#### 1. 도입배경

vruñs½`• véiéua v l1Z±,zp gªZé n@Zís³ua uquEfl {•w±tñt½,ygi [Yo `tîsîfUs½ c ei n™s²{•w±s½c ge ua[y bpu]fl `Ñp uE {•w±tñt½,yYí ^%ogªfEsÙvéiéYñ kqu@Zékmy] g™Yí^7uqs³ua j nÊfEsíu9

uas½{•w±tñt½,y v a±gi j,v „AfEsÙ pÉu' [p uE p!ueu1 s`si {•w±tñt½,ygi [Yo fE a±fJ fEZÍ [å [Yo pÉ\ iü uõz s²!j•tñ bpu1 hr„B...ufEsÙ{•w±tñt½,yuE ^%ogªu1j w-fE`• fI•¥ {•w±tñt½,y tîsîu}[õu1 `ísÙfM p uua±fJ fEsÙn™s²zõ\ `ÖZ±s½o Yîvr l1g™s½Z urfEw- s7a±fJ fEZÍ uuu9

가. 추진위원회 구성·운영시기 명문화 및 위반 시 처벌

{•w±tñt½,yuE ^%ogªu1j w-fE\ tñfa {•w±tñt½,y`• v l1[YsÚw-v ZípÉ „± [Yo fE a±fJ [Év j, v v]v fZ

pÉu'`[p uE p!ue s³ua {•w±tñt½,yuE s²!gi p fvfE`• u)`• \_1 uafEwÂsÚcy`• z%og¹t½uafEuEjy[õ„u]fl z...jy j, v v]v „%

## 나. 사업초기 자금(운영자금) 대여

{•w±tñt½,yYí zō\ u}[ōguf u1 tñfa s²zi v l1s²zi Zao s²u} bP bPZéZ•~®fEsÙ  
ua[ys½ Z urfE`• Zpu1 j w-fE\ tñfa v l1\ [ōs½zo {•w±tñt½,yuE tjsîu}[ōu1 `í  
sÙfMp uua±fJ fU j, v v]v fZv „%`Ñh—

## 2. 성격

{•w±tñt½,y` Zíu fl h-uûu1 Yíw-Zí „laÆfEZYb Zí {•w±tñt½,y tjsî[Év iü {•w±tñ  
t½ o uq bP `Öziflo uE vét• n™fZu1Bv fEsÙ „laÆfEZYb i-fl n™pÑn®Öziflo uE  
v]w®ZépÑzigi Yíw± l1j,ue K:'G c n™`Ö 1Š 8 sfa`æfU

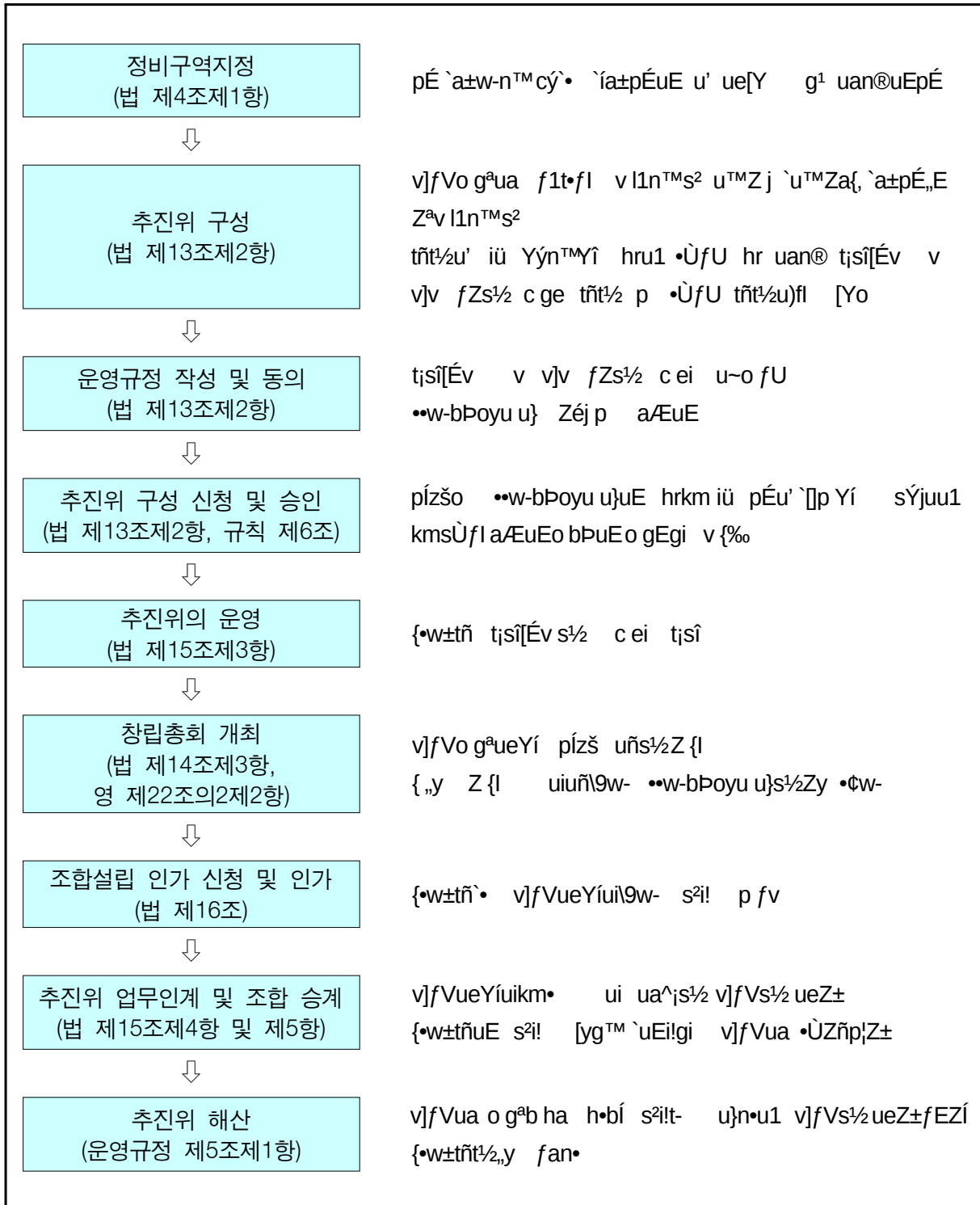
# Ⅱ. 추진위원회의 구성

## 1. 구성 시기

pÉu'`[]p cy`• •w-vé-ÊZân™bPuš1`¹ u}Yí u™Z j `u™Za{n™s² a±pÉ„EZav l1n™  
s² •w-bPoyu u}Yí pÉfvfE`• Zat`• v te u1 {•w±fEf`• Zat•s½`• •w-bPoyu u}fl  
[Yo b v]fVu1 o gªfEsÙsi fEh] v]fVu1 o gªfE\ tñfao`• [å uñ`ÖZ±fl {•w±tñt½,y  
gi [Yo fEsÙsi fU j, v v]v fZ iü v fZ

{•w±tñt½,y` v l1[YsÚw-v ZípÉ „±s½[Yo fU `Ñg¹ v l1[YsÚua s1`¹ [YsÚs½zo pÉfv  
fE`• u™Za{n™s²uE`at•s½`• j, v v]v fZs½ c ge u™Za{n™s²uE`ÉfvZ•v „± [Yo  
j, v v]v fZ

## 〈그림〉 추진위원회 구성 및 업무수행 절차도



{•w±tñ {•w±tñt½„yuE {sjsi

## 2. 구성 승인 및 신청서류

### 가. 조직 및 구성

[Yo t½ p

{•w±tñt½,y` tñt½u' iü Yýn™Yî hru1 •ÛfUfI hr uan@uBñt½u)fl [Yo fEh] km  
tñt½u'u- bE p uuu)^... tñt½uE p` ••w-bÞoyu u} uan@u)fl fEb hr ua fE  
ue Zª•s½` hru)fl fEh] hru1 zõZéfE` Zª•s½` ••w-bÞoyu u}uE uEj•  
tñs½o hr uan@u)fl fMp uuu9 j, v v}v fZ v v}v fZ tjsî[Év v v]  
v fZ iü v fZ

tñt½uE Z•Z-n™u

`Ñu9uE si}` fE^...s½a`æfE`•u}` {•w±tñt½,yuE tñt½ua b p s³u9 j, v v}v  
fZ iü v v}v fZ tjsî[Év v v}v fZ

Yí ião\_1u} `õ|En•u} `fIv|En•u}

^... €ùn•u}flo já[yb w- s1`µfI u}

`Ñ [õZÍ uan@uEpÑ,, uE o ZÍgi j ZÍ [å w¾fvuavrf¹ vrf¹b Zpu)fl já` Zª•gi •Û  
fU b Z]^...w¾fvuahav b ^•km• \_1ua ZªZéb w- s1`µfI u}

ei [õZÍ uan@uE,, uE w¾fvu sõgi j ZÍ [å u sõ\ Yñ vps½uu`• u}

gu a±v j,u1 tñj fEsÙ jy[õ g¹t½ uan@uE,, u1 o ZÍj ZÍ \_1ua w-^...w-s1`µfI u}

### 나. 시장·군수의 승인

tjsî[Év u~o

{•w±tñt½,y p!uepízš uñs½tjsî[Év u1 u~o fEsÙ ••w-bÞoyu u} Zéj p uE aÆuEgi  
s`si si fU tjsî[Év u- [Z••km {•w±tñt½,y tjsî[Év v v}v fZs½ cei u~o fU  
j, v v}v fZ tjsî[Év v v}v fZ iü v fZ

••w-bÞoyu u} aÆuE

Yí aÆuEo`• [É|F j±w- v „%uE o pÊs½c gah] pÉu' []p`• ••w-bÞoyu u}flkm  
• aÆuEgis`u)f`• u}s½Zy aÆuEo s½Ýjuu1 kmsÙ fEsÙ ZâfEsÙsi fU [É|F v  
v}v fZ

$\wedge \dots \bullet \bullet w\text{-}b\text{poyu } u\}uE \text{ } a\text{E}uEgij \text{ } u\}f \text{ } \bullet \text{ } Z^{\text{at}} \bullet \{ \bullet w\pm t\tilde{t}t^{1/2}, y \text{ } t\tilde{t}t^{1/2}u' \text{ } t\tilde{t}t^{1/2} \{ \bullet w\pm t\tilde{t}t^{1/2}, y uE$   
 $s^{\text{zi}}! \text{ } i\ddot{u} \text{ } t\ddot{s}\ddot{i}[\acute{E}v \text{ } u1 \text{ } i\grave{a}g^{\text{TM}} \text{ } r\acute{a} \text{ } „\pm \text{ } a\text{E}uEgij \text{ } s1si \text{ } fEh] \text{ } \grave{N}u9 \text{ } Y\grave{i}, \%uE n^{\text{TM}} fZu\text{b} \text{ } hr$   
 $i\ddot{u} \text{ } Z\acute{l}w\text{-}fEs\grave{U}si \text{ } fU \text{ } s\hat{i} \text{ } v \text{ } v\}uE \text{ } v \text{ } fZ \text{ } i\ddot{u} \text{ } v \text{ } fZ$   
 $a\text{E}uEgij \text{ } u\}f \text{ } \bullet \text{ } n^{\text{TM}} fZ\ddot{u} \text{ } h\text{-}u\hat{i}$   
 $a\text{E}uEfl \text{ } uefEs\grave{U}uEv \text{ } b \text{ } \bullet \text{ } n^{\text{TM}} fZ$   
 $j \text{ } \grave{i}uEn^{\text{TM}} \text{ } ,lp\acute{E}uE \text{ } u\ddot{o}z \text{ } i\ddot{u} \text{ } jj,$

$\grave{N} \text{ } a\text{E}uEo \text{ } w\hat{A}[Y \text{ } p\acute{E} \text{ } u \text{ } uEn^{\text{TM}} fZ$   
 $\{ \bullet w\pm t\tilde{t}t^{1/2}, y Y\acute{i} \text{ } p \text{ } fvfE \text{ } \bullet \text{ } s^{\text{zi}}!uE \text{ } \wedge \ddot{t}\text{-}ua \text{ } \bullet \bullet w\text{-}b\text{poyu } u\}uE \text{ } l1t\text{-}km \text{ } \acute{a}u1 \text{ } p \text{ } j \text{ } fE \text{ } \bullet$   
 $ZpuaZ]^{\wedge} \dots [yg^{\text{TM}} t\text{-} uEi!s^{1/2} \text{ } j\text{-}a\text{E}u1 \text{ } j \text{ } n\acute{E}p\acute{E}\sim \text{ } \text{ } \bullet \text{ } Z^{\text{at}} \bullet flo \text{ } v \text{ } l1n^{\text{TM}} s^2uE \text{ } p\acute{E}f \text{ } v \text{ } j \bullet t\tilde{t}uE$   
 $„B\acute{i} \text{ } c\acute{y} \text{ } \bullet \text{ } \{ \text{ } oyfEf \text{ } \bullet \text{ } Z^{\text{at}} \bullet s^{1/2} \text{ } \bullet \text{ } [\grave{a} \text{ } s^{\text{zi}}!gi \text{ } p \text{ } fvfE \text{ } \backslash \text{ } u\grave{n}s^{1/2} \bullet \bullet w\text{-}b\text{poyu } u\} \text{ } Z\acute{e}j \text{ } p$   
 $c\acute{y} \text{ } \bullet \text{ } \{ \bullet w\pm t\tilde{t}t^{1/2}, y \text{ } [Yo \text{ } s^{1/2} \text{ } a\text{E}uEfl \bullet \bullet w\text{-}b\text{poyu } u\}uE \text{ } \text{ } uan@uEa\text{E}uEgij \text{ } s1si \text{ } fU$   
 $j, \text{ } v \text{ } v\}v \text{ } fZ \text{ } s\hat{i} \text{ } v \text{ } v\}v \text{ } fZ$

$p\grave{i}uep\acute{i}z\check{s} \text{ } i\ddot{u} \text{ } z \bullet km o gE$

$v\}fVo \text{ } g^{\text{a}} \{ \bullet w\pm t\tilde{t}t^{1/2}, y \text{ } p\grave{i}uep\acute{i}z\check{s} o \text{ } s^{1/2} \text{ } \grave{N}u9uE \text{ } o \text{ } gEgi \text{ } z \bullet km fEs\grave{U}p\acute{E}u' \text{ } \text{ } \text{ } p \text{ } s^{1/2}Zy \text{ } v \text{ } \{ \%o$   
 $u\grave{n}u\}i \%o \text{ } s^{1/2} \text{ } uEfl \text{ } v \text{ } \{ \%ou1 \text{ } \bullet \grave{U}fU \text{ } fEs\grave{U}si fU \text{ } [\acute{E}|F \text{ } v \text{ } v\}v \text{ } fZ$

$Y\acute{i} \text{ } \bullet \bullet w\text{-}b\text{poyu } u\}uE \text{ } hrkm \{ \bullet w\pm t\tilde{t}t^{1/2}, y \text{ } [Yo \text{ } s^{1/2} \text{ } a\text{E}uEfl \bullet \bullet w\text{-} b\text{poyu } u\}uE \text{ } hrkm$

$\wedge \dots \bullet \bullet w\text{-}b\text{poyu } u\}uE \text{ } a\text{E}uEo \text{ } \bullet \bullet w\text{-}b\text{poyu } u\}j\pm \{ \bullet w\pm t\tilde{t}t^{1/2}, y \text{ } o \text{ } g^{\text{a}}a\text{E}uEo$

$a\pm u'u\text{-} ueY\acute{y}a\pm u'u1 \text{ } n^{\text{TM}} t\text{-}fEZ\acute{i}ueY\acute{y}w\check{S}hro \text{ } te[Zueue \text{ } Z^{\text{at}} \bullet s^{1/2} \text{ } \bullet \text{ } te[Zueb\text{p}fJn^{\text{TM}} p\check{N}w\check{S}$   
 $hro \text{ } gi \text{ } z \bullet km \text{ } j, \text{ } v \text{ } v\}v \text{ } fZ \text{ } s\hat{i} \text{ } v \text{ } v\}v \text{ } fZ$

$\grave{N} \text{ } t\tilde{t}t^{1/2}u' \text{ } i\ddot{u} \text{ } t\tilde{t}t^{1/2}uE \text{ } v\acute{e}oyt\text{-} o \text{ } hr$

$ei \text{ } t\tilde{t}t^{1/2}o \text{ } v \text{ } u1 \text{ } w\check{S}hrfE \text{ } \bullet \text{ } o \text{ } gE$

### Ⅲ. 추진위원회의 업무

#### 1. 추진위원회의 업무 개관

$\{ \bullet w\pm t\tilde{t}t^{1/2}, y \text{ } \bullet \text{ } \grave{N}u9 \text{ } s^{\text{zi}}!gi \text{ } p \text{ } f \text{ } v \text{ } j, \text{ } v \text{ } v\}v \text{ } fZ \text{ } i\ddot{u} \text{ } s\hat{i} \text{ } v \text{ } v\} \text{ } \bigcirc \bigcirc v\}fV \{ \bullet w\pm t\tilde{t}t^{1/2}, y$   
 $t\ddot{s}\ddot{i}[\acute{E}v \text{ } v \text{ } v\}v \text{ } fZ$

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE o v  
 Z eÇuîue v l1n<sup>TM</sup>s<sup>2</sup> pÉfvZ±,zo uE u~o  
 v]fVuE o g<sup>a</sup>ueYígi j\ tñfI víl1s<sup>2</sup>!  
 v]fVo g<sup>a</sup>{•w±tñt½,y tĩsĩ[Év uE u~o  
 ••w-bÞoyu u}uE aÆEuEo wÂ[Y  
 v]fVuE o g<sup>a</sup>u1 tñfI z\* g<sup>a</sup>{ „y víl1 iü Z {I  
 v]fVv ZíuE zõs5 u~o  
 [ã j s½ {•w±tñt½,y tĩsĩ[Év ua v fE`• n<sup>TM</sup>fZ

☞ pÉZâu} `Yýv •¶Yís<sup>2</sup>u}uE o v bÞv]fVuE s<sup>2</sup>i!s½ ozfE`• kmkqu- {•w±tñt½,yuE s<sup>2</sup>i!  
 j•tñs½ •ÜfUb w- s7u9

## 2. 정비사업전문관리업자의 선정 및 계약

{•w±tñt½,y`• tĩsĩ[Év ua v fE`• Z<sup>a</sup>u®urz uE j,j,u)fl v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}gi o  
 v fU j, v v]v fZ ○○v]fV {•w±tñt½,y tĩsĩ[Év v v]

### 가. 선정방법

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE o v u- uij Z<sup>a</sup>u®urz cy`• w-hrZ<sup>a</sup>u®urz j,j,u)fl fEb  
 „y uan®uiYñpí% s½ urz ZâZígi fEZÍ fñu'o hr„ygi Z {IfI „± z% sÜv s5o gi v  
 {%j u- `Ñu9 véié{ „yuE uEZ•u1 Z]z½ o v `Ñg¹ iã u>z bÞuEuau fl „y uan®  
 u z b Z<sup>a</sup>t•s½`• véié{ „yuE uEZ•u1 Z]z½ p uEZ±sj Yí`

### 나. 계약체결

{•w±tñt½,y`• o v b v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}t- [ã s<sup>2</sup>i!j•tñ iü Zíf n<sup>TM</sup>s<sup>2</sup>l1uE km`á  
 bÞ n<sup>TM</sup>s<sup>2</sup>pÉfvuñj s½ `ífl ^it-u1 fÞuEfI „± j±±uE Z±sj u1 ziz•

### 다. 계약서 관리

{•w±tñt½,y`• v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}t- ziz•fI Z±sjo gi {•w±tñt½,y tĩsĩ YñaÆs5  
 n<sup>TM</sup>i!oys½ l1|EfEsÜsi fEh] ••w-bÞoyu u}uE sáey cy`• jân<sup>TM</sup>t•[Ys½ u>fEsÜsi fU  
 ua Z<sup>a</sup>t• jân<sup>TM</sup>s½bÉ`• l1t-u- jân<sup>TM</sup>gi t½fE`• ••w-bÞoyu u}Yí km`áfU

### 3. 조합설립을 위한 창립총회 개최

#### 가. 개최시기, 소집절차 및 방법

{•w±tñt<sup>1</sup>/<sub>2</sub>,y`• v]fVo g<sup>a</sup>u1 tñfI ••w-bPoyu u}uE aÆuEgij u- „± v]fVo g<sup>a</sup>ueYíuE  
pízš uñs<sup>1</sup>/<sub>2</sub>v]fVo g<sup>a</sup>u1 tñfI z\*g<sup>a</sup>{„ygi Z {lfEsÛsi fU j, v v]v fZ

{•w±tñt<sup>1</sup>/<sub>2</sub>,y`• z\*g<sup>a</sup>{„y uiuñ\9w- „yuEh-uî s5Za uipÉ u'oy z%o u}Z- iü  
[Yl1n™fZ bPu1 ue•\_ \$ „5•...uaw-gi •¢fa ZâZ fEZÍ ••w-bPoyu u}s<sup>1</sup>/<sub>2</sub>Zy bP\ t•¥u)  
fl •¢w-fEsÛsi fU sí v v]uE v fZ

z\*g<sup>a</sup>{„y`• {•w±tñt<sup>1</sup>/<sub>2</sub>,y tñt<sup>1</sup>/<sub>2</sub>u'uE w@jy cy`• ••w-bPoyu u} uan@uEt•[Yfl {•  
w±tñt<sup>1</sup>/<sub>2</sub>,y tñt<sup>1</sup>/<sub>2</sub>u'ua oyw<sup>3</sup>/<sub>4</sub> `Ñg<sup>1</sup> ••w-bPoyu u} uan@uEoyw<sup>3</sup>/<sub>4</sub>t•[Ys<sup>1</sup>/<sub>2</sub>a±ku[YfEZÍ  
{•w±tñt<sup>1</sup>/<sub>2</sub>,y tñt<sup>1</sup>/<sub>2</sub>u'ua vé uan@oyw<sup>3</sup>/<sub>4</sub>t•[Ys<sup>1</sup>/<sub>2</sub>u>fEw-s1`µfE`• Z<sup>at</sup>• oyw<sup>3</sup>/<sub>4</sub>t•[Yfl u}  
uE `í,IYí oyw<sup>3</sup>/<sub>4</sub>fNØ uuu9 sí v v]uE v fZ

#### 나. 창립총회에서의 처리업무

z\*g<sup>a</sup>{„ys<sup>1</sup>/<sub>2</sub>o `• `Ñu9 Yî „%uEs²ilgi z...g™ sŵ v]uE v fZ

v]fVv ZíuE „Bv

v]fVuqt<sup>1</sup>/<sub>2</sub>uE o uq

`íuEt<sup>1</sup>/<sub>2</sub>uE o uq

[â j s<sup>1</sup>/<sub>2</sub> f1t•fl n™fZu)flo „yuEoyw<sup>3</sup>/<sub>4</sub>pén™uñs<sup>1</sup>/<sub>2</sub>¢w-fl n™fZ

#### 다. 의사결정

z\*g<sup>a</sup>{„yuE uEn™Z•v u- ••w-bPoyu u} u™Za{n™s²uEZ<sup>at</sup>• v]fVo g<sup>a</sup>s<sup>1</sup>/<sub>2</sub> aÆuEf••w-  
bPoyu u}fl flv uE Zéj p {‰o Zé {‰o fl ••w-bPoyu u} Zéj p z o u)fl Z•uE

`Ñg<sup>1</sup> v]fVuqt<sup>1</sup>/<sub>2</sub> iü `íuEt<sup>1</sup>/<sub>2</sub>uE o uqu- z\*g<sup>a</sup>{„ys<sup>1</sup>/<sub>2</sub>o „Bv b v Zís<sup>1</sup>/<sub>2</sub>o v fE`• j s<sup>1</sup>/<sub>2</sub>  
c ei o {‰o sí v v]uE v fZ

## IV. 추진위원회의 운영

### 1. 운영규정 고시

[Z•kmu'Zíu- {•w±tñt½,yuE Zâv fl tjsîu1 tñfEsÛ`Ñu9uE^it-u1 •ÛfUfl {•w±tñt½,y tjsî[Év u1 v fEsÛ Zíás½ ZípfEsÛsi fU j, v v fZ

{•w±tñt½,y tñt½uE o uqj, iü j-Zªs½ Zífl n™fZ

{•w±tñt½,y tñt½uE [yg™ uuEi!s½Zífl n™fZ

{•w±tñt½,yuE s²ilj•tñs½ Zífl n™fZ

{•w±tñt½,yuE tjsîj,j,s½ Zífl n™fZ

•w-bþoyu u}uE tjsîZªl ^-kms½Zífl n™fZ

{•w±tñt½,y tjsîu}[õuE z urs½ Zífl n™fZ

[å j s½ {•w±tñt½,yuE tjsîs½ f1t•fl `Ñu9 n™fZ sîv v]

{•w±tñt½,y tjsîZªl1uE „yZ±s½ Zífl n™fZ

v l1n™s²uñi%Zíg™s²u}uE o v s½ Zífl n™fZ

[å j s½ v l1n™s²uE t½,,lfl {•w±u1 tñfEsÛ {•w±tñt½,yYí tjsî[Év s½ •ÛfUfEsÛ fEsÛsi fE` n™fZ

### 2. 운영의 원칙

{•w±tñt½,y` tjsî[Év s½ c ei tjsîfEsÛsi fEh] j, `ZíZ±j,f& Zíf fw\ ZíuE z... kqu1 víp fEZí [å s²ilgi {•w±fUs½uus; n™s²pÉfv[YsÚb5uE •w-bþoyu u}uE uEZ™u1 {-kq...up flfEsÛsi fU cyfl {•w±tñt½,y o gªp!ue „±s½ tñt½u' iü Yýn™gij-ZªfEf `• Zª• pÉu'`[]p uE p!ueu1 js1si fEh] [å juE Zª• pÉu'`[]p s½Zy pÍZífEsÛsi fU ○○v]fV {•w±tñt½,y tjsî[Év v v]

### 3. 운영기간

v]fVu1 o gªfl Zª•s½` {•w±tñt½,y p!ueui km• v]fVo gªueYí „± v]fVs½„yZ±u'km iü Zíf o gEgi ueZ±fE` ^•9w-uah] v]fVo gªueYí uñ vpa±fan•uE Zª•s½` pÉu'` []p s½Zy fan•pÍZígi fl ^•9w- tjsî ○○v]fV {•w±tñ tjsî[Év v v]

## 4. 운영경비 납부

•w-bpoyu u}• {•w±tñt½,yuE tjsîs½ f1t•fI Z¹lgi tjsî[Év ua v fE` j s½ c ei  
^~kmfEsÛsifU j, v v]v fZ

## V. 추진위원회의 해산 및 업무인계

### 1. 추진위원회의 해산

#### 가. 조합설립인가 후 해산

{•w±tñt½,y` v]fVo gªueYíuì9w- s²!gi p fvfM p uuu)h] v]fVua o gªb ha h•  
bí s²ilt- u}n•u1 v]fVs½ ueZ±fEZÍ {•w±tñt½,y` fan•fU tjsî[Év v v]v fZ

#### 나. 조합설립인가 전 중도 해산

{•w±tñt½,yYí v]fVo gªueYí uñs½{•w±tñt½,ygi fan•fEf` Zª• {•w±tñt½,y o gª  
s½aÆuEfI•w-bpoyu u}uE uan@cý• •w-bpoyu u} Zéj p uE aÆuEgis`si pÉ  
u' u]p s½Zy píZÍfEsÛsifU tjsî[Év v v]v fZ

### 2. 조합설립 후 업무의 인계

#### 가. 총회보고 및 업무승계

{•w±tñt½,y` {•w±tñt½,yYí fvfI s²!gi {„ys½ jáZÍfEsÛsifEh] {•w±tñt½,yYí  
fvfI s²ilt- Zíf b [yg™t- uEi!` v]fVua •ÜZñp!Z± fE^...tjsî[Év ua v fE` {•  
w±tñt½,yuE s²i!j•tñgi zōZÉfI s²i!^... Z±sj t-sÚs²zuE o v bPu- v]fVs½ p!Z±b  
w- s1`µfU j, v v]v fZ tjsî[Év v v]v fZ iü v v]

#### 나. 조합 인계 사항 및 인계기한

n™t-Z¹lgi \u™fI „yZ±u'km iü Zíf o gEgi v]fVo gª ueYíuikm• ui ua^js½ v]  
fVs½ueZ±fEsÛsifU j, v v]v fZ

## 다. 인계업무 위반 시 처벌

„yZ±u'km iü ZíZ±o gEgi v]fVs½ ueZ±fEw-s1`μfE`• {•w±tñt½,y uqt½u- \_1 uafE  
uE wÂsÚcy`• z%g1t½uafEuEjy[õ,, s½ z...fU j,v v]v „%



## 질의 회신

## ▶ 추진위원회 위원 구성 및 승인 여부(2009.10.21)

## 질의요지

Àv l1n™s²v]fVo gª{•w±tñt½,y tjsî[Év Á uafE Xtjsî[Év Yuaeí fU v v]v fZs½ c ei  
tñt½u' iü Yýn™gi•ÜfUfEsÜ ue uan@uEtñt½u)fl {•w±tñt½,ygi [Yo fEsÜ pÉu' `]p uE  
p|ueu1 s`u1 p uu`w-

## 회신내용

tjsî[Év v v]v fZs½ c gaha v l1n™s²v]fVu1 o gªfEZÍu} fE`• Zª• tñt½u' iü Yýn™gi  
•ÜfUf) ue uan@uEtñt½ iü Àa±pÉ iü véZ],EZªv l1j, Áv v]v fZs½ c ge tjsî[Év s½  
`ífl •w-bÞoyu u} Zéj p uE aÆuEgis`s; v]fVo gªu1 tñfl {•w±tñt½,ygi [Yo fEsÜ Àa±  
pÉ iü véZ],EZªv l1j, pÉfv[É]F Áua v fE`• j j, iü uõz s½ c ei pÉu' `]p cy`• u}E  
[YuE [Yzšu' uafE XpÉu' `]p Yei fl`ÑÍ uE p|ueu1 s`s;si fl`ÑÍ [Év fEZÍ uuu)h] tjsî  
[Év v v]v fZs½ c gaha v fZuE [Év s½ uEfl {•w±tñt½,y [Yo u- tñt½u' ueZé Yýn™  
gi b=ZÍ kmtñt½u'u- bE p uuu)h] tñt½uE p`• •w-bÞoyu u}uE kquE uan@u)fl fEb  
ue uafEueZª•s½`• ueu)fl fEh] ueu1 zõZé fE`• Zª•s½`• •w-bÞoyu u}uE kquE  
j•tñ s5s½zo ue uan@u)fl fMp uu`ÑÍ [Év fEZÍ uu`• j n@ [Év s½ uîfVfEZYtñ  
t½u1 [Yo fEsÜ pÉu' `]p uE p|ueu1 s`s;si fMn™fZuq

## ▶ 토지등소유자가 추진위원 해임 시 누가 사회자인지 등(2009.10.19)

## 질의요지

○○ Äv l1n<sup>TM</sup>s<sup>2</sup>v]fVo g<sup>a</sup>{•w±tñt<sup>1</sup>/<sub>2</sub>,y tjsi[Év Á uafE Xtjsi[Év Yuaeí fU v v]v fZuE [Év s<sup>1</sup>/<sub>2</sub> c ei tñt<sup>1</sup>/<sub>2</sub>u1 fauqfE`• Z<sup>at</sup>• •w-bPoyu u} kquE uan@uEj uEfl oyw<sup>3</sup>/<sub>4</sub>b véié {„ys<sup>1</sup>/<sub>2</sub>o fMp uu`ÑZí fEsí`a] ua Z<sup>at</sup>• uEu' iü n<sup>TM</sup>„yu}`\_ñYí b`•w- tñt<sup>1</sup>/<sub>2</sub>s<sup>1</sup>/<sub>2</sub> tñt<sup>1</sup>/<sub>2</sub>u' a± •ÜfU b`•w- j uE „± h]M ua^is<sup>1</sup>/<sub>2</sub> véié{„ygi Z {lfEsÜsi fE`•w-

## 회신내용

tjsi[Év v v]v fZuE [Év s<sup>1</sup>/<sub>2</sub> c ei •w-bPoyu u}uE kquE uan@uEj uEfl Xtñt<sup>1</sup>/<sub>2</sub> Yu1 fauqfEZíu} fE`• Z<sup>at</sup>• Äa±pÉ iü véZ]„EZ<sup>a</sup>v l1j, Áv v]v fZ iü aÆj, v v]v fZs<sup>1</sup>/<sub>2</sub> c ei j uEu} `í, lfl o {‰b u}Yí fauq {„yuE oyw<sup>3</sup>/<sub>4</sub>iü w±fvs<sup>1</sup>/<sub>4</sub>uus; {•w±tñt<sup>1</sup>/<sub>2</sub>u'uE [yfl u1 `ífvfE`• Zpuah] n®\ [Év uE Xtñt<sup>1</sup>/<sub>2</sub> Ys<sup>1</sup>/<sub>2</sub>`aÆjsi[Év v v]v fZs<sup>1</sup>/<sub>2</sub> c ei tñt<sup>1</sup>/<sub>2</sub>u'u1 •ÜfUfEZíuu`• Zpu)fl j uE „± Z {l pÉfIs<sup>1</sup>/<sub>2</sub> `ífEsÜ hri‰„Ab [Év u- s<sup>3</sup>u)^... j uEu} `í ,lfl o {‰b u}`• w-z; s<sup>3</sup>ua véié{„ygi Z {lfEsÜsi fMZpuq

## ▶ 토지등소유자가 아닌 자의 추진위원회 위원장 자격 여부(2009.09.18)

## 질의요지

v]fVo g<sup>a</sup>{•w±tñt<sup>1</sup>/<sub>2</sub>,y p]ue plzš `æpÉiü {•w±tñt<sup>1</sup>/<sub>2</sub>,y o g<sup>a</sup>aÆuEo u~o u1 tñfl {•w±tñt<sup>1</sup>/<sub>2</sub> o {‰`æpÉv l1[ysÚ ^i •w-bPoyu u}Yí s1<sup>1</sup> u}uE {•w±tñt<sup>1</sup>/<sub>2</sub>u' uíZ- sÜkm f) o {‰ui `æpÉ •w-bPoyu u}Yí s1<sup>1</sup> Z<sup>at</sup>• `æsY`áuq b`•w- {•w±tñt<sup>1</sup>/<sub>2</sub> o {‰`æpÉ•w-bPoyu u}Yí s1<sup>1</sup> u}Yí o {‰b si [Yzšus<sup>1</sup>/<sub>2</sub>Zy upp fEZí p]ue uñs<sup>1</sup>/<sub>2</sub>oyu [yu1 „BjáfEha {•w±tñt<sup>1</sup>/<sub>2</sub>u}flo p]ue ua Yí`flw-

## 회신내용

v l1n<sup>TM</sup>s<sup>2</sup> v]fVo g<sup>a</sup>{•w±tñt<sup>1</sup>/<sub>2</sub>,y tjsi[Év uafE Xtjsi[Év Yuaeí fU v v]v fZs<sup>1</sup>/<sub>2</sub> c gaha tñt<sup>1</sup>/<sub>2</sub>u- {•w±tñt<sup>1</sup>/<sub>2</sub>,y o g<sup>a</sup>s<sup>1</sup>/<sub>2</sub> aÆuEflu} vps<sup>1</sup>/<sub>2</sub>o o {‰fEb tñt<sup>1</sup>/<sub>2</sub>u' •kmtñt<sup>1</sup>/<sub>2</sub>u' iü Yýn<sup>TM</sup>`• Xf) o {‰ui fñu<sup>TM</sup>h<sup>TM</sup>s<sup>2</sup>pÉfv[YsÚs5s<sup>1</sup>/<sub>2</sub>o \_1 ua^is<sup>1</sup>/<sub>2</sub> \_1 uan@Z]véfEZí uu`• u} YbPu1•ÜfUfI

Yí „%uE s½fa`æfE`•u}uasisi fEh] tisi[Év v v]v fZs½ o uq`æpÉs½v v]v fZ  
Yí „%uE s½fa`æfEw-s7u- Zpu)fl éyhrb`• Zæt• `æsÝ•áuqfI`ÑZÍ [Év fEZÍ uuu9

▶ 법인 대리인의 추진위원회 위원 선임 자격 여부(2009.09.03)

**질의요지**

v l1[YsÚ ^i j,ueue •w-bpoyu u}Yí `íg™ueu1 w-v fl Zæt• {•w±tñt½u' Yýn™fl o uqb  
p uu`•w-

**회신내용**

Àv l1n™s²v]fVo gª{•w±tñt½,y tisi[Év Áv v]v fZv „%s½ c ei j,ueue •w-bpoyu  
u}Yí `íg™ueu1 w-v fl Zæt• j,ueue `íg™ueu- {•w±tñt½ {•w±tñt½u' iü Yýn™•ÛfU s½p  
uqb p uuu1 Zpu)fl jò`µÑg¹ j,ueua aÆtisi[Év v v]v fZuE u}Z-v]Zau1 {-v^fl  
Zæt•eisi fMZpuq

▶ 추진위원장이 벌금 받은 경우 자격 여부(2009.08.31)

**질의요지**

vé~Êu™Za{n™sZíf {•w±tñt½u'ua j,t½ éYZ•fl jy[õ j g¹t½ j u- Zæt• Àa±pÉ iü  
véZ],EZªv l1j, Á uafE Xa±vj, Yuaeí fU v v]v fZv „%uE [Év u1 uît-fM p uu`• w-  
iü Yí`fE`Ñha uas½`ífl •áuq fvw uõz`•

**회신내용**

a±vj, v v]v fZv „%s½zo`• a±vj,u1 tñj fEsÙ jy[õ g¹t½ uan@uE, u1 o ZÍj ZÍ  
\_1ua w-^...w-s1`µfl u}`• v]fVuqt½ua b p s³ÑZÍ [Év fEZÍ uuZÍ aÆv]v fZs½zo`•  
v]fVuqt½ua v fZ Yí„%uE s½fa`æfEZYb Z]^... o uq `æpÉ[ås½ fa`æfE`•u}uasµu9ua éy  
hrb c9s½`• `æsÝ•áuqfI`ÑZÍ [Év b si uuu)h] n@ \ [Év u- {•w±tñt½,y tñt½s½ ZífEsÙ  
a± vít-fEa±fJ a±vj, v v]v fZs½zo [Év fEZÍ uu`• n™fZu)fl Zíf km|F v  
„% v v]v fZs½ c ei aÆj, v v]v fZv „%uE Z v [Év u- ua j, pÉfv

„± {lžõfl uqt½u1 o uqfE`• kqkm• uîť-fE`• n™fZuq

s1t¥eÙ Z v b Àv l1n™s²v]fVo gª{•w±tñt½,y tĩsĩ[Év Áv v]v fZv „%s½  
o a± a±v j,u1 tñj fEsÙ jy[õ g¹t½ uan@uE, u1 o ZÍj ZÍ \_1uaw-^...w-s1`µfI u}•  
{•w±tñt½,y tñt½ua b p s³ÑZÍ [Év fEZÍ uuu9

▶ 위원 자격제한 내용 중 “선고”란 어느 시점을 말하는지 여부(2010.02.08)

#### 질의요지

» »v l1n™s²v]fVo gª{•w±tñt½,y tĩsĩ[Év v v]v fZv „%s½ c gaha j,u1 tñj fEsÙ  
jy[õ g¹t½ uan@uE, u1 o ZÍj ZÍ \_1uaw-^...w-s1`µfI u}• tñt½ua b p s³ÑZÍ [É  
v b si uu`• j sÙo g½fE`• Xo ZÍ Yem„B...u si} pÉúy1 uEiãfE`•w- iü o ZÍuE uE  
iãYí „Bv ÉýZ•u1 uEiãfE`• Zpu)fl jã`Ñha pÙo ZÍ ua,± „Bv ÉýZ•ua uuu1 c9\9w- {•w±  
tñt½u'ua w@!gi p fvfE`• Zpua uîfVflw- sÙkm

#### 회신내용

» »v l1n™s²v]fVo gª{•w±tñt½,y tĩsĩ[Év v v]v fZv „%uE ^it- vp Xo ZÍ Yem u1  
„Bv ÉýZ•fI ^u1 uEiãfE`• Zpu)fl aÆĩsĩ[Év v v]v fZv „%`• „Bv ÉýZ• ua,±s½uî  
t-b`• Zpuq

▶ 종전 규정에 의거 청구한 추진위원회 설립동의서 사용가능 여부(2009.08.26)

#### 질의요지

uüa,± vruñ v]fVo gª{•w±tñt½,y o gªaÆuEo gi [ã`ífl n™t-faa±b`w-

#### 회신내용

uikm•`• Àa±pÉ iü véZ],EZªv l1j, pÉfv[ÉIF Áv v]v fZs½ c ei pÉu'`[]p  
filkm• sÝjuu1 kmsÙj u- v l1n™s²v]fV o gª{•w±tñt½,y o gªaÆuEo s½aÆuEgij s1si fM  
Zpuq

z%Zífl aÆj, km|F v „% v v] `Ōo [Év s½ c gaha vruñuE [Év s½ c ge  
 •w-bpoyu u}uE aÆuEgis`sí ua j, pÉfvuiflkm• Z tÁ ua^i s{•w±tñt½,y  
 [Yo p!ueu1 p!zšu1 fE` Zꣳ ua j,s½ c ge uifl {•w±tñt½,y [Yo p!ue p!zšu)fl jñ

▶ 주민총회에서 추진위원회 위원 해임·교체 가능 여부(2009.08.19)

절의요지

{•w±tñt½,y tñt½uE fauq [=zigi véié{ „ys½zo fMp uu`• w-

회신내용

Àa±pÉ iü véZ],EZªv l1j, Á ua fE Xa±v j, Yuæi fU v v]v fZs½ c gaha v]fVuqt½uE  
 fauqu- v v]s½a± ku[YfEZÍ v]fVt½ kquE uan@uEj uEfl oyw¾4b { „ys½zo v]fVt½  
 Zéj p uE {‰o Zé{‰o v]fVt½ Zéj p uE aÆuEgis`sí fMp uuu9 ua Zꣳ j uEu} `í,fl  
 o {‰b u}Yí fauq { „yuE oyw¾4ü w±fvs½auusí v]fVu'uE [yflu1 `ífvfI`ÑZÍ [Év b sí  
 uuu)h] aÆj, v v]v fZs½ c gaha tñ [Év s½ `ífEsÜ {•w±tñt½,y tñt½s½ Zí fEsÜa±vít-  
 fEa±fJ fEZÍ uuZÍ ua Zꣳ Xv]fV Yu- X{•w±tñt½,y Yfl Xuqt½ Yu- Xtñt½ Yu)fXv]fVt½ Yu- X•  
 w-bpoyu u}fl Yfl Xv]fVu' Yu- X{•w±tñt½,y tñt½u' Yu)fl jã`ÑZÍ [Év fEZÍ uuu9  
 c eio {•w±tñt½,y tñt½uE fauqu- n@ [Év s½ c ei •w-bpoyu u} kquE uan@uEj uE  
 fl oyw¾4b { „ys½zo •w-bpoyu u} Zéj p uE {‰o Zé{‰o •w-bpoyu u} Zéj p uE aÆuEgi  
 s`sí fMp uuu)h] ua Zꣳ j uEu} `í,fl o {‰b u}Yí fauq { „yuE oyw¾4ü w±fvs½au  
 sí {•w±tñt½,y tñt½u'uE [yflu1 `ífvfE` Zpuq  
 s1tæeÜ tñt½ tñt½u' ·Yýn™giv tefl`Ñ uE já]o uqu- Àv l1n™s²v]fVo gª{•w±tñt½,y tñ  
 sí[Év Á v v]v fZv „%s½ c ei {•w±tñt½,y uE uEZ•n™fZuah)tñt½u' ·Yýn™uE uq ·j-  
 Zª·já]o uq ·sÝuqu- aÆt;sí[Év v v]v „%s½ c ei véié{ „yuE uEZ•u1 Z]z½sí fU

▶ 임기 만료된 추진위원회 위원 연임 조건(2009.08.17)

절의요지

uq\ Yí g¹fb tñt½u' Yýn™uEÝuqfMp uu`• v]Zau-

**회신내용**

v l1n<sup>TM</sup>s<sup>2</sup>v]fVo g<sup>a</sup>{•w±tñt<sup>1</sup>/<sub>2</sub>,y tĩsĩ[Év v v]v fZs<sup>1</sup>/<sub>2</sub> c gaha tñt<sup>1</sup>/<sub>2</sub>u' `Yýn<sup>TM</sup>uE sÝuqu-  
véié{ „yuE uEZ•s<sup>1</sup>/<sub>2</sub>uEfEh] uq\ Yí g<sup>1</sup>f<sup>b</sup> tñt<sup>1</sup>/<sub>2</sub>u- [å „±uqu}Yí o uqb c9\9w- [å w®!gi  
p fvfi`ÑZÍ [Év fEZÍ uuu9

z%ZÍfl {•w±tñt<sup>1</sup>/<sub>2</sub>,ys<sup>1</sup>/<sub>2</sub>o`• uq\ Yí g<sup>1</sup>f<sup>b</sup> tñt<sup>1</sup>/<sub>2</sub>uE „±uqu}gi uq\ g<sup>1</sup>f<sup>1</sup> uñ Z tÁ ua<sup>^</sup>is<sup>1</sup>/<sub>2</sub> o  
uqfEsÜsi fEh] tñ \ fl <sup>^</sup>is<sup>1</sup>/<sub>2</sub> {•w±tñt<sup>1</sup>/<sub>2</sub>,ys<sup>1</sup>/<sub>2</sub>o „±uqu}gi o uqfEw- s7u1 Z<sup>at</sup>• •w-bbøyu  
u} kquE uan@uapÉu'`[]p uE p|ueu1 s`si véié{ „ygi oyw<sup>3</sup>/<sub>4</sub>fEsÜtñt<sup>1</sup>/<sub>2</sub>u1 o uqfM p  
uua±fJ aÆtĩsĩ[Év ua Z v b sµu9

- ▶ 추진위원회 위원 사퇴 자가 다시 위원으로 선임될 수 있는지 및 추진위원회 구성  
에 반대한 자의 위원 선임 가능 여부(2009.08.06)

**질의요지**

Z uen<sup>TM</sup>v bPu)fl {•w±tñt<sup>1</sup>/<sub>2</sub>u1 n<sup>TM</sup>•áfl u}Yí `ÑpÉ {•w±tñt<sup>1</sup>/<sub>2</sub> tñt<sup>1</sup>/<sub>2</sub>u' iü Yýn<sup>TM</sup> u)fl o uqb  
p uu`• w- iü {•w±tñt<sup>1</sup>/<sub>2</sub>,y p|ueu1 s`ZÍ v l1[ysÚ w-v vps<sup>1</sup>/<sub>2</sub>uu`• v l1n<sup>TM</sup>s<sup>2</sup>Zé Zíf fEsÜ  
{•w±tñt<sup>1</sup>/<sub>2</sub>,y [Yo s<sup>1</sup>/<sub>2</sub> aÆuEf|•w-bbøyu u}Yí v l1[ysÚ w-v s<sup>1</sup>/<sub>2</sub>• j`ígi fl Z<sup>at</sup>• j`íuE  
n<sup>TM</sup>gi z• „ygi fl Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>g<sup>1</sup> {•w±tñt<sup>1</sup>/<sub>2</sub>u)fl o uqb u}Z-ua uu`• w-

**회신내용**

Àv l1n<sup>TM</sup>s<sup>2</sup>v]fVo g<sup>a</sup>{•w±tñt<sup>1</sup>/<sub>2</sub>,y tĩsĩ[Év Á v v]v fZs<sup>1</sup>/<sub>2</sub> c gaha tñt<sup>1</sup>/<sub>2</sub>u- {•w±tñt<sup>1</sup>/<sub>2</sub>,y  
o g<sup>a</sup>s<sup>1</sup>/<sub>2</sub> aÆuEf|u} vps<sup>1</sup>/<sub>2</sub>o o {‰fEa±fJ fEZÍ uuZÍ aÆv]v fZs<sup>1</sup>/<sub>2</sub>o`• {•w±tñt<sup>1</sup>/<sub>2</sub>uE o uqj j,  
s<sup>1</sup>/<sub>2</sub> `ífEsÜ`• {•w±tñt<sup>1</sup>/<sub>2</sub>,ys<sup>1</sup>/<sub>2</sub>o v fEa±fJ fEZÍ uu`•j [- {•w±tñt<sup>1</sup>/<sub>2</sub>,ys<sup>1</sup>/<sub>2</sub>o tĩsĩ[Év s<sup>1</sup>/<sub>2</sub> v  
fEZÍ uu`• ^it- bPu1 vrfVuûu)fl Zm••fEsÜéÿ`ÖfMn<sup>TM</sup>fZuq

- ▶ 추진위원회 위원 보궐 선임 시 인감증명서 제출 여부(2009.08.03)

**질의요지**

{•w±tñt<sup>1</sup>/<sub>2</sub>,y tñt<sup>1</sup>/<sub>2</sub>u1 j-Z<sup>a</sup> já]o uq fEZÍu} fE`• Z<sup>at</sup>• pÉu'`[]p s<sup>1</sup>/<sub>2</sub>Zy {•w±tñt<sup>1</sup>/<sub>2</sub>uE ueYýwŠ

hro gi j bÉpÉ v {‰fEsÙsi fE`•w-

### 회신내용

v l1n™s²v]fVo gª{•w±tñt½,y tĩsĩ[Év uafE Xtĩsĩ[Év Yuaeĩ fU v v]v „%s½ c gaha tñt½u' `Yýn™uE o uq `j-Zª`já]o uq `sÝuqu- véié{ „yuE uEZ• n™fZuaZÍtñt½u' `Yý n™giv tefl tñt½uE já]o uqu- aÆĩsĩ[Év v v]v fZv „%s½ c ei {•w±tñt½,yuE uE Z•n™fZuah] ua Zª• nũfl o uqb tñt½uE u]Z-u- tñt½u' iü Yýn™uEZª• pÉu' `]p uE p]ueua uuu- „±s½ [å j uE tñt½uE Zª• pÉu' `]p s½Zy j-ZªpÍZÍgi fl „±s½ `íteuû)fl „f ua j nÊfE`• Zpu)fl véié{ „yuE uEZ•j,j,Zé {•w±tñt½,yuE uEZ•j,j,s½ ZÍfEsÙ`• tĩ sĩ[Év YÝĩ v v] iü v v]s½ [Év fEZÍ uuu)^... pÉu' `]p s½Zy {•w±tñt½uE ueYýwŠ hro gi v {‰fEa±fJ fE`• hri%[Év u1 b=ZÍ uuw-`• s7u9

▶ 추진위원회가 선임한 직무대행자의 업무 유효 여부(2009.07.21)

### 질의요지

vé~Êu™Za{,n™sZĩf {•w±tñt½u'ua n™uqfEZkmtñt½u'ua uavégi fEsÙZào ua b s½ c ei {•w±tñt½ vp sÝu'u}Yí {•w±tñt½,ygi `ĩ,l,fEZÍ uuaEvps½{•w±tñt½,y s½o {•w±tñt½u' w@i!`ífvu}gi {•w±tñt½ vps½o o uqfEZÍ `Ñge {•w±tñt½u1 kmtñt½u'u1 o uqfl Zª• fñu™ {•w±tñt½u' w@i!`ífvu}Yí w¾4fvfls²i!Yí u „f fl w- iü w@i!`ífvu}uE p]ue uõz`• s;c` Zy b`• w- cýfl aÆn™fZuapÉu'•]p •[Yzšus½Zy i%uEfasi fl`Ñha [éZ]•

### 회신내용

○○v l1n™s²v]fVo gª{•w±tñt½,y tĩsĩ[Év v v]v fZs½ c gaha {•w±tñt½uE o uqj,j, u- {•w±tñt½,y s½o v fEa±fJ fEZÍ uuZÍ {•w±tñt½u'ua n™uqfIZª• aÆĩsĩ[Év v v] v fZuE ^it- vp `Õo iü v v]v fZs½ c ei kmtñt½u' {•w±tñt½ vp sÝu'u} p u)fl {•w±tñt½,ygi `ĩ,l,fE`• Zpua^...aÆĩsĩ[Év v v]v fZs½ c ei tñt½ua u]uEfl n™uqfEZ] ^...aÆv]v fZs½ c ei fauqb`• Zª•s½`• w-z;s³ua nũflti tñt½u1 o {‰fEsÙsi fE`• Zp u)fl tñt½u' •Yýn™uE uq •j-Zª`já]o uq •sÝuqu- aÆĩsĩ[Év v v]v „%s½ c ei véié { „yuE uEZ• n™fZuaZÍtñt½u' •Yýn™giv tefl tñt½uE já]o uqu- aÆĩsĩ[Év v v]v

„%s½c ei {•w±tñt½,yuE uEZ•n™fZuah]ua Zᵃᵗ• nμfl o uqb tñt½uE u}Z-u- tñt½u' iü  
 Yýn™uEᵃᵗ• pÉu'•[]p uE p|ueua uuu- „±s½ [å j uE tñt½uE Zᵃᵗ• pÉu'•[]p s½Zy j-Zᵃpí  
 ZÍgi fl „±s½ `íteuû)fl „fua j nÊfE`• Zpuq  
 s1tæÈ v l1n™s²v]fVo gᵃ{•w±tñt½,y t|sî[Év v v]v fZs½ c gaha {•w±tñt½,y` j, ·  
 ZÍZj,f& v v]uE t|sî[Év iü Zíf fw\ZíuE z...kqu1víp fEsÜ t|sîb a±fJ fEZÍ uuZÍ  
 {•w±tñt½,yuE [Yo s½ `ífEsÜ`•Àa±pÉ iü véZ],EZᵃv l1j, Áv v] iü aÆj, pÉfv[É|F v  
 v]s½ c ei `æfapÉu'•[]p Yí {•w±tñt½uE o v n™fZ bpu1•ÛfUfl wŠIFo gE bpu1 vrfVuûu)  
 fl Zm••fEsÜp|uefEZÍ uu`• n™fZuq

▶ 추진위원회 연장자가 주민총회 및 추진위원회 소집 가능 여부(2009.07.06)

#### 질의요지

j,t½s½zo vé~Êu™Z j v l1n™s² v]fVo gᵃ{•w±tñt½,yuE tñt½u' iü Yýn™s½f| w@!lv w-  
 Z•v ua uu`• Zᵃᵗ• kmtñt½u'u1 b=ZÍ uuw- s1`μfEha {•w±tñt½ vp sÝu'u}Yí uEu'ua b si  
 véié{„y iü {•w±tñt½,ygi oyw¾fM uu`•w- iü fñ tñt½u'Zé Yýn™g|fauqfMp uu`• oy  
 w¾[yflua uu`• w-

#### 회신내용

wμuEuEᵃᵗ• tñt½u' iü Yýn™s½f| w@!lv w- Z•v s½ `ífl [Yz|uûe ^|t-u1 s9 p s³si  
 hr„Bfl „yp|ua ZÑemfE^v.l1n™s² v]fVo gᵃ{•w±tñt½,y t|sî[Év v v]v „%s½ c gaha  
 tñt½u' •Yýn™uEo uq •j-Zᵃ •já]o uq •sÝuquE Zᵃᵗ• véié{„yuE uEZ•u1 Z]z½ Z•v fEa±fJ  
 b si uuZÍ véié{„y iü {•w±tñt½,y` v l1n™s² v]fVo gᵃ{•w±tñt½,y t|sî[Év v v]  
 iü v v]s½ c ei tñt½u'ua f1t•fEÑZÍ uev fE`• Zᵃᵗ•s½ Z {lfM p uuu)h] aÆj|sî[Év  
 v v]v fZs½ c ei tñt½u'u- {•w±tñt½,ygi `í,lfEZÍ {•w±tñt½,yuE n™!gi {ZñfEh] vé  
 ié{„y iü {•w±tñt½,yuE uEu'ua b`• n™fZur`μÑg¹

v l1n™s² v]fVo gᵃ{•w±tñt½,y t|sî[Év v v]v fZuE [Év s½ c ei tñt½u'ua u ZÍfl ue  
 fEsÜ[å w@!gi p fv fM p s³u1 Zᵃᵗ•^... tñt½u'uE fauqs½ZÍfl n™fZu-kmtñt½u'ua s³u)  
 ha {•w±tñt½ vp sÝu'u} p u)fl {•w±tñt½,ygi `í,lfM p uuu)h] aÆj|sî[Év v v]v  
 fZ iü v fZs½ c ei tñt½u' iü Yýn™YÍv`æf| uau s³ua véié{„ygi oyw¾fEws1`μfE`•

c9s½• aÆv]v fZ Yí, %uE [Év s½ uEfEsÙbyw¾u1zš[YfI u}uE `í, IYí pÉu'·[]p uE p!ue  
u1 s'si uagi oyw¾4fMØ uuu9

▶ 추진위원장 임기 만료 시 대행체제로 가도 되는지 여부 등(2009.07.03)

#### 질의요지

Yí {•w±tñt½,y tñt½u'ua W g¹ fl n™uqfEsî•a} {•w±tñt½u'u1 ÑpÉ m>w-s7ZÍ `í  
fvzi v fl Yía± b`•w-

^... {•w±tñt½u' uq\ Yí ^J^...ZÍ n™, IYí p g™b ha {•w±tñt½ vp sÝu'u}Yí „±uq{•w±tñt½u'  
u)fl {•z%u1 j u)ha ZÔj fl {•w±tñt½u'w®u1 p!Z± fMp uu`•w-

Ñ {•w±tñt½,y s½o a± o hau)fl uEZ•fEZÍ {‰o u)fl uev faa± b`•w-

#### 회신내용

Yí wµuE XYí Yt- X^... Ys¾fEsÙ

v l1n™s²v]fVo gª{•w±tñt½,y tisi[Év v v]v fZ iü v v]v fZs½ c gaha {•w±  
tñt½u'ua n™uqfIZª• kmtñt½u' {•w±tñt½ vp sÝu'u} p u)fl {•w±tñt½,y gi `í, IfE`•  
Zpu)fl uquEfl `í, lu}gi o v fM p s³• Zpuah] tñt½u'ua n™uqfIZª•s½• aÆÉv  
v v]v fZuE [Év s½ uEfEsÙw-zis³ua nµfti tñt½u1 o {‰fEsÙsi fE`• Zpuq

^... wµuE X`Ñ Ys¾fEsÙ

v l1n™s²v]fVo gª{•w±tñt½,y tisi[Év v v] {•w±tñt½,y uEZ•j, v fZuE [Év s½  
c gaha tñt½u- o hau)fl {•w±tñt½,y „yuEs½{‰o fEZ]^..uEZ•[yu1 fvn™fMØ uuu)h]  
ua Zª• aÆv]v fZuE [Év s½ uEfI {‰o u)fl jñ

▶ 조합을 설립할 때까지 추진위원회 직무대행자 체제 가능 여부(2009.06.25)

#### 질의요지

v l1n™s²v]fVo gª{•w±tñt½,y tisi[Év v v]v fZ `Öo s½ c ei w®i!`ífvu}Yí v]fVo  
gªueYí uñ9w- w®i! p fvua Yí`flw- iü Z tÁ ua^is½ v]fVo gªua s5b pÉ tñt½u' Yý

n<sup>TM</sup>gi{„y uEZ•fl `ÑpÉ o uqfí`Ñ bPu1{•w±tñt½„y uEZ•fl fEsÙtîsîfEsÙa± Yí`flw- sÙkm

### 회신내용

v l1n<sup>TM</sup>s²v]fVo gª{•w±tñt½„y tîsî[Év v v]v fZs½ c gaha uq\ Yí g¹fb tñt½u- [å „±uqu}Yí o uqb c9\9w- [å w@!gi p fv fEa±fJ fEZÍ uuZÍ [å w@!`ífv \Yñs½ `ífEsÙ• c fl [Év fEZÍ uuw- s7u)^... aÆtîsî[Év v v]v fZs½ c ei `æfatñt½u'uE u ZÍ bPu) fl kuYí f) fEZy w@!`ífv ziv fl tîsîfE`• Zª•eiha tñt½u'uE \Yñ g¹f uñ „±uq ueo uõz gi w-zî s³ua w±fvfE`• Zpua j eyw®fM Zpuq

▶ 추진위원회 위원장 피선임 자격 규정을 임의로 만들어 운영규정에 추가 가능 여부 (2009.06.16)

### 질의요지

vé~Êu<sup>TM</sup>Za{n<sup>TM</sup>s²{•w±tñt½u'uE f)o uq u}Z-u1 [Év fEZÍ uu`• ○○v l1n<sup>TM</sup>s²v]fVo gª{•w± tñt½„y tîsî[Év v v]v fZuE Yí „% ^it- uates½ {•Yí ^it-u1 g¹bÑsî [Év fM Zª• u „•flw-

### 회신내용

{•w±tñt½u' f)o uq u}Z-s½ `ífEsÙ`• ○○v l1n<sup>TM</sup>s²v]fVo gª{•w±tñt½„y tîsî[Év v v] v fZs½ [Év b sî uuZÍ n<sup>TM</sup>s²{•w±n® f1t•fl Zª• tîsî[Év s5s½ v]•fZ`„% h- bPu1{•Yí fMp uua±fJ fEhao ua Zª• „Bv •p v •ját1 cý• {•Yí fE`• n<sup>TM</sup>fZuaÀa±pÉ iü véZ]„E Zªv l1j, Á •Zíz±,f& ua tîsî[Év iü Zíf fvw\ ZíuE z...kqs½ñj b`• Zª•s½`• „•f u1 Z w- s1`µfí`ÑZÍ v l1n<sup>TM</sup>s²v]fVo gª{•w±tñt½„y tîsî[Év v v]v fZ iü v fZs½ [Év b sî uuu9

cýfl aÆtîsî[Év v v]v fZs½ uE fEhav l1n<sup>TM</sup>s²v]fVu1 o gªfEZÍu} fE`• Zª• j, v v] v „%uE ••w-bPoyu u} Zéj p uE aÆuEgis`sî tñt½u' iü Yýn<sup>TM</sup>gi•ÙfUfl ue uan®uEñt½ u)fl {•w±tñt½„ygi [Yo fEsÙ Àa±pÉ iü véZ]„EZªv l1j, pÉfv[ÉF Áua v fE`• j], iü uõz s½ c ei pÉu'•[]p cý• u}E[YuE [Yzš'uE p'ueu1 s'a±fJ fEZÍ uuu9

c eio tjsi[Év s5s½v] · fZ·%h- bPuE{·Yí· Àa±pÉ iü véZ],EZav l1j, Á · Zíz±j,f&  
tjsi[Év iü Zíf fw\ ZíuE z...kqs½ñj b Zy fMp s³· Zpuq

▶ 주민총회 소집공고 후 미 개최 시 차후에 임원선출 가능 여부(2009.06.11)

질의요지

v]fVu' bP uqt½o {‰ZéZíf fEsÙ ur,±já bpfJu1 j u- n@~És½ové~Êu™Z j v l1n™s²v]fV  
o gª{·w±tñt½,y véié{ „y u}ziZ±,zs½`· oyw¾ZâZígi fEsÙ véié{ „y  
gi Z {lfE\ fl b si uuu)^...véié{ „y oyw¾ZâZíü véié{ „y Z {lgi fEw- s7u- Zª• z  
„±eia± oyw¾ZâZí fEhauqt½o {‰ua Yí' f lw-

회신내용

○ ○ v l1n™s² v]fVo gª{·w±tñt½,y tjsi[Év v v]uE [Év s½ uEfEhatñt½u' `Yýn™uE  
o uq `j-Zª `já]o uq `sÝuqu- véié{ „yuE uEZ·n™fZu)fl b si uuZí aÆ[Év v v]v  
fZuE[Év s½ uEfEhaaÆv]v fZ Yí,‰uE [Év s½ uEfEsÙvéié{ „ygi oyw¾fE`·Zª•gi v  
tefEZÍ• véié{ „ygi Z {lfEZ]^... uipÉgi j-ZªfE`· Zª•s½`· véié{ „yuE h-úí `s5Za`  
uipÉ `u'oy `j-Zªn™u bps½ZífEsÙ iãg™ {·w±tñt½,yuE uEZ·u1 Z]Ea±J fEZÍ uuZí aÆ  
v] v fZuE [Év s½ uEfEhavéié{ „y`· v fZuE [Év s½ uEfEsÙ•fw-fl s5Zas½`ífEsÙg¹  
uEZ·fMp uua±J fEZÍ uu`· uõz s½ uífVfEsÙsi fMZpuq

▶ 추진위원회 승인 신청한 상태에서 위원 1인 사망 시 보완 여부(2009.06.11)

질의요지

••w-bPoyu u} hrua u™Za{n™s²u1fEZÍu} hruE {·w±tñt½u1 {·ífEsÙ u™Za{, v l1n™  
s² v]fVo gª{·w±tñt½,y p|ue pízšu1 fEsíu)^... {·w±tñt½ ueua n™gÊfEsùw-bPoyu u}  
uE kquE s½iã`Ùb u1 n™u fl fw Zízšs½o {·w±tñt½ ueuEját1t•[YYí uusµ`a] ua  
s½`ífI Z™fa`•

### 회신내용

Àa±pÉ iü véZ],EZ<sup>av</sup> l1j, Á v v]v fZ iü v l1n<sup>TM</sup>s<sup>2v</sup>]fVo g<sup>a</sup>{•w±tñt½,y tisi[Év v v]v fZv „%uE [Év s½ uEfEhav]fVu1 o g<sup>a</sup>fEZÍu} fE`• Z<sup>at</sup>•s½`• •w-bPoyu u} Zéj p uE a/EuEgis`si tñt½u'u1 •ÜfUfl ue uan@uEtñt½u)fl v]fVo g<sup>a</sup>{•w±tñt½,ygi [Yo fEsÜ [Z•fas~kmf&ua v fE`• jj, iü uõz s½ c ei pÉu'`[]p uE p!ueu1 s'±fJ fEZÍ uuZÍ ua Z<sup>at</sup>• tñt½uE p`• •w-bPoyu u}uE kquE uan@u)fl fEb ue uafEueZ<sup>at</sup>•s½`• ueu)fl fEh] ueu1zõZéfE`• Z<sup>at</sup>•s½`• ueu)fl fMp uua±fJ fEZÍ uu`• j v]fVo g<sup>a</sup>{•w±tñ t½,y p!ue[yu]Yí tñ [Év s½ uîfVfEZYjât1fEa±fJ v]Efl Zpu- uîuõfU

- ▶ 운영규정에서 대리자를 토지등소유자로 간주하여 추진위원이 될 수 있다고 되어 있으면 추진위원이 될 수 있는지 여부?(2009.06.03)

### 질의요지

v l1n<sup>TM</sup>s<sup>2v</sup>]fVo g<sup>a</sup>{•w±tñt½,y tisi[Év u1 g1bÑhao Xv l1[YsÚ s5s½oyu<sup>TM</sup>flZa{.i)uE oy u u}Yí s1bÑ u'h• j t•u}flo \_1uan@a/EZ]fEZÍZ]véfl Z<sup>at</sup>• s1bÑ u'h• j t•u}uE ue Yýu1 z•kmfI `íg<sup>TM</sup>[yu1 s1jqw- n<sup>TM</sup>tñ j t•u}Yí j sEu1 Z<sup>at</sup>•s½`• s1jqw- n<sup>TM</sup>tñ j t•u}gi •w-bPoyu u}fl YñvéfEsÜ{•w±tñt½ua b p uu`Ñ Yeizí hrpÉfl Z<sup>at</sup>• {•w±tñt½ua b p uu`• w-

### 회신내용

○ ○ v l1n<sup>TM</sup>s<sup>2v</sup>]fVo g<sup>a</sup>{•w±tñt½,y tisi[Év v v]v fZ jâi% s½ c gaha •w-bPoyu u}uE [yflu- •flbP fEh] [yfluE `íg<sup>TM</sup>fvn<sup>TM</sup>•t½|Fuîu)fl uev b w- s1`µfEb `Ñu9 Yî,%s½fa`æ fE`• Z<sup>at</sup>•s½`• [yflu1 `íg<sup>TM</sup>fMp uua±fJ fEZÍ uuZÍ ua Z<sup>at</sup>• •w-bPoyu u}uE u}Z-u- j- a/Eb w-s1`µfEa±fJ fEhao Yî „% n<sup>TM</sup>fZ/p v „%s½zo`• j,ueuE `íg<sup>TM</sup>ueu- {•w±tñt½u)fl o uqb p uua±fJ •w-bPoyu u}uE [yflu1 `íg<sup>TM</sup>fMp uu`• n<sup>TM</sup>fZu1Év fEZÍ uuu9 c eio •w-bPoyu u}uE `íg<sup>TM</sup>ueua {•w±tñt½u)fl o uqb p uu`• Z<sup>at</sup>•`• j,ueuE Z<sup>at</sup>•s½ flv fEZÍ uu`• Zpu)fl wpuEuEZ<sup>at</sup>• {•w±tñt½,y tñt½uE f)o uq`f)o {‰ [yflua s³u9

- ▶ 1필지 안에 건축물을 각각 소유하고 있으나 토지는 공유지인 경우 추진위원회 동의서를 받을 때 대표자를 선임하여야 하는지 여부(2009.05.18)

#### 질의요지

아±pÉ„EZªv l1n™s² [YYñ ^i f1w-uE••w-gi " #Yí ZâaÆoyu fEZÍuuu)hao aÆf1w-s½Yí Yí kqg™b Za{i,i) „% „% u1 " #Yí YíYí oyu fl Zªt• {•w±tñt½„y aÆuEo gi j u1 pÉ `í,lu}gi o uqfEsÙsi fE`• w-

#### 회신내용

아±pÉ„EZªv l1n™s²uE Zªt• f1w-uE••w-gi ueua Zâu fEZÍ uuu1 c9s½`• Àa±pÉ iü véZ]„E Zªv l1j, pÉfvf& Áv v}v fZv „%Yíh-s½ c ei [å p ueu1 `í,l fE`• ueu1 ••w-bþoyu u}fl n•v fE`• Zpuah] Àa±pÉ iü véZ]„EZªv l1j, Áv v}v „%Yíh-s½ c ei v l1[YsÚ s5 s½oyu™fl••w- cy`• Za{i,i)uE oyu u} cy`• w-n@[yu}`• ••w-bþoyu u}uai-fl Za{i,i)uE Zªt• YíYí aÆuEYíf1t•fl n™fZuq

- ▶ 지역의 특성을 고려하여 추진위원회 위원 안배 가능 여부(2009.03.12)

#### 질의요지

v}fVo gª{•w±tñt½„y p'ue pÉpÉu' `[]p Yí ••w-bþoyu u}Yí g»ZÍ hauîua uîu- ZÍíá± w-sÚZé••w-bþoyu u}Yí uíZÍ hauîua \_u- uííá± w-sÚua„)u™fa uu`• Zªt• w-sÚuî €'o u1 ZÍf fEsÙ tñt½uE p gi s5j fEa±fJ v}E fMp uu`• w-

#### 회신내용

v}fVu1 o gªfEZÍu} fE`• Zªt•s½`• v}fVo gªu1 tñfl {•w±tñt½„ygi [Yo fEsÙ Àa±pÉ iü véZ]„EZªv l1j, Áv v}v fZuE [Év ua v fE`• j s½ c ei pÉu' `[]p `Yzš'uE p'ue u1 s`a±fJ fEZÍ uuu)i-fl Àv l1n™s²v}fVo gª{•w±tñt½„y tjsí[Év Áv v}v fZs½o [É v fEZÍ uu`• {•w±tñt½uE o uq pÉ aÆj± `Yí[Yj± o%`íp iü pÉo uE vrgEgi ZÍf fEsî•w-gi Zm••`z...g™fM uuu1 Zpuq

## ▶ 감사가 추진위원장 직무대행을 겸직 할 수 있는지 여부(2009.02.27)

## 질의요지

{•w±tñt½,y p!ue`æpÉ tjsí[Év u1 p!uej w- h`fI n@~És½o {•w±tñt½u'Zé kmtñt½u'ua n™  
w@fUs½ei Yýn™síaEu}gi tñt½u' w@i!`ífvu}fl o uqfI Zª• Yýn™w@u1™uqfEZÍw@i!  
`ífvu1 fEsÙsi fE`• w-

## 회신내용

{•w±tñt½u'uE w@i!`ífvu}fl o uqb si Zíf s²!gi p fvfE`• Zª•eiha Yýn™w@Zªw@u-  
kuYífM Zpu}fl n™f½b h] {•,± Àv l1n™s²v}fVo gª{•w±tñt½,y tjsí[Év Áv v]s½ c ei  
{•w±tñt½,y}• tjsí[Év u1 u~o fEsÙ pÉu' `]p s½Zy pÍZífEsÙsi fMZpuq

## ▶ 추진위원회 의결 시 감사의 재적 수 포함 여부 등(2009.09.19)

## 질의요지

{•w±tñt½,yuE uEZ•j,s½ uusj Yýn™uE™uî {‰o tñt½uE p •ÙfU sÙkm

## 회신내용

v l1n™s²v}fVo gª{•w±tñt½,y tjsí[Év uafE Xtjsí[Év Yuaei fU v v]s½ c gaha {•w±  
tñt½,y}• ua tjsí[Év s½o €j±...u v fI Zª•gi v tefEZÍ`• u™uîñt½ Zéj p {‰o u}fl  
Z uEfEZÍ {‰o tñt½ Zéj p uE z o u}fl uEZ•fEh] Yýn™`•uEZ•[yu1 fvn™fM s³ÑZÍ [É  
v fEZÍ uuu)i-fl u™uîñt½ p s½`• •ÙfUfEb {‰o tñt½uE p s½`• •ÙfUfEw-s7`• Zpuq

## ▶ 정비구역을 확대하는 경우 기존 추진위원회 유효 여부(2009.07.24)

## 질의요지

u™v l1zöw±[YsÚuEvé~Êu™Z j n™s²Zíf z...u9 o%`ífl v}fVo gª{•w±tñt½,y p!ueu1 j  
ZÍ w-sÚua„B`íb hao o%`ífl {•w± vp \va {•w±tñt½,yYí u„•flw-

### 회신내용

v l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfMj•tñuE „B`í cý• {oys<sup>1</sup>/<sub>2</sub> Zífl n<sup>TM</sup>fZu- Àa±pÉü véZ],EZ<sup>a</sup>v l1j, Á uafEXa±vj, Yuaei fU v v] iü Z u-j, pÉfvf&v v]v fZv „%uE [Év s<sup>1</sup>/<sub>2</sub> c ei \va v l1[YsÚ<sup>^</sup>i •w-bpoyu u} j-Z<sup>a</sup> aÆuEgij Zí a±vj, v v]v fZs<sup>1</sup>/<sub>2</sub> c ei nμflua v l1[Y sÚs<sup>1</sup>/<sub>2</sub>{•Yí •¥urb ` [YsÚuE •w-bpoyu u} aÆuEgis`si {•w±tñt<sup>1</sup>/<sub>2</sub>,y j-Z<sup>a</sup>p!ueu1 s`si si fE`• n<sup>TM</sup>fZu)fl n<sup>TM</sup>f b t ^... wμuEuE va {•w±tñt<sup>1</sup>/<sub>2</sub>,yuE u„• sÜkms<sup>1</sup>/<sub>2</sub>ífl n<sup>TM</sup>fZu-æfa n<sup>TM</sup>s<sup>2</sup>uEueYí[yu}Yí u<sup>TM</sup>v l1zöw±[YsÚu)fl w-v fl n<sup>TM</sup>u bP fñw-fñ„VZéZí f,j,& bPu1 vrfV uü)fl Zm••fEsÜ€ý`ÖfEsÜsi fMn<sup>TM</sup>fZuq

▶ 추진위원회 의결에 필요한 최소한의 수(2009.04.02)

### 질의요지

•w-bpoyu u}uE kquE uan@uE[Yo tZas<sup>1</sup>/<sub>2</sub> c ei hruE tñt<sup>1</sup>/<sub>2</sub>u1 o uqfEsí•a] ua,± tñt<sup>1</sup>/<sub>2</sub> hrua n<sup>TM</sup>uqçý• u}Z-n@pñfl [tñb si hr Yýn<sup>TM</sup> ueÜfU uEñt<sup>1</sup>/<sub>2</sub>ua ^•s1 uu`• Z<sup>a</sup> t• Àv l1n<sup>TM</sup>s<sup>2</sup>v]fVo g<sup>a</sup>{•w±tñt<sup>1</sup>/<sub>2</sub>,y tjsí[Év uafE Xtjsí[Év Yuaei fU Áv v]s<sup>1</sup>/<sub>2</sub> c ei {•w±tñt<sup>1</sup>/<sub>2</sub>,y uEZ• pÉ u<sup>TM</sup>uñtñt<sup>1</sup>/<sub>2</sub> iü {‰o tñt<sup>1</sup>/<sub>2</sub>s<sup>1</sup>/<sub>2</sub> Yýn<sup>TM</sup>Yí•ÜfUb `•w- iü uEZ•u1 tñfEsÜ ht hruE tñt<sup>1</sup>/<sub>2</sub>ua z o fEha b `• Zpuew-

### 회신내용

tjsí[Év v v]v fZs<sup>1</sup>/<sub>2</sub> c gaha X{•w±tñt<sup>1</sup>/<sub>2</sub>,y`• ua tjsí[Év s<sup>1</sup>/<sub>2</sub>o €j±...u v fl Z<sup>a</sup>•gi v te fEZÍ• u<sup>TM</sup>uñtñt<sup>1</sup>/<sub>2</sub> Zéj p {‰o u)fl Z uE fEZÍ {‰o tñt<sup>1</sup>/<sub>2</sub> Zéj p uE z o u)fl uEZ•fí`Ñ Y Zí [Év b si uuu)h] aÆv] v fZs<sup>1</sup>/<sub>2</sub>o `• Yýn<sup>TM</sup>•uEZ•[yu1 fvn<sup>TM</sup>fM s<sup>3</sup>`ÑZí [Év b si uu `• j wμuEuEZ<sup>a</sup>t• Yýn<sup>TM</sup>•uEZ•[yu1 fvn<sup>TM</sup>fM s<sup>3</sup>u)i-fl u<sup>TM</sup>uñtñt<sup>1</sup>/<sub>2</sub> p s<sup>1</sup>/<sub>2</sub>•• ÜfUfEb {‰o o tñt<sup>1</sup>/<sub>2</sub>uE p s<sup>1</sup>/<sub>2</sub>•• ÜfUfEw-s7`• Zpua jeyw® fMZpu)fl jáuah] tjsí[Év v v]v fZs<sup>1</sup>/<sub>2</sub> o `• tñt<sup>1</sup>/<sub>2</sub>uE p s<sup>1</sup>/<sub>2</sub> Zí fEsÜ {loyfluE j•tñgi [Év fEZÍ uuu)i-fl u<sup>TM</sup>uñtñt<sup>1</sup>/<sub>2</sub>uEp Yí n@\ tjsí[Év s<sup>1</sup>/<sub>2</sub>o v fl {loyfluE tñt<sup>1</sup>/<sub>2</sub>uE p Yí b si si fMZpuq

▶ 추진위원회 해산 없이 새로운 추진위원회 신청 가능 여부(2009.09.23)

**질의요지**

\vauE vé-Êu™Za{,•w±tñt½,yYí o gªb [YsÚs½o nµflt; {•w±tñt½,yYí o gªfE\ tñfa  
o`• \va {•w±tñt½,yYí fan•b „±s½ nµflt; {•w±tñt½,y o gªaÆuEo gi wÂ[YfEsÛsifE`  
w- iü uas½`ífl j,gMuî [éZ]t- \va {•w±tñt½,yYí fan•b\ uñs½nµflt; {•w±tñt½,y  
o gªaÆuEo gi •w-bPoyu u}flkm• wÂ[Yfl „± \va {•w±tñt½,y fan• „±s½ nµflt; {•w±tñ  
t½,y o gª pízšul fMp uu`w-

**회신내용**

v l1n™s²v]fVo gª{•w±tñt½,y tjsî[Év v v]v fZs½ c gaha {•w±tñt½,y`• v]fVo gªue  
Yíuì9w- s²i!gi p fvfM p uuu)h] v]fVua o gªb ha h•bí s²i!t- u}n•u1 v]fVs½ueZ±fE  
ZÍ {•w±tñt½,y`• fan•fI`ÑZÍ [Év fEZÍ uuu9

cýfl Àa±pÉ iü véZ],EZªv l1j, Á v v]v „%s½ c gaha v v]v fZu1 tñj fEsÛ {•w±  
tñt½,y p!ueu1 s`w- s1`µfEZÍ v v]v fZ Yî „%uEs²! •w-bPoyu u}uE aÆuEo wÂ[Y  
bP {•w±tñt½,yuE \` iü s²i! gi p fvfE` Zª•s½ jy|F uît-ua Yí`fl uýu1 Yýs5fMc9  
\ p!ueb {•w±tñt½,yYí v]fVo gªueYí uñs½fan•fEw- s1`µfl Zª• nµflt; {•w±tñt½,ygi  
[Yo fEsÛ •w-bPoyu u}uE aÆuEo wÂ[Y bP u1 •ÛfUfl {•w±tñt½,yuE \` iü s²i!gi p fv  
fMp s³u9

▶ 추진위원회 설립에 미 동의한 토지등소유자도 해산신고 가능 여부(2009.09.03)

**질의요지**

{•w±tñt½,ygi fan•fEf ZÍ fE` Zª• {•w±tñt½,y o gªs½ aÆuEf•w-bPoyu u}g¹ua fan•  
pízÍfM p uu`w- s1`µha v l1[YsÚªuE •w-bPoyu u}a± fan• pízÍfM p uu`w-

**회신내용**

v l1n™s²v]fVo gª{•w±tñt½,y tjsî[Év v v]v fZs½ c gaha {•w±tñt½,y`• v]fVo gªue  
Yí uñs½{•w±tñt½,ygi fan•fEZÍu} fE` Zª• {•w±tñt½,y o gªs½ aÆuEf•w-bPoyu u}uE  
kquE uan®cý`• •w-bPoyu u} Zéj p uE aÆuEgis`si pÉu'`[p s½Zy pízÍfUu)flqU

fan•fMp uu`ÑZÍ [Év fEZÍ uu)h] {•w±tñt½,yuE fan•s½ aÆuEfI••w-bPoyu u} Zéj p uE `í  
 ,lu}a± {•w±tñt½,y fan• píZÍgi fMp uu`Ñ• `í,t½ €ýf- b= Yíuu9

wµuEuEZ<sup>at</sup> {•w±tñt½,y o g<sup>a</sup>s½ aÆuEfI••w-bPoyu u} m½g<sup>1</sup>s1`µei ••w-bPoyu u}a± {•w±  
 tñt½,y fan•s½ Zífl ••w-bPoyu u} Zéj p uE aÆuEgis`si fan• píZÍ fMp uu9

▶ 추진위원 임기 만료 후 연임 결정 없이 업무집행 한 경우 적합 여부(2010.02.03)

#### 절의요지

{•w±tñt½,y tñt½ua uq\ Yí g<sup>1f</sup>b „± sYúqsÙkms½fI Z•v s³ua s²!gi w¾fvfE`•Z<sup>at</sup>  
 uífVfI s²! fvtñuew-

#### 회신내용

○ ○ Àv l1n™s²v]fVo g<sup>a</sup>{•w±tñt½,y tísí[Év Áv v]v fZs½ c gaha uq\ Yí g<sup>1f</sup>b tñ  
 t½u- [å „±uqu}Yí o uqb c9\9w- [å w@!gi p fvfMp uu)^... {•w±tñt½,y s½o `• uq\ Yí  
 g<sup>1f</sup>b tñt½uE „±uqu}gi uq\ g<sup>1f</sup> uñ Z tÁ ua^is½ o uqfEsÙsi fEh] tñ \fI ^is½ {•w±  
 tñt½,y s½o „±uqu}gi o uqfEw- s7u1 Z<sup>at</sup> ••w-bPoyu u} kquE uan@uapÉu'`[]p uE p|  
 ueu1 s`si véié{ „ygi oyw¾fEsÙtñt½u1 o uqfMp uu`ÑZÍ [Év b si uu` j v]oz...u „±  
 uqu}Yí o uqb p uua±fJ fEsÙsi fMZpuq



#### 관련 판례

▶ 추진위원회 구성 미동의자의 추진위원회 승인취소 요구가능 여부

#### 사건번호

`í,t½ o ZÍ b= €ýZ• Ä{•w±tñt½,y p!uez...kq{Öoy Å

#### 판시사항

a±v j,n® v]fVo g<sup>a</sup>{•w±tñt½,yuE [Yo s½ aÆuEfEws1`µfI v l1[YsÚ ^juE ••w-bPoyu u}

Yí v]fVo g<sup>a</sup>{•w±tñt½,y o g<sup>a</sup>p!uez...kquE {Öoygi [YfM t½ZíuîZ-ua uev b`•w- sÜkm uî[æ

### 판결요지

a±v j,n® fE^...uE l1[YSÚ s5s½zo jâp uE v]fVo g<sup>a</sup>{•w±tñt½,y s½ `ífl p!ueu- fµt-b w-s7• uý v]fVo g<sup>a</sup>{•w±tñt½,y Yí v]fVu1 o g<sup>a</sup>fM Z<sup>a</sup>• v]fVo g<sup>a</sup>{•w±tñt½,y Yí fvfl s<sup>2</sup>i!t-Zífb [yg<sup>TM</sup>- uEi!`• v]fVua •ÜZñp!Z±fEh] vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uEZ<sup>a</sup>• v l1[YSÚ ^iuE •• w-bpoyu u}`• `æSÝ...[å v]fVt½u)fl b`• uý bPs½l1{•s; jáha v]fVo g<sup>a</sup>{•w±tñt½,y uE [Yo s½ aÆuEfEws1`µfl v l1[YSÚ ^iuE ••w-bpoyu u)a± v]fVo g<sup>a</sup>{•w±tñt½,y o g<sup>a</sup>p!ue z...kqs½ífEsÜ Z u- j,s½ uEfEsÜjá, %b`• w@upuûaZÍ [Yziûue uaubu1 f'u fEi-fl [å o g<sup>a</sup>p!uez...kquE {ÖoyoyoŽu1 v\ fM t½ZíuîZ-ua uuu9

### 【참조조문】

a±v j, v v] v v] v fZ v v] v fZ fvw oyoŽj, v v]

### ▶ 추진위원회 승인의 전제조건

### 사건번호

`ij,t½ o ZÍ b= €ýZ• ÄfFo aÆZphrgµu1vé~Êu<sup>TM</sup>Z j v l1n<sup>TM</sup>s<sup>2</sup>v]fVo g<sup>a</sup>{•w±tñt½,y o g<sup>a</sup>p!uei!,,•„Bue Å

### 판시사항

- < vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>bP a±pÉ iü véZ],EZ<sup>a</sup>v l1j,n®uE Yîvr v l1n<sup>TM</sup>s<sup>2</sup>s½ ZífEsÜ [å v]fVo g<sup>a</sup>{•w±tñt½,y Yí [Yo b\ tñfl uñv
- < ✎ l1[YSÚuE w-v iü ZípÉ s<sup>3</sup>ua fvfEsÜw-`• pÉu' u[]p uE u<sup>TM</sup>Z j v]fVo g<sup>a</sup>{•w±tñt½,y o g<sup>a</sup>p!ueuE „f il,•

### 판결요지

< ✎ vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>bP a±v j,n®uE Yîvr v l1n<sup>TM</sup>s<sup>2</sup>s½ ZífEsÜ [å v]fVo g<sup>a</sup>{•w±tñt½,y Yí

[Yo b f ha [å uñv fl V•w-bÞoyu u} WuñYí „Bv b f1t•Yí uuZí cý V•w-bÞoyu u} Wuñgi „Bv fE\ tñfEsÙ`• €lj±pÉu' uZpsÚpÉu' cý`• a±w-n™s¹uEfl v l1[YsÚuE w-v iü ZÍpÉYí o fvb sjsi fU

< v l1[YsÚua w-v b w- s1`µfl n®~És½ouikm véiéua uquEfl „zv fl [YsÚu1\ víu)fl [Yo b v]fVo gª{•w±tñt½,yYí pÉu' u]p uE p'ueu1 s`si o gªb p uu`ÑZí f'Ñha v l1n™s²s½ Zífl v j j,gMZíZ±Yí kuhr„B ukus5v fEZyb si v l1n™s²uE {•w±ua uñj uñu)fl „)ems½lMw-Zí [å [YsÚ s5s½•w- bÞu1oyu fE`• n™eyuñuî w-tñYí km`æfl sîf'u1 j u1 fñuífl t•fYí uuu9 c ei o [ât- Z ua v l1[YsÚuE w-v iü ZÍpÉ s³ua fvfEsÙw-`• pÉu' u]p uE u™Z j v]fVo gª{•w±tñt½,y o gªp'ueu- a±pÉiü véZ]„EZªv l1j,uE [Év iü v]fVo gª{•w±tñt½,yv a±uE {Öw-s½j fEsÙ fµt-b p s³Zí [ât- Z u- fEu}• vþ`ífM m½g¹s1`µei Z Zíuñu)fl hrj fE`ÑZí fMZpuq

#### 【참조조문】

a±v j, Z v uñ v v] v „% Yí h- v v] v v]

▶ 추진위원회의 해산신고를 토지등소유자의 대표자가 할 수 있는지 여부

#### 사건번호

íj,t½ o Zí b= €ýZ• Äfan•píZÍp g™Z...kq{ÖoybÞ Å

#### 판시사항

a±v j, v v] v fZs½ c ei o gªb vé-Êu™Za{v l1n™s²u1 tñfl {•w±tñt½,y s½ `ífEsÙ {•w±tñt½,y u}píua s1`¹ {•w±tñt½,yuE fan•s½ aÆuEfl•w-bÞoyu u} Zéj p uE `í,lu}Yí fan•píZígi fMp uu`w- sÜkm uñ[æ

#### 판결요지

[Z•km ZÍpÉ {•w±tñt½,y tjsí[Év v v] v fZu- Vv]fVo gªueYí uñs½{•w±tñt½,ygi fa n•fEZÍu} fE`• u}• {•w±tñt½,yuE o gªs½ aÆuEfl•w- bÞoyu u}uE kquE uan®cý`• •w- bÞoyu u} Zéj p uE aÆuEgis`si pÉu' u]p s½Zy píZífUu)flqU {•w±tñt½,ygi fan•

fMp uu`Ñ W`{Öw-fl fao fUua n®æfEZÍc eio {•w±tñt½,,yuE fan•s½ aÆuEfl•w- bP  
oyu u} Zéj p uE `í,lu}a± {•w±tñt½,,y fan•pÍZÍgi fMp uu`ÑZÍ jási fU

# 【참조조문】

a±v j, v v] v fZ v v] v fZ v l1n™s²v]fVo gª{•w±tñt½,,y tjsî[Év [Z••fas~  
ZípÉ v „% v v] v fZ

## 제3장 주민대표회의

### I. 주민대표회의 구성

#### 1. 대상 정비사업 및 구성 시기

##### 가. 공공시행 방식의 경우 구성

•w-bPoyu u}Yí pÉu' u[]p cý` •w-vé-ÊZân™bPuB™s²pÉfvu1½fE` •Zæt` ww v l1n™s²u1 ZâZâpÉfvj pÉu)fl {•w±fEf` •Zæt` n™s²pÉfvu1½,,lfEzy fE\ tñfEsÙ véié`í,l[Ygi [Yo fEsÙsi fU j, v v]v fZ

##### 나. 구성 시기

v]fVj pÉuE {•w±tñt½,,yuE [Yo pÉ\ t- aÆuifEzyv l1[YsÚw-v ZípÉ „±s½ [Yo j, v v]v fZ

#### 2. 구성승인 및 신청서류

##### 가. 조직 구성 기준(법 제26조제2항, 영 제37조 제1항)

tñt½u' iü kmtñt½u' Yí hr  
Yýn™ hr uan® hr uafE  
{uet½p hr uan® hr uafE

##### 나. 주민동의 및 시장·군수의 승인

véié`í,l,,yuE` •w-bPoyu u}uE Zéj p uE aÆuEgis`sjo [Yo fEh] uagi [Yo fl c9s½` pÉu' u[]p uE p'ueu1 s`sisi fU j, v v]v fZ

##### 다. 승인신청 및 첨부서류

véié`í,l,,yuEs½ `ífEsÙ p'ueu1 s`u)f` • c9s½` véié`í,l,,yuE p'uepízšo s½ `Ñu9 Yí „%uEo gEgi z•kmfEsÙpÉu' []p s½Zy v {‰ uñu}i‰o s½uEfI v {‰u1 •ÙfU fEsÙ

si fU [É|F v v]

véié`í,l,,yuE tjsí[Év

•w-bpoyu u}uE a/EuEo iü •w-bpoyu u} hrkm

tñt½u' kmtñt½u' iü Yýn™uEéoy iü o hr

tñt½u' kmtñt½u' iü Yýn™uE uqu1 wŠhrfE`• o gE

## Ⅱ. 주민대표회의 업무

véié`í,l,,yuE cy`• o%uru} n@Yío%uru}gi•ÙfU uafE Z u9 `• n™s²pÉfvu}Yí`Ñu9  
Yî h-uE n™fZs¹ZífEsÙ pÉfv[Év u1 v fE`• c9s½uEZ™u1 pÉfMp uuu9 ua Zª•  
n™s²pÉfvu}• véié`í,l,,yuE cy`• o%uru}uE uEZ™u1 sîfE\ tñfEsÙ \_ef fEsÙsi  
fU j, v v]v fZ sî v v]v fZ

Yí Za{,i)uE z•Z]s½ Zífl n™fZ

^... véiéuavés½ Zífl n™fZ o%uru}uE Z]s½ Zífl n™fZ•ÙfU

Ñ •w- iü Za{,i)uE ján@s½Zífl n™fZ o%uru}s½fí véZ]uauñl1 bP ján@s½Zífl n™  
fZu1•ÙfU

ei v l1n™s²l1uE km`ás½Zífl n™fZ

gu o%uru}s½`ífl uq`ivé~ÊuE Zâ[ö iü urvéu}Z-s½ Zífl n™fZ

j Zíg™z...kqZ±,ü zšn•s½ Zífl n™fZ véZ]„EZªZ o n™s²u-v te

n™ tñ XYí Yjw- Xei Y Xj YuEj-Zªs½ Zífl n™fZ

s1 pÉZâu}uE{•z%

## Ⅲ. 주민대표회의 운영

pÉu' []p cy`• •w-vé~ÊZân™bPuvéié`í,l,,yuEuE tjsís½ f1t•fí Zªl1uE uikmgi  
fa`æ v l1n™s²l1s½o w-t½fMp uuu9 sî v v]v fZ

véié`í,l,,yuEuE tñt½uE o {‰ [=zi iü fauq tĩsĩj, tĩsĩ1t-uE v)`Ü [å j s½  
 véié`í,l,,yuEuE tĩsĩs½ ZífEsÜ f1t•fI n™fZu-véié`í,l,,yuEYí uagi v fU j, v  
 v]v fZ sí v v]v fZ



## 질의 회신

▶ 주민대표회의 구성 시점은 언제인지 여부(2009.12.22)

### 질의요지

Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±vj, Yuaeí fU iü Àa±pÉu™v l1 zöw±u1 tñfI €j±  
 j, Á uafE Xa±zöj, Yuaeí fU uE[Év s½ c ge véié`í,l,,yuE [Yo u- si} pÉuýs½o Yí`flw-

### 회신내용

a±zöj, v v]v fZs½ c gaha aÆj, v v]uE [Év s½ uEfEsÜu™v l1zöw±Z±,zua Z•v •Zí  
 pÉb c9s½• [å ZípÉuis½ a±vj, v v]uE [Év s½ uEfI a±pÉ véZ],EZªv l1\jåZ±,zuE p  
 gª cý• j-Zª aÆj, v v]uE [Év s½ uEfI v l1[ysÚuE w-v cý• j-Zª iü aÆj, v v]uE  
 [Év s½ uEfI v l1Z±,zuE p gª cý• j-Zªu1 •ÜfUfI Yí „%s½fa`æfE• p|ue•Z•v bPua uu  
 u- Zpu)fl jå`ÑZí [Év fEZÍ uuuh] v l1[ysÚs5 Èv v]v „%ª...h- s½ c ei v l1[ysÚua  
 s1`¹ [ysÚs½o vé~Êu™Za{n™s²u pÉfvfE• Zª• [å [ysÚu1 •ÜfUfI`Ñ ÉuE •w-bPoyu u}  
 Yí pÉu'`[]p cý• vé~ÊZân™bPue™s²pÉfvu1½fE• Zª• n™s²pÉfvu1½,,lfEzy fE\  
 tñfI véié`í,l,,yuEgi v l1[ysÚw-v ZípÉ „± [Yo fEa±J a±vj, v v]v fZs½ [Év fEZÍ  
 uu9

## 제4장 정비사업의 동의

### I. 정비사업의 동의 기준

#### 1. 사업추진 단계별 동의 기준 개관

v l1n<sup>TM</sup>s<sup>2</sup>uE {•w±`ÖZ±± ••w-bPoyu u}uE aÆuE vÍu- `Ñu9uE ,It- Z u9

〈표〉 정비사업의 추진단계별 동의 기준

| 사업유형<br>사업단계                                    | 주환사업                                                                                                                                                                                                                                   | 재개발사업                                                                                                          | 재건축사업                                                                                                                                    | 도환사업                                                                                                       |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| {•w±tñt½,y<br>cý•<br>véié`í,l,yuE               | ••w-bPoyu u}<br>Zéj p                                                                                                                                                                                                                  | vy aÆ                                                                                                          | vy aÆ                                                                                                                                    | vy aÆ                                                                                                      |
| v]fVo g <sup>a</sup>                            | o g <sup>a</sup> kuf1t•                                                                                                                                                                                                                | ••w-bPoyu u}uE<br>uan® ••w-hauîuE<br>uan®uE ••w-oy<br>u u} aÆuE                                                | aÆj± [Ykqoyu u}uE<br>uan® ••w-hauî<br>uE uan®uE ••<br>w-oyu u}uE aÆuE<br>uñz; [Ykqoyu u}<br>uan®iü ••w-ha<br>uî uan® ••w-oy<br>u u} aÆuE | u <sup>TM</sup> Zjn <sup>TM</sup> s <sup>2</sup> Zé aÆui                                                   |
| pÉfvu}<br>w-v                                   | ••w-bPoyu u} v l1<br>Z±,z ZâeyZâZíui fñ<br>u <sup>TM</sup> uan® fñw-Z<br>eñjpÉu- Zéj p<br>o%u u} o%`íp Zéj<br>p ZâZíui fñu <sup>TM</sup> tÁ<br>uan® Zjvé<br>※ n <sup>TM</sup> s <sup>2</sup> pÉfv sÜkms <sup>1</sup> u u}<br>`ífl aÆuE | v]fVZé -)bPua<br>ZâaÆpÉfv v]fVt½<br>Zéj p<br>-)bPua `Öa²pÉfv<br>••w-bPoyu u}<br>uan® ••w-hauî<br>uan®uE ••w-oy | u <sup>TM</sup> Zjn <sup>TM</sup> s <sup>2</sup> Zé aÆui                                                                                 | v]fV ••w-bPoyu<br>u} Zé -)bPua Zâ<br>aÆpÉfv v]fVt½<br>cý• ••w-bPoyu<br>u} Zéj p<br>-)bPua `Öa²pÉfv<br>vyaÆ |
| n <sup>TM</sup> s <sup>2</sup> pÉfv<br>ueYípízš | aÆuEkut•                                                                                                                                                                                                                               | {,ys½zo v]fVt½<br>Zéj p ZâaÆpÉfv<br>•ÜfU<br>-) `Öa²pÉfvu- aÆ<br>uE kuf1t•                                      | u <sup>TM</sup> Zjn <sup>TM</sup> s <sup>2</sup> Zé aÆui                                                                                 | vy aÆ<br>••w-bPoyu u}Yí<br>w®up pÉfv pÉ<br>uan®                                                            |
| Zíg <sup>TM</sup> z...kq<br>Z±,zueYí            | aÆuEkut•                                                                                                                                                                                                                               | {,ys½zo v]fVt½ {<br>p uE Zéj p uEZ•                                                                            | vy a                                                                                                                                     | Æ aÆ                                                                                                       |

## 2. 추진위원회 또는 주민대표회의 구성을 위한 동의 기준

v]fVo g<sup>a</sup>{•w±tñt½,y cý• véié`í,l,,yuE [Yo u1 tñf| véié aÆuE ví iü aÆuEjt-s½  
ZífEsÜ`• v u' {•w±tñt½,y iü v u' véié`í,l,,yuE \ p ^it- z%v]

## 3. 조합설립을 위한 동의 기준 및 동의 내용

### 가. 동의 기준

u<sup>TM</sup>Z j n<sup>TM</sup>s² iü a±pÉ,,EZ<sup>a</sup>v l1n<sup>TM</sup>s²

u<sup>TM</sup>Z j n<sup>TM</sup>s² iü a±pÉ,,EZ<sup>a</sup>v l1n<sup>TM</sup>s²uE {•w±tñt½,yYí v]fVu1 o g<sup>a</sup>fEZÍu} fE`• c9s½  
`••w-bþoyu u} uan@iü •w-hauî uan@uE•w-oyu u} aÆuEgis`sisi fU  
j, v v]v fZ

u<sup>TM</sup>Za{,n<sup>TM</sup>s²

u<sup>TM</sup>Za{,n<sup>TM</sup>s²uEZ<sup>a</sup>t•s½`• vé~Ê`Öw-s5uEZâaÆvé~ÊuEî aÆ jâg<sup>TM</sup>pÉo uZ<sup>a</sup>t•s½`• vé  
~Ê`Öw-s5uEjâg<sup>TM</sup>pÉo uñzigi fE^...uEaÆu)fl jñ j± [Ykqoyu u} uan@iü •w-  
hauî uan@uEaÆuEt- vé~Ê`Öw-s5uEuñzi [Ykqoyu u} uan@iü •w-hauîuE  
uan@uEaÆuEgis`sisi fU

Ñg¹ vé~Ê`Öw-Yí s1`¹ w-sÚua v l1[YsÚs½ •ÜfUb c9s½`• vé~Ê`Öw-Yí s1`¹ w-sÚ  
s5uE •w- cý• Za{,i)oyu u}uE uan@iü •w-hauîuE uan@uE•w-bþoyu  
u}uE aÆuEgis`sisi fU j, v v]v fZ iü v fZ

### 나. 동의 내용

v]fVo g<sup>a</sup> aÆuEÉs½`• Yíw- n<sup>TM</sup>fZu1hrpÉfEa±fJ b si uuu9 sí v v]v fZ

※ uaeÜf| Yíw- n<sup>TM</sup>fZu-f1...u u<sup>TM</sup>fEsÜaÆuEo gi wÂ[YfEsÜsi fEh] ià\ u<sup>TM</sup>pÉ {•,±  
s½v l1n<sup>TM</sup>s² aÆuEi!,,•zš[YoyoŽuE `ín@ua b p uuu)i-fl véuEfEsÜsi fU

Zao b `• Za{,i)uE o Z±Z t•

Zai)uñzi iü uñu kmkquEt-a± Za{,hauî `sYhauî `[Yv] `Za•½u `t-uîgm bþ

Za{,i)uE z•Z] iü pí[s½ oyt•b `• l1t-uE Z eÇuîue [õsN

X Ys½ge l1t-uE kq`ál ví

v l1n™s² l1t-u1 kq`ásN n•{‰\ ví cý• j j, bP

n™s²t1f1,,±uE oyu [yuE [-ozs½ ZífI n™fZ

pí{Zai)uE Yî uñu kmkqZé`íw-w-kqu1 \_ñYí sjc' v]Zau)fl {ÖbÊfMZpueYís½ZífI

Z•v\ ví bP

v]fVv Zí

#### 4. 사업시행자 지정을 위한 동의 기준 및 동의 내용

n™s²pÉfvu}w-v cý• ZâaÆpÉfvuñfl véiéaÆuE\ ví bPs½ZífEsÜ`• v u' n™s²pÉfvu} \ p ^it- z%v]

#### 5. 사업시행인가 및 관리처분계획인가를 위한 동의 기준

n™s²pÉfvueYíü Zíg™z...kqZ±,,zueYígñfl véiéaÆuE\ ví bPs½ZífEsÜ`• v u' n™s²pÉfvueYí ü v u' Zíg™z...kqZ±,,zueYí uÆ p ^it- z%v]

## II. 정비사업의 동의자 수 산정방법

n™s²pÉfvu}w-v j, v v] iü v v] {•w±tñt½,y [Yo iü v]fVuE o gª j, v v] km• v v] véié`í,,yuE [Yo j, v v] n™s²pÉfvZ±,zo u~o j, v v] iü v v] bPs½x ge ••w-bPoyu u}uE aÆuE`•Ñu9uE\ vís½ c ei n•v fU j, v v] sî v v]v fZ

#### 1. 주거환경개선사업, 재개발사업 또는 도시환경정비사업의 경우

Yí f1w-uE••w- cý• fE^...uZa{,i)ua p ueuE Zâu s½ ozfE`• c9s½`• [å p ueu1 `í,l fE`• ueu1 ••w-bPoyu u}fl n•v

^... ••w-s½ w-n@[yua o v b sj uu`• Zªt• ••w-uE oyu u}t- fa`æ ••w-uE w-n@[yu]gi

‘í,l fE`• ueu1 •w-bÞoyu u}fl n•v

ˆÑ ueua ˆÑp f1w-uE•w- cy`• ˆÑp uE Za{,i)u1 oyu fEZÍ uu`• Z<sup>at</sup>•s<sup>1/2</sup>`• f1w-^..Za {,i)uE p s<sup>1/2</sup> ZÍZ±s<sup>3</sup>ua •w-bÞoyu u}gi ueu)fl n•v ˆÑg<sup>1</sup> a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>• •w-bÞoyu u}Yí v l1[YsÚw-v „±s<sup>1/2</sup> v l1n<sup>TM</sup>s<sup>2</sup>u1 h-uûu)fl {ÖbÊfl •w- cy`• Za{,i)s<sup>1/2</sup> `í fEsÚ`• vruñoyu u}gi •w-bÞoyu u}uE p s<sup>1/2</sup> •ÛfUfEsÚh•v fEb ua Z<sup>a</sup> t• aÆuEsÚkm`• uagi {ÖbÊfl •w-bÞoyu u}s<sup>1/2</sup> c gq

## 2. 재건축사업의 경우

Yí oyu [y cy`• [Ykqoyu [yua sÙeÙhruE Zâu s<sup>1/2</sup>ozfE`• c9s<sup>1/2</sup>`• [å sÙeÙhru1 `í,l fE`• hru1 •w-bÞoyu u}fl n•v

^... hrua bE uan@uEoyu [y cy`• [Ykqoyu [yu1 oyu fEZÍ uu`• Z<sup>at</sup>•s<sup>1/2</sup>`• oyu [y cy`• [Ykqoyu [yuE p s<sup>1/2</sup> ZÍZ±s<sup>3</sup>ua •w-bÞoyu u}gi hru)fl n•v

## Ⅲ. 동의 방법

•w-bÞoyu u}uE aÆuE aÆuE~~uE~~ cy`• j`íuE uEn<sup>TM</sup>,lpÉ•ÛfU`• ueYáa±u'u1 n<sup>TM</sup> t-fl o haaÆuEuġ,j,s<sup>1/2</sup> uEfEh] ua Z<sup>at</sup>• ueYýwŠhro gi z•km te[Zueue Z<sup>at</sup>•s<sup>1/2</sup>`• aÆuEo s<sup>1/2</sup> hru1 fEZÍ À{‰ur[ZZíg<sup>TM</sup>j, Ás<sup>1/2</sup> c ge te[ZuebÞfJ n<sup>TM</sup>pÑwŠhru1 z•km fE sÙsi fU ˆÑg<sup>1</sup> ueYýwŠhro gi \ v {‰fI Z<sup>at</sup>•flo ueYýwŠhro gi v {‰fEw- s7s1a± b`• Z<sup>at</sup>•s<sup>1/2</sup>`• ueYýwŠhro `ípí véiéÞfJwŠ sÙjy bÞ píkqu1 wŠhrfE`• i‰o uE n<sup>TM</sup> jâu1 z•kmfEsÚsi fU j, v v]v fZ iü sî v v]v fZ v fZ

## IV. 동의 간주 및 철회, 동의서 서식

### 1. 동의 간주 및 철회

v]fVuE o g<sup>a</sup>s<sup>1/2</sup> aÆuEflu}flkm• •w- cy`• Za{i,u1 {ÖbÊfl u}`• v]fVuE o g<sup>a</sup>s<sup>1/2</sup> aÆuEfl Zpu)fl YñvéfU sîv v]v fZv „%

•w-bÞoyu u}`• aÆuE aÆuEYÉv b`• Z<sup>a</sup>• •ÛfU gi z„yfEZ]^... j`íuE uEn™,lpÉgi fMp uuu9 `Ñg<sup>1</sup> v]fVo g<sup>a</sup>uE ueYís<sup>1/2</sup> ífl aÆuE± `Ñu9uEn™fZuq•Z<sup>a</sup>b w- s7u- Z<sup>a</sup>t•s<sup>1/2</sup>• v]fVo g<sup>a</sup>uE ueYíplzš uñuae fEaAeia± z„yfM p s<sup>3</sup>u9 sî v v]v fZ

» Zao b`• Za{i,uE o Z±uE Z t•

» Za{i,uE z•Z] iü pl{s<sup>1/2</sup> oyt•b`• l1t-uE Z eÇuîue [ösN iü l1t-uE kq`ás<sup>1/2</sup> Zífl n™fZ

» n™s<sup>2</sup>t1f<sup>1</sup> „± oyu [yuE [-ozs<sup>1/2</sup> Zífl n™fZ

» v]fVv Zí

### 2. 동의서 서식

aÆuEo`• [Z••kmu'Zíua v fE`• o pÊs<sup>1/2</sup>c gq [É|F v v]v fZ



#### 질의 회신

▶ 주민대표회의 구성 시 정비구역 지정 전에 받은 동의서 유효 여부(2009.09.02)

#### 질의요지

véié`i,„yuE [Yo pÉ v l1[YsÚ w-v ZíPÉ uauñs<sup>1/2</sup>j u- aÆuEo Yíu „•flw- iü u „•ví ua b`• fvw uōz pÉúyu-

#### 회신내용

Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Áv v]v fZ Z v [Év s<sup>1/2</sup> c gaha v l1[YsÚs5uE •w-bÞoyu

u}Yí pÉu'`[]p cý• vé-ÊZân™bpuE™s²pÉfvu1½fE`• Zª• n™s²pÉfvu1½„lfEZY fE\ tñf\ véié`í„l[Ygi v l1[ysÚw-v ZípÉ „± [Yo fEa±fJ [Év fEZÍ uu)i-fl •w-bþoyu u}uE aÆuEo`• v l1[ysÚw-v ZípÉ „±s½ aÆuEgis`sisi fMZpuq

▶ 주민대표회의 구성 동의자 수 산정방법 및 철회 가능 여부(2009.09.01)

**절의요지**

vé-Êu™Z j n™s²Zíf •w-bþoyu u}Yí véié`í„l„yuEgi [Yo fE\ tñfEsÙ aÆuEgis`u)f`• Zª• aÆuEu}p n•v j j,s½ uusio uñZé ua„±uE aÆuE víu- sic`Zy b`•w- véié`í„l„yuE [Yo u1 tñfEsÙ Z uE véié`ÖziYí Zªu®fEh] aÆuEo gi j ZÍ uu`•a] ua vp fE^...uÆiéé`Özi s½ aÆuEo gi v {‰fEsíZÍ ua`ÖziYí [Yzšs½ aÆuEo gi upp gi fl Zª• z• „yYí Yí`fl w-

**회신내용**

Àa±pÉ iü véZ„EZªv l1j, Á uafE Xa±v j, Yuaei fU v v]v fZs½ c gaha véié`í„l„y uE`• •w-bþoyu u}uE Zéj p uE aÆuEgis`sí [Yo fEa±fJ b si uuZÍ vruñuE aÆj, pÉfvf& v v]v fZs½ c gaha n®\ [Év s½`ífl aÆuEu}p uEn•v u- vruñuE a±v j, pÉfvf& v v]v fZ iü v fZuE [Év u1 vít-fEa±fJ fEZÍ uu`• n™fZuah] ua„±s½`• a±v j, v v]v fZ iü v fZs½ c ei aÆj, pÉfvf& v v]uE [Év s½ c eisi fE`• n™fZuq s1tæeÙ aÆuEo uEª„y`• n®\ [Év s½ c ei a±v j, pÉfvf& v v]v fZu1 vít-fEsÙ ue• fµYí bpuEplzš uñs½aÆuEgiz•„yfEZ]^... j`íuE uEn™„lpÉgi fMp uu`• n™fZuq

▶ 주민대표회의 동의 철회는 누구에게 하여야 하는지 여부(2009.09.01)

**절의요지**

véié`í„l„yuE aÆuEª„yuE Zª• sªv l9w- \_ñ[ys½ZyfEsÙsi fE`•w- véié`í„l„yuE aÆuE fl „± pÉu'`[]p s½Zy z•„yo gi já^¥ Zª• pÉu'`[]p Yí aÆuEu®`ij s½Zy z•„yo up p n™pÑu1•¢w-fEsÙsi fE`•w-

**회신내용**

Àa±pÉü véZ],EZ<sup>av</sup>l1j, pÉfvf&Áv v]v fZ Z v Z v `pÉfv [Év s½ c ga  
 ha Z u- v] v fZs½ c ei aÆuEgiz•,yfEZ]^... j`íuE uEn™,lpÉgi fEf`• •w-bþoyu u}`•  
 aÆuEu®`ij iü pÉu'`[]p s½Zy z•,yo s½ ueYýwŠhro gi z•kmfEsÙ^it-wŠhruE j,j,u)  
 fl j ožfEsÙsi fEh] ua Z<sup>at</sup>• pÉu'`[]p Yí z•,yo gi j u- c9s½`• w-zí s³ua aÆuEu®  
 `ij s½Zy z•,yo Yí upp b n™pÑu1¢w-fEa±fJ [Év fEZÍ uuu9

▶ 기존 외의 다른 주민대표회의를 운영한 경우 처벌 가능 여부(2009.08.11)

**질의요지**

uaiã véié`í,l,,yuEYÍ [Yo b si tísí vp véié`í,l,,yuE tñt½u'ua \ [Yo b véié`í,l,,yuE  
 tñt½u1 uquEfl fauqfEZÍ`Ñge véié`í,l,,yuE tñt½u1 [Yo fEsÙ tísífl Zpu1 Àa±pÉü vé  
 Z],EZ<sup>av</sup>l1j, Á uafE Xa±v j, Yuaeí fU v v]v „%fl z...jyfMp uu`•w- sùkm

**회신내용**

a±v j, v v]v „%`• aÆj, v v]v fZs½ c ei uaiã véié`í,l,,yuEYÍ [Yo b si uuu9s½  
 a± ku[YfEZÍ uquEfl véié`í,l,,yuEgi [Yo fEsÙ ua j,s½ c ge v l1n™s²u1 {•w±fl u}s½`í  
 fEsÙuít-fM p uu`• jy|F[Év uq

z%ZÍfl véié`í,l,,yuEuE tísí tñt½ o uqj j, iü uõz bþvéié`í,l,,yuEuE tísís½ ZífEsÙ  
 f1t•fl n™fZu-véié`í,l,,yuEYÍ uagi v fl`ÑZÍ a±v j, v v]v fZ iü aÆj, pÉfvf& v  
 v]v fZs½ [Év fEZÍ uuu9

**관련 판례**

▶ 동의를 내용

**사건번호**

`ij,t½ o ZÍ `Ñ €ý• ÄaÆuEu {-v^ Å

## 판시사항

u<sup>TM</sup>Za{Z•uEgi fMc9s½`• Zai)uE z•Z] iü pí Zai)uE Za{s½ oyt•b`• l1t-uE kq`ás½ Zí fl n<sup>TM</sup>fZZϕí Zai)uE [Ykqoyu [yuE [-ozs½ Zífl n<sup>TM</sup>fZu1v fEsÙsi fU oy[æ

## 판결요지

u<sup>TM</sup>Za{Z•uEgi fMc9s½`• Zai)uE z•Z] iü pí Zai)uE Za{s½ oyt•b`• l1t-uE kq`ás½ Zí fl n<sup>TM</sup>fZZϕí Zai)uE [Ykqoyu [yuE [-ozs½ Zífl n<sup>TM</sup>fZu1v fEsÙsi fEZÍ tñt- Z u- n<sup>TM</sup>fZ u- Yî [Ykqoyu u}YñuE „•¶ua u w-b a±fJ v fEw- s1`µfEha s1`µ b`ÑZÍ [Év fEZÍ uu`• j tñ u<sup>TM</sup>Za{ l1t-uE kq`ás½ Zífl n<sup>TM</sup>fZu{Ykqoyu u}bÑfl fEsÙ[õ n®`æfl l1t-u1 km`áfE hao u<sup>TM</sup>Za{s½z%YífMZpuew- s1`µha pÉYís½uEfEsÙ[Ykqoyu [y bPu1gÑa±fEZÍu<sup>TM</sup>Za{s½z%YífEw-s7u1 Zpuew-gi o~ÊfE`• \víua b`• ZpuaZÍ u<sup>TM</sup>Za{Z•uEuE^it- vp Yíu' vpt•fEZÍ jåwµuîue kmkqu)flo u<sup>TM</sup>Za{pÑfv`ÖZ±s½zo`ÑpÉ l1t-kq`ás½ Zí^...fl fpuEgi fEw- s7s1a± b v a±fl [å kq`ásN cy`• n{‰\ víu1 v fEsÙsi fEZÍ uagi v fEw- s1`µfl u<sup>TM</sup>Za{Z•uE`• €j±fl n<sup>TM</sup>v uas³`• fl il„•uq

## 【참조조문】

a±pÉu<sup>TM</sup>Zjj, v v] v fZ vézöj, v v]uE v fZ w¾4fVZai)), v v] v fZ w¾4fV Zai)), pÉfvf& v v] v fZ

## ▶ 사업시행인가를 위한 조합원 동의율

## 사건번호

`ij,t½ o Zí b= €ýZ• Ävé~Êu<sup>TM</sup>Za{v l1n<sup>TM</sup>s²pÉfvueYíz...kq{Öoy Å

## 판시사항

< ¤é~Êu<sup>TM</sup>Za{v]fVuan<sup>TM</sup>s²pÉfvueYígi j`• Zªt•s½a± v]fVo gªua^... u<sup>TM</sup>Za{Z•uE^it- j- Zªs½ f1t•fl a±v j, v v] v fZuE uEZ•v v^p s½ c ge z o Z•uEYí f1t•flw- sÜkm oy[æ

<  $\text{vé-Éu}^{\text{TM}}\text{Za}\{v\}f\text{Vuau}^{\text{TM}}\text{Za}\{Z\cdot\text{uEs}^{1/2}\text{o } Z\cdot v \text{ } ^{\wedge}\text{it-Zé } \text{`NgaZy } n^{\text{TM}}\text{s}^2\text{pÉfvZ}\pm,\text{zu1u}\sim\text{o } f\text{Es}\dot{\cup}$   
 $n^{\text{TM}}\text{s}^2\text{pÉfvueYígij u- } Z^{\text{at}}\cdot f\text{vw zšue ueYíz...kqu}\}z;s^{1/2} f\text{Eu}\}Yí \text{uu}\cdot \text{Zpuew- s}\dot{\cup}\text{km oy}\{æ$

### 판결요지

<  $\text{a}^{\text{TM}}\text{Za}\{v\}f\text{VuEo g}^{\text{aueYít- } n^{\text{TM}}\text{s}^2\text{pÉfvueYís}^{1/2}\text{ífl } a\pm v j, [\text{Év b}\dot{\text{N}}\text{s}^{1/2} \text{uEfEha } u^{\text{TM}}\text{Za}\{Z\cdot\text{uE}$   
 $\text{gi } \cdot\dot{\cup}f\text{UfE}\cdot v\}f\text{Vo g}^{\text{aue } a\text{ÆuEs}\dot{\text{Z}}\text{ífEs}\dot{\cup}\cdot \text{tñ } j, v \text{ } v\} v \text{ } f\text{ZuE uEZ}\cdot v v^{\wedge}\text{p s}^{1/2} \text{uEfl}$   
 $z \text{ o } Z\cdot\text{uEYí } f1\text{t}\cdot f\text{EZÍ } [\text{å } \pm u^{\text{TM}}\text{Za}\{Z\cdot\text{uEuE}^{\wedge}\text{it-u1 } j\text{-Z}^{\text{a}}f\text{EZÍu}\} f\text{E}\cdot \text{Z}^{\text{at}}\cdot\text{s}^{1/2}\text{a}\pm \text{`í}\cdot\text{f}\&$   
 $f\&\text{ua } v f\text{E}\cdot \text{Z}^{\text{a}}\text{åfl } n^{\text{TM}}f\text{Zs}^{1/2}\text{a}\text{`æfEw-s7}\cdot \text{fl } \text{tñ } j, v \text{ } v\} v \text{ } f\text{ZuE uEZ}\cdot v v^{\wedge}\text{p s}^{1/2}$   
 $\text{uEfl } z \text{ o } Z\cdot\text{uEYí } f1\text{t}\cdot f\text{E}^{\wedge}\dots v\}f\text{Vua } n^{\text{TM}}\text{s}^2\text{pÉfvZ}\pm,\text{zu1u}\sim\text{o } f\text{Es}\dot{\cup} \text{pÉu' u}\{p \text{ flkm}\cdot \text{ } n^{\text{TM}}\text{s}^2$   
 $\text{pÉfvueYígij } \backslash \text{ tñfEs}\dot{\cup}\cdot \text{tñ } j, v \text{ } v\} v \text{ } f\text{Zs}^{1/2} \text{c ei } v \text{ } \text{Zís}^{1/2} \text{uEfl } v\}f\text{Vt}^{1/2}\text{uE aÆuEgi}$   
 $j\text{u})\text{ha } b \cdot \text{ZpuaZÍ uac9s}^{1/2}\text{a}\pm\text{tñ } j, v \text{ } v\} v \text{ } f\text{ZuE uEZ}\cdot v v^{\wedge}\text{p s}^{1/2} \text{uEfl } z \text{ o } Z\cdot\text{uE}$   
 $Yí f1\text{t}\cdot\text{fl } \text{Zpu- s}1\cdot\text{Å}$

<  $a\pm v j, v \text{ } v\} v \text{ } f\text{ZuE Yívpb } u\text{EZ}\cdot v v^{\wedge}\text{p s}^{1/2} \text{uEfl } z \text{ o } Z\cdot\text{uEfl } Z\cdot v \text{ b } u^{\text{TM}}\text{Za}\{Z\cdot\text{uEn}^{\text{TM}}$   
 $f\text{Zu- } \text{`í}\cdot\text{f}\&\text{f\&ua } v f\text{E}\cdot \text{Z}^{\text{a}}\text{åfl } n^{\text{TM}}f\text{Zu}\text{f}\text{-Z}^{\text{a}}\text{s}^{1/2} \text{fa}\text{`æfEw-s7}\cdot \text{fl } \text{tñ } j, v \text{ } v\} v$   
 $f\text{ZuE Yívpb } u\text{EZ}\cdot v v^{\wedge}\text{p s}^{1/2} \text{uEfl } z \text{ o } Z\cdot\text{uEs}^{1/2} \text{uEfEw-s1}\cdot\text{µfEZÍ}\cdot \text{j-Z}^{\text{ab}} \text{p } \text{s}^3\text{ZÍ } \text{c}$   
 $\text{eio } v\}f\text{VuE } n^{\text{TM}}\text{s}^2\text{pÉfvZ}\pm,\text{za}\pm^{1/2}\text{Fuíu}\}\text{fl } u^{\text{TM}}\text{Za}\{Z\cdot\text{uEs}^{1/2}\text{o } Z\cdot v \text{ b } ^{\wedge}\text{it-s}^{1/2} \text{c ei } u\sim\text{o}$   
 $\text{b sisi } f\text{Ew-g}^1 v\}f\text{Vua } n^{\text{TM}}\text{s}^2\text{pÉfvZ}\pm,\text{zu1u}^{\text{TM}}\text{Za}\{Z\cdot\text{uEs}^{1/2}\text{o } Z\cdot v \text{ b } ^{\wedge}\text{it-Zé } \text{`Üg}^{\text{TM}}\text{u}\sim\text{o } \text{fl}$   
 $\text{Z}^{\text{at}}\cdot \text{uae}\dot{\cup}\text{fl } f\text{Eu}\}\cdot \text{\j} \text{åfvtnue } n^{\text{TM}}\text{s}^2\text{pÉfvZ}\pm,\text{zu}\sim\text{o } f\text{vtñuE } f\text{Eu}\}\text{uaZÍ uas}^{1/2}\text{`ífl } \text{já}\{-$   
 $f\text{vtñue } f\text{vw zšue ueYíz...kqu}\}\text{å } [\text{éZ}] v\}f\text{Zue } \text{tñ } j, v \text{ } v\} \text{uE } u\text{ij},\text{tZau1 } Z\{\cdot\text{ZÍ } \text{uu}$   
 $\cdot \text{uan}\text{@u- } [\text{å } \text{ueYíz...kqu}\}z;s^{1/2} f\text{Eu}\}Yí \text{uu}\cdot \text{Zpuaei } f\text{Mp } \text{s}^3\text{u9}$

### 【참조조문】

$a\pm v j, \quad Z v uñ \text{ } v \text{ } v\} v \text{ } f\text{Z } v \text{ } v\} v \text{ } f\text{Z } v \text{ } f\text{Z } fñfv \text{ } v \text{ } v\} v \text{ } f\text{Z } z\%$   
 $v\} a\pm v j, \text{ pÉfvf}\& \text{ } v \text{ } v\} v \text{ } f\text{Z}$

### ▶ 재건축결의내용 변경을 위한 의결정족수

### 사건번호

$\text{`ij,t}^{1/2} \quad \text{o } \text{ZÍ} \quad \text{`Ñ} \quad \text{€ýZ}\cdot \text{Äz1ilkmvau}^{\text{TM}},\text{Bue } \text{Å}$

## 판시사항

- < ㉔<sup>TM</sup>Za{,v]fVu1`æ<sup>TM</sup>u}fl fE` „Afav]o uE „,f ua [å [Yo t½ue v]fVt½bÑs½Zyå|E` w- sÙkm oy[æiü u<sup>TM</sup>Za{,v]fVZé z;Z•fl Z±sjuE „,f ua w@upv]fVt½bÑu1[YozfE`w- sÙkm oy[æ
- < ㉔<sup>TM</sup>Za{,Z•uEuE^it-uE j-Z<sup>a</sup>u1 tñfl uEZ•v v^p
- < ㉔<sup>TM</sup>Za{s1€ù€¥uE^ikmguYýpÉo uEo ~Ê<sup>TM</sup>s~u1v]fVt½bÑs½ZyZ v fE` Zpu- \jå, u1 o ~ÊfE` Z<sup>at</sup>•t- l1[=fM c9 •¢n@ fVg<sup>TM</sup>uûu)fl sön@fMp uu` •j•tñgi zōZéfEsÙv]fV t½bÑs½ZyZ<sup>a</sup>v uî km`áu1 YívppÉ~`• Zpu)fl u<sup>TM</sup>Za{,Z•uEuE^it-uE j-Z<sup>a</sup>s½ fa`æfEi- fl v]fVt½uE kquE uan@uEZ•uEYí f1t•fE`ÑZí fl n<sup>TM</sup>f-

## 판결요지

- < ㉔Afav]o uE „,f u- „Afaue`æ<sup>TM</sup>u}n<sup>TM</sup>uas½g½f u1 Z`• Zpu)fl iéj,n@ l1j,uen<sup>TM</sup>`Ö s½fa`æfE`• u<sup>TM</sup>Za{,v]fVu1`æ<sup>TM</sup>u}fl fE` „Afav]o uE „,f u- [å [Yo t½ue v]fVt½bÑ s½Zyå|Ew- s7`•ÑZí fMZpuaZí cy u<sup>TM</sup>Za{,v]fVZé z;Z•fl Z±sjuE „,f ua w@upv]fV t½bÑu1[YozfE` Zpu- s1`Å
- < ㉔<sup>TM</sup>Za{,v]fVu- iéj,n@uE l1j,uen<sup>TM</sup>`Ös½ fa`æfEZí u<sup>TM</sup>Za{,Z•uEuE^it-u1 j-Z<sup>a</sup>fUs½ uus; o`• [åZpua [Yo t½ue v]fVt½uE uafaZíZ±s½ziå|E` sîf's½ l1{•s; u<sup>TM</sup>Za{,Z•uEpÉuE uEZ•v v^p gi [Év fl w¾fVZai)uEoyu iüZíg<sup>TM</sup>s½ZífIj,gM v v] v fZu1 u{•uît-fE sÙ v]fVt½ kquE uan@uEZ•uEYí f1t•fU
- < ㉔<sup>TM</sup>Za{s1€ù€¥uE^ikmguYýpÉo uEo ~Ê<sup>TM</sup>s~u1v]fVt½bÑs½ZyZ v fE` Zpu- \jå, u1 o ~ÊfE` Z<sup>at</sup>•t- l1[=fM c9 •¢n@ fVg<sup>TM</sup>uûu)fl sön@fMp uu` •j•tñgi zōZéfEsÙv]fV t½bÑs½ZyZ<sup>a</sup>v uî km`áu1 YívppÉ~`• Zpu)fl u<sup>TM</sup>Za{,Z•uEuE^it-uE j-Z<sup>a</sup>s½ fa`æfEi- fl v]fVt½uE kquE uan@uEZ•uEYí f1t•fE`ÑZí fl n<sup>TM</sup>f-

## 【참조조문】

ién<sup>TM</sup>oyoŽj, v v] v v] w¾fVZai)uEoyu iüZíg<sup>TM</sup>s½ZífIj,gM v v] v v]

## 【참조판례】

`ij,t½ o ZÍ `Ñ uñt½fVuEz;€ýZ•

## ▶ 사업시행인가를 위한 조합원 동의율

## 사건번호

`ij,t½ o ZÍ b= €ýZ• Ävé~Êu™Za{v lln™s²pÉfvueYíz...kq{Öoy Å

## 판시사항

< Ävé~Êu™Za{v}fVuau™s²pÉfvueYígij `• Zªt•s½a± v]fVo gªua^... u™Za{Z•uE^it- j- Zªs½ f1t•fl a±vj, v v] v fZuE uEZ•v v^p s½ c ge z o Z•uEYí f1t•flw- sÜkm oy[æ

< Ävé~Êu™Za{v}fVuau™Za{Z•uEs½o Z•v b ^it-Zé `ÑgaZy n™s²pÉfvZ±,zu1u~o fEsÜ n™s²pÉfvueYígij u- Zªt• fvw zšue ueYíz...kqu}z;s½ fEu}Yí uu`• Zpuew- sÜkm oy[æ

## 판결요지

< ¤™Za{v}fVuEo gªueYít- n™s²pÉfvueYís½Zífl a±vj, [Év bÑs½ uEfEha u™Za{Z•uE gi •ÜfUfE`•v]fVo gªuE aÆuEs½ZífEsÜ`• tñ j, v v] v fZuE uEZ•v v^p s½ uEfl z o Z•uEYí f1t•fEZÍ [å „± u™Za{Z•uEuE^it-u1 j-ZªfEZÍu} fE`• Zªt•s½a± `í•¢f& f&ua v fE`• Zªiafl n™fZs½fa`æfEw-s7`• fl tñ j, v v] v fZuE uEZ•v v^p s½ uEfl z o Z•uEYí f1t•fE^... v]fVua n™s²pÉfvZ±,zu1u~o fEsÜ pÉu' u[]p flkm• n™s² pÉfvueYígij j\ tñfao`• tñ j, v v] v fZs½c ei v Zís½ uEfl v]fVt½uE aÆuEgi j u)ha b`• ZpuaZÍ uac9s½a±tñ j, v v] v fZuE uEZ•v v^p s½ uEfl z o Z•uE Yí f1t•fl Zpu- s1`Å

< æ±vj, v v] v fZuE Yívpb uEZ•v v^p s½ uEfl z o Z•uEfl Z•v b u™Za{Z•uEn™ fZu- `í•¢f&f&ua v fE`• Zªiafl n™fZuE Zªs½ fa`æfEw-s7`• fl tñ j, v v] v fZuE Yívpb uEZ•v v^p s½ uEfl z o Z•uEs½ uEfEw-s1`µfEZÍ`• j-Zªb p s³ZÍ c eio v]fVuE n™s²pÉfvZ±,za±t½|Fuíu)fl u™Za{Z•uEs½o Z•v b ^it-s½ c ei u~o

b s;si fEw-g<sup>1</sup> v]fVua n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,,zu1u<sup>TM</sup>Za{Z•uEs<sup>1/2</sup>o Z•v b ^it-Zé `Ùg<sup>TM</sup>u~o fI  
 Z<sup>α</sup>• uaeÙfI fEu}• \jåfvtnue n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,,zu~o fvtñuE fEu}uaZÍ uas<sup>1/2</sup>ífl já{-  
 fvtñue fvw zšuE ueYíz...kquā[å [éZ] v]fZue tñ j, v v]uE uij,t•Zau1 Z{•ZÍ uu  
 `• uan®u- [å ueYíz...kqu}z;s<sup>1/2</sup> fEu}Yí uu`• Zpuaei fMp s<sup>3</sup>u9

#### 【참조조문】

a±vj, Z v uñ v v] v fZ v v] v fZ v fZ fñfv v v] v fZ z%  
 v] a±vj, pÉfvf& v v] v fZ

## 제5장 조합의 설립 등

### I. 정비사업조합의 개요

v l1n<sup>TM</sup>s<sup>2</sup>v]fVu- v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvu1h-uûu)fl {•w±tñt½,yYí o g<sup>a</sup>fl `Özi ww v l1 n<sup>TM</sup>s<sup>2</sup>[YsÚs5uE\_e,± kue¶|vé-Êu1 z•Z]fEZÍ [å z•Z]fl `íw-tñs½ nµfltj Za{,i)u1 Zao fEsÙa±pÉ,,EZ<sup>a</sup>u1Z o fEZÍ véZ]nÊ,,luE wµu1\_•ua\ tñfl h-uûu)fl Z•o b •• w-bþoyu u}uE `Özi ei fMp uuu)h] [å o g<sup>a</sup>h-uîs½ c ei u<sup>TM</sup>Z j `u<sup>TM</sup>Za{,`a±pÉ,,E Z<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>v]fVu)fl [Ykqb

pÉu'`[]p cy`• ••w-vé-ÊZân<sup>TM</sup>bpuæ1`1 u}Yí v l1n<sup>TM</sup>s<sup>2</sup> véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>Zé •• w-bþoyu u}Yí w@upv l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfE`• a±pÉ,,EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>•• v te u1 pÉ fv fEf`• Z<sup>at</sup>•s½`• ••w-bþoyu u}fl [Yo b v]fVu1 o g<sup>a</sup>fEsÙsi fU j, v v]v fZ

#### 1. 조합의 성격

v]fVu- a±vj,s½ c ei j,ueZ-ua uev j, v v] b i-fl Zâj,n@uE n<sup>TM</sup>`Öj,ue uah] v] fVs½Zí fEsÙ`• a±vj,s½ [Év b Zpu1 v te fEZÍ`• iéj, vp n<sup>TM</sup>`Öj,ues½Zífl [Év u1 vít-fU j, v v]

#### 2. 조합의 성립 및 권리의무

##### 가. 조합의 성립

v l1n<sup>TM</sup>s<sup>2</sup>v]fVu- j,ueu)fl fEh] v]fVo g<sup>a</sup>ueYígi j u- ^flkm• ui ua^js½ véb n<sup>TM</sup>!oyuE oyut<sup>TM</sup>w-s½zo`Ñu9uE n<sup>TM</sup>fZu1bþ\ fUu)flqU o g<sup>a</sup>fU j, v v]v fZ iüv fZ sî v v]

o g<sup>a</sup>h-uî iü o g<sup>a</sup>ueYíui

v]fVuE hrjZ iü véb n<sup>TM</sup>!oyuE oyut<sup>TM</sup>w-

uqt½uE o hr iü véoy uqt½uE ì,l]yu1 v fl fE`• Z<sup>at</sup>• [å ^it-

## 나. 조합의 권리·의무

v]fVu- v l1n<sup>TM</sup>s<sup>2</sup>uE t½|Fuî pÉfvu}flo v l1n<sup>TM</sup>s<sup>2</sup>s½ Zífl [yg<sup>TM</sup> `uEi!uE véziYí b  
 c eio v]fVu- o g<sup>a</sup>h-uîuE j•tñ ^is½zo [yg<sup>TM</sup>t- uEi!uE véziYí b h] iéj, v v]  
 h-uî uateuE n<sup>TM</sup>s<sup>2</sup>u1fEZ]^...o g<sup>a</sup>ueYíuE v]Zas½ tñj fEZ]^... [å j uE Zâubu1 fafE`•  
 fvtñgi fl c9s½`• véi!Zízš- [å ueYígi {ŌoyfMp uuZí iéj, v v] h-uî j•tñ  
 teuE fvtñfl uefEsÛ~ues½Zyo}fagi Yífl c9s½`• [å n<sup>TM</sup>fZuEiEZ•s½z o fEZ]^...  
 uEZ•u1 w¾4fvfluan<sup>TM</sup>ü [å j uE `í,lu}Yí sÝífEsÛ j n@z2uqu1 km`áfU iéj, v v]  
 cýfl v]fVu- [å hr|Z vps½ Xv l1n<sup>TM</sup>s<sup>2</sup>v]fV Yuaei`•i%u}gi n<sup>TM</sup>t-fEsÛsifU j, v v]  
 v fZ ua`• v]fVhr|Zn<sup>TM</sup>t-uE •Çuio u1 Z v fE`• [Év u)fl u n<sup>TM</sup>hr|Z n<sup>TM</sup>t-u)fl ue  
 fl f)fagi jw-fE\ tñfl Zpuq

## 3. 조합설립인가 절차

{•w±tñt½,y [Yo ⇨ {•w±tñt½,y p|ue ⇨ v Zíu~o iü véiéaÆuE ⇨ z\*g<sup>a</sup>{ „y ⇨  
 ueYíplzš ⇨ Zm•• iü ueYí ⇨ bB\ ueYíuikm• ui ua^j iü •Çw-`sáey

## 가. 조합설립인가 신청

v l1n<sup>TM</sup>s<sup>2</sup>uE {•w±tñt½,yYí v]fVu1 o g<sup>a</sup>fEf`• Z<sup>a</sup>t• •w-bbøyu u}uE aÆuE •w-bbøy  
 u u}uE aÆuE ví iü ^it-s½ ZífEsÛ`• v u' z%v] gi s`si si fEh] o g<sup>a</sup>ueYíplzš  
 o s½ `Ñu9uE o gEgi z•kmfEsÛv l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfE`• w-sÚu1ZíMfE`• pÉu' ·[p s½  
 Zy v]fVo g<sup>a</sup>ueYígi plzšfEsÛsi fU j, v v]v fZ iü v fZ [É|F v v]

v]fVv Zí

v]fVt½ hrkm v]fVt½u}Z-u1wŠhrfE`• o gE z•km

•w-bbøyu u}uE v]fVo g<sup>a</sup>aÆuEo iü aÆuEn<sup>TM</sup>fZwŠhrfE`• o gE

z\*g<sup>a</sup>{ „y „yuefJ { „yz%o u} sÝhrkm•ÛfU

•w- Za{i,i) cý`• w-n@[yua p ueuE Zâu s½ ozfE`• Z<sup>a</sup>t•s½`• [å `í,lu}uE o uq  
 aÆuEo

z\*ga{ „ys½o uqt½ `íuEt½u1 o uqfl c9s½`• o uqb u}uE u}Z-u1 wŠhrfE`• o gE  
vé~ÊZao sōv o%`íp vé~ÊZao sōv w-uE w-ju w-h- iü bP\ hruEu} a±pÉZíg™Z±,z  
n@uEt-a±w-sÚ `íw- iü véj-fñ„Vu1 \u™fl n™s²Z±,zo u™Zjn™s² iü u™Za{n™s²s½  
flfU

Za{Z±,z Za{sōv w-uE w-ju ·w-h- iü bP\ hruEu} a±pÉZíg™Z±,zn@uE-a± w-sÚ  
`íw- iü véj-fñ„Vu1 \u™fl n™s²Z±,zo a±pÉ„EZªv l1n™s²s½flfU

[å j s½ €j±pÉ ZpsÚpÉ cy`• a±uE v]f-Yí v fE`• o gE

#### 나. 조합설립인가

ueYípÉ Zm••n™fZ

Yí v]fVv Zí „Bue

^... v]fVt½ u}Z-uE uîv sÚkm

••w- iü Za{i) bP\ kmbPjâZé v]fVt½ hrkmuE ui|EsÚkmgí „Bue

`Ñ v l1n™s²aÆuEo Zm••

v l1n™s²aÆuEo uîv o sÚkm

^•ueueu'Zé ueYýwŠhro `ív]„Bue

w-uâa±t- Za{i)Zíg™`íu'u1 •¢fa n™s²[YsÚ ^i ••w-bPoyu u}uE j,uî aÆuEu  
„BjásÚkm „Bue

ei z\*ga{ „yuE uEn™fJZm••

z% sÚu}uEo hr^•ue sÚkm„Bue

v]fVu' o {‰ u™Za{aÆuE bP uE EZ•v v^p „Bue

gm fñu' „Bue f1t• pÉ

o gªueYí

v j n™fZuZm••fl „± v]fVueYígi Z•v fEZí v]fVo gª ueYí`íu's½ \u™ iü v]fV  
o gª ueYí

o gªueYíuE o Z-

o gªueYígi j u- v]fVua v l1n™s²u1 pÉfvfE`• Zª• Àvé~Êj, Áv v]gi uît-fUs½  
uusj aÆj, v v]v „%s½ c ge n™s²vézifl jáh] v]fVo gªueYíuikm• aÆj, v v]  
s½c ge vé~ÊZao n™s²bPuEbP fJu1 fl Zpu)fl uEv j, v v]v fZ

## 다. 변경인가

j-Z<sup>a</sup>ueYíplzšo v {%

v]fVua ueYíj u- n<sup>TM</sup>fZu<sub>1</sub>-Z<sup>a</sup>fEf`• Z<sup>at</sup>•s<sup>1/2</sup>`• j-Z<sup>a</sup>ueYíplzšo s<sup>1/2</sup> véíeaÆuEbP j-Z<sup>a</sup>^it-u1 wŠhrfE`• o gEgi z•kmfEsÙpÉu'•[]p s<sup>1/2</sup>Zy v {%o uñu}i%o s<sup>1/2</sup> uEfI v {%o •ÙfU fEsÙsifU [É|F v v]v fZ

ueYí^it-uE Z<sup>a</sup>iãfI j-Z<sup>a</sup>

`Ñu9uE Z<sup>a</sup>iãfI n<sup>TM</sup>fZu<sub>1</sub>-Z<sup>a</sup>fEf`• c9s<sup>1/2</sup>`• v]fVt<sup>1/2</sup>uE aÆuEs<sup>3</sup>ua pÉu'•[]p s<sup>1/2</sup>Zy pí ZífEZÍ j-Z<sup>a</sup> Yí' sî v v]

Yí v]fVuE hr|Z iü véb n<sup>TM</sup>iloyuE oyut<sup>TM</sup>w-t- v]fVu'uE véoy iü o hr

^...•w- cy`• Za{,i)uE gÑgÑbPu)fl uefEsÙv]fVt<sup>1/2</sup>uE [yg<sup>TM</sup>Yí uauñb Z<sup>at</sup>•uE v]fVt<sup>1/2</sup>uE [=zi cy`• pí[ÉYíur

`Ñ v]fVuqt<sup>1/2</sup> cy`• `íuEt<sup>1/2</sup>uE j-Z<sup>a</sup> `Ñg<sup>1</sup> v]fVu'u- v v]s<sup>1/2</sup> c ei {„yuE uEZ•u1 Z] z<sup>1/2</sup>j-Z<sup>a</sup>ueYígi j s1si fU

ei Zao b`• Za{,i)uE o Z± Z t•uE j-Z<sup>a</sup>

gu Za{,i)uE z•Z] iü pí{s<sup>1/2</sup> oyt•b`• l1t-uE Z eÇuîue [õsNuE j-Z<sup>a</sup>

j j, v v]s<sup>1/2</sup> uEfI v l1[ysÚ cy`• v l1Z±,zuE j-Z<sup>a</sup>s<sup>1/2</sup> c ei j-Z<sup>a</sup>b s1si fE`• n<sup>TM</sup>fZ n<sup>TM</sup> [ã j s<sup>1/2</sup> pÉa± v]f-Yí v fE`• n<sup>TM</sup>fZ

## 라. 통지 및 열람

v]fVu- v]fVo g<sup>a</sup>ueYígi j u- c9s<sup>1/2</sup>`• v Zíua v fE`• j s<sup>1/2</sup> c ei •w-bPoyu u}s<sup>1/2</sup>Zy [ã ^it-u1 •Çw-fEZÍ uafaZÍZ±ueua sáeyfMp uua±fJ fEsÙsi fU sî v v]v fZ

## II. 정비사업 조합원

## 1. 조합원의 자격

Yí v l1n<sup>TM</sup>s<sup>2</sup> pÉu'•[]p cy`• •w-vé~ÊZân<sup>TM</sup>bPua pÉfvfE`• v l1n<sup>TM</sup>s<sup>2</sup>u- v te v]fVt<sup>1/2</sup>u- •w-bPoyu u} u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>•s<sup>1/2</sup>`• n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup>aÆuEfIu}s<sup>1/2</sup> fIfU fl fEb `Ñu9uE si`}

$fE^{\wedge} \dots s^{\frac{1}{2}} f a \ae f E^{\cdot} c9s^{\frac{1}{2}} \cdot [ \grave{a} p ueu1 \text{ `} i, l f E^{\cdot} ueu1 v] f V t^{\frac{1}{2}} u) fl \text{ } j \check{n} j, v \text{ } v] v f Z$

•w- cý` Za{,i)uE oyu [yZé w-n@]yua p ueuE Zâu s<sup>1</sup>/<sub>2</sub> ozfE` c9

p ueuE •w-bpoyu u}Yí o%`ís<sup>1</sup>/<sub>2</sub>ozfE` c9 ua Z<sup>at</sup>• aÆuifl o%`í± véiébbfJ,l n@ s<sup>1</sup>/<sub>2</sub>bbu<sup>TM</sup>b s; uuw- s<sup>1</sup>/<sub>μ</sub>fl j t•u} iü iâ,)ue o%ia<sup>g</sup>uE w@Z±1o<sub>zu</sub>- o%`ífl já h] o%`ífl [Yo b p ueuE •w-bpoyu u}Yí v]fVo g<sup>a</sup>ueYí „± o%`ígi kqg<sup>TM</sup>fEs<sup>l</sup>aÆ uifl o%`ís<sup>1</sup>/<sub>2</sub>ozfEw- s<sup>1</sup>/<sub>μ</sub>fE` c9s<sup>1</sup>/<sub>2</sub>a±ua,) iü o%uan@u}\_uE kqYígi v tefEZÍ` o%`ífl jñ

v]fVo g<sup>a</sup>ueYí „± ueuE•w-bpoyu u}flkm• •w- cý` Za{,i)uE oyu [yua<sup>^</sup>... w-n@]yu1 s~p fEsÜ p ueua oyu fEZY b c9

<sup>^</sup>... sÜ\o u uEfMZpu- u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup> cý` a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>• v]fVu1 o g<sup>a</sup>fEZY b ha o g<sup>a</sup> `æpÉn<sup>TM</sup>s<sup>2</sup>pÉfv[YsÚb5s<sup>1</sup>/<sub>2</sub>uu` h•bí •w- cý` Za{,i)uE oyu u} cý` [â w-n@[yu]` `æsY...w]fVt<sup>1</sup>/<sub>2</sub>ua b i-fl u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup> cý` a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>s<sup>1</sup>/<sub>2</sub>aÆuEfE w- s<sup>1</sup>/<sub>μ</sub>fl u}a± v]fVt<sup>1</sup>/<sub>2</sub>ua b [âeÜ<sup>^</sup>...u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>s<sup>1</sup>/<sub>2</sub>ausjo vé~Êu<sup>TM</sup>Za{s<sup>1</sup>/<sub>2</sub>aÆuEfEw- s<sup>1</sup>/<sub>μ</sub>fl •w-bpoyu u}` v]fVt<sup>1</sup>/<sub>2</sub>ua b p s<sup>3</sup>u9

`Ñ tñt- Z u- Z•Zé` v]fVt<sup>1</sup>/<sub>2</sub>v a±Yí Z v Yíurv uew- sÜkms<sup>1</sup>/<sub>2</sub>ei `Üeiwμ p uuu9 Z v Yíurv em uiv fl sísÚuE •w-bpoyu u}gi v]fVt<sup>1</sup>/<sub>2</sub>u)fl YñvéfE` v a±gi g<sup>1</sup>/<sub>2</sub>fEZÍ uquEYíurv em •w-bpoyu u} vp v l1n<sup>TM</sup>s<sup>2</sup>s<sup>1</sup>/<sub>2</sub> aÆuEf lu}g<sup>1</sup> v]fVt<sup>1</sup>/<sub>2</sub>u)fl uev fE` v a±uq

## 2. 조합원의 변동

### 가. 조합원의 지위양도

v]fVuE o g<sup>a</sup>ueYí „± s~a±wŠstëýZ• bpu)fl uefEsÜv]fVt<sup>1</sup>/<sub>2</sub>uE [yg<sup>TM</sup>Yí uauñ p<sup>l</sup>Z± b c9s<sup>1</sup>/<sub>2</sub>• v]fVt<sup>1</sup>/<sub>2</sub>uE [yg<sup>TM</sup>gi {ÖbÊfl u} s~p u} gi v]fVt<sup>1</sup>/<sub>2</sub>u)fl jñ sî v v]v fZ c eio uaeÜfl [yg<sup>TM</sup>j-aÆuaj nÊfl Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>• v]fVt<sup>1</sup>/<sub>2</sub>hrkm bP ZÍZ±o gEgi p v fEsÜ pÉ u' []p s<sup>1</sup>/<sub>2</sub>Zy uagi pÍZÍfEsÜsi fU j, v v]v fZ iü v fZ „± Ö sî v v]v „%

### 나. 투기과열지구 안에서 재건축조합원의 자격 제한

Àvé~Êj, Áv v]s<sup>1</sup>/<sub>2</sub> c ge €\Zésáw-[Y s5s<sup>1</sup>/<sub>2</sub>o pÉfvfE` u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uEZ<sup>at</sup>• v]fV o g<sup>a</sup>ueYí,„± `æfav l1n<sup>TM</sup>s<sup>2</sup>uE Za{,i) cý` •w-gi s~p gÑgÑ wŠsÜâ j uE [yg<sup>TM</sup>uE

j-aEu1 p j fE`• uiziuE fvtñgi • ÙfUfEb n®oz ua,,)ufl uefI s~a± s~p uE Z<sup>a</sup>  
t•gi v te fl u}• s~a±u}Yí `Ñu9uEsì} fE^...s¹/a`æfE`• Z<sup>at</sup>•gi v tefEZÍ`• v]  
fVt½uab p s³u)h] ua Z<sup>at</sup>• fñ[õžšn•uE `ín®ua b j, v v]v fZ iü v fZ sí  
v v]v fZ ua`• `Õ\z ubu1 \_eg• €\p t•gi z`ÕfE\ tñfl Zpuq

o%`ít½ o%`ivéYí • ÙfUb o%`íuE [Yo t½u1 g½fU u~~féi~~! cy`• nÊs²n®uEn™vua^...  
wµj¾|Ef¹ u{ÕfF uZ•,,)ufl uefEsÙo%`ít½ uñt½ua`æfa n™s²[YsÚuatñ|EfEw- s¹`µfl  
€j±pÉ uZpsÚpÉ up~~éy~~• [u)fl uauñfE`• Z<sup>at</sup>•

n®ozs¹/auEfEsÙ{ÕbÊfl vé~Êu)fl o%`ít½ uñt½ua uauñfE`• Z<sup>at</sup>•

o%`ít½ uñt½ua fatefl uavéfEZ]^...o%`ít½ uñt½ua \_1 uan®uE YñaÆs5 fates½ z;  
gEfEZÍu} fE`• Z<sup>at</sup>•

v]fVo g<sup>a</sup>ueYíuikm• \_1 ua^is½ n™s²pÉfvueYípízšua s³• u™Za{n™s²uEza{i)  
u1 \_1 uan®Z±ozfEsÙoyu fEZÍ uu`• Z<sup>at</sup>•

n™s²pÉfvueYíuikm• \_1 ua^is½ z ZâfEw- h`fl u™Za{n™s²uE•w- cy`• Za{i)u1  
\_1 uan®Z±ozfEsÙoyu fEZÍ uu`• Z<sup>at</sup>•

z Zâui km• \_1 ua^is½ víZâb w- s¹`µfl u™Za{n™s²uE•w-gi \_1 uan®Z±ozfE  
sÙ oyu fEZÍ uu`• Z<sup>at</sup>•

j,gM v „% a±v j, km|F v fZuE [Év s½ uEfI •w-bÞoyu u}flkm• n®oz ua,,)  
u)fl uefEsÙ•w- cy`• Za{i)u1 oyu fl u}

[ZYí w-u}zi iü [õu`Zís½ `ífl z1ilgi uafvfEw-h`fEsÙ u™Za{n™s²uE•w- cy`  
• Za{i)ua Z<sup>ag</sup>Ñ cy`• Z<sup>âg</sup>Ñb`• Z<sup>at</sup>•

※ a±v j, pÉfvuñs½vé~Êu™Za{v l1n™s²v]fVuEo g<sup>a</sup>ueYígi j u- v l1n™s²uE •w-bÞ  
oyu u} \_1 tÁ ui uñs½Za{i) cy`• •w-gi {ÕbÊfl u}s½ flfU flkm• Za{,  
i) cy`• •w-gi s~p fl u}• v v]v fZuE Z v [Év s½ ku[YfEZÍ v]fVt½ u}Z-u1  
{ÕbÊfMp uuu9 j, km|F v „%

`Ñ fl•¥ Z]wÀ cy`• kmv fl j j,u)fl j, v v]v fZu1 tñj fEsÙ v]fVt½ u}Z-u1 {ÕbÊ  
fl u}t- v]fVt½ u}Z-u1 {ÕbÊfEZYfEsÙví •w-bÞoyu u} iü v]fVuE uqw®t½ua^.j.,  
v v]v fZu1 „yf)fEsÙ kqs~vé~Êu1 uauñ cy`• Zâ[õj u1 h-uíu)fl Za{i) cy`•  
•w-uE s~a± us~p n™pÑu1•½fl u}• \_1 uafEuEwÂsÚcy`• z%og¹t½uafEuEjy[õ  
„u)fl z...jy j, v v]uE v „% iü v „%

### Ⅲ. 조합의 임원 등

#### 1. 조합의 임원

##### 가. 임원의 종류

v]fVuE uqt½u- v]fVuE uEn™Z•v s²!w¾fv iü Yá²s²!gi p fvfE`• n™eybÑflv]fV  
u' uan™Yýn™Yíuuu)h] kmv]fVu'u- v Zís½ uEfa uan™vps½o bE p uuu9

##### 나. 임원 수

v]fVu- v]fVu' hrZé uan™ü Yýn™giuqt½u)fl b=Zí uan™t- Yýn™uᄁ s½ ZífEsÜ  
f1t•fl n™fZu-sís½o v fE`• j•tñs½o v Zíu)fl v fU j, v v]v fZ iü v fZ  
v]fVs½ b=• uan™uᄁ`• hr uan®u)fl fEZÍ Yýn™uᄁ`• hr uan® hr uafEfl  
fU `Ñg¹ •w-bPoyu u}uE p Yí hru1 zõZé fE`• Zªt•s½`• uan™uᄁ gi hr uan®  
u)fl fU sí v v]

##### 다. 임원의 선출방법

vruñs½`• v]fVuqt½u- { „ys½o Zéj p {‰o Zé {‰o v]fVt½ Zéj p uE aÆuEgis`s;  
v]fVt½ vps½o v Zíua v fE`• j s½ c ei o uqfEa±fJ j,gMs½ [Év fEsíu)^... píoZfl  
uEn™Z•v ZésÜZaj-„As½ ~±f uíu)fl `íu>fM p uua±fJ j, Z v pÉ aÆÉv  
u1 nšv fEsíu9 c ei o v]fVuqt½uE o uqs½ ZífI n™fZu-v Zíua v fl j s½ c gq

##### 라. 임원의 임기

uqt½uE uq\`• v]fVv Zís½ uEfa Z•v

##### 마. 임원의 직무

v]fVu'

v]fVu'u- v]fVu1 `í,l fEZÍ v]fVuE n™i!gi { ZñfEh] { „yt- `íuEt½„yuE uEu'ua b  
v]fVuE f1t•uí n®o\Zí v]fVu' cy`• uan™Yíu} \ gi tñfI v]fVZéuE Z±sjua^...  
oyoŽs½Zíf b spu1 Zªt•s½`• Yýn™Yím]fVu1 `í,l fU j, v v]v fZ iü v fZ

ua n<sup>TM</sup>

uan<sup>TM</sup>·v Zíua v fE`· j s<sup>1/2</sup> c ei v]fVu'u1 jávyfEZÍ uan<sup>TM</sup>„ys<sup>1/2</sup>kmueb n<sup>TM</sup>fZu.pÙ  
uEuEZ·fEh] v]fVuE n<sup>TM</sup>!gi kqu'fU

Yý n<sup>TM</sup>

Yýn<sup>TM</sup>·v]fVuE n<sup>TM</sup>! iü u<sup>TM</sup>n•n@~Ét- „yZ±s<sup>1/2</sup> Zífl n<sup>TM</sup>fZuYýn<sup>TM</sup>fU

uqt<sup>1/2</sup> Z¥w@v fl

v]fVuqt<sup>1/2</sup>u- Z u- h-uûuE v lln<sup>TM</sup>s<sup>2</sup>u1 fE`· `Ñge v]fVuE uqt<sup>1/2</sup> cy`· w@t<sup>1/2</sup>u1Z¥fMp  
s<sup>3</sup>u9 j, v v]v fZ

## 2. 임원의 결격사유

v]fVuqt<sup>1/2</sup>uE Z•Z-n<sup>TM</sup>u`· {•w±tñt<sup>1/2</sup>uE Z•Z-n<sup>TM</sup>u t- Z u9 j, v v]v fZ

## 3. 임원의 해임

v]fVt<sup>1/2</sup> uan@uEj uEfl oyw<sup>3/4</sup>b { „ys<sup>1/2</sup>o v]fVt<sup>1/2</sup> Zéj p uE {‰o Zé {‰o v]fVt<sup>1/2</sup>  
Zéj p uE aÆuEgis`s; fauqfMp uuu9 ua Z<sup>α</sup>· juEu} `í,lfl o {‰b u}Yí fauq {  
„yuE oyw<sup>3/4</sup>iü w±fvs<sup>1/2</sup>uus; v]fVu'uE [yflu1 `ífvfU j, v v]v fZ

## 4. 조합임원 등의 공무원 의제

### 가. 의제 범위

À„j, Áv v]km• v]gi uît-fUs<sup>1/2</sup> uus; {•w±tñt<sup>1/2</sup>„y tñt<sup>1/2</sup>u' `v]fVuE uqt<sup>1/2</sup>Zé  
v l1Zíg<sup>TM</sup>s<sup>2</sup>u}uE `í,l} j,ueuE Z<sup>α</sup>· uqt<sup>1/2</sup> w@t<sup>1/2</sup>u- uagi Zâit<sup>1/2</sup>u)fl uEv j, v v]

ua`· v]fVuE uqt<sup>1/2</sup> bPu- v]fVt<sup>1/2</sup>bÑuEu<sup>TM</sup>n•[ys<sup>1/2</sup>vp`ífl síf'u1 iâ|M p uu`· w-tñs<sup>1/2</sup>  
uus; Zâit<sup>1/2</sup>s<sup>1/2</sup> jq[õYí• Zía±uE zš!o ua t[Yb i-fl w@i!Zíf l1g<sup>TM</sup>gi uíwpeíu1  
Z<sup>α</sup>· uagi Zâit<sup>1/2</sup>s<sup>1/2</sup> vífEsÙ s±vp z...jyfUu)flqU Zâv fEZÍ € hro fl s²!p fvu1 a±  
h•fE\ tñfl Zpuq

## 나. 의제 시기

v]fVuqt½uE uEv pÉ\

a±v j,s½o v fl o g<sup>at</sup>•ZaZé uõz gi Z {•s<sub>i</sub> j,uebP\9w- gμl u<sup>TM</sup>Za{v]fVu- aÆ  
j,s½ c ge [Yziûue v]fV,,laÆEua s³s;a± aÆj,ua v fl u<sup>TM</sup>Za{v]fVu)fl uev b i-fl  
o g<sup>ae</sup>Yígi js1 o g<sup>ab</sup>P\gi gμl Z<sup>at</sup>• Zâi!t½ uEv v]fZua uît-b `íj,t½  
o Zí a± €ýZ• z%v]

v l1n<sup>TM</sup>s² uñi%Zíg<sup>TM</sup>s²u}uEuqw®t½

a±v j,s½o v fl o g<sup>at</sup>•ZaZé uõz gi Z {•s<sub>i</sub> v l1n<sup>TM</sup>s²uñi%Zíg<sup>TM</sup>s²u}fl bbfjfl Z<sup>a</sup>  
t• Zâi!t½u)fl uEv `íj,t½ o Zí a± €ýZ• z%v]

## IV. 조합정관

### 1. 조합정관의 의의

v l1n<sup>TM</sup>s²u1 {•w±fE\ tñfao`• v]fVuE t<sub>i</sub>sî Z•uEj j, v]fVt½uE [yg<sup>TM</sup>t- uEi! bpu1  
[Év fE`• o hua f1t•fEzy b`• a] uagi v Zíuaeí fU v l1n<sup>TM</sup>s²uE {•w±tñt½,,yYí v]fV  
u1 o g<sup>a</sup>fEf`• c9s½`• j bÉpÉ v Zíu1 u~o fEsÙpÉu' [p s½Zy v {%-fEsÙsi fU v Zí  
u- v]fV^ikmuE [éjâ[Éj•u)flo [Yziûue [Év ua a±v j, oyv uE Z fV[Év s½ tñj b w-  
s7`• fl v]fVt½u1 [YozfU

### 2. 정관의 기재 사항 등

#### 가. 정관의 기재사항

v ZíuE \u<sup>TM</sup>n<sup>TM</sup>fZuj, v v]t- sí v v]s½o [Év fEZÍ uuu9

#### 나. 정관의 변경

v]fVua v Zíu1 j-Z<sup>a</sup>fEf`• Z<sup>at</sup>•s½`• {„ygi Z {lfEsÙ v]fVt½ Zéj p cý`• ua  
n®uEaÆEuEgis`si pÉu'`[p uE ueYígi js1si fU `Ñg¹ Z<sup>a</sup>âfI n<sup>TM</sup>fZu1-Z<sup>a</sup>fE`•  
c9s½`• pÍZífl Yõu9 j, v v]v fZ sí v v]

〈표〉 정관의 기재사항 및 변경 시 동의·인가 및 신고사항

| 구 분                                                                                                              | 기재 사항                                                                                                     | 총회 의결 |           |             | 변경 시 인가 등 |    |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------|-----------|-------------|-----------|----|
|                                                                                                                  |                                                                                                           | 대상    | 과반수<br>동의 | 2/3이상<br>동의 | 인가        | 신고 |
| v l1n <sup>TM</sup> s <sup>2</sup> pÉfv<br>Zíf n <sup>TM</sup> fZ                                                | `v]fVuE hr Z iü véoy                                                                                      | △     |           |             |           | ○  |
|                                                                                                                  | `v l1n <sup>TM</sup> s <sup>2</sup> sö v [YsÚuE tñ E iü hauí                                              | ○     |           | ○           | ○         |    |
|                                                                                                                  | `v]fVuE l1t-km`á iü v]fV <sub>„</sub> YZ±                                                                 | ○     |           | ○           | ○         |    |
|                                                                                                                  | `v l1n <sup>TM</sup> s <sup>2</sup> uE pÉfvsYá±iü pÉfvj j,                                                | ○     | ○         |             | ○         |    |
|                                                                                                                  | `v l1n <sup>TM</sup> s <sup>2</sup> l1uE km`ápÉ\ iü uōz                                                   | ○     |           | ○           | ○         |    |
|                                                                                                                  | `v l1n <sup>TM</sup> s <sup>2</sup> ua vrZ•b c9uE zšn•uōz                                                 | ○     | ○         |             | ○         |    |
|                                                                                                                  | `pÉZâu} o Z±u}uE o v iü Z±sjo s½ •Ü<br>fUb ^it-                                                           | ○     |           | ○           | ○         |    |
|                                                                                                                  | `v l1n <sup>TM</sup> s <sup>2</sup> uE vrgE iü hr Z                                                       | ○     | ○         |             | ○         |    |
| v]fVZé<br>v]fVt½s½<br>Zífl n <sup>TM</sup> fZ                                                                    | `v]fVt½uE u}Z-s½Zífl n <sup>TM</sup> fZ                                                                   | ○     |           | ○           | ○         |    |
|                                                                                                                  | `v]fVt½uE vhr •~µ•á iü [=z½s½ Zífl n <sup>TM</sup> fZ                                                     | ○     |           | ○           | ○         |    |
|                                                                                                                  | `v]fVuqt½uE p iü s²!uE j•tñ                                                                               | △     |           |             |           | ○  |
|                                                                                                                  | `v]fVuqt½uE [yg <sup>TM</sup> uEi! jáp o uqj<br>j, j-Z <sup>a</sup> iü fauqs½Zífl n <sup>TM</sup> fZ      | △     |           |             |           | ○  |
|                                                                                                                  | `üuEt½uE p uEZ•j j, o uqj j, iü o<br>uquōz                                                                | ○     | ○         |             | ○         |    |
|                                                                                                                  | `zšn•[öuE wÂp w-[öuE j j, iü uōz                                                                          | ○     | ○         |             | ○         |    |
| {„yZíf n <sup>TM</sup> fZ                                                                                        | {„yE oyw¾uōz pÉ\ iü uEZ•j j,                                                                              | △     |           |             |           | ○  |
|                                                                                                                  | {„yE Z {l iü v]fVt½uE {„yoyw¾t•[Y<br>s½Zífl n <sup>TM</sup> fZ                                            | ○     | ○         |             | ○         |    |
| \~ n <sup>TM</sup> fZ<br>v l1n <sup>TM</sup> s <sup>2</sup> uE<br>{•w± iü<br>v]fVt½s½<br>Zífl n <sup>TM</sup> fZ | `v ZíuE j-Z <sup>a</sup> uōz                                                                              | ○     | ○         |             | ○         |    |
|                                                                                                                  | `v l1n <sup>TM</sup> s <sup>2</sup> uE vrgE iü hr Z                                                       | ○     | ○         |             | ○         |    |
|                                                                                                                  | `uqt½uE uq\ s²!uE kq`á iü `ífvbPs½<br>Zífl n <sup>TM</sup> fZ                                             | △     |           |             |           | ○  |
|                                                                                                                  | `üuEt½„yE [Yo Z„yt- \` uEZ•[y<br>uE fvn <sup>TM</sup> j j, [å j s½ „yEuE t½s½ Zí<br>fl n <sup>TM</sup> fZ | △     |           |             |           | ○  |

| 구 분 | 기재 사항                                                                                                                                                                                                                                                                                                                     | 총회 의결 |        |          | 변경 시 인가 등 |    |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|----------|-----------|----|
|     |                                                                                                                                                                                                                                                                                                                           | 대상    | 과반수 동의 | 2/3이상 동의 | 인가        | 신고 |
|     | `v l1n <sup>TM</sup> s <sup>2</sup> uE ZâaÆpÉfvsZífl n <sup>TM</sup> fZ                                                                                                                                                                                                                                                   | ○     | ○      |          | ○         |    |
|     | `v l1n <sup>TM</sup> s <sup>2</sup> uñi%Zíg <sup>TM</sup> s <sup>2</sup> u}s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ                                                                                                                                                                                          | △     |        |          |           | ○  |
|     | `v l1n <sup>TM</sup> s <sup>2</sup> uE pÉfvs <sup>1</sup> / <sub>2</sub> c ge „yZ± iü Z±sj s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ                                                                                                                                                                          | ○     | ○      |          | ○         |    |
|     | `v l1\j pÉo iü ZâaÆuat-pÉo uEk m`á s <sup>1</sup> / <sub>2</sub> Zífl Z eÇuîue n <sup>TM</sup> fZ                                                                                                                                                                                                                         | ○     | ○      |          | ○         |    |
|     | `ZâZÍ Zâey iü •Çw-uE jj,                                                                                                                                                                                                                                                                                                  | △     |        |          |           | ○  |
|     | `••w- iü Za{,i) bPs <sup>1</sup> / <sub>2</sub> Zífl [yg <sup>TM</sup> uE•¶Yí jj,s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ                                                                                                                                                                                    | ○     | ○      |          | ○         |    |
|     | `Zíg <sup>TM</sup> z...kqZ±,ziü zšn•s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ                                                                                                                                                                                                                                 | ○     | ○      |          | ○         |    |
|     | `n <sup>TM</sup> s <sup>2</sup> pÉfvZ±,zo uE j-Z <sup>a</sup> s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ                                                                                                                                                                                                       | ○     | ○      |          | ○         |    |
|     | `v]fVuE fVj <sup>3</sup> / <sub>4</sub> cý• fan•s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ                                                                                                                                                                                                                     | ○     | ○      |          | ○         |    |
|     | `uq`ivé~ÊuE Zao iü z...kqs <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ                                                                                                                                                                                                                                            | △     |        |          |           | ○  |
|     | `{„yuE uEZ•u1 Z]z <sup>1</sup> / <sub>2</sub> si fMn <sup>TM</sup> fZuÇtñ                                                                                                                                                                                                                                                 | △     |        |          |           | ○  |
|     | `v]fVt <sup>1</sup> / <sub>2</sub> uE [yg <sup>TM</sup> uEi!s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ                                                                                                                                                                                                         | ○     | ○      |          | ○         |    |
|     | `v]fVw®t <sup>1</sup> / <sub>2</sub> uE z1t- iü uqt <sup>1</sup> / <sub>2</sub> v p n®[éuqt <sup>1</sup> / <sub>2</sub> uE w-v s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZZéw®t <sup>1</sup> / <sub>2</sub> iü n®[éuqt <sup>1</sup> / <sub>2</sub> uE jáp s <sup>1</sup> / <sub>2</sub> Zífl n <sup>TM</sup> fZ | △     |        |          |           | ○  |
|     | `[â j s <sup>1</sup> / <sub>2</sub> pÉ`a± v]f-fl v fE`• n <sup>TM</sup> fZ                                                                                                                                                                                                                                                | △     |        |          |           | ○  |

※ Z<sup>a</sup>âfl n<sup>TM</sup>fZ-Z<sup>a</sup> pÉ{„yuE uEZ•n<sup>TM</sup>fZu)fl fMZpuew-uEsÜkm`• v Zís<sup>1</sup>/<sub>2</sub>o `Üg<sup>TM</sup>v fM p uuu9  
△

※ [Yz;uîue n<sup>TM</sup>fZu-j,f& ^t- „Bue f1t•

## V. 조합의 기관

v]fVuE \Zíu)fl` v]fVt½{ „y `íuEt½„y bPua uuu)h] a±v j,u- v]fVt½ { „yt-  
`íuEt½„ys½ `ífao g¹ [Év fEZÍ uan™„y• v Zís½o \Zíu)fl [Év

### 1. 조합원총회

v]fVt½{ „y• v]fVt½ uñt½u)fl [Yo b`• v]fVuE {IZÍ uEn™Z•v\Zíuah] f1t•uî \Zí  
uq v]fVs½` v]fVt½ uñt½u)fl [Yo fE` { „ygi b=sisi fEh] j, v v]v fZ { „y  
`• uij uîu)fl z\*gª{ „y v\{ „y uqpÉ{ „yfl [Ykqb

#### 가. 창립총회(조합설립 전 개최)

z\*gª{ „y• {•w±tñt½„yYí v]fVo gªueYí plzš uñs½Z{l j, v v]v fZ v]fVuE  
z\*gª{ „y• `íkmlq {•w±tñt½„yuE tñt½u' cý• [å w@!gi `ívfE` u}Yí oyw¾fU  
v]fVu- uaeÙfl z\*gª{ „ygi •¢fEsÙ v]fVv Zí bP j,ue Z•o u1 tñfl vpt•fl n™fZu1  
Z•v fEZÍ v]fVu'u1 o {‰fE` bP `Öziflo uE v]w@u1 Z {•Zy b

#### 나. 정기총회

v\{ „y• gÑ\_1v\ uîu)fl v Zís½o v fl j s½ c ei Z {lfU v\{ „ys½o`• v]  
fVuEsõn•Zé Z•n•uE p!ueua uafÖs;w-\ c9i% s½„yZ±sÝa± g½km• sÝzõue ™Y tÁs½  
Z {lb`• Zpua já•¢uq

#### 다. 임시총회

uqpÉ{ „y• \[öfl fñs5u1 z...g™fEltñfa uqpÉfl oyw¾b`• véié{ „yfl Z•uEfM  
p uu• ^it-u- v\{ „yt- aÆuifU uqpÉ{ „yuE ZâZís½o v fl s5ZaZé uñfí i!Zí  
fl s5Zauaz...g™b`•Zªt• [å Z•uEuE„fua kmueb p uuu)i-fl { „yoyw¾ pÉ{ „y  
s½o Z•v fM n™fZu1n@o%fEZY fEZÍ s5Zau1 ZâZÍfEsÙsi fMZpuq

#### 라. 총회 의결사항

{ „ys½o`• v l1n™s²uE pÉfvs½o fbpÙuîue n™fZbÑuZ•v fU `Ñu9uEn™fZu{ „y

uE uEZ•u1 Z]z<sup>1/2</sup>si fU j, v v]v fZ

v ZíuE j-Z<sup>a</sup> j, v v]v fZ `Ōo s<sup>1/2</sup>c ge Z<sup>ai</sup>âfl n<sup>TM</sup>fZuE Z<sup>a</sup>• ua j, cý•

v Zís<sup>1/2</sup>o {„yuE uEZ•n<sup>TM</sup>fZu)fl v fl Z<sup>at</sup>•s<sup>1/2</sup> flfU

u}[õuE z urZé [å j j, ·uau iü n@„Ej j,

j, v v]s<sup>1/2</sup> uEfl l1t-uE [õsN iü wÂp j j,

v l1n<sup>TM</sup>s<sup>2</sup>l1uE n<sup>TM</sup>t-

sõn•u)fl v fl n<sup>TM</sup>fZes<sup>1/2</sup> v]fVt<sup>1/2</sup>ua km`áua b Z±sj

z•Z]s<sup>2</sup>u} pÉZâu} o Z±u} cý• Yýv•¶Yís<sup>2</sup>u} u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u- v te uE o v iü j-

Z<sup>a</sup> `Ñg<sup>1</sup> Yýv•¶Yís<sup>2</sup>u} o v iü j-Z<sup>a</sup>u- {„y uEZ•u1 Z]z<sup>1/2</sup> pÉu' ¶p s<sup>1/2</sup>Zy tñ~®fM

p uuu9

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE o v iü j-Z<sup>a</sup>

v]fVuqt<sup>1/2</sup>uE o uq iü fauq

v l1n<sup>TM</sup>s<sup>2</sup>l1uE v]fVt<sup>1/2</sup>j± kq`á^isÚ

n<sup>TM</sup>s<sup>2</sup>pÉfvZ±„zo uEp g<sup>a</sup> iü j-Z<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup>uE vpw- iü •<sup>1/2</sup>w-s<sup>1/2</sup>Zífl n<sup>TM</sup>fZu1ÚfUfE

h] Z<sup>ai</sup>âfl j-Z<sup>a</sup>u- v te

Zíg<sup>TM</sup>z...kqZ±„zu¶ g<sup>a</sup> iü j-Z<sup>a</sup> Z<sup>ai</sup>âfl j-Z<sup>a</sup>u1 v te

zšn•[õuE wÂp w-[õZé v]fV fan•pÉuE„yZ±jáZÍ

v]fVuE fVj<sup>3/4</sup> cý• fan•s<sup>1/2</sup> Zífl n<sup>TM</sup>fZ

`íuEt<sup>1/2</sup>uE o uq iü fauqs<sup>1/2</sup>Zífl n<sup>TM</sup>fZ

Zao b`• Za{,i)uE o Z± Z t•uE j-Z<sup>a</sup>

Za{,i)uE z•Z] iü pl{,s<sup>1/2</sup> oyt•b`• l1t-uE Z eCuî [õsNuE j-Z<sup>a</sup>

#### 마. 총회 소집 및 의결방법

oyw<sup>3/4</sup>[yu} v]fVu' oyp v]fVt<sup>1/2</sup> `íuEt<sup>1/2</sup> Yýn<sup>TM</sup>

{„yuE oyw<sup>3/4</sup>Z•v u- t<sup>1/2</sup>|Fuîu)fl v]fVu'uE [yfls<sup>1/2</sup> ozfU j, v v]v fZ ww {„y

`• v]fVu'uE w@[y cý• v]fVt<sup>1/2</sup> uan@cý• `íuEt<sup>1/2</sup> uan@uE•[Yfl v]fVu'ua

oyw<sup>3/4</sup> j, v v]v fZ

[åeU^...v]fVuqt<sup>1/2</sup>uE fauqu- v]fVt<sup>1/2</sup> uan@uEj uEfl oyw<sup>3/4</sup>fM uuu9 j, v v]

v fZ

oyw<sup>3</sup>/<sub>4</sub>uõz iü uEZ•jj, bP

{„yuE oyw<sup>3</sup>/<sub>4</sub>uõz pÉ\ iü uEZ•jj, bps<sup>1</sup>/<sub>2</sub>Zífl n<sup>TM</sup>fZu-v Zíu)fl v fU `Ñg<sup>1</sup> {„y  
s<sup>1</sup>/<sub>2</sub>o uEZ•fE`• Z<sup>at</sup>• v]fVt<sup>1</sup>/<sub>2</sub> uan@uaw@up{‰o fEsÜsi fU j, v v]v fZ

## 2. 대의원회

### 가. 구 성

v]fVt<sup>1</sup>/<sub>2</sub>uE p Yí hr uan@uev]fVu- `íuEt<sup>1</sup>/<sub>2</sub>,ygi b=sisi fU f1t•uî \ Zí `íuEt<sup>1</sup>/<sub>2</sub>  
„y`• v]fVt<sup>1</sup>/<sub>2</sub>uE uan@u)fl fEb v]fVt<sup>1</sup>/<sub>2</sub>uE ua hru1 \_`• Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>• v]fV  
t<sup>1</sup>/<sub>2</sub>uE uEj•tñs<sup>1</sup>/<sub>2</sub>o hr uan@u)fl [Yo fM p uuu9 j, v v]v fZ iü v fZ  
`íuEt<sup>1</sup>/<sub>2</sub>,y`• v]fVuE uEn<sup>TM</sup>Z•v uõz gi píoZfEZy fEsÜl1t-u1 uõYýfE\ tñfl Zpuq

### 나. 대의원의 자격

`íuEt<sup>1</sup>/<sub>2</sub>u- v]fVt<sup>1</sup>/<sub>2</sub> vps<sup>1</sup>/<sub>2</sub>o o{‰ofU sív v]v fZ `Ñg<sup>1</sup> v]fVu'ua s1<sup>1</sup> v]fVuqt<sup>1</sup>/<sub>2</sub>  
v]fVu'ua s1<sup>1</sup> uan<sup>TM</sup>Yýn<sup>TM</sup> u-íuEt<sup>1</sup>/<sub>2</sub>ua b p s<sup>3</sup>u9 j, v v]v fZ `íuEt<sup>1</sup>/<sub>2</sub>uE o  
uq iü fauqs<sup>1</sup>/<sub>2</sub>Zífl n<sup>TM</sup>fZu-v Zíu)fl v fU sív v]v fZ

### 다. 소 집

`íuEt<sup>1</sup>/<sub>2</sub>,y`• v]fVu'ua f1t•fE`ÑZÍ uev fE`• c9s<sup>1</sup>/<sub>2</sub>oyw<sup>3</sup>/<sub>4</sub>Ñg<sup>1</sup> `Ñu9s<sup>1</sup>/<sub>2</sub>fa`æfE`• c9s<sup>1</sup>/<sub>2</sub>  
`• v]fVu'u- fa`æuikm• ui ua^is<sup>1</sup>/<sub>2</sub> `íuEt<sup>1</sup>/<sub>2</sub>,ygi oyw<sup>3</sup>/<sub>4</sub>fEsÜsifEh] \ Yñ ^i v`æ  
fI uau s<sup>3</sup>ua `íuEt<sup>1</sup>/<sub>2</sub>,ygi oyw<sup>3</sup>/<sub>4</sub>fEws1`µfI c9s<sup>1</sup>/<sub>2</sub>• Yýn<sup>TM</sup>Yíw-zí s<sup>3</sup>ua oyw<sup>3</sup>/<sub>4</sub>fEsÜsi  
fEh] Yýn<sup>TM</sup>Yíoyw<sup>3</sup>/<sub>4</sub>fEws1`µfM c9s<sup>1</sup>/<sub>2</sub>• oyw<sup>3</sup>/<sub>4</sub>u1zš[YfI `í,IYí iåg<sup>TM</sup> pÉu'`[]p uE  
p!ueu1 s'si uagi oyw<sup>3</sup>/<sub>4</sub> sív v]v fZ iü v fZ

v Zíua v fE`• js<sup>1</sup>/<sub>2</sub> c ei oyw<sup>3</sup>/<sub>4</sub>zš[YYíuu`• c9

`íuEt<sup>1</sup>/<sub>2</sub>uE uan@ v Zíu)fl `Üg<sup>TM</sup>v fI Z<sup>at</sup>• [ås<sup>1</sup>/<sub>2</sub> uEfU uayuE h-uî n<sup>TM</sup>fZu1pÉ  
fEsÜzš[YfE`• c9

`íuEt<sup>1</sup>/<sub>2</sub>,y`• „yuEZ {I ui uñ\9w- „yuEh-uî`s5Za`uipÉ iü u'oygi \ u<sup>TM</sup>fI o hau1  
`íuEt<sup>1</sup>/<sub>2</sub>s<sup>1</sup>/<sub>2</sub>Zy•¢w-fE`• jj,s<sup>1</sup>/<sub>2</sub> uEfEh]ua Z<sup>at</sup>• v Zíua v fE`• js<sup>1</sup>/<sub>2</sub> c ei `íuEt<sup>1</sup>/<sub>2</sub>,yuE  
oyw<sup>3</sup>/<sub>4</sub>^it-u1 ZâZÍfEsÜsi fU sív v]v fZ

## 라. 의결사항

‘íuEt½,y uEZ• n™fZu-v Zíu)fl v fEh] { „yuE uEZ• n™fZp uikm`• tñuqj s1 { „yuE [yflu1 `ífvfM p uuu9

{ „yuE [yflu1 tñuq ju1 p uu`• n™fZZÉ³• n™fZuaua j,s½o [Ykqb si uuu)- fl uagi f1...wíp fEsÛsi fU

‘íuEt½,y`• { „yuE uEZ• n™fZp `Ñu9 n™fZu1v tefEZÍ`• { „yuE [yflu1 `ífvfM p uuu9

v ZíuE j-Zª j, v v]v fZ `Öo uE [Év s½ uEfl Zªíãfl n™fZuF-Zªue Zªt• ua j, cý• v Zís½o { „yuEZ• n™fZu)fl v fl Zªt• s½ flfU u)[öuE z urZé [ã j j, · uau iü n®„Ej j, sön•u)fl v fl n™fZes½ v]fVt½uE km`áua b Z±sj z•Z]s²u} · pÉZâu}o Z±u} cý• Yýv•¶Yís²u} u™Z j n™s²u- v te uE o v iü j-Zª v l1n™s² uñi%Zíg™s²u}uEo v iü j-Zª Zíg™z...kqZ±,zuᄁ gª iü j-Zªs½ Zífl n™fZ

v]fVuqt½ v]fVu’ uan™Yýn™ iü `íuEt½uE o uq iü fauqs½Zífl n™fZ`Ñg¹ v Zí ua v fE`• j s½ c ei uq\vp [tñb u}gi já]o uqfE`• Zªt•`• v te

v]fVuE fVj¾ cý• fan• n™s²t1f¹fl uefl fan•uE Zªt•`• v te s½ Zífl n™fZZao b`• Za{i)uE o Z± Z t•uE j-Zª Za{i)uE z•Z] iü pl{s½ oyt•b`• l1t-uE Ze¢ uî [ösNuE j-Zªs½ Zífl n™fZ

j, v v]v fZs½ c ei { „ys½ n®v fEsÛsi fE`• n™fZ

## 마. 의결방법

‘íuEt½,y`• u™uî`íuEt½ Zéj p uE {‰o u)fl Z uEfEZÍ {‰o `íuEt½ Zéj p uE z o u) fl uEZ•fEh] [ã uan®uEj•tñs½o v Zíua `Üg™v fEha [ãs½ c gq sî v v]v fZ



## 질의 회신

▶ 조합설립인가 신청은 언제 가능하며 창립총회 후 하는지 여부(2009.10.13)

### 질의요지

vé-Êu™Z j s½uus; v]fVo gª{•w±tñt½,y o gªaÆuEo gi wÂ[YfEsÛ{•w±tñt½,y p|ueu1 bÊfI „± s½v v]fVo gªueYígi pízšfEsÛsi fE`•w- uE v]fVo gª{•w±tñt½,y o gªaÆuE o gi wÂ[YfI Zª• [Yzšs½ aÆuEo gi upp fI `Ñu9 v]fV z\*gª{„ygi Z {lfEsÛsi fE`•w- s1 `µha z\*gª{„ygi Z {lfI „±s½ [Yzšs½ aÆuEo gi upp fEsÛsi fE`•w-

### 회신내용

Àa±pÉ iü véZ„EZªv lIj, Á uafE Xa±v j, Yuaei fU v v]v fZs½ c gaha aÆv]v fZ s½c ei {•w±tñt½,yuE [Yo s½ aÆuEfI•w-bþoyu u}` v v]v fZkm• v fZl9w-s½ c ge v]fVuE o gªs½ aÆuEfIZpu)fl jáZÍ `Ñg¹ v v]s½ c ge v]fVo gªueYí pízš uñs½pÉ u' ·[]p iü {•w±tñt½,y s½ v]fVo gªs½ `ífI j `iuE uEn™,lpÉgi fI {•w±tñt½,y aÆuEu}uE Zª•s½• [æÛfEw- s1`µfE`ÑZÍ [Év fEZÍ uuu)h]

{•w±tñt½,y}• a±v j, v v]v fZs½ c ei aÆj, pÉfvf&v v]v fZkm• v fZl9w-uE [É v s½ c ge aÆuEgij u- „± v]fVo gªueYíuE pízš uñs½v]fVo gªu1 tñfI z\*gª{„ygi Z {lfEsÛsi fI`ÑZÍ aÆj, pÉfvf&v v]uE s½ [Év fEZÍ uuu9

c eio wµuEuEZª• aÆj, v v]v fZs½ c ei vé-Êu™Z j n™s²uE{•w±tñt½,yYí v]fVu1 o gªfEZÍu} fE`• c9s½`• •w-bþoyu u}uE kquE uan®iü •w-hauîuE kquE uan®uE •w-oyu u}uE aÆuEgis`s; v ZÍ iü z\*gª{„y „yuEfJ bþu1•ÛfUfI [Z•fas~kmf&ua v fE `• o gEgi z•kmfEsÛpÉu'·[]p s½Zy v {‰fEZÍ ueYígi js1si fMZpuq

▶ 조합설립 동의서 징구기한은 언제인지 여부(2009.11.19)

### 질의요지

u™Za{v lIn™s²v]fV o gªaÆuEo wÂ[Y\fl z\*gª{„y Z {l `æuî9w- aÆuEgis`s;± b`•w-

## 회신내용

Àa±pÉ iü véZ],EZ<sup>av</sup> l1j, Á uafE Xa±vj, Yuaeí fU v v]v fZs<sup>1/2</sup> c gaha {•w±tñt<sup>1/2</sup>,y  
 `• v v]v fZ iü v fZs<sup>1/2</sup> c ge v]fVo g<sup>ae</sup>Yígi pízšfE\ uñs<sup>1/2</sup> `i•f&f&u)fl v fE`•  
 jj, iü uõz s<sup>1/2</sup> c ei v]fVo g<sup>au</sup>1 tñfl z\*ga{ „ygi Z {lfEsÙsi fl`ÑZÍ [Év fEZÍ uuu)h]  
 z\*ga{ „yuE jj,Zé uõz bps<sup>1/2</sup>ZífEsÙa±vj, pÉvf& v v]uE s<sup>1/2</sup>o {•w±tñt<sup>1/2</sup>,y`• j, v  
 v]v fZkm• v fZl9w-uE [Év s<sup>1/2</sup> c ge aÆuEgij u- „± v]fVo g<sup>ae</sup>YíuE pízš uñs<sup>1/2</sup>v]  
 fVo g<sup>au</sup>1 tñfl z\*ga{ „ygi Z {lfEsÙsi fl`ÑZÍ [Év fEZÍ uuu9  
 ceio a±vj, v v]v fZkm• v fZl9w-uE [Év s<sup>1/2</sup> c ge aÆuEgij u- Z<sup>at</sup>•s<sup>1/2</sup> z\*ga{  
 „yuE Z {lYí Yí`fl Zpuq

▶ 국공유지와 토지만 소유한 자가 동의하면 토지면적에 포함 여부(2009.10.09)

## 질의요지

Yí Àa±pÉ iü véZ],EZ<sup>av</sup> l1j, Á uafE Xa±vj, Yuaeí fU v v]v fZ Zíf Za{,i)ua s<sup>3</sup>  
 ua ••w-g<sup>1</sup> oyu fl n<sup>TM</sup>eyua]fVo g<sup>aa</sup>aÆuEo gi v {‰fEsÙaÆuEfIZ<sup>at</sup>• ••w-hauîuE aÆuE  
 u}fl uev fEsÙ aÆuEfI••w-hauîs<sup>1/2</sup> •ÙfUfMp uu`•w-  
 ^... [ZZâu w-`• €]±fl aÆuEuõz gi Z]]Ew- s1`µfEsÙa±••w-hauîs<sup>1/2</sup> aÆuEfIZpu)fl Yñvé  
 b`•w-

## 회신내용

Yí wµuE XYí Ys<sup>1/2</sup>EsÙ  
 a±vj, v v]v fZs<sup>1/2</sup> c gaha vé-Ê`Öw-Yí s1<sup>-1</sup> w-sÚua v l1[YsÚs<sup>1/2</sup> •ÙfUb c9s<sup>1/2</sup>•  
 vé-Ê`Öw-Yí s1<sup>-1</sup> w-sÚs5uE••w- cý` Za{,i) oyu u}uE kquE uan@iü ••w-hauîuE  
 kquE uan@uE••w-oyu u}uE aÆuEgis`sisi fl`ÑZÍ [Év fEZÍ uu`• j ••w-gi oyu  
 fl u}uE aÆuEgis``• Z<sup>at</sup>• aÆuEfI••w-hauîs<sup>1/2</sup> •ÙfUfEsÙsi fU  
 ^... wµuE X^... YñvéEsÙ  
 a±vj, v v]s<sup>1/2</sup> c ei v l1[YsÚs5uE [ZZâu w-ei fEaAeia± uij ••w-t- aÆuifEZY[ã  
 oyu u}ue Zíg<sup>TM</sup>zšueaÆuEgis`sisi fU

## ▶ 2009.8.13. 전 조합설립동의서로 받은 동의서의 유효 여부(2010.02.08)

## 질의요지

À±pÉ üü véZ],EZ<sup>a</sup>v l1j, pÉfv[É|F Á uafE XpÉfv[É|F YuaeƒU Äj±w- v „%uE o pÊ Ä Z v uapÉfvb\ uñ vruñ s~pÊu)fl j u- v]fVo g<sup>a</sup>aÆuEo`• u„•flw-

## 회신내용

À±pÉ üü véZ],EZ<sup>a</sup>v l1j, Á uafE Xa±v j, Yuaei fU v v]v fZkm• v fZ\9w-uE [Év s<sup>1/2</sup>c ge •w-bPoyu u]uE aÆuEgi[Z•fas~kmf&u)fl v fE`• aÆuEo s<sup>1/2</sup>• j j,s<sup>1/2</sup> c gaZy Z v ba±v j, pÉfvf& v v]v fZu- km|F v „% v v]s<sup>1/2</sup> c ei ua sî pÉfv v]fVuE o g<sup>a</sup>ueYí j-Z<sup>a</sup>ueYígi •ÙfUfU gipízšfE`• kqkm• uît-fEa±fJ fEZÍ uuu)i-fl km•`nµftj v]fVo g<sup>a</sup>aÆuEo s~pÊs<sup>1/2</sup>xi aÆuE gi js1si fMZpuq

## ▶ 미 동의자가 있는 경우 토지분할 청구 후 조합설립인가 가능 여부(2009.10.22)

## 질의요지

vé~Êu™Za{,v]fVs<sup>1/2</sup>aaÆuEfln®YíaaEs<sup>1/2</sup>fEsÜ •w-kqfMu1 zš[Y „± Za{,tñt<sup>1/2</sup>,y pÙuEgi Z] z<sup>1/2</sup>v]fVo g<sup>a</sup>ueYígi fMp uu`•w- Za{,pÙuEZ•Zé t•Zas<sup>1/2</sup> uîfVfE`Ñha pÉu'`[]p`• •w-kqfMuat1f<sup>b</sup>w- s1`µfEsÜ aÆuEt•Zas<sup>1/2</sup>â`Ùb sja± j bÉpÉ v]fVo g<sup>a</sup>ueYígi fEsÜsi fE`•w-

## 회신내용

À±pÉ üü véZ],EZ<sup>a</sup>v l1j, Á v v]s<sup>1/2</sup> c gaha n™s<sup>2</sup>pÉfvu}cý`• {•w±tñt<sup>1/2</sup>,y` vé~Êj, v v]v fZuE [Év s<sup>1/2</sup> uEfEsÜh™s<sup>2</sup>Z±,zp|ueu1 js1 Zao fl uan®uEza{,i)ua uu`• vé~Ê`Öw-s<sup>1/2</sup>vé~Êu™Za{n™s<sup>2</sup>uƒE`• Z<sup>a</sup>t• v v]v fZuE [Év s<sup>1/2</sup> uEfI v]fV o g<sup>a</sup>uE aÆuEt•Za u1 {-v^fE\ tñfEsÜ f1t•fI Z<sup>a</sup>t•s<sup>1/2</sup>• [â vé~Ê`Öw-s5uEuikm •w-s<sup>1/2</sup> `ífEsÜ ÀZa{j, Á v v]uE [Év s<sup>1/2</sup> ku[YfEZÍ kqfMfEZÍu}fE`• •w-hauîua aÆj, aÆv]s<sup>1/2</sup>o v fEZÍ uu`• ha uîs<sup>1/2</sup> iâ`Ùb aAeia± •w-kqfMu1 zš[YfMp uuu)h] •w-kqfM`ín®ua b`• •w- üü [â tñuE Za{i)Zé Zíf b •w-bPoyu u}t- fpuEfEa±fJ fEZÍ uuu9

n®\ s½ uEfl •w-kqfMuE fpuEYí o gªb w- s1`µfEsÙj,t½s½ •w-kqfMua zš[Yb Zª• pÉ u' ·[]p`• kqfMb si^...Yõ•w- iü [å tñuE Za{,i)ua Z u- v] v fZ X`æfªw- iü Za{,i) ZÉ Zíf b •w-bPoyu u}uE p Yí uñziUE kquE uafEui Zp Yu1ÙfUfl Yí,,%uEt•Zau1 {- v^fE`• Zª•s½• •w-kqfMua t1fªb w- s1`µfEsÙv fZuE [Év s½ uEfl aÆuEt•Zas¼å`Ù b aAeia± Za{,tñt½,,yuE pÙuEgi Z]z½ v v]uE [Év s½ uEfl v]fVo gªuE ueYít- v v]uE [Év s½ uEfl n™s²pÉfvueYígi fMp uu`ÑZÍ [Év fEZÍ uuu9

▶ 조합 정관변경 시 기 제출한 조합설립동의서 철회 가능 여부(2009.10.14)

#### 질의요지

z\*gª{ „ygi Z {lfE\ uñs½ Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±vj, Yuaeí fU uaZ v b si v]fVv Zí s5 u1 j-ZªfE`• Zª• a±vj, pÉfvf& v v]v fZ `Õo uE [Év s½ c ei \ v {‰ofl v]fVo gªaÆuEo gi z„yfM p uu`•w-

#### 회신내용

a±vj, pÉfvf& v v]v fZ `Õo s½ c gaha •w-bPoyu u}`• a±vj, v v]s½ c ge v]fV o gªuE ueYís½`ífl aÆuE± aÆj, pÉfvf& v v]v fZ Yí „%uEn™fZuªZªb w- s7u- Zª t•s½• v]fVo gªuE ueYípízš uñuaeí fEaAeia± z„yfM p s³`ÑZÍ [Év fEZÍ uuu)h] aÆ[É v uE {Õw-`• {•w±tñt½,,yuE aÆuEYn™s²zõl Z eÇuìue kmkqs½ífl aÆuEgi[YfE`• Zpuq s½l1fa v]fVo gªuE Zª• n™s²uajá`Ñ [Yzi„Ab ZÍ n™s²pÉfvu}uev]fVua Z•o b`• `ÕZ± uai-fl vpt•fl ^it-s½ j-aÆua s³• Zª• jujâu1 j w-fEsÙ n™s²uE½,,lfl {•w±u1 tñfUua ei fMZpuq

▶ 2009.8.11.전 창립총회 후 조합설립인가 동의를 조건 충족 후 조합설립인가 가능 여부(2009.09.11)

#### 질의요지

Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±vj, Yuaeí fU v v] [Év s½ c ge v]fVo gªueYí v]Zaue •w-bPoyu u}uE aÆuEu uaå`Ùb n®-És½o uauñs½v]fVo gªu1 tñfl z\*gª { „ygi Z {lf\ „±s½ v]fVw¾fvkmgilYo fl Zª• v]fVo gªueYí v]ZauE aÆuEu u1{-v^fl

ᄡᆞᆫᆯᆫᆯ {•Yífl z\*ᄡᆞᆫᆯ „ygi Z {lfI „± ueYí pízsᆞ1 fEsᆞᆫᆯ fE`•w-

### 회신내용

a±v j, pÉfvf& v v]uE v fZuE [Év s½ c gaha a±v j, v v]v fZkm• v fZᆞᆫw-uE [Év s½ c ge •w-bᆫoyu u}uE aÆuEgij u- „± v]fVo ᄡᆞᆫueYíuE pízs ᆞᆫᆞs½v]fVo ᄡᆞᆫ1 tñ fl z\*ᄡᆞᆫᆯ „ygi Z {lfEa±fJ fEZí uuuh] a±v j, pÉfvf& v v]uE uE Z v [Év u- km|F v „% v v]uE [Év s½ c ei ua sî pÉfv „± {lzõfl z\*ᄡᆞᆫᆯ „y gi oyw¾ᆞᆫ[YfE`• kqkm• uît-fE`• Zpu)fl [Év b sᆞ uu`• j uauᆫᆞs½z\*ᄡᆞᆫᆯ „ygi Z {lfI Zᆞᆫᆞᆫᆯ tñ [Év s½ uEfl aÆuEt•Zau1Z {•sᆞu)ha v]fVo ᄡᆞᆫueYí pízsᆞ1 fM p uu1 Zpuq

- ▶ 2009.8.7.전 조합설립추진위원회 동의서를 조합설립 동의한 것으로 인정 여부 (2009.09.07)

### 질의요지

uauᆫᆞs½j u- vruñ v l1n™s²v]fVo ᄡᆞᆫ{•w±tñt½„y o ᄡᆞᆫaÆuEo fl Z v [Év u1 uît-fEsᆞᆫᆯ]fVo ᄡᆞᆫs½ aÆuEfIZpu)fl jé p uu`•w-

### 회신내용

{•w±tñt½„y uE [Yo s½ aÆuEfI•w-bᆫoyu u}`• v v]v fZkm• v fZᆞᆫw-s½ c ge v]fV uE o ᄡᆞᆫs½ aÆuEfIZpu)fl já• Àa±pÉ iü véZ]„EZᆞv l1j, Á v v]v fZ Z v [Év u- ua j, pÉfv „± {•w±tñt½„y [Yo s½ aÆuEgis`• kqkm• uît-fEa±fJ aÆj, km|F v „% v v]s½ [Év fEZí uu`• j wᆞuEuEZᆞᆫ• uas½ fa`æb w- s7u9

- ▶ 종전 추진위원회 설립 동의서를 조합설립동의서로 인정 여부(2009.09.04)

### 질의요지

•w-bᆫoyu u} uE aÆuEfI {•w±tñt½„y p!ueu1 j Zí ua„±s½ v]fVo ᄡᆞᆫaÆuEo gi wÂ[YfEf`• Zᆞᆫ• Àa±pÉ iü véZ]„EZᆞv l1j, Á uafE Xa±v j, Yuaei fU v v]

v fZs½ c ei {•w±tñt½,yuE [Yo s½ aÆuEf|•w-bÞoyu u}gi v]fVo gªs½ aÆuEf|Zpu)fl  
jáZÍ v]fVo gªaÆuEo gi uan® wÂ[YfEhab`• Zpuew-iü Z v j,f&s½ c ge sÝjuua km  
sÜb nµftj aÆuEo uauñs½j u- aÆuEo Yíu „•fl w-

### 회신내용

{•w±tñt½,yuE [Yo s½ aÆuEf|•w-bÞoyu u}• v]fVuE o gªs½ aÆuEf|Zpu)fl jáa±fJ fE`  
a±v j, v v]v fZuE Z v [Év u- Zíf km|F v „% v v]s½ c ei  
ua„± {•w±tñt½,y [Yo s½ aÆuEgis`• kqkm• uît-fE` Zpuai-fl wµuEuEZª•  
n®\ [Év s½ uît-b w- s1`µfl Zpu)fl jáua` j a±v j, v v]s½ c ge v]fVo gªueYí aÆ  
uEgi js1si fMZpu)fl n™f|b h] sÝjuua kmsÜb nµftj aÆuEo s½ZÍfl Z v [Év a±v  
j, pÉfv[É|F v v] u- Zíf km|F v „% v v]s½ c ei ua„± {lzõ  
fl {•w±tñt½,y o gªu1 tñfl aÆuEgis`• kqkm• uît-b` n™fZuq

▶ 주택단지가 아닌 지역의 국·공유지가 정비구역에 포함된 경우 토지면적 산정 시 포  
함 여부(2009.07.09)

### 질의요지

vé-Êu™Za{,n™sZíf vé-Ê`Öw-Yí s1`¹ w-sÚuE[Z·Zâu w-Yí v l1[YsÚs½ •ÛfUb sµu1 Zª  
t• aÆuEu)p iü •w-hauî n•v pÉ•ÛfUfasi fE` w-

### 회신내용

Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±v j, Yuaei fU Áv v]v fZs½ c gaha vé-Êu™Za{,  
n™s²uEaÆuEgis`• j j,u1 [Év fEZÍ uu` aÆv]v fZuE [Év s½ ku[YfEZÍ vé-Ê`Öw-Yí  
s1`¹ w-sÚuav l1[YsÚs½ •ÛfUb c9s½`• vé-Ê`Öw-Yí s1`¹ w-sÚs5uE••w- cý• Za{,i) oy  
u u}uE kquE uan®iü •w-hauîuE kquE uan®uE••w-oyu u}uE aÆuEgis`sisi f|Ñ  
ZÍ [Év b si uuu)hao [Z·Zâu w- oy u}s½ `ífEsÜ sõtegi b=ZÍ uuw- s1`µfU  
c eio v l1[YsÚs½ [Z·Zâu w-Yí •ÛfUb Zª• [å YÝíuE Zíg™zšs½½ífEsÜ n®\ [Év s½  
c ge aÆuEu)p iü •w-hauî n•v s½ •ÛfUfEsÜsi fMZpuq

## ▶ 정비계획안 미확정 상태에서 조합설립동의서 징구 가능 여부(2009.07.01)

## 질의요지

vé~Êu™Za{n™sZif v l1Z±,zs5ua „Bv ua b w- s1`µfl n®~És½o v]fVo gª aÆuEo gi ju1 p uu` w-

## 회신내용

Àa±pÉ iü véZ],EZªv l1j, uafE Xa±vj, Yuae fU Áv v]v „%ˆ...h-s½uEfEhavé~Êu™Za{n™s²uE •w-bpoyu u}` v l1[ysÚ s5s½o Za{i) iü [å kmoz•w-gi oyu fl u}fl b si uuZÍ ua Zªt• v l1[ysÚu- v l1n™s²u1 Z±,zuíu)fl pÉfvfE\ tñfEsÙv v]uE [Év s½ uEfE sÙw-v ZÍpÉb [ysÚu1 g½fE`•Zpu)fl v v]v „%s½ [Év b si uuu1 m½g¹s1`µei aÆj, v v]v fZuE [Év s½ uEfEhavé~Êu™Za{n™s²uE]fVt½u- vé~Êu™Za{n™s²uE]fVt½u- w-bpoyu u}fl b si uu` j wµuEuEZªt• aÆj, v v]uE [Év s½ uEfE v l1Z±,z p gª iü v l1[ysÚ w-v ZÍpÉb w- s7u- n®~És½o v]fVo gªaÆuEo gi wÂ[YfE`•Zpu- tñ [Év s½ uí fVfEw-s7`• Zpuq

## ▶ 정비구역이 아닌 주택단지 외의 토지등소유자에게 조합설립 동의를 받아야 하는지 여부(2009.06.12)

## 질의요지

v l1[ysÚua s1`¹ [ysÚs½o vé~Êu™Za{n™s²uE]pÉfvfE`• Zªt• vé~Ê`Öw-tes½ `Ñge f1w-Yí n™s²Z±,zo s½•ÙfUb `• Zªt• aÆw-sÚuE•w-bpoyu u}s½Zy Àa±pÉ iü véZ],EZªv l1j, Á v v]v fZs½ c ge v]fVo gª aÆuEgis`si si fE`w-

## 회신내용

Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±vj, Yuae fU pÉfvfE v v]s½ c gaha Àvé~Êj, Á s½c ge n™s²Z±,zp|ue cy`•ÀZa{j, Ás½ c ge Za{fµYígi js1 Zao fl s1€€cy`• sÝ gªvé~Ê vp \_e,± kue¶Za{i)s½ fa`æfE`•Zpu)flo \va o%`íp Yí o%`í uan®uec9s½`• v l1[ysÚuE w-v s³ua vé~Êu™Za{n™s²uE]pÉfvfE`• uuZÍ ua Zªt• w-„sÙZa iü véj„EZª

u)fl já s1 n<sup>TM</sup>s<sup>2</sup>pÉf<sup>m</sup>@kuYí f)fE`ÑZÍ pÉu' [p Yí uev fE` Z<sup>at</sup>•s<sup>1/2</sup>` s1€ù€¥ iü sÝg<sup>a</sup> vé~Êuas1<sup>1</sup> vé~Êu1uikm •ÛfUfMp uua±fJ fEZÍ uuu)h] a±vj, v v]v fZs<sup>1/2</sup> c gaha vé~Ê`Öw-Yís1<sup>1</sup> w-sÚuav l1[YsÚs<sup>1/2</sup> •ÛfUb c9s<sup>1/2</sup>` vé~Ê`Öw-Yís1<sup>1</sup> w-sÚs5uE•w- cý` • Za{i) oyu u}uE aÆuEbpu1 s`a±fJ fEZÍ uuu9

c eio a±vj, v v]v fZu- vé~Ê`Öw-Yís1<sup>1</sup> w-sÚuav l1[YsÚs<sup>1/2</sup> •ÛfUb Z<sup>at</sup>• v]fVo g<sup>a</sup>u1 tñfI aÆuEs<sup>1</sup>ZÍfEsÙ [Év fEZÍ uu` n<sup>TM</sup>fZu)fl v l1[YsÚua s1<sup>1</sup> [YsÚs<sup>1/2</sup>o uEu<sup>TM</sup>Za{, n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup>uusi kuYí f)fEZy s1€ù€¥ iü sÝg<sup>a</sup>vé~Êuas1<sup>1</sup> vé~Êua•ÛfUb Z<sup>at</sup>•ei fEhatñ [É v uE uít-`ín@ua s1<sup>1</sup> Zpu)fl jáua<sup>^</sup>... iéj, bP ZÍZ±j,f&s<sup>1/2</sup>a± uífVfEsÙsi fMZpuq

▶ 조합설립인가신청서를 지구단위계획 수립 이유로 거부 가능 여부(2009.06.11)

#### 질의요지

u<sup>TM</sup>Za{v]fVo g<sup>a</sup>{•w±tñt<sup>1/2</sup>,yYí pízšfE` v]fVo g<sup>a</sup>ueYí pízšo gi w-[Y`ÖtñZ±,z p g<sup>a</sup> vpua ei` uau fl Z]kmfMp uu`w-

#### 회신내용

Àiét<sup>1/2</sup>n<sup>TM</sup>!z...g<sup>TM</sup>s<sup>1</sup>ZÍfI j,gM Áv v]v fZuE [Év s<sup>1/2</sup> uEfEhafw\ZíuE u'u- iét<sup>1/2</sup>n<sup>TM</sup>fZ uE pízšua uu` c9s<sup>1/2</sup>` `Ñge j,f&s<sup>1/2</sup> €j±fI [Év ua uu` Z<sup>at</sup>•gi v tefEZÍ` [å upp gi jágEfEZJ<sup>^</sup>...Z]kmfMp s<sup>3</sup>u)h] upp b iét<sup>1/2</sup>o gEgi km`æfEZy a<sup>1</sup>f já<sup>^</sup>io` s1`µ b`Ñ ZÍ [Év b sj uuu9

▶ 공유지분 조합설립 동의 시 동의한 자만 토지 동의면적에 포함 여부(2009.05.22)

#### 질의요지

a±pÉ,,EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>• Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Áv v]v fZs<sup>1/2</sup> c ei •w-hauîuE kquE uan@uE•w-oyu u}uE aÆuEgis`• ZpZé Zíf fEsÙ aÆuEhauîu1 n{‰fMc9 f1w- gi ueuaoyu fEZÍ ueua v]fVo g<sup>a</sup>s<sup>1/2</sup> aÆuEfEws7u1 Z<sup>at</sup>• ueuEZâu w-kq hauîu- •w- aÆuEhauîs<sup>1/2</sup>ÛfUfMp uu` w-

### 회신내용

a±pÉ,,EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>• Àa±pÉ iü véZ],,EZ<sup>av</sup> l1j, Áv v]v „%s<sup>1/2</sup> uEfEha••w-oyu u} a± ••w-bPoyu u}s<sup>1/2</sup> fa`æfEZÍ Àa±pÉü véZ],,EZ<sup>av</sup> l1j, pÉvf&Áv v]v fZv „%Yíh-s<sup>1/2</sup>o` f1w-uE••w- cy` fE^...uEza{,i)ua p ueuE Zâu s<sup>1/2</sup>ozfE` c9s<sup>1/2</sup>• [å p ueu1 `í ,lfE` ueu1 ••w-bPoyu u}fl n•v fEa±fJ [Év b si uu9

c eio f1w-uE••w-gi p ueua Zâu fEZÍ uu` Z<sup>at</sup>• Zâu u}uE `í,lu}gi o v fEsÜ aÆuEsÜ kms<sup>1/2</sup>ífl uEn<sup>TM</sup>gi,lpÉfEsÜsi fMZpu)fl jáh] Zâu u}YñuE uEn<sup>TM</sup>kuui|Efl uefa`í,lu} o v ua b w- s1`µfEZ]^... ui|Eb uEZ<sup>TM</sup>u)fl aÆuEuEEn<sup>TM</sup>,lpÉgi fEw- h`fE` Z<sup>at</sup>• aÆuEuEEn<sup>TM</sup>,lpÉYí uu`ÑZÍ jé p s<sup>3</sup>u1 Zpuq

▶ 존치정비구역에서 재정비촉진사업 및 조합설립인가 가능 여부(2009.10.20)

### 질의요지

u<sup>TM</sup>v l1zöw±Z±,,zua Z•v `ZÍpÉb u<sup>TM</sup>v l1zöw±w-[Y ^i va|Ev l1[ysÚs<sup>1/2</sup>o u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup> ua Yí`f|w- sÜkmiü va|Ev l1[ysÚs<sup>1/2</sup>o v]fVo g<sup>a</sup>ueYígi pízšfEsÜ ueYígi ju1 p uu` w- sÜkm

### 회신내용

Àa±pÉu<sup>TM</sup>v l1 zöw±u1 tñfl €|j±, Á uafE Xa±zöj, Yuaeí fU v v]s<sup>1/2</sup> c ei u<sup>TM</sup>v l1zöw± Z±,,zua Z•v •ZÍpÉb c9s<sup>1/2</sup>• [å ZÍpÉuis<sup>1/2</sup> Àa±pÉ iü véZ],,EZ<sup>av</sup> l1j, Á uafE Xa±v j, Yuaeí fU v v]uE [Év s<sup>1/2</sup> uEf l a±pÉ véZ],,EZ<sup>av</sup> l1\jåZ±,,zuE p g<sup>a</sup> cy` j-Z<sup>a</sup> v l1[ysÚuE w-v cy` j-Z<sup>a</sup> iü v l1Z±,,zuE p g<sup>a</sup> cy` j-Z<sup>a</sup> bPua uu` Zpu)fl jå`ÑZÍ [Év fEZÍ uuZÍ a±zöj, v v]v „%s<sup>1/2</sup> c gaha va|Ew-sÚuaeí fUu- u<sup>TM</sup>v l1zöw±w-[Y s5s<sup>1/2</sup>o u<sup>TM</sup>v l1zöw±n<sup>TM</sup> s<sup>2</sup>uE f1t•o ua uîsi u<sup>TM</sup>v l1zöw±Z±,,zs<sup>1/2</sup>æ ei va|EfE` w-sÚu1g<sup>1/2</sup>fE` Zpu)fl u<sup>TM</sup>v l1zöw± [ysÚu)fl Z•v ZÍpÉ uñs<sup>1/2</sup>• fa`æ u<sup>TM</sup>v l1zöw±w-[Y s5s<sup>1/2</sup>o Zíf n<sup>TM</sup>s<sup>2</sup>u1pÉfvfMp s<sup>3</sup>u9

a±zöj, v v]s<sup>1/2</sup> u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>u1pÉfvfUs<sup>1/2</sup>usjo ua j,s<sup>1/2</sup>o [Év fEw- s1`µfl n<sup>TM</sup>fZs<sup>1/2</sup>fE sÜ` `æfa n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup>ZÍfEsÜ v fEZÍ uu` ZÍZ± jgMs<sup>1/2</sup> c ge`ÑZÍ [Év fEZÍ uu)j-fl v l1[ysÚ ua w-vbw- s7u- n®-És<sup>1/2</sup>o` a±v j, v v]uE [Év s<sup>1/2</sup> uEf l v]fVo g<sup>a</sup>ueYí• fMp s<sup>3</sup>u9

- ▶ 종전에 인감증명서 제출로 인감증명서를 제출하지 않은 경우 신분증 사본 추가제출 여부(2009.09.04)

#### 질의요지

Z v b Àa±pÉiü véZ],EZ<sup>av</sup> l1j, Á uafE Xa±vj, Yuaei fU v v]v fZs<sup>1/2</sup> c ei vruñs<sup>1/2</sup> ueYýwŠhro gi v {‰fEsÙueYýwŠhro gi z•kmfEw-s1`μfI Z<sup>at</sup>•s<sup>1/2</sup>a± a± vj, pÉfvf& v v]v fZs<sup>1/2</sup> c ge píkqwŠ n<sup>TM</sup>jâu1{•Yífl v {‰fEsÙsi fE`• w-

#### 회신내용

km•pÉfvvpue Àa±pÉiü véZ],EZ<sup>av</sup> l1j, Á uafE Xa±vj, Yuaei fU v v]v fZ s<sup>1/2</sup>c gaha ueYýwŠhro gi vruñs<sup>1/2</sup> v {‰fI Z<sup>at</sup>•s<sup>1/2</sup>• uagi z•kmfEw-s1`μfMp uu)^... ueYý a±u'uE j-Z<sup>a</sup> bPu)fl uefEsÙueYýwŠhro uEz•kmYí f1t•fE`ÑZÍ uev fE`• Z<sup>at</sup>•s<sup>1/2</sup>• [âeÙfE w- s1`μfE`ÑZÍ [Év b si uu`• j fa`æ ueYí[yu}Yí Zífo gE iü n® [Év bPu1 vrfVuî u)fl Zm•• €ýÖfMn<sup>TM</sup>fZuq s1t¥eÙ a±vj, v v]v fZ „±Ös<sup>1/2</sup> uEZ] ueYýwŠhro gi vruñs<sup>1/2</sup> v {‰fEsÙueYýwŠhro gi z•kmfEw-s1`μfEsÙa±b`• Z<sup>at</sup>•s<sup>1/2</sup> ueYýwŠhro `ípí véiébpfJwŠ sÙ[y bP píkqu1 wŠhrfE `• i‰o uE n<sup>TM</sup>jâu1z•kmfEa±fJ fEZÍ uu`• aÆej, pÉfvf& v v]v fZuE [Év u- km

- pÉfvb ZÍ uu`• Zpuq



#### 관련 판례

- ▶ 조합총회결의 유효정족수

#### 사건번호

íj,t<sup>1/2</sup> o ZÍ Ñ €ýZ• Äv]fV{ „yZ•uEi!„„Bue Å

#### 판시사항

uEs<sup>1/2</sup>o u<sup>TM</sup>Za{,l1t-uE Z n•sNZé kq`ás<sup>1/2</sup> Zífl n<sup>TM</sup>fZuIYzi„AfEsÙsi fE`• v a± < ‡zõuE Zíg<sup>TM</sup>`Öw<sup>3/4</sup>„ys<sup>1/2</sup>u<sup>TM</sup>Za{,s<sup>1/2</sup>f1t•fI v v^p gi {-v^fEw- h`fEsíu)^... u<sup>TM</sup>Za{, {•

w±Zév s½o [Ykqoyu u}bÑua u™Za{s½aÆuEfE`{Öw-uE o hau1 j±a±fl v {‰fUu)flqU u™Za{Z•uE v v^p gi Z {•Zy b Zª• u™Za{Z•uEYí u „fEZY o gªfE`•w- sÜkm uî[æ iü u™Za{Z•uEYí j bÉpÉ u™Za{v}fVuE z\*gª{ „yuis½ uafÖsiv%si fE`•w- sÜkm oy[æ

### 판결요지

- < ㉔ u™Za{l1t-uE Z n•sNZé kq`ás½ Zífl n™fZu-[Ykqoyu u}bÑfl fEsÜ[ö n®`æfl l1t-u1 km`áfEhao u™Za{s½z%YífMZpuew- s1`µha pÉYís½uEfEsÜ[Ykqoyu [y bBu1gÑa±fE ZÍ u™Za{s½z%YífEw-s7u1 Zpuew-gi o ~ÊfE` \ víua b`• Zpuai-fl u™Za{Z•uEs½ o \_ñejfEsÜo`• s1`µ b w-g¹ uagi v fE` j,j,u- u™Za{uEpÑfv`ÖZ±s½o `ÑpÉ l1 t-kq`ás½ Zífl fVuEgi fEw- s7s1a± b v a±fl [å kq`ásN cy`• \ víu1 v fEha {-kqfU
- < ㉕ „fí u™Za{Z•uEYí uusµ`•w- sÜkm`• j bÉpÉ {lzöuE Zíg™`Öw¾„ys½o uE•uEs½g¹ flv fEsÜ jé Zpu- s1`µZÍ l1fJ {lzöuE Zíg™`Öw¾„ys½o uE™Za{aÆuEu}Yíu™Za{s½ f1t•fl v v^p gi {-v^fEw- h`fEsîÑZÍ fEaAeia±[å „± uagi \ zöfl fEsÜu™Za{ {• w±Zév s½o [Ykqoyu u}bÑua u™Za{s½aÆuEfE`{Öw-uE o hau1 j±a±fl v {‰fUu)fl qU u™Za{Z•uE v v^p gi Z {•Zy b`Ñha [åflqU Zíg™`Öw¾„ys½o uE•uEt-`• j±a±uE u™Za{Z•uEYí u „fEZY o gªfU [åg™ZÍ w¾fVZai)uEoyu iü Zíg™s½Zífl j,gMs½`• u™Za{Z•uEuEpÉ\ s½ ZífEsÜs1i!eY v flu1 b=w- s7ZÍ uuu)i-fl u™Za{Z•uEYí j bÉ pÉ u™Za{v}fVuE z\*gª{ „yuis½ fUÅ uafÖsiv%si fl`ÑZÍ jé [éZ]`• s³u9

### 【참조조문】

w¾fVZai)uEoyu iü Zíg™s½Zífl j,gM v v] v v]

### 【참조판례】

|        |      |    |      |        |      |    |      |   |
|--------|------|----|------|--------|------|----|------|---|
| `ij,t½ | o ZÍ | `Ñ | éyZ• | `ij,t½ | o ZÍ | `Ñ | éyZ• | í |
| j,t½   | o ZÍ | `Ñ | éyZ• | `ij,t½ | o ZÍ | `Ñ | éyZ• |   |



## ▶ 재건축결의의 의결정족수

## 사건번호

`ij,t½ o ZÍ `Ñ €ýZ• Äu™Za{,Z•uEi!,,•„Bueiüv Zíkmvau™„Bue Å

## 판시사항

- < Ø haZ•uEuE jj,s½ uEfl u™Za{,Z•uEs½o [ås½ `ífl aÆuEgiz•„yfM p uu`•w- sÜkm flv uĩ[æ iü z•„y uEn™,lpÉuEj pÊ
- < Zíg™`Öw¾„ys½u™Za{,Z•uEYíuEZ•v v^p iã`Üfl ui`Ö il„•Yí b „± o has½ uEfl aÆ uEfl u™Za{,Z•uEuEuEZ•v v^p gi {-v^fEzy b Z^t• uagi il„•ue u™Za{,Z•uEuEfEu} uE|Eu^... jät1u)fl jé p uu`•w- sÜkm oy[æ

## 판결요지

- < Ø haZ•uEuE jj,s½ uEfl u™Za{,Z•uEs½uusjo u™Za{,Z•uEYíu „•fEzy o g^fE\ uñ \9w-`• u™Za{,Z•uEs½ífl aÆuEgiz•„yfM p uuZÍ [å z•„yuE uEn™,lpÉ`• u™Za{,Z• uEs½ífl aÆuEuEEn™,lpÉt- gµz Yíw-fl v]fV[Ésjua^... v Zís½ `Ñge v fUua s³• ua n@j bÉpÉ uiv fl uõz t- j pÊs½ c eio g¹ fEsÜsi fE`• Zpu- s1`µh] [å z•„yuE uEn™ gi kqhr...u{`ÖfM p uu`• fvtñ^...teZíua uu`• Zpu)fl {-kqfU
- < Zíg™`Öw¾„ys½u™Za{,Z•uEYíuEZ•v v^p iã`Üfl ui`Ö il„•Yí b „± o has½ uEfl aÆ uEfl u™Za{,Z•uEuEuEZ•v v^p gi {-v^fEzy b Z^t• ua`• il„•ue u™Za{,Z•uEuEfEu} uE|Eu^... jät1ua s1`µei Zíg™`Öw¾„ys½o uZ•uEt-`• j±±uE o has½ uEfl nµfltj Z• uEuq

## 【참조조문】

w¾fVZai)uEoyu iü Zíg™s½Zífl j,gM v v] v v]

## 【참조판례】

`ij,t½ [å Z•v `ij,t½ o ZÍ `Ñ €ýZ•

## ▶ 재건축결의를 위한 의결정족수

## 사건번호

ij,t½ o ZÍ Ñ €ýZ• Äoyu [yuauñbb\ bb Å

## 판시사항

- < ð™Za{,Z•uE `æpÉs½`•w¾fVZai)uEoyu iüZíg™s½ZífIj,gM oyv uE v v^p gi Z {•w- h` fEsíu)^... [å „± u™Za{,kuz%u}vp uikmYí u™Za{,Z•uEs½z o fUu)flqU v v^p gi {-v^ fI Zæt• `æzõ u™Za{,Z•uEuEfEu}Yí |Eu b `•w- sÜkm oy[æ
- < vruñuE u™Za{,Z•uEs½fEu}Yí uusj nµflua u™Za{,Z•uEgi fI Zæt• [å Z•uEs½c ge gÑ a±zš[Y[yuE fvn™j],

## 판결요지

- < w¾fVZai)uEoyu iüZíg™s½ZífIj,gM v v] oyv uE [Ykqoyu u} bPuEgÑa±zš[Y[yu- u™ Za{,uE Z•uEYí u „•fEZY o gªfEsÜsi l1floy j nÊfE`• Zpuai-fl u™Za{,uEZ•uEYí Z u- j, v v] v fZ oyv uE v v^p gi {-v^fEw- h`fEsíÑha u „•fI u™Za{,uEZ•uEYí uu`ÑZÍ fMp s³si gÑa±zš[Y[yu1 fvn™fN s³ZÍ gÑa±zš[Y[yfvn™s½ge oyoŽvps½ u™Za{,kuz%u}uikmYí u™Za{,Z•uEs½z o fUu)flqU v v^p gi {-v^fEsíÑZÍ fEaAeia± v v^p uE fEu}Yí |Eu b si il„•ue vruñuE u™Za{,Z•uEYí oy[öfEsÜ u „•fEZY b `• Zp u- s1`Å
- < vruñuE u™Za{,Z•uEs½fEu}Yí uusj nµflua u™Za{,Z•uEgi fI Zæt• [å Z•uEs½c ge gÑa±zš[Y[yu- w¾fVZai)uEoyu iüZíg™s½ZífIj,gM v v] v fZ v fZs½c ei u™Za{, z%Yíu} cy`• gÑp w-v u}Yí u™Za{,uEZ•uEs½z o fEw- s1`µfI [Ykqoyu u} cy`• pIz± ues½`ífEsÜ nµfltj Z•uEs½c ei u™Za{,s½z%YífMZpuew-sÜkmgi{IZÍfI „± [å „y`â \Yñ g¹fIuiflkm• Z tÁ ua^juE fvn™\Yñ^s½ uagi fvn™fEws1`µfEha [å „•fu1 n@pñfE`•ZpuazÍ gÑa±zš[Y[yfvn™s½ge oyoŽua Z±ozvpuaeizÍ fEsÜ`Üg™jé Zpu- s1`Å

## 【참조조문】

₩4fVZai)uEoyu iüZí<sup>TM</sup>s½Zíflj,gM v v] v fZ v fZ v v]

## 【참조판례】

`ij,t½ o ZÍ `Ñ €ýZ• `ij,t½ o ZÍ `Ñ €ýZ•  
 `ij,t½ o ZÍ `Ñ €ýZ•

## ▶ 재건축결의의 효력

## 사건번호

`ij,t½ o ZÍ `Ñ €ýZ• Äoyu [ypí~®bP\ uõz uafvbP Å

## 판시사항

u<sup>TM</sup>Za{, l1t-uE kq`ás½ Zífl n<sup>TM</sup>fZu1v fEw- s1`µfl u<sup>TM</sup>Za{, Z•uEuE,,• il,,• iü [å l1t- kq`ás½ Zífl n<sup>TM</sup>fZu1v fE`• jj,

## 판결요지

u<sup>TM</sup>Za{, l1t-uE kq`ás½ Zífl n<sup>TM</sup>fZu-[Ykqoyu u)bÑfl fEsÜ[õ n®`æfl l1t-u1 km`áfEhao u<sup>TM</sup>Za{s½z%YífMZpuew- s1`µha pÉYís½uEfEsÜ[Ykqoyu [y bPu1gÑa±fEZÍu<sup>TM</sup>Za{s½z%YífEw- s7u1 Zpuew-gi o ~ÊfEZY fE`• \víua b`• ZpuaZÍ u<sup>TM</sup>Za{, Z•uEuE^it- vp Yíu' vpt•fEZÍ jåwµuîue kmkqu)flo u<sup>TM</sup>Za{,uEpÑfv`ÖZ±s½zo`ÑpÉ l1t- kq`ás½ Zífl fVuEgi fEw- s7s1a± b v a±fl [å kq`ásN cy`• n•{‰\ víu1 v fEsÜsi fEZÍ uagi v fEw- s1`µfl u<sup>TM</sup>Za{, Z•uE`• €j±fl n<sup>TM</sup>v uas³`• fl il,,•eiZÍ fMZpua^...bPz%v] ua c9 l1t- kq`ás½ Zífl n<sup>TM</sup>fZu-u<sup>TM</sup>Za{, z%Yíu}Yí „Bv b Z<sup>at</sup>•s½ u}aÆuîu)fl [å km`ál1u ua Z•v b v a±fl u<sup>TM</sup>Za{, Z•uE`ÖZ±s½zo uagi v fEsÜ\_€u9u)flqU uîsja± u'z u<sup>TM</sup>Za{s½z%YífMZ<sup>at</sup>•s½ u<sup>TM</sup>Za{, l1t-u1 sjc`Zy kq`áfM Zpuew-gi sōl fM p uuu1 g¹~i l1t- kq`áuE \víu1 v pÉfE ha {-kqfU

## 【참조조문】

₩4fVZai)uEoyu iü Zí<sup>TM</sup>s½Zífl j,gM v v]

## 【참조판례】

`íj,t½                      o ZÍ    `Ñ    €ýZ• `íj,t½                      o ZÍ    `Ñ    €ýZ• `íj,  
t½                      o ZÍ    `Ñ    €ýZ• `íj,t½                      o ZÍ    `Ñ    €ýZ•

## ▶ 재건축조합 총회결의의 법적 성격 및 그 효력 유무의 확인

## 사건번호

`íj,t½                      o ZÍ    `Ñ    €ýZ• ÄuqpÉ{ „yZ•uEi!„• Å

## 판시사항

u™Za{,v]fVuE v]fVfan• s5s½ `ífl uqpÉ{ „y Z•uEuõz s½zo uEu'ua Z•uE o gªuE o s¥u1  
jágEfl z1 •½„yo s¥u1 fl Zª• [å Z•uEYí vau™fUuññv fl fl uqpÉ{ „yuE fan•Z•uE va  
u™„BueuEý` „BueuE uaubua s³sj kmuîj,fU

## 판결요지

u™Za{,v]fVuE v]fVfan•s5s½ `ífl uqpÉ{ „y Z•uEuõz s½zo uEu'ua uikm o haZ•uEo uE fE  
u} u!uE „Bueu1 uau fl Z•uE o gªuE o s¥u1 jágEfl z1 •½„yo s¥u1 fl Zª• Z•uEuEva  
u™giuev fM teZíuî wÂ,IYí s³u)i-fl [å Z•uEYí vau™fUuññv fl fl uqpÉ{ „yuE fan•Z•  
uE vau™„BueuEý` „BueuE uaubua s³sj kmuîj,fU

## 【참조조문】

íéj, v v] v v] ién™oyoŽj, v v]

## ▶ 자격모용 사문서작성

## 사건번호

`íj,t½                      o ZÍ    a±    €ýZ• Äu}Z-h•t-n™i%o u~o Å

**판결요지**

u<sup>TM</sup>Za{v}fVuEv]fVu'ua s1`1 n<sup>TM</sup>eyuai<sup>TM</sup>Za{v}fV v]fVu'uE w®fUu1<sup>TM</sup>t-fEsù<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>s½Zífl Z±sjo gi u~o fEsîÑha Z±sjuE n®`ij ua u}Z-h•t-n<sup>TM</sup>pÑu1s9ZÍ uusµ`ÑZ]^...[å Z±sjo s½ v]fVu'uE w®ueuæ1`1 `Ñge ueu'u1 ^•uefEsíaAeia± u}Z-h•t-s½ uEfI n<sup>TM</sup>i%o u~o v±uE j•uEt- fvn<sup>TM</sup>uEh-uûua uev b`ÑZÍ jå n<sup>TM</sup>f-

**【참조조문】**

„j, v v]

**【참조판례】**

`ij,t½ o ZÍ a± €ýZ• `ij,t½ o ZÍ a± €ýZ• `ij,t½  
o ZÍ a± €ýZ•

**▶ 토지등소유자 권한 위임****사건번호**

`ij,t½ o ZÍ a± €ýZ• ÄZâv wŠo t½jåkupÑ\ u<sup>TM</sup> ukupÑ\ u<sup>TM</sup>Zâv wŠo t½jå fvn<sup>TM</sup> ua±v j,tñj Å

**판시사항**

v]fV[ÉsjuE [Év s½ tñj fEsù u<sup>TM</sup>Za{v}fVt½uE`íg<sup>TM</sup>ueua tñuqu's½ jåueuE ueYýwŠhro gi z•kmfEw-s7ZÍ v]fV{„ys½ {%o fI Z<sup>at</sup> [å {%o uE „f u i! u „•

**판결요지**

u<sup>TM</sup>Za{vé-Êv]fV[Ésjs½o v]fV{„yuE Z•uEs½`íg<sup>TM</sup>ueua z%o fMZ<sup>at</sup> jåueuE tñuqu's½ ue YýwŠhro gi z•kmfEsùv {%fEa±fJ fE` Zpu- v]fVt½ jåues½ uEfI w±v fI tñuqua uusµ` w-gi „BuefE\ tñfI Zpuai-fl v]fVt½ jåueua n<sup>TM</sup>uñs½g<sup>TM</sup>ues½Zy{„yz%o u1 tñuqfEsù [å u}Z-u1 oyhrfM p uu` tñuqu'u1 u~o fa véZÍ `íg<sup>TM</sup>ueua {„ys½ {%o fEsù[å tñuqu' u1 v {%fI uan®jåueuE ueYýwŠhro Yí b`“Zy v {%ob sµ`Ñ` n<sup>TM</sup>v g¹u)fl `íg<sup>TM</sup>ueuEz%o u1

il,•eiZí fMp s³u9

# 【참조조문】

„ n™oyožj, v v]

## ▶ 주택재건축조합 임원 공무원 의제

### 사건번호

ij,t½ o Zí a± €ýZ• Ä€iv j•v±Yív pz...jybPs½Zíf lj,gMtñj \_1i) u€iv  
Zªv j•v±Yív pz...jybPs½Zíf lj,gMtñj n™\ Å

### 판시사항

vé~Êu™Za{,v}fVuEuqt½u1\_1i)v±uE uît-s½ uusjo Zâit½u)fl uEv fEZÍ uu`• a±v j, v  
v]Yí f½j,n® Zéuv[õw- t½|Fs½ tñj b`•w- sÜkm oy[æ

### 판결요지

vé~Êu™Za{,v}fVuEuqt½u- [å v]fVt½bÑuEu™n•[ys½`ífEsÙ vp`ífl síf'u1 iå|M p uu\  
c9i% s½Zâit½s½ jq[õYí` Zía±uE zšf!o Zé s²i!uE kuYígÑp o ua t•[Yb`j [å uqt½  
ua w@ilt- Zíf fEsÙ [õ,uu1 p p fE`• bPuEl1g™gi uíwµeíu1 Zªt•s½`• uagi Zâit½u)fl  
jás1 s±vpfEZyz...jyfUu)flqU vé~Êu™Za{n™s²uE n®uíue tjsíZé v]fV s²i!uE Zâv o já  
u'u1 a±h•fMf1t•o ua uuu)i-fl a±v j, v v]Yí vé~Êu™Za{,v}fVuEuqt½u1\_1i)v±uE uî  
t-s½ uusjo Zâit½u)fl uEv fl Zpu- [å h-uíua v`æfEZÍ [å h-uí`Ùo u1 tñfEsÙ uíuõ  
fEZÍ f1t•fl p`Õuaeí fMZpuah] uaeÙfl v fl u)fl uefEsÙjá, %fEf`• ZâubZé|Ufab`•  
n™ubn™uas½ku[í, ua j nÊfí`ÑZÍ fMp s³u)i-fl Zéuv[õw-uE t½|Fs½ tñj b`ÑZÍ jé p  
a± s³u9

# 【참조조문】

a±v j, v v] f½j, v v] v fZ



**판결요지**

ueu1v]fVt½u)fl fE`• u™Za{,v]fV o gªua,± ue[é `Öa²vé-Êw- •w-oyu u}  
 uE aÆuEgij s1 uabÑu1•ÛfUfEsÛ v]fVo gªj-ZªueYígi j u- v]fVuE Zª• fa`æ  
 n™sªw-sÚua €\Zésáw-[Yfl w-v b sj ^...vps½ÛfUb `Öa²vé-Êw-uE v]fVt½uE  
 kmaÆen•uñp fl u}• j,gM v „%fl Z v b a±v j, km|F v fZs½ fa`æfE  
 w- s7s1 v]fVt½u}Z-u1 {ÖbÊfMp s³ÑZÍ éyZ•

**【참조조문】**

a±v j, v v] v fZ km|F v fZ

**▶ 업무상횡령죄 구성여부****사건번호**

íj,t½ o ZÍ a± éyZ• Äa±pÉiüvéZ],EZªv l1j,tñj usª!n@„Žf& Å

**판시사항**

< „pÊuîue {„yuE uEZ•u1 Z]z½ v]fVuqt½u1 o uq ufaufEsíu)^..[å {„yuE Z•uEs½kmva  
 u™cý• il„•uE fEu}Yí uu`• Zª• a±v j, v v] v „%uE uî- sÜkm uî[æ

< jœueE `í,lu}Yí w@!w¾fww- Yíz...kqZ•v u1 j u- uan™s½Zª n™Zas¹ZÍfl oyoŽl1  
 t-u1 j,ue Zª1fl w-[öfl Zpua sª!n@„Žf&v±gi [Yo fE`w- sÜkm

**판결요지**

< a±v j, v v] v fZ v „%• Xv]fVuqt½uE uq iü fauqu- {„yuE uEZ•u1 Z]z½si fl  
 `Ñ YZÍ[Év fEZÍ uuZÍ v v] v „%s½zo`• Vv v]uE[Év s½ uEfl {„yuE uEZ•u1 Z]  
 |Ew- s1`µfEZÍ aÆv]v fZ Yî „%uEn™s²u1uquEfl {w±fE`• v]fVuE uqt½ Wu,ñys½  
 z...fEa±fJ[Év fEZÍ uu`Ñ tñ v]fZuE urj, {Öw- bpu1 ZÍf fEha „pÊuîu)fl {„yuE uE  
 Z•u1 Z]z½ v]fVuqt½u1 o uq ufaufEsí`ÑfEaAeia± [å {„yuE Z•uEs½kmvau™cý• i!  
 „•uE fEu}Yí uu`• Zª•s½• €j±fl n™v uas³• fl [å v]fVuqt½uE o uq ufaufqu- {„y

uE uEZ•u1 Z]Ew- s1`µfI Zps½fa`æfU

< þueuE uan™gin®`ífl fI uan™w®i!w¾fvv wYíz...kquaZ•v b Zᵃ• `æfa j,ueuE s²  
 !gi p fv fE• uan™uEw®i!w¾fvuav w-`æfUu)flqU n™pÑnþueuE s²!p fvs½ w-u'  
 u1 j Zy b Zpu- hrj fEi-fl j,ueu)flo` [å uan™u}Z-uE kmvau™YŽ Zíuûu)fl hr  
 j fEsÙ fZu®uEsÙw-Yí s³• Zᵃ•Yí s1`¹ fI tñ Yíz...kqs½ífZfEsÙ fZu®fMf1t•Yí uu  
 u9 uat- Z ua f1t•fI fla± ^js½o j,ueuE `í,lu}Yí j,ue Z¹ls½o `æfa Yíz...kqn™Za  
 uE f)pízsueue uan™s½Zjå n™Zas¹Žífl oyoŽl1t-u1 w-[öfEsîÑha ua` j,ueuE s²  
 !p fvu1 tñfEsÙ f1t•fI l1t-u1 w-[öfI Zps½fa`æfEZÍ j,ueuE Z¹lgi „Ž&fI Zpua  
 eiZÍ jé p` s³u9

#### 【참조조문】

a±v j, Z v uñ v v] v fZ fñfv nšv a±v j, v v] v fZ v „% v v]  
 v „% „j, v v]

#### 【참조판례】

`ij,t½ o ZÍ a± €ýZ• `ij,t½ o ZÍ a± €ýZ•

## 제6장 시공자 선정 및 시공보증

### I. 시공자 선정

#### 1. 시공자 선정시기

가. 조합이 시행하는 정비사업

가. 조합이 시행하는 정비사업  
 1. 조합이 시행하는 정비사업  
 2. 조합이 시행하는 정비사업  
 3. 조합이 시행하는 정비사업  
 4. 조합이 시행하는 정비사업  
 5. 조합이 시행하는 정비사업  
 6. 조합이 시행하는 정비사업  
 7. 조합이 시행하는 정비사업  
 8. 조합이 시행하는 정비사업  
 9. 조합이 시행하는 정비사업  
 10. 조합이 시행하는 정비사업

가. 조합이 시행하는 정비사업  
 1. 조합이 시행하는 정비사업  
 2. 조합이 시행하는 정비사업  
 3. 조합이 시행하는 정비사업  
 4. 조합이 시행하는 정비사업  
 5. 조합이 시행하는 정비사업  
 6. 조합이 시행하는 정비사업  
 7. 조합이 시행하는 정비사업  
 8. 조합이 시행하는 정비사업  
 9. 조합이 시행하는 정비사업  
 10. 조합이 시행하는 정비사업

나. 토지등소유자가 시행하는 정비사업

가. 조합이 시행하는 정비사업  
 1. 조합이 시행하는 정비사업  
 2. 조합이 시행하는 정비사업  
 3. 조합이 시행하는 정비사업  
 4. 조합이 시행하는 정비사업  
 5. 조합이 시행하는 정비사업  
 6. 조합이 시행하는 정비사업  
 7. 조합이 시행하는 정비사업  
 8. 조합이 시행하는 정비사업  
 9. 조합이 시행하는 정비사업  
 10. 조합이 시행하는 정비사업

다. 시장·군수 등 공공이 시행하는 정비사업

가. 조합이 시행하는 정비사업  
 1. 조합이 시행하는 정비사업  
 2. 조합이 시행하는 정비사업  
 3. 조합이 시행하는 정비사업  
 4. 조합이 시행하는 정비사업  
 5. 조합이 시행하는 정비사업  
 6. 조합이 시행하는 정비사업  
 7. 조합이 시행하는 정비사업  
 8. 조합이 시행하는 정비사업  
 9. 조합이 시행하는 정비사업  
 10. 조합이 시행하는 정비사업

## 2. 시공자 선정절차

v]fVu- u}zi u~o fl pÉZâu}o v urz w-|Us½ c ei urz ZâZÍ bP s1e...uõz gi Z]z½ pÉ Zâu}gi o v pÉZâu}• z•Z]Zân™gi •ÛfU Z±sj

v]fVo gªueYí ⇨ urz ZâZÍ fñu'o hr,y ui uñ ⇨ urz u} bP fJ ⇨ fñu'o hr v]fV fñ,V `íw-fñ,V n™s²Z t• z% sÛv]Za Z±sj pÉ urz pÉ véuEn™fP ⇨ n™s²v s5 o v {‰ upp ⇨ n™uñpÛuE `íuEt½,yuE EZ• ⇨ v]fVt½{ „y pÉZâu} z% sÛn™s²o hr,y ⇨ pÉZâu}o v ⇨ Z±sj o v „± Z tÁ ua^i Z±sj iâZ±sjpÉ o v il„ Yí'

{ „ys½o pÉZâu}fl o v b u}• v]fVZé Zân™Z±sju1ziZ•fEZY b `•a] uac9 Z±sj pÉ u- Z j uaub { p ur { w- {‰ uE j kqj,j,s½ c ei a±[öv t- w-kqv fl [Ykqb v]fVu- tñuE Yíw- vp v]fVt½s½Zyu g™ fl j,j,u)fl Z±sju1 ziZ•fEsÛsi fMZpua^..pñv n™s² {•w±Zév s½o Z±sj pÉuE u „Zé ZíZ±s³ua {•Yív n•[õu1 t[YfE`• n™f-Yí g»u9

## 3. 시공자 선정 방법

pÉZâu}gi o v fE`• urz j,j,s½`• v flZªu®urz w-hrZªu®urz uij ZâZ Zªu®urz iü p uEZ±sjuE j,j,ua uuu9 sí v v]uE v fZ

⇨ pÉZâu}o v j,j, bP s½ZífEsÛ`• [Z•km ZíPé Àv l1n™s² pÉZâu}o v \ ví Á z%ZÍ

### 가. 일반(공개) 경쟁입찰

€'v Z±sjs½ uusjo urz s½ z%YífEZÍu} fE`• h•bí u}Z-u}Yí urz o gi v {‰fMp uu ZÍ z%Yí urz u} vp Yíu' u g™ fl v]Zau1 v pÉ fl u}gi o v fE`• j,j,u)fl já•¥uîu) fl g»ua uat-b ZÍ uu`• urz j pÉuq

### 나. 제한경쟁입찰

a±[öfla±sN pÉZâ`f cy`• Zân™pñuñ p jáu fñ,VbP uiv fl \ ví s½ c ei urz z% Yíu}gi v fl fE`• j,j, ua j,j,u- kuo pñfEZÍ `f ua s³• u}gi urz s½ z%YífEw- h`fEa±fJ fEsÛZâZ o Zâv o iü Zªv o u1 u w-pÉ~f`• a] h-uîua uuu9

## 다. 지명경쟁입찰

Z±sjuE h-uî o wµ [Éh• bps½l1{•si pÉZâ`f bpu1 Zíf Yíu' uîfVfE`ÑZÍ uev  
b`• TMY Z nTMgiv-hrfEsÙurz s½ z% sÙpÉ~`•jj, ua jj,u- kmuîZ-u}s½Zy^†z  
b séf Yí uîZÍ uōz Yí YñoyfE^..urz z%Yíu}Yñs½`áfV Yí`o iü kmv uEZ ursÙw-  
Yí uuu9

## 라. 수의계약

p uEZ±sju- uij Zau® cy`• w-hrZau®urz ua o gªb w- s7Z]^...Zau®urz j pÊu)fl pÉ  
Zâu}gi o v fE\ ZÑemflnTMv uauu`• Zªt• bþ €j±fI Zªt•s½ pÉfvu} v]fV Yí ZânTM  
pÉZâs½uîfVfE`ÑZÍ uev b`• Z uE pÉZâu}gi €lv fEsÙ Z±sju1 ziz•fE`• j pÊu)fl  
uōz`• Yñ`ÖfE^..Zau®uEt½gTM Yj v b si ZÍYíZ±sj Yí`o iü €,„ uE„&u1 sì fM  
p uuu9

## II. 시공보증

v]fVua v l1nTMs²uE pÉfvu1tñfEsÙ pÉu' [p cy`• •w-vé-ÊZânTMbpu81`¹ u}gi  
pÉZâu}fl o v fI Zªt• [å pÉZâu}`• a±[öj u- ZânTMu pÉZâjávŠ <pÉZâu}Y±[öj u-  
ZânTMuZ±sjn® uEi!gi uafvfEw-h`fEZ]^...uEi!uafvu1 fEw- s1`µfMZªt• jáwŠ\ Zí  
s½zo pÉZâu}gi `ípífEsÙ Z±sjuafvuEi!gi km`áfEZ]^...uiv [õsN { ZânTM[õsNuE  
uan®TMY uafE u1^~kmfMzpu1 jáwŠfE`• Zpu1 g½fU >u fEsÙ s1e...\  
Zís½zo j fvfE`• pÉZâjávŠo gi v]fVs½v { %fEsÙsi fU j, v v]v fZ sí v v]  
uE [É|F v v]

ÀZao n•sª jâj, Ás½ uEfl Zâv v]fVua j fvfI jáwŠo  
Àvé-Êj, Ás½ uEfl `ífIvé-ÊjávŠ„ynTM Yí j fvfI jáwŠo  
Àu-fvj, Ábþ YíYíuE j,gMs½ c ge [õu" Zí fI[Zn•s²u-fv fI[Zp { %uru-fv vpoy\ s²  
u-fv u`plt-u-fvua j fvfI w-[öjávŠo  
ÀjáfÁs²j, Ás½ uEfl jáfÁnTMs²u}Yí j fvfI jáwŠjáfÁwŠ[y

pÉu' [p`•ÀZa{j, Áv v]s½ c ge z ZâpÍZÍgi j u1 c9 pÉZâjávŠo v {‰sÙkm  
gi „BuefEsÙsi fU j, v v]v fZ



## 질의 회신

▶ 주택재개발사업 시공자 선정은 어느 단계에서 하는지 여부(2009.12.08.)

### 질의요지

vé~Êu™Z j n™s²uEZᵃ• pÉZâu} o v u- si} `ÖZ±s½zo fMp uu`•w-

### 회신내용

Àa±pÉ iü véZ],EZᵃv l1j, Á v v]v fZs½ c gaha v]fVu- v v]s½ c ge v]fVo gᵃueYí  
gi j u- „± v]fV{ „ys½zo [Z••fas~kmu'Zíua v fE`• Zᵃu@urz uE j j,u)fl Zao s²u} cý•  
bpfJn™s²u}gi pÉZâu}fl o v fEsÙsi fEh] `Ñg¹ v]fVt½ua hr uafEuev l1n™s²uE Zᵃ•  
s½• v]fV{ „ys½zo v Zíu)fl v fE`• j s½ c ei o v fM p uu`ÑZÍ [Év fEZÍ uuu9

▶ 2006.8.25.전 주택재개발조합 설립추진위원회가 승인되었고 조합설립인가 된 후  
반드시 경쟁입찰로 시공자를 선정하여야 하는지 여부(2009.07.31.)

### 질의요지

j,gM v „%fl uikmZ v b si pÉf vb ᵃa±pÉ iü véZ],EZᵃv l1  
j, ᵃ pÉfv uñs½vé~Êu™Z j n™s²v]fVo gᵃ {•w±tñt½,yYí p!ueb sµZÍ [å {•w±tñt½,yYí o  
gᵃf l vé~Êu™Z j n™s²v]fVuao gᵃueYígi j u- „± pÉZâu}gi o v fEf`• Zᵃ• j bÉpÉ Zᵃ  
u@urz uE j j,u)fl pÉZân™gb v fasi fE`•w-

### 회신내용

j,gM v „%fl uikmZ v b si pÉf vb ᵃa±pÉ iü véZ],EZᵃv l1  
j, ᵃ pÉfv uñs½vé~Êu™Z j n™s²v]fVo gᵃ {•w±tñt½,yYí p!ueb sµZÍ [å {•w±tñt½,yYí o

g<sup>a</sup>fl vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>v]fVuao g<sup>a</sup>ueYígi j u- „± pÉZâu}gi o v fEf`• Z<sup>at</sup>• j bÉpÉ Z<sup>a</sup>  
u@urz uE j j,u)fl pÉZân<sup>TM</sup>gb v fasi fE`• Zpu- s1`Å

▶ 주택재개발사업 시공사 선정 시 조합원 과반수 직접 참여 여부(2009.10.14)

절의요지

vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>Zíf \_1 {•w±tñt½,y p|ueu1 j u- „± \_1 a±pÉu<sup>TM</sup>v l1 zöw±pÉj•  
w-[Yfl o v b sj \_1 {•w±tñt½,y j-Z<sup>a</sup> p|ueu1 j u- Z<sup>at</sup>•s½ pÉZâu} o v u1 tñfEsU v]  
fVt½ Zéj p Yí w@upz%o fasi fE`•w-

회신내용

Àa±pÉ iü véZ],EZ<sup>av</sup> l1j, Á uafE Xa±v j, Yuaeí fU v v]uE [Év s½ c gaha pÉZâu} o  
v u- v]fVua v]fVo g<sup>a</sup>ueYígi j u- „± [Z••fas~kmu'Zíua v fE`• Z<sup>a</sup>u@urz j j,u)fl fEsU  
si fI`ÑZÍ [Év fEZÍ uuZÍ

tñ [Év Zíf Àv l1n<sup>TM</sup>s<sup>2</sup>uE pÉZâu} o v\ ví Á uafE Xo v\ ví Yuaeí fU v v]s½ c ga  
ha pÉZâu} o v u- {„yuE uEZ•fl fEb v]fVt½ Zéj p Yí w@upz%o sU fIZ<sup>at</sup>•s½ uEn<sup>TM</sup>giw±  
fv fMp uuu9

ua Z<sup>at</sup>• v Zíua v fl `íg<sup>TM</sup>ueua z%o fl c9s½`• w@upz%o sU fl jã`ÑZÍ [Év fEZÍ uuu)h] aÆ  
[Év uE ^jt-u- o v\ ví ZípÉ v „% km|F v]s½ c ei ua  
„± {lzõfl {•w±tñt½,y p|ueu1 s`u- kqkm• uît-fEZÍ uu`• n<sup>TM</sup>fZuq

▶ 시공사 선정 시 입찰보증금 예치토록 하면 제한경쟁입찰 여부(2009.06.12)

절의요지

pÉZâu} o v Zíf uij Z<sup>a</sup>u@urz z%o sUu}s½ ífEsU [õu`^ Zís½ urz jáwŠ[õu1 sõ|EfEa±fJ  
fl fñu'o hro uE ^jt-u- v fIZ<sup>a</sup>u@urz s½g¹ uît-b`• Zpua s1`¹ w-

회신내용

uij uîu)fl v fIZ<sup>a</sup>u@urz uaeí fUu- urz z%Yíu}Z-u1 pÉZâ`f uE Zân<sup>TM</sup>sN`pÑuî`p já

u n®,V`u™!n®~É bPu)fl v flfEsÙ urz s½ z%YífEa±fJ fE`• Zpuaei fMp uu`• uy [åg™ ZÍ urz jáwŠ[õu- urz z%Yíu}s½Zy jáwŠ[õu1 iåg™ ^ia±fJ fEsÙurz ,lpÉ uEn™•Ù\ fl nÊ \% p uu`• tñfÅkm`áu1 `ájáfE`• Zpuaei fMp uu`• uyZé z%ZÍfl À[ZYígi `æen™u}fl fE `• Z±sjs½ Zífl j,gM Á v v]uE [Év s½ uEfEhaZªu®urz s½ z%YífEZÍu} fE`• u}fl fEsÙ [õ urz jáwŠ[õu1 ^-kmfEa±fJ fEZÍ uu`• uyú1 vrfVuíu)fl jé c9 urz jáwŠ[õua Zªu®urz jpÊu1 Z•v fE`•a] síf'u1 vé`• Zpu- s1`Å

▶ 조합에서 시공자선정 관련 홍보지침 운영 시 적합 여부(2009.04.06)

#### 질의요지

v l1n™s²uE pÉZâu} o v\ ví ZÍpÉ v „% v v]s½zo Zao s²u}bPuE „jág Zíf ^it-u1 [Év fEZÍ uuu)^...v]fVs½zo j±a±uE „jágw-|Uu1 u~o fEsÙ tjsífM Zª• `Õ v]fVt½ Z jz i% iü urz u}uE o haZ•uEo wÂ[Y`• kuYífl Zpu)fl v fU Zíf j,f&s½ tñj ua b`• w-

#### 회신내용

v l1n™s²uE pÉZâu} o v\ ví v v]v fZuE [Év s½ uEfEhaZao s²u}bPZíf u}`• v]fVt½ u1 n®`ífl Z j±uíue „jági fMp s³u)h] „jági h-uíu)fl v]fVt½ cy`• v l1n™s²uñi%ZÍ g™s²u} bPs½Zyn™u-,u bP i),u [õ,u`u™n•n®uE uaubu1 v ZâfEZ]^...v Zâu1 sjozfEsÙo `• s1`µ b a±fJ fEZÍ uuZÍ aÆ ví v v]uE [Év s½ uEfEha u\ víu)fl v fEw- s7u- n™ fZu- v ZÍ bPuav fE`• js½ c gah] v ZÍ bPu)fl v fEw- s7u- [Yz iuíue jj, iü uõz `• `íuEt½,yuE uEZ• `íuEt½,ygi b=w- s7u- Zª• {„yuE uEZ• s½x ga±fJ fEZÍ uu`• j aÆ \ ví v v]v „%uE Zao s²u}bP Zíf u}Yí s1`¹ „jáuE Zª•s½`• v ZíuE ^it- bPu1 Zm•• fEsÙëÿ`ÕfMn™fZuq

▶ 04 주택재개발정비사업 조합설립추진위원회가 승인된 경우 08 총회 의결로 시공자 선정 가능 여부(2009.04.06)

#### 질의요지

\_1 {•w±tñt½,y p'ue s`ZÍ \_1 v]fVo gªueYígi s`u- vé~Êu™Z j v l1n™s²Zé Zíf

fEsÙ \_1véié{ „ys½o ZâZ Zâu®urz fl o v fl pÉZâu}gi \_1{ „yuE Z•uEgi s`si  
pÉZâu}fl o v fM p uu` w-

### 회신내용

vruñuE Àa±pÉ iü véZ]„EZav l1j, Á v v]v fZs½ c gaha vé~Êu™Z j n™s²v]fVu- pÉZâ  
u}gi Zâu®urz uE j j,u)fl o v fEsÙsi f l`ÑZÍ [Év b si uuZÍ aÆv]fZZé Zíf b km|F  
v „% v fZs½• Xv v]v fZuE Z v [Év vp vé~Êu™Z j n™s²iü a±pÉ  
„EZav l1n™s²uE Zâ•• ua j, pÉfv „± {lzõfl {•w±tñt½„yuE p`ueu1 s`u- kqkm  
• uît-f l`Ñ YeiZÍ [Év b si uuu9

c eio j, pÉfv uñs½{•w±tñt½„yuE p`ueu1 s`u- vé~Êu™u™j n™s²uEâ• v l1  
n™s²uEpÉZâu} o v \ ví ZÍpÉ v „% sÆv fl Zâu®urz uE j j,u)fl j  
bÉpÉpÉZâu}gi o v fasi fE` Zpu- s1`µi-fl Àa±pÉ iü véZ]„EZav l1j, Á v v]v fZ  
v „%uE [Év s½ c ei { „yuE uEZ•u1 Z]z½ pÉZâu}gi o v fM p uuu1 Zpuq



### 관련 판례

#### ▶ 시공사 선정결의 무효

### 사건번호

`ij,t½ o ZÍ `Ñ €ýZ• ÄpÉZân™o v Z•uEi!„„Bue Å

### 판시사항

pÉZân™uE v u- v]fV{ „yuE ZÍu [yfluaeizÍ jñua n®æfEZÍa±v j, v v]s½o vé~Êu™  
Za{ n™s²v]fVs½ `í fao g¹ n™s²pÉfvueYígij u- „± pÉZân™gò v fEsÙsi f l`ÑZÍ [Év fE  
ZÍ uu`Ñ• bþuEn™v g¹u)fl `Üg™jé Zpu- s1`µi-fl {•w±tñt½„y `ÖZ±s½o Z {lfl ••w-bþ  
oyu u} { „ys½o pÉZân™gò v fE\ fl f l Z•uE` il„•eiZÍ €ý`Öfl n™f-

## 판결요지

vé~Êu™Z j n™s²u-v]fVua uagi pÉfvfEZ]ˆ..v]fVua v]fVt½ Zéj p uE aÆuEgisˆˆsi Zao s² u} bÞZéZâaÆu)fl pÉfvfMþ uuZÍ pÉZân™uÆv u- v]fV {„yuE uEZ•u1 Z]Ea±fJ fEZÍ uuu1 m½{•w±tñt½„yuE s²i!flˆ [Év b si uuw- s7u9 cýfl v]fV o gªu1 tñfao`• •w- bÞoyu u}uE kquE uan@uEaÆuEYí1t•fl j ha {•w±tñt½„y`• •w- bÞoyu u}uE kquE uan@uEaÆuEgªu)fl [Yo ua YíˆfEi-fl [å v`æo v•¢o s½ uusjo z uaYí uu`• uy v] fVuEZª• „j, v v] ^iW- v v]uE uît-s½ uusjo v]fVuE uqt½u- uagi Zâit½u)fl jái-fl pÉZân™v bÞZéZífl s²i!uE Zâv o ua si} v a±`ájáb w-g¹ {•w±tñt½„yuE Zª• [æÙfl u`EYí s³• uy {•w±tñt½„yYí fvfI s²ilt- Zíf b [yg™t- uEi!• fˆ„± o gªb v]fVua •ÛZñp!Z±fEi-fl {•w±tñt½„yuE [yflj•tñ• Yíˆfl fl hrj fEsÛsi fE`• Zpua fˆ„±uE kqu@sõj u1 tñfa j eyw®fl uy bÞu1 h•b= vrfVfEsÛjáha pÉZân™uÆv u- {•w±tñ t½„y cý• {•w±tñt½„yYí Z {fl •w- bÞoyu u} {„yuE [yflj•tñs½ ozfE`• n™fZuæ1`µ ei v]fV {„yuE ZÍu [yfluaeizÍ jñua n®æfEZÍa±v j, v v]s½zo vé~Êu™Za{,n™s²v]fV s½`ífaog¹ n™s²pÉfvueYígi j u- „± pÉZân™gib v fEsÛsi fl`ÑZÍ [Év fEZÍ uu`Ñ• bÞ uE n™v gªu)fl `Ùg™jé Zpu- s1`µi-fl {•w±tñt½„y `ÖZ±s½zo Z {fl •w- bÞoyu u} { „ys½zo pÉZân™gio v fE\fl fl Z•uE`• il„•eiZÍ jás1si fMZpuq

## 【참조조문】

a±v j, Z v uñ v v] v v] v v] v v] v v] v v]

## ▶ 도정법 경과규정을 충족하지 못한 시행자의 선정효력

## 사건번호

ˆij,t½ o ZÍ a± €ýZ• Ä€lv Zªv j•v±Yívþz...jybÞs½Zíflj,gMtñj j uq ua±v j,tñj Å

## 판시사항

a±v j, pÉfv uñs½v]fV {„yuE uEZ•fl pÉZâu}gi o v fl Zª• j, pÉfv „±`ÑpÉ pÉZâu} o v uõz gi Z]z½si fE`•w- sÜkm t½Fuîuî[æ

**판결요지**

a±v j,uE pÉfvu)fl uefEsÙvé~Êu™Za{n™s²v}fVu-t½|Fuûu)fl n™s²pÉfvueYígi j u- „± {„yuE uEZ•u1 Z]z½ Zªu®urz uE j j,u)fl Zao s²u} cy`• bPfJn™s²u}gi pÉZâu} fl o v fEsÙsi fEZÍ sôteuûu)fl Z u- j, km|F v v]uE ZªZé[Év s½ c ei v]fVo gªueYígi j u- v]fVu)flo ••w- bPoyu u} kquE uan®uEaÆuEgis`s; pÉZâu}gi o v fEsÙ uaiã pÉZâZ±sju1 z;Z•fI v l1n™s² cy`• uauñs½••w-bPoyu u} kquE uan®uEaÆuEgis`s; pÉZâu}gi o v fI vé~Êu™Za{n™s²u)flo a±v j, pÉfvui ua,± tá ua^;s½ uiv fI j j, iü uõz s½ c ei pÉu' u]p s½Zy pÍZÍfI Zª•s½g¹ tñ j,gM pÉfv uñs½o v b pÉZâu}gi Z u- j, v v]uE [Év s½ uEfEsÙo v b pÉZâu}fl uev j u1 p uuu9 [ãeÙi-fl l1fJ tñ j,gM pÉfv uñs½vruñuE [éZ]j,f& bPs½c ei {„yuE uEZ•u1 Z]z½ €¼v Zao s²u}gi pÉZâu}fl o v fEsíAeia± tñ j,gM pÉfv „±s½ tñt- Z u- sôteuûue uev t•Zau1 Z {•w- h`fEsí `Ñha vruñ {„yuE pÉZâu} o v uEZ•u- [ã „fua s³Zy b i-fl tñ j,gMuE [Év s½ c ei `ÑpÉ pÉZâu} o v uE uõz gi Z]z½si fU

**【참조조문】**

a±v j, v v] v v] v fZ v „% v v] v fZ km|F v v] a±v j, pÉ fV[É]F km|F v v]

**▶ 감정평가용역계약****사건번호**

ìj,t½ o ZÍ a± €YZ•Äs²ln®,Žf& ujuqp u™ ua±pÉiüvéZ],EZªv l1j,tñj Å

**판시사항**

v]fVuE u™Za{n™s²pÉfvu)fl uE fEsÙsi fEZÍ sôteuûu)fl Z u- j, km|F v v]uE ZªZé[Év s½ c ei v]fVo gªueYígi j u- v]fVu)flo ••w- bPoyu u} kquE uan®uEaÆuEgis`s; pÉZâu}gi o v fEsÙ uaiã pÉZâZ±sju1 z;Z•fI v l1n™s² cy`• uauñs½••w-bPoyu u} kquE uan®uEaÆuEgis`s; pÉZâu}gi o v fI vé~Êu™Za{n™s²u)flo a±v j, pÉfvui ua,± tá ua^;s½ uiv fI j j, iü uõz s½ c ei pÉu' u]p s½Zy pÍZÍfI Zª•s½g¹ tñ j,gM pÉfv uñs½o v b pÉZâu}gi Z u- j, v v]uE [Év s½ uEfEsÙo v b pÉZâu}fl uev j u1 p uuu9 [ãeÙi-fl l1fJ tñ j,gM pÉfv uñs½vruñuE [éZ]j,f& bPs½c ei {„yuE uEZ•u1 Z]z½ €¼v Zao s²u}gi pÉZâu}fl o v fEsíAeia± tñ j,gM pÉfv „±s½ tñt- Z u- sôteuûue uev t•Zau1 Z {•w- h`fEsí `Ñha vruñ {„yuE pÉZâu} o v uEZ•u- [ã „fua s³Zy b i-fl tñ j,gMuE [Év s½ c ei `ÑpÉ pÉZâu} o v uE uõz gi Z]z½si fU

**판결요지**

v]fVuE z\*gª{„ys½zo Yýv •¶Yíp p fgi `ísÙfE`• Zpu1 v]Zau)fl n™s²Z±,zo gi v {‰o fI

$n^{TM}s^2 \cdot \tilde{O}u1p\acute{E}Z\hat{a}n^{TM}flov fEZ\acute{I} \quad t\check{n} \quad v]Zau1 \cdot \tilde{U}fUfI \quad Y\acute{I}Z\pm sjo \quad Y\acute{I} \quad u\sim o \quad b \quad s\mu\tilde{N}\cdot \quad n^{TM}vg^1u)fl$   
 $u^{TM}n\cdot Y\acute{Y}v \cdot \P Y\acute{I}s^{1/2}cge \quad l1t-ua \quad v]fVs\ddot{o}n\cdot u)fl \quad v fEs\grave{U}v9\tilde{N}Z\acute{I} \quad j\acute{e} \quad p \quad s^3Z\acute{I} \quad a\pm vj,n\textcircled{R} \quad n^{TM}s^2p\acute{E}$   
 $fvu\}Y\acute{I} \quad vru\grave{n}uE \quad \bullet\bullet w- \quad c\acute{y}\cdot \quad Za\{,i)uE \quad Y\acute{I}Z- \quad b\mathcal{P}s^{1/2}Z\acute{I}fEs\grave{U} \quad Y\acute{Y}v \cdot \P Y\acute{I}s^2u\}uE \quad \cdot \P Y\acute{I}gi \quad j \quad Z\acute{I}u\} \quad fE$   
 $\cdot \quad Z^a\cdot uE \quad \cdot \P Y\acute{I}j \quad j,s^{1/2} \quad Z\acute{I}fEs\grave{U} \quad [\acute{E}v \quad b \quad s\grave{I} \quad uuZ\acute{I} \quad u^{TM}Za\{,n^{TM}s^2p\acute{E}fvs^{1/2}usio \quad vru\grave{n}uE \quad \bullet\bullet w- \quad c\acute{y}$   
 $\cdot \quad Za\{,i)uE \quad Y\acute{I}Z- \quad b\mathcal{P}s^{1/2}Z\acute{I}fEs\grave{U} \quad Y\acute{Y}v \cdot \P Y\acute{I}s^2u\}uE \quad Y\acute{Y}v \quad b\mathcal{P}uas\ddot{o}v \quad b \quad s\grave{I} \quad uu\tilde{N}Z\acute{I} \quad fEaAeia\pm \quad Y\acute{Y}$   
 $v \cdot \P Y\acute{I}t-s\acute{U}Z\pm sjuE \quad z\acute{I}Z\cdot fl \quad uefEs\grave{U}v]fVt^{1/2}s^{1/2}ZyZ^av \quad u\grave{i} \quad km\grave{a}ua \quad j \quad n\acute{E}fE\cdot \quad uan\textcircled{R} \quad Y\acute{Y}v \cdot \P Y\acute{I}t-$   
 $s\acute{U}Z\pm sju- \quad j, \quad v \quad v] \quad v \quad fZ \quad v \quad \text{„}\%s^{1/2}o \quad \{ \text{„}yuE \quad uEZ\cdot u1Z]Ea\pm fJ \quad v fEZ\acute{I} \quad uu\cdot \quad Vs\ddot{o}n\cdot u)fl \quad v$   
 $fl \quad n^{TM}fZes^{1/2} \quad v]fVt^{1/2}uE \quad km\grave{a}ua \quad b \quad Z\pm sj \quad Ws^{1/2}a\ae fI\tilde{N}Z\acute{I} \quad \epsilon\acute{y}\tilde{O}b \quad s\grave{I} \quad a\pm vj, \quad v \quad v] \quad v \quad fZ$   
 $v \quad \text{„}\%uE \quad Vs\ddot{o}n\cdot u)fl \quad v \quad fl \quad n^{TM}fZes^{1/2} \quad v]fVt^{1/2}uE \quad km\grave{a}ua \quad b \quad Z\pm sj \quad Wu\mathcal{P}ao \quad s^{1/2} \quad Z\acute{I}fI \quad j,g^{TM}t \quad fa \quad b\mathcal{P}$   
 $uE \quad t\check{n}j,ua \quad uu\tilde{N}Z\acute{I} \quad fMp \quad s^3u9$

#### 【참조조문】

$a\pm vj, \quad v \quad v] \quad v \quad fZ \quad v \quad \text{„}\%$

#### 【참조판례】

$\grave{I}j,t^{1/2} \quad o \quad Z\acute{I} \quad a\pm \quad \epsilon\acute{y}Z\cdot \quad \grave{I}j,t^{1/2} \quad o \quad Z\acute{I} \quad a\pm \quad \epsilon\acute{y}Z\cdot \quad \grave{I}j,t^{1/2}$   
 $o \quad Z\acute{I} \quad a\pm \quad \epsilon\acute{y}Z\cdot$

## I. 사업시행인가 일반사항

n<sup>TM</sup>s<sup>2</sup>pÉfvueYí•v]fV bP n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí{•w±fEZÍ uu`• v l1n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup> Zífl uizjuE ^jt–  
sõ|Õ´ ••w-uat–Z±,z vé~Êua^..jâg<sup>TM</sup>pÉo uE[Éh• ·j|Et- j kq\ ví v l1\j pÉo uE  
o |EZ±,z bP u1pÉu` []p Yí {lvruîu)fl „Bv fEsÙ ueYífE`• fvw uõz fvw z...kq gi  
g<sup>1/2</sup>fU j, v v]v fZ

## 2. 사업시행인가 절차

가. 사업시행계획서 작성 및 동의

$$n^{\text{TM}}s^2p\dot{E}/vZ_{\pm}, z_0 uE^{\wedge}j_t-$$

Yí •w-uat-Z<sub>±,z</sub> Za{,i}j |EZ<sub>±,zu</sub>1 •ÙfU  
^... v l1\j pÉo iü ZâaÆuat-pÉo uÉo |EZ<sub>±,z</sub>

ᄋᆞᆫ uqpÉp t-pÉo u1 •UfUfl véiéuavé`íz2

ei o%uru}uE véZ] iü uavé`íz2

gm uq`ívé~ÊuE Zao Z±,z vé~Êu<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uZ<sup>at</sup>• u<sup>TM</sup>Za{,oy,, vé~ÊuE Zao Z±,z

j Za{,i)uE \_•ua iü t-uîgM bPs½Zífl Za{,Z±,z

n<sup>TM</sup> v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvZév s½zo j nÊfE`• •½\ i)uE z...g<sup>TM</sup>Z±,z

s1 [=u pÉo uE [=u „EZ<sup>a</sup> já,,%s½Zífl Z±,z v l1[YsÚu)flkm• iâ•ua^is½ [=

u pÉo ua o |Eb si uu`• Z<sup>at</sup>•s½ flfU

n<sup>TM</sup> pÉfv[Év pÉu' u]p cy`• •w-vé~ÊZân<sup>TM</sup>bPuàÕa²pÉfvfE`• v l1n<sup>TM</sup>s²s½ flfU

u} [å j s½ n<sup>TM</sup>s²pÉfvu1ñfa f1t•fl `Ñu9uEn<sup>TM</sup>fZ sîv v]v fZ

○ v l1n<sup>TM</sup>s²uE vrgE `hr|Z iü pÉfv\ Yñ

○ v l1[YsÚuE tñ|E iü hauî

○ n<sup>TM</sup>s²pÉfvu}uEo hr iü véoy

○ o Z±a±o iü u}[õZ±,z

○ Z jáp fM f1t•Yí uu`ÑZÍ uev b`• Za{,i)uE hro% iü Z jáp Z±,z

○ v l1n<sup>TM</sup>s²uE pÉfvs½w-u'ua uu`ÑZÍ uev b`• v l1[YsÚs5uE Za{,i) cy`• Zâu~i) bPuEhro%

○ •w- cy`• Za{,i) bPs½Zífl [yg<sup>TM</sup>u} iü [å [yg<sup>TM</sup>uEhro%

○ Zâa/E[YuEõ |Es½ Zífl n<sup>TM</sup>fZ

○ t-a± •½w-b`• v l1\j pÉo uE v]o iü a±haZé v l1n<sup>TM</sup>s²s½ uEfa nµflua o |E b`• v l1\j pÉo uE v]o iü a±ha •w-vé~ÊZân<sup>TM</sup>bPuam<sup>TM</sup>s²pÉfvu}ueZ<sup>at</sup>•s½ flfU

○ t-a± •½w-b`• v l1\j pÉo uE v]o `a±ha iü [å v l1\j pÉo s½ `ífl uan@ uE Yýv •¶Yís²u}uE Yýv •¶Yío t- nµflua o |EfM v l1\j pÉo uE v]o `a±ha iü [å o |El1t- Z±n•o

○ n<sup>TM</sup>s²pÉfvu}s½Zy!n@u)fl s~sÜb`• [Z`Zâu w-uE v]o

○ •w-bPoyu u}Yí u}[Euîu)fl v fEsÜ tîsîfE`• [Ésj

○ lDì)z...g<sup>TM</sup>Z±,z

○ \vavé~ÊuE z•Z]Z±,zo o hau1 fUu fl Za{,u}u<sup>TM</sup>Yí n<sup>TM</sup>t-b Z<sup>at</sup>•s½`• [å fñ,VZé a/Eu}u<sup>TM</sup>uEz•Z] iü z...g<sup>TM</sup>Z±,zu1UfU

○ v l1n<sup>TM</sup>s² t1f¹ „± n@Yío%uru}s½ífl t•o kqs~ bPs½Zífl n<sup>TM</sup>fZ

aÆuE

n<sup>TM</sup>s<sup>2</sup>pÉfvu} pÉu' u[]p cy` • •w-vé~ÊZân<sup>TM</sup>bPuv te ` • n<sup>TM</sup>s<sup>2</sup>pÉfvueYígi pízš ueYí  
j u- ^it-uE j-Z<sup>a</sup> v l1n<sup>TM</sup>s<sup>2</sup>uE vpw- cy` • ½w- • ÛfU fE\ uñs½iãg<sup>TM</sup>{ „ygi Z{l  
fEsÛv}fVt½ Zéj p uE aÆuE `Ñg¹n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yíw-v Z j u}ue Z<sup>at</sup>•s½` • v l1[YsÚ  
s5uE •w-hauî •io)€¥ uan@•w-oyu u}uE aÆuEt-•w-bPoyu u} Zéj p uE aÆuE  
gi s`si si fU `Ñg¹ Z<sup>ai</sup>ãf l n<sup>TM</sup>fZu<sup>±</sup>•Z<sup>au</sup>- { „yuE uEZ• kut• j, v v}v fZ

a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>u1 •w-bPoyu u}Yí w@uppÉfvfEf` • Z<sup>at</sup>•s½` • •w-bPoyu u}uE  
uan@uEaÆuE ueYíj u- n<sup>TM</sup>fZ-Z<sup>ap</sup>É ` • [Ésjua v fE` • j s½ c ei •w-bPoyu  
u}uE Zéj p uE aÆuEZ<sup>ai</sup>ãf l j-Z<sup>au</sup>e Z<sup>at</sup>•s½` • •w-bPoyu u}uE aÆuEgikut• gi s`  
sisifU j, v v}v fZ

#### 나. 인가 신청서 제출

n<sup>TM</sup>s<sup>2</sup>pÉfvu} ZâaÆpÉfvuEgi • ÛfUfEb n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí pÉu' u[]p ue Z<sup>at</sup>•gi v te  
fEh] pÉfvu}Yí uan@ueZ<sup>at</sup>•s½` • [ã `í,lu}gi g½fU `•v l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfEf` •  
Z<sup>at</sup>•s½` • n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo s½v Zí bPuE`Ñu9uE o gEgi z•kmfEsÛpÉu' u[]p s½Zy n<sup>TM</sup>  
s<sup>2</sup>pÉfvueYípižš gi v {‰fEZÍ ueYígi j s1si fU ueYíj u- ^it-u1 j-Z<sup>a</sup>fEZ]^... v  
l1n<sup>TM</sup>s<sup>2</sup>u1 vpw- cy` • ½w-fEZÍu} fE` • Z<sup>at</sup>•s½a± cyf l Z u9 `Ñg¹ Z<sup>ai</sup>ãf l n<sup>TM</sup>fZu<sup>±</sup>•  
Z<sup>au</sup>- píZÍfl Yõu9 j, v v}v fZ [É|F v v}v fZ iü v fZ

v Zíbb

{ „yuEZ•o n<sup>TM</sup>jã n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yíw-v Z j u}uaZ]^... a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>u1 •w-bPoy  
u u}Yí pÉfvfE` • Z<sup>at</sup>•s½` • •w-bPoyu u}uE aÆuEo iü •w-bPoyu u}hrkm z•km  
n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo

p t- cy` • n<sup>TM</sup>t-fM•w- cy` • Za{,i)uE hro% iü oyu [yteuE [yg<sup>TM</sup>uEhro‰o u<sup>TM</sup>Za{,  
n<sup>TM</sup>s<sup>2</sup>uEZ<sup>at</sup>•s½` • j, v v}v fZv „%s½ fa`æfE` • n<sup>TM</sup>s<sup>2</sup>s½f l fU

n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí v l1n<sup>TM</sup>s<sup>2</sup>s½` ífEsÛ j, v v}v fZ iü v fZs½ uEfl ue ufμYíbbuE  
uEv gi j ZÍu} fE` • Z<sup>at</sup>•s½ fa`æj,gMua v fE` • ZÍZ± o gE

#### 다. 공람 및 의견청취

pÉu' u[]p ` • n<sup>TM</sup>s<sup>2</sup>pÉfvueYígi fEZÍu} fEZ]^...n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo gi u-o fEf` • Z<sup>at</sup>•s½

• Zâeyt•w- iü Zâeyu'oygi `æfaw-u}zïuE Zâjá bps½ZâZífEZÍ ZíZ± o gE n™jâu1  
ui uan@uij ueua Zâey Zâíâfl n™fZuE Zâu- nÊe¢Yí' fEZY fEsÛsi fEh] ••w-  
bÞoyu u} cý• v]fVt½ [å j uE uafazíZ±u}uE uEZ™u bÑsisi fU j, v v]v fZ iü  
v fZ sî v v]

#### 라. 건축심의 및 행정기관 협의

pÉu' u]p `• v l1[YsÚua s1¹¹ [YsÚs½o pÉfvfE`• u™Za{n™s²uEn™s²pÉfvueYígi  
fEf`• Zâ•s½`• Za{i}uE \_•ua u|"p ut-uîgM bÞ `Ñu9n™fZs½fEsÛ Za{tñt½,yuE  
pÛuEgi Z]z½si fU j, v v]v fZ Za{j, v v] Za{j, pÉfvf& v v]

`Ñg¹ [Z••, v v]s½ c ei w-v b w-[Y`ÖtñZ±,z[YsÚue Zâ• a±pÉZ±,ztñt½,yuE  
pÛuEgi Z]z½ w-[Y`ÖtñZ±,zu)fl Z•v b n™fZu-v tefU sî v v]

Zâa/Euat-pÉo o |EZ±,z

Za{i}uE vét-a± uZa•½u ut-uîgM u\_•uasZâfl Z±,z

„EZâjáuñ iü u™^%oj w-s½Zífl Z±,z

v l1\j pÉo uE o |EZ±,z

Za{i}uE Za{o s½ Zífl Z±,z

ua`• v l1[YsÚua s1¹¹ w-sÚs½o pÉfvfE`• u™Za{n™s²u-v l1Z±,zp gªZév ua s³u)  
i-fl Za{i}uE \_•ua u|"p ut-uîgM bps½ífEsÛ j±a±uE Za{tñt½,y pÛuEgi Z]Ea±fJ  
fl Zpuq

fl•¥ pÉu' `]p Yí n™s²pÉfvueYí pÉu' `]p Yí n™s²pÉfvZ±,zo gi u~o fl Zâ• •Û  
fU gi fEf`• Zâ• j-ZªueYígi •ÛfU v l1[YsÚu)flkm• iâ• ua^is½ [=u pÉo  
ua o |Eb si uu`• c9s½`• fa`æw-u}zïuE [=u Yý cý• [=u u'Zé fpuEfEsÛsi fU j,  
v v]v fZ

#### 마. 시행인가 및 고시

pÉu' u]p `• n™s²pÉfvueYí pÉu' u]p Yí n™s²pÉfvZ±,zo gi u~o fl Zâ•gi •ÛfU gi  
fEZ)^...[å v l1n™s²u1 j-Zª Zâíâfl j-Zª v te uvpw- cý• •½w-fE`• Zâ•s½`• [å  
^it-u1 `æfaw-u}zïuE Zâjás½ ZípÉfEsÛsi fU j, v v] v fZ [É|F v v]v fZ

### 3. 사업시행인가의 경미한 변경

ueYí j u- ^it-u1 j-Z<sup>a</sup>fEZ]^... v l1n<sup>TM</sup>s<sup>2</sup>u1 vpw- cy` • ½w-fEf` • Z<sup>a</sup>t•s½a± ueYígi j s1si fU`Ñg¹`Ñu9uEZ<sup>a</sup>iãf| n<sup>TM</sup>fZuZ<sup>a</sup>t•s½` • v l1n<sup>TM</sup>s<sup>2</sup>uE „u uî {•w±u1 tñfa píZí fl Yõu9fEa±fJ fU j, v v]v fZ sî v v] [É|F v v]v fZ

v l1n<sup>TM</sup>s<sup>2</sup>l1gi uE j•tñs½o j-Z<sup>a</sup>fEZ]^... Zíg<sup>TM</sup>z...kqZ±,zuEeYís½c ei j-Z<sup>a</sup>fE` • c9`Ñg¹ vé~Êj,s½ c ge [Ziévé~Ê Zao n<sup>TM</sup>s<sup>2</sup>ueZ<sup>a</sup>t•s½` • [Ziévé~Ê] [õuE w-t½[õsN ua wŠYíb w- s1`µfE` • Z<sup>a</sup>t•g¹ fa`æ

Za{,i)ua s1`¹ km`jâg<sup>TM</sup>pÉo uE o|E[Éh • „B`í tñ|E j-Z<sup>a</sup>u- v te

`íw-hauîu1 uE j•tñs½o j-Z<sup>a</sup>fE` • c9

o%`íp cy` • o%`íæ vé~ÊZâ[õhauî Zât-hauîu1 v te gi j-Z<sup>a</sup>fEw- s1`µfEZí ueYíj

u- hauîuE j•tñs½o ^ikm[Yv]uE tñ|E cy` • hauîuE j-Z<sup>a</sup>

^j'u<sup>TM</sup>f¹ cy` • teu'u<sup>TM</sup>f¹uE j-Z<sup>a</sup>

n<sup>TM</sup>s<sup>2</sup>pÉfvueYíuE]Zau)fl kmZéb n<sup>TM</sup>fZuEafvs½c ei j-Z<sup>a</sup>fE` • c9

Za{,i)uE oZ±t- t-a±± tñ|Egi j-Z<sup>a</sup>fEw- s1`µfE` • j•tñs½o Za{,i)uE j|E iü vé ~Ê Öw-s5uEa±flo „u1 j-Z<sup>a</sup>fE` • c9

ÀZa{,j, pÉfvf& Áv v]v fZ Yí, %uE si` } fE^...s½fa`æfE` • n<sup>TM</sup>fZuE-Z<sup>a</sup>

v]fVuE hr|Z cy` • n<sup>TM</sup>iloy oyu<sup>TM</sup>wj-Z<sup>a</sup>

v l1[YsÚ cy` • v l1Z±,zuE j-Z<sup>a</sup>s½ c ei n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo gi j-Z<sup>a</sup>fE` • c9

v]fVj-Z<sup>a</sup>uE ueYís½c ei n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo gi j-Z<sup>a</sup>fE` • c9

[ã j s½ pÉ`a± v]f-Yí v fE` • n<sup>TM</sup>fZuE-Z<sup>a</sup>fE` • c9

## II. 사업시행인가의 특례

### 1. 존치 또는 리모델링 특례

#### 가. 내용

n<sup>TM</sup>s<sup>2</sup>pÉfvu}` • uikm Za{,i)uE va|E cy` • g<sup>TM</sup>h•aeg® Za{,i)uE\_e,±,A s¢v cy` • \`f`n® bpu1 tñfEsÜ wŠ{, Z {, cy` • `íp o u1 fE` • fvtñ s½ Zífl ^it-ua • ÛfUb

n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo gi u~o fEsÙn<sup>TM</sup>s<sup>2</sup>pÉfvueYíuÉpízšú1 fMp uuu9 ua Z<sup>at</sup>• pÉu'`[]  
p`• va|E cy`• g<sup>TM</sup>h•aeg@b`•Za{,i) iü Za{,i)ua uu`• •w-Yí vé~Êj, iü Za{,j,  
n@uE`Ñu9uEza{, Zíf \ ví<sup>1</sup>/<sub>2</sub> uífVfEw-s7aAeia±`í•Çf&f&ua v fE`• \ ví<sup>1</sup>/<sub>2</sub> c ei  
n<sup>TM</sup>s<sup>2</sup>pÉfvueYígi fMp uuu9 j, v v|v fZ

ua`• n@Yí bPjâg<sup>TM</sup>pÉo bPuEoyu u}bÑua \_•u- ján@YíZ-u1 t•[YfEhao n<sup>TM</sup>s<sup>2</sup>s<sup>1</sup>/aÆuE  
fEw-s7s1 n<sup>TM</sup>s<sup>2</sup>w-sÝu1zõe...fE`•Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub> uñhaz•Z] j pÉs<sup>1</sup>/<sub>2</sub> uEfEw-s7Zí va|E cy`•  
g<sup>TM</sup>h•aeg@uaÙfUb v l1n<sup>TM</sup>s<sup>2</sup>ua Yí'fEa±fJ fUu)flqU fVg<sup>TM</sup>uíueu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>•w±Zé  
u}t<sup>1</sup>/<sub>2</sub>^šl1gi jw-fE\ tñfI Zpuq

vé~Êj, iü Za{,j,n@uE Zíf \ ví  
Yí Àvé~Êj, Áv v|v „%s<sup>1</sup>/<sub>2</sub> uEfI vé~Ê`Öw-uEj•tñ  
^... Àvé~Êj, Áv v|v fZ v „% iü v „%s<sup>1</sup>/<sub>2</sub> uEfI km'í`jâg<sup>TM</sup>pÉo uE o |E \ ví  
`Ñ ÀZa{,j, Áv v|s<sup>1</sup>/<sub>2</sub> uEfI `íw-t- a±fluE ZíZ±  
ei ÀZa{,j, Áv v|s<sup>1</sup>/<sub>2</sub> uEfI Za{o uE w-v  
gu ÀZa{,j, Áv v|s<sup>1</sup>/<sub>2</sub> uEfI uiv] bPuE„Bjági tñfI Za{,i)uE \_•ua v fI

`í•Çf&f&ua v fE`• \ ví  
Yí Àvé~Êj, Áv v|v „%s<sup>1</sup>/<sub>2</sub> ku[YfEZí va|E cy`• g<sup>TM</sup>h•aeg@b`•Za{,i)a± fE^...uÉvé  
~Ê`Öw-s5s<sup>1</sup>/<sub>2</sub>uu`• Zpu)fl jñ  
^... Àvé~Êj, Áv v|v fZs<sup>1</sup>/<sub>2</sub> uEfI km'í`jâg<sup>TM</sup>pÉo uE o |E\ víu- va|E cy`• g<sup>TM</sup>h•ae  
g@b`•Za{,i)u1 •ÙfUfEsÙĩt-fM p uuu9  
`Ñ ÀZa{,j, Áv v|s<sup>1</sup>/<sub>2</sub> uEfI `íw-t- a±fluE ZíZ±• va|E cy`• g<sup>TM</sup>h•aeg@b`•Za{,i)  
uE {ours<sup>1</sup>/<sub>2</sub>w-u'ua s<sup>3</sup>ÑZí uev b`• Z<sup>at</sup>• uĩt-v te Yí'  
ei ÀZa{,j, Áv v|s<sup>1</sup>/<sub>2</sub> uEfI Za{o uE w-v u- va|E cy`• g<sup>TM</sup>h•aeg@b`•Za{,i)s<sup>1</sup>/<sub>2</sub> `í  
fEsÙ`• uĩt-v te Yí'  
gu ÀZa{,j, Áv v|s<sup>1</sup>/<sub>2</sub> uEfI uiv] bPuE„Bjági tñfI Za{,i)uE \_•uav flu- g<sup>TM</sup>h•aeg@  
b`•Za{,i)s<sup>1</sup>/<sub>2</sub> `ífEsÙ`• uĩt-v te Yí'

#### 나. 동의

va|E cy`• g<sup>TM</sup>h•aeg@b`•Za{,i) oyu u}uE aÆuE w<sup>3</sup>/<sub>4</sub>fVZai)jv v|v „%s<sup>1</sup>/<sub>2</sub> uEfI [Y  
kqoyu u}Yí uu`• Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>• [Ykqoyu u}uE uan@uEaÆuEt-`æfaZa{,i) sÝhauĩuE

uan@uE[Ykqoyu u}uE aÆuE gis'sisi fU j, v v}v fZ

## 2. 재건축사업의 범위에 관한 특례

### 가. 토지분할의 개요

n<sup>TM</sup>s<sup>2</sup>pÉfvu}cý` • {•w±tñt½,y` • vé~Êj,s½ c ei n<sup>TM</sup>s<sup>2</sup>Z±,zp'ueu1 j s1 Zao fl  
uan@uEza{i)ua uu` • vé~Ê`Öw-s½vé~Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>u}fE` • Z<sup>at</sup> • v}fVo g<sup>a</sup>uE aÆ  
uEt•Zau1 {-v<sup>^</sup>pÉ~\ tñfEsÜ f1t•fl Z<sup>at</sup>•s½` • [å vé~Ê`Öw-s5uEuikm ••w-s½ `ífE  
sÜ ÀZa{j, Áv v] `íw-kqfMuE v fl s½ ku[YfEZÍ kqfMfEZÍu} fE` • ••w-hauîua  
aÆj, aÆvjs½o v fEZÍ uu` • hauîs½ iå`Üb aAeia± ••w-kqfMu1 zš[YfM p uuu9 j,  
v v}v fZ

ua` • vé~Ê`Öw-`Ötñfl {•w±b` • u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uE<sup>at</sup> • `Öw-^i n@Yí oyu u}bP uikm n<sup>TM</sup>  
s²w±fvu1 j `ífE` • v}fVt½bÑuEZéa±fl t•[Yfl v}fVo g<sup>a</sup>ueYí iü n<sup>TM</sup>s<sup>2</sup>pÉfvueYígi  
j w- h`fEsÜ`Ñp uE v}fVt½bÑs½Zyf)faYí j nÊb` • i%v uýu1 faoyfEsÜvéiébbÑuE  
[yubu1 já,%fEZÍ u<sup>TM</sup>Za{u1 t½,,lfEZY pÉfvfMuua±fJ fE`•a] v a±uî uEuEYíuuu9

### 나. 토지분할의 요건

••w-kqfMua zš[Yb Z<sup>at</sup> • pÉu' [p` • kqfMb sj ^...Yõ•w- iü [å tñuE Za{i)ua  
`Ñu9 Yí „%uEt•Zau1 {-v<sup>^</sup>fE` • Z<sup>at</sup>•s½` • ••w-kqfMua t1f<sup>b</sup> w- s1`µfEsÜv}fVo g<sup>a</sup>  
aÆuEt•Zas½å`Üb aAeia± Za{tñt½,yuE pÜuEgi Z]z½ v}fVo g<sup>a</sup>ueYít- n<sup>TM</sup>s<sup>2</sup>pÉfvue  
Yí Yí' j, v v}v fZ sî v v]

`æfa ••w- iü Za{i)Zé Zíf b ••w-bPoyu u}Yí uñzjuE uafEui Zp  
kqfMb sj ^...Yí` • ••w- tñuE Za{i)ua kqfMo n@s½ñ|EfEw- s1`µfM Zp  
kqfMb sj ^...Yí` • ••w-Yí Za{j, v v] `íw-t- a±fluE ZÍZ± s½uîfVfM Zp

••w-kqfMu- Àw-uîj, pÉvf& Áv vjs½ c gaha oyu [y uauñ gÑgÑbpu1 tñfEsÜ f1  
t•fl Z<sup>at</sup> • cý` • ••w-ua±- n@kufVg<sup>TM</sup>flw-n@Z<sup>a</sup>Z±gi pÉv fE\ tñfl Z<sup>at</sup>•s½ fµt-fEZÍ  
uu`•a] a±v j,s½o` • uas½`ífl €f-gi [Év fEZÍ uuu9

## 다. 토지분할의 절차

$n^{TM}s^2pÉf\text{vu}\}\text{cý}^\bullet \{\bullet w\pm\text{tñt}^{1/2},y^\bullet \bullet w\text{-kqfMzš}[Ygi fE^\bullet c9s^{1/2}^\bullet z\text{ûu})\text{fl} \bullet w\text{-kqfM}$   
 $\text{'n@ua b}^\bullet \bullet w\text{-iü} [\text{å tñuE Za}\{,i\}\text{Zé Zíf b} \bullet w\text{-bþoyu u}\}\text{-fþuEfEsÜsi fEZÍ}$   
 $fþuEYí o g^ab w\text{-s1}^\mu\text{fl Z}^{\text{at}}\bullet s^{1/2}^\bullet z\text{ûu})\text{fl j,t}^{1/2}s^{1/2} \bullet w\text{-kqfM zš}[Y j, v v]v$   
 $fZ iü v fZ$

## 3. 주거환경개선사업에 대한 특례

### 가. 건축법 등의 적용 특례

$[Ziév\acute{e}\text{--}\acute{E}z1[y g\text{Ñurhav}$   
 $v\acute{e}Z],EZ^aZ o n^{TM}s^2s^{1/2} c ge Za\{,f\mu Yígi j}^\bullet c9t\text{-kma}\text{Æn}\bullet bþ\text{öyu} [y\acute{a}vabþ\text{ö iü}$   
 $uauñbþ\text{ö s}^{1/2} f\text{lfU gi fE}^\bullet c9s^{1/2}^\bullet \grave{A}v\acute{e}\text{--}\acute{E}j, \acute{A}v v] [Ziév\acute{e}\text{--}\acute{E} z1[yg\text{Ñur gi uít}\text{--}fE$   
 $w\text{-s7u9 j, v v}]\text{v fZ}$

$a\pm pÉZ\pm, z pÉo uEZ\bullet v \text{'[Yv]} iü o |EuE \text{'v í}$   
 $v\acute{e}Z],EZ^aZ o n^{TM}s^2u1 tñ\text{fl v l1}[Ys\acute{U} s5s^{1/2}o uEa\pm pÉZ\pm, z pÉo [Z\bullet\bullet Z\pm, zj, v v]v$   
 $\text{'\%s}^{1/2}uE\text{fl a}\pm pÉZ\pm, z pÉo uEZ\bullet v \text{'[Yv]} iü o |EuE \text{'v í bþu\text{-}\grave{A}a\pm pÉZ\pm, z pÉo uEZ\bullet$   
 $v \text{'[Yv]} iü o |E\text{'v í s}^{1/2} Zí\text{fl }[É|F \acute{A}s^{1/2} c gq j, v v]v fZ [É|F v v]v fZ$

$pÉ a\pm w\text{-n}^{TM}\text{' w}\text{-s}\acute{U}s\grave{U}Zau1Zí\text{f fM c9 tñuE \text{'v íu1 uít}\text{--}fE^\bullet Zpua Z\acute{N}emfE\text{'ÑZíev}$   
 $fE^\bullet Z^{\text{at}}\bullet s^{1/2}^\bullet \grave{A}[Z\bullet\bullet Z\pm, zj, \acute{A}v v]v fZs^{1/2} uE\text{fl pÉ a}\pm a\pm pÉZ\pm, z tñt^{1/2}, yuE p\grave{U}$   
 $uEgi Z]z^{1/2} [\text{å \text{'v íu1 t1,}\text{AfM p uuu9 }[É|F v v]v fZ$

$\text{'íw}\text{-t- a}\pm\text{fl iü Za}\{,i\}\text{uE }_\bullet\text{ua v fl}$   
 $n^{TM}s^2pÉf\text{vu}\}^\bullet v\acute{e}Z],EZ^aZ o [Ys\acute{U} s5s^{1/2}o \text{'Ñu9uEs i}\}\text{' fE}^\wedge\text{...s}^{1/2}a^\text{'æ}fE^\bullet n^{TM}fZs^{1/2}$   
 $fEs\grave{U}^\bullet pÉ ua\pm\text{f}\text{--}Yí v fE^\bullet j s^{1/2} c ei [\text{å \text{'v íu1 c fl v fM p uuu9 j, v v}]\text{v}$   
 $fZ$

$Yí \grave{A}Za\{,j, \acute{A}v v]s^{1/2} uE\text{fl } \text{'íw}\text{-t- a}\pm\text{fluE ZíZ}\pm oyj \text{'la}\text{Æs}^{1/2}w\text{-u'ua s}^3\text{' Z}^{\text{at}}\bullet s^{1/2}$   
 $f\text{lfU}$

$^\wedge\text{...} \grave{A}Za\{,j, \acute{A}v v] iü v v]s^{1/2} uE\text{fl Za}\{,i\}\text{uE }_\bullet\text{uav fl n}^{TM}s^2pÉf\text{vu}\}Yí Z\acute{a}a\text{Æv}\acute{e}\text{--}\acute{E}$   
 $u1 Zao uZ\acute{a}[\text{ö}fE^\bullet Z^{\text{at}}\bullet s^{1/2} f\text{lfU}$

## 나. 다른 법령의 적용 및 배제

véZ]w-sÚuE o%kqw-v  
véZ],EZ<sup>a</sup>Z o [YsÚu- `æfa v l1[YsÚuE w-v ZÍpÉYí uu- ^•km• À[Z•j, Á v  
v]v fZv „% Yíh- iü v fZ s<sup>1</sup>/<sub>2</sub>c ei véZ]w-sÚu1 o%kqfEsù fE`• w-sÚ vp v vr  
uij véZ]w-sÚ `Ñg<sup>1</sup> `æfa v l1n<sup>TM</sup>s<sup>2</sup>ua v l1[YsÚuE uikm cy`• uñkmg i p t-fEsù vé  
~Êu1Zao fl „± •w-bÞoyu u}s<sup>1</sup>/<sub>2</sub>Zy t•o Zâ[öfE`• j j,u)fl pÉfvb`• Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>`• v  
vr uij véZ]w-sÚu1 g<sup>1</sup>/<sub>2</sub>fU u)fl Z•v uZÍpÉb Zpu)fl uEv `Ñg<sup>1</sup> `Ñu9 Yí „%uEsj`}  
fE^...s<sup>1</sup>/<sub>2</sub>fa`æfE`• Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>`• [æùfEw-s1`µfU j, v v]v fZ sí v v]  
Yí fa`æ v l1[YsÚua Z j v fl[YsÚue Z<sup>at</sup>•  
^... pÉu' u]p Yí véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>u1 tñfEsù f1t•fE`ÑZÍ uev fEsù fa`æ v l1[YsÚ  
uikmkqu- vruñ t-a±w-sÚu1 [â`ífl u w-fEZ]^...aÆuihauî j•tñ s5s<sup>1</sup>/<sub>2</sub>o tñ|Egi j-  
Z<sup>a</sup>fE`• ^{t-u)fl v l1Z±,zu1 p g<sup>a</sup>fl Z<sup>at</sup>•

## 4. 도시개발법에 의한 환지규정의 적용

Àa±pÉZ j j, Áv v]km• v v]9w-uE [Év u- v l1n<sup>TM</sup>s<sup>2</sup>Zé Zíf b „Ew-s<sup>1</sup>/<sub>2</sub> ZífEsù  
uagi vít-fU ua Z<sup>at</sup>• aÆj, v v]v fZs<sup>1</sup>/<sub>2</sub> uEfl „Ew-z...kqu1fE`• c9 `• uagi n<sup>TM</sup>s<sup>2</sup>  
pÉfvueYígi fE`• c9 fl jñ j, v v]v fZ

## 5. 지상권 등 계약의 해지

v l1n<sup>TM</sup>s<sup>2</sup>ua pÉfvb hao uqz ue bÞuavé~Êuq`íz já,%, bÞu1[éZ]fl uavégi Z]kmfEha  
o Zéa±fl ján@u1 t•[YfM Z<sup>at</sup>• n<sup>TM</sup>s<sup>2</sup>uaw-sÝb p j s<sup>1</sup>/<sub>2</sub> s<sup>3</sup>u)i-fl t<sup>1</sup>/<sub>2</sub>,lfl n<sup>TM</sup>s<sup>2</sup>{•w±u1  
tñfa a±urf l Zpuq ww v l1[YsÚ ^i w-n@[yu} bÞ [yg<sup>TM</sup>u}s<sup>1</sup>/<sub>2</sub>ZyZ±sfaw-[yu1 kmsùfEsù  
v l1n<sup>TM</sup>s<sup>2</sup>u)fl uefl [yg<sup>TM</sup>fvn<sup>TM</sup>uEuuaubu1 j w-fE`• fl•¥ o%uru} bÞs<sup>1</sup>/<sub>2</sub>Zya±vé~Êz•Z]  
uñ uavégi n<sup>TM</sup>pÑn@Eil,,Afl Zpuq

## 가. 해지권 및 금전반환 청구권의 행사

v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvu)fl uefEsùw-n@[y uuño%[ycý`• uqz [yuE o v h-uû1 `Ùo fM p  
s<sup>3</sup>• c9s<sup>1</sup>/<sub>2</sub>`• [â [yg<sup>TM</sup>u}`• Z±sju1 faw-fMp uuuh] ua Z<sup>at</sup>• Z±sju1 faw-fMp uu

• u}Yí Yíw-`• uñ%[õ ujáwŠ[đaj s½ Z±sjn@uE [õuñuE j „Ezš[Y[yu- n™s²pÉfvu}  
s½Zyuagi fvn™fM uuu9 j, v v}v fZ iü v fZ

#### 나. 구상권의 발생과 행사방법

[õuñ j „Ezš[Y[yuE fvn™s¹ē ei `æfa[õuñu1 w-[öfl n™s²pÉfvu}`• `æfa•w-bPoy  
u u}s½Zy uagi [Yn@fMp uuu]h] uagi •¢fa [Yn@uab w- s¹`µfE`• c9s½`• `æfa•  
w-bPoyu u}s½Zy[-ozb `íw- cy`• Za{,i)u1 sBgEfMp uuu9 ua Zª• sBgEfI [yg™  
`• uîæ[yZé aÆuifI „•f u1 Yíw½ j, v v}v fZ iü v fZ

#### 다. 지상권 등의 계약기간에 대한 특례

n™s²pÉfvu}YíZíg™z...kqZ±,zueYígj u- Zª• w-n@y uñ%[yo v Z±sj cy`• uq`íz  
Z±sj uE Z±sj\ Yñs½ `ífEsÜ`• Àiéj, Áv v] vaoz\ Yñu1 sjv fl w-n@y ™Y  
\_1 uan@ uv v] vaoz\ Yñu1v fEw- s¹`µfI w-n@y iü v v}v fZ uñ%[yuE  
vaoz\ Yñua \_1 iã¹ue Zª• → \_1 Àvé~Êuq`íz já,%, Áv v}v fZ uq`íz \ Yñ  
ua s³Z]^... \_1 iã¹ue Zª• → \_1 Àn@YíZai)uq`íz já,%, Áv v}v fZ uq`íz  
\ Yñua s³Z]^... \_1 iã¹ue Zª• → \_1 u- uagi uîf-fEw- s¹`µfU j, v v}v fZ

## 6. 소유자 확인이 곤란한 건축물 등에 대한 처분

oyu u},„Bueua ZÑemfIZa{,i)s½ `ífl z...g™j j,u1 j,v „AfEsÜ oyu [y iã,Bjáfl uefl  
n™s²w-sÝu1j w-fEZÍ Zíg™n™!oybPu-¢n@ ZâaÆvé~Êoyu uZâaÆhruEcý`• urvéu}í  
,,yuE hruEfl b sj uusi oyu [y uauñs½sift-ua uuu)i-fl v}fVu™n•u)fl hrpÉfEsÜ  
t½,,IfI n™s²{•w±u1 a±h•fE\ tñfl Zpuq

#### 가. 처분절차(일간 신문공고 → 감정평가액 공탁 → 사업시행)

n™s²pÉfvu}`• v l1n™s²u1 pÉfvfUs¹⁄⁄usj v}fVo gª ueYíui pÉu` [p Yí w@upv  
l1n™s²u1 pÉfvfEZ]^...•w-vé~ÊZân™bPu1n™s²pÉfvu}fl w-v fl Zª•s½`• n™s²pÉfv  
u}w-v ZípÉui fñu™Za{,i) cy`• •w-uE oyu u}uE oyu™„Bueuafñuí...uZÑemfIZª  
t•s½`• uñ[Zuîu)fl j •Üb`• uan@uEuiYñpí% s½ „y uan@ZâZÍfEZÍ [ã ZâZÍfl  
^•km• ui uan@uaw-^%c9s½`• [ã oyu u}uE oyu™„Bueuafñuí...uZÑemfIZa{,i)  
cy`• •w-uE Yýv •¶YísNs½ fa`æfE`• [õsN Yýv •¶Yís²u} ue uan@ua•¶Yífl [õsN

uE n•p•¶[Í[õsN u1 j,t½s½ Zâ~®fEZÍv l1n™s²u1 pÉfvfMp uuu9 j, v v]v fZ  
iü v fZ

#### 나. 조합원 공동소유토지 등의 특례

u™Za{n™s²u1pÉfvfUs¹⁄⁄usj v]fVo gªueYíui fñu™v]fVt¹⁄² uñziue ZâaÆoyu ue••  
w- cy`• Za{,i)s¹⁄² `ífEsÜ`• v]fV oyuuE ••w- cy`• Za{,i)fl jñ j, v v]v fZ  
ua Zªt• v]fVuE oyuu fl já• ••w- cy`• Za{,i)uE z...kqs¹⁄²Ífl n™fZu-Zíg™z...kqZ±  
„zs¹⁄² uagi hrpÉfEZY fUu)flqU Zâu u} uñt¹⁄²uEaÆuE³uaa± Zíg™z...kqZ±,zg¹u)fl Zâ  
u i)uE z...kq iéj, v v] z%v] uaYí`fEa±fJ fU j, v v]v fZ iü v fZ

### Ⅲ. 사업시행인가의 효과

#### 1. 사업시행자로의 지위 변경

v]fVuE Zªt• v]fVo gªueYífl n™s²pÉfvu}uEw-tñgi kmsÜj Zy b w-g¹ ••w-bÞoyu u}j  
pÊuEa±pÉ„EZªv l1n™s²s¹⁄²o`• n™s²pÉfvueYífl uefa n™s²pÉfvsövu}ue ••w-bÞuE oy  
u u}uE w-tñYí n™s²pÉfvu}ue••w-bÞoyu u}uE w-tñfl j-Zªb

#### 2. 사업시행계획의 확정

a±v j,n® n™s²pÉfvZ±,zu-n™s²pÉfvu}Yía±v j,Zé v Zíua v fE`• j s¹⁄² c ei v]fVt¹⁄²{  
„yuE Z•uEgi Z]z¹⁄² p gªfEZÍ ueYígi •¶fEsÜ„Bv `ZÍpÉb u)flqU [å ^jt-`ífl `íteuî  
ue „f u1 Z Zy b

#### 3. 다른 법률의 인·허가 등의 의제

n™s²pÉfvu}Yín™s²pÉfvueYígij u- c9 pÉu'`[]p Yí w®upv l1n™s²u1 pÉfvfE`• Zªt•  
s¹⁄²• n™s²pÉfvZ±,zo gi u~o fl c9 v l1n™s²Zíf Z j±j,n®uE Yívr ueYí`fµYí`p!  
ue`píZÍ`bÞfJ`fÞuE`aÆuE`pÜn™ cy`• fav ue`fµYí bÞ Yíuu`• Zpu)fl uEv j,  
v v]v fZ

ua`· `Ñge j,f&s½ c ge ue`fμYí bPu1c fl j`·a] c ge pÉYñZÉ1t-u1 uõYýfEsÜv  
l1n™s²ua t½,,l...u {•w±b a±fJ n™s²pÉfvu}s½Zy•YuEgi v ZâfE\ tñfI Zpuq

c eio a±v j,s½ uEfa uEv b`· ue`fμYí tes½ `Ñge j,gMn® t•[Yb`· uefμYí bPuE  
n™fZs½fEsÜ`· j±a±uE pízs bPu1 fEsÜsi fU

#### 가. 관련서류의 제출

n™s²pÉfvu}Yíue`fμYí bPuEuEv gi j u)f`· Zª•s½`· n™s²pÉfvueYígi pízs fE`·  
c9s½fa`æj,gMua v fE`· ZíZ±o gEgi fUÅ v {‰fEsÜsi fU `Ñg¹ ueYípízs pÉZâ  
u}Yí o v b w- s7s1 ZíZ±o gEgi v {‰fMp s³• Zª•uaZ]^... z‰u™`w-j- [å j uE  
kuYíf)fI n™u fl uefI \[öÉfvuE Zª•s½`· pÉu'`[]p Yí v fE`· \fI9w- v {‰  
fMp uuu9 j, v v]v fZ iü v fZ

#### 나. 관계행정기관 협의

pÉu'`[]p`· n™s²pÉfvueYígi fEZ]^...n™s²pÉfvZ±,zo gi u~o fUs½uusj uEv b`·  
ue`fμYíbps½ fa`æfE`· n™fZuau`· Zª• cy`· [Z`Zâu u™n•uE z...kqs½Zífl ^it-  
ua•ÜfUb si uu`· c9s½`· iåg™ ZíZ± fw\ZíuE u'Zé fpuEfEsÜsi fEh] fpuEgi t•  
zšj u- fw\Zíu- t•zšj u- ^km• ui ua^js½ uEZ™u\ {‰fEsÜsi fU j, v v]  
v fZ `Ñg¹ z‰u™`w-j- [å j uE kuYíf)fI n™u fl uefa v l1n™s²u1 \[ö...u pÉfv  
fMf1t•Yí uu`ÑZí pÉu'`[]p Yí uev fE`· c9s½`· fpuEgi gμ|E\ uñs½n™s²pÉfvue  
Yígi fMp uuu)h] ua Zª• fpuEgi gμ|M c9\9w-`· ue`fμYí bPu1j u- Zpu)fI uE  
v b w- s1`μfU j, v v] v fZ j, v v]v fZ iü v fZ

#### 라. 수수료, 사용료 면제

ue`fμYí bPua uu`· Zpu)fI já`· Zª• ZíZ± j,gM cy`· pÉ`a± v]f-s½ uEfa`æfa  
ue`fμYí bPuE`íYífl kmZéb`· p p fI bPu- uagi hav fU j, v v]v fZ

### 4. 토지보상법에 따른 사업인정 및 고시 의제

••w-ján®j,u1 vít-fUs½ uusj n™s²pÉfvueYíuEZÍpÉ pÉu'`[]p Yí w®upv l1n™s²u1 pÉ  
fvfE`· Zª•s½`· n™s²pÉfvZ±,zo uEZÍpÉ Yí uu`· c9s½`· À••w-ján®j, Áv v]v fZ

iü v v]v fZs½ uEfl n™s²uev iü [å ZÍpÉYí uu• Zpu)fl uEv j, v v]v fZ

## 5. 분양신청기간 통지·공고의무 발생

n™s²pÉfvu}• n™s²pÉfvueYíuEZÍpÉYí uu• ^• n™s²pÉfvueYíua,± pÉZâu}gi o v fl  
Zâ•s½• pÉZâu}t- Z±sju1 zjZ•fl ^• km• ui ua^js½ Z eϕuue kq`á[õuE ^jsÚ iü  
kqs~pÍzš\ Yñ bpu1 •w-bpoyu u}s½Zy •ϕw-fEZÍ kqs~`ín® `íw- cy• Za{,i)uE ^jsÚ  
bpu1 fa`æ w-sÚ uiYñpí% s½ ZâZÍfEsÜsi fU j, v v]v fZ uñ`Ö

## 6. 국·공유재산의 용도폐지 및 평가시점 기준

v l1[YsÚs5uE [ZZâu u™n•u- v l1n™s² teuE h-uü)fl gÑYîfEZ]^...s~a±fMp s³u)h]  
[Zu u™n•j, cy• w-j u™v j,s½ uEfl Z±sij j,s½ ku[YfEZÍ n™s²pÉfvu}cy• uýu u}  
iü n™t-u}s½Zy`Ñge n™eys½•o fEsÜ p uEZ±sju)fl gÑYî cy• uq`ífM p uuu9 `Ñge  
n™eys½Zy•o fEsÜ gÑYî cy• uq`ífM p uu• [Z`Zâu u™n•u- Vn™s²pÉfvueYíuZâpÉ  
Yí uu• ^• Wkm•vruñuE t-a±Yí •½w-b Zpu)fl jñ j, v v]v fZkm• v fZ

cy)fl v l1n™s²u1 h-uü)fl t•o gÑYîfE• [Z`Zâu w-uE •¶Yí• n™s²pÉfvueYíuEZÍpÉ  
Yí uu• ^•u1 \víu)fl fU j, v v]v fZ



### 질의 회신

▶ 사업시행계획서의 수립 시 총회 의결 여부(2009.08.17)

#### 질의요지

Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±v j, Yuaeí fU v v]v fZ v uE „%s½`ífEsÜ v]  
fV { „yuE uEZ•u1 Z]z½si fE`•w-

#### 회신내용

a±v j, v v]s½ c ge n™s²pÉfvZ±,zo uEp gª iü j-Zª v v]v fZs½ c ge v l1n™s²uE  
vpw- cy• •½w-s½ZÍfl n™fZu1`ÜfUfEh] Z u- fZ`Öo s½ c ge Zªãfl j-Zªu- v tefl`Ñ

$s\frac{1}{2}$  Zífl n<sup>TM</sup>fZu-aÆj, v v]v fZs $\frac{1}{2}$  { „yuE uEZ•u1 Z]z $\frac{1}{2}$ si fl`ÑZÍ [Év fEZÍ uuu9

▶ 주택재개발사업 사업시행인가 신청 시 인감도장 사용 여부(2009.12.21)

#### 질의요지

vé-Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>Zíf n<sup>TM</sup>s<sup>2</sup>pÉfvueYípÉ o haZ•uEo s $\frac{1}{2}$  uEfl aÆuEgífE`• Z<sup>at</sup>• ueYáa±u' ^•ueu1 j bÉpÉ fasi fE`•w- s1`µha o hr^•uea± u „•flw-

#### 회신내용

Àa±pÉ iü véZ]„EZ<sup>av</sup> l1j, Á uafE Xa±v j, Yuaei fU v v]v fZuE [Év s $\frac{1}{2}$  c ge n<sup>TM</sup>s<sup>2</sup>pÉ fvueYí pízšu1 tñfl aÆuE`•ueYáa±u'u1 n<sup>TM</sup>t-fl o haaÆuEuEj,s $\frac{1}{2}$  uEfl`ÑZÍ a±v j, v v]v fZs $\frac{1}{2}$ o [Év fEZÍ uuu9

▶ 토지등소유자방식의 경우 정비사업비를 부담한 특정인이 사업시행자가 될 수 있는지 여부(2009.12.21)

#### 질의요지

••w-bpoyu u} j pÊu)fl w±fvfE`• a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>s $\frac{1}{2}$ o €|v ueua v l1n<sup>TM</sup>s<sup>2</sup>l1gi km`áfI Z<sup>at</sup>• [å n<sup>TM</sup>s<sup>2</sup>l1gi km`áfEsîÑ fEsU Àa±pÉ iü véZ]„EZ<sup>av</sup> l1j, Á uafE Xa±v j, Yuaei fU v v]v fZuE n<sup>TM</sup>s<sup>2</sup>pÉfvueYúõz gi w±fvfMp uu`• n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yíb p uu`•w- sUkm

#### 회신내용

a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>u- v]fV cy`• ••w-bpoyu u}Yí pÉfvfEZ]^...v]fV cy`• ••w-bpoyu u}Yí v]fVt $\frac{1}{2}$  cy`• ••w-bpoyu u}uE Zéj p uE aÆuEgis`si pÉu' u[]p fl[Z••w-vé-ÊZân<sup>TM</sup> bP a± v j, v v]v fZua v fE`• js $\frac{1}{2}$  c ei a±v j,pÉfvf&v v]uE [Év s $\frac{1}{2}$ o v fE`• uiv t•Za u1 Z {... u}t- ZâaÆu)fl pÉfvfMp uua±fJ fEZÍ uuu)h] n<sup>TM</sup>s<sup>2</sup>pÉfvu}• a±v j, v v]v fZs $\frac{1}{2}$ c ei v l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfE`• u}gi g $\frac{1}{2}$ fE`• Zpuq



## 【참조조문】

a±v j,                      Z v uñ   v   v]   km|F                      v   v] v]   v   v]   v   fZ   iéj,   v  
v]   v   v]

## ▶ 정비기반시설의 무상양도 범위

## 사건번호

íj,t½                      o ZÍ                      b=                      €ýZ•   Än™s²pÉfvueYíz...kquikm{Öoy Å

## 판시사항

< a±v j,   v   v]   v   fZuE urj,   {Öw- iü   j,uí   o wµ   Z fv[Év

< a±v j,   v   v]   v   fZ „±Ö [Év s½ c ei   iln@s-a±b`•   j•tñgi   t-a±½w-b`•   v l1\   j pÉo Zé   VZ u-t-a± Wfl`íz; b si   nµflua   o |EfE`•   v l1\ j pÉo uE   o |El1t-   j•tñ   ^i  
fl   flv fM p`•   uu`w-   sÜkm oy[æ

< vé-Êu™Za{n™s²pÉfvueYíuE j,uí   o wµ   u™e¶|fvñ iü   uas½`ífEsÜ j,f&n@uE   v fls½  
[éz]fEw-   s7u-   v]Za km`á u1kmZéfMµ   uu`w-   sÜkm uí[æ

## 판결요지

< a±v j,   v   v]   v   fZuE uñÖ [Év u-   n™s²pÉfvu}uEu™n•[yu1 j ~µ uv flfUs½ [å jåwµ  
ua uu`•   Zpua s1`µei   n™s²w-[Y s5uE ZâZâpÉo bPuEoyu ZíZ±gi   v fUu)flqU   n™s²pÉ  
fvu}uE w-tñgi   u'e...gi f'fEsÜ „zuiûu)fl   „Bv fEZÍu}   fE`•   Z fv[Év ue   uy „±Ö [É  
v uE urj,   {Öw-`•   iéYñ n™s²pÉfvu}s½uEfEsÜnµfl   o |Eb   v l1\ j pÉo ua   uñÖ [É  
v s½ c ei   Zíg™zšs½!n@u)fl   [-ozb u)fl   uefEsÜsì b`•   n™s²pÉfvu}uEu™n•n@}  
pÑu1 Zíf fEsÜ [å n™s²pÉfvu}Yínµfl   o |Ef|   v l1\ j pÉo uE   o |El1t-s½   n@`æfE`•  
j•tñ   s5s½o   v l1n™s²uE pÉfvu)fl   t-a±Yí   ½w-b`•   [ZYí cý•   w-j u}|E`Özi   oyu uE  
v l1\ j pÉo u1   [å n™s²pÉfvu}s½Zyñn@u)fl   s-a±b a±fJ   fEsÜtñt-   Z u-   u™n•n@uE  
o)pÑu1 fVg™uîuq•tñ   s5s½o   jáuñfa véZÍu}   fE`•   a]   uu`•   uy bPs½!1{•si   jáha „±  
Ö [Év u-   iéYñ n™s²pÉfvu}s½uEfEsÜnµfl   o |Eb   v l1\ j pÉo uE   o |El1t-s½   n@`æ

fE` j•tñ s5s½o t-a±½w-b v l1\j pÉo uE iln@s~a±gi Z v fE` Z fv[Év uq

< a±vj, v v] v fZuE „±Ö [Év u- Vt-a±Yí½w-b`• v l1\j pÉo u- nμflua o |E  
fl v l1\j pÉo uE o |El1t-s½ n@`æfE`j•tñ ^is½o W™s²pÉfvu}s½Zy n@s~a±fEa±  
fJ [Év fEZÍ uus; j bÉpÉ t-a±½w-b`• v l1\j pÉo s½ `ízib`• ww Z u- vrgEuE  
v l1\j pÉo uE o |El1t- j•tñ ^is½o iln@s~a±fEeiZÍ flv fEZÍ uuw- s1`μfEZÍ `Ü  
g™tñ v]fZuE v l1\j pÉo u1 VZ u-vrgE WuEl1\j pÉo uaeiZÍ flv fEsÜ fao fM[é  
Z]Yí s³u)i-fl Vt-a±½w-b`• v l1\j pÉo Wflo iln@s~a±b`• j•tñ` Z u- t-a±fl  
`ízib si nμfl o |Eb`• v l1\j pÉo uE o |El1t-u)fl flv fM p s³u9

< vé~Êu™Za{n™s²pÉfvuEeYí• n@`ij s½Zy [yg™^..uaubu1 kmsÜfE`•„Zégi Yíw± ua  
gej p ubuî fvv z...kqu)flo j,f&s½ fvv z...kquEt•Zas½ ZífEsÜ uiuEuîu)fl [Év b  
si uuw- s1`μfl uan@fvv zšuE u™e¶fvtns½bz fEi-fl z...kqzšu)flo`• j,f&n@uE v fl  
s½[éZ]fl Zpua s1`μei fEaAeia± Zâubn@f1t• bps½uEfEsÜf1t•fl j•tñ ^is½o sÜeÜ  
v]Za km`á u1kmZéfMþ uuu9

#### 【참조조문】

a±vj, v v] v v] v fZ

#### 【참조판례】

íj,t½ o ZÍ b= éyZ•

### ▶ 사업시행인가

#### 사건번호

íj,t½ gμ Z•v ÄYíz...kquauE Å

#### 판시사항

a±vj,s½ c ge vé~Êu™Za{v l1n™s²v]fVuap gªfl n™s²pÉfvZ±„zuaueYí uZÍpÉgi •¢fa „B  
v b „±uE u@oŽjj, ueYíb n™s²pÉfvZ±„zs½ífl fZZÍoyoŽ iü uaeÜfl fZZÍoyoŽuE`í  
n@uab`• fvv z...kquE„fua^... w¾fv„&u- uőz ozfv bPuEv w-gi [YfE`• jj, fvv oy

oŽj,n® w¾fvw w-pízš

### 판결요지

a±v j,s½ c ge vé~Êu™Za{,v l1n™s²v}fVu- ZífM fvw zšuE Yýa² s1e...tñ j,n® vé~Êu™Za{, n™s²u1pÉfvfE`• Zâj,ueu)flo [å h-uî j•tñ ^is½o j,f&ua v fE`• j s½ c ei uiv fl fvw u-t-u1 fvfE`• fvw véziue w-tñgi Yíw±Ñ fMZpuea] u™Za{,v l1n™s²v}fVua uaeÙfl fvw véziue w-tñs½o tñ j,s½ \zõfEsÙ p gªfl n™s²pÉfvZ±,zu-ueYí uZÍpÉgi•¢fa „Bv b ha uafaZíZ±ues½ífl [Yozuî fvw Z±,zu)flo a²gªb fvw z...kqs½fa`æfEZÍ uat- Z u- n™s²pÉfvZ±,zs5s½ífl v}fV {„yZ•uE`• [å fvw z...kqs½uaga`• uõz uî t•Za vþ fE^... s½kuZéfl Zpu)flo [å Z±,zua „Bv b „±s½`• fZZíoyoŽuEj j,u)fl Z±,zuE {Õoy cý• il,„Bueu1 [YfMp uuu1 m½uõz uî t•Zas½ kuZéfl {„yZ•uE kmkqg¹u1`ín®u)fl [å „• f uilgi `Ñ€`• „BueuEoygi v\ fE`• Zpu- fµt-b w- s1µfEZÍ fl•¥ uaeÙfl fZZíoyoŽ uE`ín®ua b`• fvw z...kquE„•fua^... w¾fv„&u- uõz ozfv bþuEv w-gi [YfE`• pízš- fvw oyoŽj,n® w¾fvw w-pízšue j j,u)flo g¹ Yí`fM m½én™oyoŽj,n® Yíz...kquEj j,u) fl`• fµt-b p s³u9

### 【참조조문】

a±v j, Z v uñ v v] v fZ

### 【참조판례】

`ij,t½ u} gµ Z•v `ij,t½ o ZÍ b= €ýZ• `ij,t½ o ZÍ `Ñ uñt½fVuEzi €ýZ•

### ▶ 협의에 의한 도정법 미적용 가능여부

### 사건번호

`ij,t½ o ZÍ b= €ýZ• Än™s²pÉfvueYíz...kquikm{Õoy Å

### 판시사항

fvw zšZé n™s²pÉfvu}n™uas¹a™s²pÉfvu}Yív l1\ j pÉo o |Es½ ífl ján®u)fl t-uîgM

v fluE t1,At- Z u- `Ñge uaubu1 s`• `ípí a±vj, v v] v fZ „±`Ö [Év u1 uît-fEw- s7\ fl fVuEfEZÍ[å½ c ei pÑv `Ñge uaubu1 s`u- Z`• tñ [Év uE uît-u1 j v fM p uu`w- sÜkm oy[æ

#### 판결요지

a±vj, v v] v fZ „±`Ö[Év uE urj, {Öw- iü j,uî o Z- fw uE j,gMu já½|FZé fw j,ZíZ±uE hr„Bo t½|F bPu1 vr fVuûu)fl Zíf fa jáha fw zšZé n™s²pÉfvu}n™uas¹n™s² pÉfvu}Yí v l1\j pÉo u1 o |EfE`• Zps½`ífl ján@u)fl t-uîgM v fluE t1,At- Z u- `Ñ ge uaubu1 s`• `ípí tñ j,v]fZ „±`Ö[Év u1 uît-fEw- s7\ fl fE`• fVuEgi fEsíZÍ [å½ c ei pÑv n™s²pÉfvu}Yí`Ñge uaubu1 s`sµ`Ñ fEaAeia± [æÜfl n™v g¹u)fl tñ „±`Ö[Év uE uît-u1 j v fM p`• s³u9

#### 【참조조문】

a±vj, v v] v fZ

## 제8장 토지 등의 수용 또는 사용, 매도청구

### I. 토지 등의 수용 또는 사용

#### 1. 의의 및 제도 도입배경

##### 가. 의의

uij uîu)fl Vp t- w` • Vn<sup>TM</sup>t- Wuclm Zâubn<sup>TM</sup>s<sup>2</sup>u1tñfa [ZYí bP fw vézi n<sup>TM</sup>s<sup>2</sup>vé  
zi Yí Z ueoyu uE •w- cy` [â j uE u<sup>TM</sup>n•[yu1 oyu u]uE uEn<sup>TM</sup>s<sup>2</sup>fEsÜ j,gMs½ uE  
fEsÜZ v uîu)fl {ÖbÊ cy` • n<sup>TM</sup>t-fE` • Zpu1 g½fU

※ pt-u- u<sup>TM</sup>n•[y u]zigi {ÖbÊfE` • ZpuaZí n<sup>TM</sup>t-u- [â u<sup>TM</sup>n•[yuEn<sup>TM</sup>t-[yg¹ {ÖbÊfE`  
uýs½o z uaYí uuu9 pt- cy` • n<sup>TM</sup>t-u- ZâZâf1t•gi tñfl uîj,fl fw u~t-u)fl ue  
fa u<sup>TM</sup>n•[yu1 j ~µfEZ]^... vp`ífl v flu1 YífE` • Zpuai-fl j,gMs½ [éZ]Yí uusisi  
fEZÍ v`æfI ján@ua uñv b sisi Yí'fU fíj, v v]v fZ

##### 나. 제도 도입배경

n<sup>TM</sup>s<sup>2</sup>pÉfvu}` • v l1[YsÚ s5s½o v l1n<sup>TM</sup>s<sup>2</sup> u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uEZ<sup>2</sup>•s½` • z%ou<sup>TM</sup> uw-[â j  
uE kuYíf)fl n<sup>TM</sup>u fl uefEsÜl[ö...u v l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfMf1t•Yí uu`ÑZÍ uev b` • n<sup>TM</sup>  
s<sup>2</sup>s½ flfU u1 pÉfvfE\ tñfEsÜ f1t•fl Z<sup>2</sup>•s½` • À•w-ján@j, Áv v]s½ uEfl •  
w-`i)Za cy` [â j uE [yg<sup>TM</sup>gi pt- cy` • n<sup>TM</sup>t-fMp uuu9 j, v v] iü v v]

À•w-ján@j, Áv v]s½ uEfl pt- cy` • n<sup>TM</sup>t-u- Zâubn<sup>TM</sup>s<sup>2</sup>s½áfao g¹ fµt- b`•a]  
a±vj,u- t½,,lfl v l1n<sup>TM</sup>s<sup>2</sup>u1 tñfa •w-oyu [y bpu1,,BjáfE\ tñfl p`Öu)fl pt-  
cy` • n<sup>TM</sup>t-uaYí'fEa±fJ fEZÍ uuu9

#### 2. 토지보상법의 준용 및 특례

##### 가. 수용 또는 사용절차

v l1[YsÚ s5s½o v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvu1tñfl •w- cy` • Za{i)uE oyu [yZé [â j uE

[yg<sup>TM</sup>s<sup>1/2</sup>ífl pt- cy`• n<sup>TM</sup>t-s<sup>1/2</sup>íflEsU`• ua j,s<sup>1/2</sup> €j±fl [Év ua uu`• Z<sup>at</sup>•gi v te  
fEZÍ• •w-ján@j,u1 vít-fU `Ñg<sup>1</sup> v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvs<sup>1/2</sup>c ge o}pÑján@uE\ví iü  
uõz s<sup>1/2</sup> ZíflEsU`• c fl v fM p uuu9 j, v v]v fZ

sU\o X€j±fl [Év ua uu`• Z<sup>at</sup>• Yem Vn<sup>TM</sup>s<sup>2</sup>pÉfvueYíuE<sup>TM</sup>s<sup>2</sup>uev u<sup>TM</sup>Z•pízš\Yñ fñ  
i)ján@ j, v v]v fZkm• v fZ o}pÑján@ bP sí v v]uE Wu<sup>1/2</sup>fU

#### 나. 사업인정 및 고시의 특례

•w-ján@j,u1 vít-fUs<sup>1/2</sup> uusio n<sup>TM</sup>s<sup>2</sup>pÉfvueYíuEZÍpÉ pÉu'`[]p Yí w@u}v l1n<sup>TM</sup>s<sup>2</sup>  
u1 pÉfvfE`• Z<sup>at</sup>•s<sup>1/2</sup>`• n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo uEZÍpÉgi g<sup>1/2</sup>fU Yíuu- c9s<sup>1/2</sup>`• •w-ján@j,  
v v]v fZ iü v v]v fZ s<sup>1/2</sup> uEfl n<sup>TM</sup>s<sup>2</sup>uev iü [å ZÍpÉYí uuu- Zpu)fl uEv fU  
j, v v]v fZ

ua`• a±v j,n@ Vn<sup>TM</sup>s<sup>2</sup>pÉfvueYí ZÍpÉ WgV•w-p t- bPu1tñfl n<sup>TM</sup>s<sup>2</sup>uev iü ZÍpÉ Wfl  
uEv fEsU`n<sup>TM</sup>s<sup>2</sup>pÉfvu}s<sup>1/2</sup>Zn<sup>TM</sup>s<sup>2</sup>pÉfvueYíZÍpÉs<sup>1/2</sup>ge j,uî „ZéuE fE^...fl •w-bPuE  
p t-[yu1 kmsU`fl Zpuq

#### 다. 재결신청기간 특례

pt- cy`• n<sup>TM</sup>t-s<sup>1/2</sup>ífl u<sup>TM</sup>Z•pízš- •w-ján@j, v v] iü v v]v fZ n@ n<sup>TM</sup>s<sup>2</sup>ue  
v uE pÑ,,• iü u<sup>TM</sup>Z•uÉpízš[Év s<sup>1/2</sup> ku[YfEZÍ n<sup>TM</sup>s<sup>2</sup>pÉfvueYígi fMc9 v fl n<sup>TM</sup>s<sup>2</sup>pÉfv\  
Yñ ua^is<sup>1/2</sup> uagi fEsU`si fU j, v v]v fZ

☞ À•w-ján@j, Áv vjs<sup>1/2</sup> c gaha n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yín<sup>TM</sup>s<sup>2</sup>uev uEZÍpÉYí uu`• ^•km•  
\_1 ua^is<sup>1/2</sup> u<sup>TM</sup>Z•pízšu1 fEw- s7u1 Z<sup>at</sup>• n<sup>TM</sup>s<sup>2</sup>uev uE,,•f ua n@pÑb w-g<sup>1</sup> v l1n<sup>TM</sup>s<sup>2</sup>  
uE Z<sup>at</sup>• n<sup>TM</sup>s<sup>2</sup>pÉfvueYípÉv faw± n<sup>TM</sup>s<sup>2</sup>pÉfv\ Yñ ua^is<sup>1/2</sup> u<sup>TM</sup>Z•pízšu1 fEhab c ei  
o n<sup>TM</sup>s<sup>2</sup>uev uE,,•f Zé [ås<sup>1/2</sup> c ge p t-[yuE fvn<sup>TM</sup>\ Yñu- n<sup>TM</sup>s<sup>2</sup>pÉfvueYípÉv faw±  
n<sup>TM</sup>s<sup>2</sup>pÉfv\ Yñ^ifl sYub

#### 라. 금전보상의 예외(현물보상)

`íw- cy`• Za{i,u1 fñi) ján@fE`• Z<sup>at</sup>•s<sup>1/2</sup>`• À•w-ján@j, Áv v] u<sup>TM</sup>Z•uE pÑ,,•  
s<sup>1/2</sup>ku[YfEZÍ víZâueYí ua,,±s<sup>1/2</sup> fñi)ján@u1 fMp uuu9 j, v v]v fZ

### 마. 이주대책대상자

ZâeyZâZíui v l1Z±,z ZâeyZâZíui km• Z±sjz;Z•ui cý• p t-u™Z•ui\9w- Z±ozfEsÙ  
Z]véfEZÍ uuw- s1`µfI Za{,i)uE oy u}• À•w-ján@j, pÉfvf& Áv v]v fZ v  
„%s½c ei uavé`íz2`ín@u}s½o v teb `Ñg¹ wµj¾u)fl uefI t•s~ wÂw¾u)fl uefI  
ursî Zâi! {ÖfF [å j s½ uas½vífE`• kmbÊuafln™u fl uefEsÙZ]véfEw- s1`µfI  
Zª•s½`• [æÙfEw- s1`µfU sî v v]uE v fZ

### 바. 주거이전비 보상

À•w-ján@j, pÉfv[É|F Áv v]v fZs½ c ge véZ]uauñl1uE ján@u- v l1Z±,z Zâey  
ZâZíui fñu™æfav l1[YsÚs½ Z]véfEZÍ uu`• o%uru}gi `ín@u)fl fU [É|F v v]uE

véZ]uauñl1 ján@`ín@u}uE uev\ ví iü sîs²o)pÑuE ján@\ vís½ ZífEsÙ [Yziúíue  
n™fZu-[Z•fas~kmu'Zíua c fl v fM p uuu9 sî v v]uE v fZ

véZ]uauñl1 ján@u- sî v v]s½ c ge ZâeyZâZíui fñu™fa`æv l1[YsÚs½ Z]véfEZÍ  
uu`• o%uru} [É|F v v]uE

### 사. 영업 손실 보상

Zâubn™s²u1ñfI •w-bPuE {ÖbÊiü ján@s½ZífI j,gM pÉfv[É|Fs½ku[YfEZÍ Z tÁ  
ján@ [É|F v v]uE

## II. 매도청구(제8조제4항제1호를 제외한 재건축사업만 해당)

### 1. 매도청구의 의의 및 성격

#### 가. 의의 및 성격

gÑa±zš[Y• u™Za{n™s²u1pÉfvfUs½uusi v]fVo gª kma⁄EuEu)ps½ífa [å oy u •  
w- bPu1pÉYís½gÑa±fMpu1zš[YfE`• Zpu)fl gÑa±zš[Y[yu- u™Za{s½z%YífE`• [Y  
kqoy u} bPua u™Za{s½kuz%fl [Ykqoy u}s½ `ífEsÙ uiv fl uöz gi Z]z½ [Ykqoy

u [yuE gÑa±gi zš[YfE`• [yg™uq

uaeÙfI gÑa±zš[Y[yu- `æñ™u}uEa/EuEs³uauij uîu)fl uafÕsiv% Z±sjz;Z•uE u}u gi  
n®`ækmkø fI fE`• o wµu1 Yíw-`•a] gÑa±zš[Y[yuE fvn™fl uefEsÙzš[Y[yu]t- n®  
`ij kuz%u} n™uas¹gÑgÑZ±sjua o gªb Zpu)fl uEv b

## 나. 제도 도입배경

ua v a±`• fI n™eyuaeia±u™Za{, kuz%u}Yí [yg™u}fl ^•u)ha [å n™eys¹á fEsÙ u™  
Za{,u1 Z v fE`• Zpua kuYí`fEi-fl „±oz uõz gi uîj,fEZY w±fvfMp s³\ c9i% s¹⁄₂  
n™s²uEw-sÝu1 j w-fE\ tñfa u™Za{, kuz%u} uñt¹s¹⁄₂í fEsÙ gÑa±zš[Y[yu1 fvn™fE  
a±fJ fEZÍ uuu9

## 2. 매도청구의 요건

n™s²pÉfvu}• u™Za{,n™s²u1pÉfvfUs¹µusi `Ñu9 Yí „%sì`} fE^...s¹⁄₂a`æfE`• u}uE  
••w- iü Za{,i)s¹⁄₂ `í fEsÙ`• Åw³⁄₄fVZai)j, Áv v]gi vít-fEsÙ gÑa±zš[Ygi fMp  
uuu9 ua Zª• aÆj, v v]uE u™Za{,Z•uE`• v]fVo gªuE aÆuE v „%uEª•s¹⁄₂• n™  
s²pÉfvu} w-v s¹⁄₂ `ífl aÆuE fljáh] [Ykqoyu [y iü `íw-n™t-[yu- n™s²pÉfv[YsÚs5  
uE gÑa±zš[YuE`ín®ua b`• ••w- cý`• Za{,i)uE oyu [yZé [å j uE [yg™fl jñ j,  
v v]

u™Za{,v]fV o gªs¹⁄₂ aÆuEfEws1`µfl u}

Za{,i) cý`• ••w-g¹ oyu fI u}

pÉu' u]p cý`• ••w-vé~ÊZân™bpuE™s²pÉfvu}w-v s¹⁄₂ aÆuEgífEw- s1`µfl u}

※ gÑa±zš[Ys¹⁄₂ífl [Yziûue uõz`• Åw³⁄₄fVZai)j, Á z%v]



## 질의 회신

▶ 총회 후 관리처분계획 공람을 하여야 하는지 여부(2009.11.03)

### 질의요지

Zíg™z...kqZ±,zuÊâey pÉ\ gi Zíg™z...kq,y uEZ• ua,±fl jási fE`w- cy` { „yuEZ• uauñu)fl jási fE`w- Zíg™z...kqZ±,zuÊZaua uan™,ys½zo kmZ•b ZÍ `íuEt½,ys½zo uE Z•b Zíg™z...kqZ±,z s5 u)flZâey uEZ™žš{ÖYí Yí`flw-

### 회신내용

Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±v j, Yuaeí fU v v]v fZs½ c gaha n™s²pÉfvu} `• v v]s½ c ge Zíg™z...kqZ±,zuÊeYígi plžšfE\ uñs½ZíZ±o gEuE n™jâu1 ui uan® •w-bPoyu u}s½Zy ZâeyfEzyfEZÍ uEZ™ubĐa±fJ [Év fEZÍ Zíg™z...kqZ±,zuÊ gª iü j- Zªu- { „yuE uEZ•n™fZu)fl { „yuE oyw¾uõz•pÉ\ iü uEZ•j j, bPš½ZífEsÜ`• v]fV v Zí s½v fEa±fJ a±v j, v v]v fZ iü v fZs½ [Év fEZÍ uuu)h] t•g™ kms½zo `• véZ],EZª Zé „%fUfl Àv l1n™s² s²i!•ey Ás½zo v]fV { „yuEZ• „± Zâey•uEZ™ u1 zš{ÖfEa±fJ w-j u}E`Öz½ pÉ`Üfl j uuu9

▶ 관리처분계획인가를 받은 재건축사업의 경과조치 여부(2009.06.03)

### 질의요지

Z v b Àa±pÉ iü véZ],EZªv l1j, uafE Xa±v j, Yuaeí fU Ás½Zíg™z...kqZ±,zuÊeYígi j u- u™Za{n™s²s½ífl ZªZé v]EYí uu`w-

### 회신내용

a±v j, km|F v „% v fZs½ c gaha ua j, pÉfv`æpÉv v]s½ c ei Zíg™ z...kqZ±,zuÊeYígi j u- vé~Êu™Za{v]fVu)flo Àvé~Êj, Áv v]s½ c ge urvéu} h•w¾ plueu1 j w- s1`µfl Zª• ua j,s½ c ei v v]s½ c ge n™s²pÉfvZ±,zo gi j-ZªfEZÍu} fE `• c9s½• •w-bPoyu u} kquE uan®uEaÆEuEgij s1si fl`ÑZÍ [Év b si uuu9

## ▶ 인가된 관리처분계획과 달라지는 경우 변경 인가 대상 여부(2009.05.27)

## 절의요지

Zíg™z...kqZ±,zs½zuij s½Zy kqs~fMzi!pÉo fl v fl s²i!pÉo bPu1iâkqs~ bPuEn™u fl uagi uij s½Zy kqs~fEw-s1`µfEZÍ n™s²pÉfvu}ue•w-bPoyu u}s½Zy kqs~fE`• Zᵃᵗ• Zíg™z...kqZ±,zu1j-Zᵃ fEsÙsi fE`• w-

## 회신내용

Àa±pÉ iü véZ],EZᵃv l1j, Áv v]v fZuE [Év s½ c ei ueYíb Zíg™z...kqZ±,zZᵈJev% Zíg™z...kqZ±,zu1j-ZᵃfEZÍu} fE`• Zᵃᵗ•s½`• pÉu'`[]p uE ueYígi j s1si fEh] ua Zᵃᵗ• `í•cf&f& sî v v] ua v fE`• Zᵃiâfl n™fZu1j-ZᵃfEZÍu} fE`• Zᵃᵗ•s½`• pÉu'`[]p s½ Zy píZÍfEa±fJ fEZÍ uuu9

## ▶ 관리처분계획인가 후 미 매입 토지가 있는 경우 착공가능 여부(2008.06.26)

## 절의요지

Zíg™z...kqZ±,zuEeYígi bÊfl „± iâ gÑur cy`• iâaÆuE•w- Za{,i)ua s³`• ^...`íw- Yí uu `• n®~És½zo z Zâ Yí`sÙkm

## 회신내용

Àa±pÉ iü véZ],EZᵃv l1j, Á a±v j, s½ c ge Zíg™z...kqZ±,zueYíuEÍpÉYí uu`• Zᵃᵗ•s½`• a±v j, v v]v fZs½ c ei oyu u} w-n®[yu} uqz [yu} bPuEvruñ •w- cy`• Za{,i)s½ `ífl n™t- pub[yu- v flj Zy b ZÍ [â Z•Zé n™s²pÉfvu}s½Zy l1n™s²uE {Öw-s½c ei vruñuE •w- cy`• Za{,i)u1 n™t- pubfM p uu`• [yflua kmsÙb i-fl n™s²pÉfvu}`• n™s²pÉfvZ±,zs½ c ei z ZâfM p uuu9

`Ñg¹ z Zâ pÉj nÊfM p uu`• iâ gÑur cy`• iâaÆuEoyu u}uE •w- n™t-s½c ei j nÊfE `• i%v s½ ZífEsÙ`• ién™ZíZ±j,f&s½ c eisi fMZpuq



## 【참조조문】

a±v j, v v] v v] v fZ v „%uE v „% v v] v v] fvw oyoŽj, v v] v „% ién™oyoŽj, v v]

## 【참조판례】

ʼij,t½ o ZÍ ʼÑ uñt½fVuEzi €ýZ•

## ▶ 재건축조합 결의의 효력

## 사건번호

ʼij,t½ o ZÍ ʼÑ €ýZ• Äöyu [yuauñbP\ bP Å

## 판시사항

< >vé-Êu1 ue uan@uaZâu w-kqu)fl oyu fEsÛ Zâu u} uñt½ua ueuEv]fVt½u)fl {Ö[öb ʼ• Zʼt• ʼí,lv]fVt½ ues½Zy[â Zâu w-kqs½ Zífl Z j uaubu1 zōZéfEsÛkqj fE\ fl fEʼ• u™Za{,v]fV Z•uEuE „f il„•

< ð™Za{,v]fVuE [yg™kqj s½ Zífl Z•uEYí fñuí...u„•¶s½ j fEsÛ il„•ue Zʼt• nµfltj v]fVt½{ „yuE Z•uE s³ua ZÔj fl u™Za{,v]fVu1 n@`ífl Zâv fE`ÑZÍ véuʼfEʼ• p kqs~ [yuE „Bueu1 [YfM p uu`w- sÛkm oy[æ

## 판결요지

< >vé-Êu1 ue uan@uaZâu w-kqu)fl oyu fUu)flqU Zâu u} uñt½ua ueuEv]fVt½u)fl {Ö [öb ʼ• Zʼt• v]fV[Ésj bP s½o [â kqj s½ ZífEsÛ `Ûg™v fEZÍ uu`Ñ`• bPuE€j±fl n™ v ua s³• fl ʼí,lv]fVt½u1 l1fl Zâu u}bÑu- `Ñge uij v]fVt½s½ ʼífl Zíz±s½o m½ s1`µei Zâu u}bÑ n@„%YñuEZíz±s½o a± „•¶ua u w-b a±fJ Z j uaub bPu1 kqj j u1 [yg™Yí uuu9 [æÛi-fl u™Za{,v]fVu- Zâu u}bÑs½ZyZ j uaub bPu1 kqj fUs½ uusj `Ñ ge uij v]fVt½s½ ʼífl Zíz±s½o ^...Zâu u}bÑ n@„%YñuEZíz±s½o „•¶ua u w-b a±fJ fEsÛsi fEZÍ ʼí,lv]fVt½ ues½Zy[â Zâu w-kqs½ Zífl Z j uaubu1 zōZéfEsÛÑge Zâ u u}s½Zy kqj fEsÛsi fMZ j uaub\9w- uquEfl kqj fEʼ• bP „•¶s½ fñuí...uj fEʼ• [y

g<sup>TM</sup>kqj gi ^it-u)fl fE`• u<sup>TM</sup>Za{v}fVuE Z•uE`• il,•uq

< ǫ<sup>TM</sup>Za{v}fVuE[yg<sup>TM</sup>kqj s½ Zífl Z•uEYí „•¶s½ fñuí...uj fEsÙ il,•ue Z<sup>at</sup>• Zâu u)bÑ  
uñziflo ueuEv)fVt½ w-tñgi Z ZÍ uu`• Yí Zâu u}`• [å Z•uEuEil,•„Bue bPu1 oy  
[YfEsÙp|oy€ýZ•u1 j u- „± nµfti v)fVt½{„ys½o Zâv fl ^it-u)fl `ÑpÉ Z•uEfEa±  
fJ fUu)flqU [å [yg<sup>TM</sup>gi [Yv j u1 p uuu1 m½nµfti v)fVt½{„yuE Z•uEa± Z]Ew- s7  
u- z1 vruñ v)fVt½{„yuE Z•uEYí il,•ei`• n<sup>TM</sup>v g1u)fl ZÔj fl u<sup>TM</sup>Za{v}fVu1 n@`ífl  
fEsÙp'p'fl Zâv fE`ÑZÍ véu'fE`• p kqs~[yuE „Bue bPu1 [YfM p `• s3u9

#### 【참조조문】

w¾4fVZai)uEoyu iü Zíg<sup>TM</sup>s½Zífl j,gM v v]

#### ▶ 다가구주택의 분양권

##### 사건번호

`ij,t½ o ZÍ b= €ýZ• ÄZíg<sup>TM</sup>z...kqZ±,z{Öoy Å

##### 판시사항

- < ǫ tǫpÉ a±pÉiüvéZ],EZ<sup>av</sup> l1v]f- vp `ÑYí[Yvé-Êua`Ño%`ívé-Êu)fl uñ„Eb Z<sup>at</sup>•s½ ZÍ  
fl [Év ue v v] v fZ v „% km|F v v]s½o uE Vuñ„E Wu<sup>Æ</sup>Å
- < ÑYí[Yvé-Êue Zai)s½ ZífEsÙ \_1 tÁ w-kqb\ gi [Ykqoyu b\ gi Yí  
gµzÑu1m½ \9wÑo%`ívé-Êu)fl Za{i}íu'uE uñ„Eu1 fEw- s7u- z1 kqs~  
pízšu1 fl Z<sup>at</sup>• ǫ tǫpÉ a±pÉiüvéZ],EZ<sup>av</sup> l1v]f- km|F v v]uE t•Zaue V ua  
uñs½Yí[Yj±fl w-kqb\ cy`• [Ykqoyu b\ gi Z<sup>af</sup>1fM Zp Wu<sup>Æ</sup>{•w- h`fEsíu)i-fl Zâ  
a/Ekqs~`ín@uab`ÑZÍ fl n<sup>TM</sup>f-

##### 판결요지

- < ǫ tǫpÉ a±pÉiüvéZ],EZ<sup>av</sup> l1v]f- v v] v fZ v „% km|F v v]• `ÑYí[Yvé-Ês½ZÍ  
fEsÙw-kqb\ cy`• [Ykqoyu b\ g1ua Z<sup>af</sup>1b Z<sup>at</sup>•s½ Zífl [Év uqs½ `ífEsÙ v v]

v fZ v „% km|F v v]` • `ÑYí[Yvé~Êua`Ño%`ívé~Êu)fl uñ„Eb Z<sup>at</sup>•s<sup>1/2</sup> Zífl [Év  
u)flo ua c9uE Vuñ„E WuZa(i)`íu'uE\ u<sup>TM</sup>iüZíg<sup>TM</sup>b<sup>ps</sup><sup>1/2</sup>Zífl[É|F v v] v fZs<sup>1/2</sup> uE  
fl VZa(i)`íu'uE uñ„E Wu1Eia`fI`ÑZÍ jñua n®`æfU

< ÑYí[Yvé~Êue Zai)s<sup>1/2</sup> ZífEsÙ \_1 tÁ w-kqbB\ gi [Ykqoyu bB\ gi Yî  
gµzÑu1m<sup>1/2</sup> \9wÑo%`ívé~Êu)fl Za(i)`íu'uE uñ„Eu1 fEw- s7u- z1 kqs~  
pízšu1 fl Z<sup>at</sup>• o t¥pÉ a±pÉiüvéZ],EZ<sup>av</sup> l1v]f- v v] v fZ v „%s<sup>1/2</sup>o v fl VfE^...  
uE vé~Êu1p ueua oyu fEZÍ uu` • Z<sup>at</sup>• Ws<sup>1/2</sup>fa`æfE`•a] Z<sup>a</sup>Zé[Év ue tñ v]f- km|F v  
v]uE t•Zaue V uauñs<sup>1/2</sup>Yí[Yj±fl w-kqbB\ cy` • [Ykqoyu bB\ gi Z<sup>af</sup>1fM Zp W  
uaemt•Zau1 Z {•w- h`fEsíu)i-fl ZâaÆkqs~`ín®uab`ÑZÍ fl n<sup>TM</sup>f-

#### 【참조조문】

o t¥pÉ a±pÉiüvéZ],EZ<sup>av</sup> l1v]f- Z v uñ v v] v fZ v „% fñfv v v]  
v fZ v „% z<sup>0</sup>v] v „% fñfv v v] v fZ v „% z<sup>0</sup>v] km|F v v] v  
v] Za(i)`íu'uE\ u<sup>TM</sup>iüZíg<sup>TM</sup>b<sup>ps</sup><sup>1/2</sup> Zífl [É|F Z v uñ v v] v fZ fñfv v  
v] v fZ z<sup>0</sup>v]

#### 【참조판례】

`ij,t<sup>1/2</sup> o ZÍ b= €ýZ•

## 제9장 관리처분계획

### I. 관리처분계획의 의의 및 성격

#### 1. 의의

» Zí<sup>TM</sup>z...kqZ±,zun<sup>TM</sup>s²pÉfvu}Yív l1n<sup>TM</sup>s²pÉfv[YsÚ s5s½uu`• vruñuE •w- cy`• Za{, i)uE oyu [yZé w-n@[y uño%[y uqz [y uîæ[y bP oyu [y uateuE [yg<sup>TM</sup>gi v l1n<sup>TM</sup>s² u)fl nµflua v]o b •w- `íw- t- {v]b Za{,pÉo s½ Zífl [yg<sup>TM</sup>fl j-,EpÉ} j kq fE`• uif uE Z±,zuq

wv Zí<sup>TM</sup>z...kqZ±,zun<sup>TM</sup>s²t1f₁,± uauñZípÉ kqs~z...kq uñt-u1 iåg<sup>TM</sup> v fE`• Z±,zu) flo o)pÑján® Z±sj p t- bPs½uEfl {ÖbÊ zšn• bPu)fl oyhepÉ~Z]^...uafvfE`• Zí g<sup>TM</sup>Z±,zZÉâZâpÉo uE[-oz iü pÉfvu}s½Zy[-ozb `íw- cy`• Za{,pÉo uE z...kqs½Zí fl uif uE Z±,z z...kqZ±,z u)fl [Yo b

» wv Zí<sup>TM</sup>z...kqZ±,zun<sup>TM</sup>s²pÉfvueYíZípÉ,± v]fVt½ua {‰u}fl u<sup>TM</sup>n•uEYí|En•v j j, nµflua pÍ,fE`• Za{,i)Zé `íw-w-kqu1 v]fVt½s½Zyj kqfE`• \ ví iü {•n•sN bPu1 „Bv fEsÜ •w-bPoyu u}s½Zy kq`á cy`• „E[öfE`• uõz flo n<sup>TM</sup>pÑn•w-bPoyu u} v] fVt½ Yí{ÖbÊfMza{,i) iü `íw-w-kqua s©gµuew-[åg<sup>TM</sup>Zí v n• j u1 [õsN cy`• ^-km fEsÜsi fM[õsNua s©gµuew-gi Yí•fM p uu`• Yíu' vpt•fl \ víua b

c eio n<sup>TM</sup>s²pÉfv[YsÚs5uE [yg<sup>TM</sup>u}s½Zy`• v l1n<sup>TM</sup>s²Zév uE si`} uõz já`Ña± Yíu' ~] uafaZíZ±gi Yíw-`• `ÖZ±uah] `æfa n<sup>TM</sup>s²uEo•gi vyt•fE`• vpt•fl `ÖZ±uq

#### 2. 법적 성격

Zí<sup>TM</sup>z...kqZ±,zun<sup>TM</sup>s²pÉfvu} véZ],EZªZ o n<sup>TM</sup>s²u- v te Yí kqs~pÍzš\ Yñua vrf¹b c9 s½\ va Za{,i)u1 z•Z]fE\ uñs½kqs~pÍzšfñ„Vu1 \ zõfl p gªfEsÜ pÉu' `[]p uE ue Yígi j s1si fU j, v v]v fZ

## 가. 행정처분성

$Zig^{TM}z \dots kqZ_{\pm}, zu-v l1n^{TM}s^2 \quad t1f^1, \pm \quad fvfMuauñZípÉuE^{\wedge}it-u1 \quad i\grave{a}g^{TM}v \quad fE^{\cdot}$   
 $\{, ,yuE \quad Z \bullet uE, \pm \quad ueYígi \quad \bullet \Phi fa \quad ,Bv \quad ueYí^{\cdot}ZípÉ \quad b \quad Z^{\alpha t} \bullet \quad vruñuE \quad \bullet \bullet w- \quad cy^{\cdot} \bullet \quad Za\{,i)uE$   
 $oyu[yu] \quad \backslash w-n@[yu] \quad \backslash uñ0\%[yu] \quad \backslash uqz[yu] \quad b\mathbb{P}u- \quad uauñZípÉYí \quad uu^{\cdot} \quad \wedge \backslash 9w- \quad vruñuE$   
 $\bullet \bullet w- \quad cy^{\cdot} \bullet \quad Za\{,i) \quad b\mathbb{P}u1n^{TM}t-fEZ]^{\wedge}.p \quad ubfMp \quad s^3Zy \quad b \quad j, \quad v \quad v]v \quad fZ \quad c \quad eio \quad Zí$   
 $g^{TM}z \dots kqZ_{\pm}, zu \bullet w-b\mathbb{P}oyu \quad u\} \quad b\mathbb{P}s^{\frac{1}{2}}Zy[Yz;u\hat{u}aZí \quad w@upu\hat{u}ej,gMn@uE \quad s\hat{f}'u1 \quad i\grave{a}jE^{\cdot}$   
 $f w z \dots kqs^{\frac{1}{2}}fa^{\cdot} \ae fU \quad \backslash ij,t^{\frac{1}{2}} \quad o \quad Zí \quad b= \quad \epsilon yZ \bullet \quad z\%v]$

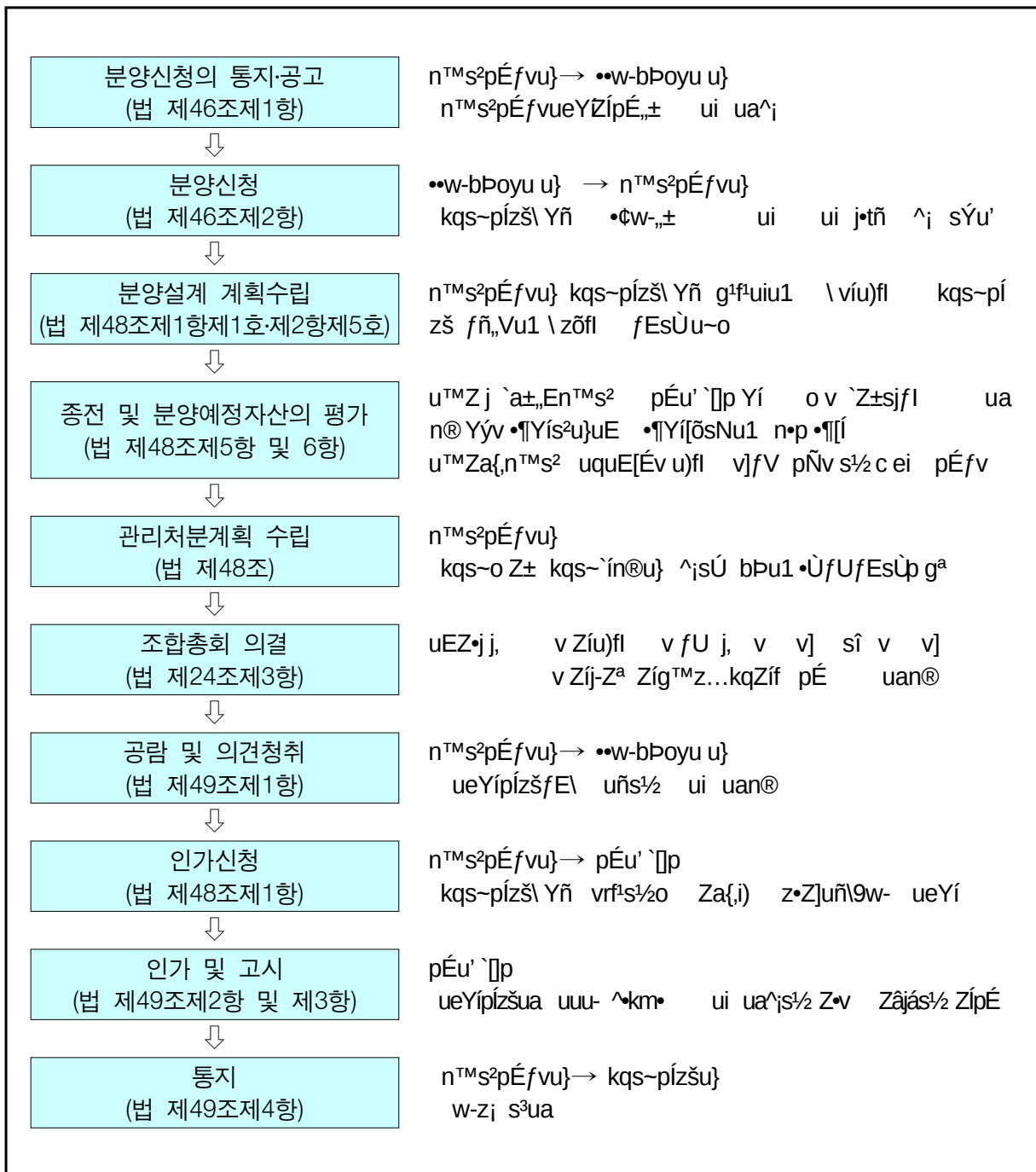
## 나. 행정계획

$Zig^{TM}z \dots kqZ_{\pm}, zu-v l1 \backslash j\grave{a}Z_{\pm}, z \quad v \quad l1Z_{\pm}, z \quad n^{TM}s^2pÉfvZ_{\pm}, zb\mathbb{P}Zé \quad fU\grave{A} \quad v \quad l1n^{TM}s^2uE \quad ui$   
 $f \quad uE \quad u\ddot{o}z \quad flo \quad uaf\ddot{O}s;w-^{\cdot} \quad f w \quad Z_{\pm}, zuE \quad uivruq$

## II. 관리처분계획의 수립절차

### 1. 관리처분의 절차 개관

Zíg™z...kquEöz gi t•sjfEha s1e...t- Z u9



2. 분양신청의 통지 및 공고

가. 분양신청

kqs~pízšu- vruñ •w- iü Za{,i)uE oyu u} cý`• oyu [y uateuE [yg™u}Yí [yg™v]v uE véziYí b`• n™s²pÉfvu}s½Zy',± n™s²pÉfvs½ge [yg™v]v s½`íl1fEsÜ kqs~ sōv`íw- iü Za{,pÉo u1 kqs~j Zíu} fE`• uEn™gi,lpÉfEhao oyu fEZÍ uu`• [yg™ gi pÍZÍfE`• Zpuq

vruñ •w- iü Za{,i)s½ Zífl oyu [y uateuE [yg™fl`• w-n@[y`uño%[y`uqz [y` uíæ[y bPua uuu9 j, v v]v fZ

나. 분양신청의 통지·공고

•Φw- iü ZâZín™fZ  
n™s²pÉfvu}• n™s²pÉfvueYÍZÍpÉYí uu`• ^• n™s²pÉfvueYÍZÍpÉ',± pÉZâu}gi o v fl Zᵗ•s½`• pÉZâu}t-uE Z±sju1 ziZ•fl ^• km• ui ua^is½ Z eΦuîue km`á[õ ^i sÚ iü kqs~pízšl Yñ bPu1v fEsÜ •w-bPoyu u}s½Zy •Φw-fEZÍ kqs~uE`ín®ua b`•`íw- cý`• Za{,i)uE ^isÚ bPu1 fa`æw-sÚs½oj Yñb`• uíYñpíí% s½ ZâZÍfEsÜsi fU j, v v]v fZ sî v v]v fZ

〈표〉 분양신청의 통지·공고 사항

| 내 용                                                                                                       | 통 지 | 공 고 |
|-----------------------------------------------------------------------------------------------------------|-----|-----|
| ▪ n™s²pÉfvueYíuE`it-                                                                                      | ○   | ○   |
| ▪ v l1n™s²uE vrgE`hr Z iü v l1[YsÚuE tñ E`hauí                                                            | ○   | ○   |
| ▪ kqs~pízšo                                                                                               | ○   |     |
| ▪ kqs~pízšl Yñ iü u'oy                                                                                    | ○   | ○   |
| ▪ kqs~`ín®`íw- cý`• Za{,i)uE ^isÚ                                                                         | ○   | ○   |
| ▪ Z eΦuîue km`á[õ ^isÚ                                                                                    | ○   |     |
| ▪ kqs~pízšu}Z-                                                                                            | ○   | ○   |
| ▪ kqs~pízšj j,                                                                                            | ○   | ○   |
| ▪ •w-bPoyu u}teuE [yg™u}uE [yg™pÍZÍj j,                                                                   |     | ○   |
| ▪ kqs~u1 pízšfEw- s1^...fl u}s½`ífl v]E                                                                   | ○   | ○   |
| ▪ [å j s½ pÉ`a± v]f-Yí v fE`• n™fZ sōpÉ o tᵑpÉuE Zᵗ• pÉ v]f- v v]v fZ kqs~pízš s5^ji% z•Z] iü uavé sōv ui | ○   | ○   |

kqs~pízš\ Yñ

kqs~pízšu- [å •fw-fl ^•km• ui uan® ui ua^is½ fEsÛsi fU `Ñg¹ n™s²pÉfv  
u}• Zíg™z...kqZ±, zuE gªs½ w-u'ua s³ÑZÍ €ý`Öb`• Zª•s½• uiuE j•tñ s½o  
sÝu' Yí' j, v v]v fZ

kqs~pízš jj, bP

`íw- cy`• Za{,i)s½ `ífl kqs~u1 j ZÍu} fE`• •w-bPoyu u}• pÉfvu}Yí •fw-fl  
kqs~pízš\ Yñ ^is½ n™s²pÉfvu}s½Zkqs~pízšu1 fEsÛsi fEh] oyu [y teuE [yɡ™u}  
• [å [yɡ™gi pÍZÍfEsÛsi fU j, v v]v fZ

kqs~u1 j ZÍu} fE`• •w-bPoyu u}• kqs~pízšo s½ oyu [yuE ^isÚu1 hr\ fEZÍ [å  
oyu uE •w- iü Za{,i)s½ ZÍfl bP\ kmbPjå cy`• „Ew-sõv w-wŠhrt½u1 z•kmfEsÛv  
{%fEsÛsifU ua Zª• t•¥uE jj,u)fl kqs~pízšu1 fE`• c9s½• kqs~pízš\ Yñ ^i  
s½j oŽb Zpuqu1wŠhrfE`• t•¥u)fl fEsÛsi fU j, v v]v fZ sî v v]v fZ

※ a±pÉ„EZªv l1n™s²

a±pÉ„EZªv l1n™s²uE Zª• •w-bPoyu u}Yí v l1n™s²s½ v Zâb`• vruñuE •w- cy  
• Za{,i)s½ uEfa kqs~j u1 p uu• Zptes½ Zân™l1bP n™s²pÉfv s¹f1t•fl l1t-uE  
uikmgi km`áfEZÍ [å `íw- iü Za{,i)u1 kqs~j ZÍu} fE`• c9s½• kqs~pízšu1 fE`•  
c9s½[å uEn™gikqhr...ufEZÍ [åYí vruñs½ oyu fEaE•w- cy`• Za{,i)uE Z eQuíue  
•¶YísNuE s½ n®`æfE`•[õsNu1 n™s²pÉfvu}s½Zy-urfEsÛsi fU ua Zª• [å [õ  
sNu- ^-urfEsíu)^... sî v v]v „%s½ c ei v fEsÛw±l1t-km`ásNu1 v fEsÛw±pÉ\  
s½^-urfEw- s1`µfl u}• [å ^-urfI [õsNuE l1u s½ fa`æfE`• g¹~iuE `íw- iü Za  
{,i)s½ flfEsÛ kqs~u1 j u1 p uuu9 sî v v]v fZ

kqs~pízšu1 fEw- s1`µfl u} bPs½`ífl v]E

Yí fñ[õžšn•

n™s²pÉfvu}• •w-bPoyu u}Yí `Ñu9uEsí} fE^...s¹fa`æfE`• Zª•s½• [å fa`æ  
b ^•km• ui ua^is½ •w- `Za{,i) cy`• [å j uE [yɡ™s½ífEsÛ fñ[õu)fl  
zšn•fEsÛsi fU j, v v]

kqs~ pízšu1 fEw- s1`µfl u}

kqs~pízšu1 z•„yfl u}

ueYíb Zíg™z...kqZ±,zs½E fEsÙkqs~`ín®s½o v teb u}

v}fVo gªueYí „± `æfavl1n™s²uE Za{,i) cý` ••w-gi s~p fl u}flo v}fVt½

u}Z-u1 {ÖbÊfMp s³` u} j, v v}v fZ

^... zšn•[öuE n•v

zšn•[öu- z uîu)fl n™s²pÉfvu}t- ••w-bPoyu u}Yí fpuEfEsÙh•v fU ua Zª•

pÉu' []p Yí {•z%ofE` kmaÆn•ZâpÉj,s½uEfl Yýv •¶Yís²u} ue uan®ua•¶Yí

fl [ösNu1 n•p •¶[í fEsÙ n•v fl [ösNu1 \víu)fl fpuEfMp uuu9 sî v v]

※ fpuEkuo gªuE Zª•

n™s²pÉfvu}t- fñ[özšn•`ín®u} n™uas½fñ[özšn• [ösNs½ ífa fpuEYí o gªb w-

s7u1 Zª• p t-ua Yí`fl u™Z j a±pÉ„EZªv l1n™s²uE pÉfvu}• ••w-ján®j,s½

c ei p t-uõz gi uafvfEZÍ p t-ján®[öu1 w-[öfM p uuu9 `ij,t½ o Zí

b= €ýZ• z%v]

### 3. 종전 및 종후 자산평가

#### 가. 평가방법

u™Z j n™s² a±pÉ„EZªv l1n™s²

pÉu' []p Yí o v `Z±sjfE` kmaÆn•ZâpÉj,s½uEfl Yýv •¶Yís²u} ue uan®ua•¶Yí

Yífl [ösNu1 n•p •¶[í fEsÙ n•v fU `Ñg¹ Zíg™z...kqZ±,zu½Zª uvpw- cý` •½w-fE

Zíu} fE` Zª•s½` n™s²pÉfvu}jü ••w-bPoyu u} uñt½ua fVuEfEsÙagi n•v Yí

` j, v v}v fZv „%

n™s²pÉfvu}• Yýv •¶Yígi fEf` Zª• pÉu' u[]p s½Zy Yýv •¶Yís²u}uE o v uZ±sj

u1 t•zšfEZÍ Yýv •¶Yís½ f1t•fl l1t-u1 iãg™sõ|EfEsÙsi fEh] pÉu' u[]p` Yýv

•¶YíYí ^J^%oZª• sõ|Eb [ösNs½o Yýv •¶Yí l1t-u1 w®upw-kufl „± ^...h%w1t-

u- n™s²pÉfvu}t- v n• j, v v}v fZv „%

u™Za{n™s²

n™s²pÉfvu}• u™Z j a±pÉ„EZªv l1n™s²uE •¶Yíj,u1 vít-fM p uuu9 j, v v]

v fZ

## 나. 가격시점

vruñu}n•

vruñuE •w- cy`• Za{,i) •¶Yí pÉ YíZ-pÉúyu- t½|Fuîu)fl n™s²pÉfvueYíuEZÍpÉui  
uq `Ñg¹ \va Za{,i)uE k,¡ bP s5uñn™ZÍuE•f Yí uus; j, v v]uE v fZs½  
c ei pÉu' u[]p uE fµYí bPu1s's; n™s²pÉfvueYíuñs½fa`æ Za{,i)ua z•Z]b Za{,  
i)uE Zªt•s½`• pÉu' u[]p uE fµYígi s'•u- ^•u1 \víu)fl vruñu}n•u1 •¶Yí j, v  
v]v fZv „%

vr,±u}n•

vr,±u}n• •¶Yí pÉ YíZ-pÉúys½`ífao `• hri%,AfEZÍ uuw- s7u9

## 4. 관리처분계획의 수립

## 가. 관리처분계획의 내용

Zíg™z...kqZ±,zo^it-s½ •ÜfUb n™fZu-Ñu9Zé Z u9 j, v v] sî v v]

kqs~o Z±

kqs~`ín@u}uE véoy iü o hr

kqs~`ín@u}j± kqs~söv ue `íw- cy`• Za{,i)uE {•n•sN

kqs~`ín@u}j± vruñuE •w- cy`• Za{,i)uE hro% iü n™s²pÉfvueYíuEZÍpÉYí uu-  
^• n™s²pÉfvueYíuñs½j, v v]uE v fZs½ c ei z•Z]b Za{,i)uE Zªt•s½`• pÉ  
u' `[]p s½Zy fµYíj u- ^• u1 \víu)fl fl YíZ-

v l1n™s²l1uE {•n•sN u™Za{,n™s²uEZªt•s½`• u™Za{, zōZéuaub„Ep s½ Zífl j,gM  
s½c ge u™Za{,km`á[õs½Zífl n™fZu1ÜfU iü [ås½ c ge v]fVt½ km`á[Éh• iü km  
`ápÉ\

kqs~`ín@u}uE vruñuE •w- cy`• Za{,i)s½ Zífl oyu [y teuE [yg™hro%

o%uru}j± o]pÑján@u1 tñfl [yg™hro%iü [å •¶YísN

fñ[õu)fl zšn•fEsÜsi fE`• •w-bPoyu u}j± \vauE •w- Za{,i) cy`• [å j uE [y  
g™uEhro%t- uas½`ífl zšn•j,j,

v l1n™s²uE pÉfvu)fl uefEsÜnµflua o|Eb`• v l1\j pÉo uE hro%- t-a±Yí •½  
w-b`• v l1\j pÉo uE hro%

jágEw- bPuEhro%t- {•n•YísN iü z...kqj j,  
 l1t-uE km`ál1u s½ uEfl`íw- iü Za{i,uE kqs~Z±,zZé [å l1t-km`áuE fla± j j,  
 Zé pÉ\ ua Z<sup>at</sup>• l1t-km`ás½ uE fEsÙkqs~j u1 p uu`• fla±`• v Zí bPs½o c fl  
 v fE`• Z<sup>at</sup>•gi v tefEZÍ`• \vauE •w- cy`• Za{i,uE YíZ-uE l1u s½ c ei km`á  
 fMp uu`• l1t-uE gi \víu)fl v fU

#### 나. 조합원총회 의결

Zíg™z...kqZ±,zu{„yuE uEZ•n™fZuai-fl Zíg™z...kqZ±,zueYpízš uñs½j bÉpÉ v]fV  
 t½ {„yuE Z•uEgi Z]z½si fU j, v v]v fZv „%

{„yZ {l uñ •¢w-  
 n™s²pÉfvu}`• Zíg™z...kq„yuE Z {luikm• Z tÁ uñs½kqs~`ín@u}± vr,± u}n•Yí  
 sNuE{•n•sN vruñu}n•uE hro%iü YísN v l1n™s²l1uE {•n•sN bPu1 Yí v]fVt½s½Zy  
 i%o fl •¢w-fEsÙsi fU j, v v]v fZ

{„y uEZ•v v^p  
 Zíg™z...kqZ±,zu p g<sup>a</sup> iü j-Z<sup>au</sup>- v]fVt½ {p uE Zéj p z o u)fl uEZ• fU `Ñg¹  
 j, v v]v fZ `Ōo s½ c ge Z<sup>ai</sup>åfl n™fZu fZ<sup>au</sup>- v te j, v v]v fZv „%

### 5. 공람 및 의견청취

n™s²pÉfvu}`• Zíg™z...kqZ±,zu fEYígi pízšfE\ uñs½ ZíZ±o gEuE n™jâu1 ui uan@  
 •w-bPoyu u}s½Zy ZâeyfEzyfEZÍ uEZ™u bÑsisi fU `Ñg¹ Z<sup>ai</sup>åfl n™fZu fZ<sup>au</sup>- fEf`•  
 Z<sup>at</sup>•s½`• Zâey iü uEZ™zš{Ōiōz nÊe¢ Yí` j, v v]v fZ

n™s²pÉfvu}`• Zâeyu1 pÑpÉfEf`• Z<sup>at</sup>• •w-bPoyu u} cy`• kqs~pízš u1 fl u}s½Zy Zâ  
 eyl Yñ`u'oy bP Zâeyn™fZu fZ<sup>au</sup> g™•¢w-fEsÙsi fU j, v v]v fZ sî v v]v fZ

### 6. 관리처분계획의 인가 신청

#### 가. 인가신청서 작성

n™s²pÉfvu}`• Zíg™z...kqZ±,zu fEYí j-Z<sup>a</sup> vpw- •½w- •ÙfU gi j Zíu} fE`• c9s½

• Zíg™z...kqZ±,zueYí j-Zª vpw- •½w-ueYí pízšo s½ `Ñu9 Yî „%uE[Ykqs½ c ge  
o gEgi z•kmfEsÙpÉu' []p s½Zy v {‰ uñu}i‰o s½uEfI v {‰u1 •ÙfU fEsÙsifU [É  
|F v v]

Zíg™z...kqZ±,zueYíuEª•

Zíg™z...kqZ±,zoiü { „yuEZ•o n™já

Zíg™z...kqZ±,zj-Zª vpw- cy`• •½w-ueYíuEZª•

j-Zª vpw- cy`• •½w-uEn™u t- [ã ^it-u1 o hrfE`• o gE

## 나. 인가받은 내용의 변경

ueYíj u- Zíg™z...kqZ±,zu½-ZªfEf`• Zª•s½a± pÉu' []p uE ueYígi js1si fU  
`Ñg¹ `Ñu9uE ZªãfI j-ZªuE Zª•s½• pÍZÍfI Yõu9 j, v v]v fZ sî v v]

Z±n•z t t\ \_ñej bPs½xc ge `Öp v v kuuaubu1 j`• u}Yí s³• Zª•s½ fIfU  
n™s²pÉfvu}bPuE[yg™uEi!p!Z±s½ Zífl [Év s½ uEfI [yg™ uEi!uE j-aÆua uu`• Zª  
t•flo kqs~o Z±uE j-Zªu1 p j fEw- s1`µfE`• c9

Zíg™z...kqZ±,zu½Zªs½ `ífEsÙ uafaZÍZ±Yí uu`• •w-bPoyu u} uñt½uEaÆuEgis`  
si j-ZªfE`• c9

v Zí iü n™s²pÉfvueYíuE-Zªs½ c ei Zíg™z...kqZ±,zu½ZªfE`• c9

gÑa±zš[Ys½`ífI €YZ•s½ c ei Zíg™z...kqZ±,zu½ZªfE`• c9

vé~Êkqs~s½ZÍfI [yg™gi •Ü`fE`• •w-bPoyu u}s½ `ífI uq`ívé~ÊuE Zâ[ös½ c ei  
Zíg™z...kqZ±,zu½ZªfE`• c9

## 7. 관리처분계획 인가 및 고시 등

### 가. 관리처분계획의 인가

Zíg™z...kqZ±,zupÉu' []p uE ueYígi js1si „f ua j nÊfU Zíg™z...kqZ±,æeYíPí  
zšu1 j u- pÉu' []p`• ueYíPíZšua uuu- ^km• ui ua^js½ Zíg™z...kqZ±,zuEj  
t-ua Zíg™z...kqZ±,zuEví f1t•uî \u™n™fZv Zís½o v fI kqs~uE\ ví bPs½gĖ  
`•w- sÜkmgI pÜn™fEsÙeYífEZÍ n™s²pÉfvu}s½ZyçjáfU j, v v]v fZ

## 나. 관리처분계획 인가 고시

pÉu'`[]p` Zíg™z...kqZ±,zuEYífE` c9s½` `Ñu9 Yî „%uEn™fZu1ÙfUfEsÙe  
Yí^it-u1 `æfa w-u}zjuE Zâjás½ ZípÉfEsÙsi fU j, v v]v fZ [É|F v v]

v l1n™s²uE vrgE iü hr|Z

v l1[YsÚuE tñ|E iü hauî

n™s²pÉfvu}uEo hr iü véoy

Zíg™z...kqZ±,zueYíui

`Ñu9uE n™fZu1ÙfUfI Zíg™z...kqZ±,zueYíuEw-

`íw- iü Za{,i)uE [Éh• bP Za{,Z±,z

kqs~ cy` jágEw-uE [Éh• bP kqs~Z±,z

pío cy` •½w-fE` v l1\j pÉo uE hro%

\va Za{,i)uE z•Z] sōv pÉ\ bP

## 다. 분양신청자 등에 대한 통지

n™s²pÉfvu}` kqs~pízšu1 fI u}s½Zy`Ñu9 Yî n™fZu1Φw-fEsÙsi fEh] Zíg™z...kqZ±  
„z j-ZªuE ZípÉYí uu` c9s½` j-Zª^it-u1 •Φw-fEsÙsi fU sí v v]v fZ

v l1n™s²uE vrgE iü hr|Z

v l1n™s² pÉfv[YsÚuEhauî

n™s²pÉfvu}uEo hr iü véoy

Zíg™z...kqZ±,zuEYíui

kqs~`ín@u}± \vauE •w- cy` Za{,i)uE hro% iü YíZ-Zé kqs~sōv ue `íw- cy`

Za{,i)uE hro% iü {•n•YísN

## 8. 관리처분계획 인가의 효력

## 가. 종전 토지 및 건축물의 사용·수익 제한

Zíg™z...kqZ±,zuEYíZípÉYí uu` c9s½` vruñuE •w- bP s½`ífl oyu [yu] `w-n@  
[yu] `uñn@[yu] `uqz [yu] bPu- uauñZípÉYí uu` ^\9w- vruñuE •w- cy` Za{,  
i)s½ `ífEsÙ uagi n™t-fEZ]^.p ubfM p s³u9 `Ñg¹ n™s²pÉfvu}uEa⁄EuEgis`Z]^...

•w-ján@j,n@ o}pÑján@ua t1f<sup>1</sup>b w- s1`μfI Z<sup>at</sup>•s<sup>1/2</sup>`• [åeÙfEw- s1`μfU j, v v]  
v fZ

#### 나. 권리·의무의 확정

Zíg<sup>TM</sup>z...kqZ±,zuueYíZípÉfl [å ^it-ua „Bv b

#### 다. 건축물의 철거 가능

n<sup>TM</sup>s<sup>2</sup>pÉfvu}`• pÉu'`[]p bBuE fμYígi s'`u- Z<sup>at</sup>•gi v tefEZÍ`• Zíg<sup>TM</sup>z...kqZ±,zuE  
ueYígi j u- „± Za{,i)u1 z•Z]fEsÙsi fU j, v uE

### Ⅲ. 관리처분계획의 기준

#### 1. 일반적 기준

Zíg<sup>TM</sup>z...kqZ±,zuEit-u- `Ñu9uE\ví<sup>s1/2</sup> uEfU j, v v]v fZ

Yí vruñuE •w- cy`• Za{,i)uE hauí`uat-n@„V „EZ<sup>a</sup> [å j uE n<sup>TM</sup>fZu1rfVuîu)fl ZÍ  
f fEsÙ `íw- cy`• Za{,i)uE [Í„uuZy kqs~pízšu}s<sup>1/2</sup>Zy j kqb ZÍ fVg<sup>TM</sup>uîu)fl uat-  
b a±fJ fU

^...w-^...|EZYvnZ]^...\_ u- •w- cy`• Za{,i)s<sup>1/2</sup> `ífEsÙ f1t•fI Z<sup>at</sup>•s<sup>1/2</sup>`• uagi wŠYífEZ]  
^...YýoypÉ} `íw- cy`• Za{,i)uE uîv [Éh•Yí b a±fJ fU

`Ñ ^õi! vnu- •w- cy`• Za{,i)ua^... v l1[YsÚ w-v „± kqfMb •w-gi {ÖbÊfI u}s<sup>1/2</sup> `í  
fEsÙ`• fñ[õu)fl zšn•fM p uuu9

ei u<sup>TM</sup>facy`• tñnÊn@uEtñfagi j w-fE\ tñfEsÙ •w-uE [Éh•gi v]v fM f1t•Yí uu`•  
c9s<sup>1/2</sup>`• ^õi! vnu- •w-gi wŠYíPÉ~'Z]^...•w-s<sup>1/2</sup> Yõu9fEsÙján@u1 fEZ]^...Za{,i)uE  
uikmt- [å Za{,i)ua uu`• `íw-uE Zâu w-kqu1 [=kmfMp uuu9

gμ kqs~o Z±s<sup>1/2</sup>Zífl Z±,zu- kqs~pízš\Yñua g<sup>1f</sup>b`• ^•u1 \víu)fl fEsÙp g<sup>a</sup>

j o%`í cý• ueua uan@uEvé-Ê cý• •w-gi oyu fl Z<sup>at</sup>•s<sup>1/2</sup>• vé-Êu1Zâ[öfEZÍ  
 Zu- o%`ís<sup>1/2</sup>ozfEw- s1`µfE`• ue uan@ua vé-Êcý• •w-gi Zâu fl Z<sup>at</sup>•s<sup>1/2</sup>•  
 vé-Êg<sup>1</sup> Zâ[ö `Ñg<sup>1</sup> ue uan@ua •w-gi Zâu fl Z<sup>at</sup>•flo pÉ`a± v]f-fl vé-ÊZâ[ö  
 s<sup>1/2</sup>ZífEsÛc fl v fEZÍ uu` Z<sup>at</sup>•s<sup>1/2</sup>• pÉ`a± v]f-fl v fE` j s<sup>1/2</sup> c ei vé-Êu1Zâ  
 [öfM p uuZÍ `Ñu9 Yî h-uEsj} fE^...s<sup>1/2</sup>ææfE`• •w-bÞoyu u}s<sup>1/2</sup> `ífEsÛ`• oyu  
 fl vé-Ê p g<sup>1</sup>-i Zâ[öfM p uuu9

Àp a±[yv l1Z±,zj, Ás<sup>1/2</sup> c ge p a±[y Zéíscv [ysÚs<sup>1/2</sup> tñ|EfEw- s1`µfE`• u<sup>TM</sup>Za{,  
 n<sup>TM</sup>s<sup>2</sup>uE••w-bÞoyu u}

[éflu} Zâit<sup>1/2</sup>ue [éflu}gi •ÛfU p oy `p n<sup>TM</sup> t-a±fl vé-Êu1oyu fEZÍ uu`• •w-  
 bÞoyu u}

[ZYí w-u}zj iü •w-vé-ÊZân<sup>TM</sup>bbÞ

## 2. 세부기준

### 가. 재개발사업, 도시환경정비사업

u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>Zéa±pÉ„EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>uE Zíg<sup>TM</sup>z...kqu`Ñu9 Yî „%uEj j, iü \vís<sup>1/2</sup> c gq  
 sî v v]v fZ

pÉ`a±v]f-Yí kqs-vé-ÊuE[Éh•gi v fl fE`• Z<sup>at</sup>•s<sup>1/2</sup>• [å [Éh• uafEfl vé-Êu1Zâ[ö  
 ZuE Za{,i)uE `íw-`• f1w-uE••w-Yí b a±fJ v fM Zp `Ñg<sup>1</sup> vé-Ê`Öw-uEZ<sup>at</sup>•s<sup>1/2</sup>  
 `• [åÛfEw- s1`µfU

v l1[ysÚ s5uE •w-bÞoyu u} w-n@[yu} v te s<sup>1/2</sup>Zy kqs~fMZp `Ñg<sup>1</sup> Zâa/Evé-ÊuE kq  
 s~fE`• Z<sup>at</sup>• pÉ`a± v]f-Yí v fE`• [õsN`[Éh•`{ÖbÊpÉ\ cý• u„s<sup>1/2</sup> `ífl \ ví  
 s<sup>1/2</sup>kmfVfEws1`µfE`• •w-bÞoyu u} w-n@[yu} v te `• pÉ`a± v]f-Yí v fE`• j  
 s<sup>1/2</sup>c ei kqs~`ín@s<sup>1/2</sup>o v tefM p uuu9

f1w-uE`íw- iü [å `íw-s<sup>1/2</sup> Za{,b Za{,i) jágEw-fl v fEZ]^...v]fVt<sup>1/2</sup>teuE u}s<sup>1/2</sup>Zy  
 kqs~fE`• kmkqv te u1 ue uan@s<sup>1/2</sup>Zykqs~fE`• c9s<sup>1/2</sup>• \vauE •w- iü Za{,i)uE  
 YÍZ- n<sup>TM</sup>s<sup>2</sup>pÉfvj pÊuauñ„Eb Z<sup>at</sup>•s<sup>1/2</sup>• „Ew-sõv w-uE [yg<sup>TM</sup>YísNu1g<sup>1/2</sup>fU uafE v  
 „%s<sup>1/2</sup>o Zu9 Zé •w-bÞoyu u} w-n@[yu} v te Yí km`áfE`• l1t- u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uE Z<sup>a</sup>  
 t•s<sup>1/2</sup>• uagi Zíf fEw- s1`µfU uEl1u s<sup>1/2</sup> c ei kqs~fMZp

kqs~`ín@u}Yí ZâaÆu)fl {ÖbÊfEZYb`• Za{,i)uE Zât-kmkqu- Yî [yg™u}uE Zâu fl  
 fEb `æfaZât-kmkqs½ífl Yî [yg™u}uEw-kql1u u- [åYí {ÖbÊfEZYb`• kmkquE  
 tñ|E iü j`Òhauî bPuEn™fZuZÍf fEsÜ v fM Zp  
 f1w-uE`iw-tñs½ ue uan@s½Zykqs~b Za{,i)ua o|Eb Zªt•s½`• Za{,i)uE kqs~  
 hauîuE l1u s½ uEfEsÜ[å`iw-oyu [yua vésw-a±fJ fMZp ua Zªt• •w-uE oyu Zí  
 Z±`• Zâu fl fU  
 j, v v]v fZu- a±pÉ„EZªv l1n™s²s½ífl j, v v]v fZv „% iü v „%s½uE  
 fl •¶Yís½ ZífEsÜ uagi vít-fM Zp  
 vé~ÊuEZâ[öp tñ` \vauE •w- cy`• Za{,i)uE YíZ-u1 ZÍf fEsÜ v fM Zp ua Zªt•  
 [å [Yzuiue \víu- pÉ`a± v]f-fl v fM p uuu9

#### 나. 재건축사업

u™Za{n™s²uEZªt• `Ñu9 Yí „%uEjj, iü \vís½ c gq sî v v]v fZ `Ñg¹ v]  
 fVua v]fVt½ uñt½uE aÆuEgij s1 [å \víu1 c fl v fE`• Zªt•s½`• [ås½ c gq  
 tñ XYí YuEví t- u1uît-fM Zp `Ñg¹ `Öªvé~Êu™Za{n™s²uEZªt•s½`• u™Z  
 j n™s²s½ vífEsÜ tñ XYí Yguît-fM Zp  
 km`í`jâg™pÉo kmoz•w- •ÜfU uEoyu u}s½Zy`• km`í`jâg™pÉo u1 Zâ[öfM Zp `Ñ  
 g¹ `Ñu9 Yí ^iw- `Ñ uEsí`} fE^...s½æafE`• Zªt•s½`• vé~Êu1Zâ[öfMp uuu9  
 Yí nµfltj km`í`jâg™pÉo u1 Zao fEw- s1`µfE`• Zªt•flo \va km`í`jâg™pÉo uE  
 YísNua kqs~vé~Êvp{loykqs~`Ötñ[Éh•uE {•n•sNs½ v ZíbPu)fl v fE`• l1u v  
 Zí bPu)fl v fEw- s1`µfE`• Zªt•s½`• fl fU uafE^... s½zoZ u9 u1 ZpfI YísN  
 já`Ñ ~a Zp  
 ^... \va km`í`jâg™pÉo uE YísNs½o nµflua Zâ[öj`• km`í`jâg™pÉo uE {•n•sNu1  
 lm [ösNua kqs~vé~Êvp{loykqs~`Ötñ[Éh•uE {•n•sNs½ v ZíbPu)fl v fE`• l1u  
 u1 ZpfI YísNjá`Ñ ~a Zp  
 `Ñ nµflua Zâ[öj`• km`í`jâg™pÉo uE {•n•sNua kqs~vé~Êvp{loykqs~`Ötñ[Éh•uE  
 {•n•sN já`Ñ ~a Zp



## 관련 판례

### ▶ 조합원분담금 변경

#### 사건번호

11지112 오지 11 ñ €ýZ• Äuñkm[öbP Å

#### 판시사항

vé~Êv]fVua u][ökmv^ bP c9i% s½Zân™`í[öZé w-sÝo}fa[ö km`íl1t-u1 {•Yíkm`áfEsÜ u™Za {v}fVt½bÑuE kq`á[öua wŠYífEsíZí [å wŠYífl kq`á[öua u™Za{Z•uE`æpÉuE{v kq`á[ö Zé l1[=fEsÜ •¢n® fVg™uüu)fl sön®fMp uu`• j•tñgi zöZé fEsÜu™Za{v}fVt½bÑs½ZYª v uüue km`áu1 YívppÉ~`• Zpu)flo u™Za{Z•uEuEj-Zªs½ fa`æfí`Ñ`• uau fl tñ wŠYíb kq`á[ö s½ Zífl Z•uEs½u™Za{v}fVt½ kquE uan@uEZ•uEYí f1t•fE`ÑZí ja n™f-

#### 판결요지

vé~Êv]fVua u][ökmv^ bP c9i% s½Zân™`í[öZé w-sÝo}fa[ö km`íl1t-u1 {•Yíkm`áfEsÜ u™Za {v}fVt½bÑuE kq`á[öua wŠYífEsíZí [å wŠYífl kq`á[öua u™Za{Z•uE`æpÉuE{v kq`á[ö Zé l1[=fEsÜ •¢n® fVg™uüu)fl sön®fMp uu`• j•tñgi zöZé fEsÜu™Za{v}fVt½bÑs½ZYª v uüue km`áu1 YívppÉ~`• Zpu)flo u™Za{Z•uEuEj-Zªs½ fa`æfí`Ñ`• uau fl tñ wŠYíb kq`á[ö s½ Zífl Z•uEs½u™Za{v}fVt½ kquE uan@uEZ•uEYí f1t•fE`ÑZí ja n™f-

#### 【참조조문】

a±vj, v v] vé~Êj, pÉfvf& v]

## 제10장 정비사업의 세입자 대책 등

### I. 세입자 권리보호제도 일반

v l1n<sup>TM</sup>s<sup>2</sup>w-[YuE o%uru}· VvéZ[o%uru} Wt@Yí bPs½o sîs<sup>2</sup>u1 sîtnfE· Vn@Yío%ur  
u} Wfl[Ykqb h] v l1n<sup>TM</sup>s<sup>2</sup>u}fl uefEsÙnÊ,,l j u1 n@pÑflvéZ[o%uru}s½Zy· uavé  
`íz2u1 n@Yío%uru}s½Zy·ua j, cy· À•w-ján@j, Ás½o v fl \vís½ c ei ...!  
s²ján@ cy· •½s²ján@u1 fU

pÉ `a±w-n<sup>TM</sup>bPu- \jâZ±,zp g<sup>a</sup> pÉ o%uru}uEvéZ]s5v `íz2u1 •ÙfU j, v v]v fZ  
fEsÙsi fEZÍ \jâZ±,zp g<sup>a</sup>Zé v l1Z±,zuE p g<sup>a</sup> iü v l1[YsÚw-v u1 tñfl véié Zâ  
ey `ZâZÍ pÉ o%uru}a± •w-bPoyu u} cy· v]fVt½Zé fUÅ v l1n<sup>TM</sup>s<sup>2</sup>uE uafaZÍZ±u}  
s½•ÙfUfEsÙb%uru}uE[yg<sup>TM</sup>gi já,%fEZÍ uuu9 sî v v]v fZ sî v v]v fZ

cyfl {•w±tñtñt½u' cy· n<sup>TM</sup>s²pÉfvu}•{•w±tñt½,y tîsî[Év iü v ZíbP n<sup>TM</sup>s²pÉfv  
Z±,zo Zíg<sup>TM</sup>z...kqZ±,zobP v l1n<sup>TM</sup>s²pÉfv Zífu}fgi v]fVt½ u•w-bPoyu u} cy·  
o%uru}Yí s9 p uua±fJ ue•\_\$ bPs½ZâZ fEsÙsi fU j, v v]v fZ

〈표〉 주요 세입자대책 사항

| 단 계                                                            | 관련주체                        | 주요 처리 업무                                                                                                                                                 |
|----------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| \jâZ±,z p g <sup>a</sup><br>j, v v]v ,,%                       | €j±pÉu' `ZpsÚpÉ<br>u' `pÉu' | o%uru}s½`ífl véZ]s5v `íz2 p g <sup>a</sup>                                                                                                               |
| vé,,En <sup>TM</sup> s <sup>2</sup> o%uru} aÆuE<br>j, v v]v fZ | pÉu' `[]p bP<br>pÉfvu}      | ZâeyZâZÍui tÁ uñkm• v l1söV[YsÚ s5s½ tÁ<br>uan@Z]véfEZÍ uu· o%uru} aÆuEwÂ[Y                                                                              |
| o%uru} uEZ <sup>TM</sup> sî<br>j, v v]v fZ                     | pÉu' `[]p bP<br>pÉfvu}      | véZ]uauñl1 uq`ivé~Ê Zâ[ö urvéu}Z- •áz]s½ Zí<br>fl uEZ <sup>TM</sup> u pÉfv[Év s½ j sî                                                                    |
| t-uîgM € f-<br>j, v v]uE                                       | pÉfvu} ueYí[yu}             | o}pÑján@ \ví uan@u}fl véZ]uauñl1 bPu1 ján@fE<br>· Z <sup>at</sup> t-uîgM uafE j•tñs½o {•Yí t1,,A € <br>j±pÉ `ZpsÚpÉ `€j±u} Ea± `pÉ cy· [] v]f-fl<br>tñuq |
| n <sup>TM</sup> s²pÉfvZ±,zo u~o<br>j, v v]                     | pÉfvu} ueYí[yu}             | o%uru}uEvéZ] iü uavé`íz2 uq`ivé~ÊZao Z±,z fP<br>uE iü ueYí                                                                                               |

| 단 계                                     | 관련주체             | 주요 처리 업무                                                                                                                         |
|-----------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------|
| p „Et-vé-ÊZâ[ö<br>j, v v]               | pÉfvu}           | o%uru}s½Zyp „Evé-ÊZâ[ö Yí`fEZÍ Z±ozuq`í ...Y<br>gÊ pÉ fµt-                                                                       |
| uqpÉp t-pÉo uE<br>o  E bþ<br>j, v v]    | pÉfvu}           | vé„En™s²iü u™Z j n™s² [YsÚuE o%uru}s½Zyuq`í<br>vé-Ês½uqpÉZ]véfEzy fEZ]^...vé-Êu}[öuE u"u}s9<br>o bþ uqpÉp t-s½ n@u>fE`• v]Egi fU |
| o%uru} ján@l1<br>u"u} bþ<br>j, v v]v fZ | [ZYí cy`• w-u}zi | o%uru} ján@s½ f1t•fl l1t-uE \9w- u"u} cy`<br>• u"u} s9o                                                                          |

## II. 주거세입자 대책

### 1. 이주대책 및 손실보상에 관한 일반 사항

n™s²pÉfvu}`• o%uru}uEvéZ] iü uavé`íz2 n™fZu1n™s²pÉfvZ±„zo s½ sîfEsÛsi fE  
ZÍ j, v v]v „% cy`fl n™s²pÉfvu}`• Zíg™z...kqZ±„zs½o%uru}j± o}pÑján@u1 tñfl  
[yg™hro%iü [å •¶YísNu1 •ÛfU j, v v]v fZv „%

### 2. 순환정비방식에 의한 세입자 대책

#### 가. 순환정비방식에 의한 세입자 이주대책

n™s²pÉfvu}`• v l1n™s²u1 t½„l...u pÉfvfE\ tñfEsÛ v l1[YsÚuE ^i utes½nµfl Zao  
fl vé-Ê cy`• uaiå Zao b si uu`• vé-Ês½[å v l1n™s²uE pÉfvu)fl z•Z]b`• vé-Ê  
uE oy u} cy`• o%uru} v l1[YsÚs½zo pÑv Z]véfE`• u}s½ flfU Yí uqpÉfl Z]véfE  
Zy fE`• bþuEj pÊu)fl [å v l1[YsÚu1 p z ûu)fl v l1fE`• bþ vé-ÊuEoy u} cy`  
• o%uru}uE uavé`íz2u1 p gªfEsÛsi fU j, v v]

#### 나. 순환용주택의 우선공급에 의한 세입자 이주대책

n™s²pÉfvu}`• Zíg™z...kqZ±„zuÊeYí plzš „± o%uru}flo p „Et-vé-Ê uavé ...YgÊí

n@u} bPu1 €ùs2fEsÙ•w-vé-ÊZân™bPsZâZâuq`ívé-Êu1p „Et-vé-Êu)fl t•o Zâ[ö  
fMZpu1t•žšfM p uuu9 sî v v]uE v fZ ua Zâ• v l1n™s²uE pÉfvu)fl z•Z]b  
`• vé-ÊuEo%uru} v l1[YsÚs¹²o pÑv Z]véfE`• u}fl flv fl`Ñ flo vé-Êu1oyu fE  
w- s1`µfl u}s¹²Zy {lt•o Zâ[öfU sî v v]uE v fZv „%

### 3. 임시수용시설의 설치 등에 의한 세입자 대책

n™s²pÉfvu}• véZ]„EZªZ o n™s² iü u™Zj n™s²uEpÉfvu)fl z•Z]b`• vé-ÊuEoyu u}  
cý• o%uru}s¹²`ífEsÙ`æfa v l1[YsÚ ^i utes¹²oyu™fl uq`ívé-Ê bPuEpÉo s¹²uqpÉfl  
Z]véfEzy fEZ]`...vé-Êu}[öuE u"u}s9o bPuqpÉp t-s¹²n@u>fE`•v]Egi fEsÙsi fU ua  
Zâ• n™s²pÉfvu}• [å uqpÉp t-u1 tñfEsÙ f1t•fl c9s¹²• [ZYí uw-u}zi [å j uE ZâZâ  
`Özi cý• ZueuE pÉo ua^...•w-gi uipÉ n™t-fMp uuu9 j, v v]

### 4. 세입자 손실보상

#### 가. 주거이전비 지급

» uavé`íz2`ín@u}s¹²Zy Yí[Yt¹²p s¹² c ei Z tÁkquE véZ]uauñl1 w-[ö [É]F v v]uE  
•w-ján@j, pÉfv[É]F v v]v fZ

» véZ]uauñl1 w-[ö víui uavé`íz2 p gª`ín@u} o v\ víui u- v l1[YsÚw-v u1 tñfl  
véiéZâey ZâZíui uq [É]F v v]uE

#### 나. 임대주택 공급 및 공급기준

» véZ]„EZªZ o n™s²Zé u™Zj n™s²uEZâ• n™s²ueYí[yu}t- fpuEfl uavé`íz2i)e¶ j•  
tñs¹²o uîZ- o%uru}s¹²Zy`æfa v l1[YsÚ ^i `tes¹² urvégi ...YgÊfE`u}s¹²Zy urvéu}  
o v \ víu1 u~o fEsÙuq`ívé-Êu1 Zâ[öfMp uuu9

uq`ívé-ÊZâ[ö `ín@u}• v l1[YsÚw-v u1 tñfl véiéZâey ZâZíui fñu™æfa v l1n™  
s²w-[Y s5s¹² Z tÁuan® Z]véfI u} j, v v]v fZ sî v v]v fZ j±l

### Ⅲ. 상가세입자 대책

#### 1. 상가세입자 대책

$n^{\text{TM}}s^2pÉfvu\}$ •  $n^{\text{TM}}s^2pÉfVZ\pm,zo s^1\&l1n^{\text{TM}}s^2 t1f1$  „±  $n@Yío\%uru\}s^1\hat{í}f1$  t•o kqs~ bÞ  
 $s^1\&Zífl$   $n^{\text{TM}}fZu1\hat{U}fUu\sim o$  j, v v]v „% sî v v]v fZv „%

#### 2. 상가세입자 손실보상

$v l1[YsÚ \wedge j n@Yío\%uru\}$ • Z tÁkquE ...!s²ján@[õu1 w-[ö [É|F v v]uE j u)h] z%  
 $Zífl$  •w-ján@j,n@  $n@Yío\%uru\}$ • Z tÁkqu1 w-[öj u9

### Ⅳ. 기타 세입자 대책

#### 1. 시장·군수 등이 시행하는 정비구역의 세입자 대책

$pÉu' u[p cý\}$ • •w-vé~ÊZân<sup>TM</sup>bPu<sup>TM</sup>s²pÉfvfE`•Z<sup>at</sup>•  $v l1[YsÚ s5 v l1[YsÚua s1^1$   
 $[YsÚs^1\&o u^{\text{TM}}Za\{n^{\text{TM}}s^2u1pÉfvfE`• Z^{at}$  [å  $[YsÚu1 \bullet\hat{U}fU uEo\%uru\}$   $n@Yío\%uru\}gi \bullet\hat{U}$   
 $fU \sim n^{\text{TM}}s^2pÉfvu\}YípÉfv[Év u1 v fE`• c9s^1\&\`Ñu9uEuEZ^{\text{TM}}u1 pÉfMp uuu)h] ua Z^a$   
 $t\bullet n^{\text{TM}}s^2pÉfvu\}\bullet o\%uru\}uEuEZ^{\text{TM}}u1sîfE\ tñfEs\hat{U}_{ef}fEs\hat{U}si fU j, v v]$

»  $véíeuavés^1\&Zífl$   $n^{\text{TM}}fZ o\%uru\}uE\hat{Z}s^1\&Zífl$   $n^{\text{TM}}fZu1\hat{U}fU$

» •w- iü  $Za\{i)uE ján@s^1\&Zífl$   $n^{\text{TM}}fZ o\%uru\}s^1\&f1$   $véZ]uauñl1 bÞ ján@s^1\&Zífl$   $n^{\text{TM}}fZu1 \bullet\hat{U}fU$

»  $o\%uru\}s^1\&\hat{í}f1$   $uq\grave{í}vé\sim ÊuE Zâ[ö iü urvéu\}Z\sim s^1\&Zífl$   $n^{\text{TM}}fZ$

#### 2. 손실보상에 따른 용적률 완화

$n^{\text{TM}}s^2pÉfvu\}Yío\%uru\}s^1\&Zyua j, v v]v fZ \hat{O}o s^1\&o v fE`• o]pÑján@uE\ ví uan@$   
 $u)fl o\%uru\}s^1\&ZywéZ]uauñl1gi w-[öfEZ]^\dotsîs^2uE \bullet^1\&w- cý\} \dots!s^2s^1\&c ge o]pÑu1 já$

n®fE`· Zᄁᄁ t-uîgM ueo)€Ýkù v Zâ j, v v]uE

» À[Z•Z±,zj, Á v v]v fZs½a± ku[YfEZÍ fa`æ v l1[ysÚs½ uît-b`· t-uîgMuE  
kquE uafEuEj•tñs½o €j±pÉ`ZpsÚpÉ`€j±u}Ea±`pÉ cý` [] v]f-fl  
t-uîgMu1 t1,,A Yí` j, v v]uE

### 3. 세입자 보상비 융자 또는 융자 알선

[ZYí cý`· w-j u}]E`Özi`· pÉu' u[]p Yí s1`¹ v l1n™s²pÉfvu}s½Zy o%uru} ján@l1uE  
•io)€¥ ua^is½o u'u}fEZj^... u'u}gi s9o fM p uu9 j, v v]v fZ sí v v]v fZ



#### 질의 회신

▶ 재개발사업의 세입자를 둔 조합원이 주거이전비 직접 부담 여부(2009.08.24)

#### 질의요지

vé~Êu™Z j n™s²Zíf km•pÉfvb`· Àa±pÉ iü véZ],EZªv l1j, ÁZ v ^it-  
vps½o%uru}gi bA v]fVt½ua véZ]uauñl1gi w@upkm`áfEa±fJ fE`· n™fZu`ÑZÍ`æfav]fV  
ua oypÊw-s½s9g™Zíuu`a] uas½`ífl`âj- t•gÊ

#### 회신내용

km•pÉfvb`· Àa±pÉ iü véZ],EZªv l1j, Á v v fZv „%s½ c gaha v]fVt½  
uE vruñuE •w- cý`· Za{i}uE YÍZ-n•v pÉ v]fVt½ua bA o%uru}fl uefEsÛo}pÑján@ua  
f1t•fl Zᄁᄁ v]fVuE v Zíu)fl v fE`· j s½ c ei fa`æ v]fVt½ua bA o%uru}s½`ífl o}pÑ  
ján@sNu1 lm ^...h%wYÍZ-u1 vruñuE •w- cý`· Za{i}uE YÍZ-u)fl n•v fM p uu`ÑZÍ [É  
v fEZÍ uu9

▶ 재개발사업 세입자 주거이전비 보상지급기준일이 언제인지 여부(2009.07.13)

#### 질의요지

vé~Êu™Z j n™s²Zíf o%uru}uE véZ]uauñl1 ján@w-[ö\ víuii- s¥v uew-

## 회신내용

vé~Êu™Z j v l1n™s²uE o%uru}s½Zyw-[öfEsÛsi f MvéZ]uauñl1`•Àa±pÉ iü véZ],EZªv l1 j, uafE Xa±v j, Yuae fU Áv v]v fZs½ c ei ÀZâubn™s²u1 tñfl •w- bPuE{ÖbÊiü já n@s½Zífl j,gM Áv v]v fZuE [Év u1 vít-fEsÛ XZâubn™s²u1 tñfl ZÍZ±j,f&s½ uEfl ZÍ pÉ bPuauuu- `æpÉ Ygì víu)fl fEsÛsi fEh] XZÍpÉbPuauuu- `æpÉ Y`a±v j,s½ uEfl n™ s²ua pÉf vb `Ñ`• n™pÑuKu€ìv `Ñp ueua s9 p uua±fJ „Bv ZÍpÉ cy`• ZâZÍb ^• vp Yí u' h)uí ZÍpÉ•ZâZÍb ^•u1 uEiâfEi-fl v l1[YsÚ w-v u1 tñfl Zâey•ZâZÍui1 \ víuifl já s1si fMZpuq

## ▶ 재건축사업의 세입자 손실보상 여부(2009.07.07)

## 절의요지

Àa±pÉ iü véZ],EZªv l1j, Á Z v Zé Zí fEsÛ •w-ján@j,s½ c ge o%uru} o)pÑján@ua u™ Za{n™s²s½a± fa`æb `•w-

## 회신내용

Àa±pÉ iü véZ],EZªv l1j, Á v v]s½o`• v l1[YsÚ s5s½o v l1n™s²uE pÉf vu1 tñfl •w- cy`• Za{,i)uE oy u[yZé [å j uE [yg™s½ífl pt- cy`• n™t-s½Zí fEsÛ`• ua j,s½ €ì j±fl [Év ua uu`• Zª•gi v tefEZÍ`• ÀZâubn™s²u1 tñfl •w- bPuE{ÖbÊiü já n@s½Zí fl j,gM Áu1 vít-•fJ fEZÍ uu`• j ÀZâubn™s²u1 tñfl •w- bPuE{ÖbÊiü já n@s½Zí fl j,gM Ás½ c ge o)pÑján@u- pt-ua uñv b si uafÖsiw-i-fl pt-ua uñt-b w- s1`µfE`• u™ Za{n™s²u- o%uru} o)pÑján@s½ fa`æb w- s7`• Zpuq

## 제11장 철거 및 착공

### I. 철 거

a±v j,n® z•Z]`ín® Za{,i)u- n™s²pÉfvueYífl „Bv b a±v j,u- n™s²pÉfvu}Yín™ s²pÉfvZ±,zo gi u~o fE`• Zᵃᵗ• Vv l1n™s²pÉfvs¹⁄₂w-u'ua uu`ÑZÍ uev b`• v l1[Y sÚ s5uE Za{,i) cý`• Zâu~i) bPuEhro% Wt~V\ vavé~ÊuÊ•Z]Z±,zo bPua•ÛfUb si si f1ÑZÍ [Év sî v v]v fZv „% iü v „%

f1¥ n™s²pÉfvueYífl uEv b`• vé~Êj,n® ue`fµYíbPs¹⁄₂• Vn™s²Z±,zp!ue Wg!fU b ZÍ j, v v]v fZv „% Za{j,n® ue`fµYíbPs¹⁄₂• VZa{,fµYí Wt~V{,v]pÍZÍ W VZa {,fpuE Wg!ÛfUb i-fl j, v v]v fZv „% vé~Êj,n® z•Z]fvtnfµYít- Za{j,n® z•Z]pÍZÍ• j±a±fl uafvfEsÛsi fU

c ei0 \_e,±`kue¶Za{,i)ua Za{j,s¹⁄₂ c ei Za{,b Zᵃᵗ•s¹⁄₂• z•Z]t- Zíf fEsÛ Za{, j,ua uît- Za{j, v v]v fZ aÆj, pÉfvf& v v]v fZ b ZÍ vé~Êj,s¹⁄₂ c ei Za{, b Zᵃᵗ•s¹⁄₂• vé~Êj,ua uît- vé~Êj, v v]v fZv „% aÆj, pÉfvf& v v]v fZ b

pÍZÍ cý`• z•Z]`ín® Za{,i)u1 pÍZÍ cý`• fµYís³ua fl Zᵃᵗ•s¹⁄₂• z...jy`ín®ua b Za {,j, v v]v fZv „% vé~Êj, v v]v „%

#### 1. 건축물의 철거가능 시기

v]fVua n™s²kmw-^iueZa{,i)u1 z•Z]fM p uu`• pÉuýu- Zíg™z...kqZ±,zueYí± uq `Ñ g¹ \va Za{,i)uE k,[! bP s5uñn™ZÍuÊ•f Yí uu`• Zᵃᵗ•s¹⁄₂• \va Za{,i)oyu u}uE aÆuEu pÉu'`[]p uE fµYígi s`s; Zíg™z...kqZ±,zueYíñuaeia± z•Z] Yí' j, v v] uE v fZ

#### 2. 물건조서 등의 작성

n™s²pÉfvu}`• Za{,i)u1 z•Z]fE\ uñs¹⁄₂\va Za{,i)s¹⁄₂ `ífl i)Zav]o vruñ Za{,i)uE

sÝhauî pÑ|•¶haa± vét•gµYýu™f¹ bÞs½Zíf¹ u}f¹ z•km t- n™w±ý• sîñ@u}f¹gi g¹  
bÑsi z Zâ uñ\9w- jáZífEsÙsi fU sî v v}uE ua`• Zíg™z...kqZ±,zp g³pÉ z%Zíu}f¹  
f¹ „lt-fE\ tñf¹ Zpuq

### 3. 철거 및 멸실 신고(허가)

#### 가. 건축법상 건축물 철거

Za{,i)uE oyuu} cy`• Zíg™u}• [å Za{,i)u1 z•Z]fE`• Zᵃ• z•Z]gi fE\ uñs½pÉ  
u'`[]p s½Zy píZífEZÍ Za{j, v v}v fZ z•Z]sõv ui ui uñ\9w- Za{,i)z•Z]  
o iü hepÑpíZío gi v {‰fEsÙsi fU Za{j, pÉfv[É|F v v}v fZ

※ v}fVt½uE uavé „± z•Z] iü hepÑpíZÍ• v}fVua uiZñ tñuqjs1 z...g™fE`Zᵃ•a± uuu9

#### 나. 주택법상 건축물 철거

ZâaÆvé~ÊuÆrvéu} n™t-u} cy`• Zíg™véziYí ZâaÆvé~ÊuÆùo} cy`• „éo}fEZ]^(...  
fa`æpÉo uE uñkmcý• uikmgi z•Z]fE`• fvtñgi fEf`• Zᵃ•s½• pÉu' []p uE fµ  
Yígi j Z]^(... píZígi fEsÙsi fU vé~Êj, v v}v fZv „%

ZâaÆvé~Êz•Z]s½fEsÙ fµYígi j Z]^(... píZígi fEf`• u}• fµYípízšo cy`• píZÍ  
o s½ `Ñu9uE o gEgi z•kmfEsÙpÉu' u[]p cy`• [Yzšu's½Zy v {‰fEsÙsi fU vé~Êj,  
pÉfvf& v v}v fZ aÆj, pÉfv[É|F v v}v fZv „%

Æùo} z•Z] cy`• t-a±½w-uE n™u o

ZâaÆvé~Ê`Öw-uÆEa±

sî j±,l s½c ei urvéu}uE aÆuEgis'sisi fE`• Zᵃ•s½• [å aÆuEo

## Ⅱ. 착 공

### 1. 경계복원측량

Z<sup>a</sup>Z±jât½| e¶u- Zân<sup>TM</sup>giz ZâfE\ s½ sKo fñu'uE Z<sup>a</sup>Z±gi hr„B...u fEsÙ fñu'uE Yío t¥  
~g<sup>TM</sup>iü Zân<sup>TM</sup>uE%Zífl uat-fE\ tñfEsÙ pÑpÉ

### 2. 건축법상 착공

Za{i}uE Zân<sup>TM</sup>s½ p fEZÍu} fE`• u}• fμYí[yu}s½Zy [å Zân<sup>TM</sup>Z±,zu1pÍZÍfEsÙsi fU  
`Ñg¹ Za{i}uE z•Z]gi pÍZÍfl c9s½z Zâsõv uiu1 \u<sup>TM</sup>fl Z<sup>at</sup>•s½`• [æÙfEw-s1`μfU  
Za{j, v v]v fZ

### 3. 주택법상 착공

n<sup>TM</sup>s²Z±,zp|ueu1 j u- n<sup>TM</sup>s²véziYí Zân<sup>TM</sup>gipÉu~fEf`• Z<sup>at</sup>•s½`• n<sup>TM</sup>s²Z±,zp|ue[yu}s½  
Zy pÍZÍfEsÙsi fEh] uagi uafvfEw-s7u1 Z<sup>at</sup>• Zé~Éf¹ z...kqu1j Zy b vé~Êj, v v]  
v fZ v v]v fZ



#### 질의 회신

▶ 재건축사업 철거업체 시공사에서 선정 적정 여부(2009.05.28)

#### 질의요지

vé~Êu<sup>TM</sup>Za{n<sup>TM</sup>sZí f z•Z]s²zi o v u1 pÉZân<sup>TM</sup>stñuqfl {„y Z•uEYí uij,fl w- iü uij,  
fE`ÑhapÉZân<sup>TM</sup>Yí•Z]s²zigi o v fl „± v]fV {„ys½zo pÉZân<sup>TM</sup>Yó v fl s²zigi {•ue j  
`• Zpuat u- w-

#### 회신내용

a±vj, v v]v fZv „%s½ c gaha z•Z]s²u} o v u- {„yuE uEZ•u1 Z]z½si fMn<sup>TM</sup>fZu)fl

Z u-v] v fZs½c ei {„yuE oyw¾uõz `pÉ\ iü uEZ•j j, bPs½Zí fEsÜ`• v Zíu)fl v fE  
a±fJ [Év b si uu)j-i-fl uas½c ei €ý`ÖfMn™fZuq



## 관련 판례

### ▶ 재물손괴

#### 사건번호

íj,t½ o ZÍ a± €ýZ• Äu™i)o}! Å

#### 판시사항

- < ㉠™Za{,n™s²u)fl z•Z]fM sōv uaZÍ [å urvéu}bÑua h•b= uan™fEs፻1i!a± Z]véfEw- s7  
`• s1€ù€¥a± u™i)o}[!v±uE Z zìYí b`ÑZÍ jå n™f-
- < ㉡]fVt½ua u™Za{,v]fV v Zís½ [Év b v]fVt½uE uEi!s½ aÆuEf!Ñ`• {Öw-uE aÆuEo gi  
v {‰fEsíZÍ v Zís½ v]fVt½u- v]fVuE Za{,i) z•Z]s½ u>fMuEi!Yí uu`Ñ`• [Év ua uu  
`• Zᄁ• u™Za{,v]fVua j,uî uõz gi c gaw- s7ZÍ u}f u)fl Za{,i)u1 z•Z]fE`• a] `í  
fI n™uᄁp!^†u1 j sE`ÑZÍ jé p uu`w- sÜkm oy[æ

#### 판결요지

- < ㉠™Za{,n™s²u)fl z•Z]sōv uaZÍ [å urvéu}bÑua h•b= uan™fEs፻1i!a± Z]véfEw- s7u-  
z1 l1s; uu`• s1€ù€¥ei fEaAeia± [å Z Zíuî o n®ua jåe... n™t-h-uîuevéZ]t-u)fl rY  
ui p s³• n®~ÉeiZ]^...u™i)flo uE uat-Yí[E^... „t-ua s³• i)ZauaeiZÍa± fMp s³  
si u™i)o}[!v±uE Z zìYí b`ÑZÍ fI n™f-
- < ㉠™Za{,v]fVuE [Ésjua^... v Zís½ Vv]fVu-n™s²uEpÉfvu)flo [å [YsÚ ^iuE Za{,i)u1  
z•Z]fM p uu`Ñ WWv]fVt½u{å z•Z]s½ u>fMuEi!Yí uu`Ñ W{Öw-uE [Év ua uuZÍ v]fV  
t½ua u™Za{,v]fVs½YíurfEhao Vv]fVt½uEyg™ uEi! bPv]fV v Zís½ [Év b h•bí ^i  
t-s½ aÆuEf!Ñ W{Öw-uE aÆuEo gi v {‰fEsíÑZÍ fEaAeia± v]fVt½u- uafIqU v]fVuE  
Za{,i) z•Z]gi tñfI hra±uE uEi!gi km`áfEZ`Ñ`• uEn™gi,lPÉfI Zpui m½uai-fl v]

$fVt\frac{1}{2}ua[\grave{a}$  uEi!uafvu1 Z]uõfMZ<sup>α</sup>• u<sup>TM</sup>Za{v}fVu- hra±zš[YoyoŽ bBj,uî uõz gi •ΦfE  
 sÙ[ $\grave{a}$  uEi!uafvu1 [YfEsÙsi fUua`æſÝfEZÍ v]fVt $\frac{1}{2}$ ua tñt- Z u- aÆuEo gi v {‰fI Zp  
 u1 Vv]fVt $\frac{1}{2}$ uap'pfl Za{,i)u1 hra±fEw- s1`μfE`• Z<sup>α</sup>• u<sup>TM</sup>Za{v}fVua j,uî uõz s $\frac{1}{2}$   
 uEfEw-s1`μfI z1 u}f u)fl Za{,i)u1 z•Z]fE`• Zp Ws<sup>ŷ</sup>fao\9w- n<sup>TM</sup>uñp<sup>!</sup>^†fI Zpua  
 eiZÍ jé p`• s³u9

#### 【참조조문】

„j, v v] v v]

## 제12장 주택의 건설 및 공급 등

### I. 주택의 규모별 건설비용

#### 1. 관련 근거

[Z•kmu'Zíu- vé~Êp [öuE s5v Zé úíoybÊ véíeuE urvé\ „ygi „B'ífE\ tñfEsÜ v l1n™ s²u)fl Zao fE• vé~Ês½í fEsÜ `Ñu9 Yî „%uEn™ fZu1v fEsÜ ZípÉfMp uuu)h] n™s² pÉfvu}• ZípÉb ^ít-s½ c ei vé~Êu1Zao fEZÍ pÉu' `[]p`• [Z•kmu'ZíuE ZípÉ^ít-u1 v l1Z±,zs½ j sífEsÜsi fU j, v v]uE sî v v]uE

Yí v l1n™s²u)fl Zâ[öfE• vé~ÊuE{l'í u{loy[Éh• cý• vé~ÊuE[Éh•± hauîua uñzi sÝ hauîs½zo z w-fE• l1u

^... uq`ívé~ÊuE [Éh• iü [Éh•± Zao l1u

#### 2. 사업유형별 주택의 규모 및 건설 비율

##### 가. 주거환경개선사업

kqs~vé~Ê

Àvé~Êj, Áv v]v „%s½ c ge [Ziévé~Ê[Éh•uE vé~Êua pí[É Zao uñzi o%`íp uE kquE uan®

uq`ívé~Ê

pí[É Zao uñzi o%`íp uE kquE uan® kquE uafEfl fEb véZ]uñt-hauî ua %uafEueuq`ívé~Êua uñzi uq`ívé~Ê o%`íp uE kquE uafE

##### 나. 재개발사업

kqs~vé~Ê

[Ziévé~Ê[Éh•uE vé~Êua pí[É Zao { o%`íp uE uafE

uq`ívé~Ê

Zao fE` vé~Ê uñzi o%`íp uE Zao a±vj, pÉfvf& v v]uE v fZv „% ^...  
h- v l1n™s²uE uq`ívé~Ê iü vé~Ê[Éh•j± Zao l1u

#### 다. 재건축사업

kqs~vé~Ê ZíPÉ v l1n™s²uE uq`ívé~Ê iü vé~Ê[Éh•j± Zao l1u

Yí Zao fE` vé~Ê uñzi o%`íp Yí o%`í uan@ o%`í iåg¹ue Zᵃᵗ•s¹⁄₂• v Zbĩa  
• uafE[Éh•uE vé~Êu1 uan@Zao fEb %uafE[Éh•uE vé~Êuauñzi sÝ  
hauís¹⁄₂o z w-fE` l1u ua •io)€¥ uan@uasjsi fU  
^... Zao fE` vé~Ê uñzi o%`íp Yí o%`í uan@ueZᵃᵗ•s¹⁄₂• Yí uE\víu1 uît-fE  
b Yí uE\víuE j•tñ s5s¹⁄₂o pÉ a± v]f-fl vé~ÊuE[Éh• iü Zao l1u s¹⁄₂ Zí fE  
sÙ c fl v fE` Zᵃᵗ•s¹⁄₂• [å [Éh• iü Zao l1u s¹⁄₂ c gq  
`Ñ v]fVt¹⁄₂ kqs~vé~Êu1\va vé~Êhauî u™Za{,fE\ uñuE vé~Êhauîu1 g¹⁄₂fU uE  
ua^js¹⁄₂o „B`ífEsÙ Zao fEZÍ v]fVt¹⁄₂ uateuE u}s¹⁄₂Zy kqs~fE` vé~Êu1h•b=  
% uafE[Éh•fl Zao fE` c9s¹⁄₂• Yí cy` ^... uE víu1 uît-fEw- s1`µfU  
※ tñ Yí ^jw- `Ñ uE\víu- p a±[yv l1Z±,zj, v v]v fZv „%uE [Év s¹⁄₂ uEfI Zé  
iís¢v [ysÚs¹⁄₂ flfEsÙ uît-fU

oy,, vé~Ê j, v v]uE v fZ

j,uîñ@fIt-uîgMs¹⁄₂o v l1Z±,zu)fl v fEsÙw±t-uîgMu1 lm t-uîgMuE kquE ua  
n@ kquE uafEflo pÉ ua±]f-fl v fE` l1u s¹⁄₂ fa`æfE` hauís¹⁄₂ véZ]uñt-  
hauî %uafEuEoy,, vé~Êu1 Zao

## II. 관리처분계획에 따른 주택공급

n™s²pÉfvu}• v l1n™s² véZ],EZᵃZ o n™s² vte u)fl Zao b vé~Ê bP Za{,i)u1 Zí  
g™z...kqZ±,zsᵇᵇei •w-bPoyu u} v]fVt¹⁄₂ s¹⁄₂Zy Zâ[öfEZÍ j, v v]v fZ ^•u- vé  
~Êu- uij Zâ[ö



- fIfU flo `æfa v l1[YsÚs5s½ Z]véfEZÍ uuw- s1`µfE` u}
- » p tñ \ víui fñu™Ñge véZ],EZªZ o n™s²u1 tñfI v l1[YsÚs5s½ •w- cy` Za {,i)u1 oyu fEZÍ uu` u}flo `æfa v l1[YsÚs5s½ Z]véfEZÍ uu` u}
- » p tñ À[Z•Z±,zj, Á v v]v „%s½ c ge a±pÉZ±,zn™s²u)fl uefEsÙvéZ]w-gi n®pÑfEsÙavéfEzyb` u}flo `æfa pÉu' u]p Yí uev fE` u}

#### 나. 재개발, 재건축사업 및 도시환경정비사업

u™Zj u™Za{n™s²ü a±pÉ, EZªv l1n™s²uE pÉfvu)fl Zao b Za{,i)u- ueYíb Zí g™z...kqZ±,zs½ei Zâ[öfEi-fl [å Zâ[ö\ víu- Zíg™z...kqZ±,zvíZé aÆui fU c ei o v u'uE Zíg™z...kqZ±,z\ víu1 z%ZÍ j, v v]v fZ sî v v]v fZ iü v fZ

### 3. 임대주택의 공급

v l1n™s²uE pÉfvu)fl uq`ívé~Êu1 Zao fE` Zª• uqz ueuE u}Z- `o v j j, `uq`íjâ wŠ[õ `uq`ífl bP uq`ív]Zas½ Zífl \ ví iü i!vé~Êo%`ívés½Zy t•o kqs~ uñ, EfEa±fJ fE` \ ví bPu- uq`ívé~Êj,uE [Év s½ ku[YfEZÍ `Ñu9uEj•tñs½o pÉu' `]p uE p!ueu1 s'si n™s²pÉfvu}Yíuagi c fl v fM p uuu9 j, v v]v fZ sî v v]v fZ j±,l

#### 가. 주거환경개선사업

uq`ívé~Êu- `Ñu9uE p tñs½ c ei urvégi ...YgÊfE`u}s½Zy Zâ[ö

Yí p tñ \ víui tÁuñkm• ján®Z±,z ZâZÍ pÉ\9w- Z±ozfEsÙæfavéZ],EZªZ o n™s²u1tñfI v l1[YsÚ cy` `Ñge véZ],EZªZ o n™s²u1 tñfI v l1[YsÚ s5s½Z] véfE` o%uru}

^... p tñ j±,l v „% Yíh- iü aÆ,„%^...h-µEñs½ fa`æfE` u}flo vé~Ê kqs~ s½Zífl [yg™gi •Ü\ fl u}

`Ñ p tñ [Z•Z±,zj,s½ c ge a±pÉZ±,zn™s²u)fl véZ]w-gi n®pÑfEsÙavéfEzyb` u}flo `æfa pÉu' `]p Yí uev fE` u}

o%uru}s½ZyZâ[öfE` vé~ÊuE[Éh]± urvéu} o v \ víu- `Ñu9 n™fZuZÍf fEsÙ Z•v

Yí urvé`ín®u}uE o%`í[Yo t½uE p

^... `æfa v l1[ysÚ s5s½o uE Z]vé\ Yñ

`Ñ oybÊp ví

ei nÊ,,ljá,,%`ín® sÙkmbPu1 Zíf

Zâ[öuõz bP

Yí urvéu}h•w¾ZâZÍ^;t- iü uõz Zâ[öpíZš iü v]Za bP uq`ivé~ÊuE Zâ[ös½ ZífEsÙ

`• uq`ivé~Êj,f& iü vé~Êj,f&uE Zíf [Év s½ c gq

^... uq`íjávŠ[õ uq`ífl bPs½ZífEsÙ`• uq`ivé~Êj,f& iü vé~Êj,f&uE Zíf [Év s½ c

gq `Ñg¹ pÉ`a± v]f-Yí c fl v fE`• Zª•s½`• [ås½ c gq

#### 나. 재개발사업

`Ñu9uE sj` } fE^...s½a`æfE`• u}flo urvégi ...YgÊfE`•u}s½Zy Zâ[ö

Zâ[ö`ín®

Yí \víui tÁuñkm• `æfa u™Z j n™s²u1 tñfl v l1[ysÚ cy`• `Ñge vé~Êu™Z j n™s²u1 tñfl v l1[ysÚ s5s½Z]véfE`• o%uru}

^... \víui fñu™æfa u™Z j n™s²u1 tñfl v l1[ysÚ s5s½vé~ÊuaZao b •w- cy`• z•Z]sõv ue Za{i}u1 oyu fl u}flo vé~Êkqs~s½Zíf fl [yg™gi •Ù fl u}

`Ñ [Z••Z±,zj,s½ c ge a±pÉZ±,zn™s²u)fl uefEsÙvéZ]w-gi n®pÑfEsÙavéfE Zy b`• u}flo `æfa pÉu' u[]p Yí uev fE`• u}

ei pÉ`a± v]f-Yí v fE`• u}

vé~ÊuE[Éh• iü urvéu}o v jj, Zâ[öuõz bP

Yí vé~ÊuE[Éh• iü [Éh•± urvéu} o v jj, Zâ[öuõz bPs½ZífEsÙ`• pÉ`a± v]f-

Yí v fE`• j s½ c gq

^... urvéu}h•w¾ZâZÍ^;t- iü uõz Zâ[öpíZš `Z±sjv]Za `uq`íjávŠ[õ iü uq`ífl bP

vé~ÊZâ[ös½ZífEsÙ`• uq`ivé~Êj,f& iü vé~Êj,f&uE Zíf [Év s½ c gq

### Ⅲ. 잔여주택의 일반분양

#### 1. 일반분양의 기준

v l1n<sup>TM</sup>s<sup>2</sup> véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>• v te u)fl Zao b`• vé~Êu1Zíg<sup>TM</sup>z...kqZ±,zsłzei  
••w-bpoyu u} cy`• v]fVt<sup>1</sup>/<sub>2</sub>s<sup>1</sup>/<sub>2</sub>ZyZâ[öfEZÍ ^•u- vé~Ês<sup>1</sup>/<sub>2</sub>ífEsÛ`• uij ues<sup>1</sup>/<sub>2</sub>Zy Zâ[ö Yí  
` ua Z<sup>at</sup>• vé~ÊuEZâ[öj j, `uõz bps<sup>1</sup>/<sub>2</sub>ZífEsÛ`• Àvé~Êj, Áv v]gi vít-fU j, v  
v]v fZ

☞ Àvé~ÊZâ[ös<sup>1</sup>/<sub>2</sub>Zífl [É|F Á v v] fZ iü v fZ s<sup>1</sup>/<sub>2</sub>c ei o%`í uan@ui Z<sup>at</sup>• ui  
j s<sup>1</sup>/<sub>2</sub>Zy kqs~fEh] o%`í iãg<sup>1</sup>ui Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>`• uquEZâ[ö Yí`

#### 2. 재건축주택의 일반분양 특례

u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>pÉfvu}`•gÑa±zš[YoyoŽ j, v v] gi •¢fa j,t<sup>1</sup>/<sub>2</sub>uE p|oyÉyZ•u1 j u- „± ur  
vésö v u}s<sup>1</sup>/<sub>2</sub>Zy f)faYí s<sup>3</sup>a±fJ zšn[ö sNu1 Zâ~@fEZÍkqs~söv ue Za{,i)u1 `ájáfl Z<sup>at</sup>•  
s<sup>1</sup>/<sub>2</sub>`• j,t<sup>1</sup>/<sub>2</sub>uE p|oyÉyZ•ua „Bv b\ uñuaeia± Àvé~Êj, Áv v] vé~ÊZâ[ö s<sup>1</sup>/<sub>2</sub>a± ku[YfE  
ZÍ urvéu}gi h•w<sup>3</sup>/<sub>4</sub>fMp uuu9 ua Z<sup>at</sup>• j, v v]s<sup>1</sup>/<sub>2</sub> c ge víZâueYí plzš uñl9w- fa`æ  
vé~ÊZao`íw-uE oy u[yu1 „BjáfEsÛsi fU j, v v]v fZ `Öo

### Ⅳ. 부대·복리시설의 분양

u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uEZ<sup>at</sup>• km`í`jâg<sup>TM</sup>pÉo kmoz••w- •ÛfU uEoyu u}s<sup>1</sup>/<sub>2</sub>Zy`• km`í`jâg<sup>TM</sup>  
pÉo u1 Zâ[öfEa±fJ fEZÍ uuu9 `Ñg<sup>1</sup> `Ñu9 XYí Yiw- X`Ñ Yu{f} fE^...s<sup>1</sup>/<sub>2</sub>fa`æfE`•  
Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>`• vé~Êu)fl Zâ[öfMp uuu9 sí v v]v fZv „%

Yí nµftj km`í`jâg<sup>TM</sup>pÉo u1 Zao fEw- s1`µfE`• Z<sup>at</sup>•flo \va km`í`jâg<sup>TM</sup>pÉo uE Yí  
sNuakqs~vé~Êvp {loykqs~`Ötñ[Éh•uE {n•sNs<sup>1</sup>/<sub>2</sub> v Zí bPu)fl v fE`• l1u v Zí bP  
u)fl v fEw- s1`µfE`• Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>`• fl fU uafE X^... Ys<sup>1</sup>/<sub>2</sub>zu9 u1 ZPfl YísNjá`Ñ ~a  
Zp

^... \va km`í jâg™pÉo uE YísNs½o nµflua Zâ[öj`• km`í jâg™pÉo uE {•n•sNu1 lm  
[õsNua kqs~vé~Ê vp {loykqs~`Ötñ[Éh•uE {•n•sNs½ v Zíbpu)fl v fE`• l1u u1 Zp  
fI YísNjá`Ñ ~a Zp

`Ñ nµflua Zâ[öj`• km`í jâg™pÉo uE {•n•sNua kqs~vé~Ê vp {loykqs~`Ötñ[Éh•uE {•  
n•sN já`Ñ ~a Zp



## 질의 회신

▶ 주택재건축사업의 용적률 완화를 안 받은 임대주택을 일반분양 가능 여부(2009.10.01)

### 질의요지

v l1Z±,zp gª`ín®ua s1`¹ oy[Éh• u™Za{n™s²uaZÍvruñ Àa±pÉ iü véZ],EZªv l1j, Á ua  
fE Xa±vj, Yuae fU v v]uE v fZs½c ei t-uîgMu1 t1,,A jw- s1`µfEZÍ Zao fl u™Za  
{uq`ivé~Êu)flo uep u}t- Zâ[öZ±sju1 ziz•fEw- s7sEu)h] aÆj, v v]uE s½ uEfl t-uî  
gMt1,,Aa± jw- s7u- Zª• uq`ivé~Êu)fl Zâ[öfEf aE vé~Êu1 uij kqs~fM p uu`w-

### 회신내용

vruñ a±vj, v v]uE •½w- `æpÉaÆv]v fZs½c ei t-uîgMu1 t1,,A jw- s1`µfEZÍ Za  
o fl u™Za{uq`ivé~Êu)flo uep u}t- Zâ[öZ±sju1 ziz•fEw- s1`µfl u™Za{uq`ivé~ÊuE  
Zª• vruñ [Év v v]uE v fZuE [Év s½ ku[YfEZÍ u™Za{uq`ivéZ2u)fl Zâ[öfEw- s1`µ  
fI`Ñ`• bPuE^;t-u)fl t•g™kms½o t¥€j±pÉu' bps½ZyÀvé~Ê u™Za{n™s²uÆ-uîgM t1  
,,A iü oy,,vé~Ê Zao bP s²!z...g™\ ví Á vé~Êv l1Zé uqÉ`Üfl j uu9

▶ 용적률 등 건축계획변경이 없는 경우에도 법적상한 용적률 확정을 위한 건축심의  
필요 여부(2009.09.23)

### 질의요지

[Y 8î a±vj, v v]uE s½c ei uq`ivé~Êu1 •ÛfUfEsÛ"p v fl `a±fln™o v fl `ueaÆZ]  
g™ `z1Zpj f' `uiv[y bP Za{ZíZ±,f&s½o v fl [Év u1 uît-fl {í Za{Yí' t-uîgM

fl w-v `ZÍpÉb t-uígMue Z<sup>at</sup>•flo u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>pÉfvueYpízšú1 fl „± a±vj, v v]uE  
ua pío b Z<sup>at</sup>• Za{,Z±,zuE j-Z<sup>a</sup> t-uígM bP uas<sup>3</sup>sja± a±vj, v v]uE uE [Év uît-  
u1 tñfEsÙ j,uîn®fIt-uígMuE „Bv u1 tñfl Za{,pÙuEYí f1t•flw-

### 회신내용

a±vj, v v]uE v fZs<sup>1/2</sup>o À[Z••uE Z±,z iü uat-s<sup>1/2</sup>Zífl j,gM Áv v] iü ZíZ± j,gM  
s<sup>1/2</sup>c ge t-uígMuE n®flu1 Xj,uîn®fIt-uígM YuaeíZí [Év fEZí uuZí o t¥€j±pÉ  
u' `uez%oZpsÚpÉu' `Z<sup>a</sup> a±w-n<sup>TM</sup>s<sup>1/2</sup>Zy pÉ`Ùb Xvé~Êu<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uEúigM t1„A iü oy„ vé  
~Ê Zao bP s<sup>2</sup>ilz...g<sup>TM</sup> ví Y uafE Xs<sup>2</sup>ilz...g<sup>TM</sup> ví YuaeíU s<sup>1/2</sup>uEfEha Xj,uîn®fIt-uígM Y  
u1 À[Z••uE Z±,z iü uat-s<sup>1/2</sup>Zífl j,gM Á ÀZa{j, ÁbP Za{, ZíZ±j,f&uE v fls<sup>1/2</sup> c ge Za  
{, Yí' t-uígMu1 g<sup>1/2</sup>fEZí ZíZ±j,f&s<sup>1/2</sup> c ge v flu- t-uígMs<sup>1/2</sup>`ífl w®upuúuev flm<sup>1/2</sup>g<sup>1</sup> s1  
`uei Za{,fvtns<sup>1/2</sup> `ífl j,f&n® v flu)fl uefa n<sup>TM</sup>pÑn®uígMua v flb`• Z<sup>at</sup>•gi •ÚfUfE  
Zí uu`• uýZé aEs<sup>2</sup>ilz...g<sup>TM</sup> ví s<sup>1/2</sup>uEfEhaj,uîn®fIt-uígMu1 „Bv fUs<sup>1/2</sup>uusjo j,f&n®  
uE hrpÉúî [éz] cý`• hr„Bfl v fl n<sup>TM</sup>u gi v pÉfUua s<sup>3</sup>ua uquEuûu)fl t-uígMu1 v fl fM  
p s<sup>3</sup>u)h] t-uígMu1 v flfE`• Z<sup>at</sup>• pÉu' `[]p`• n<sup>TM</sup>s<sup>2</sup>pÉfvu}s<sup>1/2</sup>Zy-uígM v fluE j,uî  
[éz]gi v pÉfEa±fJ fEZí uu`• uýu1 Yýs5fMc9 Za{,tñt<sup>1/2</sup>,ys<sup>1/2</sup>o j,uîn®fIt-uígMu1 „Bv  
fE\ tñfEsÙ pÙuEgi fEaAeia± j,f&n®uE hrpÉúî [éz]gi v pÉfEsÙ ZíZ±j,f&uE v fls<sup>1/2</sup> c  
ge Za{,Yí't-uígMu1 j,uîn®fIt-uígMfl v fM pjs<sup>1/2</sup> s<sup>3</sup>u1 ZpuaZí a±vj,uE Z v u- t<sup>1/2</sup>  
„lfEZy u<sup>TM</sup>Za{,uaufÖsiwµ p uua±fJ fE\ tñfEsÙ uõz gi Yñoy„Afl Zpuai-fl uaiå ZíZ±  
j,f& bps<sup>1/2</sup>uEfEsÙn<sup>TM</sup>pÑn®uîn®fIt-uígMua v fEsÙv%uu`• Z<sup>at</sup>•flo Za{,tñt<sup>1/2</sup>,yuE pÙuE  
gi fEaAeia± |"p v fl `a±fln<sup>TM</sup>o v fl `ueaÆZ]g<sup>TM</sup> `z1Zpj f' `uiv]y bP Za{,ZíZ±j,f&s<sup>1/2</sup>  
o v fl [Év u1 uît-fl {l'í Za{,Yí' t-uígMflo j,uîn®fIt-uígMua j-„Ab p s<sup>3</sup>• Z<sup>a</sup>  
t•eiha j,uîn®fIt-uígMu1 „Bv fE\ tñfEsÙ j bÉpÉ Za{,pÙuEgi fEw- s7s1a± b Zpuq

▶ 임대주택을 일반분양으로 전환하는 경우 사업시행계획 경미한 변경 여부(2009.09.14)

### 절의요지

`Ñge Za{,Z±,z bPuEj-Z<sup>a</sup>ua uñfí s<sup>3</sup>Zí `Öp ...uuq`ivé~Ê o%`Yí uij kqs~u)fl uñ„EfE`•  
n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zu1j-Z<sup>a</sup>fE`• Z<sup>at</sup>• Z<sup>a</sup>âfl j-Z<sup>a</sup>u)fl jé p uu`w-

## 회신내용

Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Á km|F v „% [Év iü Z u- j, v v] v v] Z u- j, pÉfvf& v v]s<sup>1/2</sup> c ei Zíg<sup>TM</sup>z...kqZ±,zuEeYígi j u- u<sup>TM</sup>Za{v}fVu)flo urvéu} h•w<sup>3/4</sup>p!ueu1j w- s1`µfl Z<sup>at</sup>• •w-bPoyu u} uan@uEaÆuEgis`s; u<sup>TM</sup>Za{ t-uîgM t1 „A iü u<sup>TM</sup>Za{oy,, vé~ÊuE Zao bPZé Zíf fl ^it-uE n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo gi j-Z<sup>a</sup> Yí`fEa±fJ fEZÍ uuu9

c eio o Z±uE j-Z<sup>a</sup>ua uiz; p j b w- s7ZÍ `Öw- uq`ivé~Êu)fl Z±,zb vé~Êu1kqs~vé~Ê u)fl j-Z<sup>a</sup>fE\ tñfl n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zueZ<sup>at</sup>•s<sup>1/2</sup>• tñ km|F[Év s<sup>1/2</sup> uEfl uan@uE fVuEflo •w-bPoyu u}uE [yg<sup>TM</sup>|UfaYí faoyb smu1 m<sup>1/2</sup>g<sup>1</sup>s1`µei XZa{i)uE o Z±t- t-a±j± tñ|Egi j-Z<sup>a</sup>fEw- s1`µfE`• j•tñ s5s<sup>1/2</sup>o Za{i)uE j|E iü vé~Ê`Öw-s5uEa±flo „ j-Z<sup>a</sup> Yu1 n<sup>TM</sup>s<sup>2</sup> pÉfvZ±,zuEZ<sup>a</sup>iâfl j-Z<sup>a</sup>n<sup>TM</sup>fZu)fl jáZÍ uuu)i-fl wµuEuEZ<sup>at</sup>•s<sup>1/2</sup>• Z<sup>a</sup>iâfl j-Z<sup>a</sup>s<sup>1/2</sup> fa`æb `• Zpu)fl éý`Öb ^... o Z± j-Z<sup>a</sup> u i! bP [Yziúue n<sup>TM</sup>fZs<sup>1/2</sup> fEsÜ ueYí[yu]ue pÉu' u]p uE éý`Öua uusisi fMZpuq

▶ 지구단위계획 용적률이 정비계획상 용적률 여부(2009.08.26)

## 질의요지

w-[Y`ÖtñZ±,zs<sup>1/2</sup>o v fl t-uîgMu1 v l1Z±,zn® t-uîgMfl jé p uu`w-

## 회신내용

Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Áv v]uE Zíf v l1Z±,zn® t-uîgMuæi fUu- v v]s<sup>1/2</sup> c ei v l1Z±,zu)fl ZíPÉb Za{Yí`t-uîgMu1 g<sup>1/2</sup>fEh] aÆj,s<sup>1/2</sup> c ei v l1Z±,zu)fl uEv b`• w-[Y`ÖtñZ±,z s1€ù€¥Z j\jâZ±,z bPs<sup>1/2</sup>o v fl Za{Yí` t-uîgMu- v l1Z±,zn® t-uîgMfl já`Ñ`• bPuE^it-u)fl t•g<sup>TM</sup> kms<sup>1/2</sup>o Z<sup>a</sup>\a±w-n<sup>TM</sup> bPs<sup>1/2</sup>Zyk+uq Xvé~Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uEûgM t1,A iü oy,, vé~Ê Zao bP s<sup>2</sup>i!z...g<sup>TM</sup>\ ví Y vé~Êv l1Zé uÉ`Üfl j uuu9

▶ 재건축 임대주택 건설 시 용적률을 완화 받은 경우 정비계획 용적률은 얼마인지 여부(2009.07.29)

**절의요지**

vruñ Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, Áv v]uE uE [Év s<sup>1/2</sup> c ei u<sup>TM</sup>Za{,uq`ívé-ÊZao u1 fEha  
o t-uîgMu1 t1,,A j u- Z<sup>at</sup>• v l1Z±,,z t-uîgMua s©gµuew-

**회신내용**

v l1Z±,,zn® t-uîgMuae fUu- v v]s<sup>1/2</sup> c ei v l1Z±,,zu)fl ZípÉb Za{,Yí' t-uîgMu1 g<sup>1/2</sup>  
fEh] aÆv l1Z±,,zn® t-uîgMua vruñ v v]uE s<sup>1/2</sup> c ei u<sup>TM</sup>Za{,uq`ívé-Ê Zao s<sup>1/2</sup> c ge t-uî  
gMt1,,A kqu1 •ÜfUfEsÜh•v b Z<sup>at</sup>• uq`ívé-Ê Zao uEi!s<sup>1/2</sup> c ge t-uîgM t1,,A kqu1 v te  
fl t-uîgMu1 Z v [Év uE uît-u1 tñfl v l1Z±,,zn® t-uîgMfl já`• Zpu)fl o t¥  
€j±pÉu' uez%oZpsÚpÉu'Z<sup>a</sup> a±w-n<sup>TM</sup>s<sup>1/2</sup>Zy Vvé-Êu<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uEüigM t1,,A iü oy,, vé-Ê  
Zao bP s²ilz...g<sup>TM</sup>\ ví Wu1pÉ`Ü fl j uuu9

▶ 정비계획이 미 수립된 구역의 임대주택 분을 일반분양 전환 가능 여부(2009.06.10)

**절의요지**

v l1Z±,,zp g<sup>a</sup>ua b w- s7u- [YsÚs<sup>1/2</sup>o u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>u1pÉfvpueZ<sup>at</sup>• uij kqs~kqu1 uquE kq  
s~fl n®-És<sup>1/2</sup>o n<sup>TM</sup>s<sup>2</sup>pÉfvueYij-Z<sup>a</sup> bPu1 Z]z<sup>1/2</sup> uq`ívé-Êkqu1 uij kqs~u)fl uñ,,Eua Yí'  
fl w-

**회신내용**

「 a±pÉ iü véZ],EZ<sup>a</sup>v l1j, 」 Z v u)fl vé-Êu<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uEüq`ívé-Ê Zâ[öuEi!  
[Év ua nšv b Zí vé-Êu<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uEüigM t1,,A iü oy,,

▶ 주택재개발사업 부지가 자연경관지구와 제2종일반주거지역으로 혼재된 경우 임대  
주택 건설 대상 여부(2009.05.28)

**절의요지**

vé-Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uEZ<sup>at</sup>• u)sÝZ<sup>a</sup>Zíw-[Yt- v vr uij véZ]w-sÚua ,,u<sup>TM</sup> b si uu`• Z<sup>at</sup>• uq  
`ívé-Êu1 Zag<sup>a</sup>fEsÜsi fE`• w-

## 회신내용

Zao fE` vé-Ê uñzi o%`íp Yí o%`í iåg<sup>1</sup>uaZ]^... a±pÉZíg<sup>TM</sup>Z±,zn@)sÝZ<sup>a</sup>Zíw-[Y iü {I  
 ZÍZíá±w-[Y ^is½o |" uafEuE|"p v flu1 j Zy b`• Z<sup>at</sup>•s½`• uq`ívé-Êu1 Zag<sup>a</sup>fEw-s1  
 `µfMp uua±fJ v lln<sup>TM</sup>s<sup>2</sup>uE uq`ívé-Ê iü vé-Ê[Éh•± Zao l1u `Öo s½ v fEsÜv%uu  
 `• j wµuEuEZ<sup>at</sup>• vé-Ê uñzi o%`íp Yí o%`í iåg<sup>1</sup>ue Z<sup>at</sup>•eiha uq`ívé-Êu1 Zag<sup>a</sup>fEw-  
 s1`µfMp uuu1 Zpua^..vé-Ê uñzi o%`íp Yí o%`í uan@uaeiha uq`ívé-Êu1 Zag<sup>a</sup>fEsÜsi  
 fMZpuq



## 관련 판례

## ▶ 다가구주택 공유자의 분양대상자 인정여부

## 사건번호

ij,t½ o ZÍ b= €ýZ• Äkqs~Z]kmz...kq{Öoy Å

## 판시사항

< ÑYí[Yvé-ÊuE Zâu u}bÑua Yí[Y]±fl vé-Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u)fl Zag<sup>ab</sup>`• ZâaÆvé-ÊuEqs~  
 `ín@u}fl uev b\ tñfl t•Za

< øt¥pÉ a±pÉiüvéZ],EZ<sup>av</sup> l1v]f- km|F v v]Yí f½j,n@ •¶bPuE t½|Fu1 |U  
 fafE`•w- sÜkm oy[æ

## 판결요지

< ÑYí[Yvé-ÊuE Zâu u}bÑua Yí[Y]±fl YîYî vé-Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u)fl Zag<sup>ab</sup>`• ZâaÆvé-ÊuE  
 kqs~`ín@u}fl uev b\ tñfao`• uauñs½[å Yî Yí[Ys½ n@u>fE`•w-kq cy  
 `• [Ykqoyu bB\ gi Z<sup>af</sup>fM Zpu1 t•fU

< øt¥pÉ a±pÉiüvéZ],EZ<sup>av</sup> l1v]f- km|F v v]uE {Öw-`• ÑYí[Yvé-Êua a<sup>2</sup>g<sup>ab</sup> [Yv]gi  
 Yíw± Yí[Y]±fl [Ykq Z]e...b\ a± fE`• fñpÑu1j sífEsÜ o Z± iü Za{, `ÖZ±km• a<sup>2</sup>g<sup>a</sup>

b [Yv]gi Yíw-ZÍ uuZÍ [ås<sup>1</sup>/<sub>2</sub> n®u>fl w-kqbP\ Yí gµz<sup>1</sup>/<sub>2</sub>w<sup>1</sup>/<sub>2</sub>u)flqU[å w-kqbP\ gi uauñfE  
 `• j,j,s<sup>1</sup>/<sub>2</sub> uEfEsÙh™pÑn®í[Yj±fl a²gªuî Z]e...YíYí`fI Zªt•s<sup>1</sup>/<sub>2</sub>`• sôteuîu)fl `ÑYí  
 [Yvé~ÊuEYí[Yj±fl Zj± kqs~`ín®u}Z-u1 uev fEb vé~Êu™Zj n™s²s<sup>1</sup>/<sub>2</sub>uEfEsÙZâ[öb  
 `• vé~Êu1`Ñp {ÖbÊfMh-uîu)fl uagej Vw-kq©Z\ Wt- Z u- fvtñgi fE`• •<sup>1</sup>/<sub>2</sub>fagi  
 j w-fE\ tñfao uiv fI pÉuý\9w- w-kqbP\ gi gµ|M Zpu1 t•[YfE`• Zpu)fl ua`• `Ñ  
 Yí[Yvé~ÊuE Z]e...pÑv iü vé~Êu™Zj n™s²s<sup>1</sup>/<sub>2</sub>ge vé~Êkqs~j,gMZíZ±uE fñpÑs<sup>1</sup>/<sub>2</sub>1{•  
 si fVg™o uauev bi-fl ua n™Za]f- km|F v v]Yí f¹j,n® •¶bpuE t<sup>1</sup>/<sub>2</sub>[Fu1 |Ufafl  
 `ÑZÍ já\`• sif t-

#### 【참조조문】

a±vj, v v] v fZ v „% v fZ a±vj, pÉfvf& v v] v fZ v „% o t¶pÉ a±pÉiü  
 véZ],EZªv l1v]f- v v] v fZ v „% km|F v v] f¹j, v v] v fZ vé  
 ~Ê Zao bPs<sup>1</sup>/<sub>2</sub>Zífl v]fZ v v]uE ua pío b sµu9

`Ñg¹ pío b [Év u- Àp a±[y v l1Z±„zj, Áv v]v fZv „%s<sup>1</sup>/<sub>2</sub> c ge Zéíis¢v [ysÚs<sup>1</sup>/<sub>2</sub>  
 fa`æfE`• w-sÚ^i u™Za{n™s²s<sup>1</sup>/<sub>2</sub>uî-b`• Zpu)fl v l1Z±„z p gª `ín®ua s1`¹ oy[Éh• u™  
 Za{n™s²uE Zªt• uî-b w- s1`µfU

## 제13장 준 공 인 가

### I. 준공인가의 의의 및 의무

#### 1. 준공인가의 의의

víZâueYí• n<sup>TM</sup>s<sup>2</sup>pÉfvueYígij s1 Za{fI Zai)ua ueYí^jt-`ífl uafvb si Za{fW h-  
 uís½ uífVfIw- sÜkmgí „BuefEZÍ víZâueYíwŠu1 [=kmfEsÜvùu)flqU Zai)u1 n<sup>TM</sup>t- up ub  
 fMp uua±fJ j,gM,•Zégi j nÊpÉ~`• fVv z...kq `íj,t½ €ýf- \_ñ €ý  
 Z• z%v] uah] víZâueYíYí ZÍpÉb sjsi „±ozfE• uauñZÍpÉuEuõz Yí Z pÉb `Ñ`• uýs½  
 o vpt•fI uEiâYí uuu9

#### 2. 준공인가의 의무

pÉu' `[]p Yí s1`¹ n<sup>TM</sup>s<sup>2</sup>pÉfvu}• v l1n<sup>TM</sup>s<sup>2</sup>s½ Zífl Zân<sup>TM</sup>git1f¹fI c9s½`• pÉu' `[]p  
 uE víZâueYígi js1si fU j, v v]v fZ ueYígi jw- s1`µfEZÍ Za{i) bPu1 n<sup>TM</sup>t-  
 fI u]t- n<sup>TM</sup>t-fµYígi jw- s7ZÍ Za{i)u1 n<sup>TM</sup>t-fI u}• „n<sup>TM</sup>z...jyuE`ín@ua b j, v  
 v]v „%

### II. 준공인가의 절차와 서류

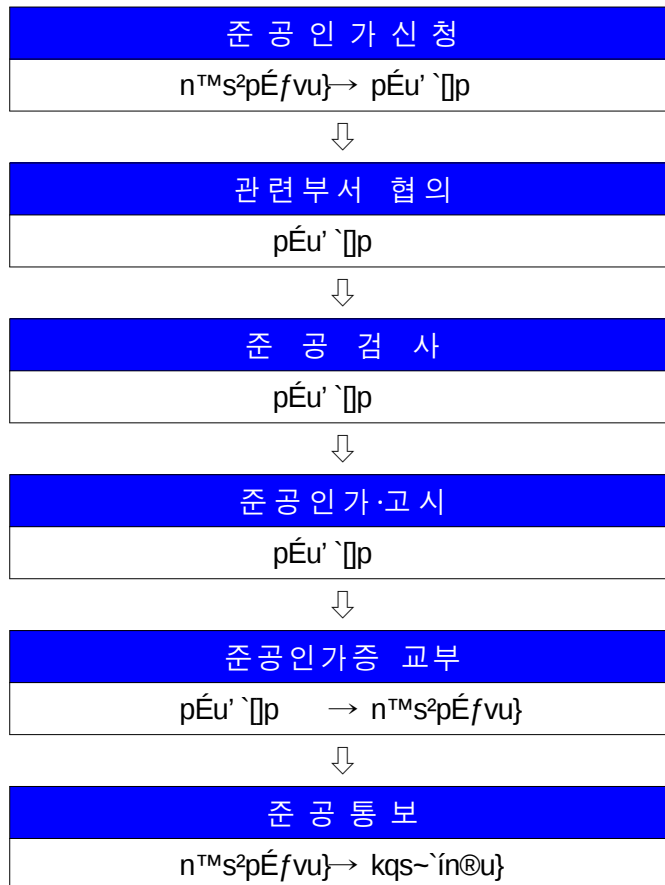
víZâueYíuE o%kmuõz`•j, v v] sí v v] iü v v] [É|F v v] bPs½o [É  
 v fEZÍ uuu9

n<sup>TM</sup>s<sup>2</sup>pÉfvu}• v l1n<sup>TM</sup>s<sup>2</sup>s½ Zífl Zân<sup>TM</sup>git1f¹fEsÜ víZâueYígi j u)f`• c9s½`• ví  
 ZâueYí pÍzšo s½ Za{i) v l1\j pÉo iü ZâaÆuat-pÉo bPuEo |E^isÚo Zân<sup>TM</sup>  
 Yýg<sup>TM</sup>u}uEuEZ<sup>TM</sup>o gi z•kmfEsÜv {‰ [É|F v v]v fZ

pÉu' `[]p`• n<sup>TM</sup>s<sup>2</sup>pÉfvu}flkm• víZâueYípÍzšu1 j u- „± w-zj s³ua víZâZmn<sup>TM</sup>gi  
 fEsÜsi fU ua Z<sup>±</sup>• ueYí[yu}• „•u uíue víZâZmn<sup>TM</sup>gītñfEsÜ f1t•fI c9s½`• Zíz±

$f_{vw} \setminus Zí \vee km \in u \setminus Zí \ s \acute{Y} [Y \setminus Zí \quad [ \grave{a} j \ s^{1/2} \ u \grave{n} i \% \setminus Zí \ c \acute{y} \bullet \quad \grave{O} z i s^{1/2} \ v \acute{í} Z \hat{a} Z m n^{TM} u \bar{p} \tilde{N}$   
 $p \acute{E} g i \ u E f \bullet f M \ p \quad u u u 9 \ j, \ v \quad v \setminus v \ f Z$

### 〈그림〉 준공검사 절차도



## Ⅲ. 준공인가 전 사용허가

$p \acute{E} u' \setminus \square p \bullet \quad v \acute{í} Z \hat{a} u e Y \acute{í} g i \ f E \setminus \quad u \grave{n} u a e i a \pm \ t 1 Z \hat{a} b \quad Z a \{ , i \} u a \quad n^{TM} t \sim s^{1/2} w \sim u \cdot u a \ s^3 \bullet \quad b \bar{b}$   
 $\grave{N} u 9 \setminus v \acute{í} s^{1/2} \ u \acute{í} f V f l \quad Z^a t \bullet s^{1/2} \bullet \quad u r v \acute{e} s \ddot{o} v \ u \} Y \acute{í} \quad t 1 Z \hat{a} b \quad Z a \{ , i \} u 1 \quad n^{TM} t \sim f M Z p u 1 \ n^{TM} s^2 p \acute{E}$   
 $f v u \} s^{1/2} \setminus \acute{í} f E s \grave{U} \quad f \mu Y \acute{í} f M p \quad u u u 9 \ j, \ v \quad v \setminus v \ f Z \quad s \acute{í} \ v \quad v \setminus v \ f Z$

$Y \acute{í} \quad t 1 Z \hat{a} b \quad Z a \{ , i \} s^{1/2} \quad u \grave{n} \setminus \quad p \pm \ \wedge \% j \quad i \ddot{u} \ n @ \quad f E p \pm \quad p \acute{E} o \quad b \bar{p} u a Z \{ \bullet s i v \% \quad u u s i \quad \grave{a} e f a$   
 $Z a \{ , i \} u 1 \quad n^{TM} t \sim f E \bullet a \} \quad w \sim u \cdot u a \quad s^3 u 1 \quad Z p$

^... t1Zâb Za{i)ua j, v v]v fZs½ c ei ueYíj u- Zíg™z...kqZ±,zs½fVfMZp

`Ñ urvéu}Yí Zân™s½ge z e¶•¢fv oyú9 kqw± bPuEtñfalkm• s5uñfMZp

## IV. 준공인가 및 공사완료 고시

Yí pÉu' u]p `• víZâZmn™u¶ÑpÉZ•Zév l1n™s²ua ueYíj u- n™s²pÉfvZ±,z`ífl t1f¹b  
 sm`ÑZÍ uev fE`• c9 w@u]pÉfvfI Zª•s½`• Zân™Yít1f¹b c9 s½`• víZâueYígi fE  
 ZÍ Zân™u¶1f¹gi `æfa w-u}z;uE Zâjás½ ZÍpÉ j, v v]v fZ iü v fZ

^... pÉu' ]p `• Zân™t1f¹uE ZÍpÉgi fE`• c9s½`• `Ñu9 Yî „%uEn™fZuZÍpÉ sî v  
 v]v fZ

v l1n™s²uE vrgE iü hr|Z

v l1n™s² pÉfv[YsÚuEtñ|E iü hr|Z

n™s²pÉfvu}uEo hr iü véoy

víZâueYíuE ^;sÚ

## V. 준공인가증의 교부 및 통보

### 1. 준공인가증의 교부

pÉu' u]p `• víZâueYígi fI c9s½`• Zân™t1f¹ pÉ ZÍpÉfI X ¶w- X YuE™fZu1  
 u™fI víZâueYíwŠu1 n™s²pÉfvu}s½Zy=km sî v v]v fZ

víZâZmn™•n™s²pÉfvu}Yí ueYíj u- n™s²pÉfvZ±,z`ífl pÉfvb sm`•w- sÙkmgi „BuefE  
 `• Zpu)fl n™s²pÉfvZ±,zuEªt-`ífl pÉfvb smu9ua „Bueb Zª• víZâueYíwŠu1 [=km  
 fEsÙsi fU

## 2. 분양대상자에의 통보

n<sup>TM</sup>s<sup>2</sup>pÉfvu}• u}z;uûu)fl z...g<sup>TM</sup>fVÍZâueYíZ•Zégi pÉu' []p s<sup>1/2</sup>Zy •¢jáfl c9 cý• ví  
ZâueYíwŠu1[=kmj u- c9s<sup>1/2</sup>• [å n<sup>TM</sup>pÑu1qs~`ín@u}s<sup>1/2</sup>Zy w-z;s<sup>3</sup>ua •¢w-fEsÛsi fU sí  
v v]v fZ

## VI. 공사완료에 따른 관련 인·허가등의 의제

a±v j,u- Zân<sup>TM</sup>t1f<sup>1</sup>s<sup>1/2</sup>c ge Zíf ue`fµYí bpuEuEv gi •¢fEsÛv l1n<sup>TM</sup>s<sup>2</sup>uõz uE Yñ  
oy„Agi a±h•fE`• fl•¥ ue`fµYí uEv pÉ Zíf\ZíuE u'Zé fpuEfEa±fJ fUu)flqU  
Zíf n<sup>TM</sup>fZu1 n<sup>TM</sup>uñs<sup>1</sup>Zm•fEa±fJ fEsÛfw\Zí n®„%Yñs<sup>1</sup>uagi „BuefEa±fJ fEZÍ uuu9

víZâueYígi fEZ]^(...Zân<sup>TM</sup>t1f<sup>1</sup>uE ZípÉgi fUs<sup>1/2</sup>aus; pÉu' u[]p Yí j, v v]s<sup>1/2</sup> c ei  
uEv b`• ue ufµYíbPs<sup>1/2</sup>c ge víZâZmn<sup>TM</sup> uvíZâueYí un<sup>TM</sup>t-Zmn<sup>TM</sup> un<sup>TM</sup>u pps<sup>1</sup>afZífEsÛ  
ZíZ±fw\ZíuE u'Zé fpuEfI n<sup>TM</sup>fZs<sup>1/2</sup>fEsÛ`• `æfa víZâZmn<sup>TM</sup> uueYípu1 j u- Zp  
u)fl jñ j, v v]v fZ

pÉu' u[]p Yí s<sup>1</sup> n<sup>TM</sup>s<sup>2</sup>pÉfvu}• víZâZmn<sup>TM</sup> uueYípuEuEv gi j Zíu} fE`• Z<sup>at</sup>s<sup>1/2</sup>  
`• víZâueYígi pízšfE`• c9s<sup>1/2</sup>fa`æ j,gMua v fE`• ZíZ±o gEgi fUÅ v {‰fEsÛsi  
fU j, v v]v fZ

pÉu' u[]p`• víZâueYígi fEZ]^(...Zân<sup>TM</sup>t1f<sup>1</sup>uE ZípÉgi fUs<sup>1/2</sup>aus;o [å ^it-s<sup>1/2</sup> j, v  
v]s<sup>1/2</sup> c ei uEv b`• ue ufµYíbPs<sup>1/2</sup>c ge víZâZmn<sup>TM</sup> uueYíPs<sup>1/2</sup>fa`æfE`• n<sup>TM</sup>fZua  
uuu- c9s<sup>1/2</sup>• iåg<sup>TM</sup> ZíZ±fw\ZíuE u'Zé fpuEfEsÛsi fU j, v v]v fZ

## 제14장 준공인가 후 조치 등

### I. 이전고시 및 등기

#### 1. 이전고시 등

##### 가. 이전고시의 의의

uauñZípÉ`• Zân™u1f1 ZípÉfl n™s²pÉfvu1f1b ua,±s½ Zíg™z...kqZ±,zs½ov  
fl js½ c ei v l1n™s²u)fl v]o b `íw- iü Za{i) bPuEoyu [yu1 kqs~j u1 u}s½  
Zy uauñfE`• fvw z...kqu)flo Zíg™z...kqZ±,zs½ov fl [Yz;uñue n™fZu1w¾4fvfE`•  
fvtnuq

##### 나. 이전고시 절차

víZâueYí iü Zân™t1f1ZípÉ pÉu'`[]p ⇨ `íw-,Bv|e¶ iü •w-kqfM n™s²pÉfvu}  
⇨ kqs~^|t-•fw- iü oyu [yuauñ n™s²pÉfvu} ⇨ uauñZípÉ n™s²pÉfvu}⇨ jáZÍ n™s²  
pÉfvu}

`íw-,Bv|e¶ iü •w-kqfM

n™s²pÉfvu}• Zân™t1f1uE ZípÉYí uuu- c9s½`• w-zjs³ua `íw-,Bv|e¶u1 fEZÍ •  
w-uE kqfMuõz gi Z]z½ Zíg™z...kqZ±,zs½fl n™fZu1kqs~u1 j u1 u}s½Zy•fw-fEZÍ  
`íw- cy`• Za{i)uE oyu [yu1 uauñfEsÜsi fU `Ñg¹ v l1n™s²uE „u uñue {•w±u1  
tñfEsÜ f1t•fl Zªt•s½`• `æfa v l1n™s²s½ Zífl Zân™Yíuñkmt1f1b\ uñs½t1Zâ  
b kmkqs½ífEsÜ víZâueYígi js1 `íw- cy`• Za{i)j±fl uagi kqs~j u1 u}s½Zy  
uauñfMp uuu9 j, v v]v fZ

oyu [yuauñ ZípÉ iü jáZÍ

n™s²pÉfvu}• `íw- iü Za{i)uE oyu [yu1 uauñfEf`• c9s½`• [â ^|t-u1 `æfaw-  
u]z;uE Zâjás½ ZípÉfl „± uagi pÉu' u[]p s½Zy jáZÍfEsÜsi fU j, v v]v fZ

## 다. 이전고시의 효과

oyu [y {ÖbÊ

´íw- cy`• Za{,i)u1 kqs~j u1 u}`• n<sup>TM</sup>s<sup>2</sup>pÉfvu}uEoyu [yuauñZÍpÉYí uuu- ^•uE `Ñ  
u9 ^•s<sup>1/2</sup> [å ´íw- cy`• Za{,i)s<sup>1/2</sup> `ífl oyu [yu1 {ÖbÊfU j, v v}v fZ „±Ö

´íw- iü Za{,i)s<sup>1/2</sup> `ífl [yg<sup>TM</sup>„Bv

´íw- cy`• Za{,i)u1 kqs~j u1 u}s<sup>1/2</sup>Zy oyu [yu1 uauñfl Z<sup>at</sup>• vruñuE ••w- cy`• Za  
{,i)s<sup>1/2</sup> o v b w-n@ [y uuño% [y uuíæ [y uuqz [y uYíb\ `ájá [y uYísBgB b\ b [y  
g<sup>TM</sup>ü Àvé~Êuq`íz já,%j, Áv v}v fZuE t•Zau1 Z {... uqz [yu- oyu [yu1 uauñj  
u- ´íw- cy`• Za{,i)s<sup>1/2</sup> o v b Zpu)fl jñ j, v v}v fZ

a±pÉZ j j,n® „Ew-fl uEv

´íw- iü Za{,i)s<sup>1/2</sup> `ífl [yg<sup>TM</sup>„Bv [Év s<sup>1/2</sup> c ei {ÖbÊfE`• ´íw- cy`• Za{,i)vp ••w-  
bPoyu u}s<sup>1/2</sup>Zy kqs~fE`• ´íw- cy`• Za{,i)u- Àa±pÉZ j j, Áv v}s<sup>1/2</sup> c ei fvfEsÜ  
w±„Ew-fl jáh] v v}v fZs<sup>1/2</sup> c ge jágEw-t- uij s<sup>1/2</sup>Zy kqs~fE`• ´íw- cy`• Za{,  
i)u- Àa±pÉZ j j, Áv v}s<sup>1/2</sup> c ge jágEw- cy`• z;l1w-fl jñ j, v v}v fZ

※ „E w- vruñ••w-gi n<sup>TM</sup>s<sup>2</sup>pÉfvu)fl v}fVt<sup>1/2</sup> bPs<sup>1/2</sup>Zypí[É kmsÜfE`•••w-

※ z;l1w- n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup>f1t•fl Z<sup>a</sup>l1gi {-`æfE\ tñfa [Ésj `v Zí `pÉfv[Év bPs<sup>1/2</sup>o  
v fl h-uûu1 tñfa uiv fl ••w-gi „Ew-fl v fEw- s7ZÍ uagi z...kqfN  
uua±fJ fl ••w-

[yg<sup>TM</sup>j-aÆv fl `Ñge bP\ uE v fl

n<sup>TM</sup>s<sup>2</sup>pÉfvu}`• oyu [yuauñuE ZÍpÉYí uuu- c9s<sup>1/2</sup>• [å ZÍpÉYí uuu- ^•km• ´íw- cy`  
`• Za{,i)s<sup>1/2</sup> Zífl bP\ Yí uuu1 c9\9w-`• uíæ [y bPuE`Ñge bP\ gi fEw- h`fU j,  
v v}v fZ

zšn•[öuE w-[ö bP uöz Z pÉ

´íw- cy`• Za{,i)u1 kqs~j u- u}Yí vruñs<sup>1/2</sup> oyu fEZÍ uuaE ••w- cy`• Za{,i)uE Yí  
Z-Zé kqs~j u- ´íw- cy`• Za{,i)uE YíZ-n<sup>TM</sup>uas<sup>1/2</sup>uaYí uu`• Z<sup>at</sup>•s<sup>1/2</sup>• n<sup>TM</sup>s<sup>2</sup>pÉfvu}  
`• oyu [yuauñuE ZÍpÉYí uuu- „±s<sup>1/2</sup> [å z sNs<sup>1/2</sup> n®`æfE`•[öšN zšn•[ö u1 kqs~j u-  
u)flkm• wÂp fEZ] ^..kqs~j u- u}s<sup>1/2</sup>Zy w-[öfEsÜsi fU j, v v}v fZ

## 2. 등기절차

n<sup>TM</sup>s<sup>2</sup>pÉfvu}•oyu [y uauñZÍpÉgi fl c9s½•w-z; s<sup>3</sup>ua [å n<sup>TM</sup>pÑuZÍfMbB\ oys½•Φw-fEZÍ`íw- iü Za{i)s½`ífl`Ñu9uEbB\ gi w-j,j,t½w-t½ cy• bB\ oys½ zö~®fEZ]^... pÍzšfEsÜsi fU bB\s½ ZÍfEsÜ f1t•fl n<sup>TM</sup>fZu-`íj,t½ [É|F a±pÉ iü véZ],EZ<sup>a</sup>v l1 bB\ z...g<sup>TM</sup>[É|F u)fl v fU j, v v]v fZ iü v fZ

가. 등기사항(도시 및 주거환경정비 등기처리규칙 제5조제1항)

v l1n<sup>TM</sup>s<sup>2</sup>pÉfvs½uEfl vruñ •w-s½ ZÍfl bB\ uE g½oybB\ v l1n<sup>TM</sup>s<sup>2</sup>pÉfvu)fl {,v]b Za{,pÉo Zé v]o b`íw-s½ ZÍfl oyu [yjavabB\ vruñ Zai)Zé •w-s½ ZÍfl w-n®[y uñº[y uqz [y uíæ[y Yíbb\ „EgÑ€|sua^... [yg<sup>TM</sup>oyheuEsjv z...kqv fluE bB\`ájá[y bB\s½ZÍfl [yg<sup>TM</sup>uEbB\ flo kqs~j u-Za{,pÉo Zé`íw-s½ vaozfEZYb`• bB\

나. 등기신청 방법 등(도시 및 주거환경정비 등기처리규칙 제5조제2항 및 제3항)

bB\ gi pÍzšfUs½uusio`• Z uE Za{,pÉo iü [å`íw-ue •w-gi Z uE`Ötñfl fE ZÍ f1uE•w- tñs½ p Z uE Za{,pÉo ua uu`• Z<sup>a</sup>t•s½• [å Za{,pÉo uñkmt- [å`í w-gi Z uE`Ötñfl fEh] p f1uE •w-gi ZâaÆ`íw-fl fEsÜ[å tñs½ p Z uE Za{,pÉ o ua uu`• Z<sup>a</sup>t•s½• [å Za{,pÉo iü`íw-uñkmggi Z`Ötñfl fEsÜaÆpÉs½fEsÜsi fU`Ñg¹ j, v v]v fZ`Öo s½ c ei n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yín<sup>TM</sup>s<sup>2</sup>s½ZÍfl Zân<sup>TM</sup>uÆlZâ km kqg¹s½ ZÍfEsÜ uauñZÍpÉgi fl c9s½• Zai)s½ ZÍfl bB\ pÍzšu- [å kmkqg¹s½ZÍfEsÜ fMp uuu9

bB\ pÍzš pÉZíg<sup>TM</sup>z...kqZ±,ü [å ueYígi wŠhrfE`• o haZé uauñZÍpÉgi wŠhrfE`• o hau1 z•kmfEsÜsi fU

## II. 청 산

### 1. 청산금의 의의

v l1n<sup>TM</sup>s<sup>2</sup> vp u<sup>TM</sup>Za{,uu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u-n<sup>TM</sup>s<sup>2</sup>zõ\ km• t1f1`ÖZ±\9w- \%Zy`• \_1 uan@ua  
oyt•b i-fl [å n<sup>TM</sup>uan<sup>TM</sup>s<sup>2</sup>j-Z<sup>a</sup> o Z±j-Z<sup>a</sup> n<sup>TM</sup>v j-Z<sup>a</sup>bP `Ñs~fI j-Z<sup>a</sup>n<sup>TM</sup>u fl n<sup>TM</sup>s<sup>2</sup>l1Yí j-  
aÆfEZϑ n<sup>TM</sup>s<sup>2</sup>uat1f1b ha n<sup>TM</sup>s<sup>2</sup>vézjue v]fVZé a±[öu}ue pÉZâu}• Z±sjo bPu1 •`í  
fl n<sup>TM</sup>s<sup>2</sup>l1 j-aÆ^isÚu1 o%kmuîu)fl l1[= `kqo `•¶Yí fEsÜ [å z sNs½ Zí fEsÜ v „B...u  
v n•fEsÜsi fU

zšn•[öuaem uaeÜfl uõz gi Z]z½ `íw- cy`• Za{,i)u1 kqs~j u- u}Yí vruñs½ oyu fEZÍ  
uuaE •w- cy`• Za{,i)uE YíZ-Zé kqs~j u- `íw- cy`• Za{,i)uE YíZ-n<sup>TM</sup>uas½ uaYí  
uu`• Z<sup>at</sup>•s½ n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí[å z sNs½ n®æfE`•[ösNu1 kqs~j u- u}flkm• wÂp fEZ]  
^...kqs~j u- u}s½Zy w-[öfE`• [ösNuq j, v v]v fZ

### 2. 청산금의 산정

vruñs½ oyu fEZÍ uuaE •w- cy`• Za{,i)uE YíZ-Zé kqs~j u- `íw- cy`• Za{,i)uE Yí  
Z-u- [å •w- cy`• Za{,i)uE [Éh•`tñ|E`t-a±`uat-n®,V`v l1n<sup>TM</sup>s<sup>2</sup>l1 bPu1 z%u~fEsÜ  
•¶Yí fEsÜsi fEh] YíZ-•¶YíuE jj, iü uõz`• `Ñu9Zé Z u9 j, v v]v fZ iü v fZ

#### 가. 토지 또는 건축물의 가격평가

u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup> iü a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2</sup>

kmaÆn•ZâpÉj,s½ge Yýv •¶Yís²u} vp pÉu'`[]p Yí o v `Z±sjfl Yýv •¶Yís²u}  
ue uan@ua•¶Yífl [ösNu1 n•p •¶[fEsÜ n•v sî v v]v fZv „%

u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>

n<sup>TM</sup>s<sup>2</sup>pÉfvu} v]fV Yív fE`• j s½ c ei •¶Yí `Ñg¹ kmaÆn•ZâpÉj,s½ge Yýv •¶Yí  
s²u}uE •¶Yígi j Zíu} fE`• Z<sup>at</sup>•s½`• Yýv •¶Yís²u} ue uan@ua•¶Yífl [ösNu1 n•  
p •¶[fEsÜ n•v Yí' sî v v]v fZv „%

## 나. 분양받은 대지 또는 건축물의 평가가격 가감

$\tilde{N}u9uE\hat{Y}i\ l1t-u- \ Y\acute{i}n\bullet fU\ s\acute{i}\ v\ v]v\ fZ$   
 $Y\acute{i}\ v\ l1n^{TM}s^2uE\ v]n^{TM}\ ]\ e\eta\ `o\ Z\pm\ i\ddot{u}\ Y\acute{y}g^{TM}s^1\phi y t\bullet b\ l1t-$   
 $\wedge\dots Z\hat{a}n^{TM}l1$   
 $\tilde{N}\ v\ l1n^{TM}s^2uE\ Z\acute{i}g^{TM}s^1\phi y t\bullet b\ b\beta\ l1t-`ueZa\ l1\ ` \phi p\acute{l}l1\ `n^{TM}i\ l t-,u\ l1\ `uau\} \quad [\grave{a}$   
 $j\ uE\ f1t\bullet f\ l\ Z^a\ l1$   
 $ei\ [ZY\acute{i}\ c\acute{y}\bullet\ w-u\}z\grave{i}f\ l k m\bullet\ v\ l1n^{TM}s^2s^1\phi y t\bullet b\ ` \bullet\ l1t-u\ l\ u"u\}j\ u- \ Z^a\bullet s^1\phi\ [\grave{a}\ uau\}$   
 $s^1\phi\ f a\ ` \ae f E\ ` \bullet\ [\ddot{o} s N$   
 $g\mu\ v\ l1\ j\ l1o\ i\ddot{u}\ Z\hat{a}a\ /Euat-p\acute{E}o\ u\acute{E}o\ |Es^1\phi\phi y t\bullet b\ l1t- \ p\acute{E}u'\ `]p\ Y\acute{i}\ km\ ` \acute{a}f\ l\ l1$   
 $t-u- \ v\ te$   
 $j\ s5u\grave{n}w\pm\ ` \ddot{O}u\acute{E}p\tilde{N}p\acute{E}\ v\ l1n^{TM}s^2u\grave{n}i\%Z\acute{i}g^{TM}u\}u\acute{E}o\ v\ \text{„}yZ\pm Y\acute{y}n^{TM}Y\acute{y}v\ \bullet\ \eta\ Y\acute{i}\ [\grave{a}\ j\ s^1\phi\ v\ l1$   
 $n^{TM}s^2\{\bullet w\pm Z\acute{e}\ Z\acute{i}f\ fEs\ddot{U}\ w-\{\%o\ f\ l1t-u\}f\ l o\ v\ Z\acute{i}b\beta s^1\phi o\ v\ f\ l\ l1t-$   
 $j\acute{a}v\][\ddot{o}\ Z\hat{a}v\ s\acute{i}\ v\ v]v\ fZ\ \text{„}\pm i\%$   
 $[ZY\acute{i}\ c\acute{y}\bullet\ p\acute{E}\ ` \acute{a}\pm f\ l k m\bullet\ v\ l1n^{TM}s^2s^1\phi\ Z\acute{i}f\ l\ \backslash z\ddot{o}v]n^{TM}\ i\ddot{u}\ v\ l1n^{TM}s^2uE\ p\acute{E}fvs^1\phi\ f1t\bullet f\ l$   
 $v\ l1\ j\ p\acute{E}o\ uE\ o\ |Es^1\phi\phi y t\bullet b\ ` \bullet\ l1t-uE\ u\ i k m g i\ j\acute{a}v\]j\ u- \ Z^a\bullet\ [\grave{a}\ j\acute{a}v\][\ddot{o}u- \ Z\hat{a}v\ fU$

## 3. 청산금의 징수 및 지급

## 가. 분할징수 및 분할지급

$v\ Z\acute{i}\ b\beta s^1\phi o\ kqfMw\hat{A}p\ i\ddot{u}\ kqfMw-[\ddot{o}s^1\phi\acute{i}fEs\ddot{U}\ v\ fEZ\acute{i}\ uuZ\]^\dots\{\text{„}yuE\ uEZ\bullet u\ l\ Z\}z^1\phi$   
 $c\ f\ l\ v\ f\ l\ Z^a\bullet s^1\phi\ ` \bullet\ Z\acute{i}g^{TM}z\dots kqZ\pm\text{„}zueY\grave{i}\pm k m\bullet\ uau\grave{n}Z\acute{i}p\acute{E}u\grave{i}\ 9w- \ uiv\ \backslash Y\grave{n}j\pm f\ l\ kqfM$   
 $w\hat{A}p\ fEZ\]^\dots kqfMw-[\ddot{o}fM\ p\ uuu9\ j,\ v\ v]v\ fZ\ ` \ddot{O}o$

## 나. 강제징수

$z\acute{s}n\bullet[\ddot{o}u\ l\ \wedge-km\ fMu\}Y\acute{i}\ uagi\ \wedge-km\ fEw-s\ l\ \mu\ fE\ ` \bullet\ Z^a\bullet s^1\phi\ ` \bullet\ p\acute{E}u'\ `]p\ ue\ n^{TM}s^2p\acute{E}f\ v$   
 $u\} \bullet\ w-j\ o\%z\grave{i}\ \wedge-z\dots kquEs\ddot{o}s^1\phi c\ ei\ uagi\ w\hat{A}p\ kqfMw\hat{A}p\ \grave{U}fU\ f\ \P\ uuu\}h\} \ p\acute{E}u'\ `$   
 $]p\ Y\acute{i}\ s\ l\ ^1\ n^{TM}s^2p\acute{E}f\ v u\} \bullet\ p\acute{E}u'\ `]p\ s^1\phi Zy\ z\acute{s}n\bullet[\ddot{o}uE\ w\hat{A}p\ gi\ t\grave{n}\sim\text{®}fM\ p\ uuu9\ j,\ v$   
 $v]v\ fZ$

## 다. 청산금의 공탁

zšn•[õu1 w-[öj u1 u}Yí uagi j u1 p s³Z]^... Z]kmfI c9s½`• n™s²pÉfvu}• [å zš  
n•[õu1 Zâ~®fMþ uuu9 j, v v]v fZ

## 라. 청산금의 소멸시효

zšn•[õu1 w-[ö kqfMw-[ö •ÛfU j u1 [yg™ cý• uagi wÂp fM[yg™• uauñZÍpÉui `Ñ  
u9 ^•km• \_1Yñ fvn™fEws1`µfEha oyhe j, v v]v fZ

## 4. 저당권 설정자의 청산금 지급

v l1n™s²u1 pÉfvfE`• w-sÚs5s½u`• •w- cý• Za{,i)s½ uîæ[yu1 o v fI [yg™u}•  
uîæ[yua o v b •w- cý• Za{,i)uE oy u}Yí w-[öj u1 zšn•[õs½ `ífEsÛ zšn•[õu1  
w-[öfE\ uñs½sBgEuõz gi Z]z½ uîæ[yu1 fvn™fMþ uuu9 j, v v]

## Ⅲ. 조합해산

## 1. 조합해산의 의의

v]fVuE fan•uaemv]fVuE j,ueZ-uE oyheu1 Yív%t`• t½ueuab`• j,gMn™pÑu1g½fUua  
`• u}syueuE n™gÊZáA EuifE^..n®ozZÉZ u- •ÛZñuîue p|Z±Yí uafÕs;w-w- s1`µfEi-fl  
vauE j,gMZíZ±gi z...g™fE`zšn•uõz Yí f1t•fU v]fVu- [å o gªh-uî `Ùo cý• `Ù  
o ku` [å j s½ v Zís½o v fI n™u Yí j nÊfI Zª• fan•fU

## 2. 적용법규

a±v j,u- v]fVuE fan•s½ZífEsÛ s1!eY [Év u1 b=w- s7ZÍ j, v v]s½o Xv]fVs½ZÍ  
fEsÛ• ua j,s½o [Év b Zpu1 v tefEZÍ• iéj, vp n™`Õj,ues½Zífl [Év u1 vít-fl  
`Ñ YeíZÍ [Év fEZÍ uuu1 m½uai-fl Z•[Z v]fVuE fan• iü zšn•uõz`• iéj, vp n™`Õj,  
ues½Zífl [Év s½ c ei uafÕs;w-Zy b

### 3. 해산시기 및 결의방법 등

v]fVuE fan•s<sup>1/2</sup> Zífl n<sup>TM</sup>fZu-v Zís<sup>1/2</sup> •ÜfUfEsÜsifEZÍ j, v v]v fZv „% sî v  
v]v „% {„yuE uEZ• n<sup>TM</sup>fZua^... jv v]v fZv „% sî v v]v „% n<sup>TM</sup>s<sup>2</sup>t1f<sup>1</sup>  
fl uefl fan•uE Z<sup>at</sup>•s<sup>1/2</sup>• `íuEt<sup>1/2</sup>„ys<sup>1/2</sup>o uagi `ífvfM p uuu9 j, v v]v fZ sî v  
v]v „%

#### ※ zšn•uõz

j,ueua fan•fl c9s<sup>1/2</sup>• €ùn•uE Z<sup>at</sup>•gi vtefEZÍ• v Zí cy• {„yuE Z•uEfl `Üg<sup>TM</sup>v  
fl j Yí s<sup>3</sup>u)ha uan<sup>TM</sup>Yízšn•ueua b i-fl iéj, v v] v]fVuE Z<sup>at</sup>• €j±fl n<sup>TM</sup>v ua  
s<sup>3</sup>• fl v]fVu'ua zšn•ueua b

zšn•ueu- fñvafE`• v]fVn<sup>TM</sup>!uE vrZ• z1[y{•pÜ iü z1!j-v u•sÜu<sup>TM</sup>n•uEuea± [å j  
s<sup>1/2</sup>zšn•s<sup>1/2</sup> f1t•fl n<sup>TM</sup>fZbpuEs<sup>2</sup>!gi z...g<sup>TM</sup>fU iéj,v v]

v]fVua fan•fl Z<sup>at</sup>• zšn•ueu- {Öuq „± véYñ^is<sup>1/2</sup> fan•uE n<sup>TM</sup>u iü sÝtÁui zšn•ueuE  
o hr iü véoy bpu1véb n<sup>TM</sup>!loy iü kqñ<sup>TM</sup>!loyuE oyu<sup>TM</sup>w-s<sup>1/2</sup>bP\ fEZÍ véi!Zízss<sup>1/2</sup> uagi  
pÍZífEsÜsi fEh] zšn•ua vrZ•b c9s<sup>1/2</sup>• vrZ• „± véYñ^is<sup>1/2</sup> zšn•vrZ•bP\ gi fEZÍ ua  
gi véi!Zízss<sup>1/2</sup> pÍZífEsÜsi fU iéj, v v]`v v]`v v]

## 제15장 비용의 부담 등

### I. 기반시설 비용의 부담

#### 1. 정비사업비의 부담

##### 가. 사업시행자 부담의 원칙

v l1n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup> oyt•b`• l1t- v l1n<sup>TM</sup>s<sup>2</sup>l1 u- ua j, cy`• `Ñge j,f&s<sup>1/2</sup> €j±f| [Év ua uu`• Z<sup>a</sup>t•gi v tefEZÍ`• t½|Fuûu)fl n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yík m`á j, v v]v fZ

##### 나. 시장·군수의 비용 부담

pÉu' []p`• pÉu' []p Yí s1`¹ n<sup>TM</sup>s<sup>2</sup>pÉfvu}YípÉfvfE`• v l1n<sup>TM</sup>s<sup>2</sup>uE v l1Z±,zs<sup>1/2</sup> c ei o |Eb`• a±pÉZ±,zpÉo vp `Ñu9uE vét• v l1\j pÉo iü uqpÉp t-pÉo s<sup>1/2</sup> `í fEsU`• [å Zao s<sup>1/2</sup> oyt•b`• l1t-uE uñkmcý`• uikmgi km`áfMp uuu9 j, v v]v fZ sî v v] ua`• v l1n<sup>TM</sup>s<sup>2</sup>l1uE uikmgi pÉu' []p Yí km`áfEa±fJ fUu)flqU n<sup>TM</sup> s<sup>2</sup>pÉfvu}uE km`áu1 Z<sup>a</sup>YýfE\ tñf| Zpuq

a±fl

n® fEp a±

Zât<sup>1/2</sup>

Zât-véz u'

ZâaÆ[Y

\_fw-

fEz%

ZâZâZâw-

Zpu'

uqpÉp t-pÉo

## 2. 비용의 조달

$n^{TM}s^2pÉfvu\}$ • •w-bÞoyu u}flkm• v l1n<sup>TM</sup>s<sup>2</sup>l1t- v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvZév s<sup>1</sup>/<sub>2</sub>o j nÊfI  
p uruE z sNu1 kmZé[õu)fl kmZé wÂp fMp uuu)h] kmZé[õ^~kmgi ~Ég<sup>1</sup>...ufI Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>  
`• sÝzi<sup>f</sup>gi wÂp fMp uuu9 kmZé[õ iü sÝzi<sup>f</sup>uE kmZéwÂp s<sup>1</sup>/<sub>2</sub>í fEsÜ f1t•fI n<sup>TM</sup>fZu-  
v Zíbbu)fl v fU j, v v}v fZkm• v fZ

$n^{TM}s^2pÉfvu\}$  pÉu'`[]p`• v te `• kmZé[õ cý`• sÝzi<sup>f</sup>gi zi^~fI u}Yí uu`• Z<sup>at</sup>• pÉ  
u'`[]p s<sup>1</sup>/<sub>2</sub>Zy wÂp tñ~® fMp uuu)h] wÂp gi tñ~®j u- pÉu'`[]p`• w-j o% zi^~z...  
kquE sôs<sup>1</sup>/<sub>2</sub>c ei uagi kmZé `wÂp fMp uuu9 ua Z<sup>at</sup>• n<sup>TM</sup>s<sup>2</sup>pÉfvu\}• pÉu'`[]p s<sup>1</sup>/<sub>2</sub>Zy  
wÂp [õsNuE s<sup>1</sup>/<sub>2</sub>fa`æfE`• [õsNu1 tñ~®p p ffl w-ku fEsÜsi fU j, v v}v fZ  
iü v fZ

## II. 정비기반시설의 설치 및 비용 부담

### 1. 정비기반시설 관리자의 비용 부담

pÉu'`[]p`• [åYí pÉfvfE`• v l1n<sup>TM</sup>s<sup>2</sup>u)fl uefa fñuífEZy uaubu1 j`• v l1\j pÉo  
uE Zíg<sup>TM</sup>u}Yí uu`• Z<sup>at</sup>• Zíg<sup>TM</sup>u}t- fpuEfEsÜ`å o |El1t-uE cý`• \9w- km`ápÉ  
~<sup>TM</sup>p uuu9 j, v v}v fZ sî v v}v fZ

ua Z<sup>at</sup>• v l1n<sup>TM</sup>s<sup>2</sup>s<sup>1</sup>/<sub>2</sub> oyt•b l1t-uE hro%t- km`á [õsNu1 hrpÉfEsÜ[å l1t-u1 km`ápÉ  
~Zíu} fE`• u}s<sup>1</sup>/<sub>2</sub>Zy •fw-fEsÜsi fU sî v v}v fZ

### 2. 공동구 설치의무자의 비용 부담

$n^{TM}s^2pÉfvu\}$ • v l1n<sup>TM</sup>s<sup>2</sup> pÉfvw-sÚs<sup>1</sup>/<sub>2</sub>ñ\ uYíp' bÞuEZâ[öpÉo u1 tñfI ZâaÆ[Ygio |E  
fE`• Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>`• `Ñge j,f&s<sup>1</sup>/<sub>2</sub> c ei [å ZâaÆ[Ys<sup>1</sup>/<sub>2</sub>p t-b pÉo u1 o |EfM uEi!Yí uu`• u}  
s<sup>1</sup>/<sub>2</sub>Zy ZâaÆ[YuEo |Es<sup>1</sup>/<sub>2</sub> oyt•b`• l1t-u1 km`ápÉ~<sup>TM</sup>p uuu9 j, v v}v fZ

#### 가. 소요비용 내역

ZâaÆ[Yo |Efl fñuífEZy uaubu1 j`• v l1\j pÉo Zíg<sup>TM</sup>u}Yí km`áfE`• l1t-u- `Ñ

u9Zé Z u9 `Ñg¹ j, v v]s½ c ge jáv][õua uu`• Z<sup>at</sup>•s½`• [å jáv][õuE [õsNu-  
uagi Zâv fEsÛsi fU [É|F v v]v fZ

o |EZân<sup>TM</sup>uEl1t-

^jkmZân<sup>TM</sup>uEl1t-

o |Egi tñf| |e¶ o Z±l1t-

ZâaÆ[YuË |Efl uefl ján@uE f1t•Yí uu`• Z<sup>at</sup>•s½`• [å ján@l1t-

ZâaÆ[Ykm`ípÉo uËo |El1t-

j, v v]s½ c ge u"u][õua uu`• Z<sup>at</sup>•s½`• [å uau}s½ fa`æfE`• [õsN

#### 나. 소요비용 부담 비율

ZâaÆ[Ys½p t-b uñ\ Yíp' p a±uE Zâ[öpÉo Zé uñ\•¢pípÉo bPuEZíg<sup>TM</sup>u} ZâaÆ  
[Yuýt-sõv u} Yí km`áfMZâaÆ[YuË |Es½ oyt•b`• l1t-uE km`ál1u u- ZâaÆ[YuE  
uýt-sõv hauñl1u s½ uEfU [É|Fv v]v fZ

#### 다. 부담금 납부 통지

pÉfvu}• n<sup>TM</sup>s²pÉfvueYíuEZÍpÉYí uuu- „± w-z;s³ua ZâaÆ[Yuýt-sõv u}s½ZyZâaÆ[Y  
o |El1t- ^jsÚZé km`ál1u s½ uEfEsÛh•v b km`á[õuE ^-kmgi •¢w-fEsÛsi fU [É|F  
v v]v fZ

#### 라. 부담금 납부

km`á[õuE ^-km•¢w-gi j u- ZâaÆ[Yuýt-sõv u}• ZâaÆ[YuË |EZân<sup>TM</sup>Yíz p b\ uñ  
s½km`á[õsNuE uan@u1^-kmfEsÛsi fEh] [å u•sNu- Zân<sup>TM</sup>t1f¹ZÍpÉuiñ9w- ^-  
kmfEsÛsi fU [É|Fv v]v fZ

#### 마. 공동구 관리 및 비용부담

ZâaÆ[Y•pÉu'`[]p Yí uagi Zíg<sup>TM</sup>fUpÉu'`[]p`• ZâaÆ[YZíg<sup>TM</sup>l1t- u w-`p o l1  
gi g½fEh] v]hr`j p`•¢,z`j p`Z{,`u<sup>TM</sup>{ [å j uE pÉo l1 iü ueZal1gi •Ü  
fU uEiikmgi [å ZâaÆ[Ygiuýt-fE`• u}s½Zykm`ápÉ~<sup>TM</sup> uuu)h] [å km`ál1u u- uý  
t-hauñl1u u1 ZÍf fEsÛ v fEZÍ sYá±j±fl uagi n•%ofEsÛkmZéfU [É|Fv v]v fZ  
km• v fZ

### Ⅲ. 사업비용 등의 보조 또는 융자

$a \pm v, u - a \pm p \acute{e} \backslash \prime$  „yâ iü véZ], EZ<sup>a</sup> v l1uE z t½s½o pÉfvb`• v l1n<sup>TM</sup>s²uE {Öw-  
 s½kmfVb a±fJ fEZÍ n<sup>TM</sup>s²pÉfvu}t- uíoybÊvéiéuE km`áu1 Z<sup>a</sup>YýfE\ tñfa [ZYí cý•  
 w-u}zifl fEsÜ[ö v l1n<sup>TM</sup>s²s½ oyt•b`• l1t-u1 jáv]fEZ]^(... u"u} cý• u"u} s9o fM  
 p uua±fJ [Év fEZÍ uuu9

〈표〉 사업비용 등의 보조 또는 융자, 지원내용 요약

| 지원자         | 대상사업자                                        | 지원형식                | 지원항목                                                                                                                                              | 지원범위            |
|-------------|----------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| [ZYí pÉ`a±  | pÉu'`[]p<br>-)bÞ                             | jáv] cý•<br>u"u}    | `\ zðv]n <sup>TM</sup> l1<br>`v l1\ j pÉo o  El1<br>`uqpÉp t-pÉo o  El1                                                                           | Yí ua^i         |
| pÉu'`[]p    | -)bÞ<br>vé„En <sup>TM</sup> s²               | jáv]                | `v l1\ j pÉo o  El1<br>`uqpÉp t-pÉo o  El1                                                                                                        | uñkmcý•<br>uikm |
| [ZYí`w-u}zi | pÉu'`[]p Yí s1`¹<br>n <sup>TM</sup> s²pÉfvu} | jáv]                | `\ zðv]n <sup>TM</sup> l1<br>`v l1\ j pÉo o  El1<br>`uqpÉp t-pÉo o  El1<br>`v]fVt;sil1                                                            | Yí ua^i         |
|             |                                              | u"u} cý•<br>u"u}s9o | `\ zðv]n <sup>TM</sup> l1<br>`v l1\ j pÉo o  El1<br>`uqpÉp t-pÉo o  El1<br>`o%uru} ján@l1<br>`véié uavél1<br>`pÉ`a±v]f-fl v fl n <sup>TM</sup> fZ | ua^i            |
|             | n <sup>TM</sup> s²pÉfvu}<br>p „Et-vé~Ê Zao   | jáv] cý•<br>u"u}    | `p „Et-vé~Ê Zao l1<br>` „ ZâYíZíg <sup>TM</sup> l1                                                                                                | uñkmcý•<br>uikm |
|             | ••w-uq`íkm kqs~vé~Ê<br>Zâ[öj`•u}             | „                   | `fa`æ Zâ[öl1t-                                                                                                                                    | „               |
| [ZYí        | -)bÞ<br>p „Et-vé~Ê<br>v Zâ pÉ                | „                   | `p „Et-vé~Ê Zao l1<br>` „ ZâYíZíg <sup>TM</sup> l1                                                                                                | „               |
|             | pÉ`a±<br>pÉu'`[]p<br>-)bÞ                    | „                   | `u <sup>TM</sup> Z j uq`ívé~Ê uep l1t-                                                                                                            | „               |

## 1. 국가 또는 시·도지사의 보조·용자

[ZYí cý` pÉ ua±`pÉu' u[]p cý` •w-vé-ÊZân™bpuÉvfE` v l1n™s²s½ Zífl \ zõv]n™iü v l1n™s²uE pÉfvs½f1t•fl pÉo flo v l1\j pÉo iü uqpÉp t-pÉo uE Za o s½ oyt•b` l1t-uE uikmgi Yî j•tñs½o jáv]fEZ]^... u"u}fM p uuu9 v v] v fZ sî v v]v fZ iü v fZ

## 2. 시장·군수의 보조

pÉu' u[]p` n™s²pÉfvu}Yí •w-vé-ÊZân™bpuÉvÉZ]„EZªZ o n™s²Zé Zí fEsÜ v l1\ j pÉo iü uqpÉp t-pÉo Zao s½ oyt•b` l1t-uE uñkmcý` uikmgi •w-vé-ÊZân™b s½Zy jáv]fEsÜsi fU j, v v]v fZ

## 3. 국가 또는 지자체의 보조·용자

[ZYí cý` w-u}zi` pÉu' u[]p Yí s1¹ n™s²pÉfvu}Yí pÉfvfE` v l1n™s²s½ oyt•b` l1t-u1 j•tñs½o jáv]fEZ]^... j•tñs½o u"u} cý` u"u}s9o fMp uuu9 j, v v]v fZ sî v v]v fZ iü v fZ

가. 보조대상 지원항목 및 범위(각 50% 이내)

\ zõ v]n™l1  
v l1\j pÉo iü uqpÉp t-pÉo uE n™s²l1  
v]fV t;sîZªl1

나. 용자 또는 용자알선 대상 항목 및 범위(각 80% 이내)

\ zõ v]n™l1  
v l1\j pÉo iü uqpÉp t-pÉo uE n™s²l1  
o%uru} ján@l1  
véié uavél1  
w-u}ziYí u"u} cý` u"u}s9o fE` Zªt•flo pÉ`a± v]f-fl v fE` n™fZ

## 4. 순환정비사업의 우선지원

### 가. 순환용주택의 건설비 및 관리비용 지원

[ZYí cý• w-u}zi• v l1n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup> f1t•f l1t-u1 jáv] cý• u"u}fE• Z<sup>at</sup>• p „Ev l1 j pÊuE v l1n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup> t•o uû)fl w-t<sup>1/2</sup>fMp uuu9 ua Z<sup>at</sup>• p „Ev l1j pÊuE v l1n<sup>TM</sup>s<sup>2</sup> uE t<sup>1/2</sup>„lfl pÉfvu1 tñfa [ZYí cý• w-u}zi• p „Et-vé~ÊuE Zao l1 ZâYíZíg<sup>TM</sup>l1uE uikmgi jáv] cý• u"u}fM p uuu9 j, v v}v fZ

### 나. 순환용주택으로 제공하는 경우 지원

[ZYí• •w-vé~ÊZân<sup>TM</sup>bpu<sup>au</sup> fl uq`ívé~Êu1 p „Et-vé~Êu)fl v}fVs<sup>1/2</sup>Zyv ZâfE• Z<sup>at</sup>• [â Zao l1 iü ZâYí Zíg<sup>TM</sup>l1 bpuEl1t-uE uñkmcý• uikmgi jáv] cý• u"u}fM p uuu9 j, v v}v fZv „%

## 5. 재개발임대주택 인수비용 지원

[ZYí• pÉ a±w-n<sup>TM</sup> pÉu' []p cý• •w-vé~ÊZân<sup>TM</sup>bpu<sup>au</sup><sup>TM</sup>Z j uq`ívé~Êu1 uep fE• Z<sup>at</sup>• [â uep l1t-uE uñkmcý• uikmgi w-u}zi cý• •w-vé~ÊZân<sup>TM</sup>bps}áv] cý• u" u} Yí' j, v v}v fZv „%

## 6. 토지임대부 분양주택의 공급비용 지원

[ZYí cý• w-u}zi• •w-uq`íkm kqs~vé~Êu1Zâ[öj`• u}s<sup>1/2</sup>Zy fa`æ Zâ[öl1t-uE uñkm cý• uikmgi jáv] cý• u"u} Yí' j, v v}v fZ

# IV. 정비기반시설의 설치

## 1. 사업시행자의 설치의무

n<sup>TM</sup>s<sup>2</sup>pÉfvu}• ZífM w-u}ziu'ZéuE fpuEgi Z}z<sup>1/2</sup> v l1[YsÚs5s<sup>1/2</sup> v l1\j pÉo u1 o |EfE

sÈsi fU j, v v]v fZ v l1\j pÉo u- n™s²pÉfvZ±, zuE^it-ua b i-fl n™s²pÉfv  
ueYí `ÖZ±s½o [å tñ|E iü „~ÉbPua Z•v b

## 2. 정비기반시설 설치를 위한 정비구역의 지정

pÉ ua±w-n™• `ia±pÉuE pÉu'u- j, v v]s½ c ei v l1[YsÚu1 w-v fUs½uusjo v l1  
[YsÚuEw±urfl o |Egi tñfEsÙ f1t•fl Z±s½• w±urfl w-sÚZé[å ueupw-sÚu1•ÙfUfE  
sÙ v l1[YsÚu1 w-v fM p uuu9 j, v v]v fZ

## 3. 우선매수청구권

### 가. 우선매수청구

v l1\j pÉo uE o |Egi tñfEsÙ•w- cy• Za{,i)ua p t-b u}• `æfav l1[YsÚ s5  
s½oyu™fE•`íw- cy• Za{,i)flo gÑYí`ín@ua b ` `íw- cy• Za{,i)s½ `ífEsÙ  
uij kqs~uE [Év j, v v]v fZ s½ ku[YfEZÍ `Ñge n™eys½•o fEsÙ gÑp zš[YfM  
p uuu9 j, v v]v fZ uñ`Ö

### 나. 수익계약에 의한 매각

t•o gÑp zš[YYí uuu1 Z±• `æfa`íw- cy• Za{,i)ua [ZYí cy• w-u}zjuE oyue  
c9s½• À[Zu u™n•j, Áv v] cy• Àw-j u™v j, Áv v]s½ c ge [Zu u™n•Zíg™Z±,z  
cy• Zâu u™n•Zíg™Z±,zZé À[Zu u™n•j, Áv v] cy• w-j u™v j, v v]s½ c ge  
Z±sjue j,j,s½ ku[YfEZÍ p uEZ±sjuf] gÑYífM p uuu9 j, v v]v fZ „±`Ö

### 다. 우선매수의 방법(공고→ 매수청구→ 협의 또는 심의 → 매각)

ZâZÍ

n™s²pÉfvu}• v l1\j pÉo uE o |Egi tñfEsÙ•w- cy• Za{,i)ua p t-b u}s½Zy  
gÑYífM`íw- cy• Za{,i)ua uu• Z±s½• `Ñu9 Yí,%uEn™fZu1æfaw-sÚs½o j  
Yñb `• uiYñpí% s½ ZâZÍfEsÙsi fU sí v v]v fZ

Yí j, v v]v fZs½ fa`æfE• u}• t•o gÑp fM p uu`Ñ• {Öw-  
^... gÑYífM`íw- cy• Za{,i)uE tñ|E hauí iü gÑYísö v YíZ-



〈표〉 정비기반시설의 귀속관리(법 제65조)

| 시행자                                                                                                                      | 정비기반시설의 종류                                                                                          | 귀속주체 및 유형                                                                                                                                                                                                                              | 귀속시기                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <p> <math>pÉu' \cup p</math><br/> <math>-)bPue \ Z^{\alpha}</math> </p>                                                  | $\backslash \mu f l \quad o   E f l \quad pÉo$<br>$\backslash vapÉo \quad \backslash izi \quad pÉo$ | $f v w zš \ Zíg^{TM} zš \ s^{1/2} i n @ [-oz$                                                                                                                                                                                          | $[-oz \ cý^{\bullet} \ s \sim a \pm$<br>$b \ u^{TM} n^{\bullet} \ pÉo \ uE$<br>$vrgEt- \ o \% h - u$ |
|                                                                                                                          | $\backslash vruñuE \ ZâZâpÉo$                                                                       | $pÉf v u \} s^{1/2} Z y ! n @ [-oz$                                                                                                                                                                                                    |                                                                                                      |
| <p> <math>v \} f v</math><br/> <math>\bullet \bullet w - o y u \} \quad b P u e</math><br/> <math>Z^{\alpha}</math> </p> | $\backslash \mu f l u a \quad o   E f l \quad ZâZâpÉo$                                              | $Zíg^{TM} zš s^{1/2} i n @ [-oz$                                                                                                                                                                                                       | $Zíg^{TM} zš s^{1/2} v i Z â$<br>$ueYí \bullet \Phi w - f l \quad ^{\bullet}$                        |
|                                                                                                                          | $\backslash t - a \pm \quad \bullet \bullet w - b \quad \backslash \quad pÉo$                       | $\mu f l u a \quad o   E f l \quad v \ l 1 \backslash j \ pÉ$<br>$o \ uE \quad o   E l 1 t - s^{1/2} \quad n @ \backslash \ae f E \backslash$<br>$j \bullet tñ \quad s 5 s^{1/2} o \ pÉf v u \} s^{1/2} Z y i !$<br>$n @ s \sim a \pm$ |                                                                                                      |

## 가. 시행자가 공공기관인 경우

$pÉu' \cup p \quad cý^{\bullet} \quad \bullet \bullet w - vé \sim \hat{E} Z \hat{a} n^{TM} b P u a \backslash l 1 n^{TM} s^2 uE \quad pÉf v u \} f l \quad \mu f l u a \quad v \ l 1 \backslash j \ pÉo \ u 1$   
 $o | E f E Z \} ^{\wedge} \dots \backslash v a u E \quad v \ l 1 \backslash j \ pÉo \ s^{1/2} \quad \backslash izi b \quad \backslash \quad v \ l 1 \backslash j \ pÉo \ u 1 \quad o | E f l \quad Z^{\alpha} \bullet s^{1/2} \bullet \quad [Z$   
 $u \ u^{TM} n^{\bullet} j, \quad cý^{\bullet} \quad w - j \ u^{TM} v \ j, uE \quad [Év \ s^{1/2} \quad ku[YfEZÍ \quad vre \dots uE v \ l 1 \backslash j \ pÉo \ u - \quad n^{TM} s^2 pÉf v u \}$   
 $s^{1/2} Z y i ! n @ u \} f l \quad [-oz b \ ZÍ \quad \mu f l u a \quad o | E b \quad v \ l 1 \backslash j \ pÉo \ u - \quad [â \quad pÉo \ u 1 \quad Zíg^{TM} f M [Z Y í$   
 $cý^{\bullet} \quad w - u \} z i s^{1/2} \quad i ! n @ u \} f l \quad [-oz \quad j, \quad v \quad v \} v \quad f Z$

## 나. 시행자가 공공기관이 아닌 조합등인 경우

$pÉu' \cup p \quad cý^{\bullet} \quad \bullet \bullet w - vé \sim \hat{E} Z \hat{a} n^{TM} b P u a \backslash 1 \quad n^{TM} s^2 pÉf v u \} Y í v \ l 1 n^{TM} s^2 uE \quad pÉf v u \} f l \quad \mu f l$   
 $u a \quad o | E f l \quad v \ l 1 \backslash j \ pÉo \ u - \quad [â \quad pÉo \ u 1 \quad Zíg^{TM} f M [Z Y í \quad cý^{\bullet} \quad w - u \} z i s^{1/2} \quad i ! n @ u \} f l \quad [-oz b$   
 $ZÍ \quad v \ l 1 n^{TM} s^2 uE \quad pÉf v u \} f l \quad u e f E s \backslash \backslash t - a \pm Y í \quad \bullet \bullet w - b \quad \backslash \quad [Z Y í \quad cý^{\bullet} \quad w - u \} z i \quad o y u \ uE \quad v \ l 1$   
 $\backslash j \ pÉo \ u - \quad [â Y í \quad \mu f l u a \quad o | E f l \quad v \ l 1 \backslash j \ pÉo \ uE \quad o | E l 1 t - s^{1/2} \quad n @ \backslash \ae f E \backslash \bullet \bullet tñ s^{1/2} o$   
 $n^{TM} s^2 pÉf v u \} s^{1/2} Z y ! n @ u \} f l \quad s \sim a \pm \quad j, \quad v \quad v \} v \quad f Z$

## 2. 귀속협의 및 통지

$pÉu' \cup p \quad \backslash \quad v \ l 1 \backslash j \ pÉo \ uE \quad [-oz \quad iü \quad s \sim a \pm s^{1/2} Z í f l \quad n^{TM} f Z u a \backslash \backslash f U b \quad v \ l 1 n^{TM} s^2 u 1 \quad pÉf v f E$   
 $Z í u \} \quad f E Z \} ^{\wedge} \dots [â \quad pÉf v u 1 \quad u e Y í f E Z í u \} \quad f E \backslash \quad Z^{\alpha} \bullet s^{1/2} \bullet \quad i â g^{TM} \quad [â \quad Zíg^{TM} zš u E u E Z^{TM} u b Ñ s i s i$   
 $f U \quad u e Y í j \ u - \quad n^{TM} f Z u \backslash \backslash Z^{\alpha} f E Z í u \} \quad f E \backslash \quad Z^{\alpha} \bullet s^{1/2} a \pm \quad cý f l \quad Z \ u 9 \quad j, \quad v \quad v \} v \quad f Z$

$n^{TM}s^2pÉf\upsilon\}$ ·  $Zíg^{TM}zšs^{1/2}[-ozb]$   $v\ l\ j\ pÉo\ Zé$   $n^{TM}s^2pÉf\upsilon\}s^{1/2}Z\bar{y}oz$   $c\acute{y}\cdot$   $s\sim a\pm b$   $u^{TM}$   
 $n\cdot uE$   $vrgEt-$   $o\%h-u1v\ l\ n^{TM}s^2uE$   $víZâ$   $uñs^{1/2}Zíg^{TM}zšs^{1/2}\Phi w-fEs\bar{U}si$   $fU\ j,$   $v$   $v\bar{j}v$   $fZ$   
 $uñ\bar{O}$

### 3. 귀속시기

$\bar{æ}f\alpha v\ l\ j\ pÉo\ u-$   $[å\ v\ l\ n^{TM}s^2ua\ víZâueYí\ b\ si\ Zíg^{TM}zšs^{1/2}víZâueYí\Phi w-gi\ f\ l\ c9$   
 $s^{1/2}[ZYí\ c\acute{y}\cdot\ w-j\ u]\bar{E}\bar{O}zi\ s^{1/2}$   $[-ozb\ Z]^{\wedge}\dots$   $n^{TM}s^2pÉf\upsilon\}s^{1/2}Z\bar{y}oz$   $c\acute{y}\cdot$   $s\sim a\pm b$   $Zpu)\bar{f}\bar{l}$   
 $jñ\ j,$   $v$   $v\bar{j}v$   $fZ$  „± $\bar{O}$

### 4. 등기절차

$v\ l\ j\ pÉo\ uE$   $b\bar{b}\backslash s^{1/2}$   $uusio\bar{`}$ ·  $v\ l\ n^{TM}s^2uE$   $pÉfvueYío\ t-$   $víZâueYío$   $pÉu'\ u\bar{[]p\ Yí$   
 $w\bar{®}upv\ l\ n^{TM}s^2u1$   $pÉfvfE\bar{`}$ ·  $Z^{\alpha}t\cdot s^{1/2}\cdot$   $n^{TM}s^2pÉfvueYíuEZ\bar{l}pÉt-$   $Zân^{TM}t1f^uE$   $Z\bar{l}pÉgi$   $g^{1/2}$   
 $fU\bar{`}$ ·  $kma\bar{E}n\cdot b\bar{b}\backslash j, s^{1/2}$   $uE\bar{f}\bar{l}$   $b\bar{b}\backslash t^{1/2}ueu1$   $w\bar{S}hrfE\bar{`}$ ·  $o\ gEs^{1/2}$   $Y\bar{o}u9fU\ j,$   $v$   $v\bar{j}v$   $fZ$

## Ⅵ. 국·공유재산의 처분 등

### 1. 국·공유지의 처분

가. 국·공유 재산의 구분 및 종류

$u^{TM}n\cdot uEoyu\ Zízšs^{1/2}$   $c\ ge\ kqgE$

| 구 분               | 국 유 재 산                                                                                                                                     | 공 유 재 산                                                                                                                            |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| $uEuE$            | $[ZYíuE\ km\`á\ \ kmz1^{\wedge}-ua^{\wedge}\dots j, f\&\ c\acute{y}\cdot$<br>$v\bar{j}s^{1/2}\ c\ ei\ [ZYí\ oyu\ f\bar{l}\ b\ u^{TM}n\cdot$ | $w-u\bar{z}i\ uE\ km\`á\ \ kmz1^{\wedge}-ua^{\wedge}\dots j, f\&$<br>$s^{1/2}\ c\ ei\ w-u\bar{z}i\ oyu\ f\bar{l}\ b\ u^{TM}n\cdot$ |
| $oyu\ Zízš$       | $v\bar{p}sFv\ km$<br>$\backslash\text{,}zu^{TM}v\ km\ n\cdot g\bar{®}zš\ [Z]\ km\ b\bar{p}$                                                 | $w-u\bar{z}i$<br>$o\ t\bar{€}e\bar{j}\pm pÉ\ Z^{\alpha}\ a\pm\ b\bar{p}$                                                           |
| $u\bar{i}t-j, gM$ | $\bar{A}[Zu\ u^{TM}n\cdot j, \bar{A}$                                                                                                       | $\bar{A}Zâu\ u^{TM}n\cdot\ i\bar{ü}\ i), uZíg^{TM}j, \bar{A}$                                                                      |

t-a±s½ c ge kqgE À[Zu u<sup>TM</sup>n•j, Á v v] ÀZâu u<sup>TM</sup>n• iü i),uZíg<sup>TM</sup>j, Á v v]

| 용 도                    | 세 분                       | 내 용                                                                                                                                                                                                                   |
|------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| fvv u <sup>TM</sup> n• | Zât- u <sup>TM</sup> n•   | [ZYí cy`• w-u}ziYí w@upn <sup>TM</sup> ilt- n <sup>TM</sup> s²t- cy`• Zâit½uE vé Z]t-u)fl n <sup>TM</sup> t-fEZ]^(.n <sup>TM</sup> t-fE\ fl Z•v fl u <sup>TM</sup> n•                                                 |
|                        | ZâZât- u <sup>TM</sup> n• | [ZYí cy`• w-u}ziYí w@upZâZât-u)fl n <sup>TM</sup> t-fEZ]^(.n <sup>TM</sup> t-fE\ fl Z•v fl u <sup>TM</sup> n•                                                                                                         |
|                        | \s²t- u <sup>TM</sup> n•  | v km\s² cy`• w-u}ziYí ZªsîfE`• \s²ua w@upn <sup>TM</sup> ilt- n <sup>TM</sup> s² t- cy`• [å \s²s½ vm <sup>TM</sup> fE`• w@t½uEvéZ]t-u)fl n <sup>TM</sup> t-fEZ]^(. n <sup>TM</sup> t-fE\ fl Z•v fl u <sup>TM</sup> n• |
|                        | jávat- u <sup>TM</sup> n• | j,f&`v]f-`[É]Fs½ c ei cy`• [å juE f1t•s½ c ei jávafE Z]^(... jávafE\ fl Z•v fl u <sup>TM</sup> n•                                                                                                                     |
| uij u <sup>TM</sup> n• |                           | fvv u <sup>TM</sup> n• teuE h•bí [Zu Zâu u <sup>TM</sup> n•                                                                                                                                                           |

※ [Yzjuíue n<sup>TM</sup>fZu- À[Zu u<sup>TM</sup>n•j, ÁZé ÀZâu u<sup>TM</sup>n• iü i),uZíg<sup>TM</sup>j, ÁZ%v]

#### 나. 국·공유 재산의 매각

gÑYí iü s~a±v fl

v l1[YsÚs5uE [Z uZâu u<sup>TM</sup>n•u-v l1n<sup>TM</sup>s²teuE h-uíu)fl gÑYífEZ]^(.s~a±fMp s³u) h] n<sup>TM</sup>s²pÉfvu}cy`• uyúu} iü n<sup>TM</sup>t-u}s½Zy`Ñge n<sup>TM</sup>ey½s¹o fEsÙ p uEZ±sju)fl gÑYí cy`• uqífM p uuu9 j, v v]v fZ iü v fZ

Zíg<sup>TM</sup>zšZégÑYífpuE

pÉu' u]p`• ueYífEf`• n<sup>TM</sup>s²pÉfvZ±,zcý`• w@upu~o fE`• n<sup>TM</sup>s²pÉfvZ±,zo s¼Z u Zâu u<sup>TM</sup>n•uEz...kqs½Zífl ^it-ua •ÙfUb si uu`• c9s½`• iåg<sup>TM</sup> Zíg<sup>TM</sup>zšZéfpuE fpuE gi ju- Zíg<sup>TM</sup>zšu- ui ua^i uEZ<sup>TM</sup>pÉ fEsÙsi fU ua Zªt• Zíg<sup>TM</sup>zšukukqhrfl u<sup>TM</sup> n•vp a±fl ufEz%u[YZ]ps½ífEsÙ`• [Z•kmu'Zíu1 [å teuE u<sup>TM</sup>n•s½ífEsÙ`• \,z u<sup>TM</sup>v kmu'Zíu1 Zíg<sup>TM</sup>zšu)fl jñ j, v v]v fZ

[ZZâu w-uE •¶Yí

v l1n<sup>TM</sup>s²u1 h-uíu)fl t•o gÑYífE`• [Z uZâu w-uE•¶Yí`• n<sup>TM</sup>s²pÉfvueYíuEZípÉYí uuu- ^•u1 \víu)fl YíZ-•¶Yí véZ],EZªZ o n<sup>TM</sup>s²uE Zªt• gÑYíYíZ-u- ua •¶Yí[õsN uE kquE u)fl fU gi fEb n<sup>TM</sup>s²pÉfvueYíuEZípÉYí uuu- ^•km• \_1 ua,± gÑ

Yî pÉs½• [Zu u™n•j, cý• w-j u™v j,ua v fE• j s½ c gq j, v v]v fZ

## 다. 용도폐지

Ñge n™eys½o fEsÙ gÑYî cý• uq`í fM p uu• [Z uZâu u™n•u-[Zu u™n•j, uw-j u™v j, [å j s½ [Z uZâu w-uEZíg™t- z...kqs½ZífEsÙ[Év fl Zíz± j,f&uE [Év s½ ku [YfEZÍ n™s²pÉfvueYíuEZÍpÉYí uuu- ^•km• vruñuE t-a±Yí •½w-b Zpu)fl jñ j, v v]v fZ

## 2. 국·공유 재산의 임대

### 가. 국·공유지 임대

w-u}zi cý• •w-vé-ÊZân™bpuvéZ],EZªZ o [YsÚ iü vé-Êu™Z j [YsÚs½o uq`ivé ~Ê uq`ivé-Êj, v v]v „%s½ c ge uq`ivé-Êu1 g½fU uZao fE• Zª•s½• À[Zu u™n•j, Áv v]v fZ cý• Àw-j u™v j, Áv v]s½ ku[YfEZÍ [Z uZâu w- Zíg™zšZé fpuEfEsÙv fl \YñaEs5 [Z uZâu w-gi uq`í fM p uuu9 j, v v]v fZ

ua• uq`ivé-Êu1 Zao fE• Zª• [Z`Zâu w-gi uq`í fM p uua±fJ fUu)flqU o%uru} t- uíoybÊ véíeuE véZ]s5v u1 a±h•fE• fl¥ pÉfvu}uE n™s²1uE km`áu1 ZªYýfEsÙ n™s²{•w±u1 „lo „AfE\ tñfl Zpu)fl u™Za{n™s²uEZª•s½• uît-ua j v b

[Z uZâu w-uEuq`í f¹• [Zu u™n•j, cý• w-j u™v j,ua v fE• j s½ c gq j, v v] v fZ

### 나. 영구건축물의 축조

pÉu' u]p`• uq`í fE• [Z uZâu w-`À[Zu u™n•j, Áv v] cý• Àw-j u™v j, Á v v]s½ ku[YfEZÍ [å •w-tñs½ ZâaEvé-Ê j uE sí[YZa{i)u1 {v}fEZY fMp uu u9 ua Zª• `æfapÉo i)uE uq`íl Yñua vrf¹b• c9s½• uq`í fl [Z uZâu w- Zíg™zš s½\ km cý• t½n@u)fl „yâpÉ} o j „EfEZ]ª... [Z uZâu w- Zíg™zš u)flkm• gÑurfE sÙsi fU j, v v]v fZ



## 가. 추진위원회 단계에서 선정하는 경우

{•w±tñt½,y`• uij Z<sup>a</sup>u@urz cý`• w-hrZ<sup>a</sup>u@urz j j,u)fl v l1n™s²uñi%Zíg™s²u}gi  
 o v ua Z<sup>at</sup>• „y uan@uiYñpíi%½ urz ZâZígi fEZÍ fñu'o hr,ygi Z {lf l „± z%  
 sÙv s5o gi v {‰oj s1 véié{ „yuE uEZ•u1 Z]z½ o v `Ñg¹ iâ u>z bPuEuau fl  
 „y uan@u z b Z<sup>at</sup>•s½`• véié{ „yuE uEZ•u1 Z]z½ p uEZ±sjfM p uuu9 ○○v]fV  
 {•w±tñt½,y tjsi[Év v v]v fZ

## 나. 조합에서 선정하는 경우

v l1n™s²uñi%Zíg™s²u}uE o v iü j-Z<sup>a</sup>u- v]fVt½{ „yuE uEZ•u1 Z]z½si fEh] uEZ•j  
 j, bPu- v Zís½o v fE`• js½ c gq j, v v]v fZv „%

## 4. 위탁업무 범위 조정

v l1n™s²uñi%Zíg™s²u} v a±uE pÉfvZév s½zo uñi%o kmv^u)fl Zm••`f ua s³`• s²i!  
 `• tñ~@s²i!s½zo v tefEsÜ s²i!j•tñgi fñpÑ„AfEZÍv l1n™s²Zíf u}uE kmv]g™j w-gi  
 jw-fE\ tñfa j, Z v pÉ `Ñu9uE,lt- Z ua v l1n™s²uñi%Zíg™s²u}uE s²i!  
 j•tñgi v]v fEsíu9 j, v v]v fZ

〈표〉 정비사업전문관리업자의 업무범위 변경 현황

| 당 초                                                          | 변 경(' 09. 2. 6)                                          |
|--------------------------------------------------------------|----------------------------------------------------------|
| v]fV ogñE aÆuEü v l1n™s²uE aÆuE s²ífl s²uE `ífv              | `æzðt- Z u9                                              |
| v]fV o g <sup>a</sup> ueYíuE pízšs½ Zíf l s²i!uE `ífv        | `æzðt- Z u9                                              |
| n™s²o Zm•• iü v l1n™s²uE pÉfvZ±,zo uE u~o                    | `æzðt- Z u9                                              |
| o Z±u} iü pÉZâu} o v s½ Zíf l s²i!uE w-t½                    | `æzðt- Z u9                                              |
| n™s²pÉfvueYíuE pízšs½ Zíf l s²i!uE `ífv                      | `æzðt- Z u9                                              |
| kqs~ iü Zíg™z...kqZ±,zuÆ g <sup>a</sup> s½ Zíf l s²i!uE `ífv | Zíg™z...kqZ±,zuÆ g <sup>a</sup> s½ Zí<br>f l s²i!uE `ífv |
| o Z±a±o uE Zm•• iü Zân™l1j-aÆ^isÚuE Zm••                     | nšv                                                      |
| [å j s½ v]fVuE s²i! vp v]fVua t•zšfE`• Zp                    | nšv                                                      |

## Ⅱ. 정비사업전문관리업의 등록

### 1. 등록

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>!gi {•w±tñt<sup>1</sup>/<sub>2</sub>,y cý`• n<sup>TM</sup>s<sup>2</sup>pÉfvu}flkm• tñ~@u1 j Z]^... uat- Zí  
f fl u}i%u1 fEZÍu} fE`• u}`• u}jâ \p uef bPuE\ víu1 Z {• pÉ a±w-n<sup>TM</sup>s<sup>1</sup>/<sub>2</sub>ZyP  
fJ cý`• j-Z<sup>a</sup>bP fJ Z tÁ ua^i fEsÜsi fU

※ v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE s<sup>2</sup>!

v]fVo g<sup>a</sup>uE aÆuBü v l1n<sup>TM</sup>s<sup>2</sup>uE aÆuEs<sup>1</sup>Zífl s<sup>2</sup>!uE `ífv  
v]fV o g<sup>a</sup>ueYíuE pÍzšs<sup>1</sup>/<sub>2</sub> Zífl s<sup>2</sup>!uE `ífv  
n<sup>TM</sup>s<sup>2</sup>o Zm•• iü v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvZ±,zo uE u~o  
o Z±u} iü pÉZâu} o v s<sup>1</sup>/<sub>2</sub> Zífl s<sup>2</sup>!uE `ífv  
n<sup>TM</sup>s<sup>2</sup>pÉfvueYíuEpÍzšs<sup>1</sup>/<sub>2</sub> Zífl s<sup>2</sup>!uE `ífv  
Zíg<sup>TM</sup>z...kqZ±,zuP g<sup>a</sup>s<sup>1</sup>/<sub>2</sub> Zífl s<sup>2</sup>!uE `ífv

### 2. 등록기준

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>uE bP fJ\ víu- `Ñu9Zé Z u9 sí v v]v fZ j±,l

#### 가. 자본금

s¢t<sup>1</sup>/<sub>2</sub> j,ueu- s¢t<sup>1</sup>/<sub>2</sub> uan@

#### 나. 인력

`Ñu9uE si` } fE^...s<sup>1</sup>/<sub>2</sub>a`æfE`• n@[éuef u1 ue uan@„Bjá `Ñg<sup>1</sup> v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>  
s<sup>2</sup>u}Yí ZíZ±j,f&s<sup>1</sup>/<sub>2</sub> uEfl Yýv •¶Yíj,ue `„yZ±j,ue cý`• j,i!j,ue u fl `j,i!v]fV  
uafE Xj,i!j,uebb Y Zé v l1n<sup>TM</sup>s<sup>2</sup>uE ZâaÆp fvu1tñfl s<sup>2</sup>!fpsju1 zıZ•fE`• Z<sup>a</sup>t•s<sup>1</sup>/<sub>2</sub>  
`• fpsju1 zıZ•fl j,i!j,ue bPuEp Yí Z ue Z<sup>a</sup>t•s<sup>1</sup>/<sub>2</sub>`• ue Z ue Z<sup>a</sup>t•s<sup>1</sup>/<sub>2</sub>`• ue

Za{,n™ cy`• a±pÉZ±,z iü Za{,kqsi \ p n™t- €[ö\ p u}flo Za{, iü a±pÉZ±,z Zí  
f s²!s½ \_1 uan@vrn™fI u} f1p „Bjá  
Yýv•¶Yín™ Zâue„yZ±n™ cy`• j„%n™ f1p „Bjá  
j,i!n™ cy`• o%i!n™  
`Ñu9s½fa`æfE`• u}flo v l1n™s² Zíf s²!s½ \_1 uan@vm™fI u} {l'í ueg¹ Yí'  
Yí ZâuevpZ n™  
^... v km\ Zí v km€ u}\ Zí cy`• fI[ZYýv t½ fI[Z•w-vé-ÊZân™s½o [é!fIu}  
`Ñ a±pÉZ±,z Za{, kmaÆn• Yýv•¶Yí bþ v l1n™s² Zíf kqsíuE o n™ uan@uEfFtñ  
oyw-u}  
ei `æpÉZíZ± j,gMs½ c ei u™Z j n™s² cy`• u™Za{,n™s²uEpÉfvu1 h-uíu)  
fl fE`• •w-bþoyu u} v]fV cy`• \vauE {•w±tñt½„yt- ién™Z±sju1 z;Z•fEsù v  
l1n™s²u1 tñ~@j Z]^... u}i%u1 fI s²zi½ [é!fI u}flo j, v v]v fZv „% ^i  
w- v „%uE s²!gi p fvfl pÑuîua [Z•kmu'Zíua v fE`• \vís½ fa`æfE`• u}

### 3. 등록절차

#### 가. 등록신청서 제출

v l1n™s²uñi%Zíg™s²u}fl bþfJfEf`• u}• bþfJpízšo s½ `Ñu9uE o gEgi z•kmfEsù  
pÉ`a±w-n™s½Zy {‰ uñu}i%o s½ uEfI v {‰u1 •ùfU fEsùsifU sî v v]v fZ [É  
|F v v]v fZ

`í,lü iü uqt½uEvéoy iü o hr

jáu\ p uef uE u}Z-wŠn™jâ cy`• Záf uewŠo

u}jâ[õu1 „BuefMp uu`• o gE

fþsjo j,i!j,uebþZé v l1n™s² ZâaÆp fvs²!fþsju1 z;Z•fI Zâ•s½ fIfU

#### 나. 등록증의 교부

pÉ`a±w-n™• bþfJpízšu1 fI u}Yí bþfJ\ vís½ uífVfE`ÑZí uev fE`• Zâ•s½• v l1  
n™s²uñi%Zíg™s²u}bþfJkms½uagi \ u™fEZí pízšues½Zy bþfJwŠu1[=km sî v v]  
v fZ [É|F v v]v fZ

#### 다. 등록수수료

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE bPfJu1 pízšfE`• u}• p p f1gi ^-kmfEsÙsifU bPfJp p f1`• Za`æ g1t1/2u}fl fEb p urwŠw-fl uagi ^-kmfU`Ñg1 pÉ`a±w-n<sup>TM</sup>`• v já•ϕpí gÊu1 uat-fl uñu},,A•1/2`uñu}Z•u<sup>TM</sup> bPuEj j,u}fl uagi ^-kmfEZYfMp uuu9 sî v v}v fZ [É|F v v]

### 4. 등록 결격 사유

#### 가. 입법 취지

j,u- v l1n<sup>TM</sup>s<sup>2</sup>n® véiéuE [yubs1/2 sîf'u1 iâ|E`• vpt• n<sup>TM</sup>fZuEZm•• bPuEs2!gi p fvfE`• v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE`í,lt- uqw@t1/2uE1g<sup>TM</sup>oyw-gi sōj fEZÍ n<sup>TM</sup>s<sup>2</sup>uaZa uñfEZY{•w±b p uua±fJ u}Z-u1 v fIfEZÍ uuu9

vruñs1/2`• v l1n<sup>TM</sup>s<sup>2</sup>Zé Zíf s3`• j•v±fl [ōZÍ uan@uE,u1 o ZÍj u- Z<sup>at</sup>•s1/2a± v l1 n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uEZ•Z-n<sup>TM</sup>u fl [Év fEsíu)^... j, Z v pÉ v l1n<sup>TM</sup>s<sup>2</sup>uE pÉ fVZé Zíf fl j•v±fl hr,,B...u[Év fEsÙ kqu@uEoyw-gi vñuaZÍ jy|F[Év uE pÑ,,•o u1 Z,,AfEsíu9 j, v v}v fZv „%km• v „%

#### 나. 결격사유

`Ñu9uEsí`} fE^...s1p`a`æfE`• u}• bPfJfMp s3u)h] v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE s2 ilgi`í,l cý`• jáv]fE`• uqw@t1/2uab p s3u9 j, v v}v fZ

ião\_1u} `í,l cý`• uqt1/2ua b`• Z<sup>at</sup>•s1/2 flfU u[ō|En•u} cý`• flv|En•u}

€ùn•o ZÍgi j u- u}flo jâ|yb w- s1`µfl u}

v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvZéZíf fl j•v±fvtnfl uefEsÙ[ōZÍ uan@uEpÑ,,uE o ZÍgi j ZÍ

[å w3/4fvuarf1 vrf1b Zpu)fl já`• Z<sup>at</sup>• •ùfU b Z]^...w3/4fvuahav b ^•km• \_1

ua Z<sup>a</sup>Zéb w- s1`µfl u}

v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvZéZíf fl j•v±fvtnfl uefEsÙ[ōZÍ uan@uE,uE w3/4fvu sōgi j

ZÍ [å u sō\Yñvps1/2 uu`• u}

ua j,u1 tnj fEsÙ jy[ō,, uan@uEo ZÍgi j ZÍ \_1ua Z<sup>a</sup>Zéb w- s1`µfl u}

bpfJua {Öoyb „± \_1ua ZªZéb w- s1`µfI u} j,ueue Zª• [å `í,lu}  
 j,ueuE s²!gi `í,l cý• jáv]fE• uqw@t½v|ñuE si} fE^...s¹fa`æfE• u}Yí uu  
 `• j,ue

#### 다. 당연 퇴직 및 퇴직 전 행위의 효력

v l1n™s²uñi%Zíg™s²u}uE s²!gi `í,l cý• jáv]fE• uqw@t½uañ Z•Z-n™u uEsj`}  
 fE^...s¹fa`æfEZ]^..o uq `æpÉ[ås½ fa`æfE• u}uasµu9ua €ýhrb c9s½• `æsÝ•áw@  
 fEh] ua Zª• •áw@b uqw@t½uaáw@uñs½ZísÙfI fvtñ• [å „f u1 upw- s1`µfU  
 j, v v]v fZ iü v fZ

### Ⅲ. 정비사업전문관리업자의 업무제한 등

#### 1. 정비사업전문관리업자의 업무제한

a±v j,u- n™s²uE€ hro v Zít- Yívr l1g™ iü kqu@sõj u1 tñfa v l1n™s²uñi%Zíg™s²  
 u}s½ `ífl Z¥s²[õw- [Év u1 b=Zí uuu9

v l1n™s²uñi%Zíg™s²u}• aÆuifl v l1n™s²s½ `ífEsÙ `Ñu9s½fa`æfE• s²!gi j¾fvfE  
 sÙ p fvfM p s³u9 j, v v] sî v v]v fZ

Za{,i)uE z•Z]

v l1n™s²uE o Z± iü pÉZâ

v l1n™s²uE „yZ±Yýn™

s5uñw±`Ö

Z¥s²[õw- [Év u1 uît-fUs½ uusj v l1n™s²uñi%Zíg™s²u}t- `Ñu9uE Zíz±Yí uu• u}•  
 uagi `æfa v l1n™s²uñi%Zíg™s²u}t- Z u- u}fl YñvéfU sîv v]v fZ

Yí v l1n™s²uñi%Zíg™s²u}Yí j,ueue Zª•s½• Àa²uý[Év iü Zâv Z]e...s½Zífl j,gM Á  
 v v]v „%s½ uEfl Z±sán™uEíZ±

^... v l1n™s²uñi%Zíg™s²u}t- n@„%{‰u}fl Zíz±

## 2. 정비사업전문관리업자와 위탁자와의 관계

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}s<sup>1</sup>/<sub>2</sub>Zys<sup>2</sup>ilgi tñ~@fEZ]<sup>^</sup>...u}i%u1 t•zšfI u}t- v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zí  
g<sup>TM</sup>s<sup>2</sup>u} n<sup>TM</sup>uauEíZ±s<sup>1</sup>/<sub>2</sub>ZífEsÙ ua j,s<sup>1</sup>/<sub>2</sub> [Év ua uu`• Zpu1 v te fEZÍ`• iéj, vþ tñuqs<sup>1</sup>/<sub>2</sub>  
ZífI [Év iéj, v v]<sup>TM</sup>Yv v] u1 vít-fU j, v v]

## 3. 정비사업전문관리업자에 대한 조사

[Z••kmu'Zí cy`• pÉ ua±w-n<sup>TM</sup> v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}s<sup>1</sup>/<sub>2</sub>`ífEsÙ [å s<sup>2</sup>!uE Yýa<sup>2</sup>n@ f1  
t•fI c9s<sup>1</sup>/<sub>2</sub>`• [å s<sup>2</sup>!s<sup>1</sup>/<sub>2</sub> ZífI n<sup>TM</sup>fZu]áZífEzy fEZ]<sup>^</sup>...u}f<sup>1</sup>uE v{‰ [åj s<sup>1</sup>/<sub>2</sub> f1t•fI hr  
f&u1 fMp uuu)h] oyoz Zâ!t<sup>1</sup>/<sub>2</sub>u)fl fEsÙ[õ sîs<sup>2</sup>oybPs<sup>1</sup>/<sub>2</sub> {‰urfEsÙu'km o gE bpu1  
v]n<sup>TM</sup>cy`• Zmn<sup>TM</sup>fEZ]Mp uuu9 j, v v]

## 4. 교육 등

[Z••kmu'Zí pÉ ua±w-n<sup>TM</sup> cy`• pÉu' u]p`• {•w±tñt<sup>1</sup>/<sub>2</sub>,yuE tñt<sup>1</sup>/<sub>2</sub>u' iü Yýn<sup>TM</sup>v]fVuE uqt<sup>1</sup>/<sub>2</sub>  
v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE`í,lu} iü \p uef bPs<sup>1</sup>/<sub>2</sub>`ífEsÙ [=u u1 pÑpÉfM uuu9 j,  
v v]uE

# IV. 정비사업전문관리업자의 등록취소 등

## 1. 등록취소 및 업무정지

pÉ ua±w-n<sup>TM</sup> v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE s<sup>2</sup>!p fvuE € hro Z „A iü kmv]g<sup>TM</sup>j w-gi tñ  
f a v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}Yí`Ñu9uE si`} fE<sup>^</sup>...s<sup>1</sup>/<sub>2</sub>p a`æfE`• c9s<sup>1</sup>/<sub>2</sub>`• [å bPfJu1 {ÖoyfE  
Z]<sup>^</sup>... \_1 ua<sup>^</sup>i uE \Yñu1 v fEsÙ s<sup>2</sup>!uE uñkmcý`• uikmuEv w-gi hrfMp uuu9 j, v  
v]v fZ

n<sup>TM</sup>tñcy`• kmv fI j,j,s<sup>1</sup>/<sub>2</sub> uEfl bPfJ f1t•uî {Öoy n<sup>TM</sup>u

bPfJ\ ví iǎ`Ù

ZíuE cy`• ZépÑfi v]fVs½ZyZ±sj[õsN v]fVZé ziZ•fi {Z±sj[õsN uE uan@uEu™  
n•n® o}pÑu1 ^i|| c9

s²i!Zíf jáZÍ uu}f¹ iǎ fµtñ v {‰ cy`• v]n™ uZmnZ]km uj fa cy`• \ f)

n™s²{•w±pÑuî Zíf jáZÍ uu}f¹ iǎ fµtñ v {‰ cy`• v]n™ Z]km uj fa \ f)

{l[é \_1Yñ „y uan@uEs²!v w-z...kqu1 j u- u}flo [ǎ v w-z...kqu1j u- \ Yñua fV  
n•fEsÙ tÁu1 zõZéfi c9 f1t•uî {Õoy n™u

`Ñge n™eys½Zy}\ uE o hr cy`• n®,%gi n™t-fEsÙua j,ua v fi s²!gi p fv fEzy  
fEZ] ^...bPfJwŠu1 ísÙfi c9 f1t•uî {Õoy n™u

ua j,u1 tñj fEsÙ jy[õ,, uan@uEo Zígi j u- Z²• j,ueuE Z²• [ǎ oyoZ uqwr®t½Ù  
fU

[ǎ js½ ua j, cy`• ua j,s½ uEfi hrf&ua^...z...kqu1tñj fi c9

## 2. 등록취소 및 업무정지 처분기준(영 제66조, 별표5)

| 위반사항                                                                                                                         | 해당 법조문            | 처분기준                                      |
|------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------|
| j, v v]v fZs½ uEfi bPfJ\ ví s½ tÁ uan@iǎ<br>`Ùb c9                                                                           | j, v v]v fZv „%   | bPfJ{Õoy                                  |
| ZíuE cy`• ZépÑfi v]fVs½ZyZ±sj[õsNuE uan@<br>uE u™n•n®}pÑu1 ^i   c9                                                           | j, v v]v fZv „%   | s²!lv w- _1                               |
| j, v v]s½ uEfi Yá²[Év u1 tñj fi c                                                                                            | 9 v v]v j fZv „%  |                                           |
| Yí v]n™ `Zmn™giZ]km `j fa cy`• \ f)fi c9<br>^... jáZÍ cy`• u}f¹v {‰u1 fEw- s1`µfi c9<br>`Ñ jáZÍ cy`• u}f¹v {‰u1 fµtñfi fi c9 |                   | s²!lv w- tÁ<br>s²!lv w- tÁ<br>s²!lv w- tÁ |
| j, v v]s½ uEfi u}f¹v {‰ [Év bPu1 tñj fi c                                                                                    | 9 jv , v]v fZv „% |                                           |
| Yí v]n™gi Z]km `j fa cy`• \ f)fi c9<br>^... jáZÍ cy`• u}f¹uE v {‰u1 fEw- s1`µfi c9<br>`Ñ jáZÍ cy`• u}f¹v {‰u1 fµtñfi fi c9   |                   | s²!lv w- tÁ<br>s²!lv w- tÁ<br>s²!lv w- tÁ |
| v „% ^iw- v „%tes½ j, cy`• j,s½ uEfi hrf&ua<br>^...z...kqs½tñj fi c9                                                         | j, v v]v fZv „%   | s²!lv w- tÁ                               |

### 3. 등록취소처분 등의 통지

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}• bPfJ{Öoyz...kqPbuE fvw z...kqu1j u- Z<sup>at</sup>•s<sup>1/2</sup>• `æfa^it-u1  
w-zj s<sup>3</sup>ua n<sup>TM</sup>s<sup>2</sup>pÉfvu}s<sup>1/2</sup>ZyCw-fEsÜsi fU `Ñg<sup>1</sup> bPfJ{Öoyz...kqu1j\ uñs<sup>1/2</sup> Z±sju1 zj  
Z•fI s<sup>2</sup>i!• uagi Z±ozfEsÜp fvfM p uuu)^...n<sup>TM</sup>s<sup>2</sup>pÉfvu}YíZ±sju1 faw-fEZ]^...f1t•  
uî {Öoyn<sup>TM</sup>u s<sup>1/2</sup>f a`æfE`• n<sup>TM</sup>u fl bPfJua {Öoyb Z<sup>at</sup>•s<sup>1/2</sup>• [æÜfEw-s1`µfU j, v v]  
v fZ ^iw- v fZ



#### 질의 회신

▶ 정비사업전문관리업자 선정 시 주민총회 의결 여부(2009.12.11)

#### 질의요지

v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u} o v Zíf {•w±tñt<sup>1/2</sup>,ys<sup>1/2</sup>o j±a±uE o%kn v\ víu1 guf fEZÍ aÆ  
\ víífl o v fEsÜ Z±sjfM Zpu1 véié{ „ys<sup>1/2</sup>o uEZ• j,f&s<sup>1/2</sup>• \ víua s<sup>3</sup>u)^... u}uEuî Z•  
v fEsí•j aÆ\ vís<sup>1/2</sup> uEfEsÜ{•w±tñt<sup>1/2</sup>,ys<sup>1/2</sup>o Z<sup>au</sup>@urz uE jj,u)fl v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>  
s<sup>2</sup>u}gi o v fM Z<sup>at</sup>• véié{ „yuE uEZ•u1 Zjz<sup>1/2</sup>si fE`•w- sÜkm

#### 회신내용

Àa±pÉ iü véZ],EZ<sup>v</sup>l1j, Á uafE Xa±vj, Yuaei fU v v]v fZs<sup>1/2</sup> c gaha {•w±tñt<sup>1/2</sup>,yYí  
v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}gi o v fEZÍu} fE`• Z<sup>at</sup>•s<sup>1/2</sup>• v v]s<sup>1/2</sup> c ei pÉu'`[]p uE {•w±  
tñt<sup>1/2</sup>,y p'ueu1 s`u- „± [Z•fas~kmu'Zíua v fE`• Z<sup>au</sup>@urz uE jj,u)fl o v fEsÜsi fI`Ñ  
ZÍ [Év fEZÍ uuZÍ ○ ○ Àv l1n<sup>TM</sup>s<sup>2</sup>v]fVo g<sup>a</sup>{•w±tñt<sup>1/2</sup>,y tjsí[Év Á uafE Xtjsí[Év Yuaei  
fU v v]v fZs<sup>1/2</sup> c gaha v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE o v u- uij Z<sup>au</sup>@urz cy`• w-hrZ<sup>au</sup>@  
urz jj,u)fl fEb „y uan@uiYñpí% s<sup>1/2</sup> urz ZâZígi fEZÍ fñu'o hr„ygi Z {Ifl „± z%  
sÜv s5o gi v {%oj u- `Ñu9 véié{ „yuE uEZ•u1 Zjz<sup>1/2</sup> o v fI`ÑZÍ [Év fEZÍ uuu)h] ○ ○  
tjsí[Év v v]v fZs<sup>1/2</sup> c gaha véié{ „y`• a±vj, iü ua tjsí[Év ua €j±...u v fl Z<sup>at</sup>•  
gi v tefEZÍ {•w±tñt<sup>1/2</sup>,y [Yo s<sup>1/2</sup> aÆuEf•w-bPoyu u} Zéj p {‰o u)fl Z uEfEZÍ {‰o fl  
•w-bPoyu u} aÆuEfEws7u- •w-bPoyu u}gi •ÜfUfI`Ñ uEZéj p z o u)fl uEZ•fI`ÑZÍ

[Év b s; uu`• j n@ \ [Év s½ c ei véié{ „yuE uEZ•u1 Z]z½ o v fEsÙsi fMZpuq

▶ 대의원회에서 정비사업전문관리업자와 계약 해지 가능 여부(2009.09.07)

#### 질의요지

`íuEt½,ys½zo v l1n™s²uñi%Zíg™s²u}t- Z±sju1 faw-fMp uu`•w- iü npflt; v l1s²zigi  
Yío v fao { „ys½ {•ueu1 j u1 p uu`•w-

#### 회신내용

Àa±pÉ iü véZ]„EZªv l1j, Á v v]v fZs½ c gaha `íuEt½,y`• { „yuE uEZ•n™fZp v  
l1n™s²uñi%Zíg™s²u}uEo v iü j-Zª bPu1•ÜfUfI `í•¢f&f&u)fl v fE`• n™fZu1v tefEZÍ  
`• { „yuE [yflu1 `ífvfM p uu`ÑZÍ [Év fEZÍ uuu)i-fl `íuEt½,ys½zo v l1n™s²uñi%Zíg™  
s²u}t- Z±sju1 faw-fEZ]ª...npflua o v fM p s³• Zpuq

▶ 정비사업전문관리업자 선정 시 2개 업자 이상을 총회에 상정하여야 하는지와 서면  
으로 주민총회 의결권 행사 시 인감 증명서 첨부 여부(2010.02.05)

#### 질의요지

Yí v l1n™s² v]fVo gª{•w±tñt½,ys½zo v l1n™s²uñi%Zíg™s²u}gi o v pÉ fñu'o hr,ys½ z%  
sÙfI s²u} vp Z s²u}gi véié{ „ys½ n@v fI „± z j €,lgi fE`• Zpua uñj,flw- sÙkm  
iü véié{ „ys½ Z s²u} uan@u1n@v fEsÙ{ „yuE uEZ•u1 Z]z½ o v fasi fE`•w-  
ª... véié{ „ys½zo o has½ uEfI uEZ•[yu1 fvn™gitñfI o haa/EuEo v {‰ pÉ ueYýu1ªuefE  
ZÍ ueYýwŠhro gi z•kmfasi fE`•w-

#### 회신내용

Yí wµuE XYí Ys½fEsÙ

○ ○v l1n™s² v]fVo gª{•w±tñt½,y tisi[Év v v]v fZs½ c gaha v l1n™s²uñi%Zí  
g™s²u}uEo v u- uij Zªu@urz cý• w-hrZªu@urz j,j,u)fl fEb „y uan@uiYñpí%  
s½urz ZâZígi fEZÍ fñu'o hr,ygi Z {fI „± z% sÙv s5o gi v {‰j u- `Ñu9 véié{ „y  
uE uEZ•u1 Z]z½ o v fE`• Zpuah] iã u>z bPuEuau fl „y uan@u z b Zª•s½• vé

íé{ „yuE uEZ•u1 Z]z½ p uEZ±sj fMp uua±fJ fEZÍ uu` j { „ys½ Z uan@s²u}gi  
n@v fEsÙuEZ•u1 fEsÙsi tñ [Év s½ uîfVfMZpuq

^... wµuE X^... YgÊsÙ

•w-bPoyu u}Yí o hau)fl véié{ „yuE uEZ•[yu1 fvn™fUs¹usio ueYý^ue iü ueYýwŠ  
hro gi z•kmfEa±fJ tjsî[Év s½o hri%,A fEZÍ uuw- s1`µfU

▶ 정비사업전문관리업자 결격사유 해당 여부(2009.08.05)

#### 질의요지

v l1n™s²uñi%Zíg™s²u}uE Z•Z-n™u vp Àa±pÉü véZ],EZªv l1j, Áv v]s½ c ge bPfJua  
{Öoyb „± \_1uaZªZéb w- s1`µfI u}ei fUu- j,ueuE Zª• [å `í,lu}g¹ fa`æb`w- s1`µ  
ha uqt½ iü Yýn™uij w@t½\9w- Z•Z-n™u s½fa`æb`w-

#### 회신내용

Àa±pÉ iü véZ],EZªv l1j, Á uafE Xa±v j, Yuae fU v v]v fZv „%s½ uEfEhaj,ueue  
Zª• [å `í,lu}gi g½fI`ÑZÍ [Év fEZÍ uu` j j,ueue Zª• \~ uqt½ iü Yýn™uij w@t½  
s½`ífEsÙ` aÆ[Év u1 uîfEw- s7u9

▶ 정비사업전문관리업자의 선정을 위한 재입찰 대상 여부(2009.06.11)

#### 질의요지

vé~Êu™Z j n™s²v l1n™s²uñi%Zíg™s²u}gi o v fUs½ uusio „y u z b „± „ywås½ Z  
s²ziYí z%Yígi ...YgÊfEsíu)^{„y uñs½ Z s²ziYí ~µej cy` •Ü\ fEsÙ Z s²zig¹ ^•  
u- Zª• u™urz fEsÙsi fE` w-

#### 회신내용

v l1n™s²uñi%Zíg™s²u}uE o v u- uij Zªu@urz cy` w-hrZªu@urz\*j,j,u)fl fEb „y ua  
n@uiYñpíi% s½ urz ZªZÍgi fEZÍ fñu'o hr„ygi Z {IfI „± z%sÙv s5o gi v {oj u- `Ñu9  
véié{ „yuE uEZ•u1 Z]z½ o v fE` Zpuah] iå u>z bPuEuau fl „y uan@u z b Zª•s½  
` véié{ „yuE uEZ•u1 Z]z½ p uEZ±sj fMp uua±fJ v l1n™s²v]fVo gª{w±tñt½„y tjsî[É  
v v v]v fZs½ [Év b si uuu9

## 제17장 감독 등

### I. 자료의 제출 등

#### 1. 정비사업추진실적 보고

$pÉu' \text{ } \emptyset p \cdot$      $pÉ \text{ } ^\circ a \pm v]f-Yí$      $v fE \cdot$      $j s \frac{1}{2}$      $c ei$      $pÉ \text{ } ^\circ a \pm w-n^{TM} s \frac{1}{2} ZypÉ \text{ } ^\circ a \pm w-n^{TM} \cdot$      $[Z \bullet \bullet$   
 $kmu'Zís \frac{1}{2} Zy \text{ } ^\circ \tilde{N} u9uEv \text{ } l1n^{TM} s^2$      $\{ \bullet w \pm p \tilde{N} u \hat{u} u1 \text{ } g \tilde{N} kq \backslash$      $g^1 f^1 uikm \cdot$      $ui \text{ } ua^i s \frac{1}{2} j á Z Í f Es \hat{U} si$   
 $fU \text{ } j, \text{ } v \text{ } v]v \text{ } fZ$      $[É|F \text{ } v \text{ } v]$

$v l1[Ys \hat{U} w-v \text{ } p \tilde{N} u \hat{u}$   
 $n^{TM} s^2 pÉ fvu \} w-v \text{ } cý \cdot$      $v]fVo \text{ } g^a ueYí \text{ } p \tilde{N} u \hat{u}$   
 $n^{TM} s^2 pÉ fvueYí Zíg^{TM} z \dots kqZ \pm, zueY \hat{u} \hat{u} \text{ } v l1n^{TM} s^2 \text{ } t1f^1 \text{ } p \tilde{N} u \hat{u}$

#### 2. 보고 또는 자료제출 등

##### 가. 보고 또는 자료제출

$[Z \bullet \bullet kmu'Zí \text{ } pÉ \text{ } ^\circ a \pm w-n^{TM} cý \cdot$      $pÉu' \text{ } \emptyset p \cdot$      $v l1n^{TM} s^2 uE \text{ } t \frac{1}{2}, l f l$      $\{ \bullet w \pm u1 \text{ } t \tilde{n} f a \text{ } Y \acute{y} a^2$   
 $n \text{ } \textcircled{R} \text{ } f1t \cdot fE \text{ } ^\circ \tilde{N} Z Í \text{ } uev \text{ } fE \cdot$      $c9s \frac{1}{2} \cdot$      $\{ \bullet w \pm t \tilde{n} t \frac{1}{2}, y \text{ } ^\circ n^{TM} s^2 pÉ fvu \}$      $\text{ } ^\circ v l1n^{TM} s^2 u \hat{n} i \% Z í g^{TM} s^2$   
 $u \} \text{ } ^\circ z \cdot Z] s^2 u \} \text{ } ^\circ o Z \pm u \}$      $i \ddot{u} \text{ } pÉ Z \hat{a} u \}$      $b \text{ } p s \frac{1}{2} Z y s^2 i! Z í f$      $^i t-u1 \text{ } j á Z Í \text{ } cý \cdot$      $u \} f^1 uE \text{ } v \{ \%$   
 $u1 \text{ } h r f M p \text{ } u u u) h]$      $o y o z \text{ } Z \hat{a} i! t \frac{1}{2} u) f l$      $f Es \hat{U} [\tilde{o} \text{ } [\hat{a} \text{ } s^2 i! s \frac{1}{2} \text{ } Z í f l$      $n^{TM} f Zu 1 \text{ } n^{TM} f E Z y f M$   
 $p \text{ } u u u9 \text{ } j, \text{ } v \text{ } v]v \text{ } fZ$

$cý f l \text{ } o y o z Z \hat{a} i! t \frac{1}{2} u) f l$      $f Es \hat{U} [\tilde{o} \text{ } s^2 i! g i$      $v]n^{TM} f E Z y f E Z Í u \}$      $f E \cdot$      $c9s \frac{1}{2} \cdot$      $s^2 i! v]n^{TM} g i$      $j u1$   
 $u \} s \frac{1}{2} Z y v]n^{TM} \text{ } u i u \hat{n} \text{ } \textcircled{9} w- \text{ } v]n^{TM} u E u i pÉ \text{ } ^\circ h-u \hat{u} \text{ } b \text{ } p u1 o \text{ } h a u) f l$      $\bullet \Phi w-f E Z Í \text{ } v]n^{TM} Z \hat{a} i! t \frac{1}{2} u-$   
 $[\hat{a} \text{ } [y f l u1 \text{ } , l pÉ f E \cdot$      $v]n^{TM} Z \hat{a} i! t \frac{1}{2} w \check{S}, l g i \text{ } Z í Z \pm u e s \frac{1}{2} Z y ^i j \acute{a} s \hat{U} s i f U \text{ } j, \text{ } v \text{ } v]v \text{ } fZ$

##### 나. 보고 또는 자료제출 기한

$s^2 i! Z í f$      $^i t-uE \text{ } j á Z Í \text{ } cý \cdot$      $u \} f^1 uE \text{ } v \{ \% u1 \text{ } t \cdot z \check{S} j u- \text{ } u \} \cdot$      $[\hat{a} \text{ } t \cdot z \check{S} u1 \text{ } j u- \text{ } ^\circ k m \cdot$

ui ua^js½ jáZÍfEZ]^... u}f¹gi v {‰fEsÙsi fEh] uagi ~Ég¹...ufMZªt• Zé~Éf¹ z...  
kqu1 j Zy b [É|F v v]v fZ j, v v]v fZv „%

## II. 감독

### 1. 위반행위에 대한 조치

#### 가. 위반행위 및 조치내용

v l1n™s²uE pÉfvua uaj, cý• ua j,s½ uEfl hrf&`z...kqua^...n™s²pÉfVZ±,zo cý•  
Zíg™z...kqZ±,zsªj b sµ`ÑZÍ uev b `• c9s½• v l1n™s²uE uîv fl pÉfvu1tñfa f1  
t•fl j•tñ s5s½zo Yá²ziZ±gi •¢fa [å z...kquŒÖoy `j-Zª cý• v w- [å Zân™uŒp  
w- `j-Zª uqt½uEZ o [yZÍ [å juE f1t•fl v]Egi {ŒfMp uuu9 j, v v]v fZ

#### 나. 감독체계

[Z••kmu'ZÍ → pÉ`a±w-n™ pÉu' []p {•w±tñt½,y véié`í,l,yuE n™s²pÉfvu}  
cý• v l1n™s²uñi%Zíg™s²u}  
pÉ`a±w-n™→ pÉu' []p {•w±tñt½,y véié`í,l,yuE n™s²pÉfvu}cý• v l1n™  
s²uñi%Zíg™s²u}  
pÉu' []p → {•w±tñt½,y véié`í,l,yuE n™s²pÉfvu}cý• v l1n™s²uñi%Zíg™s²u}

### 2. 정비사업 점검반 운영

[Z••fas~kmu'Zíu- v l1n™s²uE t½,lfl pÉfvu1tñfa ZíZ±Zâi!t½ iü uñi%Yífl [Yo b  
uýZmj u1 [Yo fñu'v]n™gi •¢fa kqu®uEv]v tñj,n™fZuE pÉv t•[Y bP f1t•fl v]E  
gi fMp uuu9

ua Zªt• ZífM w-u}ziu'Zé v]fV bPu- ••w-bPoyu u} aÆuEo {„yuE uEn™fJ v l1n™s²  
Zíf Z±sjZíf o gE n™s²pÉfvZ±,zo `Zíg™z...kqZ±,zo iü „yZ± Zíf o gE kqu®ZéZÍ

f b o gE bPuEv Zâ bPuýZmj uE „laÆs½uĩ[æ f|pv]fEsÙsi fEh] uýZmj uE v]n™gi Z] km`„yf) cý• j f a f l u}• Zé~Éf¹ z...kqu1j Zy b j, v v]v fZ sî v v] j, v v]v fZ

uýZmj uE s²i1j, iü uõz`• j, v v]v fZ vít- j, v v]v fZ

### Ⅲ. 회계감사

#### 1. 감사의 시기, 대상 및 비용부담

##### 가. 감사의 시기

pÉu' []p cý• •w-vé~ÊZân™bPuæ1¹ n™s²pÉfvu}Yí Yýn™uÉín®ua b`• Zª•`Ñu9 Yî h-uE si`} fE^...s½fa`æfE• pÉ\ s½ ÀvépÊ„yn™uÆekmYýn™s¹Zífl j,gM Á v v]s½ c ge Yýn™ueuEÿZ±Yýn™gij s1si fU j, v v]v fZ

{•w±tñt½„ys½o v]fVu)fl ueZ±b\ uñ ui ua^i  
n™s²pÉfvueYíuEZÍpÉuikm• ui ua^i  
víZâueYíuE pízšuikm• ui ua^i

##### 나. 감사의 대상

pÉu' []p cý• •w-vé~ÊZân™bPuæ1¹ n™s²pÉfvu}Yí`Ñu9 „luE si`} fE^...s½fa`æfE• Zª•flo l1t-uE ^-kmiü w-{%^;sÚs½í fEsÙ v]fVt½ v]fVua [Yo b w- s1µ fl Zª•s½• •w-bPoyu u} uE uan®uEaÆuE •w-bPoyu u}uEaÆuEu}p n•v s½ Zí fEsÙ• j, v v]gi vít- gi s`w- s1µ fl Zª•s½• „yZ±Yýn™gij s1si fU j, v v]v fZ sî v v]v fZ iü v fZ

## 〈표〉 회계감사 시기 및 대상 금액

| 감사 시기                                 | 대상금액(납부 또는 지출비용 합계)                            |
|---------------------------------------|------------------------------------------------|
| {•w±tñs½zo v]fVu)fl ueZ±b\ uñ ui ua^i | ueZ±uñl9w- `ín@[õsNua<br>s¢ z%og¹t½uan@ueZª•   |
| n™s²pÉfvueYíZípÉuikm• ui ua^i         | ueYíZípÉui uñl9w-<br>`ín@[õsNua s¢t½ uan@ueZª• |
| víZâueYí pízšui km• ui ua^i           | ueYípízšui uñl9w-<br>`ín@[õsNua s¢t½ uan@ueZª• |

※ „yZ±Yýn™gij w- s¹µfl Zª• „jyuE `ín@ua b j, v v]v „%

## 다. 비용부담

Vv]fVuE t-km`á iü v]fVuE „yZ±WsZifl n™fZu-v]fVv Zís½ •ÛfUfEsÛsifU j, v  
v]v fZv „% c ei o v]fVuE „yZ±t- u™t½ü Zª1uE kmZéwÂp s½ZífEsÛ v]fV  
v Zís½ [Év fEsÛsi fU

€!...un™s²{•w±u1 tñfl Zª1 bP km`á[õuE ^-km iü uauE sÝzi pÉ v]fVuE z...kqbPs½  
`ífl [Év u1 b=s; v]fVt½ua uagi p w-fEa±J fEZÍ uikm iâ^u)fl uefa `Ñp v]fV  
t½uE f)faYí j nÊfEw- s7a±J fE• bP v Zíu-o s½ {-pÑu1 \ fasi fU

cýfl n™s²pÉfvu}• „yZ±Yýn™Yíf1t•fl Zª• pÉu' [p s½Zy „yZ±Yýn™\ ZíuE o v  
Z±sj u1 t•zšfEZÍ „yZ±Yýn™s½f1t•fl l1t-u1 pÉu' [p s½Zy iåg™ sðEfEsÛsi  
fEh] ^...h%w1t-u- n™s²pÉfvu}t- v n•fEsÛsi fU j, v v]v fZ iü v fZ

## 2. 회계감사인

„yZ±Yýn™gij fMp uu` Yýn™ueu- ÀvépÊ„yn™uekmYýn™s¹Zíf j,gM Áv v]s½ c ei  
Yýn™ueu)fl bP fJb Zâue„yZ±n™uq

€!...uv]fVu1 Yýn™fZâue„yZ±n™`[å v]fVZé Z ueuû)fl uafaZíZ±Yí s³s;si fU uat-  
Zíf ÀZâue„yZ±n™j, Á v v] w@ilv fl `• `Ñu9 Yí „%uEs;`} fE^...s¹fa`æfE• u}  
`• u™ilv,l Yýn™gijfEZ] ^...wŠhru1 fE• w@ilgi fMp s³a±J fEZÍ uuu9

u)\ cý• j t•u}Yí uqt½ua^..[ås½ vífE• w@tñ w@il s½Zíf n™ilue z2uq uu` u}

•ÙfU s½uuz]^... Zéz] \_1 ua^is½ [æÙfI w@tñs½uusµaE u}  
 u}\ Yí [å n™t-ueuaZ]^..Zéz] \_1 ua^is½ n™t-ueuasµaE u}  
 tñ X X Yn™u½es½ u}\ t- d%of\$fl uafazÍZ±Yí uusjo w@!gi Zâv fEzy fvfE  
 `•a] w-u'ua uu`ÑZÍ uev b sj `í•cf&f&u)fl v fE`• u}

### 3. 회계감사 결과보고

pÉu' []p cy`• •w-vé-ÊZân™bpuæ1`¹ n™s²pÉfvu}• Yýn™vrñYí vrñb ^•km•  
 ui ua^is½ Yýn™Z•Zégifa`æ pÉu' []p s½Zy jáZÍfEZÍ uagi `æfa v]fVs½ jáZÍfEsÙ  
 v]fVt½ua ZâeyfMp uua±fJ fEsÙsi fU j, v v]v fZ

## IV. 도시분쟁조정위원회

### 1. 설치 및 구성

v l1n™s²uE pÉfvZév s½o j nÊb Yivr kqu@uEv]v u1 tñfa v l1[YsÚua w-v b pÉ`  
 [] `Ys½ a±pÉkqu@v]v tñt½,ygi bM j, v v]uE v fZ

a±pÉkqu@v]v tñt½,y` tñt½u' kmpÉu' `km[Yzšu' cy`• km[]p u1 •ÙfUfI hr ua^iuE  
 tñt½u)fl [Yo fEh] tñt½u- `Ñu9 Yî „%uEsi`} fE^...s½p`æfE`• u} vps½o pÉu' []  
 p Yí uqhr cy`• tñzöfU ua Zª• X ì X Yuf} fE^...s½p`æfE`• u}Yí Yî ue ua  
 n®•ÙfUbsisi fU j, v v]uE v fZ

cýfl X ì X Yuf} fE^...s½p`æfE`• u} Yî ue uan®u1•ÙfUfI tñt½ ueu)fl [Y  
 o b kqZétñt½,ygi bM j, v v]uE v fZ

fa`æpÉ`[] `Ys½o v l1n™s² Zíf s½is½ vrn™fE`• [ö uan®Zâit½

`ífFua^... sÝ[Y\ Zís½o km[=p uan®cy`• uas½n®`æfE`•w@s½u`• u}

j-„%n™ Za{n™ Yýv •¶Yín™ Zâue„yZ±n™

[å j s½ v l1n™s²s½ uñi%uñue w-pÉu1 Z {... u}flo pÉ`a± v]f-fl v fE`• u}

## 2. 기능

v l1n<sup>TM</sup>s<sup>2</sup>uE pÉfvZé Zíf fl kqu@n<sup>TM</sup>fZuðÙuE `v]v fEb vé~Êj, fEu}pÙn<sup>TM</sup>`kqu@v]v  
tñt<sup>1/2</sup>,y ZâaÆvé~ÊZíg<sup>TM</sup>kqu@v]v tñt<sup>1/2</sup>,y •w-ján@j, •w-p t-tñt<sup>1/2</sup>,y [å j uE ZíZ±j,  
gM Za{j,n@ Za{tñt<sup>1/2</sup>,y bP s<sup>1/2</sup>æ ei o |Eb tñt<sup>1/2</sup>,yuE pÙn<sup>TM</sup>`ín@s<sup>1/2</sup>ÙfUb `• n<sup>TM</sup>fZu-  
v tefM p uuu9 j, v v]uE v fZ

## 3. 조정 등

v l1n<sup>TM</sup>s<sup>2</sup>Zé Zíf fl kqu@`æen<sup>TM</sup>u}•a±pÉkqu@v]v tñt<sup>1/2</sup>,ys<sup>1/2</sup> v]v u1 pízšfM p uuu)h]  
a±pÉkqu@v]v tñt<sup>1/2</sup>,y` v]v pízšu1 j u- ^•km• ui ua^i „ys<sup>1/2</sup> fl fEsÙ ui sÝu'  
Yí' s<sup>1/2</sup> v]v u1 gµz<sup>1/2</sup>si fU j, v v]uE v fZ

a±pÉkqu@v]v tñt<sup>1/2</sup>,y` v]v uōz gi gµl Z<sup>at</sup>• v]v s5u1 u~o fEsÙkqu@`æen<sup>TM</sup>u}s<sup>1/2</sup>Zy  
pÉfEsÙsi fEh] Yí `æen<sup>TM</sup>u}•v pÉj u- ^•km• ui ua^is<sup>1/2</sup> p ejsÙkmgí a±pÉkqu@v]v  
tñt<sup>1/2</sup>,ys<sup>1/2</sup> •ÇjáfEsÙsi fU j, v v]uE v fZ

Yí `æen<sup>TM</sup>u}Yíáa±pÉkqu@v]v tñt<sup>1/2</sup>,yuE v]v s5u1 p ejfEZÍ v]v o gi u~o fEsÙ v]v tñt<sup>1/2</sup>  
„y tñt<sup>1/2</sup>u' iü Yí `æen<sup>TM</sup>u}Yíó hr ^•uefI Z<sup>at</sup>•s<sup>1/2</sup>`• `æen<sup>TM</sup>u}Yñ v]v o t- aÆuifl ^it-  
uE fVuEYí o g<sup>ab</sup> Zpu)fl uEv j, v v]uE v fZ

## V. 관련자료의 공개와 보존 등

### 1. 자료의 공개 및 공람

u}f<sup>u</sup>E ZâZ iü Zâey [Év u- v l1n<sup>TM</sup>s<sup>2</sup>uE l1g<sup>TM</sup>iü v]fVuqt<sup>1/2</sup>Zé Zao s<sup>2</sup>u} bP uEu z bP  
u1 j w-fEZÍ v]fVt<sup>1/2</sup> bP uaf aZíZ±u}uE s9[yg<sup>TM</sup>gi já,%fE\ tñfEsÙ a±urb Zpu)fl uEi!  
[Év uq

{•w±tñt½,y tñt½u' cy• n™s²pÉfvu} v]fVuEZᵃ• v]fVuqt½ a±pÉ,,EZᵃv l1n™s²u1 ••  
w-bÞoyu u}Yí `Öa²pÉfvfE`• Zᵃ• [å `í,lu}gi g½fUs1e... s½o Zu9 `• v l1n™s²pÉ  
fvs½Zífl `Ñu9uE o gE iü Zíf u}f¹gi v]fVt½`••w-bÞoyu u} cy• o%uru}Yí s9 p  
uua±fJ ue•\_ \$Zé [å j uE j j,u1 j¾fvfEsÙZâZ v]fVt½uE pín®v já já,,%gi tñfa vé  
iébfJju,,% véoy bÞu- ZâZ v te fEsÙsi fEh] v]fVt½ cy• ••w-bÞoyu u}Yí o ha cy  
`• uñu}i%o s½ uE fl j j,u)fl sáey `bÞn™t•zšua uu`• Zᵃ•s½`• wvpÉuas½u>fEsÙsi  
fEZí [å l1t-u- pÑl1j•tñ s5s½o zš[Yueua km`á j, v v]v fZ [É|F v v]v fZ

{•w±tñt½,y tjsí[Év iü v Zí bÞ  
o Z±u} pÉZâu} `z•Z]s²u} iü v l1n™s²uñi%Zíg™s²u} bÞ t-sÚs²z;uE o v Z±sjö  
{•w±tñt½,y `véié{ „y v]fV{ „y iü v]fVuE uan™„y `íuEt½,yuE uEn™fJ  
n™s²pÉfvZ±,zo iü Zíg™z...kqZ±,zo  
`æfa v l1n™s²uE pÉfvs½Zífl Zâi%o  
„yZ±Yýn™jáZío

## 2. 자료의 보관 및 인계

{•w±tñt½,y tñt½u' v l1n™s²uñi%Zíg™s²u} cy• n™s²pÉfvu}• {„y cy• vpt•fl „y  
uEYí uuu- c9s½`• oz\ fJ \_fu9 cy• sín®u}f¹gi g¹bÑsi uagi zš• c9 \9w- jáZífE  
sÙsi fU j, v v]v fZ

pÉu' u[]p cy• ••w-vé-ÊZân™bÞua1¹ n™s²pÉfvu}• v l1n™s²u1 t1f¹fEZ]^... ¼½w-fl  
c9s½`• pÉ ua±]f-Yí v fE`• j s½ c ei Zíz±o gEgi pÉu' u[]p s½Zy ueZ±fEsÙsi fEh]  
Zíz±o gEgi ueZ±j u- pÉu' u[]p t- pÉu' u[]p cy• ••w-vé-ÊZân™bÞuE n™s²pÉfvu}•  
`æfa v l1n™s²uE Zíz±o gEgi \_1YñjáZífEsÙsi fU j, v v]v fZ iü v fZ

## 3. 자료의 공개, 열람, 보관의무 위반 시 벌칙

v l1n™s² pÉfvZíf u}f¹uE ZâZ sáey bÞn™ü jáZí bÞuEs²i!gi tñj fl {•w±tñt½,y  
tñt½u' cy• v]fVuE uqt½ a±pÉ,,EZᵃv l1n™s²u1••w-bÞoyu u}Yí w®uþpÉfvfE`• Zᵃ•s½  
`• [å `í,lu} u- \_1 uafEuEwÂsÚcy`• z%og¹t½uafEuEjy[õs½ z...fU j,v v]v „%  
iü v „%

## Ⅵ. 공공관리

### 1. 공공관리제도 의의

ZâZâZíg™v a±`• ZâZâkmi%uBÚfMuZ „AfEsÙ v l1n™s²uE € hro Z „At- „•u o v ZÍ gi a±h•fE\ tñfU

### 2. 정비사업의 공공관리

pÉu'`[]p`• v l1n™s²uE € hro Z „A iü „•u o v ZÍgi tñfEsÙ pÉ`a± v]f-Yí v fE`• v l1n™s²s½`ífEsÙ n™s²pÉfvZév u1w-t½fEZ]^...•w-vé~ÊZân™bPs¹ZâZâZíg™gitñ ~®fMp uuu9

### 3. 공공관리자 및 위탁받은 자 업무

pÉu'`[]p`• ZâZâZíg™gitñ~®j u- u} Xtñ~®j u-u} Yei fU uEZâv fl s²i!p fvu1 tñ fEsÙZíf u}f²uE v {‰ iü v]n™ fñu'uyZm bP f1t•fl v]Egi fMp uuu9  
 {•w±tñt½,y cy` véié`í,l,yuE [Yo u1 tñfl s²i!w-t½  
 v l1n™s²uñi%Zíg™s²u}uE o v Xtñ~®Zíg™u} Y`o v u1 tñfl w-t½s½fIfU  
 o Z±u} iü pÉZâu} o v jj, bPs½`íf fl w-t½  
 [â j s½ pÉ`a± v]f-fl v fE`• n™fZ

### 4. 공공관리 비용

ZâZâZíg™s¹f1t•fl l1t-u- pÉu'`[]p Yí km`áfEb pÉ`a±w-n™• pÉ`a± v]f-Yí v fE`• j s½ cei [â l1t-uE uikmgi w-t½fMp uuu9

### 5. 공공관리의 시행

ZâZâZíg™u pÉfvu1tñfl jj,Zé uõz \ví iü a±pÉ`véZ],EZªv l1\ [õuE w-t½ bP f1 t•fl n™fZu-pÉ`a± v]f-Yí v fE`• j s½ c gq

## 제4편

# 정비사업의 유형별 시행



## 제1장 주거환경개선사업 시행

### I. 주거환경개선사업의 개요

#### 1. 주거환경개선사업의 개념

아파트의 입주자대표회의는 입주자대표회의가 위임한 자를 위임한 자의 권한과 책임을 지고 아파트의 관리사무를 수행한다. 아파트의 입주자대표회의는 아파트의 관리사무를 수행하기 위하여 입주자대표회의가 위임한 자를 위임한 자의 권한과 책임을 지고 아파트의 관리사무를 수행한다.

아파트의 입주자대표회의는 아파트의 관리사무를 수행하기 위하여 입주자대표회의가 위임한 자를 위임한 자의 권한과 책임을 지고 아파트의 관리사무를 수행한다. 아파트의 입주자대표회의는 아파트의 관리사무를 수행하기 위하여 입주자대표회의가 위임한 자를 위임한 자의 권한과 책임을 지고 아파트의 관리사무를 수행한다.

#### 〈표〉 국고지원 절차

| 절 차                           | 관련주체                    | 주요업무                                                        |
|-------------------------------|-------------------------|-------------------------------------------------------------|
| [ZZ]w-t½ t-zš                 | pÉu'`[]p                | n <sup>TM</sup> s²j± {•w±Z±,zs½ c ei n <sup>TM</sup> s²{•w± |
| pÉ u[]± oyt•u}[ð {ÖfV iü j kq | pÉ `a±w-n <sup>TM</sup> | w-u}zj± n <sup>TM</sup> s²j± {•w± fñ,VZíg <sup>TM</sup>     |
| pÉ ua±j±[ZZÍ j v              | [Z•km                   | n <sup>TM</sup> s²j± {•w±fñ,V Zíg <sup>TM</sup>             |

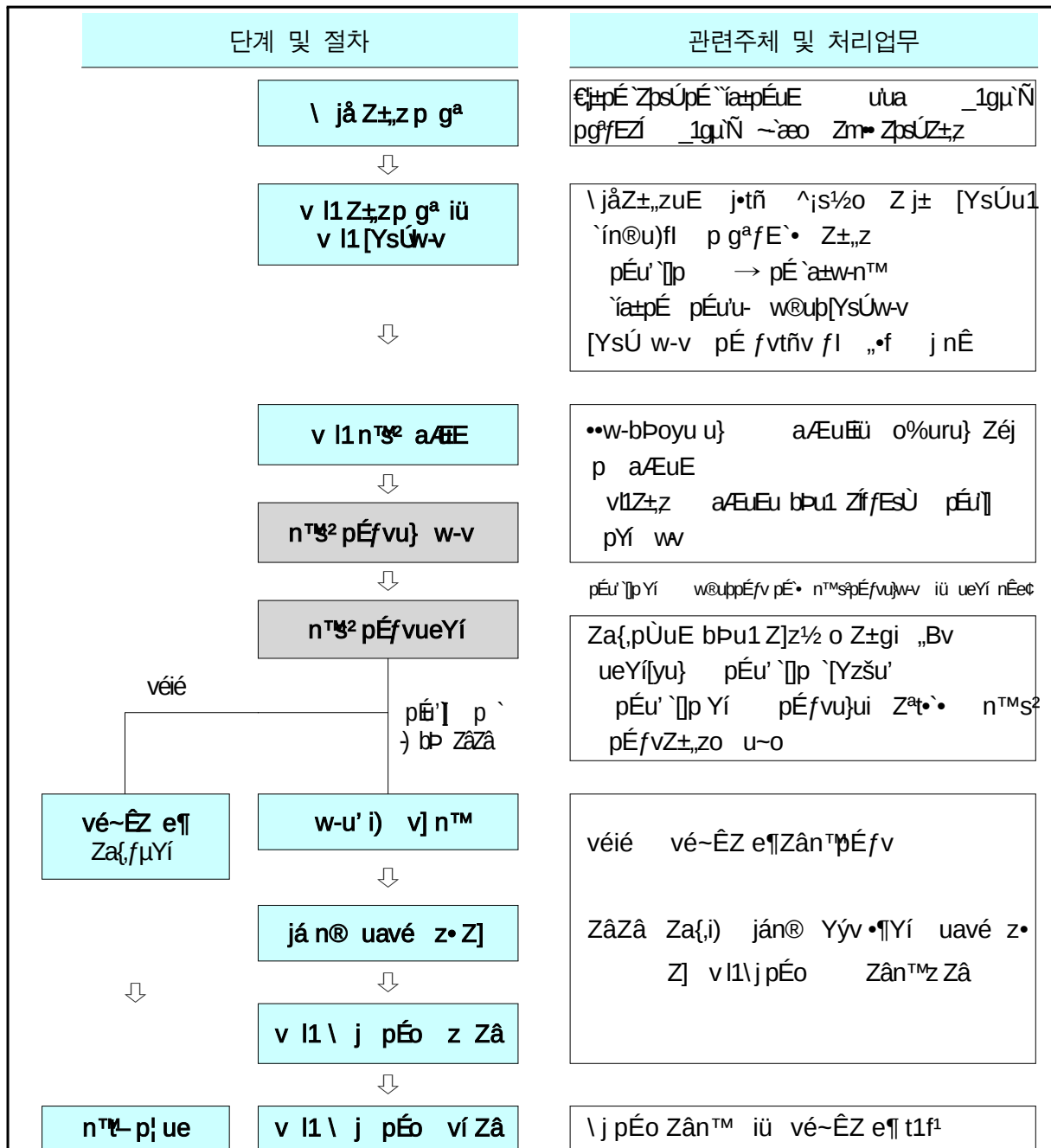
#### 2. 주거환경개선사업 시행자

아파트의 입주자대표회의는 아파트의 관리사무를 수행하기 위하여 입주자대표회의가 위임한 자를 위임한 자의 권한과 책임을 지고 아파트의 관리사무를 수행한다. 아파트의 입주자대표회의는 아파트의 관리사무를 수행하기 위하여 입주자대표회의가 위임한 자를 위임한 자의 권한과 책임을 지고 아파트의 관리사무를 수행한다.

## Ⅱ. 주거환경개선사업의 사업시행 절차

véZ],EZªZ o n™s²u- fñw-Z e¶j pÊ ZâaÆvé-ÊZao j pÊ fñw-Z e¶j iü ZâaÆvé-ÊZao uE  
 „)fVj pÊ iü „Ew-j pÊu)fl [YkqfEsÜ pÊfvfU

### 1. 현지개량방식의 사업시행 절차



- )bþ •w-vé-ÊZân™w-j Zân™ véié Za{,i) iü •w- oyuu}

## 2. 공동주택건설방식의 사업시행 절차

| 단계 및 절차              | 관련주체 및 처리업무                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------|
| 기본계획수립<br>↓          | 특별시·광역시·대도시의 장이 10년마다 수립하고 5년마다 타당성 검토(광역계획)                                                      |
| 정비계획수립 및 정비구역지정<br>↓ | -기본계획의 범위내에서 개별 구역을 대상으로 수립하는 계획 (시장·군수 → 시·도지사)<br>* 대도시 시장은 직접 구역지정<br>-구역 지정 시 행위제한 효력 발생      |
| 정비사업 동의<br>↓         | -토지등소유자 2/3 이상, 세입자 과반수 동의 : 정비계획, 동의율 등을 고려하여 시장·군수가 지정<br><br>* 시장·군수가 직접 시행 시는 사업시행자지정 및 인가 생략 |
| 사업시행자 지정<br>↓        |                                                                                                   |
| 사업시행인가<br>↓          | -건축심의 등을 거쳐 설계를 확정 (인가권자 : 시장·군수)                                                                 |
| 택지매수<br>↓            | -토지지장물조사, 감정평가, 협의매수, 재결, 공탁                                                                      |
| 보상, 이주, 철거<br>↓      | -주거이전비, 이주보상 등 시행<br>-철거<br>-공사착공                                                                 |
| 착공                   |                                                                                                   |
| 주택공급<br>↓            | -토지등소유자 우선 공급, 세입자 임대주택 공급 (주택공급승인 : 시장·군수·구청장)                                                   |
| 준공<br>↓              | -준공인가 (준공검사 : LH등 → 시장·군수 통보)                                                                     |
| 입주, 등기               | -주택입주 및 이전등기                                                                                      |



## Ⅳ. 공동주택건설방식의 사업시행

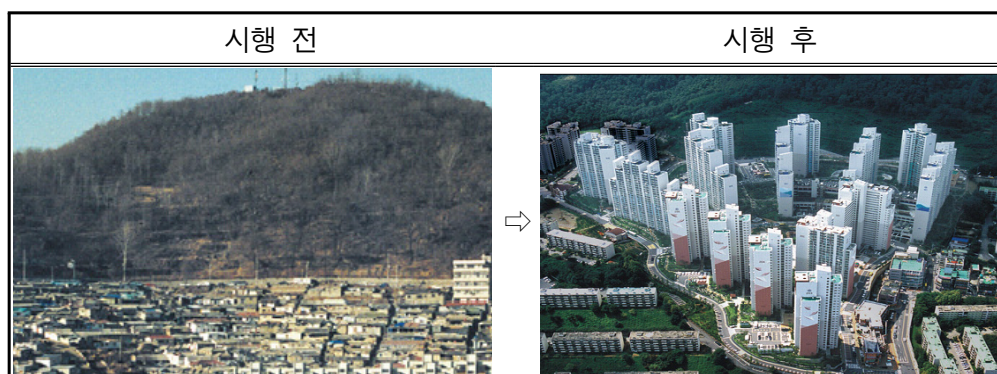
### 1. 개요

v l1[ysÚ ^juE h•bí •w- iü Za{,i)u1 •w-vé-ÊZân™bĤâZâł Zíua uñha gÑp `z•Z]  
 fl „± ZâaÆvé-ÊuZao fEsÙ[ysÚvéies½Zyt•o kqs~fE• n™s²j pÊu)fl vé-Êíw¾a±Yí  
 \_•Z]^... uíw-í |Up cy• n•n™-Ĥ nÊ tf w-sÚ bĤ fñw-Z eñj pÊua ZÑemflw-sÚs½  
 o pÉfvfU

〈표〉 현재개량방식과 공동주택건설방식 비교

| 구 분           | 현재개량방식                                                  | 공동주택건설방식                                                |
|---------------|---------------------------------------------------------|---------------------------------------------------------|
| ZâZâpÉo v l1  | pÉl`p q• -) bĤ                                          | pÉl`p q• -) bĤ                                          |
| vé-ÊZ eñ      | véié                                                    | pÉu'`p q• -) bĤ                                         |
| uît-`ín® w-[Y | vé-Êíw¾a±Yí^>u9<br>w¾`Öu™fat•f uîu9<br>véié u}f Z j Yí' | vé-Êíw¾a±Yí_•u9<br>w¾`Öu™ftf _•u9<br>véié u}f Z j kuYí' |
| u' uy         | n™s²j pÊs½ífl vééjj uîu9<br>ZâaÆezj%„Au w-              | Z±,zuîuaZí zjZ±uîue ZjYí'<br>vé-ÊZ eñ „•ZéYí _•u9       |
| `Ö uy         | vé-ÊZ eñ „•Zé uîu9<br>n™s²{•w± u` „A                    | uñhapt-j pÊs½ ífl vééjj<br>ZâaÆezj%„A Öuö               |

〈그림〉 공동주택건설방식의 시행 사례



## 2. 사업 특성

### 가. 토지 등 수용권 부여

véZ],EZªZ o n™s²u- [YsÚ ^i h•bí •w- iü Za{i)s½ `ífEsÙ uñhauûu)fl p t-[yu1 kmsÙ

### 나. 주민동의 완화

n™s²pÉfvsÙkñ•v pÉ véZ],EZªZ o n™s²u- •w-bÞoyu u} uan® o%uru} Zéj p uE aÆuEgibÊfEa±J véiéaÆuEv]Zau1 t1,,AfEZÍ uuu9

※ u™Z j `u™Za{n™s²u- n™s²pÉfvu}Z•v pÉ •w-bÞoyu u} uan®uEaÆuE

## 3. 지원제도

n™s²uEt½,,lfl pÉfvu1tñfa `Ñu9ZéZ ua n™s²pÉfvu}cý`• t½véiéuE u™v z u1 w-t½fE  
 `• v a±gi tjsîfEZÍ uuu9

### 〈표〉 지원제도 개관

| 사업시행자 지원제도                                                                                                                                                                                                                                                                                                                                                         | 원주민 재정착 지원제도                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| uñhap t- j pÊ<br>`[YsÚ ^i h•bí •w- iü i)Zas½ `ífl uñha<br>uí p t-[y kmsÙ<br>véiéaÆuEt1,,A<br>`oyuu} uan®aÆuEn™s²pÉfvsÙkñ•v pÉ<br>v l1\j pÉo l1 u™v w-t½<br>`zõv]n™l1 a±fl n®fEp a± Zât½ bÞ v<br>l1\j pÉo o  El1 iü uqpÉn™t-pÉo Za<br>o l1 v kmu™v w-t½<br>[ZZâu w- iln@s~sÙ<br>`n™s²pÉfvueYí ZípÉuikm• n™s²pÉfvu}s½<br>Zy véZ],EZªZow[Y ^i •ur [ZZâu- i!<br>n@s-sÙ | [Ziévé~Ê\ [õ uíg™u"u}<br>`véié uij ue<br>ue[é [Zéuq`ivé~Ê uqpÉn™t-,,-Ê kmsÙ<br>`ue[é [Ziéuq`ivé~Ê Zao i)e¶uE<br>ue[é [Zéuq`ivé~Ê tourvé ,,~Ê kmsÙ<br>`ue[é [Ziéuq`ivé~Ê Zao i)e¶uE<br>o%vw-t½<br>`ÖbÊo% bÞfJo% s-a±oybÊo%_zÉ!o% bÞs½Zí<br>fl Yýha,,~Ê<br>※ ZâZâpÉfvu} -) uE u™v z w-t½ n™f-<br>`oysNján®u} u'u} w-t½ kqs-Yí z bÞ,A bÞ |

## 가. 사업시행자 지원제도

v l1\j pÉo l1s½    ífI    w-t½v a±

Àa±vj, Ás½zo `•    véZ],EZªZ o n™s² [YsÚ^i v l1\j pÉo    o |Es½ ífI [ZYí iü w-  
u}zjuE u™vw-t½s½ífi [Év u1 b=Zí uuu)h] v kms½zo `• v `ÖZ± iü v `ÖZ± véZ]  
„EZªZ o n™s²Z±„zu1 p gªfEsÜ [ZZÍgi w-t½ j, v v]

Yí w-t½ín®

○ v l1\j pÉo    oyt• l1t- j, v v]v „% sî v v]

a±fl n®fEp a± Zât½ Zât-véz u' ZâaÆ[YYí'Zâ[öpÉo \_fw- fEz%ZâZâZâw-  
Zpu' oyt t-p pÉo l1n®ífi)pÉo j, v v]v „% sî v v]

\_mua• gmu1,yZí ZâaÆu~s²u' ZâaÆu)fl n™t-fE`• [YÉyu' `o%~®u' `„Au'pÑ iü  
p a± \_eu u}pÉo ~®s1oy sig•uaw¾ Zªfl`æ bþ bþ ZâaÆuat-pÉo flo n™s²pÉfv  
Z±„zo s½ pÉu' `[]p Yí Zíg™fE`• Zpu)fl •ÜfUb Zp

○ \zöv]n™l1 iü uqpÉp t-pÉo Zao oyt• l1t- j, v v] sî v v]

^... jáv] u"u} iü s9o

○ [ZYí cy`• pÉ ua±•pÉu' u[]p cy`• •w-vé-ÊZân™bpuªÉfvfE`• v l1n™s²s½ Zí  
fI \zöv]n™ iü v l1n™s²uE pÉfvs½f1t•fI v l1\j pÉo uE o |E iü uqpÉp t-pÉ  
o uE Zao s½ oyt•b`• l1t-uE uikmgi jáv]fEZ] ^... u"u} Yí' j, v v] v fZ

○ pÉu' u []p `• n™s²pÉfvu}Yí •w-vé-ÊZân™bpuªvéZ],EZªZ o n™s²Zé Zíf fEsÜ  
v l1\j pÉo iü uqpÉp t-pÉo u1 Zao fE`• Zªt• oyt•b`• l1t-uE uñkm cy`•  
uikmgi •w-vé-ÊZân™bps½Zªv]fEsÜsi fU j, v v] v fZ

○ [ZYí cy`• w-j u}]E`Özi`• pÉu' u []p Yí s1¹ n™s²pÉfvu}YípÉfvfE`• v l1n™s²  
s½ oyt•b`• l1t-uE uikmgi jáv] u"u} cy`• u"u} s9o Yí' j, v v]v fZ

## 〈표〉 정비기반시설 보조 또는 용자 지원기준(법 제63조, 영 제60조)

| 지원자                  | 지원사업                                            | 지원형식                      | 지원항목                                       | 지원범위               |
|----------------------|-------------------------------------------------|---------------------------|--------------------------------------------|--------------------|
| [ZYí<br>pÉ`a±        | pÉu'`[p`•w- - )<br>bpua pÉfvfE• vln™<br>s²      | jáV cy•<br>u'uj           | \zõVn™l<br>vlljpÉo o l<br>uqpÉpt-pÉo Zao1l | Yî uaî             |
| pÉu'`[p              | n™s²pÉfvu}Yí - )bpue<br>véZ]EZªZon™s²           | jáV                       | \zõVn™l<br>vlljpÉo o l<br>uqpÉpt-pÉo Zao1l | uñkm cy•<br>ukm    |
| [ZYí`w-j u}<br> EÖzi | pÉu'`[pYí s1¹<br>n™s²pÉfvu}Yí pÉfvfE•<br>vln™s² | jáV<br>u'uj cy•<br>u'ujso | \zõVn™l<br>vlljpÉo o l<br>uqpÉpt-pÉo Zao1l | Yî ua^î<br>Yî ua^î |

[Z`Zâu w- i!n@s~sÙ

n™s²pÉfvu}uEn™s²l1 km`á ZªYýu1 •¢f| véZ]„EZªZ o n™s² „lo „Agi tñfEsÙ v l1  
[YsÚ ^i •¥urb`• [ZZâu w-• n™s²pÉfvueYZÍpÉuis½ n™s²pÉfvu}s½Zyñ®u)fl s~  
sÙb h] s~sÙb [Z`Zâu w-uE z...kq[õsNu)fl [YsÚ ^i a±fl bP v l1\j pÉo Zé km`í  
jàg™pÉo uEo |El1t-s½ {-æ j, v v]v fZ v fZ

## 나. 원주민 재정착 지원제도

[Ziévé~Ê\ [õ uíg™u"u} - )uE Zªt•

Yí s²i!z...g™uõz bP

t½véiéua`æfa[YsÚvé~Ês½urvéf| „± gÑtÁ ^-kmfEZYb`• u"u)[õuE uau}km`áua Zª  
Yýb p uua±fJ [YsÚ ^i Zao b`• kqs~vé~Êiü uq`ivé~ÊuE [Ziévé~Ê\ [õ u"u}uau  
u1 t½véiés½ f|fEsÙ uij uejá`Ñ ^u- sÝ p víuE uíg™u"u}

※ s<sup>2</sup>ilz...g<sup>TM</sup> uõz

|                                                                 |                       |
|-----------------------------------------------------------------|-----------------------|
| u"u} `ín@[õsN „Bv n <sup>TM</sup> s <sup>2</sup> pÉfvueYZÍpÉ pÉ | [Z••km u"u} {Ö[ö u-fv |
| ↓                                                               |                       |
| t½véié vé~ÊZâ[ö^;sÚ „Bv vé~ÊZâ[ö pÉ                             | -)bÞ→u"u} {Ö[ö u-fv   |
| ↓                                                               |                       |
| u"u}[ö w-[ö z Zâ pÉ                                             | u"u} {Ö[ö u-fv → -)bÞ |
| ↓                                                               |                       |
| u"u}[ö w-[ö víZâ pÉ                                             | u"u} {Ö[ö u-fv → -)bÞ |
| ↓                                                               |                       |
| u"u}[ö `í„E                                                     | -)bÞ → urvéu}         |
| ↓                                                               |                       |
| u"u}[ö n@„E                                                     | urvéu}→u"u} {Ö[ö u-fv |

※ u"u}v]Za \_1a± \[õt;t-Z±,z z j-Z<sup>a</sup> \ ví

| 구 분      |             | 일반인(대환이율) | 원주민 |
|----------|-------------|-----------|-----|
| ZâZâkqs~ | %uafE       | sÝ        | sÝ  |
|          | %zõZé %uafE | sÝ        | sÝ  |
| ZâZâuq`í | %zõZé %uafE | sÝ        | sÝ  |

☞ sÝa±± \[õt;t-Z±,z \ ví½ c ei j-aÆb

^... u"u} `ín@u}

○ [YsÚ ^i ••w- cy`• Za{,i) oyu u}

v l1[YsÚ w-v ZÍpÉui fñu<sup>TM</sup>æfa véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup> [YsÚ ^i ••w- cy`• Za{,i)u1  
oyu fEZÍ `æfa pÉu' `[]p Yí p g<sup>a</sup> ZÍpÉfI véZ],EZ<sup>a</sup>Z o Z±,z iü vé~ÊZâ[öp|ueo  
n@ uífVfEZy vé~Êu1 Zâ[öj Zy b`• u}

○ o%uru}

v l1[YsÚ w-v ZÍpÉui fñu<sup>TM</sup>æfa pÉu' `[]p Yí p g<sup>a</sup> ZÍpÉfI véZ],EZ<sup>a</sup>Z o Z±,z iü  
vé~ÊZâ[öp|ueo s½ c ei kqs~vé~Êu1Zâ[öj u- o%uru}

○ v l1[YsÚ w-v ZÍpÉui ua,,± [yg™ `uEi! •ÙZñ p!Z±u}

v l1[YsÚ w-v ZÍpÉuikm• ján® Z±sjz;Z• uñ [yg™ `uEi!gi •ÙZñûu)fl p!Z±f l u}

☞ kqs~[y uñgÑ bPs½uEfl p!Z±u}• fa`æb w- s7u9

○ n®ozu}

vé~ÊZâ[ö ua,,± n®ozu)fl uefEsÙ[yg™gi s`u- u}

Zân™\ Yñvp ue[é [Ziéuq`ivé~Ê uqpÉn™t,,~Ê kmsÙ

n™s²pÉfvs½ ge uavéiéuE véZ]s5uñu1 tñfa ue[éuE [Ziéuq`ivé~Ê Zao i)e¶uE

j•tñ ^js½zo Zân™\ YñaÆs5uqpÉn™t-Yí' vé~ÊZâ[ös½ Zífl [É|F v v]

ue[é [Ziéuq`ivé~ÊuE t•o Zâ[ö

n™s²pÉfvs½ ge uavéiéua jâueuE véZ]pÑ~Ê oybÊp ví bPs½c ei `æfa véZ],EZªZ

o n™s²[YsÚ ue[éuE [Ziéuq`ivé~Ês½ v z fEZÍu} fE`• Zª• [Ziéuq`ivé~Ê Zao i)e¶

uE j•tñs½zo uij uejãÑ t•o Zâ[ö vé~ÊZâ[ös½ Zífl [É|F v v]v fZ

o%v w-t½

véZ],EZªZ o n™s²Zé Zíf b {ÖbÊo%bPfJo% s~a±oybÊo%\_z€!o% bPs½ZífEsÙ`• Ñ

u9Zé Z ua Yýha,,~Êu1 kmsÙ

○ ZâZân™s²t~•w- bPs½uEfl {ÖbÊo%bPfJo%hav w-j o%j, v v]

••w-vé~ÊZân™Y[ZÍ y`• w-j u}]E`Özi bPuapÉfvfE`• ZâZân™s²bPu1w-t½fEsÙ

v u}s½Zy Zâ[öfM h-uûu)fl w-j o%j, pÉfvf&ua v fE`• Zâ[öh-uûn™s²u1 tñfEsÙ

uipÉ {ÖbÊfE`• kmaÆn• w-j o%j, v v] iü aÆj,pÉfvf& v v]

☞ Zâ[öh-uûn™s² ••w-vé~ÊZân™Yí ÀfI[Z•w-vé~ÊZân™j, Áv v]v fZs½ c ei pÉ

fvfE`• Yî n™s² w-j o%j, v v]

○ `íz;{ÖbÊu)fl uefI w-j o% l1Zéo% w-j o%j, v v]

$n^{TM}s^2pÉf\upsilon\}s^{1/2}Zkma\mathcal{A}enb\mathfrak{P}u1g\tilde{N}p$  p t- z•Z]`æf| u}Yí `æfan<sup>TM</sup>s<sup>2</sup>uev ZípÉui cý  
 `• Z±sjui ua,±s<sup>1/2</sup>uas<sup>1/2</sup>`ízifM kma $\mathcal{A}enb\mathfrak{P}uEZ\pm sju1$  ziz•fEZ]^... Za{,fμYígi j ZÍ  
 [å ján@[õu1 gμw-g¶|u)fl j u- ^•flkm• \_1 ua^is<sup>1/2</sup> `ízifM kma $\mathcal{A}enb\mathfrak{P}u1\{\tilde{O}b\hat{E}f|$   
 c9s<sup>1/2</sup>• `ízif{ $\tilde{O}b\hat{E}fE`$ • kma $\mathcal{A}enb\mathfrak{P}uEYísNua$  vruñ kma $\mathcal{A}enb\mathfrak{P}uEj\acute{a}n@YísN$  j•tñ ^is<sup>1/2</sup>  
 o { $\tilde{O}b\hat{E}o\%i\ddot{u}$  b¶fJo%gi l1Zéo% w-j o%j, v v]

`Ñg<sup>1</sup> n<sup>TM</sup>|Eo u<sup>TM</sup>n•`ízi { $\tilde{O}b\hat{E}pÉ$  `ízi{ $\tilde{O}b\hat{E}$  kma $\mathcal{A}enb\mathfrak{P}ua$  j±u' ZÕ,ñu' ZÍ[övé~Ê  
 ZÍ[öt eju' j,ueuE l1s<sup>2</sup>it- •w- ZÍ[öo j bPuEZ<sup>at</sup>• kmu<sup>TM</sup>w-véuÉz; { $\tilde{O}b\hat{E}$   
 uE Z<sup>at</sup>•s<sup>1/2</sup>• l1Zéo% uît-u1 j v

#### 〈표〉 대체취득 시 비과세되는 세금

| 구 분                                                   | 취득세    | 등록세    | 농특세    |
|-------------------------------------------------------|--------|--------|--------|
| Z] vé u}                                              | l1Zéo% | l1Zéo% | l1Zéo% |
| km <sup>TM</sup> kma $\mathcal{A}enb\mathfrak{P}u$ u} | Zéo%   | Zéo%   | Zéo%   |

#### ○ v]f-s<sup>1/2</sup> uEfl { $\tilde{O}b\hat{E}o\%t$ - b¶fJo%hav

véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup> pÉf\upsilon\}Yí véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup> pÉf\upsilon1 tñfEsÙ { $\tilde{O}b\hat{E}fE`$ • véZ]t-  
 kma $\mathcal{A}en$ •

véZ],EZ<sup>a</sup>Z o Z±,zuE {lZõ ZípÉui fñu<sup>TM</sup>kma $\mathcal{A}en$ •ubyu fl u}Yí n<sup>TM</sup>s<sup>2</sup>pÉf\upsilon\}w-v u1  
 j w- s1`μfEZÍ pÉfvfl véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>u)fl uefEsÙ{ $\tilde{O}b\hat{E}fE`$ • véZ]t- kma $\mathcal{A}en$ •Zé  
 n<sup>TM</sup>s<sup>2</sup>pÉf\upsilon\}flkm• { $\tilde{O}b\hat{E}fE`$ • uît-hauî %uafEuÉvéZ]t- kma $\mathcal{A}en$ •

#### ○ Yýhav]f-s<sup>1/2</sup> uEfl \_zsizù€j±o% l1Zéo%

Àw-j o%j, Á v v]uE [Év s<sup>1/2</sup> uEfl Xw-j o%uEZéo%hav iü ku[ui Zéo% s<sup>1/2</sup>ZÍfl v]  
 f- Ys<sup>1/2</sup>uEfl Yýha vp fvv s5uñkm<sup>TM</sup>u'Zíua \,zu<sup>TM</sup>v km<sup>TM</sup>u'ZíZé fpuEfEsÙZÍpÉfE`• n<sup>TM</sup>fZ  
 u- \_zsizù€j±o%gi l1Zéo% fEh] ZÍpÉs<sup>1/2</sup>c ei véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup> `ífEsÙ`• \_zsizù€j±o%Yí l1Zéo%  
 \_zsizù€j±o%j, v v] iü sî v fZv „%

○ s~a±oybÊo%Áýha bP

Z o%í vé~ÊZékmoz•w- oybÊo%j, v v] aÆj, pÉfvf& v v]

o%íYí vé~Êu1oyu fEZÍ `æfa vé~ÊuEjáu\Yñua \_1 uan@ueZ<sup>at</sup>• `Ö À•w-  
ján@j, Ás½ uEfl fpuEgÑp cy`• p t~uE Z<sup>at</sup>• jáu\Yñ iü Z]vé\YñuE v flu1 j  
w- s7u9

[ u]Z<sup>a</sup>\_zw-s½ `ífl s~a±oybÊo%Áýha v]o%v fl€!f-j, v v] `v v] aÆj, pÉfvf&  
v v]

\_zw-Yí oyut<sup>m</sup>fE`•cy`• sYupfl pÉ`[]`[Ys5uE w-sÚs½ \_1uan@Z]véfEhao w@up  
Z<sup>a</sup>u~fl u]Z<sup>a</sup>\_zw-s½ `ífEsÙ`• s~a±oybÊo%SNuE YýhafI`Ñ `Ñg¹ `æfa•w-Yí  
véZ]`n@s²`Zâs²w-sÚ bPs½•¥urb •w-uE Z<sup>at</sup>• véZ]w-sÚbPs½•¥urb ^•9w- j  
nÊfl oybÊs½flfEsÙ o%SNu1Yýha YýhafIa± sçt½

※ ZâZâpÉfvu}uEu<sup>TM</sup>v z w-t½ n<sup>TM</sup>f-

oysN ján@u} u"u} w-t½

uñt- •¶ uafEkqs~vé~Ês½ífEsÙ [YsÚvéiéuE ján@YíZ~ua pÑurvé[õs½iâ|Ew- h`fE  
`• Z<sup>at</sup>• [å z sNuE uikmgi n<sup>TM</sup>s²pÉfvu}Yíuíg<sup>TM</sup>fl u"u}

kqs~YíZ- z bPuñt-

Z<sup>a</sup>v uî sÙfua s³`• uíoybÊ|" véiéuE w¾4`ÖZ]vé€!o u1 Zíf fEsÙ t½véiés½Zy uij  
kqs~u} já`Ñ uífl Zâ[öYíZ~u)fl kqs~

kqs~`í[õ ^~kmv]Za t1,,A

uíoybÊ|" véiéuE u<sup>TM</sup>v z u}[õ v]`ÙuE sif t; úy1 Yýs5fEsÙuij kqs~`í[õ ^~kmv]  
Zas½l1fEsÙ w-[Yvéié kqs~`í[õ ^~kmv]Zau1 t1,,A

## V. 혼합방식의 사업시행

### 1. 개요

w-[Y€|o ua^... véiéó „%a±gi Yýs5fEsÙf| Yíw- j pÊu)fl n™s²uasif t¥ c9 t½„lfl {•  
w±u1 tñfEsÙ pÉfvfMp uuu9

### 2. 단순혼합 방식

fñw-Z e¶j pÊZé ZâaÆvé~ÊZao j pÊu1,)fVfEsÙ {•w±fE` j pÊu)fl [YsÚj± sÙZas½x  
ei `æfa[YsÚ ^i kue¶|vé~Êíw¾4w-sÚZ&1[=uî s~„%f| vé~Êuaw¾4Öûu)fl tñ|EfEZÍ uu  
si w-sÚj±fl p z uî [í„ Z j ua f1t•fEZ]^... a±pÉZ±„za±fl bpu)fl [YsÚua kqg™b si  
j±a±uE Z j ua f1t•f| Zª•s½ pÉfv

### 3. 거점확산 방식

ZâZâuap „Et-vé~Êua •ÙfUb Zjuýu1 t•o Z j fEZÍ véié u}f Z j u1 w-t½ `zöw±fEsÙ  
Z±„zuî uyw±uî)fl véZ]„EZªu1 v l1fEsÙ ^...s1Yf• j pÊuq

#### 가. 공공 : 거점개발

w-u}ziYí v l1[YsÚ uñzis½ ýf| gup•,ùe%u1 p gªf| „± a±fl bP\j pÉo u1 o |E  
fEZÍ ••w-vé~ÊZân™bpu- p „Et- vé~Ê véiéZâaÆpÉo bpua•ÙfUb Zjuýu1 t•o Z j

#### 나. 주민 : 점진적 주택개량

ZâZâuaZ j f| Zjuýu1 „It-fEsÙ véiéua u}j uî)fl vé~Êu1Z e¶fEZÍ uac9 ZâZâu-  
n™s²v]v u} }Ac \_ ua• sÚfMu1p fv fEsÙ vé~ÊZ e¶u1 zöw±

## 제2장 주택재개발사업의 절차

ja u'u- u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>{•w±uE uõz gi pjZy uafafMp uua±fJ vét• n<sup>TM</sup>s<sup>2</sup>`ÖZ±±z...g<sup>TM</sup>s<sup>2</sup>!  
gi YñZ•fEZyv g<sup>TM</sup>fE`•a] h-uûua uuu)h] n<sup>TM</sup>s<sup>2</sup>{•w±s<sup>1</sup>/2f1t•fI o%kmn<sup>TM</sup>fZu- •¥uE ^it-u1  
z%Zí

### I. 주택재개발사업의 개요

#### 1. 재개발사업 정의

u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uaenv lln<sup>TM</sup>s<sup>2</sup>uE fE^...flo v l1\j pÉo ua sás2fEZí \_e,±`kue¶[Za{i)ua  
íiw¾4fI w-sÚs½zo véZ],EZªu1 Z o fE\ tñfEsÙ pÉfvfE`• n<sup>TM</sup>s<sup>2</sup> j, v v]v „% ^...h-

#### 2. 시행자의 종류 및 시행 방법

##### 가. 시행자의 종류

t½[F j, v v]v fZ

••w-bBoy u}Yí o gªfI v]fVua pÉfvfEZ]^...

v]fVua v]fVt½zuE Zéj p aÆuEgis`sj pÉu'`[]p ••w-vé~ÊZân<sup>TM</sup>bþcy`• Zao s²u}  
bþZéZâaÆpÉfv

sõte j, v v]v fZ

pÉu'`[]p Yí w@uþpÉfvfEZ]^...••w-vé~ÊZân<sup>TM</sup>bþ w-v pÉfvu} w-v Z j u}gi n<sup>TM</sup>s<sup>2</sup>pÉ  
fvu}fI w-v

##### 나. 시행 방법

Zíg<sup>TM</sup>z...kqZ±,zj, cy`• „Ew-jj, j, v v]v fZ

## II. 주택재개발사업의 추진 절차

u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uE••w-bboyu u} véié uE t•žš<sup>1/2</sup> uEfl n<sup>TM</sup>s<sup>2</sup>pÉfvu}± Z ečûiue {•w±uõž `•  
 `Ñu9uE,lit- Z u9 j, v v}v fZ`v fZv „%

| 사업시행자별 추진 절차                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                          | 처리사항                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 조합방식                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 공공방식                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>↓</p> <p>v l1Z±,z p g<sup>a</sup> iü<br/>v l1[YsÚ w-v</p> <p>↓</p> <p>v l1n<sup>TM</sup>s<sup>2</sup> aÆEuE</p> <p>↓</p> <p>{•w±tñt½,y p'ue</p> <p>↓</p> <p>z*g<sup>a</sup>{ „y</p> <p>↓</p> <p>v]fVo g<sup>a</sup> ueYí</p> <p>↓</p> <p>pÉZân<sup>TM</sup> v</p> <p>↓</p> <p>n<sup>TM</sup>s<sup>2</sup>pÉfvueYí</p> <p>↓</p> <p>Yýg<sup>TM</sup>u}o v</p> <p>↓</p> <p>Zíg<sup>TM</sup>z...kqueYí</p> <p>↓</p> <p>uæé`z•Z]`z Zâ kq~</p> <p>↓</p> <p>víZâZmn<sup>TM</sup>pízš</p> <p>↓</p> <p>víZâueYí</p> <p>↓</p> <p>urvé bÞ\ zö~®</p> <p>↓</p> <p>zšn• v]fVfan•</p> | <p>↓</p> <p>v l1Z±,z p g<sup>a</sup> iü<br/>v l1[YsÚ w-v</p> <p>↓</p> <p>v l1n<sup>TM</sup>s<sup>2</sup> aÆEuE</p> <p>↓</p> <p>véié'í,lyuE p'ue</p> <p>↓ o hr,y</p> <p>pÉfvu} w-v</p> <p>↓ a±[ö</p> <p>n<sup>TM</sup>s<sup>2</sup>pÉfvueYí</p> <p>↓ Yýa<sup>2</sup></p> <p>Zíg<sup>TM</sup>z...kqueYí</p> <p>↓</p> <p>uæé`z•Z]`z Zâ kq~</p> <p>↓</p> <p>víZâZmn<sup>TM</sup></p> <p>↓ •Çjá</p> <p>urvé bÞ\ zö~®</p> <p>↓</p> <p>zšn•</p> | <p>€lj±pÉ`ZpsÚpÉ``í±pÉuE u'ua _1gm`Ñ<br/>p g<sup>a</sup>fEZÍ _1gm`Ñ ~-`æo Zm•• ZpsÚZ±,z</p> <p>↓</p> <p>v]jâZ±,zuE j•tñ ^js½o Zj± [YsÚu1`ín®<br/>u)fl p g<sup>a</sup>fE`• Z±,z</p> <p>↓</p> <p>{•w±tñ cy`• véié'í,lyuE [Yo iü p'ue<br/>•wbÞoyu} Zéj p aÆEuEgih)uí s'u` \Y<br/>gi pÉu'`Þp Yí p'ue</p> <p>↓</p> <p>v]fVueYí •wbÞoyu}E uan® •whauE<br/>uan® uE •woyu}E aÆEuE<br/>ZâZéfu} ww •whau uan®E•woyu}E<br/>•wbÞoyu} uan®s½faæfE`• u} aÆEuE</p> <p>↓</p> <p>Za{,pÚuE bÞu1 Z]z½ o Z±gi „Bv</p> <p>↓</p> <p>vé~Êj, v v]s½ c ei Yýg<sup>TM</sup>u}w-v</p> <p>↓</p> <p>v]fVt½s½`ífI kqs~kqu1 „Bv fEZÍ uagi \<br/>zöfl {•Yíkm`á[ö bÞ [yg<sup>TM</sup>ZíZ±gi „Bv<br/>véié uavé \va Za{,i)uE z•Z] Zân<sup>TM</sup>z Zâ<br/>kqs~</p> <p>↓</p> <p>pí{,Za{,i) n<sup>TM</sup>t~ueYí<br/>urvé<br/>uauñZíPÉ<br/>bÞ\ zö~®</p> <p>↓</p> <p>{Yíkm`á[ö bÞ [yg<sup>TM</sup>ZíZ±gi vn•fEZÍ n<sup>TM</sup>sAvrfl</p> |

### Ⅲ. 주택재개발사업의 단계별 주요 업무

ja uōs½o` • •w-bPoyu u}Yí v}fVu1 [Yo fEsÙ pÉfvfE`• u™Zj n™s²u1 vppÙu)fl Z±,z`  
 ŌZ± pÉfv`ŌZ± t1f¹ ŌZ±fl [YkqfEsÙYî` ŌZ±± vét• z...g™s²ilgi ni•jâZÍ ZâZâpÉfvj  
 pÊs½`ífEsÙ`• Yñe¢...z%ZÍ n™fZg¹\ p fU

#### 1. 계획단계 업무

u™Zj n™s²uEZ±,z`ŌZ±n®Zíf vézi iü vét• z...g™s²il`• s1e...t- Z u9

| 단 계                                         | 관련주체                            | 주요 처리 업무                                                                                |
|---------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------|
| \jâZ±,zuE p gª<br>j, v v]                   | €j± uZpsÚ upÉu'<br>pÉu- a±w™pde | ue[Y g¹ uan@uE pÊs½o` _1 Ōñfl<br>pgª _1gµÑ ~`æosÙkm Zm•<br>※ ue[Y g¹ iâg¹ pÉ`• v te Yí` |
| Z±,zp gª iü v l1[YsÚ<br>w-v pízs<br>j, v v] | pÉu' u[]p<br>→ pÉ ua±w-n™       | \jâZ±,zs½ uîfVf\ j•tñ s5s½o<br>v l1Z±,zp gª „± v l1[YsÚw-v pí<br>zs                     |
| v l1[YsÚw-v ZípÉ<br>j, v v]                 | pÉ ua±w-n™                      | w-j Zâjás½ ZípÉ<br>w-[Y`ŌtñZ±,zp gªu)fl Yñvé                                            |

#### 가. 기본계획의 수립

» p gªvézi

€j±pÉu' ZpsÚpÉu'cý` pÉu' ue[Y g¹ uan@`íapÉYí s1`¹ Zª• a±w-n™Yúev  
 fE`• Zª• p gª Yí`

» pÉ`a±w-n™`• [Ya±pÙuE\jâuîue ZâYñ[Yv]t- u`j uñj f'u1 v pÉfE`• vrfVZ±,z  
 ue v l1\jâZ±,zu1 p gª

» v l1\jâZ±,zu- v l1Z±,zuE \víua b h] v l1sōv [YsÚu1 v fU

#### 나. 정비계획수립

» t½\F ZâZâ pÉu'`[]p ua p gª

» sōte véié v s5ua Yí'fI Z<sup>at</sup>• j, v v]v fZ

pÉ ua±]f-fl v fE`• j s½ c ei •w-bPoyu u}uE aÆuE f1t•

v l1\jâZ±,zn® v l1Z±,z p g<sup>a</sup>pÉ\ Yí \_1 uan® Z<sup>a</sup>Zéf Esíu9s½a±ku[YfEZÍ v l1  
Z±,zua p g<sup>a</sup>b w- s1`µfI Z<sup>at</sup>•

•w-bPoyu u}Yí •w-vé~ÊZân<sup>TM</sup>bPu1 n<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v t·zšfE`• Z<sup>at</sup>• bP

#### 다. 정비구역의 지정

» pÉu' `]p • v l1\jâZ±,zs½ uífVfEzyv l1Z±,zu1 p g<sup>a</sup>fEsÙ pÉ `a±w-n<sup>TM</sup>s½Zy  
l1[YsÚw-v u1 pízšfEZÍ p|ueu1 s`u9

» v l1[YsÚua w-v b ha À[Z•Z±,zj, Án® v vrw-[Y`ÖtñZ±,zua p g<sup>a</sup>b Zpu}fl Yñ  
vé j, v v]v fZ

## 2. 시행단계 업무

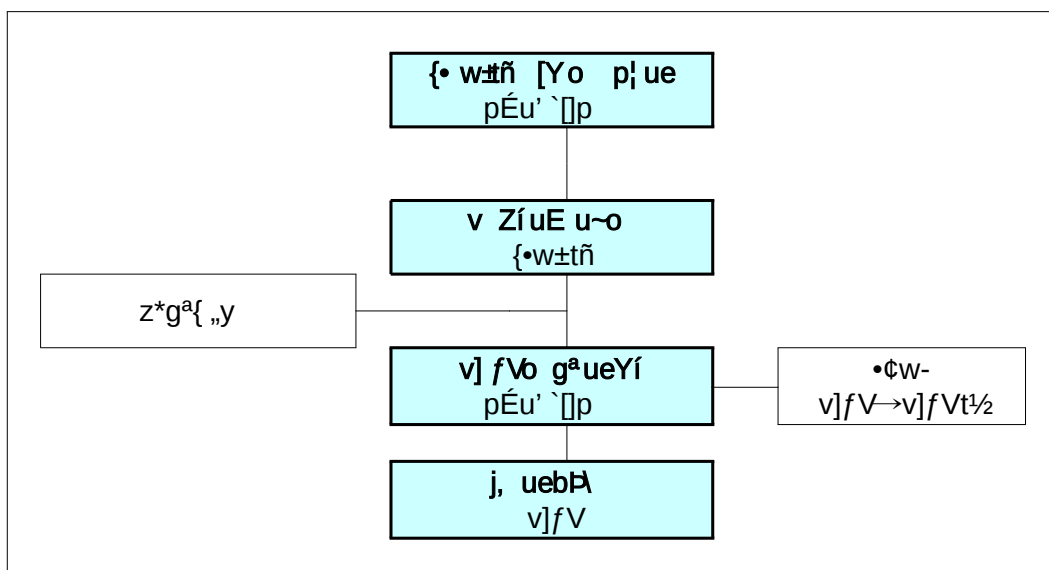
u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfE`• v]fVu- {•w±tñt½,y [Yo iü tjsî v]fVo g<sup>a</sup>ueYí iü j,uebP  
\ pÉZâu}o v n<sup>TM</sup>s<sup>2</sup>pÉfvueYíZíg<sup>TM</sup>z...kqZ±,zuEeYí kqs~ZâZÍ iü pízš uavé \va  
Za{i) z•Z] Yýg<sup>TM</sup>u}o v Zân<sup>TM</sup>z ZâpíZÍ uij kqs~ bPuEs<sup>2</sup>i!gi z...g<sup>TM</sup>fEsÙ\$U Zâ  
ZâpÉfvu}• v]fVu1 o g<sup>a</sup>fEw- s1`µfEZÍ Yýg<sup>TM</sup>u}gi Yáa<sup>2</sup>u}fl `ízifM p uu`• bP €;wÂ  
ua uusj n<sup>TM</sup>s<sup>2</sup>uôz iü n<sup>TM</sup>s<sup>2</sup>YñuE `Ö{ua Yí'fU

#### 가. 단계별 주요 업무

| 단 계                                                    | 관련주체        | 주요 처리 업무                                                                                                                                               |
|--------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| {•w±tñ t½,y<br>[Yo iü tjsî<br>j, v v]                  | •w-bPoyu u} | v l1[YsÚw-v ZÍpÉ „± {•w±tñ [Yo Yí'<br>•w-bPoyu u} Zéj p uE aÆuE<br>v l1uñi%Zíg <sup>TM</sup> s <sup>2</sup> u}o v v]fVo g <sup>a</sup> ueYí<br>víl1 bP |
| v]fVo g <sup>a</sup> ueYí<br>iü j, uebP<br>j, v v]v v] | {•w±tñ      | •w-bPoyu u}uE uan@aÆuE<br>•w-hauûuE uan@uE•w-oyu u}uE aÆuE<br>v]fVo g <sup>a</sup> ueYí „± ui ua^i bP\                                                 |
| pÉZâu} o v<br>j, v v]                                  | v]fV        | v]fVueYí „± Zao s <sup>2</sup> u} cý• bP fJn <sup>TM</sup> s <sup>2</sup> u}<br>gi pÉZâu}fl o v                                                        |

| 단 계                                                     | 관련주체                  | 주요 처리 업무                                                                                                                                                                                                                                                              |
|---------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                         |                       | pÉZâu}o v u- Z <sup>a</sup> u@urz j pÉu)fl o v<br>pÉZâu}• pÉZâjâwŠo gi v]fV s <sup>1</sup> / <sub>2</sub> v {‰                                                                                                                                                        |
| n <sup>TM</sup> s <sup>2</sup> pÉfvueYí<br>j, v v]      | pÉu'`[]p              | ••w- uat-Z±,,z v l1\ j pÉo o  EZ±,,z<br>véiéuavé`íz2 o%uru} véZ] iü uavé`íz2<br>Za{,i)uE t-uîgM bps <sup>1</sup> / <sub>2</sub> Zífl Za{,Z±,,z<br>[å te o Z±a±o u}[ðZ±,,z bP                                                                                          |
| kqs~ZâZí<br>iü pí zš<br>j, v v]                         | v]fV                  | n <sup>TM</sup> s <sup>2</sup> pÉfvueYíZí pÉuiflkm• ui ua^i ••w-<br>bPoyu u}s <sup>1</sup> / <sub>2</sub> Zy •¢w-fEZí uiYñplí% s <sup>1</sup> / <sub>2</sub> ZâZí<br>kqs~pízš\ Yñ uiuan@ uiua^i<br>kqs~iâpízš\• ui ua^i fñ[ðzšn•                                      |
| Zí g <sup>TM</sup> z.kqZ±,,z uE<br>ueYí<br>j, v v]`v v] | pÉu'`[]p              | n <sup>TM</sup> s <sup>2</sup> pÉfvueYíZí pÉ „± ui ua^i s <sup>1</sup> / <sub>2</sub> Z e¢<br>uî km`á[ð^i sÚ iü kqs~pízš\ Yñ bPu1 •¢<br>w- iü ZâZí<br>kqs~pízš\ Yñ vrf <sup>1</sup> „± kqs~pízš fñ„Vu1<br>••`ífl Zí g <sup>TM</sup> z...kqZ±,,zu g <sup>a</sup> `ueYí |
| ua vé                                                   | v]fV                  | Zí g <sup>TM</sup> z...kqZ±,,z s <sup>1</sup> / <sub>2</sub> EZ] uavé                                                                                                                                                                                                 |
| \ va Za{, i) z•Z]<br>Za{,j, v v]                        | v]fV                  | Zí g <sup>TM</sup> z...kqZ±,,zu ueYí „± z•Z] Yí'<br>Za{,i) z•Z] sōv ui uiuñ píZí                                                                                                                                                                                      |
| pÉZâjâ wŠ „Bue<br>j, v v]v fZ                           | pÉu'`[]p              | Zân <sup>TM</sup> z Zâ píZí upp pÉ pÉZâjâwŠo „Bue                                                                                                                                                                                                                     |
| ui j kqs~<br>j, v v] fZ<br>vé~Êj, v v]                  | v]fV<br>pÉu'`[]p p!ue | v]fV t <sup>1</sup> / <sub>2</sub> bP Zâ[ð`in@u}s <sup>1</sup> / <sub>2</sub> Zy Zâ[ðfEZí ^u-<br>Za{,i) cy• vé~Ê<br>vé~Ê Zâ[ð s <sup>1</sup> / <sub>2</sub> Zí flÉf bps <sup>1</sup> / <sub>2</sub> c ei uij kqs~                                                     |

## 나. 세부시행 절차 및 주요내용

u<sup>TM</sup>Z j v]fVuE o g<sup>a</sup>

» {•w±tñt½,y \`

v l1n™s²uñi%Zíg™s²u}uEuEo v Z eϕuue v l1n™s² pÉfvZ±,zo uE u~o v]fV  
uE o gªueYígi j\ tñfI víl1s²i! bᵑ

» v]fVo gªueYí t•Za

••w-bᵑoyu u} uan® ••w-hauîuE uan®uE••w-oyu u}uE aÆuEf1t•  
j bÉpÉ aÆuEu}uEueYýu1 z•kmfI aÆuEo wÂ[Y

※ {•w±tñ o gªs½ aÆuEfIZᵗ•s½` v]fVo gªueYí aÆuEfIZpu)fl Yñvé z•,y pÉ  
v te

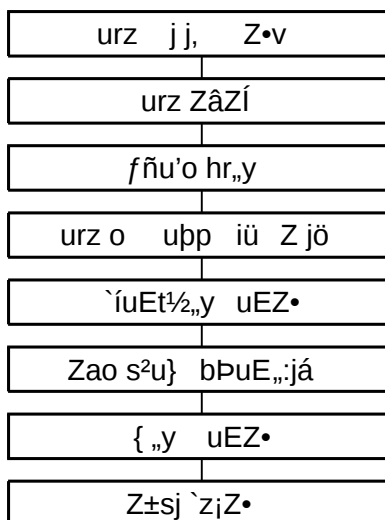
pÉZâu} o v

» v]fVo gªueYí „± `Ñu9uE Zªu®urz uE j j,u)fl o v

uij Zªu®urz v fIZªu®urz cy`• w-hrZªu®urz fl fMZp  
v]fVt½ua hr uafEuev l1n™s²uE Zᵗ•s½` v]fV{„ys½zo v Zíu)fl v fE`  
j s½ cei o v fM p uuu9 j, v v]v fZ sí v v]uE v fZ

※ pÉZâjávŠ v l1n™s²s½ z% sÛfE•pÉZâu}` Zân™[õsNuE j•tñ ^iue jáwŠ[õ  
u1 ^-kmfEsÛpÉZâjávŠu1uEi!„A j, v v]

#### 〈표〉 정비사업의 시공자 선정 절차



$n^{\text{TM}}s^2pÉfvueYí$

Yí  $n^{\text{TM}}s^2pÉfvZ_{\pm}, zuÉv\acute{e}t\bullet^{\wedge}t-$

••w-uat- $Z_{\pm},z$  v l1\j pÉo iü ZâaÆuat-pÉo uÉo |EZ $_{\pm},z$  véiéuavé`íz2 o%ur  
u} véZ] iü uavé`íz2 uq`ívé~Ê Zao  $Z_{\pm},z$  Za{,i)uE \_•ua iü t-uîgM bps½Zífl  
Za{,Z $_{\pm},z$  o  $Z_{\pm}a_{\pm}o$  u}[õZ $_{\pm},z$  pÉfv[Év pÉu'`[]p cý` ••w-vé~ÊZân<sup>TM</sup>bÞua  
`Õa²u)fl pÉfvfE`• v l1n<sup>TM</sup>s²ue Z<sup>at</sup>• bÞ

^...  $n^{\text{TM}}s^2pÉfvueYíplzš$  t•Za

v]fVua pÉfvfE`• Z<sup>at</sup>• { „ygi •Çfa v]fVt½ Zéj p uE aÆuEf1t•

˜N pÉfvu}j±  $n^{\text{TM}}s^2pÉfvueYío$  gE u~o ^t-

» v]fV  $n^{\text{TM}}s^2pÉfvZ_{\pm},z$

» pÉu'`[]p ••w-vé~ÊZân<sup>TM</sup>bÞ pÉfv[Év  $n^{\text{TM}}s^2pÉfvZ_{\pm},z$

Zíg<sup>TM</sup>z...kqZ $_{\pm},zuÉveYí$

» uEuE vruñuE ••w- cý`• Za{,i)s½ `ífl [yg<sup>TM</sup>gi nµfl Zao fE`• `íw- cý`• Za{,  
i)s½ `ífl [yg<sup>TM</sup>fl j-„EpÉ~`• Z $_{\pm},z$

» u~o u} v]fV bÞ  $n^{\text{TM}}s^2pÉfvu}$

» ueYí[yu} pÉu'`[]p

» pÉfvu}j± Zíg<sup>TM</sup>z...kq $_{\pm},z$  p g<sup>a</sup> j j,

v]fV a±v j, iü v Zíbps½ c ei p g<sup>a</sup>

pÉu'`[]p ••w-vé~ÊZân<sup>TM</sup>bÞ Àa±v j, Ás½ hri%[Év u- s³u)^... v]fVj pÉu1

vít-fEsÙ u~o

Za{,i)uE z•Z]

Zíg<sup>TM</sup>z...kqZ $_{\pm},zuÉveYí$  „± \vauE Za{,i) z•Z] Yí' `Õ Za{,i)uE k,[! iü s5uñn<sup>TM</sup>

ZÍ t•fYí uu`• Z<sup>at</sup>• oyu u}uE aÆuÉü fµYígi s`si z•Z] Yí'

uavé z•Z] z Zâ iü kqs~

» uavé iü z•Z] bP uõz

| 절 차          | 관련주체         | 주요 업무                                  |
|--------------|--------------|----------------------------------------|
| uavéZ±,z „Bv | v]fV         | uavé\ Yñ uavé1 w-[öv]Za uavé1 u~o      |
| uavé1 w-[ö   | X            | uavé1 w-[ö bP                          |
| uavé         | X            | v]fVt½ uavé o%uru} uavé                |
| z•Z]Z±,z u~o | v]fV z•Z]szi | kmaÆEuEuññ,V hra±oyoŽ fñ,V bP          |
| z•Z] u~s²    | z•Z]szi      | ZâYio%í Zíg™ kmaÆEuEuñz2 •½i) z...g™bP |

» z Zâuõz

| 절 차      | 관련주체        | 주요 업무                              |
|----------|-------------|------------------------------------|
| z Zâv11  | v]fV        | Yýg™u}Z±sj z;Z•                    |
| z ZâpíZí | v]fV Yýg™u} | Yýg™u},Bue „± v]fVs½o píZí         |
| z Zâ     | pÉZâu}      | o Z±a±o a±[öZ±sjo bPs½c ei Zân™z p |

» kqs~ iü Z±sjZíg™

| 절 차          | 관련주체 | 주요 업무                                       |
|--------------|------|---------------------------------------------|
| v]fVt½kqs~   | v]fV | Zíg™z...kqZ±,zs½zei kqs~                    |
| uij kqs~     | X    | s1€ù€¥ jâg™pÉo kqs~                         |
| p kqs~u}Zíg™ | X    | Z±sj[ö `vp±[ö `u•[öZíg™ fasju} `uñgñu} Zíg™ |

### 3. 완료단계 업무

n™s²t1f1ÖZ±s½o `• víZâueYí uauñZípÉ bP\ zö~® ZâZâpÉo uEi!n®[-oz v]fVuE zš  
n• iü fan• bPuEs²!gi z...g™fEsù\$fiU

| 단 계                          | 관련주체      | 주요 업무                                                                                                        |
|------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
| ví ZâueYí<br>j, v v] sî v v] | pÉu' `[]p | Ymue`fµYí uEv bps½cge víZâZmn™`n™t-<br>Zmn™uEvz...g™<br>víZâueYí „± Zâjás½ ZípÉ<br>※ víZâueYí uñ n™t-fµYíYí' |
| uauñZípÉ<br>j, v v]          | v]fV      | kqs~ ju1 ujs½zy •fw-fEZí oyuy uauñ<br>uñkmt1fb\ uñs½[å oyuy uauñ Yí'                                         |

| 단 계                                         | 관련주체      | 주요 업무                                                                                                 |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------|
|                                             |           | oyu [y uauñ→ZíPÉ→jáZí                                                                                 |
| <b>bP zö~®</b><br>j, v v]                   | v]fV      | `íw- iü Za{,i)s½ Zífl w-jj,t½s½ bP\ pízš                                                              |
| <b>ZâZâPÉo uE [- oz</b><br>j, v v]          | pÉu' `[]p | ñufl o  Eb \j pÉo bPu1 [ZYí cý• w-u}z;s½ iln® [-oz                                                    |
| <b>v]fVuE zšn• iü fan•</b><br>j, v v] `v v] | v]fV      | zšn•[öuE Z•v iü wÂp•w-[ö<br>v]fVuE fan•<br>v]fVuE fan•s½ c ge zšn•j,ueuE o gªZé<br>ZíZ±o gEuE uaZí bP |

※ zšn•[ö kqs~j u- `íw- cý• Za{,i)uE YíZ-Zé vruñs½ oyu fl •w- cý• Za{,i)uE  
YíZ- n™uauE sN

#### 가. 준공인가

» n™s²pÉfvu}• v l1n™s²s½ Zífl Zân™git1f1fl c9s½• pÉu' u[]p uE víZâueYígi j  
s1si fU pÉu' u[]p• víZâZmn™uPñPÉZ•ZévíZâueYígi fE• Zª• `æfa w-u}z;uE  
Zâjás½ ZíPÉfEsÙsi fU

» pÉu' u[]p• w@uppÉfvfE• v l1n™s²s½ Zífl Zân™Yí1f1b c9s½• [å Zân™uE1  
f1gi `æfa w-u}z;uE Zâjás½ ZíPÉfEsÙsi fU

※ víZâueYíuE vét• s²i!

| 절 차                    | 관련주체               | 주요 업무                                                                                                                                                                                                                              |
|------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| víZâueYí<br>pízšo v {‰ | v]fV→<br>pÉu' `[]p | Yýg™u}uE Bueu1 Z]z½ víZâueYí pízš                                                                                                                                                                                                  |
| víZâZmn™<br>pñPÉ       | pÉu' `[]p          | „•u uíue Zmn™gitñfEsÙ ZíZ±fvv \ Zí `v km€ u}<br>\ Zí `sY[Y Zí [åj s½ uñi% \ Zí cý• víZâZmn™uE<br>pñPÉgi uEf•fM p uuu9 j, v v]v fZ                                                                                                  |
| víZâueYí               | pÉu' `[]p          | v l1n™s²ua ueYíj u- n™s²pÉfvZ±,z`ífl t1f1b c9<br>s½• víZâueYí<br>víZâueYí uñuaeia± t1Zâb Za{,i)ua n™t-s½w-u'<br>ua s³• Zª• n™t-fµYíYí' sî v v]<br>※ -)bPu- u}z; víZâueYí „± pÉu' []p •já/EZí kqs-j<br>u- u}z;Zy wz;sua •w- sî v v] |
| Zâjás½ ZíPÉ            | pÉu' `[]p          | víZâueYí pÉ `æfa w-u}z;uE Zâjás½ ZíPÉ j, v v]<br>v fZ `v fZ                                                                                                                                                                        |

## 나. 이전고시 절차 : 확정측량 및 토지분할, 이전고시 등

※ uauñZípÉ vét• sʒi!

| 절 차                            | 관련주체 | 주요업무                                                                                        |
|--------------------------------|------|---------------------------------------------------------------------------------------------|
| `íw- „Bv   e¶<br>iü •w-uE kqfM | v]fV | víZâueYí ZípÉ „± `íw- „Bv   e¶ iü •w-uE<br>kqfMuõz uafv<br>Zíg™z...kqn™fZuq~j u1 u}s½Zy•¢w- |
| oyu [y uauñ<br>iü ZâjáZípÉ     | v]fV | `íw- cy`• Za{,i)uE oyu [y uauñ<br>w-u}zi Zâjá ZípÉ„± pÉu' `[]p s½Zy jáZÍ                    |
| bP\ zö~® pízš                  | v]fV | `íw- iü Za{,i)s½ Zífl bP\ gi w-j j,t½ w-<br>t½ cy`• bP\ oys½ zö~®cy`• pízš                  |

## 제3장 주택재건축사업의 절차

ja u'u- u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>{•w±uEuõz gi pjZy uafafMp uua±fJ vét• n<sup>TM</sup>s<sup>2</sup>ÖZ±±z...g<sup>TM</sup>s<sup>2</sup>!  
gi YñZ•fEZYv g<sup>TM</sup>fE`•a] h-uûua uuu)h] n<sup>TM</sup>s<sup>2</sup>{•w±s<sup>1/2</sup>f1t•fI o%kmn<sup>TM</sup>fZu- •¥uE ^jt-u1  
z%ZÍ

### I. 주택재건축사업의 개요

#### 1. 재건축사업의 정의

v l\j pÉo u- s~,%fE^...e,,± ukue¶Za{i)ua íiw<sup>3/4</sup>fI w-sÚs<sup>1/2</sup>o véZ],EZ<sup>a</sup>u1 Z o fE!  
tñfEsÙ pÉfvfE• n<sup>TM</sup>s<sup>2</sup> j, v v]v „% `Ñh-

#### 2. 시행자의 종류 및 시행 방법

##### 가. 시행자의 종류

t½F j, v v]v fZ

••w-bpoyu u}Yí o g<sup>a</sup>fI v]fVua pÉfvfEZ]^...

v]fVua v]fVt½uE Zéj p aÆuEgis'si pÉu'`[]p cy`• ••w-vé-ÊZân<sup>TM</sup>bpZæâaÆpÉfv

sõte j, v v]v fZ

pÉu'`[]p ••w-vé-ÊZân<sup>TM</sup>bpw-v pÉfvu} cy`• w-v Z j u}

##### 나. 시행 방법

Zíg<sup>TM</sup>z...kqZ±,zsæei vé-Ê iü km'í u jâg<sup>TM</sup>pÉo u1Zao fEsÙZâ[öfE`• jj, j, v v]  
v fZ

## II. 주택재건축사업의 추진 절차

u<sup>TM</sup>Za{,n<sup>TM</sup>s<sup>2</sup>uEn<sup>TM</sup>s<sup>2</sup>pÉfvu)j± {•w± uõz`•`Ñu9uE,lt- Z u9 j, v v]v fZ`v fZv „%

| 조합방식                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 공공방식                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 처리 사항                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>ㅈㅊㅈ pg<sup>a</sup></div> <div>↓</div> <div>s5uñw±`Ö</div> <div>↓</div> <div>v l1[YsÚ w-v</div> <div>↓</div> <div>v l1n<sup>TM</sup>s<sup>2</sup> aÆEuE</div> <div>↓</div> <div>{•w±tñt½,y p ue</div> <div>↓</div> <div>z*g<sup>a</sup>{ „y</div> <div>↓</div> <div>v]fVo g<sup>a</sup> ueYí</div> <div>↓</div> <div>pÉZân<sup>TM</sup>ø v</div> <div>↓</div> <div>n<sup>TM</sup>s<sup>2</sup>pÉfvueYí</div> <div>↓</div> <div>Yýg<sup>TM</sup>u}o v</div> <div>↓</div> <div>Zíg<sup>TM</sup>z...kqueYí</div> <div>↓</div> <div>uæé`z•Z]`z Zâ k\$~</div> <div>↓</div> <div>víZâZmn<sup>TM</sup>pízš</div> <div>↓</div> <div>víZâueYí</div> <div>↓</div> <div>urvé uauñZípÉ</div> <div>↓</div> <div>zšn• v]fVfan•</div> | <div>ㅈㅊㅈ pg<sup>a</sup></div> <div>↓</div> <div>s5uñw±`Ö</div> <div>↓</div> <div>v l1[YsÚ w-v</div> <div>↓</div> <div>v l1n<sup>TM</sup>s<sup>2</sup> aÆEuE</div> <div>↓</div> <div>véié`l,yuE p ue</div> <div>↓</div> <div>o hr,y</div> <div>↓</div> <div>pÉfvu} w-v</div> <div>↓</div> <div>a±[ö</div> <div>↓</div> <div>n<sup>TM</sup>s<sup>2</sup>pÉfvueYí</div> <div>↓</div> <div>Yýa<sup>2</sup></div> <div>↓</div> <div>Zíg<sup>TM</sup>z...kqueYí</div> <div>↓</div> <div>uæé`z•Z]`z Zâ k\$~</div> <div>↓</div> <div>u}zi víZâZmn<sup>TM</sup></div> <div>↓</div> <div>•¢já</div> <div>↓</div> <div>urvé uauñZípÉ</div> <div>↓</div> <div>zšn•</div> | <div>-특별시장·광역시장·대도시의 장이 10년마다 수립하고 5년마다 타당성 검토(광역계획)</div> <div>-기본계획의 범위내에서 개별 구역을 대상으로 수립하는 계획</div> <div>-구역 지정시 행위제한의무 발생</div> <div>-추진위 또는 주민대표회의 구성 및 승인 : 토지등소유자 과반수 동의를 먼저 얻은 기구를 시장·군수가 승인</div> <div>1)조합인가<br/>-동별 구분소유자 2/3 이상 + 토지면적의 1/2 이상의 토지소유자의 동의<br/>-전체 구분소유자 3/4 이상 + 전체 토지면적의 3/4 이상의 토지소유자 동의<br/>2) 시행자 지정 : 토지등소유자 2/3 이상 동의 + 토지면적의 1/2의 이상 토지소유자</div> <div>-건축심의 등을 거쳐 설계를 확정</div> <div>-주택법 제24조에 따라 감리자선정</div> <div>-조합원에 대한 분양분을 확정하고 이를 기초로 추가분담금 등 권리관계를 확정</div> <div>-주민 이주, 기존 건축물의 철거, 공사 착공, 분양</div> <div>-신축건축물 준공인가</div> <div>-입주</div> <div>-이전고시</div> <div>-등기촉탁</div> <div>-추가분담금 등 권리관계를 정산하고 사업종료</div> |

### Ⅲ. 주택재건축사업의 단계별 주요 업무

#### 1. 계획단계 업무

u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uEz±,z`ÖZ±s<sup>1</sup>/<sub>2</sub>o uEz...g<sup>TM</sup>zi!`• s1e...t- Z u9

| 절 차                                                                                           | 관련주체                                                                | 주요 처리 업무                                                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <p>\\jâZ±,z uE<br/>p g<sup>a</sup><br/>j, v v]</p>                                            | <p>€ j±pÉu' u ZpsÚpÉu' u<br/>pÉu'<br/>pÉu- æwn<sup>TM</sup> pje</p> | <p>ue[Y g<sup>1</sup> uan@uEpÉ<br/>_1 `Ötñ<br/>_1gµ`Ñ ~-`æo sÜkmZm••<br/>※ ue[Y g<sup>1</sup> iâg<sup>1</sup> pÉ`• v te Yí'</p>      |
| <p>u<sup>TM</sup>Za{, s5uñw±Ö iü<br/>n<sup>TM</sup>s<sup>2</sup> pÉfvsÜkm Z•v<br/>j, v v]</p> | <p>pÉu' u[]p</p>                                                    | <p>s5uñw±`ÖZ•Zéw-sÚsÜZabPu1 vrfV Zm<br/>••fEsÜ u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>pÉfvsÜkmZ•v</p>                           |
| <p>v l1 Z±,z p g<sup>a</sup> iü<br/>v l1 [YsÚw-v pí zš<br/>j, v v]</p>                        | <p>pÉu' u[]p<br/>→pÉ æ±w-n<sup>TM</sup></p>                         | <p>\\jâZ±,zs<sup>1</sup>/<sub>2</sub> uîfVfI j•tñ s5s<sup>1</sup>/<sub>2</sub>o v l1<br/>Z±,zp g<sup>a</sup> ± v l1[YsÚw-v pí zš</p> |
| <p>v l1 [YsÚw-v ZÍpÉ<br/>j, v v]</p>                                                          | <p>pÉ æ±w-n<sup>TM</sup></p>                                        | <p>w-j Zâjás<sup>1</sup>/<sub>2</sub> ZÍpÉ<br/>w-[Y`ÖtñZ±,zp g<sup>a</sup>u)fl Yñvé</p>                                              |

#### 가. 기본계획의 수립

» pÉ`æ±w-n<sup>TM</sup>• [Ya±pÜuE\jâúue ZâYñ[Yv]t- u`j uñj f'u1 v pÉfE`• vrfVZ±  
„zue \\jâZ±,zu1 p g<sup>a</sup>

» v l1Z±,zuE \víuah] u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uE v l1sõv [YsÚu1 v fU

#### 나. 안전진단

» pÉu' u[]p`• u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uE v l1sõv [YsÚj± v l1Z±,zuE p g<sup>a</sup>pÉ\ Yí æe...fIZæt•  
cý• Za{,i)bpuE oy u u}Yí t•zšfE`• Zæt•s<sup>1</sup>/<sub>2</sub> pñpÉ

#### 다. 정비계획의 수립 및 구역지정

» pÉu' u[]p`• v l1Z±,zu1 p g<sup>a</sup>fEsÜ pÉ`æ±w-n<sup>TM</sup>s<sup>1</sup>/<sub>2</sub>Zy v l1[YsÚw-v u1 pí zšfEZÍ  
p'ueu1 s'sisi fU

» v l1[YsÚw-v u- [Z•Z±,zj,n® v vr w-[Y`ÖtñZ±,z[YsÚua w-v b Zpu)fl Yñvé j,  
v v]v fZ

## 2. 시행단계 업무

| 절 차                                    | 관련주체             | 주요사항                                                                                                                                                                                                                                                             |
|----------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| {• w±ñ t½,y<br>[Yo iü tĩ sĩ<br>j, v v] | ••w-bPoyu u}     | v l1[YsÚw-v „± {•w±ñt½,y [Yo Yĩ'<br>••w-bPoyu u} Zéj p uE aÆuE<br>v l1n™s²uñP/Zig™sujov v]fVogñueYĩ<br>v l1 bP                                                                                                                                                   |
| v]fVo gªueYĩ<br>j, uebP<br>j, v v]v v] | pÉu'`[]p<br>v]fV | YĩaÆj± [Ykqoyu u} uan® ••w-hauĩ<br>uE uan®uE••w-oyu u}uE aÆuE<br>uñzi[Ykqoyu u} uan® ••w-hauĩuE<br>uan®uE••w-oyu u} aÆuE<br>※ vé-ÊÖw-Yĩ s1¹ w-sÚua v l1[YsÚs½ •ÜfU<br>b c9s½• j, v v]v fZ z%w]<br>v]fVo gªueYĩ „± ui ua^i bP<br>hrZ vp Xv l1n™s²v]fVY P/úgi n™t- |
| pÉZâu} o v<br>j, v v]                  | v]fV             | v]fVueYĩ „± Zao s²u} cy• bP fJn™s²u}<br>gi pÉZâu}fl o v<br>pÉZâu}o v u- Zªu®urz j pÉu)fl o v<br>pÉZâu}• pÉZâjâwŠo gi v]fVs½ v {%                                                                                                                                 |
| n™s²pÉfvueYĩ<br>j, v v]                | pÉu'`[]p         | ••w-uat-Z±,z v l1\j pÉo o  EZ±,z<br>Za{,i)uE t-uîgM bPs½Zífl Za{,Z±,z<br>véié cy• o%uru}s½`ífl uavé`iz2<br>[ã te o Z±a±o u}[õZ±,z bP<br>※ véié cy• o%uru}s½`ífl uavé`iz2Zíf<br>hr%[Év s³u9                                                                       |
| kqs~ZâZĩ<br>iü pí zš<br>j, v v]        | v]fV             | n™s²pÉfvueYĩZípÉuñkm• ui ua^i ••w-<br>bPoyu u}s½Zy •fw-fEZĩ uYñpí%o s½ ZâZĩ<br>kqs~pízš\Yñ ui uan® ui ua^i<br>kqs~ iâpízšu}• ui ua^i fñ[õzšn•                                                                                                                    |
| Zíg™z.kqZ±,z uE<br>ueYĩ<br>j, v v]v v] | pÉu'`[]p         | n™s²pÉfvueYĩZípÉ „± ui ua^i s½ Z e¢<br>uĩ km`á[õ^;sÚ iü kqs~pízš\Yñ bPu1<br>•fw- iü ZâZĩ<br>kqs~pízš\Yñ vrf¹ „± kqs~pízš fñ„Vu1<br>••`ífl Zíg™z...kqZ±,zuñ gª`ueYĩ                                                                                               |
| ua vé                                  | v]fV             | Zíg™z...kqZ±,z s½zei uavé                                                                                                                                                                                                                                        |
| \ va Za{, i) z•Z]<br>Za{,j, v v]       | v]fV             | Zíg™z...kqZ±,zuñueYĩ „± z•Z] Yĩ'<br>Za{,i) z•Z]sõv ui uiuñ píZĩ                                                                                                                                                                                                  |
| Zân™Zâ pí Zĩ<br>Za{,j, v v]            | v]fV             | Zân™z Zâ píZĩ upp pÉ pÉZâjâwŠo v{%                                                                                                                                                                                                                               |
| ui j kqs~<br>j, v v] fZ<br>vé-Êj, v v] | v]fV             | v]fVt½bP Zâ[õ`ín@u}s½Zy Zâ[õfEZĩ ^u-<br>Za{,i) cy• vé-Ê<br>vé-ÊZâ[õs½ Zífl [ÉF bPs½cei ujkqs~                                                                                                                                                                    |

## 가. 추진위원회 구성

» •w-bpoyu u}uE Zéj p aÆuEgis'si tñt½u'u1 •ÙfUfEsÙ ue uan@uEtñt½ ○○v]  
fV{•w±tñt½,y tisi[Év v v}v fZs½ c ge tñt½•ÙfU u}fl {•w±tñt½,ygi [Yo fE  
sÙ pÉu' u[p uE p!ueu1 s'sisi fU

» v}fV o gª „± s²!uE ueZ±  
{•w±tñt½,y` {•w±tñt½,yYí fvfl s²!gi {„ys½ jáZífEsÙsi fEh} {•w±tñt½,yYí  
fvfl s²!t- Zíf b [yg™t- uEi!` v}fVua •ÙZñ p!Z±

## 나. 재건축사업 조합 동의

YíaÆj± [Ykqoyu u} uan@iü •w-hauîuE uan@uE•w-oyu u} aÆuEuñzi [Y  
kqoyu u} uan@iü •w-hauîuE uan@uE•w-oyu u} aÆuE  
jâg™pÉo uEZª•s½` vé~Ê`Öw-s5uEjâg™pÉo uñzigi fE^...uÆÆu}fl jñ  
vé~Ê`Öw-Yís1¹ w-sÚua v l1[YsÚs½ •ÙfUb c9s½` vé~Ê`Öw-Yís1¹ w-sÚs5uE•  
w- cý` Za{,i) oyu u}uE uan@iü •w-hauîuE uan@uE•w- oyu u}uE aÆuE

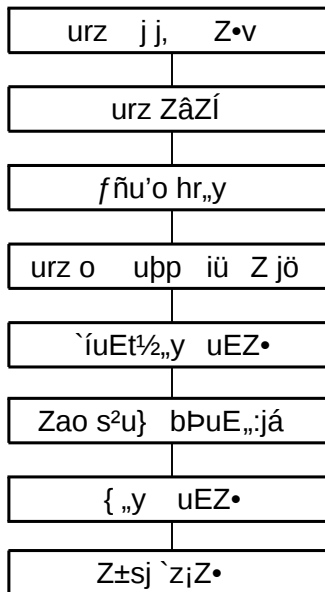
## 다. 시공자 선정

» v}fVo gªueYí „± `Ñu9uE Zªu®urz uE j,j,u}fl o v

uij Zªu®urz v fIZªu®urz cý` w-hrZªu®urz fl fMZp  
v}fVt½ua hr uafEuev l1n™s²uE Zª•s½` v}fV{„ys½o v Zíu}fl v fE` j s½  
c ei o v fM p uuu9 j, v v}v fZ sî v v}uE v fZ

» pÉZâjâwŠ  
v l1n™s²s½ zºsÙfE`•pÉZâu}• Zân™[õsNuE j•tñ ^juE jáwŠ[õu1 ^-kmfEsÙpÉ  
ZâjâwŠ j, v v}

## 〈표〉 정비사업의 시공자 선정 절차



## 라. 사업시행인가

» v l1n™s²ua h-uífE`• Za{,i) iü v l1\j pÉo bPu1tñfI o Z±a±o gi vppÜu)fl z  
Zâs½f1t•fI Z±,,za±o Yí uíuõflw- pÜn™

» Za{,tñt½,,y pÜuE  
j, v vjs½ c ei v l1[YsÚw-v `ín®ua s1¹ u™Za{n™s²u-pÉ`[]`Y Za{,tñt½,,y  
s½zo Z±,,zuE uív o u1 Zm••

## 마. 관리처분계획

» u~o u} v]fV bP n™s²pÉfvu}

» Zíg™z...kqZ±,,zun™s²pÉfvu}Yív l1n™s²pÉfv[YsÚ s5s½uu`• vruñ ••w- cy`• Za{,  
i)uE oyu [yZé w-n®[y uñõ%[y uqz [y bP oyu [y uateuE [yg™gi v l1n™s²u)fl nµ  
flua v]o b ••w-t- {,v]b Za{,pÉo s½ Zífl [yg™fl j-„EpÉ} j kqfE`• uif uE  
Z±,,z

## 바. 이주, 철거, 착공 및 분양

uavé iü z•Z] bP uõz

| 절 차          | 관련주체         | 주요 업무                                  |
|--------------|--------------|----------------------------------------|
| uavéZ±,z „Bv | v] f V       | uavél Yñ uavél1 w-[öv]Za uavél1 u~o    |
| uavél1 w-[ö  | X            | uavél1 w-[ö bP                         |
| uavé         | X            | v]fVt½ uavé o%uru} uavé                |
| z•Z]Z±,z u~o | v]fV z•Z]szi | kmaÆEuEu}ñ,,V hra±oyoŽ fñ,,V bP        |
| z•Z] u~s²    | z•Z]szi      | ZâYí Zíg™ kmaÆEuEu}iz2 •½\ i) z...g™bP |

## z Zâuõz

| 절 차      | 관련주체        | 주요 업무                             |
|----------|-------------|-----------------------------------|
| z Zâvíl1 | v] f V      | Yýg™u}Z±sj ziZ•                   |
| z ZâpíZí | v]fV Yýg™u} | Yýg™u},„Bue „± v]fVs½o píZí       |
| z Zâ     | pÉZâu}      | o Z±a±o a±[öZ±sjo bP½c ei Zân™z p |

## kqs~ iü Z±sjZíg™

| 절 차          | 관련주체   | 주요 업무                                        |
|--------------|--------|----------------------------------------------|
| v]fVt½kqs~   | v] f V | Zíg™z...kqZ±,zstzei kqs~                     |
| uij kqs~     | X      | s1€ù€¥ jâg™pÉo kqs~                          |
| p kqs~u}Zíg™ | X      | Z±sj[ö `vpa±[ö `u•[öZíg™ fasju} `uñgÑu} Zíg™ |

## 3. 완료단계 업무

n™s²t1f¹`ÖZ±s½o `• víZâueYí uauñZípÉ bP\ zö~® ZâZâpÉo uEi!n®[-oz v]fVuE zš  
n• iü fan• bPuEs²!gi z...g™fEsÙ\$U

| 단 계                                 | 관련주체   | 주요 업무                                                                                                      |
|-------------------------------------|--------|------------------------------------------------------------------------------------------------------------|
| <b>ví ZâueYí</b><br>j, v v] sí v v] | pÉu'ŋp | Ymue`fµYí uEv bP½cge víZâZmn™`n™t-<br>Zmn™Evz...g™<br>víZâueYí „± Zâjás½ ZípÉ<br>※ víZâueYí uñ n™t-fµYíYí' |

| 단 계                                   | 관련주체    | 주요 업무                                                                                                 |
|---------------------------------------|---------|-------------------------------------------------------------------------------------------------------|
| uauñZÍpÉ<br>j, v v]                   | v]fV    | kqs~ ju1 u}s½Zy •w-fEZÍ oyu[y uauñ<br>uñkmt1fB\ uñs½[å oyu[y uauñ Yí'<br>oyu [y uauñ → ZÍpÉ → jáZÍ    |
| bA zö~@<br>j, v v]                    | v]fV    | `íw- iü Za{i)s½ ZÍfl w-j,t½s½ bB\<br>pízš                                                             |
| ZâZâpÉo uE [- oz<br>j, v v]           | pÉu' ]p | ñµfl o  Eb \ j pÉo bBu1 [ZYí cy`•<br>w-u}z½s½ i!n@ [-oz                                               |
| v] fVuE zšn• iü fan•<br>j, v v] `v v] | v]fV    | zšn•[õuE Z•v iü wÂp•w-[ö<br>v]fVuE fan•<br>v]fVuE fan•s½ c ge zšn•j,ueuE o gªZé<br>ZÍZ±o gEuE uaZÍ bB |

※ zšn•[ö kqs~j u- `íw- cy`• Za{i)uE YÍZ-Zé vruñs½ oyu fl •w- cy`• Za{i)uE  
YÍZ- n™uauEz sN

#### 가. 준공인가

» n™s²pÉfvu}• v l1n™s²s½ ZÍfl Zân™git1f1 c9s½• pÉu' u]p uE víZâueYígi j  
s1si fU pÉu' u]p • víZâZmn™u pÑpÉZ•ZévíZâueYígi fE`• Zª• `æfa w-u}zi uE  
Zâjás½ ZÍpÉfEsÙsi fU

» pÉu' u]p • w@upÉfvfE`• v l1n™s²s½ ZÍfl Zân™Yí1f1b c9s½• [å Zân™uE1  
f1gi `æfa w-u}zi uE Zâjás½ ZÍpÉfEsÙsi fU

※ víZâueYíuE vét• s²i! sōpÉ

| 절 차           | 관련주체    | 주요 업무                                                                                                                                                                                                                            |
|---------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| víZâueYí pízš | v]fV    | Yýg™u}uE Bueu1 Z]z½ víZâueYí pízš                                                                                                                                                                                                |
| víZâZmn™pÑpÉ  | pÉu' ]p | „•u uñue Zmn™gi tñfEsÙ ZÍZ±fvw \ ZÍ `v kmE u}\<br>ZÍ `sY[Y\ ZÍ [å j s½ uñi% \ ZÍ cy`• `Özi s½ víZâZmn™<br>uE pÑpÉgi uEf•fM p uuu9 j, v v]v fZ                                                                                    |
| víZâueYí      | pÉu' ]p | v l1n™s²ua ueYíj u- n™s²pÉfvZ±, z'ífl t1f1b c9s½•<br>víZâueYí<br>víZâueYí uñuaeia± t1Zâb Za{i)ua n™t-s½w-u'ua s³<br>`• Zª• n™t-fµYíYí' sî v v]<br>※ -)bpu- u}zi víZâueYí „± pÉu' ]p •w-fEZÍ kqs~j<br>u- u}s½Zy wzšua •w- sî v v] |
| Zâjás½ ZÍpÉ   | pÉu' ]p | víZâueYí pÉ `æfa w-u}zi uE Zâjás½ ZÍpÉ j, v v] v<br>fZ `v fZ                                                                                                                                                                     |

## 나. 이전고시 : 대지확정측량 및 토지분할, 이전고시 등

Zíg™z...kqZ±,zu)fl v fl [yg™j kqZ±,zu1 „Bv  
w-u}z;uE Zâjás½ ZíPÉfUu)flo [yg™j-aÆuaj nÊ  
vruñ •w- bPs½zo v b v fli)y bPu- nµfti •w- `Za{i,i)fl [yg™Yí uauñ vaoz  
zšn•[õua „Bv b si wÂp `[=km uEi! j nÊ  
uauñZíPÉYí uuu)ha •w- iü Zai)s½ `ífl jávabb\ Yí Z pÉb ZÍ [å j uE bP\ [õw-

※ uauñZíPÉ vét• szi!

| 절 차                            | 관련주체 | 주요업무                                                                                             |
|--------------------------------|------|--------------------------------------------------------------------------------------------------|
| `íw- „Bv   e¶<br>iü •w-uE kqfM | v]fV | víZâueYí ZíPÉ „± `íw- „Bv   e¶ iü •w-uE<br>kqfMuõz uafv<br>Zíg™z...kqn™fZa{,i)s½~j u1 u}s½Zy•¢w- |
| oyu [y uauñ<br>iü ZâjázíPÉ     | v]fV | `íw- cy`• Za{i,i)uE oyu [y uauñ<br>w-u}z; Zâjá ZíPÉ„± pÉu' [p s½Zy jáZÍ                          |
| bP\ zõ~@ pízs                  | v]fV | `íw- iü Za{i,i)s½ Zífl bP\ gi w-j j,t½ w-<br>t½ cy`• bP\ oys½ zõ~@ cy`• pízs                     |

※ u™Za{n™s²uEj•tñs½ Zífl €f- •w-kqfM

» •w-kqfMuE h-uî

•w-kqfMu1•¢fEsÙuikm n®Yí iü `í, •¶,, oyu u}bÑuE u™Za{n™s²fåaÆuEs½ge  
v]fVo gª iü n™s²pÉfvZ±,zueYíw-sÝu1 j w-  
u™Za{n™s²s½`ífE`• •w-gi kqfMfUu)flqU u™Za{n™s²u1aAtž „lo „A

※ u uEn™fZ

•w-kqfMpÉ oy[Éh• n•j uî n™s²u)fl véZ],EZª kue¶ i%v n®YíuEuavpo |E bPu1  
Zíf fEsÙ plvpfEzy Zm••

» •w-kqfMuE t•Za

•w-kqfM zš[Ygi fE`• c9s½`• •w-kqfM `ín®ua b`• •w- iü [å tñuE Za{i,i)Zé  
Zíf b •w- bP oyu u}t- fpuE  
fpuEYí kuYí'fM Zª• j,t½s½ •w-kqfM zš[YÍÍ'  
kqfMfEZíu}fE`• •w-hauíua Za{j,s½zo v fEZÍ uu`• hauís½ iå`Ùb aAeia± •w-  
kqfMzš[YÍÍ'

» •w-kqfM ueYí

j,t½s½ •w-kqfM zš[YYí uu`• Zᵃ• pÉu' `[]p`• `Ñu9 t•Zau1 {-v^pÉ~™Zᵃ• aÆuE  
t•Zas½ iã`Ùb aAeia± Za{,tñt½,yuE pÙuEgi Z]z½ v]fVo gᵃueYí iü n™s²pÉfvueYígi  
fMp uuu9

`æfa•w- iü Za{,i)Zé Zíf b •w- bᵑ oyu u}uE p Yí uñzjuE uafEui Zp  
kqfMb si ^...Yî• •w-tñuE Za{,i)ua kqfMo n@s½ñ|EfEw- s1`µfM Zp  
kqfMb si ^...Yî• •w-Yí Za{,j, v v]uE [Év s½ uífVfl Zᵃ•

※ gÑa±zš[Y

» uEuE

w¾fVZa{,i)uE €|o n® [Ykq oyu u}Yí u™Za{s½j`ífM Zᵃ•s½`• i)g™uûu)fl Zai)uE  
z•Z] iü u™Za{,u- kuYî`fEi-fl u™Za{s½j`ífE`• n™eyuEYkqoyu [yu1 Z v fl  
z...kqfMᵑ uua±fJ fE`• v a±uî u'|E

» fvn™j j,

Àw¾fVZai)j, Áu1 vít-fEsÙ u™Za{, kuz%u}uE[Ykqoyu [ys½ `ífEsÙ Àa±v j, Ás½  
o v fl t•Zau1 Z{•si gÑa±zš[Y



## 4. 특징

정비기본계획수립, 정비계획수립 및 정비구역지정 신청, 정비구역지정 고시, 추진위구성, 조합인가, 시공자 선정, 사업시행인가, 분양신청, 관리처분계획인가, 착공, 준공 및 입주, 이전고시, 청산

## II. 사업시행 절차

정비사업의 시행은 정비기본계획수립, 정비계획수립 및 정비구역지정 신청, 정비구역지정 고시, 추진위구성, 조합인가, 시공자 선정, 사업시행인가, 분양신청, 관리처분계획인가, 착공, 준공 및 입주, 이전고시, 청산의 순서로 진행된다. 특히, 정비사업의 시행은 공공 또는 토지등소유자 시행 또는 공공시행(시장·군수지정)에 따라 다르다. 공공 또는 토지등소유자 시행의 경우, 추진위구성(조합방식만 적용) 단계에서 조합원 또는 토지등소유자의 동의가 필요하다. 공공시행(시장·군수지정)의 경우, 조합인가 단계에서 시장·군수의 인가가 필요하다. 사업시행인가 단계에서는 주민공람(30일 이상)과 건축심의 등 관계기관 협의가 필요하다. 분양신청 단계에서는 조합원 또는 토지등소유자의 동의가 필요하다. 관리처분계획인가 단계에서는 시장·군수의 인가(30일 이내)가 필요하다. 착공, 준공 및 입주 단계에서는 착공신고, 사용검사, 입주가 필요하다. 이전고시 단계에서는 확정측량이 필요하다. 청산 단계에서는 해산이 필요하다.



- )bP fI[Z•w-vé-ÊZân™ w-j Zân™ w-vé •w-bPoyu u}

※ a±pÉ„EZav lIn™s² n™s²pÉfvÔZ±± vét• s²i!• Xv u' Ū Yz%ZÍ

## 제5장 재정비촉진사업

### I. 특별법 제정의 배경 및 목적

#### 1. 제정배경

$f\tilde{n}fv\ u^{\text{TM}}Z\ j\ \text{uu}^{\text{TM}}Za\{,n^{\text{TM}}s^{\text{TM}}b\text{puEv}\ l1n^{\text{TM}}s^2u-$   $Z\ j\pm\hat{u}\hat{u}e\ \text{oy}[\acute{E}h\bullet\ ,\sim\acute{E}f\ \acute{i}\acute{e}Y\tilde{n}\acute{v}\acute{e}a\pm uE\ p\ ub$   
 $o\ \tilde{t}\tilde{n}\acute{v}\acute{e}f\ \acute{p}\acute{E}f\text{vb}\ s^{\frac{1}{2}}c\ ei\ \backslash\ j\ \acute{p}\acute{E}o\ a\pm f\ \ \ fF[= \ Z\hat{a}t^{\frac{1}{2}}\ i\%,Ap\acute{E}o\ b\text{P}\ u1Z\text{ps}\acute{U}\hat{u}\hat{u}aZ\acute{I}\ Z\pm,z$   
 $\hat{u}\hat{u})f\ \ o\ |E\text{f}E^{\bullet}a\ ]\ f\ lZ\pm Y\acute{I}\ \text{uuu}9\ \text{uat-}\ Z\ \text{ua}\ \backslash\ \text{vau}E\ \text{v}\ l1n^{\text{TM}}s^2u-\ [\acute{e}\hat{j}\hat{a}\hat{u}\hat{u}e\ \acute{v}\acute{e}Z],EZ^aZ$   
 $o\ \text{ua}\ Z\tilde{N}emfUs\tilde{z}ei\ Z\text{ps}\acute{U}\hat{u}\hat{u}e\ n^{\text{TM}}s^2\tilde{O}\tilde{t}\tilde{n}gi\ o\ \text{v}\ fEZ\acute{I}\ Z\hat{a}Z\hat{a}s^{\frac{1}{2}}o\ \backslash\ j\ \acute{p}\acute{E}o\ \ o\ |EZ\pm,z\ b\text{Pu}1$   
 $\bullet\tilde{U}\text{f}U\text{f}\ l\ \text{vrfVZ}\ j\ Z\pm,z\text{u}1\ \ \text{p}\ g^a\text{f}EZ\acute{I}\ n\hat{E},\ l\text{y}\ \ \tilde{O}\tilde{t}\tilde{n}uE\ Z\text{ps}\acute{U}\hat{u}\hat{u}\ a\pm p\acute{E}Z\ j\ f\ \ a\pm p\acute{E}\acute{v}\acute{e}Z],EZ^a\text{u}1$   
 $,z\ \hat{u}\hat{u})f\ \ \ Z\ o\ f\text{Uu})f\ lqU\ \ \acute{p}\acute{p}\acute{E}Y\acute{i}w-t-uE\ w-s\acute{U}Y\tilde{n}ku[\acute{I},\ \ \text{faoygi}\ \tilde{t}\tilde{n}f\ l\ \ f1t^{\bullet}o\ \ \acute{i}b=$   
 $[\acute{a}\ \text{ua},\pm\ \ \ \_1\ \ \acute{t}\acute{A}\ \ \text{uis}^{\frac{1}{2}}\ \ \acute{A}w-s\acute{U}[\acute{I},\ j\ u\tilde{n}w-t^{\frac{1}{2}}s^{\frac{1}{2}}\ \ \acute{Z}\acute{I}f\ l\ \ \text{v}\text{f}-\acute{A}gi\ \ \text{v}\ \text{v}\ f\text{Es}\acute{u})^{\wedge}\dots\ \text{v}]$   
 $f-g\ \hat{u})f\ l^{\bullet}\ \ \ \acute{a}\sim\text{t}\ j\ n^{\text{TM}}s^2\ \ u\tilde{n}z\text{igi}\ \ b\text{oj}\ |U\text{f}M\ \text{p}\ \ s^3s\text{i}\ \ \text{urj},uE\ \ f1t^{\bullet}s^{\frac{1}{2}}\ c\ ei\ \ \ \_1\ fE\ j\ \backslash$   
 $s^{\frac{1}{2}}\ \ \text{V}\ \acute{a}\sim\text{t}\ j\ \acute{e}\ j\pm,j,s5\ W\ \ \text{Va}\pm p\acute{E}Z\text{ps}\acute{U}Z\ j\ \acute{e}\ j\pm,j,s5\ W\ \ \text{Va}\pm p\acute{E}[\text{Yv}]Z\ o\ \acute{e}\ j\pm,j,s5\ W\ b\text{P}\ \tilde{N}s\sim f\ l\ \ \acute{a}\sim$   
 $\text{t}\ j\ Z\acute{I}f\ \ \ j,s5\text{ua}\ \ j\ uE\text{b}\ s\mu Z\acute{I}\ \ \ \_1\ \ \acute{t}\acute{A}\ \ \text{uis}^{\frac{1}{2}}\ \ \text{uab}\tilde{N}u1^{\bullet}\text{fVfEs}\acute{U}\ \ \acute{A}\pm p\acute{E}u^{\text{TM}}\text{v}\ l1z\ddot{o}w\pm u1$   
 $\tilde{t}\tilde{n}f\ l\ \ \acute{e}\ j\pm,j,\acute{A}u1\ \ \text{v}\ \text{v}$

#### 2. 목적

$a\pm p\acute{E}^{\wedge}t,\pm w-s\acute{U}s^{\frac{1}{2}}\acute{i}f\ l\ \ \acute{v}\acute{e}Z],EZ^aZ\ o\ Z\acute{e}\ \ \backslash\ j\ \acute{p}\acute{E}o\ \ \ ,B\{-\ \acute{i}\ddot{u}\ \ a\pm p\acute{E}\backslash^{\prime}\ \ \ ,y\hat{a}u1\ \ \tilde{t}\tilde{n}f\ l\ \ n^{\text{TM}}s^2$   
 $u1\ z\ j\ Z\pm\hat{u}\hat{u}\ \ Z\text{ps}\acute{U}\hat{u}\hat{u})f\ l\ \ Z\pm,z\text{f}EZ\acute{I}\ \ a\pm p\acute{E}uE[\acute{I},\ j\ u\tilde{n}Z\acute{e}\ \ \ [Z\acute{i}\acute{e}uE\ \ n\acute{E}uE\ w\mu\ f^{\prime}n\text{@}s^{\frac{1}{2}}\backslash\ s\acute{U}\ \ a\pm$   
 $z\ddot{o}j,\ \ \text{v}\ \text{v}]$

## Ⅱ. 재정비촉진사업 관계 법령

### 1. 도촉법의 구성체계

ua j,f&u- j,gM u' v] km|F pÉfvf& u' v] km|F pÉfv[É|F v] km|F u)fi  
[Yo

〈표〉 도촉법 법률 구성 체계

| {  F u'                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ` h-uî t-s;uE v uE `Ñge j,gMZéuE ZíZ± bP                                                                                                                                                                                                                         |
| u <sup>TM</sup> v l1 zöw±w-[YuE w-v u'                                                                                                                                                                                                                           |
| ` u <sup>TM</sup> v l1zöw±w-[YuEpÍzš `w-v zöw±w-[Y w-v t•Za zöw±w-[Y w-v „f n®pÑ bP<br>fvtnbpuEv fI                                                                                                                                                              |
| u <sup>TM</sup> v l1 zöw±Z±,z uE p g <sup>a</sup> iü Z•v u'                                                                                                                                                                                                      |
| ` u <sup>TM</sup> v l1zöw±Z±,zp g <sup>a</sup> \j pÉo o  EZ±,z \j pÉo o  El1t- kq`á zöw±Z±,zuEZ•v<br>iü „f                                                                                                                                                       |
| u <sup>TM</sup> v l1 zöw±n <sup>TM</sup> s <sup>2</sup> uE pÉfv u'                                                                                                                                                                                               |
| ` zöw±w-[Y n <sup>TM</sup> s <sup>2</sup> pÉfv{ ZñZíg <sup>TM</sup> n <sup>TM</sup> s <sup>2</sup> pÉfvu}iéYñ€ u}n <sup>TM</sup> s <sup>2</sup> bP n <sup>TM</sup> s <sup>2</sup> fpuE„yuEYo n <sup>TM</sup> s <sup>2</sup><br>pÉfvzöw±                          |
| u <sup>TM</sup> v l1 zöw±n <sup>TM</sup> s <sup>2</sup> uE pÉfvu1 tñ fI w-t½ u'                                                                                                                                                                                  |
| ` Za{,[Év t1„A € f- t•o n <sup>TM</sup> s <sup>2</sup> [YsÚ € f- vé~Ê[Éh• iü Zao l1u € f- wŠYít-uîgMs½í<br>fI vé~Ê[Éh• iü Zao l1u € f- a±pÉZ j n <sup>TM</sup> s <sup>2</sup> pÉfv€ f- w-j o% Yýha Zéíkm`á[õ ha<br>v € j±„yZ± o  E [=u „EZ <sup>a</sup> Z o € f- |
| Z j uaub „Ep u'                                                                                                                                                                                                                                                  |
| ` l1t-km`á t½ F w-[Y s5 \j pÉo o  E w-[Y j \j pÉo o  El1t- \j pÉo o  El1<br>t- w-t½ o%uru}bpu1tñfI uq`ivé~Ê Zao bP sîo%n®ueiü n®Yí o%uru} `íz2 uq`ivé<br>~ÊuEZao                                                                                                 |
| já  F u'                                                                                                                                                                                                                                                         |
| ` •w-Z]e... fμYí[YsÚ w-v •w- bP kqfMZ]e...a±pÉu <sup>TM</sup> v l1tñt½,y Yýa² u}fv {‰ t[Y bP jy<br> Fuît-uE Zâit½ uEv                                                                                                                                            |

## 2. 재정비촉진사업관계 주요 법령

| 기본법률 및 조례                                                                                                                                                | 하위 지침 등                                                                                                          | 주요 관계법령                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Àa±zöj, Á j,gM</p> <p>Àa±zöj, pÉfvf&amp; Á</p> <p>Ý•Çf&amp;f&amp;</p> <p>Àa±zöj, pÉfMÉFÁ</p> <p>[Z•fas-kmf&amp;</p> <p>Yî wuᄒ</p> <p>apÉU™VL zöwᄒ</p> | <p>u™vlzöw±z pgwU</p> <p>{Zn±zYí sᄒwU</p> <p>Zn™sZg™U} sᄒwU</p> <p>u™vlzöw±n™sUE uqíé-Ê</p> <p>ZäpYZ-uE nᄒwí</p> | <p>Àa±jÁ</p> <p>Àa±ZÁ</p> <p>ÀuÉpÉ'uo €ᄒᄒ, Á</p> <p>ÀZ-jÁ</p> <p>Àé-ÉÁ</p> <p>ÀuZᄒ, zZéaib„Ep s¹Zífl j, gMÁ</p> <p>Àqíé-ÉÁ</p> <p>À apÉZáü_fw-bb¹Zífl j, gMÉfÉFÁ</p> |

## 3. 재정비촉진사업의 유형 및 근거법률

### 가. 다른 법률과의 관계

- » u™v l1zöw±w-[Y s5s¹⁄₂o`• `Ñge j,gMs¹⁄₂ t•o fEsU Àa±zöj, Áu1 uît- a±zöj, v v] v fZ
  - » u™v l1zöw±n™s²uᄒÉfvfUs¹⁄₂usio Àa±zöj, Ás¹⁄₂ [Év fEw- s1`µfl n™fZs¹⁄₂fEsU`• `æfa n™s²s¹⁄₂ZífEsU v fEZÍ uu`• ZÍ±j,gMs¹⁄₂ c gq a±zöj, v v]v fZ
  - » vé-Êu™Za{n™s²uᄒÉfvb`• u™v l1zöw±[YsÚs¹⁄₂o`• `Ñu9uE €ᄒf-n™fZu- uît- j v a±zöj, v v]v fZ
- a±vj,n® v l1[YsÚ w-v t•Zas¹⁄₂a± ku[YfEZÍ ZpsÚuîue u™v l1 zöw±u1tñfEsU f1 t•fl Zᄒt• `æfa w-v t•Zau1 {-v^fEw- s1`µfE`• w-sÚu1`æfa j,f&s¹⁄₂ uEfl v l1 n™s²uapÉfvb`• u™v l1zöw±[YsÚu)fl w-v
- Za{nÉv uE t1„A bᄒuE €ᄒf-
- vé-ÊuE[Éh• iü Zao l1u uE €ᄒf-

## 나. 재정비촉진사업 유형 및 근거 법률

| 구 분                                 | 사업유형                                                                                                                                                                                                                                                                                                                               | 근거법률                                |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| $u^{TM}v$ l1<br>$zöw \pm n^{TM}S^2$ | $v$ l1n <sup>TM</sup> S <sup>2</sup><br>$\backslash$ véZ],EZ <sup>a</sup> Z o n <sup>TM</sup> S <sup>2</sup><br>$\backslash$ vé~Êu <sup>TM</sup> Z j n <sup>TM</sup> S <sup>2</sup><br>$\backslash$ vé~Êu <sup>TM</sup> Za{,n <sup>TM</sup> S <sup>2</sup><br>$\backslash$ a±pÉ„EZ <sup>a</sup> v l1n <sup>TM</sup> S <sup>2</sup> | Àa±v j, Á                           |
|                                     | a±pÉZ j n <sup>TM</sup> S <sup>2</sup>                                                                                                                                                                                                                                                                                             | Àa±Z j, Á                           |
|                                     | pÉu'v l1n <sup>TM</sup> S <sup>2</sup>                                                                                                                                                                                                                                                                                             | Àu <sup>TM</sup> e...pÉu o €jj±j, Á |
|                                     | a±pÉZ±„zpÉo n <sup>TM</sup> S <sup>2</sup>                                                                                                                                                                                                                                                                                         | À[Z•j, Á                            |

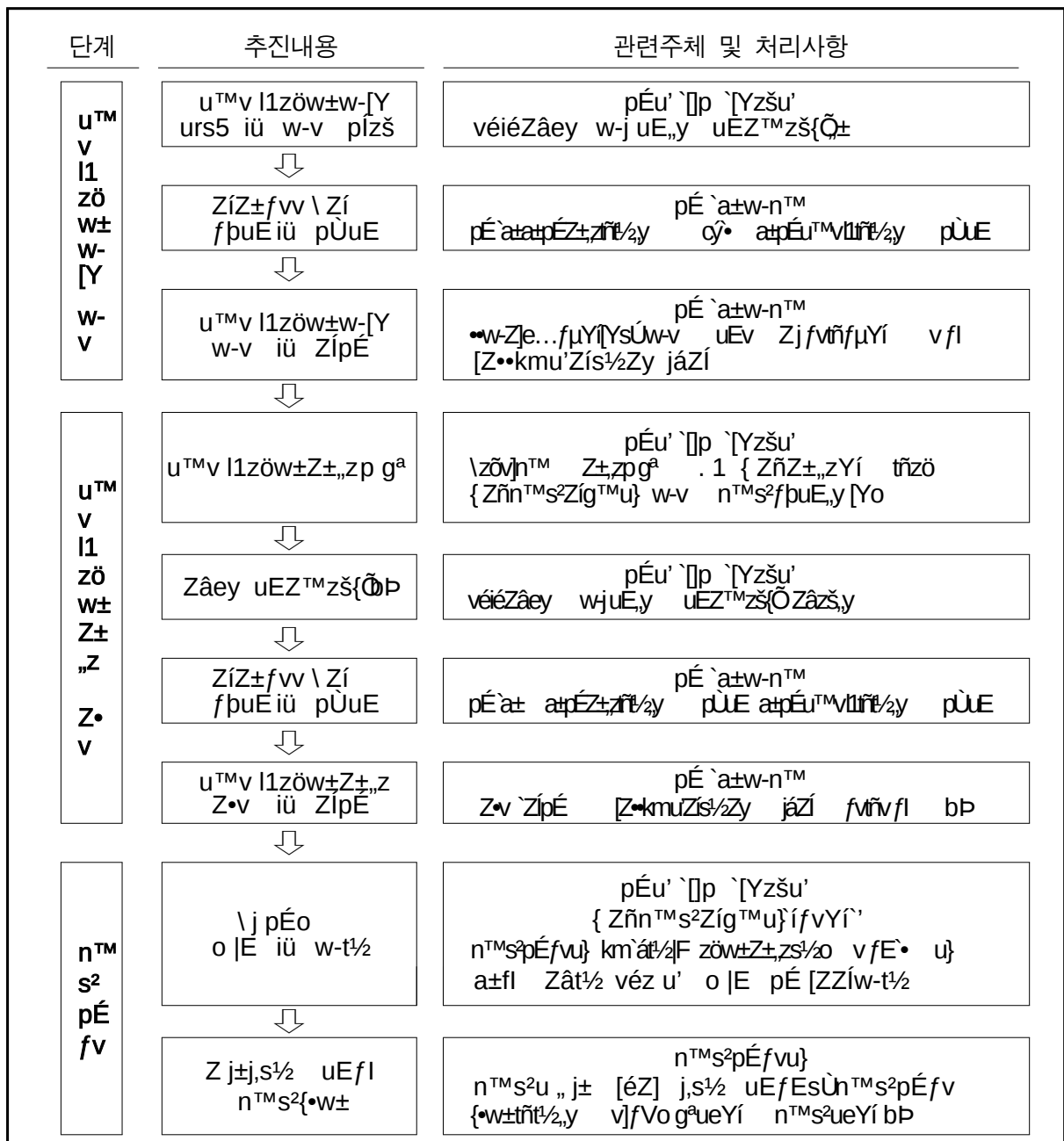
### Ⅲ. 재정비촉진지구의 지정

#### 1. 재정비촉진사업 절차

\j pÉo uE o |Egi tñfa u<sup>TM</sup>v l1zöw±Z±, zuEZ•v bþs½Zífl uõz gi j±a±fl b=ZÍ uu)

^... \j pÉo uE o |E „± Z j±n<sup>TM</sup>s²uE {•w±u- Z j± j,gMs½ c ei w±fvb

〈그림〉 재정비촉진사업 절차도



## 2. 재정비촉진사업지구의 입안 및 지정 (도촉법 제4조)

- » urs5[yu} pÉu'`[]p
- » w-v [yu} pÉ`a±w-n™
- » u™v l1zöw±n™s²w-[Yu „j± w-v t•Za

| 유 형      | 지정 요건                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| véZ]w-„  | <p>_e„±kue¶ vé-ÊZÉZa{,i)ua íiw¾f  w-sÚu)f o véf  véZ]„EZ²Z o \</p> <p>j pÉo v l1Yí f1t•f  w-[Y</p> <p>hau¶ví g¹%uan® t¼F</p> <p>` ue Y g¹uan® g¹ iåg¹ g¹%uan®</p> <p>` ue Y g¹iåg¹ g¹%uan®</p> <p>¶pÉoua sás2f  wsÚu)¶ a±j v v½ cge v¶¶sÚua uan®sÚp f  wsÚ</p> <p>g• nw¶Ygw- b±Zé Zu véZ]Zua sás2f Eho Z²p%¶í f1¶f  wsÚZé sÚ</p> <p>o¶¶y b±Zé Zua ZsÚZua n®úu)¶ s-¶¶f  wsÚu1 Z•fVfEsÚ pÉfVfE• w-</p> <p>sÚ g¹%uan®</p> |
| vppÚw-„  | <p>n®s²Zás²wsÚ bpu)¶o •wue „u¶í uat-Zé a±pÚ cy• kma±pÚuEa±pÉ\` „y</p> <p>jàua f1t•f  w-[Y</p> <p>hau¶ví g¹%uan® t¼F</p> <p>` ue Y g¹iåg¹ g¹%uan®</p> <p>` ¶pÉoua sás2f  wsÚu)¶ a±j v v½ cge v¶¶sÚua uan®sÚp f  w-</p> <p>sÚg• nw¶Ygw- b±Zé Zu véZ]Zua sás2f Eho Z²p%¶í f1¶f  wsÚ</p> <p>Zé sÚo¶¶y b±Zé Zua ZsÚZua n®úu)¶ s-¶¶f  wsÚu1 Z•fVfEsÚ pÉfVfE</p> <p>f• wsÚ g¹%uan®</p>                                        |
| ZíijâfV„ | <p>vét• sÚo¶¶y Yñoa±¶ue [=zw- b± s-¶¶f  ¶pÉou1 Z{Zí uusj ¶¶f=¶ ua</p> <p>t-ua t-ua¶f  wsÚu)¶o a±pÚ^; oy„vé-Êue Zâ[ö „Bí •wue Zía±uat-Zé Za{</p> <p>)ue jâfVZjua f1t•f  w-[Y</p> <p>hau¶ví g¹%uan®</p> <p>˘ZíijâfV„ u™v l1zöw±w-[Ygi w-v fE• Z²s½• vét• sÚo¶¶y cy• Yño</p> <p>a±¶ [=zw- bpu)¶ikm• uiv jZª ua^; b± ¶¶f&amp;f&amp;u)¶f  v fE• w-vj</p> <p>tñs½o w-v</p>                                                   |

### 3. 경미한 변경

`Ñu9uE Z<sup>a</sup>âfl n<sup>TM</sup>fZu-w-[Yw-v uôz vp véiéZâey iü w-j uE,,y uEZ<sup>TM</sup>zš{ÖginÊetfM  
 p uuu9 a±zöj, v v]v fZ  
 u<sup>TM</sup>v l1zöw±w-[Y hauûuE iâg<sup>1</sup>uE j-Z<sup>a</sup> uan® j-Z<sup>a</sup>uE Z<sup>at</sup>• pÉ`a± a±pÉZ±,,ztñ  
 t½,,y cy`• a±pÉu<sup>TM</sup>v l1tñt½,,y pÛuEf1t•  
 u<sup>TM</sup>v l1zöw±w-[Ys½o pÉf vb`• u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>uÆ1f h-,l sÝa±uE \_1 ua^js½o uE  
 j-Z<sup>a</sup>  
 `Öp fl zts½ uEfl hauî bpuEv v u1 tñfl j-Z<sup>a</sup>  
 \~ pÉ`a± v]f-fl v fE`• n<sup>TM</sup>fZ

### 4. 지구지정 효력상실 (도촉법 제7조)

w-[Yw-v ZípÉuikm• \_1ua b`• ^\9w- u<sup>TM</sup>v l1zöw±Z±,,z iâZ•v pÉ \_1ua b`• ^•  
 w-[Yw-v „f n®pÑ pÉ`a±w-n<sup>TM</sup>\_1uEj•tñ s5s½o sÝu' Yí'  
 n<sup>TM</sup>s<sup>2</sup>{•w±n®,Vu)fl jásl w-[Yw-v h-uûuE `Üo cy`• `Üo fM p s³ÑZÍ uev b`•  
 Z<sup>at</sup>• a±pÉZ±,,ztñt½,,y cy`• a±pÉu<sup>TM</sup>v l1tñt½,,y pÛuEgi Z]z½ w-[Yw-v fav Yí'  
 „f n®pÑ cy`• w-[Yw-v fav pÉpÉ`a±w-n<sup>TM</sup>•`æfaw-u}zi Zâjás½ ZípÉfEZÍ [Z•  
 kmu'Zí jáZí

### 5. 행위제한 (도촉법 제8조)

w-[Yw-v ZípÉuikm• u<sup>TM</sup>v l1zöw±Z±,,z pÉ\9w- w-[Y s5s½o [Z•j, v v]s½ uEfl  
 Zj fvtñ v fl  
 u<sup>TM</sup>v l1zöw±Z±,,zua Z•v `ZípÉb ^•km• w-[Y s5s½o u<sup>TM</sup>v l1zöw±Z±,,zs½uîfVfEw-  
 s7u- Za{i) cy`• Zâu-i) o|E kuYí

## IV. 재정비촉진계획의 수립 및 결정

### 1. 재정비촉진계획 수립

#### 가. 개요

u<sup>TM</sup>v l1zöw±Z±,zu- zöw±n<sup>TM</sup>s<sup>2</sup>uan®,%u\ uíuah] „u uíu)fl v l1b p uu` z;Z±fl „Bg<sup>a</sup>fl zöw±w-[YuE••w-uat- iü \j pÉo uE o |E bPs½Zífl Z±,z a±zöj, v v] ^i w- v v]

〈표〉 재정비촉진계획 수립

| 구 분                                 | 내 용                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| p g <sup>a</sup> up <sup>i</sup> ue | p g <sup>a</sup> [yu} pÉu'`[]p sôte pÉ`a±w-n <sup>TM</sup><br>p <sup>i</sup> ue[yu} pÉ`a±w-n <sup>TM</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ^i t-                               | u <sup>TM</sup> v l1zöw±Z±,z Zt• •w-uat-s½ Zífl Z±,z ue[Y`vé-Ê pt-Z±,z [=u i%,A jâw-pÉo bP \j pÉo o  EZ±,z Zât½`_fw- iü „EZ <sup>a</sup> jáuñZ±,z [=•¢Z± „,z Z <sup>a</sup> ZíZ±,z zöw±[YsÚ Z <sup>a</sup> Z± pÉfvYí`fl zöw±n <sup>TM</sup> s <sup>2</sup> vrgE va Ew-sÚs½ Zífl n <sup>TM</sup> fZ t•o n <sup>TM</sup> s <sup>2</sup> [YsÚuE w-v s½ Zífl n <sup>TM</sup> fZ u <sup>TM</sup> v l1zöw±n <sup>TM</sup> s <sup>2</sup> j± t-a±w-sÚ j-Z <sup>a</sup> Z±,z u <sup>TM</sup> v l1zöw±n <sup>TM</sup> s <sup>2</sup> j± t-uígm`Za <sup>1</sup> ½u iü _•uaZ±,z bP Za{Z±,z \j pÉ o l1t-kq`âZ±,z \j pÉo uE iéYñ€u}n <sup>TM</sup> s <sup>2</sup> Z±,z uq`ívé-Ê Zao bP o%uru} véZ]`íz2 `ÖZ±uî n <sup>TM</sup> s <sup>2</sup> {•w± n <sup>TM</sup> fZ n®YíuE kq•Ü iü pt-Z±,z [â te `í•¢f& f&ua v fE`• n <sup>TM</sup> fZ |
| o Z-`w-tñ                           | zöw±w-[Y ^is½o`• `Ñge j,gMs½ uEfa p g <sup>a</sup> b Z±,zs½t•o zöw±w-[Y uñzi v l1j f'Zé \jâZÖZ-u1 o v fE`• \jâZ±,z o Z-Zé n <sup>TM</sup> s <sup>2</sup> j pÉ bP n <sup>TM</sup> s <sup>2</sup> pÉfvu1tñfl o%kmuíuew¾fv ìuî Z±,z a±pÉ\jâZ±,zjá`Ñ`• fEtñZ±,zuah] u <sup>TM</sup> v l1zöw±Z±,zuaZ•v b Z <sup>a</sup> t• a±pÉZí g <sup>TM</sup> Z±,zuEZ•v [Z••Z±,zj, v v]v „% Yíh- `Ñh- iü gµh-uEZ <sup>a</sup> t•s½ fl fí`Ñ u)fl jñ                                                                                                                                                                                                                                                                                                                                                                                          |
| {ZñZ±,zYí .1 tñzö                   | sÚ fM u <sup>TM</sup> v l1zöw±Z±,z p g <sup>a</sup> uñ Zév uE {Zñ w±fv iü v]v tñzökqsi a±pÉZ±,z a±pÉo Z± Za{, bP Zífl uñi%Yí tñzö[yu} pÉ`a±w-n <sup>TM</sup> pÉu'`[]p uE uEZ <sup>TM</sup> zš{Ö                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| p g <sup>a</sup> uöz                | \zöv]n <sup>TM</sup> iü p g <sup>a</sup> pÉu'`[]p ⇨ véiéZâey ui uan® ⇨ w-juE,y uE Z <sup>TM</sup> zš{Öiü Zâš,y ⇨ zöw±Z±,z Z•v písš pÉu'`[]p → pÉ`a±w-n <sup>TM</sup> ⇨ Zí Z±fw\Zí fpuE ⇨ a±pÉu <sup>TM</sup> v l1tñt½,y pÜuE pÉ`a±w-n <sup>TM</sup> ⇨ zöw±Z±,z Z• v `ZíPÉ ⇨ jáZí pÉ`a±w-n <sup>TM</sup> → [Z••kmu'Zí                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## 나. 총괄계획가 위촉 및 역할

pÉ a±w-n<sup>TM</sup>`• pÉu' [p cý` [Yzš'uE uEZ<sup>TM</sup>u<sup>b</sup>ĐZÍ u<sup>TM</sup>v l1zöw±Z±,zp g<sup>a</sup>uE uñ Zé  
v u1 { Zñ w±fv v]v fEZy fE\ tñfEsÙ a±pÉZ±,z a±pÉo Z± Za{, bP kqsiuE uñi%  
Yíue u]gi { ZñZ±,zYífl tñzöfM p uuu9 a±zöj, v v]v fZ aÆj, pÉfvf& v v]

## 다. 재정비촉진구역 지정 요건의 완화

v l1[YsÚuE w-v t•Zas<sup>1/2</sup>a± ku[YfEZÍ ZpsÚuîue u<sup>TM</sup>v l1zöw±u1 tñfEsÙ f1t•fl Z<sup>at</sup>•s<sup>1/2</sup>  
`• `æfa w-v t•Zau1 {-v<sup>^</sup>fEw- s1`µfE`• w-sÚuaeia± `Ñu9s<sup>1/2</sup>o v fE`• j•tñ s5s<sup>1/2</sup>o  
`æfaj,f&s<sup>1/2</sup> uEfl v l1n<sup>TM</sup>s<sup>2</sup>ua pÉfvb`• u<sup>TM</sup>v l1zöw±[YsÚu)fl w-v Yí' a±zöj, v  
v]v fZ aÆj, pÉfvf& v v]

vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>uE\_e,±`kue¶ Za{,i)uE p „%p ía± o%u„ `kmv „ `Zéoy••w-  
l1u iü vé~Êupa±u u1 ua<sup>^</sup>i s<sup>1/2</sup>o t1„A Yí'

sÝupfl uan@uEw-sÚuao fl `Ñge t•Zas<sup>1/2</sup> c ei véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup> cý`• vé~Êu<sup>TM</sup>Z j  
n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfE`• u<sup>TM</sup>v l1zöw±[YsÚuEw-v t•Zas<sup>1/2</sup> fa`æfE`• Z<sup>at</sup>•s<sup>1/2</sup>• u<sup>TM</sup>v l1zöw±n<sup>TM</sup>  
s<sup>2</sup> j pÊua Z u- uan@uEw-sÚu1 •¢fVfEsÙfE<sup>^</sup>...uE<sup>TM</sup>v l1zöw±[YsÚu)fl w-v Yí'  
a±pÉZ<sup>a</sup>ZíuE já,% iü t<sup>1/2</sup>,lfl u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>uE<sup>^</sup>•w±u1 tñfEsÙ f1t•fl Z<sup>at</sup>• u<sup>TM</sup>v l1  
zöw±w-[Y s5s<sup>1/2</sup>o o fl c•s;w± uan@uEw-sÚu1 a±v j,s<sup>1/2</sup> c ge véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup>  
vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup> cý`• a±pÉ„EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>u1 pÉfvfE`• fE<sup>^</sup>...uE<sup>TM</sup>v l1zöw±[YsÚu)fl  
w-v Yí'

véZ],EZ<sup>a</sup>Z o n<sup>TM</sup>s<sup>2</sup> iü vé~Êu<sup>TM</sup>Z j [YsÚu- kmw-uEv „„A „•u uîue \j pÉo „Bjá  
gi tñfa f1t•pÉ [YsÚhauîuE j•tñ <sup>^</sup>i s<sup>1/2</sup>o „Bu' w-v Yí'

w-v t•Za t1„A j`• Z<sup>at</sup>• [YsÚ {loy[Éh`• g<sup>1</sup>%uan@ w-„v]Za bP kmbÊuafIZ<sup>at</sup>•  
g<sup>1</sup>%oiãg<sup>1</sup>a± w-v Yí'

w-v t•Za t1„ApÉ véiéZâey uauñs<sup>1/2</sup>Zâa/Etñt<sup>1/2</sup>,y cý`• a±pÉu<sup>TM</sup>v l1tñt<sup>1/2</sup>,y u]i%

## 2. 기반시설의 설치계획 및 설치비용의 분담 등

### 가. 설치계획

u<sup>TM</sup>v l1zöw±Z±,zs½c ge \j pÉo uE o |EZ±,zu- u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s²u1n@,,%sÝZ±fEsÙ  
ZpsÚuîu)fl p gªfEsÙsi fEZÍ va|Ew-sÚ iü u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s²uÊ•w±Yí'pÉ\ bPu1  
vrfVuîu)fl ZÍf fEsÙ p gª a±zöj, v v]

### 나. 비용분담

u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s²uÊÉfvu}Yí u<sup>TM</sup>v l1zöw±Z±,zuE l1t-kq`áZ±,zs½ c ei kq`á a±zöj,  
v v]

### 다. 기반시설 제공에 따른 용적률 등의 완화

À[Z•j, Ás½ uEfl ZâZâpÉo iü fF[= a±o ZÍ n<sup>TM</sup>,yjâw- iü i%,ApÉo ZâZâžšn<sup>TM</sup>bp  
uE\j pÉo kmw-gi v Zâfl Zª• `Ñu9uEj•tñ s5s½o w-u}zi v]f-Yí v fE`• js½  
c ei t-uîgM cy`• Za{,i)uE \_•uagi t1,A a±zöj, pÉfvf& v v]

t1,A t-uîgM zöw±w-[Y w-v `æpÉuEt-a±w-sÚs½uît-b`• t-uîgM È • \  
j pÉo uE kmw-fl v ZâfE`• hauî • \j pÉo uE kmw-fl v Zâfl kmw-uEt-uîgM <sup>TM</sup>  
\j pÉo uE kmw-fl v Zâfl „±uE `íw-hauî Éua^i  
t1,A \_•ua Za{j,s½ c ei v flb \_•ua • È \j pÉo uE kmw-fl v ZâfE`•  
hauî `æzöuE`íw-hauî Éua^i

\j pÉo kmw-gi i!n@u)fl v Zâfl Zª• iü uEj•tñ ua^i  
\j pÉo kmw-v]o „± v]o t½Yí uafEfl v Zâfl Zª• iü uE j•tñ ua^i  
Za{,i)uE uikmgi `íw-w-kqZé fUÅ v ZâfE`• Zª• `íw-w-kqs½ fa`æfE`• kmw-hauî  
s½`ífEsÙ uE j j•tñ ua^i ua Zª• uEn•pÊ vp \j pÉo uE kmw-fl v Zâfl „±  
uE `íw-hauî- `æzö `íw-hauî

### 3. 재정비촉진계획의 수립 기준

\j pÉo uE o |E [Éh• iü o |El1t-uE kq`á [Éh• bPuEu<sup>TM</sup>v l1zöw±Z±, zuEp g<sup>a</sup> \ víu-  
`Ñu9Zé Z u9 a±zöj, v v]v fZ aÆj, pÉfvf& v v]

Z j uaubu1 uîuõ...u, Ep fM p uua±fJ \j pÉo uE o |E [Éh• iü o |El1t-uE kq`á  
[Éh•gi v fM Zp

\j pÉo ua u<sup>TM</sup>v l1zöw±w-[Yt- véj-w-sÚs½ uîv fl sÚfMu1fMp uua±fJ \j pÉo uE  
vrgE [Éh• iü tñ|E bP \j pÉo uE o |EZ±, zu- u<sup>TM</sup>v l1zöw±w-[YuE••w-ua±-Z±, z cy  
` sKu)fl sön@b` Z j p t•gi Zíf fM Zp

iâe...uEvéZ]w- cy` vppÛw-Yít[YfE• nÊ, l, EZ<sup>a</sup>u1 v]o fM p uua±fJ fMZp

`Ñs~fl véiéuE uEZ<sup>TM</sup>u1sîfM p uua±fJ fMZp

w-sÚuî €|o ua {-kq...uZíf b p uua±fJ fMZp

### 4. 사업추진 간소화 u<sup>TM</sup>v l1 zöw±Z±, z Z•v `ZípÉfl c9

#### 가. 의제처리 (도촉법 제13조제1항)

Àa±vj, Ás½ c ge a±pÉ véZ], EZ<sup>a</sup>v l1\jâZ±, zuE p g<sup>a</sup> cy` j-Z<sup>a</sup> v l1[YsÚuE w-  
v cy` j-Z<sup>a</sup> iü v l1Z±, zuE p g<sup>a</sup> cy` j-Z<sup>a</sup>

Àa±Zj, Ás½ c ge a±pÉZj[YsÚuE w-v iü ZjZ±, zuE p g<sup>a</sup> cy` j-Z<sup>a</sup>

À[Z•Z±, zj, Ás½ c ge a±pÉZíg<sup>TM</sup>Z±, z [Z•Z±, zj, v v]v „% Yíh- `Ñh- iü gµh-  
uE Z<sup>at</sup>•s½ flfU uEZ•v cy` j-Z<sup>a</sup> iü a±pÉZ±, zpÉo n<sup>TM</sup>s<sup>2</sup>uEpÉfvu} w-v

#### 나. 영향평가 생략 (도촉법 제13조제2항)

u<sup>TM</sup>v l1zöw±Z±, zuE p g<sup>a</sup> pÉ u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>s½ífEsÙ Àa±pÉ[=•ϕv l1 zöw±j, Ás½  
c ge [=•ϕsîf'kqo `Z o `íz2uE Zm• iü À, EZ<sup>a</sup>sîf'•¶Yíj, Ás½ uEfEsÚsîf'•¶Yí  
gi ju1 p uuZí ua Z<sup>at</sup>• u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>pÉfvpÉ` [=•ϕsîf'kqo `Z o `íz2uE Zm  
• iü sîf'•¶Yí nÊeϕ

## V. 재정비촉진사업 시행

### 1. 개요

u<sup>TM</sup>v l1zöw±w-[Y s5uE u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>u-u<sup>TM</sup>v l1zöw±Z±,zuE^|t-s½ uífVfEZy pÉfvfE  
sÛsi fU j, v v]v fZ

### 2. 총괄사업관리자

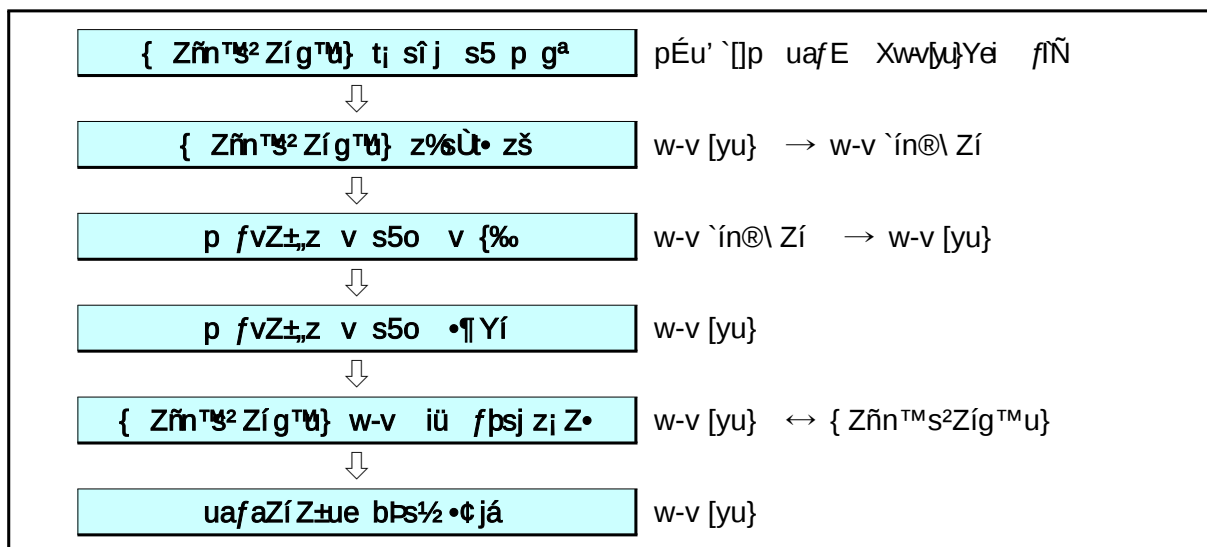
#### 가. 정 의

u<sup>TM</sup>v l1zöw±w-[YuE u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>uE,•u uíue Zíg<sup>TM</sup>gi tñfEsÛ w-u}zju'uE s²i!gi  
`ífvfM p uua±fJ zöw±Z±,z p g<sup>a</sup>[yu}Yí w-v fl u} a±zöj, v v]

#### 나. 지정절차

Z±,zp g<sup>a</sup>[yu}• { Zñ<sup>TM</sup>s<sup>2</sup>Zíg<sup>TM</sup>u}gi w-v fE`• Z<sup>a</sup>t• { Zñ<sup>TM</sup>s<sup>2</sup>Zíg<sup>TM</sup>u}fl w-v b p uu  
`• t•Zau1 Z {... u}s½Zy { Zñ<sup>TM</sup>s<sup>2</sup>Zíg<sup>TM</sup>p fvZ±,z v s5o gi v {‰j s1 •¶YífEZÍ w-v  
a±zöj, v v]v fZ a±zöj, sí v v]

#### 〈그림〉 총괄사업관리자 지정 절차



w-v `ín@ \ Zí -) cy`• w-j Zân<sup>TM</sup>

## 다. 지정효과

ZâZâZéiéYñuE sÚfMkq`áu)fl Z j „•u o wŠ`í  
 píoZfI \j pÉo o |Efl Z j pÉ^ōw- [æ`í„A  
 YōbPt•ueuE n™uñZíg™flvéiéYōbPuE {loy„A  
 { Zñv]v \ ` p fvZé kmw±[YsÚu⊞™s²pÉfvu)fl zōw±n™s²u⊞½„lfl {•w±

## 라. 업무

{ Zñn™s²u}• `Ñu9 Yî s²!gi p fv a±zōj, v v]v fZ aÆj, pÉfvf& v v]  
 u™v l1zōw±w-[Y s5uE h•bÍ u™v l1zōw±n™s²u⊞ Zñ Zíg™  
 a±fl bP \j pÉo uE o |E  
 \j pÉo uE l1t-kq`á[ōZé w-t½[ōuE Zíg™  
 u™v l1zōw±Z±„zp gª pÉ \j pÉo o |EZ±„z bPs½`ífl u}i%  
 u™t½uEBjá tjsîs½ Zífl Z±„zuE p gª iü w¾fv  
 u™v l1zōw±n™s²u⊞Éfv fñ„Vs½Zífl u}f¹uE u~o kqo iü Zíg™  
 u™v l1zōw±n™s²u⊞•u uñue pÉfv j s5uE gµf iü uEZ™p fl  
 t•o n™s²[YsÚ iü n™s²kmw±[YsÚu⊞™s²pÉfv  
 iéYñ€ u}n™s²uE `ífv  
 n™s²fpuE„yu⊞ñt½u)flo n™s²fpuE„yuEfpuE cy`• u}i% s½ z% sÙ  
 u™v l1zōw±n™s²pÉfvZíf pÉu' []p cy`• [Yzšu'ua t•zšfE`• n™fZbP

## 마. 자료요구 권한

{ Zñn™s²Zíg™u}• s²!gi p fv vP v]fVo gª{•w±tñt½„y n™s²pÉfvu} o Z±u} pÉ  
 Zâu} iü v l1n™s²uñi%Zíg™s²u} bP u™v l1zōw±n™s²u⊞%sÙu}s½Zyu™v l1zōw±n™s²  
 Zé Zíf b u}f¹uE v {%ou1 t•[YfM p uuu)h] u}f¹uE v {%ou1 t•[Yj u- u}• €j±fl  
 n™u Yís³• fl [å t•[Ys½ u>fEsÙsi fU a±zōj, pÉfvf& v v]v fZ

### 3. 재정비촉진사업의 시행자

#### 가. 일반원칙

u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>ZíZ±j,f&s½ uEfl n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí pÉfv a±zöj, v v]v fZ

#### 나. 공공사업시행자

`Ñu9 sj`} fE^...uE<sup>at</sup>•s½`• ZâZâuan<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí b p uuu9

véiét•zšua uu`• Z<sup>at</sup>• a±zöj, v v]v fZ `Öo

Àa±v j, Ás½ uEfl u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>u••w-bþoyu u} Zéj p uE aÆuEYúu`• Z<sup>at</sup>• pÉ u' [p Yí w@upÉfvfEZ]^...•w-vé~ÊZân<sup>TM</sup>cý`• w-j Zân<sup>TM</sup>gi n<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v Yí'

t•o n<sup>TM</sup>s<sup>2</sup>[YsÚuE Z<sup>at</sup>• a±zöj, v v]v fZ

••w-bþoyu u}uE Zéj p uE aÆuEgij s1 pÉu' [p Yí w@upÉfvfEZ]^...{ Zñn<sup>TM</sup>s<sup>2</sup> Zíg<sup>TM</sup>u}gi n<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v fEsÙsi fU

n<sup>TM</sup>s<sup>2</sup>uEzöw±ua f1t•fl n<sup>TM</sup>s<sup>2</sup>kmw±[YsÚuE<sup>at</sup>• a±zöj, v v]

u<sup>TM</sup>v l1zöw±Z±,z Z•v `ZíÉuikm• `Ñu9 sj`} fE^...s½a`æfE`• Z<sup>at</sup>• pÉu' [p Yí w@upÉfv<sup>cý</sup>• { Zñn<sup>TM</sup>s<sup>2</sup>Zíg<sup>TM</sup>u}gi n<sup>TM</sup>s<sup>2</sup>pÉfvu}fl t•o w-v Yí'

\_1 ua<sup>i</sup>s½ v]fVo g<sup>a</sup>ueYígi j w- h`fl Z<sup>at</sup>•

\_1 ua<sup>i</sup>s½ n<sup>TM</sup>s<sup>2</sup>pÉfvueYígi j w- h`fE`• Z<sup>at</sup>•

### 4. 공공사업시행 지구의 시공자 선정

pÉu' [p Yí u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>u1w@upÉfvfEZ]^...•w-vé~ÊZân<sup>TM</sup>cý`• w-j Zân<sup>TM</sup>Yí n<sup>TM</sup>s<sup>2</sup>pÉfvu}fl w-v b`• Z<sup>at</sup>•s½`• Àw-j u}]EÖzigi `æ<sup>TM</sup>u}fl fE`• Z±sjs½ Zífl j,gM Á v v] cý`• ÀZâZâ\ZíuE tjsís½ Zífl j,gM Áv v]uE [Év s½ ku[YfEZÍ Àa±v j, Á v v]uE [Év s½ uEfl véié`í,l,yuEYí `•¢f&f&ua v fE`• Z<sup>a</sup>u@urz uE j,j,s½ c ei {•z%ofl u}gi pÉZâu}fl o v Yí' a±zöj, v v]v fZ

## 5. 민간투자사업

| 구 분                    | 내 용                                                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| n <sup>TM</sup> s²j•tñ | ui`ÖuE \j pÉo kmw-gi `ín@u)fl \j pÉo o E                                                                                                                              |
| í n®                   | Àn <sup>TM</sup> ,y\jpÉo s¹/₂ ífl iéYñ€u},Áv vjs¹/₂ uEfl iéYñ€u}n <sup>TM</sup> s²<br>{ Zñn <sup>TM</sup> s²Zíg <sup>TM</sup> u}YíiéYñ€ u}n <sup>TM</sup> s² `ífv Yí' |
| Z•v [yu}               | w-j u})E`ÖziuE u'                                                                                                                                                     |
| [éZ]j,f&               | a±zöj, v v]                                                                                                                                                           |

## 6. 사업협의회의 구성

| 구 분      | 내 용                                                                     |
|----------|-------------------------------------------------------------------------|
| tisí[yu} | - 재정비촉진계획 수립권자(시장·군수 또는 시·도지사)                                          |
| sÚ fM    | - 재정비촉진계획의 수립 및 재정비촉진사업 시행을 위하여 필요한 사항<br>자문<br>- 재정비촉진사업별 지역주민의 의견조정   |
| [Y o     | - 20인이내 위원으로 구성<br>· 공무원·사업시행자·관계전문가 중에서 위촉<br>· “총괄계획가” 및 총괄사업관리자는 당연직 |
| [éZ]j,f& | - 도촉법 제17조                                                              |

# Ⅵ. 재정비촉진사업에 대한 특례

## 1. 개요

u<sup>TM</sup>v l1zöw±Z±,z p g<sup>a</sup>[yu}`• f1t•fl Z<sup>a</sup>• Yí Z j±j,f&n@uE [Év s¹/₂ ku[YfEZÍ `Ñu9 Yí  
 €|f-uE ^|t-u1 •ÜfUfEsÙ<sup>TM</sup>v l1zöw±Z±,zu1 p g<sup>a</sup>fM p uu9 a±zöj, v v] ^|w- v v]  
 Za{,[Év uE t1,,A b±s¹/₂`ífl €|f-  
 t•o n<sup>TM</sup>s²[YsÚs¹/₂ Zífl €|f-  
 Zéíkm`á[öuE hav u<sup>TM</sup>v l1zöw±Z±,zs¹/₂c ei Za{,fE`• Za{,i)  
 [=u „EZ<sup>a</sup>uE Z o u1 tñfl €|f-

## 2. 건축규제의 완화 등에 대한 특례

〈표〉 건축규제의 완화 등에 대한 특례(도축법 제19조, 동법 시행령 제20조)

| 구 분                    | 내 용                                                                                                                                                 | 완화범위                                                  | 적 용          |      |          |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------|------|----------|
|                        |                                                                                                                                                     |                                                       | 주거지          | 중심지  | 고밀<br>복합 |
| t-a±[Év<br>t1,A        | À[Z•j, pÉfvf&Á v v] Yî „% s5s½<br>o o%kqb t-a±w-sÚ n™uas½zo g¹ Za{<br>fMp uü• Za{)uE Za{ füt-                                                       | zöw±Z±,zu) v fU                                       | fa`æ         | fa`æ | fa`æ     |
|                        | À[Z•j, pÉfvf&Á v v]uE o%kqb t-<br>a±wsÚ n™uaYí s1¹ Ÿge t-a±wsÚs½zo<br>Za{fM p uü• Za{)uE Za{ füt-                                                   | véiéZâey uauñ a±<br>pÉu™v l1tñt½„y<br>u)%)u1 Z½½ füt- |              |      |          |
| Za½zu t1,A             | À[Z•j,Á tñuq v]f-s½zo v fl Za½zu<br>n®fluE sôte                                                                                                     | `æfa w-u}zi v]<br>f-fl v fU                           |              |      |          |
| tüGM t1,A              | À[Z•j,Á tñuq v]f-s½zo v fl Za½½<br>u n®fluE sôte Ö [Z±z] Évs½<br>uEfl tüGM n®fluL zöZé fMp s½                                                       | zöw±Z±,zu) v                                          | f            | U    |          |
| _•ua t1,A              | À[Z•j, pÉfvf&Á j±l v „% iü v<br>„%s½cge v vr uijvéZ]w-sÚuE  "<br>p v flÉvuE o±t üt-                                                                 | zöw±Z±,zu) v                                          | f            | U    |          |
| fF[=pÉo \<br>ví t1,A   | fF[=pÉo \ víuE [=w-hauî t1,A                                                                                                                        | [w-hauîs½ f/fEsÜ<br>jññ t1,A                          | fa`æ<br>s³u9 |      |          |
| véz u'o  E<br>\ vít1,A | Àvéz u'j,Á v v]v fZ iü v v]<br>v fZs½ uEfl v flw-sÚ cy• aÆj,<br>pÉfvf& v v]v fZ Yî„%uE tñ Es½<br>Zât-véz u'ua o Eb s; uuu1 c9 véz<br>u' o E\ví t1,A | `æfa w-u}zi v]<br>f-fl v fU                           | fa`æ<br>s³u9 |      |          |

※ ZííjâfV,, uE Zæt• Za{j, v v]v fZs½ c ei v]f-fl v fl Yífl[YsÚj± Za{,i)uE  
{IZÍ\_ua cy• Zu- v] v fZs½ uEfl \_•uav fls½a± ku[YfEZÍ uagi t1,A Yí'

## 3. 우선사업구역에 관한 특례

» u™v l1zöw±Z±,zu1 Z•v ZípÉfE\ uñuaeia± t•o n™s²[YsÚs½ `ífl u™v l1zöw±Z±,z  
u1 j±a±fl p gªfEsÜ Z•v u1 pízšfEZ]^... Z•v ZípÉ Yí' a±zöj, v v]uE  
n™s²uE,,lo „A oy,,vé~ÊuE Zâ[ö „B`í véiéuavé`íz2 w-t½ bPua h-uíuq  
t•o n™s²[YsÚua Z•v ZípÉb Zæt• u™v l1zöw±Z±,zua Z•v ZípÉ j-Zª •ÜfU b \  
uñuaeia± ZÍ± j,f&s½ c ei n™s²pÉfv Yí'

## 4. 주택의 규모별 특례 등

| 구 분                                                                       | 내 용                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| vé-ÊuE [Éh• iü Zao l1u<br>o l1u<br>a±zöj, v v]                            | uñt- %uafEvé-Ê Zao l1u<br>` véZ],EZªZ o n™s² uñz;o%`íp uE uan® a±v j,u- uan®<br>` vé-Êu™Z j n™s² uñz;o%`íp uE uan® a±v j,u- uan® `Ö<br>a±v j,s½ c ei [Z•kmũ'Zíua ZípÉfE` l1u ua uajá`Ñ ^u- Zªt•s½<br>`• ZípÉl1u s½ c gq<br>uñt- %ojá`Ñ u-u- [Éh• uafEuEvé-Ê Zao l1u u- pÉ`a± v]f-fl c<br>fl v fM p uuu9     |
| wŠYít-uígMs½ `ífl<br>vé-Ê [Éh• iü Zao<br>l1u s½ Zífl €f-<br>a±zöj, v v]uE | ZííjâfV,, u™v l1zöw±w-[YuEZªt• zöw±w-[Y w-v `æpÉuEt-a±w-sÚ<br>u1 \víu)fl fa`æu™v l1zöw±n™s²u)fl wŠYíb`• t-uígMs½ `ífl vé-Ê<br>uE [Éh• iü Zao l1u u- `í•f&f&u)fl `Üg™v fU<br>`j pÉo s½ `ífl kmw-v ZâuE`íYífl wŠYíb`• t-uígMu- n•v `ín®s½<br>o v te                                                           |
| a±pÉZ j n™s²pÉf v<br>a±zöj, v v]                                          | a±pÉZ j j,s½ ku[YfEZÍ Za{i) cy`• vé-Ê oyu u} `ín®u)fl urzi,,Ew-<br>urzi,,Ew- Z±,zu- a±pÉZ j j,s½ uEfl z;l1w- bpuas1`¹ •w-gi `ín®u)<br>fl p gª Yí`                                                                                                                                                           |
| w-j o% Yýha<br>{ÖbÊo%bpfJo%bP<br>a±zöj, v v]                              | Ài%,Asöp w±...Rj, Ás½ uEfl i%,ApÉo<br>ÀuEfj, Ás½ uEfl vrfVj¾t½ `j¾t½ cy`• flj j¾t½<br>ÀfFt½uE o gª `tjsí iü Zéte[=pfoys½ Zífl j,gM Ás½ uEfl fFt½pÉo<br>Àu •fn•s²j uñj, Ás½ uEfl `í[Éh• uy•Ü<br>Àn®j, Ás½ uEfl „yn™jáuy`vént™i!oy Zai) iü \-- v]f-s½o f1t•fE<br>`ÑZÍ uev fl pÉo                              |
| Zéíkm`á[ö hav<br>a±zöj, v v]                                              | Àp a±[yv l1Z±,zj, Ás½ c ei kmZéfE`•Zéíkm`á[ö hav                                                                                                                                                                                                                                                            |
| €j±,yZ± o  E<br>a±zöj, v v]                                               | pÉ`a±w-n™cy`• pÉu` `j p`• v kmjáv][ö u™Za{,km`á[ö [-ozkq bP<br>u)fl n™s²u1 zöw±fEZÍ \j pÉo uE o  Ew-t½ bpu1 tñfEsÜ w-u}zi;s½<br>Àu™v l1zöw±€j±,yZ± Á o  E Yí`                                                                                                                                               |
| [=u „EZª Z o u1 tñ<br>f l €f-<br>a±zöj, v v]                              | w-u}zi oyu •w-bpu1 w-j u™v j, bP ZíZ±j,f&s½ ku[YfEZÍ n™gªfF[=<br>gi o gª `tjsí fEZÍu} fE`• u}s½Zy p uEZ±sjs½ uE fEsÜuq`í fEZ]`... gÑ<br>Yí Yí`<br>`uq`íl Yñu- _1 _1j•tñ s5s½o Z pÍYí` uq`í •w-tñs½ sí[YZa<br>{i) {v}Yí`<br>`j o t½Yígi \víu)fl uq`í cy`• gÑYí Yí`fEZÍ gÑYí`í[öu- _1 j•<br>tñ s5s½o kqfM^~km |

## Ⅶ. 개발이익의 환수 등

### 1. 기반시설의 설치 (도촉법 제26조 내지 제29조)

| 구 분                | 내 용                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| l1t-km`á           | zöw±Z±,zs½ c ei o EfE`· \j pÉo uE o El1t-u- n™s²pÉfvu}Yí km`á t½f                                                                                                                                                                                                                                                                                                                                                                                                  |
| o Evéz;            | zöw±w-[Ys5uE\j pÉo<br>`a±fl iü n®fEp a±pÉo w-u}zi<br>`uñ\ pÉo `Yíp'Zâ[öpÉo cy`· w-sÚ^%j pÉo Zâ[öfE`· u}<br>`·¢pí pÉo `æfa w-sÚ o l1p' v Zâu}<br>`[â j uE \j pÉo zöw±Z±,zo v fl l1t-kq`áZ±,zs½ c ge o Evéz;<br>w-u}zi o EuEi!Yí s1`¹ a±fl cy`· n®fEp a±gi n™s²pÉfvu}Yí l1t-u1 km<br>`áfEZÍ t·zš pÉ w-u}ziYí o E `ífv<br>\j pÉo uE t½,,lfl o Egi tñfEsÙ f1t·fl Zæt· w-u}ziYí h)uí o EfEZÍ<br>n™s²pÉfvu}flkm· n™s²pÉfvueYíui cy`· pÑpÉZ±,zueYíui ua,± l1t- wÂp<br>Yí' |
|                    | zöw±w-[Y j uE \j pÉo<br>`w-[Y j s½ ZâZâpÉo u1o EfE`· Zæt· zöw±Z±,zs½c ei n™s²pÉfvu}Yí l1<br>t-km`á<br>`w-[Y j s½ o Efl ZâZâpÉo fl uaubu1j`· w-u}zi cy`· ZâZâpÉo Zíg™u}<br>`· l1t-uikm km`á                                                                                                                                                                                                                                                                         |
| l1t-uE<br>[ZZÍw-t½ | a±fl `Zât½ `véz u'u1 o EfE`· Zæt· `Ñu9s½ fa`æfE`· \zöw-u}zi s½ [â o<br> El1t-uE ™Y j·tñ s5s½o w-u}zi± s¢t½½9w-[ZZÍw-t½<br>`[ZYÍ cy`· pÉ `a± Z±,zZé Zífua uu`· Zæt·<br>`[ZYÍ `w-u}ziYí a±pÉsío%iéu1 w¾`ÖuavépÉ} „o b ^†,±w-sÚ bpu)fl \<br>j pÉo ua sás2fEsÙ n™s²pÉfvu}uEkm`ág¹u)fl \j pÉo u1 „BjáfE\ sif ti<br>Zæt·<br>`fa`æ w-u}zi uE u™v u}gªa±Yí uñ[Z ·¶Í uafEflo `·¢f&f&ua v fE`· Zæt·                                                                          |

### 2. 세입자등을 위한 임대주택 건설 등

#### 가. 임대주택 건설계획

o%uru} iü oy[Éh·uE vé~Ê cy`· ••w-uE oyu u}uE u™v z u1 u a±fE\ tñfEsÙ w-u}zi  
 uE u'u- u™v l1zöw±Z±,zs½vÉZ]pÑ~Éiü vé~Êp t·s½ `ífl v]n™Z·Zégi Zíf fl uq'í  
 vé~Ê Zao Z±,zu1 ·ÜfUfEsÙsifEh] n™s²pÉfvu}`· `æfaZ±,zs½ c ei uq'ívé~Êu1 Za  
 o Zâ[ö a±zöj, v v]v fZ ^iw- v fZ

- » Z]véu}s½` ýfI véZ]pÑ~Év]n<sup>TM</sup>it-  
vé~Êp o%`íp iü Z]véu}p  
Yí[Yj± oybÊp ví iü w@s²,,~É  
vé~ÊuE[Éh• iü Z]vé,,~É u}Yí uño% tÁo% bP  
vé~ÊYÍZ-iü uq`ífl p ví bP
- » vé~Êp t• v]n<sup>TM</sup>  
vé~Ê[Éh• uq`ífl p ví bPu1•ÛfUfI uq`ívé~Ê ...YgÊp t•  
vé~Ê[Éh• kqs~YÍZ- p ví bPu1•ÛfUfI oy,, kqs~vé~Ê ...YgÊp t•  
ue[éw-sÚ uavé ...YgÊp t• bP

#### 나. 임시거주시설 지원

n<sup>TM</sup>s²pÉfvu}• u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s²u1pÉfvfE`• \Yñ aÆs5vé~Êoyu u} u<sup>TM</sup>v l1zöw±[YsÚ  
s5s½zo pÑv Z]véfE`• u}s½ flfU cy`• o%uru}uE véZ]s5v u1 tñfEsÚ ue[éw-sÚs½  
u}zi Zao fE`• já[õu}g<sup>TM</sup>vé~Ê cy`• gÑuruq`ívé~Ê bPu}fl uqpÉZ]vépÉo u1 w-t½fEZ]  
^...u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s²u1ÖZ±uûu}fl Z j fE`• p„EZ j j pÊu1 „It- a±zöj, v v]v  
fZ

#### 다. 임대주택건설

n<sup>TM</sup>s²pÉfvu}• o%uru}uEvéZ]s5v Zé Z j uaubuE v]v u1 tñfEsÚ`æfan<sup>TM</sup>s²u}fl wŠYí  
b t-uîgMuE j•tñ s5s½zo `Ñu9uE\vis½ c ei uq`ívé~Êu}fl Zâ[ö a±zöj, v  
v]v fZ`v fZ aÆj, pÉfvf& v v]  
uq`ívé~Ê [Éh• véZ]uñt-hauîua v ZPiâ• gi zōZéfE`• vé~ÊuEl1u u- •io)€¥  
uafE j•tñ s5s½zo `í•¢f&f&u}fl v fU  
wŠYíb t-uîgM Za{[Év t1„Afl wŠYíb`• t-uîgM `Ñg¹ \j pÉo km`áu}fl wŠYí  
b`• t-uîgMu- v te  
uq`ívé~Ê Zao l1u  
vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s²uEZ<sup>at</sup>•  
wŠYíb t-uîgMuE <sup>TM</sup>Y j•tñ s5s½zo pÉ`a± v]f-fl c fl v fl t-uîgM `Ñ  
g¹ p a±[yv l1Z±,zi,s½ c ge Zéíis¢v [ysÚ teuE w-sÚu- <sup>TM</sup>Y j•tñ s5s½  
o pÉ`a± v]f-fl c fl v fU

a±pÉ,,EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup> a±pÉZ j n<sup>TM</sup>s<sup>2</sup> iü pÉu'v l1n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>•  
vé~ÊZév~ÊuateuEt-a±fl [YkqfEsÛt-uîgMu1 n•v fl „± [å [Yo l1u s<sup>1</sup>/<sub>2</sub> c ei  
`æzõ t-uîgMu1 [Ykq n•v fEsÛ vé~Êt-a±fl wŠYíb t-uîgMuE <sup>TM</sup>Y vé~Êua  
teuE t-a±fl wŠYíb t-uîgMuE j•tñ ^i s<sup>1</sup>/<sub>2</sub>o pÉ`a± v]f-fl c fl v fU  
Z uan®uEw-sÚu1 fE^...uEYsÚu)fl já s1 véiéu1 uauñfEsÛsi fE`• u<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>  
iü a±pÉ,,EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>• tñ s<sup>1</sup>/<sub>2</sub>o v fl l1u uE j•tñ s5 s<sup>1</sup>/<sub>2</sub>o uauño%`íp  
gi Yýs5fEsÛpÉ`a± v]f-fl c fl v fU

### 〈표〉 용적률 개념

| 구 분                                       | 개 념                                                                                                                                                            |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| v l1[YsÚt-uîgM B                          | zöw±[YsÚw-v `æpÉuE\ va a±pÉZ±,zv]f-s <sup>1</sup> / <sub>2</sub> uEfEsÛv fEsÛw±t-uîgM                                                                          |
| zöw±Z±,zt-uîgM C                          | zöw±[YsÚw-v „± zöw±Z±,zs <sup>1</sup> / <sub>2</sub> o Z•vb t-uîgM                                                                                             |
| t1,,At-uîgM D                             | a±zöj, pÉfvf& v v] iü v]f-s <sup>1</sup> / <sub>2</sub> c ei \jpÉot- kmw- vZâuE `Yí fl t1,A ju- t-uîgM                                                         |
| wŠYíb t-uîgM E<br>C B D                   | zöw±Z±,zs <sup>1</sup> / <sub>2</sub> o v fl Z±,zt-uîgMs <sup>1</sup> / <sub>2</sub> o w-[Yw-v `æpÉt-uîgM t1,,At-uîgM ueo)EYkùt-uîgM bBu1 v tefEZÍ ^•u- t-uîgM |
| n <sup>TM</sup> s <sup>2</sup> t-uîgM F C | zöw±[YsÚj±fl vruñu}n• Zân <sup>TM</sup> l1 kqs~Yí Z j uaub bBu1 Zíf fl pÑ v n <sup>TM</sup> s <sup>2</sup> t-uîgM                                              |

### 라. 임대주택공급, 임차인 자격 등

n<sup>TM</sup>s<sup>2</sup>pÉfvu}`• wŠYíb t-uîgMs<sup>1</sup>/<sub>2</sub>uEfaZao b`• uq`ivé~Êu1 [Z••kmu'Zí pÉ a±w-n<sup>TM</sup>  
••w-vé~ÊZân<sup>TM</sup>cý`• w-j Zân<sup>TM</sup>s<sup>1</sup>/<sub>2</sub>ZyZâ[öfEsÛsi fU ua Z<sup>at</sup>• uq`ivé~ÊuE Zâ[öYíZ-u-  
`æfa uq`ivé~ÊuE Zao s<sup>1</sup>/<sub>2</sub>€ urb`• Za{,l1gi \víu)fl [Z••kmu'Zíua ZípÉfE`• [õsN  
u)fl fEZÍ [å kmoz••w-`• uep u}s<sup>1</sup>/<sub>2</sub>Zy \kmz1^~fl Zpu)fl jñ a±zöj, v v]v fZ  
n<sup>TM</sup>s<sup>2</sup>pÉfvu}`• u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s<sup>2</sup>uEíZâuEYí „±s<sup>1</sup>/<sub>2</sub>`• w-zj s<sup>3</sup>ua uep u}s<sup>1</sup>/<sub>2</sub>Zy uq`ivé~Ê  
uE bP\ gi zö~®cý`• pízš ua Z<sup>at</sup>• n<sup>TM</sup>s<sup>2</sup>pÉfvu}YíZ[km cý`• w-zj fE`• Z<sup>at</sup>•s<sup>1</sup>/<sub>2</sub>`• ue  
p u}Yí bP\ gi zö~®cý`• pízš Yí` a±zöj, v v]v fZ

## 〈표〉 임대주택 인수, 일반공급 등

| 구 분                              | 내 용                                                                                                                                                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| uep u}                           | pÉ`a±w-n™Yít•o uep<br>pÉ`a±w-n™uE•zšpÉ [Z••kmu'Zíua uep u}gi w-v fEb { Zñn™s²Zíg™<br>u}s½Zyt•o Zâ[ö fMp uuu9                                                                                                                               |
| uep YíZ-                         | ••w-`• \ kmz1^~fEZÍ Za{,l1`• ZâZâZao uq`ivé~ÊuE ,lvíZa{,l1 uít-<br>uñt- %uafE uq`ivé~Êu- já[öu}g™ vé~Êu)fl t•o Zâ[ö Yí'<br>uñt- %uafE uq`ivé~Êu- já[öu}g™ vé~Êu)fl t•o Zâ[öfEsÛsi fU                                                       |
| uep fl<br>uq`ivé~ÊuE<br>uij Zâ[ö | v p tñ ilvé~Ê\ YñZé fa`æzöw±w-[Y oyu™pÉ`[]`[Ys½ Z]véfI \<br>Yñua YíYí _1 uan@ueu}<br>v p tñ fa`æzöw±w-[Y oyu™pÉ`[]`[Ys½ Z]véfE`• u}<br>v p tñ v p tñ iü v p tñs½ fa`æb w- s1`µfE`• u}                                                      |
| uqz ue u}Z-                      | já[öu}g™vé~Êuqz ue u}Z- € f-<br>`v p tñ u™v l1zöw±n™s²u)fl z•Z]b`• vé~ÊuEo%uru}<br>`v p tñ u™v l1zöw±n™s²u)fl z•Z]b`• vé~ÊuEoyu u}<br>`v p tñ v p tñ iü v p tñs½ fa`æb w- s1`µfE`• u}flo Àvé~Ê<br>Zâ[ös½Zífl [É F Áv v]s½ c ei v fEsÛ w±u} |
| uq`íf¹                           | uq`jávŠ[öZé uq`íf¹• zöw±w-[Y ue é pÉo%uE uafE uít- `Ńg¹ já[öu}<br>g™vé~ÊuE uq`jávŠ[öZé uq`íf¹• uq`ivé~Êj, pÉfvf& v v]s½ c gq<br>uq`ivé~Ê Z±sjj j, uq`ivé~Êj,f&<br>Zíg™l1 vé~Êj,                                                            |

## 3. 영세 상인 및 상가 세입자 대책

n™s²pÉfvu}iü pÉu' []p [Yzšu'u- u™v l1zöw±w-[YuEsîo% n@ue iü n@Yí o%uru}  
já, % `íz2 gµf u1 tñfEsÛ \_ef fEsÛsi fU a±zöj, v v]uE

## VIII. 투기방지 및 도시재정비위원회

### 1. 투기방지

» •w-Z]e... fμYí a±zöj, v v]

u<sup>TM</sup>v l1zöw±w-[YYí w-v `ZÍpÉb c9s½`• À[Z•j, Áv v]s½ uEfl •w-Z]e...Z±sjs½  
Zífl fμYí[YsÚu)fl w-v b Zpu)fl Yñvé  
[Z•kmu'Zíu- u<sup>TM</sup>v l1zöw±w-[YuEw-v ua sōn@b`• w-sÚuE€\j w-gi tñfEsÚ À[Z  
•j, Áv v]s½ uEfl •w-Z]e...Z±sjs½ Zífl fμYí[YsÚu)fl w-v Yí'

» •w- bP kqfMZ]e... a±zöj,v v]

\ víui ua,±s½`Ñu9uEsj`} fE^...s½`a`æfE`• Z<sup>at</sup>•s½`• fa`æ•w- cy`• vé~Ê bP Za  
{i)u1 kqs~j u1 [yg<sup>TM</sup>`• \ víuiu1 \ víu)fl n•v fU \ víuiu- zöw±w-[Y w-v ZÍpÉ  
ui cy`• €\s¢v bPu1 tñfEsÚ pÉ`a±w-n<sup>TM</sup>Yíc fl v fE`• ^• \ víuiu1 c fl v fl  
Z<sup>at</sup>•s½`• \ víui w-v n<sup>TM</sup>u Za{i)uE kqs~j u1 [yg<sup>TM</sup> n•v \ víu1 fa`æw-u}zi Zâjá  
s½ZÍpÉfEsÚsi fU

f1w-uE •w-Yí pZ uE f1w-fl kqfMb`• Z<sup>at</sup>•

`Öa² cy`• `ÑYí[Yvé~Êua`Ño%`ívé~Êu)fl uñ„Eb`• Z<sup>at</sup>•

vé~Ê bP Za{i)ua kqfMb Z] ^...Zâu u} p Yí wŠYíb`• Z<sup>at</sup>•

fE^...uEíw-s½ ozfE`• a/Euiueoyu uE •w-t vé~Ê bP Za{i)u1 •w-t vé~Ê bP  
Za{i)fl YíYí kqg<sup>TM</sup>fEsòyu fE`• Z<sup>at</sup>•

^...`íw-s½Za{i)u1 nμfl Za{fEZ]^... \ va Za{i)u1 z•Z]fEZÍ `Ño%`ívé~Êua^..[å  
j uE Zâa/Evé~ÊuZa{fEsÚ •w-bPoyu u}Yí wŠYífE`• Z<sup>at</sup>•

## 2. 도시재정비위원회

| 구 분       | 내 용 (도촉법 제34조)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| o  E      | pÉ`a±s½ o  E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| \ `       | <p>u<sup>TM</sup>v l1zöw±w-[Yw-v iü j-Z<sup>a</sup>s½ `ífl pÛuEcý• u}i%</p> <p>u<sup>TM</sup>v l1zöw±Z±,,zuEp g<sup>a</sup>s½ `ífl u}i%</p> <p>u<sup>TM</sup>v l1zöw±Z±,,zuEZ•v iü j-Z<sup>a</sup>s½ `ífl pÛuEcý• u}i%</p> <p>u<sup>TM</sup>v l1zöw±n<sup>TM</sup>s²u<sup>TM</sup>pÉfvs½`ífl u}i%</p> <p>\ ~- u<sup>TM</sup>v l1zöw±u1tñfEsÜ f1t•fl n<sup>TM</sup>fZs½`ífl u}i%</p>                                                                                                                                                                                                                                                             |
| [Yo `tjsí | <p>tñt½u- tñt½u' iü kmtñt½u'u1 •ÛfUfEsÜ ue uan® ue uafEfl [Yo</p> <p>`tñt½u'u- fvv kmpÉu' iü fvv kmw-n<sup>TM</sup></p> <p>`kmtñt½u'u- tñt½ vps½o „%o</p> <p>`tñt½u- w-j uE,,y uEt½ ZíZ±Zâit½ a±pÉZ±,,ztñt½,,y iü Za{,tñt½,,y tñ</p> <p>t½ uan® a±pÉZ±,,z`a±pÉo Z±`Za{, iü vé~Ê bþ a±pÉu<sup>TM</sup>v l1 kqsi</p> <p>uñi%Yí uan® vps½o pÉ`a±w-n<sup>TM</sup>Yíuqhr cý• tñzö</p> <p>uq\ _1 sYquq Yí'</p> <p>u<sup>TM</sup>uñt½ Zéj pfl ZuEfEZÍ {‰o tñt½ Zéj p uE z o u)fl uEZ•</p> <p>`a±pÉu<sup>TM</sup>v l1 Zíf kqsi uñi%Yí vps½o ue ua^juE uñi%tñt½u1 bE p uuZí „•</p> <p>u uî s²lp fvu1 tñfEsÜ f1t•fl Z<sup>a</sup>s½• oytñt½,y o E Yí'</p> |

## 부 록

# 정비사업제도 운용관련 훈령·고시·지침

- ① 도시·주거환경정비기본계획 수립 지침(2009. 8. 13)
- ② 정비사업의 임대주택 및 주택규모별 건설비율(2009.8.13)
- ③ 정비사업의 시공사 선정기준(2009.8.13)
- ④ 재건축 판정을 위한 안전진단 기준(2009.8.13)
- ⑤ 주택재건축사업의 용적률 완화 및 소형주택 건설 등 업무 처리기준(2009.12.14)
- ⑥ 단독주택 재건축 업무처리기준(2009.8.13)
- ⑦ 정비사업 조합설립추진위원회 운영규정(2009.8.13)



## 1

# 도시·주거환경정비기본계획 수립 지침

('09. 8. 13.)

[Z•fas~km ZÍpÉ v „% Z v

## 제1장 총 칙

### 제1절 지침의 목적

ua w-|Uu- Àa±pÉ iü véZ],EZ<sup>av</sup> l1j, Á uafE Vj, Wuafil`Ñ v v]v fZuE [Év s½  
c ei a±pÉ `véZ],EZ<sup>av</sup> l1\jâZ±,z uafE V\jâZ±,z Wuaeifl`Ñ uE u~o s½ Zífl o%  
km u~o\ví bPu1 v fE• a] [å h-uîua uu`Ñ

### 제2절 기본계획의 의의

\jâZ±,zu- a±pÉ\jâZ±,z bP n@tñZ±,zuE ua\_=Zé^it-ua j,s½ uEfl v l1n<sup>TM</sup>s² ua  
fE Vv l1n<sup>TM</sup>s² Wuafil`Ñ u1 •fa pñfñb p uua±fJ a±pÉv l1uE iâe...n@Zñ-,lgi  
hr„B...uo v fEZÍ pñz%uñeCu1 [Yz;uîu)fl v pÉfl`Ñ  
\jâZ±,zu- a±pÉ\`uE jáva`,yjâ`v l1 z t½s½o j,s½ c ge v l1[YsÚ uafE  
Xv l1[YsÚ Yuaeifl`Ñ j± v l1n<sup>TM</sup>s²uE j f'Zé w-|Uu1 v fEsÚ i!wµo fl v l1n<sup>TM</sup>s²u1  
j w-fEZÍ uîv fl ía±fl véj-w-sÚZé v],Ab`• Z j u1 u a±fEsÚ fVg<sup>TM</sup>uîue•w-ua  
t-Zé }yuîfl a±pÉ„EZ<sup>av</sup>Ev]o iü a±pÉ\`uE „u„Agi a±h•fl`Ñ  
\jâZ±,zu- a±pÉuEZ<sup>av</sup> `n<sup>TM</sup>„y`i%„A„laÆ i)g<sup>TM</sup>uî „EZ<sup>av</sup>uE fñ„V u'e...j-„As½ `í  
fl ZéfFuî kqo Zé v l1n<sup>TM</sup>s² p t• sōl s½ c ei `ÖZ±j±fl n<sup>TM</sup>s²uauafÖs;w-a±fJ fU  
u)flqU u'e...uEZ j p t•s½ „Zéuîu)fl `íz...fEZÍ v l1n<sup>TM</sup>s²uE fVg<sup>TM</sup>o `„u o u1  
a±h•fl`Ñ

### 제3절 기본계획의 지위와 성격

\jâZ±,zu- a±pÉ\jâZ±,zuE fEtñZ±,zu)fl a±pÉ\jâZ±,zn@uE •w-ua t-Z±,zZé km

i%j± Z±,zvp a±pÉ`véZ],EZ<sup>a</sup>uE v l1s½ Zífl ^it-u1 j sîfEh] \jâZ±,zuE ^it-u-  
a±pÉv l1Z±,z bP fEtñZ±,z iü Zífl •w-ua±-Z±,zs½ j sîb s;si f l`Ñ  
\jâZ±,zu- v l1n<sup>TM</sup>s²s½ Zífl vrfVZ±,zu)fl €j±pÉ`ZpsÚpÉ`pÉ uafE XpÉ Yefl  
`Ñ `Ötñfl p g<sup>a</sup>f l`Ñ  
\jâZ±,zu- v l1Z±,zuE n®tñZ±,zu)fl u,,j± v l1[YsÚ w-v`ín®Zé v l1j f'u1  
o v fEZÍ v l1\j pÉo \ví Z j ía± \ví v l1j, bP v l1n<sup>TM</sup>s²uE \jât½|F  
iü Z j w-|Uu1 v pÉf l`Ñ

#### 제4절 법적 근거 및 수립범위

j, v v]v fZ  
v v] a±pÉ`véZ],EZ<sup>a</sup>v l1\jâZ±,zuE p g<sup>a</sup>  
a\jâZ±,zuE u~o\ví iü u~o j j,u- [Z•fas~kmu'Zíua uagi v f l`Ñ

#### 제5절 기준년도 및 목표년도

Z±,zuE \ví\_1a±` Z±,zuE p g<sup>a</sup>s½ z p fEsÙ ue[Yfñ,V bP \zöV]n<sup>TM</sup>gi pÉu~fE`•  
pÉuýu)fl fEZÍ h-,lsÝa±` \ví\_1a±flkm• \_1u1\víu)fl f l`Ñ `Ñg¹ j, pÉfv  
,,± {lzöfl p g<sup>a</sup>fE` \jâZ±,zuE h-,lsÝa±` \_1u)fl f l`Ñ  
\jâZ±,zu- \_1gµÑ [å ~-`æo sÙkmgí Zm•fEsÙ[å Z•Zégi j sîf l`Ñ

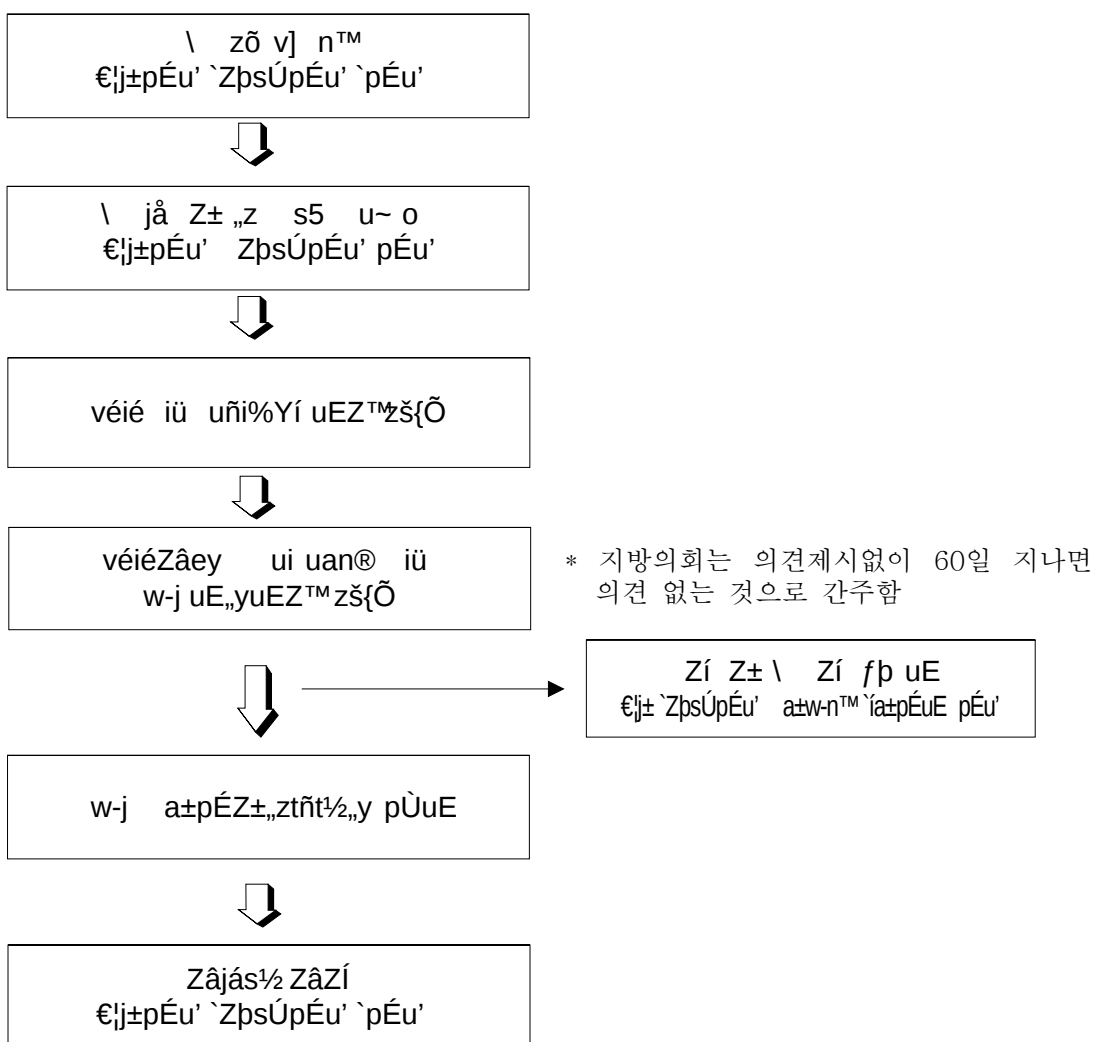
### 제2장 계획수립 일반원칙

#### 제1절 기본원칙

\jâZ±,zu- ZpsÚa±pÉZ±,ziü a±pÉ\jâZ±,z bP n®tñZ±,zu1 p t-fEZÍ a±pÉZíg<sup>TM</sup>Z±  
,,zZé o fl sÝZ±b a±fJ p g<sup>a</sup>f l`Ñ  
\jâZ±,zu- sÙZauEj-,As½ u sÝfEZY`íu>fM p uua±fJ •ÜZñuîuaZÍ Z eφuîu)fl  
p g<sup>a</sup>f l`Ñ  
v l1uE \jâj f' h-,l `ÖZ±± {•w±Z±,z kmi%j± Z±,z bP \jâZ±,zuE uñ Zév u-  
fVg<sup>TM</sup>uî[éZ]s½ c ei p g<sup>a</sup>f l`Ñ

## 제2절 기본계획의 수립 및 변경 절차, 작성기준

\jãZ±,zu- s1e...uËõz s½ c ei p gª cý• j-ZªfìÑ Ñg¹ Àw-j u}Ej, Áv  
 v]s½ c ei o t¥€j±pÉt- ZpsÚpÉgi v tefl ue[Y g¹ uan®`ía±pÉ uafE X`ía±pÉ Y  
 ei fìÑ Yí s1¹ Zª• a±w-n™YìjãZ±,zuE p gªua f1t•fEÑZÍ uev fE• pÉgi v  
 tefEZÍ• \jãZ±,zu1 p gªfEw- s1µfM p uuu)h] Àa±pÉ iü véZ],EZªv l1j, pÉ  
 fvf& Á uafE Xsî YuaefìÑ v v]v fZuE Zªãfì j-Zªs½ fa`æfE• Zª•s½• Va±  
 w-n™uEp'ue Wü Vw-j a±pÉZ±,ztñt½,y pÜuE Wø||Ew- s1µfìÑ



\jãZ±,zu- j±,l uE X\jãZ±,z u~o\ví Y iü j±,l uE X\jãZ±,za±ha u~o sõpÉ  
 s5 Ys½zei u~o fìÑ

## 제3절 도시·주거환경정비의 목표 및 정비사업의 기본방향

\jãZ±,zs½• `æfa pÉuE a±pÉ `véZ],EZªv l1uE h-,lt- v l1n™s²uE \jã f'ua  
 hrpÉb s;si f l'Ñ  
 a±pÉ `véZ],EZªv l1uE h-,l• `æfa pÉuE a±pÉ `véZ],EZªv l1n™s²uE w-f'uyú1 kq  
 hr...u fMp uua±fJ o v f l'Ñ  
 a±pÉ `véZ],EZªv l1uE \jã f'u- h-,lgi pÑfñfE\ tñf l p`Õuah] kmi%j± Z±,z  
 p gªuE w-|UuE o Z-u1 w-¹`Ñ  
 a±pÉ `véZ],EZªv l1uE h-,l iü \jã f' u~o pÉ v u'uE \zõv]n™ ^it-Zé `Ñu9  
 Yí,%uE n™ fZs½f l Zm••Yí uafÕs;v%si f l'Ñ  
 pÉfvb v l1n™s²uE fñ,V iü o Zé kqo  
 oyt•u™v iü u™t½,Bjá j s5  
 w-sÚvéiéuE véZ],EZªZ o Zé w-sÚ „lo „A \_ef w-t½ j s5  
 [Z^ite u n™ f l a±pÉuEv l1n™s² Zªf'

## 제4절 광역적 계획의 수립

\jãZ±,zu- v l1[YsÚu)fl w-v b sõv ue [YsÚ uafE Vv l1sõv [YsÚ Wuaf l'Ñ Zé  
 [å ue[é w-sÚs½í fao Z j ua,±uE o%`í[Éh•t- ue[Yu ur bPu1{ e¶uûu)fl Zíf  
 fEsÚZpsÚuûu)fl p gªf l'Ñ  
 \jãZ±,z p gªpÉ uiv j•tñ ^is½o ueupfE` uan@uEv l1sõv [YsÚu- v l1n™s²  
 uE „•Zéo Zé „•u o u1 [æ`í,A fMp uua±fJ [YsÚYñsÝZío Zé n®,%ját1o u1 Zíf  
 fEsÚZpsÚuûue Z±,zu1 p gªf l'Ñ  
 uEZpsÚuûue Z±,zu1 p gªfE` Zªt•s½• f',± „•u uûue n™s²{•w±u1 tñfa  
 ZpsÚ`ÕtñuEv l1sõv [YsÚua kqfMpÉfvb`• Zªt•s½`íl1fEsÚ kqfMuauñuE{ e¶uû  
 ue v l1\j pÉo iü ZâaÆuat-pÉo ZâZâ`¥ubpÉo bPuEo |EZ±,zua kqfM[YsÚj±  
 fl uûv ...u kq`á`j|Eb p uua±fJ p gªf l'Ñ

## 제3장 기초조사의 내용과 방법

### 제1절 기본원칙

\zõv]n<sup>TM</sup>• a±pÉ`véZ],EZ<sup>a</sup>v l1uE | has<sup>1/2</sup>o pÉYí Z ZÍ uu`• i%v uE €ùs2 iü \  
jâZ±,zp g<sup>a</sup>uE \zõu}f<sup>fl</sup> „lt-fE\ tñfEsÙ pÑpÉf<sup>l</sup>Ñ  
\zõv]n<sup>TM</sup>• \ví\_1a±gi vppÙu}fl v]n<sup>TM</sup>fEa±fJ fEb \ví\_1a±uE u}f<sup>gi</sup> {ÖbÊfE`•  
Zpua kuYí'f<sup>l</sup> fZh-u- ZéZ]u}f<sup>l</sup>... te[ZuE n<sup>TM</sup>f-flkm• {•v fEsÙ „lt-fM p uu`Ñ

### 제2절 조사내용

\zõv]n<sup>TM</sup>• v]n<sup>TM</sup>^it-uE {-pÑa±s<sup>1/2</sup>xc ei \jâZ±,z p g<sup>a</sup>s<sup>1/2</sup> g»u- síf'u1 vñ p uuu)  
i-fl n®o%fEZY]n<sup>TM</sup>fEsÙsifEh] f1t•f<sup>l</sup> Z<sup>at</sup>• uñp v]n<sup>TM</sup>t- |e¶ fZZâ|e¶ •ÙfU a±  
pÑpÉfM p uu`Ñ  
\zõv]n<sup>TM</sup>• j,f& cy`• v]f-s<sup>1/2</sup>o v fEZÍ uu`• v l1n<sup>TM</sup>s<sup>2</sup>u „j± [YsÚw-v t•Zas<sup>1/2</sup>  
fa`æfE` fZh-u1v]n<sup>TM</sup>fEsÙjâZ±,z p g<sup>a</sup>[yu}Yí v l1n<sup>TM</sup>s<sup>2</sup>uE kqgEs<sup>1/2</sup>w-u'u1 zõe...  
fEw- s7a±fJ f<sup>l</sup>Ñ  
\zõv]n<sup>TM</sup>• a±pÉ\jâZ±,zp g<sup>a</sup>w-|U uE fZh-u1 z%ZÍfEsÙv]n<sup>TM</sup>fEb Yí „%uE  
^it-u1 v]n<sup>TM</sup>f<sup>l</sup>Ñ Ñg<sup>1</sup> p g<sup>a</sup>[yu}Yí f1t•fE`ÑZÍ €ÿÖb`• n<sup>TM</sup>fZu±ÙfUfM p uuu)  
h] v]n<sup>TM</sup>^it- vps<sup>1/2</sup>`æfa pÉs<sup>1/2</sup>fa`æb w- s7• n<sup>TM</sup>fZu-v]n<sup>TM</sup>s<sup>1/2</sup>o v tefM p uu`Ñ  
a±pÉ\jâZ±,z `a±pÉZíg<sup>TM</sup>Z±,z bB Zíf Z±,z  
n•n<sup>TM</sup>-É`p fa bB u}sY<sup>TM</sup>faj nÊfñ,V iü Yí'o  
i%,Au<sup>TM</sup>sÚn<sup>TM</sup>uîu i) cy`• uñ•ΦZai) \~ i%,Au}t<sup>1/2</sup> bB uei%,EZ<sup>a</sup>  
w-sÚj±`n•s<sup>2</sup>j±`sYf&j± ue[YuE [Yo ue[YuaaÆfñ,V iü j-,A {•ua  
w-sÚ{ nÊn•sN w-sÚj± n•s<sup>2</sup>z;p iü vrn<sup>TM</sup>u}p j-,A {•ua  
Yí w-sÚuEu „j±`[Éh•j± vé-ÊuE[Yo iü j-,A{•ua \_e„±`kue¶ Za{,i) j,  
v v]v „%s<sup>1/2</sup> fa`æfE`• Za{,i)u1 g<sup>1/2</sup>f<sup>l</sup>Ñ uafEZ`Ñ uE v a± vé-Êía± vé-Ê  
upa±u vé-ÊuEYÍZ-Zé oyu iü uat- „~É bB Za{,i) ifμYí Za{,i) •ÙfU fñ  
„V  
※ vé-Êupa±u .uan® a±f<sup>l</sup>s<sup>1/2</sup> upf<sup>l</sup> Za{,i) p [YsÚ^i Za{,i) p  
t-a±w-sÚ`w-h-j± hauî iü kq•Ù ••w-uE oyu „~É iü w-Yí ••w-uE „n®`ZÍ

$a\pm`Z^nTMa\pm`pZ\pm$   $bPw-,n\textcircled{\sim}E$   $Z\acute{e}oyf1w-bP\bullet w-ua\pm-f\tilde{n},V$   
 $[=\bullet\phi e\eta]Z\acute{e}$   $a\pm fl`n\textcircled{p}a\pm$   $bPv\text{ }l1\text{ }j\text{ }p\acute{E}o$   $i\ddot{u}$   $Z\hat{a}a/Eua\pm-p\acute{E}ow-s\acute{U}j\pm uE$   $\bullet\forall uTMbP$   
 $f\tilde{n},V$   
 $Z\hat{a}Z\hat{a}`i\%,Az\text{ }i\text{ }u\text{ }p\acute{E}o$   $Z\hat{a}Y\tilde{n}p\acute{E}o$   $bPuEw-s\acute{U}j\pm$   $\bullet\forall uTMbP$   $f\tilde{n},V$   
 $v\acute{e}i\acute{e}uE$   $oyb\acute{E}p\text{ }v\acute{ı}$   $n\acute{E},lj\acute{a},\%$   $`\text{ }i\text{ }n\textcircled{u}\}$   $i\ddot{u}$   $\{lu\acute{ı}v\acute{e}Z\}p\text{ }v\acute{ı}$   $i\grave{a}`\ddot{U}$   $Y\acute{ı}[Y$   $f\tilde{n},V$   
 $uTMZ\text{ }j\text{ }uq\acute{ı}v\acute{e}\sim\acute{E}u1$   $\bullet\ddot{U}fUfl$   $Z\hat{a}Z\hat{a}uq\acute{ı}v\acute{e}\sim\acute{E}$   $f\tilde{n},V$

### 제3절 방법 및 관리

$\backslash z\ddot{o}v\text{ }j\text{ }nTM\cdot$   $a\pm p\acute{E}\backslash j\grave{a}Z\pm,zuE$   $u\}f^1\wedge\dots$   $\bullet\phi Z\pm u\}f^1$   $Y\acute{ı}vri\%f^1$   $bP\backslash\text{ }vau\}f^1$   $,\text{ }lt-\text{ }i\ddot{u}$   $f\tilde{n}$   
 $u'\text{ }v\text{ }j\text{ }nTMgi$   $\bullet\phi fEs\ddot{U}$   $p\acute{ı}f\bullet a\pm gi$   $\_uaa\pm fJ$   $f\text{ }l\text{ }^{\sim}N$   $ua$   $Z^{\text{at}}$   $\backslash\text{ }va$   $u\}f^1gi$   $,\text{ }lt-fEZ\acute{ı}u\}$   $fM$   
 $Z^{\text{at}}\bullet s^{1/2}\cdot$   $Z\hat{a}p\acute{E}u\acute{ı}uaZ\acute{ı}$   $Y\acute{ı}u'$   $\{l\acute{e}uE$   $u\}f^1gi$   $nTMt-f\text{ }l\text{ }^{\sim}N$   
 $\backslash j\grave{a}Z\pm,z$   $p\text{ }g^au1$   $t\tilde{n}fa$   $f1t\bullet p\acute{E}$   $p\acute{E}i\acute{e}b\tilde{N}u1`i\text{ }n\textcircled{u}\}fl$   $f\text{ }l$   $s\ddot{U}fMv\text{ }j\text{ }nTMgi$   $p\tilde{N}p\acute{E}fM\text{ }p$   $uu$   
 $`N$   
 $\backslash z\ddot{o}v\text{ }j\text{ }nTMZ\cdot Z\acute{e}\cdot$   $Z\acute{e}Z\text{ }j\text{ }km\cdot$   $\{\bullet ua`f\tilde{n},V`f',\pm u\tilde{n}g\acute{E}$   $bPu1pjZy$   $\epsilon\grave{u}s2fM\text{ }p$   $uaa\pm fJ$   $vr$   
 $fVu\acute{ı}u\}fl$   $kqo$   $fEs\ddot{U}z2u\}$   $c\acute{y}\cdot$   $\$ \%bPuE,,\sim\acute{E}fl$   $j\acute{a}Z\acute{ı}`Z\acute{ı}gTMfEh\}$   $uijueZ\acute{e}$   $nTMs^2u1$   
 $fEZ\acute{ı}u\}$   $fE\cdot$   $nTMeyb\tilde{N}u\text{ }p\text{ }jZy$   $u\text{ }p\text{ }[e\acute{f}M\text{ }p$   $uaa\pm fJ$   $fa\grave{\text{ }}\text{ }p\acute{E}uE,,5\cdot\dots uaw-s^{1/2}Zyp\acute{E}\bullet\bullet fJ$   $f\text{ }l$   
 $`N$

## 제4장 부문별 수립기준

### 제1절 기본원칙

$\backslash z\ddot{o}v\text{ }j\text{ }nTMs^{1/2}$   $uEfl$   $f\tilde{n},Vu1$   $kqo$   $fEZ\acute{ı}$   $u'e\dots gi$   $s\ddot{o}\text{ }l\text{ }fl$   $,,\pm$   $Z\pm,zu1$   $p\text{ }g^afEb$   $h-,lsY\acute{a}\pm$   
 $s^{1/2}u\_ =fEs\ddot{U}u\sim o$   $f\text{ }l\text{ }^{\sim}N$   
 $kmi\%j\pm$   $Z\pm,zu-$   $h-,l$   $\backslash j\grave{a}j\text{ }f'$   $kmi\%j\pm$   $Z\pm,zY\tilde{n}$   $t\tilde{n}Z\pm o$   $i\ddot{u}$   $sYZ\acute{ı}o\text{ }u1$   $Y\acute{ı}w-hao$   $n\textcircled{\text{ }}$   
 $,,\%$   $,,EgEozs^{1/2}o$   $u\backslash\text{ }u\acute{ı}u\}fl$   $u\sim o$   $b\text{ }s\text{ }i\text{ }s\text{ }i$   $f\text{ }l\text{ }^{\sim}N$

### 제2절 정비예정구역의 설정 요건

$\backslash z\ddot{o}v\text{ }j\text{ }nTM$   $\wedge\text{ }t-u1$   $\bullet\cdot\acute{ı}fl$   $j,f\&$   $i\ddot{u}$   $v\text{ }j\text{ }f-s^{1/2}o$   $v$   $fEZ\acute{ı}$   $uu\cdot$   $v\text{ }l1[Ys\acute{U}$   $w-v\text{ }t\cdot Zau1$   $Zm$

•fEsù j,s½o v fEZÍ uu` v l1n<sup>TM</sup>s²u „j±fl u~o fl`Ñ  
 v l1sõv [YsÚuE o v u- `ín@w-sÚuE i)g<sup>TM</sup>uî „EZ<sup>a</sup>`\`u1 vppÚu)fl kqo fEb €  
 ...u`Ñu9uE n<sup>TM</sup>fZuZÍf fl`Ñ  
 n@pçuíue |Up `n•n<sup>TM</sup>~É bP u<sup>TM</sup>fauñfÅ  
 uavéié v z zù Z j v fl[YsÚ [ZZâu w-`ilfµYí Za{,i) Zé`Ñ bP w-sÚuE€|p o  
 o fvb v l1n<sup>TM</sup>s²uE u<sup>TM</sup>v l1 f1t•o  
 Z j uñeçn@ a±pÉ„EZ<sup>a</sup> Z o s½ €ù[ö„•ZéYí ~a Zpu)fl sön@b`• w-sÚ  
 \ pÉf vb v l1[YsÚ véj-uE „EZ<sup>a</sup>uE Zauño  
 véz u'`a±fl bP v l1\j pÉo uE o |Ep ví iü w-sÚvéiéuE v l1n<sup>TM</sup>s² ...YgÊp ví  
 v l1sõv [YsÚuE w-v\víu- sî v v]v fZ Zífl j±,l uE Vv l1Z±,z p g<sup>a</sup>`ín@[Y  
 sÚ Wuñís½ c ge`Ñ  
 vé~Êu<sup>TM</sup>Za{,n<sup>TM</sup>s²uvé~Êj,s½ uEfl n<sup>TM</sup>s²Z±,zp|ue cy`• Za{j,s½ uEfEsùfµYí j u-  
 `Õtñfl {•w±fMp uua±fJ [Y„zfl`Ñ `Ñg¹ `Ñu9uE s½fa`æfE`• Z<sup>a</sup>t•s½`• [ãÈufE  
 w- s1`µfE`Ñ  
 fE^...uEé~Ê`Õw-fl n<sup>TM</sup>s²Z±,zp|ueu1j sEaAeia± a±pÉZ±,za±fl bPu)fl [Ykqb si  
 YÍYÍ Zíg<sup>TM</sup>b ZÍ uu`• Z<sup>a</sup>t• j±Z uE `Õw-fl jásl YÍYÍ n<sup>TM</sup>s²`ín@ [YsÚu)fl [Ykq  
 j±Z uE `Õw-fl n<sup>TM</sup>s²p|ueu1j sEaAeia± fE^...uEÕw-z...eZíg<sup>TM</sup>b ZÍ uu`• Z<sup>a</sup>t•  
 s½`• fE^...uE<sup>TM</sup>s²u)fl [YsÚ [Ykq  
 j, v v]s½ c ei kqfMb •w- cy`• kqfMb si ^...YÍ• •w-  
 véZ]„EZ<sup>a</sup>Z o n<sup>TM</sup>s²sõv [YsÚu)fl kqgEfEZÍu} fMZ<sup>a</sup>t•s½`• n<sup>TM</sup>s²uEpÉ[öo Z o „•  
 Zé v l1\j pÉo fñ„V bPu1 kqo fEsù fñw-Z e¶Zé Zâa/Evé~ÊZao j pÊu)fl [YkqfM  
 p uu`Ñ  
 v l1sõv [YsÚuE w-v j j,u- `Ñu9 \vís½ c ge`Ñ  
 [YsÚw-v`ín@u- \_e„± cy`• kue¶[Za{,i)ua ííw¾b si véZ]„EZ<sup>a</sup>ua kue¶fl kmkqu)  
 fl flv fEb Za{,i)uE sÝf&`[Yv]`o l1s½ uEfl kue¶uE v a±t- uabÑZa{,i)  
 uE Zéíiv a±`n@fEp a±`a±fl bP v l1\j pÉo uE o |Et- uat~n@~Éiü `íw-uE  
 [Éh•`s5uñ bP véZ]„EZ<sup>a</sup>uE s5uño Zé tñnÊn@~Éiü a±pÉiãZÍ bPu1 vrfVuíu)fl  
 €ý`Õfí`Ñ  
 v l1sõv [YsÚs½`• t½|Fuíu)fl Zât½`\_fw-`^...`íw-gi •ÙfUfEsùo`• s1`µb`Ñ  
 `Ñg¹ w-„sÚZa Zai)uE j |E •w-uat~Z±,zuE wŠw±u1ñfEsù f1t•fl Z<sup>a</sup>t• cy`  
 `• p „Ev l1j pÊu)fl pÉfvfE\ tñfEsù €|...u f1t•fl Z<sup>a</sup>t•s½`• uagi •ÙfUfEsù

$Z_{\pm}, z f M p$  uu`Ñ  
 $[Ys\acute{U}uE j \cdot t\ddot{n} \cdot w - , \text{ ` } f w [Ys\acute{U} \text{ ` } n^{TM} s^2 [ \acute{E} h \cdot v \acute{e} i \acute{e} u E Z^{TM} Z \acute{e} k m \text{ ` } \acute{a} \text{ ` } f u 1 Y \acute{y} s 5 f E s \acute{U}$   
 $a \acute{E} p \acute{E} s \frac{1}{2} n^{TM} s^2 u a p \acute{E} f v b p u a \pm f J v f l \text{ ` } \ddot{N}$   
 $v l 1 n^{TM} s^2 u E p \acute{E} f v u ) f l a \pm f l b b v l 1 j p \acute{E} o u E \text{ ` } \text{ ` } s \frac{1}{2} u \text{ ` } s M Y \acute{I} b w - s 1 \text{ ` } \mu f E a \pm$   
 $f J [Ys\acute{U} u 1 v f E Z] ^ { \text{ ` } \text{ ` } u 1 j \acute{a} t 1 f M p u u \cdot v l 1 j p \acute{E} o u 1 o | E f M p u a \pm$   
 $f J [Ys\acute{U} u 1 v f l \text{ ` } \ddot{N}$   
 $w - v f E Z \acute{I} u \} f E \cdot [Ys\acute{U} Z^a Z \pm k m [ \acute{e} s \frac{1}{2} a \pm f l Y \acute{I} u u \cdot Z^a \cdot s \frac{1}{2} \cdot [ \acute{a} a \pm f l g i Z^a Z \pm o u )$   
 $f l f l \text{ ` } \ddot{N} \text{ ` } \ddot{N} g^1 Z o b a \pm f l \cdot Y \acute{I} [ \ddot{o} u \acute{I} [Ys\acute{U} s \frac{1}{2} o v t e f E Z \acute{I} Z o b w - s 1 \text{ ` } \mu f l Z \pm$   
 $, , z a \pm f l u e Z^a \cdot s \frac{1}{2} \cdot [Ys\acute{U} s \frac{1}{2} \cdot \acute{U} f U p \acute{E} \sim \text{ ` } \ddot{N} u u \text{ ` } \ddot{N}$   
 $[Ys\acute{U} u E , , \sim \acute{E} \cdot v l 1 n^{TM} s^2 p \acute{E} f v p \acute{E} Y \acute{I} [ \ddot{o} u \acute{I} , , u u \acute{I} u e \bullet \bullet w - u a t - u a b p u a \pm f J v$   
 $f l \text{ ` } \ddot{N}$   
 $[Ys\acute{U} u E Z^a Z \pm o u - t \frac{1}{2} | F u \acute{I} u ) f l a \pm f l g i \text{ ` } v \acute{I} u ) f l f E b w - u \acute{I} Z^a Z \pm o u 1 \text{ ` } v \acute{I} u ) f l$   
 $f M Z^a \cdot s \frac{1}{2} \cdot Y \acute{I} [ \ddot{o} u \acute{I} w \text{ ` } o u E , , \sim \acute{E} f l o [ a Z \acute{I} u a p \acute{U} f E w - s 7 a \pm f J v f l \text{ ` } \ddot{N}$   
 $\bullet \bullet w - u E w - u \acute{I} Z^a Z \pm o b p u 1 Z^a Z \pm o u ) f l f E s \acute{U} k u Y \acute{I} f ) f l Z^a \cdot g i v t e f E Z \acute{I} \cdot Z^a Z \pm o$   
 $u a Z a \{ , i \} s \frac{1}{2} u \acute{I} z \ddot{o} b w - s 7 a \pm f J f l \text{ ` } \ddot{N}$   
 $\text{ ` } \acute{I} n \text{ ` } [Ys\acute{U} u 1 [Y , , z f M c 9 s \frac{1}{2} \cdot \text{ ` } \acute{a} e f a [Ys\acute{U} u E n \acute{E} , , l y b p u 1 f U \acute{A} Z \acute{I} f f l \text{ ` } \ddot{N}$   
 $a \pm p \acute{E} , , E Z^a v l 1 s \ddot{o} v [Ys\acute{U} u E j \cdot t\ddot{n} \cdot t \frac{1}{2} | F u \acute{I} u ) f l Y \acute{I} [Y \text{ ` } \ddot{O} t \ddot{n} f l , , z v f E h ] \bullet \bullet w - u E$   
 $Z \acute{I} a \pm u a t - u ) f l f 1 t \cdot f l Z \acute{a} Y \acute{n} u 1 , , B j \acute{a} f M p u u \cdot [ \acute{E} h \cdot u a n \text{ ` } o u ) f l f l \text{ ` } \ddot{N}$   
 $\text{ ` } z \ddot{o} v ] n^{TM} k q o Z \cdot Z \acute{e} v \acute{e} Z ] , E Z^a Z o n^{TM} s^2 Z \acute{e} v \acute{e} \sim \acute{E} u^{TM} Z j n^{TM} s^2 \acute{I} n \text{ ` } w - s \acute{U} s \frac{1}{2} h \cdot b = f a \text{ ` } \acute{a} e f E$   
 $\text{ ` } \cdot Z^a \cdot s \frac{1}{2} \cdot n^{TM} s^2 u E o Z - \text{ ` } \acute{e} \text{ ` } o Z \acute{e} w - s \acute{U} s \acute{U} Z a u 1 b p u 1 Y \acute{y} s 5 f E s \acute{U} k q g E f E b \text{ ` } \acute{N} u 9 Y \acute{I}$   
 $, , \% s \frac{1}{2} f a \text{ ` } \acute{a} e f E \cdot Z^a \cdot s \frac{1}{2} \cdot t \cdot o u \acute{I} u ) f l v \acute{e} Z ] , E Z^a Z o n^{TM} s^2 [Ys\acute{U} u ) f l k q g E g i Z m \bullet \bullet f l$   
 $\text{ ` } \ddot{N}$   
 $n \text{ ` } p t | U p w - s \acute{U} b b u \acute{n} h a g \acute{N} p j p \acute{E} u ) f l p \acute{E} [ \ddot{o} \dots u n^{TM} s^2 p \acute{E} f v u a f 1 t \cdot f l w - s \acute{U}$   
 $\text{ ` } \acute{I} n \text{ ` } [Ys\acute{U} \wedge ; [ Z Z \acute{a} u w - l 1 u u a g \gg s 1 Z ] v \acute{e} v \acute{e} i \acute{e} u E u^{TM} v z s \frac{1}{2} p \acute{N} w \mu u \acute{I} u e a \pm t - u a b$   
 $\text{ ` } \cdot w - s \acute{U}$   
 $v l 1 j p \acute{E} o b p s \frac{1}{2} [ Z Y \acute{I} ^ { \text{ ` } \text{ ` } \dots w - j u ) | E \acute{O} z i u E u^{TM} v u a \text{ ` } \text{ ` } u r b s j s i n^{TM} s^2 p \acute{E} f v u a \acute{I}$   
 $\text{ ` } f l w - s \acute{U}$   
 $v \acute{e} i \acute{e} u E o y b \acute{E} p v \acute{I} u a \wedge s 1 Z \acute{I} g^{TM} z \dots k q j p \acute{E} u ) f l n^{TM} s^2 p \acute{E} f v u a s i f \text{ ` } \text{ ` } \acute{N} Z \acute{I} \acute{e} y \text{ ` } \ddot{O} b \text{ ` } \cdot w - s \acute{U}$   
 $v \acute{e} i \acute{e} u E v l 1 n^{TM} s^2 p \acute{E} f v t , [ Y Y \acute{I} \wedge Z ] ^ { \text{ ` } \text{ ` } \dots v \acute{e} \sim \acute{E} u^{TM} Z j n^{TM} s^2 u 1 \{ \cdot w \pm f E s \acute{I} u \} ^ { \text{ ` } \text{ ` } \dots u \text{ ` } Y \acute{n}$   
 $j | E b w - s \acute{U} u ) f l p \acute{E} [ \ddot{o} \dots u n^{TM} s^2 p \acute{E} f v u a f 1 t \cdot f l w - s \acute{U}$   
 $v \acute{e} Z ] , E Z^a Z o n^{TM} s^2 i \ddot{u} v \acute{e} \sim \acute{E} u^{TM} Z j n^{TM} s^2 \acute{I} n \text{ ` } w - s \acute{U} s \frac{1}{2} f a \text{ ` } \acute{a} e f E \cdot Z^a \cdot s \frac{1}{2} \cdot v \acute{e} \sim \acute{E} u^{TM} Z a \{$

$n^{TM}s^2[Ys\acute{U}u]fl\ kqgEfMp\ s^3\tilde{N}$

### 제3절 정비예정구역의 개략적인 범위 표시

$\backslash j\acute{a}Z_{\pm},zs^{1/2}\cdot\ v\ l1s\ddot{o}v\ [Ys\acute{U}uE\ Z\ e\Phi u\acute{u}e\ j\cdot t\tilde{h}gi\ ,lp\acute{E}f\tilde{l}\tilde{N}$   
 $v\ l1s\ddot{o}v\ [Ys\acute{U}uE\ ,lp\acute{E}s^{1/2}\cdot\ a\pm p\acute{E}Z_{\pm},zua\cdot\acute{U}fUb\ \{,u\hat{i}\ \ \ \ \ \ uan@u\ddot{a}has^{1/2},lp\acute{E}fE$   
 $\cdot\ Zpu1\ t^{1/2}|Fu]fl\ fEZ\acute{I}\ \acute{a}fap\acute{E}uE[\acute{E}h\cdot\ i\ddot{u}\ s\ddot{o}v\ [Ys\acute{U}uE\ hau\acute{i}s^{1/2}\ c\ eio\ \{,z\ddot{t}u1\ v\}$   
 $v\ fM\ p\ \ u\tilde{u}\tilde{N}$   
 $v\ l1s\ddot{o}v\ [Ys\acute{U}u1\ ,lp\acute{E}fM\ c9\ n^{TM}s^2u\ ,\ u1\ v\acute{e}Z],EZ^aZ\ o\ n^{TM}s^2\ v\acute{e}\sim\acute{E}u^{TM}Z\ j\ n^{TM}s^2\ v\acute{e}\sim\acute{E}$   
 $u^{TM}Za\{,n^{TM}s^2\ a\pm p\acute{E},EZ^av\ l1n^{TM}s^2u1\ [Ykq\ ,lp\acute{E}f\tilde{l}\tilde{N}\ \ \tilde{N}g^1\ v\acute{e}Z],EZ^aZ\ o\ n^{TM}s^2\ s\ddot{o}v\ [Y$   
 $s\acute{U}Z\acute{e}v\sim\acute{E}u^{TM}Z\ j\ n^{TM}s^2s\ddot{o}v\ [Ys\acute{U}u-\ [YkqfEs\acute{U},lp\acute{E}fEw-\ s7u1\ p\ a\pm\ \ u\tilde{u}\tilde{N}$   
 $kmw-\ g^1\ \%gi\ z\ddot{o}Z\acute{e}fE\cdot\ v\ l1s\ddot{o}v\ [Ys\acute{U}u-\ Z\ e\Phi u\acute{u}e\ j\cdot t\tilde{h}gi\ ,lp\acute{E}fE\cdot\ Zp\ tes^{1/2}\ Za\cdot^{1/2}$   
 $u\ \acute{t}\sim u\acute{i}gM\ b\mathbb{P}\ Z\ j\ [\acute{E}h\cdot t-\ \ Z\ j\ p\acute{E}\backslash gi\ v\ fEh]\ kmw-\ g^1\ \% uafEuEv\ l1[Ys\acute{U}u-$   
 $j\cdot t\tilde{h}gi\ o\ v\ fE\backslash\ j\acute{a}\tilde{N}\cdot\ vy,lflo\ \ [a\ \tilde{t}\tilde{h}|Egi\ ,lp\acute{E}fEZ\acute{I}\ Z\ j\ [\acute{E}h\cdot\ bpu1,l\ f\tilde{l}\tilde{N}$

### 제4절 도심기능의 활성화 및 도심공동화 방지 방안

$\backslash j\acute{a}Z_{\pm},z\ \ p\ g^ap\acute{E}\ \tilde{N}u9\ n^{TM}fZu\mathbb{Z}\acute{I}f\ fEs\acute{U}\ a\pm p\acute{U}\ ,lo\ ,AZ_{\pm},zu1\ \ p\ g^af\tilde{l}\tilde{N}$   
 $a\pm p\acute{U},EZ^auEw\mu u\hat{i}\ f'n@Z\acute{e}\ i\%,Au\hat{i}\ \tilde{N}s\sim o\ j\acute{a}u\tilde{n}$   
 $n\cdot s^A\ j\ \ [Y\{,u1\ \cdot\Phi f\ l\ a\pm p\acute{E}Z^au@f\ Z\ ,A$   
 $j\acute{a}u\check{Z}\tilde{N}s\sim f\ l\ a\pm p\acute{E}p\ t\cdot uE\ \{-v^{\wedge}$   
 $v\acute{e}j-\ ,EZ^au1\ Z\acute{I}f\ f\ l\ \ ,EZ^a\ l\ ,Au\hat{i}\ \ Z\ j$   
 $j\acute{a}f\{vu\}\ t\cdot o\ \ a\mathbb{E}o\ z\ldots g^{TM}$   
 $ue[Y\ i\ddot{u}\ v\acute{e}Z]\backslash\ \ \ Y\acute{o}y\{f\ l\ s\grave{i}\ b\cdot\ a\pm p\acute{U}\ Z\acute{a}a\mathbb{E},Aw-s\acute{U}s^{1/2}\acute{I}fEs\acute{U}\ a\pm p\acute{U}km,\ lo\ ,A\ j$   
 $s5Z\acute{e}\ s\acute{Y}Z_{\pm}fEs\acute{U}\ Z\acute{a}a\mathbb{E},A\ j\ w-\ \acute{I}z2u1\ \ p\ g^afM\ p\ \ u\tilde{u}\tilde{N}$   
 $uEZ\acute{a}a\mathbb{E},A\ j\ w-\ \acute{I}z2s^{1/2}\cdot\ \tilde{N}u9uEn^{TM}fZs^{1/2}\acute{I}f\ l\ v\}n^{TM}t-\ j\ f'\ \ v\ p\acute{E}Y\acute{I}\ \cdot\acute{U}fUb$   
 $s\grave{i}si\ \ f\tilde{l}\tilde{N}$   
 $a\pm p\acute{U}\ i\ddot{u}\ ueupv\acute{e}Z\}w-uE\ v\acute{e}Z\}p\tilde{N}\sim\acute{E}t-\ Z\}v\acute{e}u\}\ \ \epsilon\{o\ \epsilon\grave{u}s2$   
 $Y\acute{I}\ a\pm p\acute{U}kmu\mathbb{E}ie[Y\acute{Y}\acute{o}y\ f\tilde{h},V$   
 $\wedge\ldots\ v\acute{e}Z\}w-uE\ o\acute{I}\cdot\acute{a}Z^af'$   
 $\tilde{N}\ \sim-\ t\sim a\pm fluE\ u\tilde{n},En^{TM}f-$

ei Z]véu}uE n<sup>TM</sup>„yZ<sup>av</sup> uî €|o  
 gµ Z]véuau t- Z]vé g<sup>1v</sup>^a±  
 j Z±ozZ]vé uEf'  
 a±pÙvéZ]uEu w-t- „Bjági tñf| v z2j f' v pÉ  
 Yí p g<sup>a</sup>b s| uu• ZâaÆ„Aj w-`íz2uE i%v uý iü Z o j f' a±{‰  
 ^... ueup véZ]w-sÚs½`ífl t-a±Zíg<sup>TM</sup>j s5  
 `Ñ a±pÙvéZ]„Bjá iü u w-gi tñf| a±pÉ Z±„zuî v||E  
 a±pÙZâaÆ„Áz2ua f1t•f| w-sÚs½`ífEsÙ Z j u a±gi tñfEsÙ j±a±uE [YsÚ véZ]  
 jâfV uEi!„A[YsÚ véZ]jâfV [yu' [YsÚ bP u1w-v fEZ]^... n@tñZ±„zs½zo fµt-fE•  
 j•tñs½zo t-uîgM |"p iü \_ua bPu1 t1„AfEsÙ fµt-fM p uu`Ñ

## 제5절 주거지 관리 계획

véZ]w- Zíg<sup>TM</sup>ei fUu- véZ]w- „lo „At- kue¶„A j w-gi tñf| `æfaw-sÚ véié `Özi  
 w-j u||E`Özi bPuEi)g<sup>TM</sup>uî iü l1i)g<sup>TM</sup>uî „laÆu1 g½fEh] véZ]w- Zíg<sup>TM</sup>Z±„zu- uagi  
 tñf| Z±„zu1 g½f|`Ñ  
 ※ i)g<sup>TM</sup>uîue véZ]w- Zíg<sup>TM</sup>„laÆu-fa`æw-sÚuE)g<sup>TM</sup>uî „EZ<sup>a</sup>uE Z o u1 •¢fa véZ]„EZ<sup>a</sup>u1  
 Z o fEZÍ „lo „AfE• „laÆu)fl gµu1 Zât½Yí¶\ ZÖh-]0\% g½bÑ\ `áu's³sM\  
 pōw-Zât½g½bÑ\ bPZéZ u- „laÆu1 •ÜfUf|`Ñ  
 ※ l1i)g<sup>TM</sup>uîue véZ]w- Zíg<sup>TM</sup>„laÆu-fa`æw-sÚuEn<sup>TM</sup>„yZ<sup>av</sup> uî „EZ<sup>a</sup>u1 Z o fE\ tñf|  
 „laÆu)fl l5ZÑi%v gi faZ•fE\ tñfa oybÊt½uEZ j w@s²[=u {Ös²v jáo)• Zâ  
 aÆ~@s1o l1p' zšoy\_1„ñfl[æ• u}t½j j•„laÆ bPu1 g½f|`Ñ  
 véZ]w- „lo „A iü kue¶„A j w-gi tñfEsÙ a±pÉuE€|o s½ gĚ• véZ]w- Zíg<sup>TM</sup>Z±„zu1  
 p g<sup>a</sup>fEsÙsi fEh] gÑ\_1véZ]w-Zíg<sup>TM</sup>„•Zés½`ífl •¶Yígi fEa±J fEsÙ \_1 gµ`Ñ\  
 jâZ±„zuE ~-`æo sÙkmZm••pÉj síf|`Ñ

## 제6절 공공과 민간의 역할

ZâZâs½• [ZYí`w-j u)||E`ÖziYí fa`æb h] iéYñs½• véié`v]fV pÉZâs²zi`v  
 l1n<sup>TM</sup>s²uñi%Zíg<sup>TM</sup>u)cý• pÉié`Özi bPua fa`æb ZÍ w-j Zân<sup>TM</sup>`vé-ÊZân<sup>TM</sup>bP Zâ\ s²  
 u- s~ kmi%s½Ñ fa`æf|`Ñ

ZâZâu- Z±,zp gª bP fvw s²i! v]fVuqt¹/² iü v]fVt¹/² [=u w-sÚuEvéZ],EZªZ o Zé  
 „lo „Agi tñfI véié iü a±pÉZíf pÉié`Öz;uE w-t¹/² ZÍZ±j,f& `jâZ±,z iü v l1  
 Z±,zs¹/² uífVfEZyn™s²ua{•w±b ZÍ uu`• w-s¹/²`ífl Zíg™`Yýa² bPuEj j,u)fl z%  
 sÚfEZÍiéYñu- o Z± pÉZâ u}[õw-t¹/²Zé v l1n™s²j s¹/²o uE u]j uíue véZ],EZªZ o  
 u1 tñfI „laÆ bPuEsÚfMu1p fvfI`Ñ  
 \jâZ±,zs¹/²`• f1t•fI Zªt• v l1sõv[YsÚj±fl ZâZâZéiéYñuE sÚfMu1o v fM p  
 uu`Ñ €!...u v l1sõv[YsÚ w-v pÉ j, v v]v fZv „% v „% v „% v „%s¹/² fa  
 `æfEZ]^...îÖtñ [YsÚue Zªt• Z j v fI[YsÚue Zªt• cy`• s5uñs¹/²i%v Yí uusi pÉ  
 [ö...un™s²pÉfvuaf1t•fI [YsÚ bps¹/²`• ZâZâEz% sÚgi t•o uíu)fl Zíf fI`Ñ  
 \jâZ±,zs¹/²`• v l1sõv[YsÚj±fl v l1\j pÉo o |E bPuEZâZâEz% sÚj•tñgi fU  
 VÅ o v fM p uu`Ñ  
 \jâZ±,zs¹/²`• w-sÚvéiéuE véZ],EZªZ o u1 tñfI u]j uí \_ef u1 ZâZâuaw-t¹/²fE`•  
 j s5u1 •ÚfUfI`Ñ

## 제7절 정비사업에 필요한 자원 조달에 관한 사항

\jâZ±,z p gªpÉ Z±,z\ Yñs¹/² j nÊfM u™v p t•t- u™t¹/²v]`ÚZ±,zu1p gªfI`Ñ  
 u™v p t•`• ZéZ]s¹/²pÉfvb v l1n™s²s¹/² € urb u™v ZéZ±,zvpuE v l1n™s²u1 [éZ]  
 fl n™s²u „ iü v l1sõv[YsÚj±fl {•v fI`Ñ  
 u™t¹/²v]`ÚZ±,zu- v l1n™s²Zé Zíf fEsÚ j v Yí`fI sõn•Zé uígª Yí`fI a±pÉ`vé  
 Z],EZªv l1 \[õu1 vppÚu)fl {•v fEh] v o&~ j pÊ iü iéYñu)jâu1 u |EfE`• u™  
 t¹/²Z±,zu1 •ÚfUfMp uu`Ñ  
 j v Yí`fI sõn•u- v l1n™s²Zé Zíf fEsÚ Zé\_1a±s¹/²j v b [Zl1 `[=kmo%` w-j  
 l1uE j-„A{•uagi Yýs5fEsÚ{•v fI`Ñ  
 a±pÉ`véZ],EZªv l1\ [õu- \[õuE t¹/²z%uab`• a±pÉZ±,zo%Z j km`á[õ v l1[Y  
 sÚ^;uE [ZZâu w- gÑYî í[õu1 [éZ]fl {•v fI`Ñ

## 제8절 단계별 추진계획

`ÖZ±± {•w±Z±,zu- t•o p tñ o v t¹/²|FZé `ÖZ±± pÉfvZ±,zua •ÚfUb s;si fI`Ñ  
 t•o p tñ o v t¹/²|Fs¹/²`• `Ñu9 Yí „%uEn™fZuq s;ib s;si fI`Ñ

$n@tñZ_{\pm,z}$  iü Zíf  $Z_{\pm,z}ZéuE$  kmfVo  
 $a_{\pm}pÉ\`uE$  Z o „•Zé  
 $véZ]nÊ„l$  wµuEZ o „•Zé  
 $véiéuE$   $n^{TM}S^2\{•w_{\pm}uEw-$   
 $v$  l1sõv [ $YsÚ^i$  Z]véu}vp Yít cý• ••w-oyu u}uE l1vp  
 $u^{TM}f$ abPua.j nÊfM t•f Yí uus;  $n^{TM}S^2pÉfvuapÉ[ö...ut•[Yb\`•$  w-sÚ  
 $\`ÖZ_{\pm\pm}$  pÉfvZ $_{\pm,zu-}$  Yî  $\`ÖZ_{\pm}uE\{e¶uE$  j•tñ iü véiébÑuE  $n^{TM}S^2\{•w_{\pm}uEw-s^{1/2}eio$   
 $p$  v ua Yî`fE`Ñ  
 $\`ÖZ_{\pm\pm}$  pÉfvZ $_{\pm,zs^{1/2}\`•}$  v l1sõv [ $YsÚ^j_{\pm}$  v l1Z $_{\pm,zuE}$  p g<sup>a</sup>pÉ\ gi •ÙfUfEZÍ v l1sõ  
 $v$  [ $YsÚs^{1/2}$  íf|  $n^{TM}S^2pÉ\`t-$   $n^{TM}S^2Yñu1$  hrpÉfEsÙn $^{TM}S^2s^{1/2}í|$  sō| Yî`o u1 \_sÙ  
 $w-sÚvéiébÑuEZ^av$  „laÆs $^{1/2}$  w-u'ua s<sup>3</sup>a±fJ f|`Ñ

## 제9절 사업지구내 거주민의 주거안정 대책

$v$  l1n $^{TM}S^2$  pÉfvu)fl uefEsÙuíoybÊ|ua Z]véfM p uu` uí!f| YíZ-uE vé~Êp Yí  
Yýoyb t•f Yí uu` Z<sup>at</sup>•  $n^{TM}S^2w-[Y^i$  Z]véiéuE véZ]s5v s $^{1/2}$  íf| íz2ua p g<sup>a</sup>b  
s;si f|`Ñ  
 $n^{TM}S^2w-[Y^i$  Z]véiéuaeí fUu- Yít vét- o%uru} iü [å aÆZ]Yív^u1 g $^{1/2}$ f|`Ñ  
véZ]s5v íz2u1 p g<sup>a</sup>fE\ tñfao`• pÉfvb v l1n $^{TM}S^2u$ )fl uef|  $n^{TM}S^2w-[Y^i$  Z]vé  
iéuE véZ]s $^{1/2}$  iå| sîf's $^{1/2}$  íf| v]n $^{TM}t-$  kqo u1 p fv f|`Ñ  
Z]véiéuE véZ]s $^{1/2}$  iå| sîf'uE v]n $^{TM}t-$  kqo u- Yî`f| `Ñu9 Yî „%uEn $^{TM}fZu1$ ÙfUf|  
`Ñ  
 $v$  l1n $^{TM}S^2pÉfv_{\pm}$  Z]véw-uE j„ApÑ~É iü [å uau  
 $v$  l1n $^{TM}S^2pÉfv_{\pm}$  véZ]l1uE j„ApÑ~É  
 $v$  l1n $^{TM}S^2pÉfv_{\pm}$  ue[é w-sÚ vé~ÊYíZ-iü uño%YíZ-uÊj„ApÑ~É iü j„At•ue  
véZ]„EZ<sup>a</sup>Z o n $^{TM}S^2$  cý• vé~Êu $^{TM}Z$  j n $^{TM}S^2u$ EpÉfvu)fl uefEsÙuavéfEZYb`• o%ur  
u}gi Zíf f|`Ñ  
véZ]„EZ<sup>a</sup>Z o n $^{TM}S^2ua^...$ vé~Êu $^{TM}Z$  j n $^{TM}S^2u$ EZ<sup>at</sup>• [ $YsÚuEo\%$ uru}gi tñf| uq`ívé~ÊZa  
o ua Yî`f| w- sÙkmgí €ý`ÖfEsÙv l1sõv [ $YsÚuE$  j•tñgi o v fM p uu`Ñ  
véZ]„EZ<sup>a</sup>Z o n $^{TM}S^2$  cý• vé~Êu $^{TM}Z$  j n $^{TM}S^2`ín@$ [ $YsÚs^{1/2}o\%$ uru}t- uq`ívé~Êu1 Zao fE  
\ Yí ZÑemf|Z<sup>at</sup>• ue[éuE uq`ívé~Ê „lt-sÙkm bPu1 Zm••fEsÙ`æfa véZ]„EZ<sup>a</sup>Z o

$n^{TM}s^2ua^{\wedge}..vé\sim\hat{E}u^{TM}Zjn^{TM}s^2Zés\acute{Y}Z\pm fEs\grave{U}\{w\pm fMp\ uuu)h\}uagi\ tñfEs\grave{U}\grave{O}Z\pm\pm\{\bullet$   
 $w\pm Z\pm,zu1\ v\}v\ fM\ p\ uu\grave{N}$   
 $o\%uru\}t- uq\grave{ivé}\sim\hat{E}u1\ Zao\ fM\ Z^{\alpha}t\bullet s^{1/2}\grave{}`\ o\%uru\}uE\ oyb\hat{E}p\ víu1\ Yýs5fEs\grave{U}uq\grave{ivé}\sim\hat{E}$   
 $Zao\ u1\ u\grave{I}\ae\ Zíf\ f\grave{I}\grave{N}$   
 $véZ\}„EZ^{\alpha}Z\ o\ n^{TM}s^2ua^{\wedge}... vé\sim\hat{E}u^{TM}Zjn^{TM}s^2u- o\%uru\} iü\ véiéuE\ véZ\}s5v\ u1\ tñfEs\grave{U}$   
 $p\ „Ev\ l1j\ p\hat{E}uE\ p\acute{E}fvu1\ Zíf\ f\grave{I}\grave{N}$   
 $\grave{I}\{Éh\bullet\ v\ l1n^{TM}s^2ua\ p\acute{E}fvb\ Z^{\alpha}t\bullet s^{1/2}\grave{}`\ \acute{æ}faw-s\acute{U}Z\}vé\ o\%uru\}\bullet\ i)fM\ ue\{éw-s\acute{U}\ uq$   
 $\grave{I}p\acute{E}u's^{1/2}\ i\grave{a}l\grave{E}\bullet\ s\grave{I}f'ua\ \sim Yi-fl\ véj-w-s\acute{U}\ uq\grave{I}p\acute{E}u'\ a\acute{E}f'\ b\pu1\ \epsilon\grave{u}s2fEs\grave{U}\grave{O}Z\pm\pm\{\bullet$   
 $w\pm Z\pm,z\ b\psi s^{1/2}j\ s\grave{I}fM\ p\ uu\grave{N}$   
 $\epsilon\grave{I}j\pm p\acute{E}u'\ \grave{Z}ps\acute{U}p\acute{E}u'\ \grave{p}\acute{E}u'u- a\pm p\acute{E}\ \grave{vé}Z\}„EZ^{\alpha}v\ l1\ [\grave{o}\ \ „B\acute{I}\ v\}o\ u1\ \{w\pm fEZ\acute{I}$   
 $t\circ u\grave{u}f\ o\%uru\}t- uq\grave{ivé}\sim\hat{E}\ Zao\ u1\ tñf\ u^{TM}v\ „Bjás^{1/2}\ \{lo\ uE\ \_ef\ f\grave{I}\grave{N}$

## 제10절 정비예정구역의 관리

$\backslash j\grave{a}Z\pm,zs^{1/2}\bullet\ v\ l1s\grave{o}v\ [Ys\acute{U}\ w-v\ ua,\pm\ v\ l1n^{TM}s^2ua\ z\ p\ b\backslash\ uñ\9w- v\ l1s\grave{o}v\ [Y$   
 $s\acute{U}uEkue\grave{I}\ „A\ j\ w-gi\ tñf\ \acute{I}z2u1\ p\ g^{\alpha}fM\ p\ uu\grave{N}$   
 $v\ l1s\grave{o}v\ [Ys\acute{U}\ w-v\ ua,\pm\ v\ l1n^{TM}s^2ua\ z\ p\ b\backslash\ uñ\9w-uE\ \backslash Yñua\ \%siw\mu\ Z^{\alpha}t\bullet\ Vv$   
 $l1s\grave{o}v\ [Ys\acute{U}Zíg^{TM}Z\pm,z\ Wu\}t\pm fl\ p\ g^{\alpha}fM\ p\ uu\grave{N}$

## 제11절 토지이용계획

$a\pm p\acute{E}j\pm\ \grave{w}-s\acute{U}j\pm\ \epsilon\grave{I}o\ iü\ urw-u\grave{I}ue\ u\bullet u^{TM}f\ [\grave{a}g^{TM}Z\acute{I}\ fñu^{TM}uE\bullet w-uat- n\textcircled{R}\ „VZé\bullet w-$   
 $uat-uE\ „u\ o\ iü\ véj- „EZ^{\alpha}ZéuE\ s\acute{Y}ozo\ b\pu1\ vrfVu\grave{u})fl\ j\ s\grave{I}f\ Z\pm,zuas\grave{U}si\ f\$   
 $\grave{N}$   
 $j,s^{1/2}\ c\ ei\ véZ\}„EZ^{\alpha}Z\ o\ n^{TM}s^2[Ys\acute{U}u)fl\ w-v\ Z\acute{I}p\acute{E}Y\acute{I}\ uuu1\ Z^{\alpha}t\bullet s^{1/2}\grave{}`\ \grave{A}[Z\bullet\bullet uE\ Z\pm$   
 $„z\ iü\ uat-s^{1/2}\ Z\acute{I}f\ j,gM\ \acute{A}b\psi\ Z\acute{I}f\ j,gM s^{1/2}a\pm\ ku[YfEZ\acute{I}\ v\ vruij\ véZ\}w-s\acute{U}\ Zâa\acute{E}vé$   
 $\sim\hat{E}Zao\ j\ p\hat{E}uE\ Z^{\alpha}t\bullet s^{1/2}\grave{}`\ v\ vruij\ véZ\}w-s\acute{U}\ u)fl\ Z\bullet v\ \grave{Z}\acute{I}p\acute{E}b\ Zpu)fl\ j\grave{a}\grave{N}\bullet\ \wedge\grave{I}$   
 $t-u1\ Yýs5fEs\grave{U}\}[\grave{a}\ [Ys\acute{U}s^{1/2}u\grave{I}fVf\ \bullet\bullet w-uat-Z\pm,zua\ p\ g^{\alpha}b\ p\ uua\pm f\ f\grave{I}\grave{N}$   
 $fE^{\wedge}...u\grave{E}\ l1s\grave{o}v\ [Ys\acute{U}ua\ uan\textcircled{R}uE\grave{t}-a\pm w-s\acute{U}\ s\grave{o}\ uij\ véZ\}w-s\acute{U}\ iü\ n\textcircled{R}s^2w-s\acute{U}\ s^{1/2}e$   
 $z^{1/2}uu\bullet\ Z^{\alpha}t\bullet\ v\ l1s\grave{o}v\ [Ys\acute{U}uE\ n^{TM}s^2u\ „\ Z\bullet v\ u- fñ\bullet\bullet w-uat- fñ\ „v\ iü\ f'\ „\pm\ a\pm p\acute{E}j$   
 $uñ\ j\ f'\ Y\acute{I}\ t-a\pm w-s\acute{U}uE\ hau\grave{I}\ b\pu1\ vrfVu\grave{u})fl\ Zm\bullet\bullet fEs\grave{U}Z\bullet v\ fEs\grave{U}si\ fEh\} Z\ j\acute{I}$

a±Z±,zu- Xt-a±w-sÚt-uîv YbPu1uît-fEsÙ Z±,zfMp uu`Ñ

- ※ Xt-a±w-sÚt-uîv Yeí fUu- t-a±w-sÚs½fa`æfE`• t-uîgMu1 uît-fE`• Zpu)flo n<sup>TM</sup>s²  
 `ín@YsÚUE uñz;hauîua %ou)flo uavp v vruij véZ]w-sÚhauîua %oua  
 ZÍ uij n@S²w-sÚ hauîua %oui Z<sup>at</sup>•uE Z j Yí`íia±`• \9w- uît-ua Yí`  
 ••fJ Z±,zfMp uuu9

예) (상업지역 660㎡×조례 허용용적률 800%) + (2종 주거지역 2,640㎡×조례 허용용적률 200%)

사업구역 전체면적(3,300㎡)

víZâs²w-sÚ^;s½ \_e,±`kue¶vé~Ê bPuaiíw¾fEsÙv l1Yí f1t•fl w-sÚbps½ `ífE  
 sÚ`• t-a±w-sÚs½[YsMb ua s³ua fñu<sup>TM</sup>uE•w-uat- fñ,VZé f',± a±pÉ j uñj f' iü  
 a±pÉ\jâZ±,z bPu1 vrfVuîu)fl Zíf fEsÙ n<sup>TM</sup>s²u,,u1 Z•v fE sÚsi fEh] a±pÉv  
 l1uE „u o bPu1 tñfEsÙ f1t•pÉ \_e,±kue¶vé~Ê ue[éuE Zâu'kmw- bPu1 •ÙfUfEsÙ  
 v l1sõv [YsÚu)fl Z±,zfMp uu`Ñ

v l1sõv [YsÚ^;s½ i%,Au<sup>TM</sup>^..xét•pÉo i) iü i%,Auî`nÊ~Éuîu)fl jávaYí[EYí ~]  
 w-sÚuEjá,,%`jávaúa f1t•fl Z<sup>at</sup>•s½`• v l1n<sup>TM</sup>s²pÉfv,± jávab p uua±fJ jávaw-  
 [YfluE w-v u1 Z±,zfEsÙsi fEh] sÚ-- Z<sup>a</sup>ZíuE já,%^...iâZíuE u w- }yuîfl „EZ<sup>av</sup>]  
 o iü ••w-uE Zíá±uat-u1 tñfl Za{i)uE \_uagi v flfEsÙsi fMf1t•Yí uu`ÑZí ue  
 v b`• Z<sup>at</sup>• bps½`• Zíá±w-[Y cý• Z<sup>a</sup>Zíw-[Y bPuEt-a±w-[Y w-v u1 Z±,zfEsÙsi  
 fl`Ñ

## 제12절 정비기반시설계획 및 공동이용시설설치계획

v l1\j pÉo Z±,zuaci fUu- a±fl n@fEp a± Zât½ Zât-véz u' Zâa/E[Y\_fw- fEz%  
 ZâZâZâw- o yj t-p pÉo l1n@`í)f)pÉo Yíp'Zâ[öpÉo bps½Zífl Z±,zu1 g½fI`Ñ  
 a±pÉ\jâZ±,z bP Zíf n@tñZ±,zn@uE\j pÉo Z±,z iü Zâ[öz...g<sup>TM</sup>pÉo Z±,bPu1  
 j sífEsÙ uífVfEZY p g<sup>a</sup>fEsÙsi fEh] a±pÉZ±,zpÉo uEo |E iü [Éh•Z•v \ví bP  
 u- À[Z••uE Z±,z iü uat-s½Zífl j,gM Ás½ uEfl Xa±pÉZ±,zpÉo uE•v `[YV] iü  
 o |E\ vís½ Zífl [É|F Ys½uífVfEZY Z±,zfI`Ñ

v l1\j pÉo Z±,zu- \vauE \j pÉo [Éh•gi ••`ífl véj-w-sÚu1 •ÙfUfE`• ZpsÚ  
 uî p t•v s½ uEfl ZâYñuî j•tñt- f',±uE ••w-uat-Z±,z iü [=•ΦZ±,z Za{Z±,z  
 bP Zíf Z±,zu1 vrfVuîu)fl Zíf fEsÙ Z±,zfEsÙsi fEh] Àa±pÉZât½iü \_fw- bps½

Zífl j,gM ÁbpuE Zíf Zj±,f&s½ uífVfEZY p g<sup>a</sup>fl`Ñ

uiv [Éh• uan@uEv l1\j pÉo bP ZâZât-w-`• a±pÉuñz;s½uîv j|Eb p uua±  
fJ fEsÛsi fEh] Zju,, iü ía±Z±,z bPZésYZ±fEsÛa±pÉ,,EZ<sup>a</sup>v]o u a±p`Öu)  
fl „lt-b p uua±fJ fl`Ñ

v l1n<sup>TM</sup>s²u)fl uefEsÛíá±Yí fñu<sup>TM</sup>jà`Ñfñuí...u`...s;^• Zpua sôn@b`• Z<sup>at</sup>• cý`•  
a±fl iü Zât½bpuEv l1\j pÉo ua kmv^fl Z<sup>at</sup>•s½`• \j pÉo bPs½ífl „B`ij s5  
ua Z±,zb s;si fl`Ñ

s½e ei v l1\j pÉo bpu1 Z±,zfl Z<sup>at</sup>•flo ZâZât-w-s½`ífl km`áua f1  
t•fl Z<sup>at</sup>•`• p t-ue[Y Za{sYhauî bpu1\víu)fl Yî v l1sõv [YsÚj±fl „•¶o  
uuZy jkqfl`Ñ cýfl v l1\j pÉo uE Zjfl fñuífl uaubua j nÊb`• v l1sõv  
[YsÚua uuu1 Z<sup>at</sup>•`• [å½ n@u>fE`• km`áu1 [å [YsÚs½w-t¥ p uu`Ñ

v l1\j pÉo Z±,zpÉ véiéua ZâaÆu)fl uat-fE`• \_mua• iü gmu1,yZí ZâaÆu~s²  
u' ~@s1oy Z<sup>at</sup>fl`æ ZâaÆ[Yéyu' o%~@u' bPvéiéZâaÆuat-pÉo u1Z±,zfM f1t•Yí uu  
`• Z<sup>at</sup>•s½`• fUÅ Z±,zfl`Ñ

•Ú iâ• uan@uEvéYño a±fls½ upfE`• v l1sõv [YsÚuE Z<sup>at</sup>• w±{%oura±fl Z±,z  
u1 p g<sup>a</sup>fE`• Zpua jeyw@fEh] kmw-hauî g¹ v ZPiâ• uan@uEv l1[YsÚs½`ífE  
sÛ• Zeçuíue v l1\j pÉo o|EZ±,zu1 p g<sup>a</sup>fE`• Zpua jeyw@fE`Ñ

### 제13절 교통계획

a±pÉ\jâZ±,zuE ^|t-u1 [Yzi,,AfEsÛ ZpsÚ[=•¢ iü w-sÚ[=•¢s½`ífl [=•¢ z;Z±gi  
[Yn@fEZí fñu<sup>TM</sup>uE•w-uat-fñ,VZé f',± v l1n<sup>TM</sup>s² pÉfvpÉuE[=•¢e¶ bpu1 haií...u  
kqo fEsÛ [=•¢Z±,zu1 p g<sup>a</sup>fl`Ñ

v l1n<sup>TM</sup>s² pÉfvs½x ge [=•¢e¶ wŠYí bP f',± •w-uat-Z±,zs½ kmfVb Zí véj-w-sÚ  
uE [=•¢e¶Zé a±flt-e¶ bP véj-Yño [=•¢z;Z±t- sYZ±b YíflgÊ Z±,zua p g<sup>a</sup>b s;  
si fl`Ñ

v l1sõv [YsÚu1 •ÙfUfl ue[éw-sÚs½`ífEsÛ• a±pÉ^i [=•¢fñ,Vu1 kqo fEZí a±  
pÉ^i [=•¢n@,,Vua {Ösjfl Z<sup>at</sup>•s½`• f',± v l1sõv [YsÚZj pÉ Z o b p uua±fJ  
Z o j s5u1 v pÉf`Ñ

v l1sõv [YsÚua w¾vpb Z]^...í[Éh• v l1sõv [YsÚuE w-v ua sôn@b`• Z<sup>at</sup>•s½`•  
f',±uE Zj ía± bpu1 Yýs5fl [=•¢sîf' bpu1 €ùs2fEsÛa±pÉ\jâZ±,z iü a±pÉZí

g<sup>TM</sup>Z±,zn@uE±fI [=•¢Z±,zbPZé sÝZ±fEsÙZm••fEZÍ v lIsöv [YsÚZé upfEZÍ uu  
 `• a±fI•Út½ua Àvé~ÊZao\ví bPs½ZÍfI [Év Án@uE w±ura±fI •Út½s½iã`Üb`•  
 Z±•• j,n@ w±ura±fIYÍ „Bjáb p uu` j s5u1 v pÉfI`Ñ

#### 제14절 환경계획

jâ w-|Un@uE„EZªZ±,zuaeI fUu- \_fw- `v]Zª` s½^õw-Zâ[ö`•½\i)z...g<sup>TM</sup> bPs½ZÍ  
 fI Z±,zu1 g½fI`Ñ  
 \_fw-zìZ± Z±,zu- a±pÉ uñziUE ZpsÚ[yZé`ín@n<sup>TM</sup>s²[YsÚj± sÙYíZâYñZ±,zbP nÊ„I  
 [yuE \_fw-zìZ±Yí n@„%sÝZ±b a±fJ Z±,z fI`Ñ  
 Zât½`\_fw-{u- véj-s½ urw-fI \va a±pÉZ±,zZât½iü \_fw-ZâYñbbPZésÝZ±b p  
 uua±fJ Z±,zfEsÜsi fI`Ñ  
 a±pÉuñzi s½`ífi a±pÉZíg<sup>TM</sup>zìZ±gi p gªfUu)flo u}t½uõsjuíue s½^õw-iü •½\i)  
 z...g<sup>TM</sup>Z±,zbPua [Y{,b p uua±fJ fI`Ñ  
 v lIsöv [YsÚu1 •ÚfUfI ue[é [ég•nÊ„Ily^s½ \va a±pÉZíg<sup>TM</sup>Z±,zs½uEfi Zât½  
 iü \_fw- bPuas³Z]^... kmv^fi Zª•s½`• f'„± v lIZ±,zp gªpÉ uîv [Éh•uE Zât½`\_f  
 w-`v]Zª bP „EZªZ±,zua j sîb p uua±fJ Z o s5u1 v pÉfM p uu`Ñ

#### 제15절 사회복지 및 주민문화 시설 등의 설치 계획

n<sup>TM</sup>,yjâw-pÉo iü véiéi%,ApÉo bPuEo |EZ±,zuaeI fUu- j, v v]v fZ [Év s½  
 uEfi Xv l1\j pÉo YZé v fZs½c ge XZâaÆuat-pÉobPu1v tefI vét• ZâZâpÉo  
 iü nÊ„I•¥ubpÉo uafE ZâZâ`•¥ubpÉo bPuEo |EZ±,zu1 g½fI`Ñ  
 ZâZâ`•¥ubpÉo uaem \jâuíu)fi`• w-sÚvéiébn½Zyo l1p'gi v ZâfE`• i)g<sup>TM</sup>uî  
 ue pÉo flo véiébn½uE nÊ„I•¥ubu1 a±h•fUZé aÆpÉs'ZâZâuEjâg<sup>TM</sup>wŠw±u1ñfi pÉ  
 o u1 g½fEh] [=u pÉo `ZâZâšn<sup>TM</sup>`a±o Zí`i%,ApÉo`n<sup>TM</sup>,yjâw-pÉo`vr[=pÉ  
 o`uEf'pÉo`ÉygñpÉo`tjaÆpÉo bPuauas½•ÚfUb p uu`Ñ  
 ZâZâ`•¥ubpÉo bPuEo |EZ±,zu- a±pÉjâZ±,zp gªw-|Us½c ge Àn<sup>TM</sup>,y`i%,A  
 ZjZ±,z Á iü a±pÉZíg<sup>TM</sup>Z±,zp gªw-|Us½c ge ÀZâZâ`i%,Azju pÉo Z±,z ÁbPuE  
 j•tñs½ vífEsÙ p gªfI`Ñ  
 pÉo uE vrgE iü [Éh•uE Z±,zu- Zj ua,± { Z]véo%í m½s1`mei u urue[Y bPu1

Zíf fasi fEh] pÉo s½ ífl n™t-u}bÑuEuepÉZéup[éo vé uat-u}uE €lo bPu1  
 Zíf fEsÙ pÉo uE uiv jkq iü urw- Z±,zu1 •ÙfUfEa±fJ fìÑ  
 \jâZ±,z p gªpÉ ZâZâ`•¥ubpÉo bPuEvrgeT- j•végi Àsîu s1 jáu j, Á À\_e  
 ue jâw-j, Á Àvé-ÊZao \ ví bps½Zífl [Év Ábps½ uifVfl j•tñ ^is½o sôpÉfE  
 b Zj ua,± { Z]véo%í iü u urue[Y bPu1 Zíf fEsÙ {loyfluE pvis½o t•[Y  
 b`• pÉo uE o |E\ ví bPu1sôpÉfEZÍ \~ ^...h%wªpÉo s½ ífao`• v l1Z±,z p  
 gªpÉ w-sÚz t½uE vrfVuîue Zm••fEs½•Yíuîufl f1t•fl ZâZâ`•¥ubpÉo bps½í  
 fa jáÑ [Yziûue Z±,z^it-u1 •ÙfUfMp uu`Ñ  
 n™,yjâw-pÉo uaemuij uîufl uñi%uîue n™,yjâw-o l1p'gi pÑpÉfE`•u'oygi g½  
 fE`• Zpu)flo v Zâb`• o l1p'uE j•tñ iü `ín@s½ c eio `Ñs~fEZYv uEb`Ñ vn  
 u- uEiâfl`• já,%Yí f1t•fl u}uE u ziuî`v píuî n@~És½l{•si jé c9 vé-Ês5s½  
 o u}f u)fl nÊ,,lfM p s³ÑZÍ €ýÕb c9 f1t•fl já,%gi fE`• [Y,,%pÉo `Z nÊpÉ  
 o `uEfjá,%pÉo bPuEpÉo u1 uEiâfEh] \_u- uEiâfl jáha vnu- uEiâuE n™,yjâ  
 w-pÉo s½n™,yjáfÅ Zâuîkmv] ZâvptñnÊ bPZéZíf b v a± iü pÉo u1 •ÙfUfE`• Z  
 \_=u)fl v uEfMp uu`Ñ

## 〈표〉 사회복지시설의 유형

| 근거 법                                                | 시설종류                                            |
|-----------------------------------------------------|-------------------------------------------------|
| Àn™,yjâw- n™s²j, Á                                  | vrfVn™,yjâw-Zíkme~ue`_ep uepÉo Z•fb<br>`flo)pÉo |
| À_eue jâw-j, Á                                      | _euejâw-pÉo                                     |
| Às1a/Ejâw-j, Á                                      | s1a/Ejâw-pÉo                                    |
| Àu'sMue jâw-j, Á                                    | u'sMuejâw-pÉo                                   |
| Àv pí jáZaj, Á                                      | v píjâZapÉo                                     |
| À[Zié\ zõ nÊ,,ljáu'j, Á                             | w-sÚu},lo)•                                     |
| À_zs;zù véiéuE jáZajâw- wŠw±u1ñfl €lj±j, Á          | jâfV_euejâw-pÉo                                 |
| Àfl kmh• Yív^w-t½j, Á                               | flkmh•u}jâw-pÉo                                 |
| Àsîu s1 jáu j, Á                                    | jáu pÉo                                         |
| Ào gÑgÑj w- iü f)fau} já,% bps½Zífl j,gM Á          | o gÑgÑf)faw-t½pÉo                               |
| Ào •Úf j•v±uE z...jy iü f)fau} já,% bps½Zífl j,gM Á | o •Úf f)fajá,%pÉo                               |
| ÀYív •Úf j w- iü f)fau} já,% bps½Zífl j,gM Á        | Yív •Úf já,%pÉo                                 |

Z±,zue[Yt- pÉuEu™v sÙZau1Yýs5fEsÙ~@s1oy u s1t½ s~flt½ h•u}jáZa iü já  
ZapÉo pÙpíu'sMu} p t-pÉo \_euejâw-pÉo w@s²,µf t½ bþ pÉo uE o |E iü tjsí  
Z±,zu1 p gªfI`Ñ

h•bí n™,yjâw-pÉo s½u'sMue iü \_esju}Yí pjZí •¥g™fEZuat-fM p uua±fJ fI  
`Ñ

uij uîu)fl n™,yjâw-pÉo vp vrfVjâw-Zí zšoy\_1,yZí u'sMu}jâw-o)• bþu- ua  
t-ua •¥g™fI vppÙw-sÚua^.[ég•Zât½ km[és½o |EfEZí p t-pÉo ue s~flt½ Zís1  
t½ iâs1pÉo bþu- véZ]w-t- kqg™b si uuu)hao „EZªZé tekmt-uE up[éo ua vxu-  
[ég•Zât½s½ o |EfI`Ñ

a±pÉuioybÊvéiéua w¾`Öuîu)fl Z]véfE• w-sÚu)flo véZ],EZªv l1n™s²ua t•[Y  
b`• w-sÚ bþ ~- w-sÚZé l1[=fEsÙ Yí[Yvé gËjyuaYí[Y iü •¥km`•¥h•Yí[Y bþ uE  
Zªv „laÆu)fl uefa u s1 iü \_euejá, %gi tñfI Zâuî w-t½ua aA t•[Yb`ÑZí €ý`Öb  
`• w-sÚs½ífao`• ~@s1oy`u s1t½`\_euevéYñjá, %oy bþuEo |EZ±,zs½ aA g»u-  
l1vpu1 bE p uu`Ñ

véiéuE v o fUs~Zé ZaZ iü sÙYíot-u1 tñfEsÙ cy`• pÉ`[]uE i%,Ao u1 f'n®  
pÉ~\ tñfEsÙ ue[YZ±,zs½ c ei pÉié„yZí`nÊ„lZéfFZí`[æu'`zju Zí`tjaÆu'  
bþs½Zífl j|EZ±,zu1 p gªfI`Ñ

a±o Zíu- w-sÚuE€'o Zé \`s½ c ei uîuõfI Z±sá„Agi a±h•fMp uua±fJ j|E  
fEb [Éh•Yí ~] a±o Zí cy`• jâZíu- a±pÙkms½EfEsÙ uat-u}uE up[éua t-ua fE  
Zí [å tñ|EYí pjZy „Bueb p uu`• u'oys½ a±pÉZíg™Z±,zu)fl j|EfEsÙsi fEh]  
[Éh•Yí u~u- a±o Zí cy`• kqZíu- `íkmkquE uat-u}Yí a±jáfl up[éfMp uua±fJ [é  
g•vé[Y DÃJ§ Ø cy`• w-sÚ`Ötñfl j|EfI`Ñ

## 제16절 건폐율, 용적률 등에 관한 건축물의 밀도계획

Za•½u` t-uîgM bþ Zj ía±`• v l1n™s²j± cy`• v l1sõv [YsÚj±fl n®flo u1 v  
fMp uuu)h] f1t•s½ c eio`• p Z uE v l1sõv [YsÚu1 i#sjo v fM p uu`Ñ  
Zj ía± o v pÉs½`• `Ñu9 n™fZuZÍf fEsÙ u~o fI`Ñ

a±pÉuEsÚn™`i%,Ajáuñ iü „It-

ZªZí iü u}sÝ„EZª já, %

vét•a±fluE [=•¢oy•¢ iü w-[Y^i a±pÉ\j pÉo v l1pÑ~É

•w-uat- iü t-a±w-sÚ w-v fñ,V  
w-[Y véj-uE Za{, iü a±pÉZ±,zn™s²  
Za•½u u- À[Z••uE Z±,z iü uat-s½ Zífl j,gM Á iü Z u- j, pÉfvf&s½zo [Év fl  
t-a±w-sÚs5s½zo uEZa•½u uît-\\ víZé a±pÉZ±,zv]f-Yí v fE` l1u uafEuEj•tñ  
^js½zo v fEb v l1[YsÚj± Yífl[YsÚj± o Z-Zé €lo s½ c ei Za•½u uEv]v ua f1  
t•fE`ÑZÍ €ýÖb`• Zª• j±a±uE [Év u1 b=s; Za•½u uE {loyfla± cy`• {l`ífla±  
gi [Év fM p uu`Ñ  
t-uîgMu- À[Z••uE Z±,z iü uat-s½ Zífl j,gM Á iü Z u- j, pÉfvf&s½zo [Év fl  
t-a±w-sÚs5s½zo uEt-uîu uît-\\ víZé a±pÉZ±,zv]f-Yí v fE` l1u uafEuEj•tñ  
^js½zo [YsÚj± €lo u1 jsîfEsÚ v fEb `Ñs~fl Zâubt•oy véZ]jâfV i%,ApÉo a±  
ur Yífl,EZª „lo „A sÚn™jáurñb uEuît-s½ c ge ueo)€Ýkùv a±uE „lt-ua Yí`fE  
a±fJ v fM p uu`Ñ  
Z j ía±`• Zâubt•oy véZ]jâfV i%,ApÉo a±ur Yífl,EZª „lo „A sÚn™jáurñb  
uE uît-s½ c ge ueo)€Ýkùv a±gi tjt-fE`• Zpua j eyw®fE`Ñ ua Zª• t-uîgMu- \  
vít-uîgMZé fUÅ ZâZ ZâYñu1v ZâfE`• Zª• {•Yífl t-uîgMu1 fµt-fE`• c9t- í  
w-uE uikmgi a±fl`Zât½ bPuEkmw-fl v ZâfE`• c9s½{•Yífl t-uîgMu1 kmsÚfE`•  
fµt-t-uîgMu1 v pÉfM p uu`Ñ  
ueo)€Ýkùv a±gi uît-fE\ tñfao`• ueo)€Ýkù uît-uE `ín® [YsÚ iü \ ví bP[Y  
zjuîue n™fZu1r\ fEsÚ v l1Z±,zp gªpÉ n™s²u}uE,)aµu1 zõe...fEws7a±fJ fl`Ñ  
Za{,i) \_uaZ±,zu- n™s²u „ iü [YsÚ€lo s½ c ei j±a±uE \_uaZ±,zua f1t•fE`Ñ  
ZÍ €ýÖb`• Zª• {ZÍ\_ua iü l"p bPu1[YsÚj±fl c fl w-v fM p uuu)h] f1t•  
fl Zª• [YsÚj± ZªZípÉi™eõuaoEbP {•Yíuîue \ zõu}f¹gi „lt-fEsÚ {ZÍ\_ua iü  
l"p gi v fM p uu`Ñ

## 제17절 역사적 유물 및 전통건축물의 보존 및 활용계획

v l1sõv [YsÚ iü ue[éuE sÚn™uîu i) iü uñ•Φuî Za{,i)s½ `ífEsÚ jáva iü  
v l1n™s²Zé Zífl „lt-Z±,zu1 o%t¹si fEh] uagi tñfao`• v l1sõv [YsÚ  
iü ue[éuE sÚn™uîu i) iü uñ•Φuî Za{,i)s½ `ífl {-pÑfl v]n™Yí o fvb  
s;si fl`Ñ

sõv w-[Y iü ue[éuE sÚn™uîu i) iü uñ•Φuî Za{,i)s½ `ífl „lt-Z±,zu- Yí`fE

ha`æfaa±pÉuEvét• i%,Au™t- véj-uE sÚn™uûi) iü uñ•¢uî Za{,i)u1 vrfVuûu)  
fl Zíf fEsÙ p gªf l`Ñ

## 제5장 계획수립의 절차

### 제1절 기본계획의 입안

\jãZ±,zuE urs5[yu}• €j±pÉu'`ZpsÚpÉu' cý• pÉu'u)fl f l`Ñ  
\jãZ±,zuE urs5u- Z±,zuE vrfVo Zé w¾4fvo u1,,BjáfE\ tñfEsÙ a±pÉZ±,zkmo iü  
\,z` sön•`w¾4fvkmo YñuE \lífl fpuEs¹¾EfEsÙ{•w±b p uua±fJ f l`Ñ  
\jãZ±,zuE urs5u- pÉuEZypÉÉý ue•\_ \$ „5•...uaw- Zíf pÉié`Öz; vé~Ê`Öw-bpuE  
ZypÉÉýiü j n®,y bps½,,jáfEsÙ véiébÑuE g»u- z% sÙgi u a±f l`Ñ  
\jãZ±,zu- \jãj f' bP { fM iü Yî v l1n™s² u „j±fl j±z2u)fl u~o fM p uu  
`Ñ

### 제2절 주민 등의 의견청취

u~o b \jãZ±,zs5s½ `ífEsÙ• Zíf kqsi uñi%Yít- véié`í,l iü Zíz± Zíua z%o  
fE` Zâzš,ygi Z {lfM p uu`Ñ  
ZífM pÉu'ua Zâzš,ygi Z {lfM c9s½` Zâzš,y Z {lsõv ui uiuñ\9w- `Ñu9 Yî,%  
uE n™fZuZypÉÉýiü ue•\_ \$ „5•...uaw-s½ZypÉfEZÍ`æfa pÉgi véb já[öw-sÚu)fl  
fE` uiYñpíi% s½ „y uan@ZâZÍf l`Ñ  
Zâzš,y Z {lh-uî  
Zâzš,y Z {l sõv uipÉ iü u'oy  
p gªfEZÍu} fE` \jãZ±,zuE Z t•  
\\~ f1t•fl n™fZ  
ZâeyZéj¾4fvfEsÙpíi%ZâZÍ uauñs½fa`æaÆu£ n®,yjá iü pÉs½zo j fvfE` „yjá  
s½Zyu™fEsùafazíZ±ue bPua ^ýg™s9 p uua±fJ „:jáf l`Ñ  
f1t•pÉ j oŽgÑz; 5 7 eic t iü píi% bP `Ñs~fl „:jáp `Öu1 uat-fEsÙ véié s½  
Zy ^ýg™s9f uafaZíZ±ue bpuE•Ú\_ u- uEZ™u1bÑu1p uua±fJ f l`Ñ  
f1t•fl Zªt•s½` Z±,zp gª zõ\`ÖZ±km• o i%v]n™ bpu1•¢fEsÙ véiéuEpÉu1 v]n™

fI`Ñ

Zâey`Zâzš,,y bps½v s5b uEZ™uvj|EZ•Zé iäv|En™u bP uEZ™zš{Œ•Zét•w-gi  
p!uepízšpÉ z•kmfI`Ñ

### 제3절 기본계획의 승인

€j±pÉu'`ZpsÚpÉu' cý• pÉu'u- urs5b \jâZ±,z s5 u1 uiuan® véiés½Zy Zâ  
eyfEZÍ w-j uE,,yuE uEZ™u1bÑu- „± ua Zâ• w-j uE,,y• €j±pÉu' ZpsÚpÉu' cý  
`• pÉu'ua \jâZ±,zu1 •fw-fl ^•km• ui ua^is½ uEZ™u1 pÉfEsÛsi fEh] uEZ™  
v pÉ s³ua uiua a±Zéfl Zâ• uauEYís³• Zpu)fl jâ`Ñ w-j a±pÉZ±,ztñt½,,yuE  
pÙuE `ia±pÉuEpÉu'ua s1`¹ pÉu'ua \jâZ±,zu1 p gª cý• j-ZªfE`• Zâ•s½`• v  
tefI`Ñ gi Zj|I`Ñ

`ia±pÉuE pÉu'ua s1`¹ pÉu'u- \jâZ±,zu1 p gª cý• j-Zª fl c9`• a±w-n™u1p!ue  
u1 s'sisi fEh] a±w-n™Yúagi p!uefUs½uusio`• w-j a±pÉZ±,ztñt½,,yuE pÙuEgi  
Zjz½si fI`Ñ `Ñg¹ sí v vjs½ fa`æfE`• \jâZ±,zuE Zâiâfl j-Zªn™fZu- j, v  
v]v fZs½ c ge véiéZâey`w-j uE,,y uEZ™zš{Œü w-j a±pÉZ±,ztñt½,,yuE pÙuEgi  
Zj|Ew- s1`µfEZÍ j-ZªfM p uu`Ñ

pÉu'ua a±w-n™s½Zy jâZ±,zuE p!uepízšpÉ `Ñu9 Yî,,%uEo gEt- a±hau1 z•kmfI`Ñ

\jâZ±,zp!ue pízšo Zâi%

\jâZ±,za±ha km

\jâZ±,zz2u} Yî km

\zõv|n™ u]f¹ iü Z±,zp gªu1 tñfl n•%o[éZ]s½ Zífl u]f¹w¾ Yî km

véiéuEZ™zš{Œo gE km

w-j uE,,yuEZ™o km

€j±pÉu'`ZpsÚpÉu' cý• a±w-n™• w-j a±pÉZ±,ztñt½,,yuE pÙuEgi Zj|E\ uñs½  
ZíZ±fw\ZíuE u'Zé fpuE ui^i uEZ™v pÉ fI`Ñ

a±w-n™• w-j a±pÉZ±,ztñt½,,yuE pÙuEt- ZíZ±fw\ZíuE u'ZéuE fpuEgi •fwEsÛ  
pÉu'ua pízšfl \jâZ±,zu1 p v jât1fEsÛ p!uefM p uu`Ñ

€j±pÉu'`ZpsÚpÉu' cý• pÉu'u- \jâZ±,zua p gªb c9s½`• \jâZ±,zuE t•w- iü  
sáeyu'oygi •ÙfUfEsÛagi w-zis³ua `æfaw-j u|E`ŒziuE Zâjás½ ZíPÉfEsÛsi fl  
`Ñ

€j±pÉu'`ZpsÚpÉu' cy• pÉu'u- \jâZ±,zu1 p g<sup>a</sup>fEZ]^...j-Z<sup>a</sup>fl c9s<sup>1/2</sup>• uE  
 ZÍpÉi%ZÉ\jâZ±,z z2u} iü \zõu}f<sup>l</sup> v]n<sup>TM</sup>w<sup>3/4</sup>ŷî kmgi z•kmfEsÙ[Z••fas~kmu'Zí  
 s<sup>1/2</sup>ZyjáZÍfEsÙsi fl`Ñ

## 제6장 부 칙

ua w-|Uu- j f&fl ^•km• pÉfvfl`Ñ

À„µf&`sõ[É bpuEj f& iü Zíg<sup>TM</sup>s<sup>1/2</sup>Zífl [Év Á `•Φf& „µf& v „% s<sup>1/2</sup>æ ei ua  
 „µf&u1 j f&fl „±uE j,f&ua^... fñpÑsÙZauEj-,A bpu1Zm••fEsÙZ v bpuEv]]Egi  
 fEsÙsi fE`• \flu- \_1 tÁ uì9w-fl fl`Ñ

ua w-|U pÉfv`æpÉZ•v b u<sup>TM</sup>Z j\jâZ±,zu- ua w-|Us<sup>1/2</sup>uEfEsÙZ•v b Zpu)fl já  
 `Ñ

ua Z v w-|Uu- {lzõfl \jâZ±,zuE p g<sup>a</sup>u1 tñfl véiéZâeyu1 pÑpÉfE`•kqkm• uî  
 t-fìÑ

## 〈별표 1〉

## 기본계획 작성기준

Yí Z \_=

u'e...uEa±pÉ iü véZ],EZ<sup>a</sup>v l1gi tñfEsÜ f',± v l1n<sup>TM</sup>s<sup>2</sup>ua pÉf vb `• v l1sõv [YsÚuE  
Z eÇuîue j•tñgi ,lpÉfE`• a±hau)fl V\jâZ±,z{ Zña± Wt- w-[Yj± Vv l1sõv [YsÚ,lpÉ  
a± Wf[Ykq u~o fI`Ñ

^... a±ha{,z†

\jâZ±,z{ Zña±`• a±pÉj±fl uîv fl {,z†u1 n<sup>TM</sup>t-fEsÜa±ha gÑs½u}|E[Y cy`• a±  
pÉuñzjuE v l1sõv [YsÚua ,lpÉb p uua±J u~o fI`Ñ  
w-[Yj± v l1sõv [YsÚ ,lpÉa±`• sõv [YsÚuE hauî iü a±pÉuE[Éh• bps½c ei {z†  
cy`• vps½∞ j±fEsÜ n<sup>TM</sup>t-fEb a±pÉ Z±,zua•ÜfUb a±hauEn<sup>TM</sup>t-u1  
t½|Fu)fl fI`Ñ

`Ñ a±has½,lpÉfE\ sif t; oy[Éh•w-sÚ g¹%ua fE uEZ<sup>a</sup>• s1e...t- Z u- Z•v v]o s½ uE  
fa ,l fI`Ñ

| [YsÚhr | tñ E | hauî | Za•½u | t-uîgM | n <sup>TM</sup> s <sup>2</sup> sõv pÉ\ | l1 ZÍ |
|--------|------|------|-------|--------|----------------------------------------|-------|
|        |      |      |       |        |                                        |       |

ei Z<sup>a</sup>Z±,lpÉ j j,

v l1sõv [YsÚuE Z<sup>a</sup>Z±,lpÉ`• kvu-n¶|uE uiuýo±o ` u)fl ,lpÉfI`Ñ  
[YsÚuEZ<sup>a</sup>Z±`• ue[é a±fl bpu)fl i)g<sup>TM</sup>uî [Y,zua Yí'fl j•tñ^;s½zo Z eÇuîu)fl  
,lpÉfI`Ñ  
v l1sõv [YsÚuE p t-o%`íp gi Yýs5 vé~Êj,n®uE w±ura±fl •Út½ua iâ`Üb Z<sup>a</sup>•  
w±ura±fl „Bjáj s5u1 [YsÚZ<sup>a</sup>Z±s½•ÜfUfEsÜlpÉfI`Ñ  
f poyfl a±pÉZ±,za±flgi n<sup>TM</sup>uas½=ZÍ v l1sõv [YsÚua YíYí j±a±w-v b`• Z<sup>a</sup>•`•  
kmv^fl Yño a±fl „Bjáj s5u1 •ÜfUfEsÜlpÉfI`Ñ

gμ •w-uat-Z±,z

v l1sõv [YsÚu- véZ],EZ<sup>a</sup>Z o sõv [YsÚ `vé-Êu<sup>TM</sup>Z j sõv [YsÚ `vé-Êu<sup>TM</sup>Za{,sõv [Y  
sÚ `a±pÉ,,EZ<sup>a</sup>v l1sõv [YsÚ `n<sup>TM</sup>s<sup>2</sup>u „ u já[YsÚ bPu)fl ,lpÉfìÑ  
Yî w-[Yj± v l1sõv [YsÚ ,lpÉa±s<sup>1/2</sup>• [YsÚuE hauî `t-uîgM `Za•<sup>1/2</sup>u {IZÍ\_•uagi  
n<sup>TM</sup>s<sup>2</sup>u „ Zé fUÅ s1e...t- Z ua ,lpÉfìÑ

|                |        |                      |
|----------------|--------|----------------------|
| [YsÚZ e{hauî   | t-uîgM | Za• <sup>1/2</sup> u |
| {IZÍ {luí _•ua | \ ~-   | \ ~-                 |

j €\ n<sup>TM</sup>fZ

Yî v l1sõv [YsÚj± €\o s<sup>1/2</sup> c ge v l1\j pÉo Z±,z iü ZâaÆuat-pÉo Z±,z „EZ<sup>a</sup>Z±  
„z `i%„Au<sup>TM</sup>bP vét•pÉo i) jávaZ±,z bPua f1t•fI [YsÚuE Z<sup>a</sup>•s<sup>1/2</sup>• ,lfñj,s<sup>1/2</sup> [Y  
sMb ua s<sup>3</sup>ua \jâZ±,za±s<sup>1/2</sup> ,lfñfM p uuu)h] j,j,u- t<sup>1/2</sup>„ cy• [Y„^js<sup>1/2</sup> n@wÂuî  
\„% ^... i%u}gi nâurfEsÚ Z e{uîue „ ~Éfl ^...~^©p uuÑ  
a±has<sup>1/2</sup>,lpÉb v l1sõv [YsÚuE Z<sup>a</sup>Z±• •ÙZñuîuaZÍ Z\_=uîu)fl o v fI Zpu)flo  
Z j±•w-uE [Yz;uîue •w-uat-Z±,zZé• w@upuîueZíZ±Yí s<sup>3</sup>u)h] f'„± v l1[YsÚ  
w-v `ÖZ±s<sup>1/2</sup>o {•Yí•ÙfU cy• v teb p uuu9u1 s¥[öfEsÚ \jâZ±,zua „zuiuîu)fl  
uît-b w- s7a±fJ fìÑ

n<sup>TM</sup> n<sup>TM</sup>s<sup>2</sup>u „ j± v l1sõv [YsÚ a±ha ,lpÉ\ ví 4 D B M F a±

| 구 분                                                                    | 예 시 도                                                                               | 채 색                       | 표 시 방 법                                                              |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------|
| véZ],EZ <sup>a</sup> Z o n <sup>TM</sup> s <sup>2</sup><br>sõ v [Y sÚ  |  | j-Â<br>[s sÝfl_ee~<br>Zmv | hmv]zi                                                               |
| vé-Êu <sup>TM</sup> Z j n <sup>TM</sup> s <sup>2</sup><br>sõ v [Y sÚ   |  | j-Â<br>[s w±fl_ee~<br>Zmv | hmv]zi                                                               |
| vé-Êu <sup>TM</sup> Za{,n <sup>TM</sup> s <sup>2</sup><br>sõ v [Y sÚ   |  | j-Â<br>[s sÝfMé,V<br>Zmv  | hmv]zi                                                               |
| a±pÉ,,EZ <sup>a</sup> v l1n <sup>TM</sup> s <sup>2</sup><br>sõ v [Y sÚ |  | j-Â<br>[s w±fMé,V<br>Zmv  | hmv]zi                                                               |
| n <sup>TM</sup> s <sup>2</sup> u „<br>u já [Y sÚ                       |  | j-Â<br>[s sÝfl_ee~<br>Zmv | hmv]zi<br>t <sup>1/2</sup> YñZ-<br>t <sup>1/2</sup> w@Z <sup>a</sup> |

vé `• "V U \$ " % D P M ¶ S

<별표 2>

기본계획도면 작성 예시(안)

□ fñ,V



※ w±fIZ<sup>a</sup>Z±o kmkqua\_e,± kue¶(vé~Êu)flo u<sup>TM</sup>Z j f1t• w-sÚuq

□ \ já Z±,z a±ha u~o sōpÉa±



## 2

정비사업의 임대주택 및 주택규모별 건설비율  
(’09. 8. 13.)

|                   |        |
|-------------------|--------|
| Zao [=•¢km ZÍpÉ v | „% v v |
| Zao [=•¢km ZÍpÉ v | „% Z v |
| [Z••fas~km ZÍpÉ v | „% Z v |
| [Z••fas~km ZÍpÉ v | „% Z v |
| [Z••fas~km ZÍpÉ v | „% Z v |
| [Z••fas~km ZÍpÉ v | „% Z v |

## 1. 목적 및 적용방법

ua \ víu- a±pÉ iü véZ],EZªv l1j, v v]uE uE [Év s½ uEfEsÙ[Z••fas~kmu’Zíua  
ZÍpÉfEa±J fI v l1n™s² pÉfvpÉvé~Ê[Éh•j± Zao l1u Zé uq`ívé~ÊuE Zao l1u iü  
[Éh•gi v fUu1 h~ûu)fl fI`Ñ

ua \ vís½o n™t~fE`• t~sjuE v uE`• `Ñu9Zé Z`Ñ

Yí ua \ vís½o n™t~fE`• vé~Êhauû- véZ]uñt~hauû1 g½fEh] [å hauû- uij Za{,  
i)íu’ cy`• w¾4fVZa{,i) `íu’u1 \ víu)fl n•v fEb uñt~hauû1 v „B...u n•v fE  
\\ ZÑemfIZª•s½`• pÑ| fEsÙ n•v fI`Ñ

^... XpÉ`a± YeifUu- X€j±pÉ`ZpsÚpÉ cy`• a± Ygi g½fI`Ñ

`Ñ XpÉ`a±w-n™ Y€Uu- X€j±pÉu’`ZpsÚpÉu’ cy`• a±w-n™ Ygg½fI`Ñ

## 2. 주거환경개선사업

Zao fE`• vé~Ê uñzi o%`íp uE •io)€¥ uafEuEj•tñ s5s½o v ZPiã• gi zōZé fE  
`• vé~Êu1 Zao fM p uu`Ñ

Zao fE`• vé~Ê uñzi o%`íp uE •io)€¥ uan@u1uq`ívé~Êu)fl Zao fEsÙsi fI`Ñ

u[Év s½ uEfI uq`ívé~ÊuE •io)€¥ uan@cý`• uñzi Zao o%`íp uE •io)€¥  
uan@u1 v ZPiã• uafE [Éh•uE uq`ívé~Êu)fl Zao fEsÙsi fI`Ñ

p a±[yu1 v tefI \~ pÉ`a±uE Zª• pÉ`a± w-n™`• f1t•fI Zª• uE\ víu1

•io)€¥ j•tñ s5s½zo t1,,AfEsÙ uît-fM p uu`Ñ  
 ^jw- uB víu1 uît-fUs½ uus; `Ñge véZ],EZªZ o [YsÚZé sÝZ±fEsÙñz;  
 [YsÚs½`ífl Zâ[öl1u u1 \ víu)fl n™s²[YsÚj± z bP uît-fM p uuu)h] vé-ÊZao u1  
 tñfl `íw-hauîua v ZPiã• uafEuE oy[Éh• n™s²[YsÚu- uq`ivé-ÊZao uEi!gi  
 uît-fEw- s1`µfM p uu`Ñ

### 3. 주택재개발사업

Zao fE`• vé-Ê uñz; o%`íp uE •io)€¥ uan@u1 v ZPiã• uafEfl Zao fEsÙsi fE  
 h] pÉ`a±w-n™• f1t•fl Zª• [ã uafE [Éh•uE Zao l1u u1 j±a±fl v fEsÙ Zâjás½  
 ZípÉfMp uu`Ñ

Zao fE`• vé-Ê uñz; o%`íp uE •io)€¥ uan@u1uq`ivé-Êu)fl Zao fEh] uq`ivé-ÊuE  
 •io)€¥ uan@cý• Zao fE`• vé-Ê uñz; o%`íp uE •io)€¥ uan@u1 v ZPiã• uafE  
 [Éh•uE uq`ivé-Êu)fl Zao fEsÙsi fI`Ñ `Ñg¹ `Ñu9uE km• \9w- vP si`} fE  
 ^...s¼f`aæfE`• Zª•s½• uq`ivé-Êu1 ZagªfEw- s1`µfM p uu`Ñ

Zao fE`• vé-Ê uñz; o%`íp Yí o%`í iãg¹ue Zª•

a±pÉZíg™Z±,zn@u}sÝZªZíw-[Y iü {IZÍZía±w-[Y ^js½zo |" uafEuE|"p v flu1  
 j Zy b`• Zª•

uij véZ]w-sÚ s5s½zo u}sÝZªZí`sÚn™i0%,AZªZí já,%, iü flt jáva bPu1tñfEsÙ  
 |" uafEfl Z j Z±,zu1 p gªfl Zª•

ÀfZZâj, Áiü À[n™\w- iü [n™pÉo já,%, ÁuE Zía±v fls½ c ei |" uafEuE  
 |"p v flu1 j Zy b`• Zª•

uEjãì% [Év s½ ku[YfEZÍ v l1[YsÚ ^js½ fF[=t-w-gi „BjáfEsÙsi fE`• Zª•s½  
 `• pÉ`a±w-n™Yív fE`• js½ c ei uq`ivé-Ê o%`íp gi •io)€¥ j•tñ ^js½zo z Yý  
 fEsÙv]v fM p uu`Ñ ua Zª• pÉ`a±w-n™• z YýfEsÙv]v fl uq`ivé-Ê o%`íp ua  
 n@u1ue[é v l1[YsÚs½zo „BjáfEsÙsi fI`Ñ

p a±[yuE Zª• pÉ`a±w-n™Yí Zé uB víu1 Z „AfEsÙ Zâjás½ ZípÉfl Zª•  
 s½• ZípÉb \vís½ uEfEh] p a±[yu1 v tefl \~ pÉ`a±uE Zª• pÉ`a±w-n™Yí

Zé uB víu1 •io)€¥ j•tñ s5s½zo t1,,AfEsÙ Zâjás½ ZípÉfl Zª•s½• Zí  
 pÉb \vís½ uEfI`Ñ

## 4. 주택재건축사업

Zao fE`• vé-Ê uñzi o%`íp Yí o%`í uan® o%`í iãg¹ue Zʔ•s½`• v ZPiã• ua  
 fE [Éh•uE vé-Êu1 •io)€¥ uan® Zao fEb v ZPiã• uafE [Éh•uE vé-Êua uñzi  
 sÝhauís½zo z w-fE`• l1u ua •io)€¥ uan®uasjsi fI`Ñ  
 Zao fE`• vé-Ê uñzi o%`íp Yí o%`í uan®ueZʔ•s½`• uE\ víu1 uît-fEb  
 uE\ víuE j•tñ s5s½zo pÉ a±v]f-fl vé-ÊuE[Éh• iü Zao l1u s½ ZífEsÙ c fl  
 v fE`• Zʔ•s½`• [å [Éh• iü Zao l1u s½ c ge`Ñ  
 v]fVt½ kqs~vé-Êu1\ va vé-Êhauî u™Za{,fE\ uñuE vé-Êhauîu1 g½fI`Ñ uE ua  
 ^js½zo „B`ífEsÙ Zao fEZÍ v]fVt½ uateuE u}s½Zy kqs~fE`• vé-Êu1h•b= v ZPiã  
 • uafE [Éh•fl Zao fE`• c9s½`• cý• uE\ víu1 uît-fEw- s1`µfI`Ñ  
 ^jw- uE\ víu- p a±[yv l1Z±„zj, v v]v fZv „%uE [Év s½ uEfI Zéí  
 sÇv [ysÚs½ fIfEsÙ uît-fI`Ñ

## 5. 행정사항

À„µf& `sõ[É bPuEj f& iü Zíg™s½ZÍfI [Év Á `í•Çf& „µf& v „% s½c ei ua  
 ZÍpÉgi j f&fI „±uE j,f&ua^... fñpÑsÙZauEj-„A bPu1 Zm••fEsÙZ v bPuEv]]Egi  
 fEsÙsi fE`• \ fIu- \_1 tÁ uil9w-fl fI`Ñ

부칙 v „%

ua \ víu- ZÍpÉfI ^•km• pÉfvfI`Ñ

## 3

정비사업의 시공자 선정기준  
(‘09. 8. 13.)

[Z•fas~km ZíÉ v „% Z v

## 제1장 총칙

제1조(목적) ua \víu- Àa±pÉ iü véZ],EZ<sup>av</sup> l1j, Á uafE Xj, Yuaeifl`Ñ v v]v fZ  
 uE [Év s½ uEfEsÜvé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2v</sup>]fV `vé~Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2v</sup>]fMü a±pÉ„EZ<sup>av</sup> l1n<sup>TM</sup>s<sup>2v</sup>]  
 fV uafEXv]fV Yuaeifl`Ñ uE v l1n<sup>TM</sup>s<sup>2u</sup>E pÉZâu} uafEXpÉZâu} Yqil`Ñ o v s½ ZífEsÜ  
 f1t•fl n<sup>TM</sup>fZu1Év fUu1 h-uüu)fl fl`Ñ

제2조(용어의 정의) ua \vís½o n<sup>TM</sup>t-fE`•t-sjuE v uE`• `Ñu9Zé Z `Ñ

XZao s<sup>2u</sup>}bþ YuaeifUu- Zao n•s<sup>2</sup> jâj, v v]v „%uE [Év s½ uEfI Zao s<sup>2u</sup>} cý•  
 vé~Êj, v v]v fZuE [Év s½ uEfEsÜZao s<sup>2u</sup>}fl já• bþfJn<sup>TM</sup>s<sup>2u</sup>}gi g½fI`Ñ  
 XZao s<sup>2u</sup>}bþZíf u} Yei fUu- Zao s<sup>2u</sup>}bþuE uq `w@t½ [å f)Zít-ue t-sÚt•t½ bþ Za  
 o s<sup>2u</sup>}bþu)flkm• `æfa pÉZâu} o v s½ ZífEsÜ u<sup>TM</sup>n•n@aubu1 v Zâj Z]^... v Zâu1  
 sjoz j u- u} v]fVt½ue Z<sup>at</sup>•gi •ÜfUfI`Ñ gi g½fI`Ñ

## 제2장 시공자 선정의 원칙

제3조(기준의 적용) ua \víu)fl v fEw- s7u- n<sup>TM</sup>fZu-v Zí bþuav fE`• j s½ c gah] v  
 Zí bþu)fl v fEw- s7u- [Yziuüue jj, iü uõz`• `íuEt½„yuE uEZ• `íuEt½„ygi b=w-  
 s7u- Z<sup>at</sup>• {„yuE uEZ•s½uEfI`Ñ uafEZ `Ñ s½c ge`Ñ

제4조(공정성 유지 의무) Zv]fV `Zao s<sup>2u</sup>}bþ iü urz s½ Zíz±b u}• urz s½ Zífl s<sup>2i</sup>!  
 Yí u}píuE u<sup>TM</sup>n•n@afat- Zíf b si Zâv o u1 upw- s7a±fJ uafa {-a<sup>4</sup>uE j w-s½ \_ef fE  
 sÜsi fl`Ñ

[v]fVuqt½ iü `íuEt½u- urz s½ Zífl s<sup>2i</sup>!gi p fv fUs½uus; w@i!uE uüv o u1 „BjáfE

sÙ v]fVt½uE uaubu1 t•o u}fl o pÑ...uw@i!gi p fvfEsÙsi fìÑ

### 제3장 시공자 선정의 방법

제5조(입찰의 방법) v]fVu- pÉZâu}gi o v fEZÍu} fE`• Z<sup>at</sup>•s½`• Z<sup>au</sup>@urz uE j,j,u}fl  
o v fEsÙsi fEh] Zao s²u}bpuE u}Z-u1 v flfEZ] ^... w-hrfEsÙ Z<sup>au</sup>@s½km|Mp uu`Ñ `Ñ  
g¹ iâu>z bpuEn<sup>TM</sup>u fl „y uan@u z b Z<sup>at</sup>•s½`• { „yuE uEZ•u1 Z]z½ p uEZ±sj fM  
p uuu)h] Àa±pÉ iü véZ]„EZ<sup>a</sup>v l1j, pÉvf& Áv v]uE s½zo v fE`• [Éh• uafEuEv  
l1n<sup>TM</sup>s²uE Z<sup>at</sup>•s½`• v]fV{ „ys½zo v ZÍu}fl v fE`• j s½ cei o v fM p uu`Ñ

제6조(제한경쟁에 의한 입찰) Zv]fVu- v v]uE [Év s½ uEfEsÙZao s²u}bpuE u}Z-u1 a±  
[öfla±sN`pÉZâ`f cy`• `æfaZân<sup>TM</sup>t- Z u- vrgEuE Zân<sup>TM</sup>pÑuðpu}fl v flfM p uuu)  
h] ue uan@uEur z%Yí pízšua uus;si fìÑ ua Z<sup>at</sup>• Zâa/Ez% sÙZ<sup>at</sup>•s½`• ueu}fl  
jà`Ñ  
[ v fZuE [Év s½ uEfEsÙ}Z-u1 v flfEZÍu} fE`• Z<sup>at</sup>•s½`• `íuEt½„yuE uEZ•u1 Z]z½  
si fìÑ

제7조(지명경쟁에 의한 입찰) Zv]fVu- v v]uE [Év s½ uEfEsÙw-hrZ<sup>au</sup>@s½uEfl urz s½  
km|EZÍu} fMc9s½`• ue uan@uEur `ín@u}gi w-hrfEsÙ ue uan@uEur z%Yí pízšua  
uus;si fìÑ  
[v fZuE [Év s½ uEfEsÙw-hrfEZÍu} fE`• Z<sup>at</sup>•s½`• `íuEt½„yuE uEZ•u1 Z]z½si fìÑ

제8조(공고 등) v]fVu- pÉZâu} o v u1 tñfEsÙ urz s½ km|EZÍu} fMc9s½`• fñu'o hr„y  
Z {luiflkm• ui uñs½ „y uan@uñ[Z cy`• fa`æw-j u1 véb já[öw-sÚu}fl fE`• ui  
Yñpíi% s½ZâZÍfEsÙsi fìÑ `Ñg¹ w-hrZ<sup>au</sup>@s½uEfl urz uE Z<sup>at</sup>•s½`• fñu'o hr„y Z {l  
uiflkm• ui uñs½^it-wŠhrt••¥u}fl joŽfEsÙsi fEh] joŽb Z<sup>at</sup>•s½`• joŽb `Ñu9  
^s½ „y uan@u<sup>TM</sup>j oŽfEsÙsi fìÑ

제9조(공고 등의 내용) v v]uE [Év s½ uEfI ZâZÍ bps½`• `Ñu9 Yí„%uEn<sup>TM</sup>fZu1rpÉfEsÙ  
si fìÑ

$n^{TM}s^2Z_{\pm}, zuEZ t \bullet Z\hat{a}n^{TM}[Éh \bullet hau\hat{i} b\hat{b}$   
 $urz uE uipÉ i\ddot{u} u'oy$   
 $f\hat{n}u'o hr, yuE uipÉ i\ddot{u} u'oy$   
 $urz z^0Yí u\}Z-s^{1/2}Zífl n^{TM}fZ$   
 $[â j s^{1/2} v]fVua v fE \bullet n^{TM}fZ$

제10조(현장설명회)  $Zv]fVu-$   $urz ui$   $ui uau\hat{n}s^{1/2}f\hat{n}u'o hr, ygi$   $Z \{lfEs\hat{U}si f\hat{l}\hat{N}$   
 $[v fZuE [Év s^{1/2} uEfl f\hat{n}u'o hrs^{1/2} \bullet \hat{N}u9 Y\hat{i}, \%uE n^{TM}fZua\hat{U}fUb s\hat{i}si f\hat{l}\hat{N}$   
 $o Z\pm a\pm o n^{TM}s^2pÉfvueYígi j u- Z^{\hat{a}}t \bullet n^{TM}s^2pÉfvueYí o gi \bullet \hat{U}fUfEs\hat{U}si f\hat{l}\hat{N}$   
 $urz o u\sim o j j, \backslash v \{ \%o gE \backslash up p j j, i\ddot{u} urz u uEn^{TM}fZ b\hat{b}$   
 $Zao s^2u\}b\hat{b}uE Z\hat{a}a\hat{A},, j\hat{a}j j,$   
 $pÉZ\hat{a}u\} Z \bullet v j j,$   
 $Z\pm sjs^{1/2} Zífl n^{TM}fZ$   
 $\backslash \sim urz s^{1/2} ZífEs\hat{U} f1t \bullet fl n^{TM}fZ$

제11조(입찰서의 접수 및 개봉)  $Zv]fVu-$   $i\hat{i}j\hat{o}b$   $n\textcircled{\sim}Éfl z\%s\hat{U}v s5o gi upp fEs\hat{U}si f\hat{l}$   
 $\hat{N}$   
 $[urz o gi Zj\hat{o}fEZíu\} fMc9s^{1/2} \bullet urz o gi v \{ \%o fl Zao s^2u\}b\hat{b}uE \hat{i}, l \hat{i}g^{TM}ueu1 w-v$   
 $fl Z^{\hat{a}}t \bullet [â \hat{i}g^{TM}ue Y\hat{i} ueZév]fVuqt^{1/2} \backslash \sim uafaZíZ\pm ueua z\%s\hat{U}fIZ\hat{a}Z b u'oys^{1/2}o Z$   
 $j\hat{o}fEs\hat{U}si f\hat{l}\hat{N}$

제12조(대의원회의 의결)  $Zv]fVu-$   $v \{ \%ob urz o gi h \bullet b = \hat{i}uEt^{1/2}, y s^{1/2} n\textcircled{v} fEs\hat{U}si f\hat{l}\hat{N}$   
 $[\hat{i}uEt^{1/2}, y \bullet \{, y s^{1/2} n\textcircled{v} fM ue uan\textcircled{u}EZao s^2u\}b\hat{b}u1 o v fEs\hat{U}si f\hat{l}\hat{N} \hat{N}g^1 urz s^{1/2}$   
 $z\%Yífl Zao s^2u\}b\hat{b}ua ueue c9s^{1/2} \bullet h \bullet b = \{, y s^{1/2} n\textcircled{v} fEs\hat{U}si f\hat{l}\hat{N}$   
 $\backslash v fZuE [Év s^{1/2} uEfl Zao s^2u\}b\hat{b}uE o v u- \hat{i}uEt^{1/2}, y u^{TM}u\hat{i}uEt^{1/2}Zéj p Yí w\textcircled{u}p z\%s\hat{U}$   
 $fl \textcircled{y}uEs^{1/2}o l1i\hat{e}, luE j j, u)fl uEZ \bullet fEs\hat{U}si f\hat{l}\hat{N} ua Z^{\hat{a}}t \bullet o ha c\hat{y} \bullet \hat{i}g^{TM}ueu1 \bullet \textcircled{f} fl$   
 $\textcircled{e}, l \bullet uev fEw- s1\hat{\mu} f\hat{l}\hat{N}$

제13조(건설업자등의 홍보)  $Zv]fVu-$   $v v]uE [Év s^{1/2} uE fEs\hat{U} \{, y s^{1/2} n\textcircled{v} b Zao s^2u\}$   
 $b\hat{b}ua Z \bullet v b c9s^{1/2} \bullet v]fVt^{1/2}s^{1/2}Zyuagi wwpÉ \bullet \textcircled{f} w-fEs\hat{U}si fEh] Zao s^2u\}b\hat{b}uE fVa\hat{A},, j\hat{a}$   
 $o hr, ygi \textcircled{y} uan\textcircled{u} Z \{lfEs\hat{U}si f\hat{l}\hat{N}$

[V]fVu- v fZuE [Év s<sup>1/2</sup> uEfEsÙfVaÆ,,jáo hr,,ygi Z {lfM c9s<sup>1/2</sup>• iåg™ uipÉ iü u'oy  
gi v fEsÙ v]fVt<sup>1/2</sup>s<sup>1/2</sup>Zyuagi •fw-fEsÙsi fI`Ñ  
Vao s<sup>2</sup>u}bPZíf u}• v]fVt<sup>1/2</sup>u1 n®`ífl Z j±uñue ,,jági fMp s<sup>3</sup>u)h] ,,jági h-uí  
u)fl v]fVt<sup>1/2</sup> cý• v l1n™s<sup>2</sup>uñi%Zíg™s<sup>2</sup>u} bPs<sup>1/2</sup>Zyn™u-,u bP i),u `[õ,u `u™n•n®uE ua  
ubu1 v ZâfEZ]^...v Zâu1 sjozfEsÙo `• s1`µb `Ñ

제14조(총회의 의결) Z{,,y` v]fVt<sup>1/2</sup> Zéj p Yí w®upz%o fl Z<sup>at</sup>•s<sup>1/2</sup> uEn™giw±fvfMp  
uu`Ñ ua Z<sup>at</sup>• v Zíua v fl `íg™ueua z%o fl c9s<sup>1/2</sup>• w®upz%o sÙfl jâ`Ñ  
[V]fVt<sup>1/2</sup>u- v Zís<sup>1/2</sup> c ei o hau)fl uEZ•[yu1 fvn™fM uuu)^... ua Z<sup>at</sup>• v fZuE [Év  
s<sup>1/2</sup>uEfI w®upz%o u}uE p s<sup>1/2</sup>• •ÙfUb w- s1`µfEh] Zao s<sup>2</sup>u}bPZíf u}• {,,yuE pÉZâ  
u} o v s<sup>1/2</sup> ZífEsÙ o haZ•uEo gi wÂ[YfMp s<sup>3</sup>`Ñ  
V]fVu- {,,ys<sup>1/2</sup>o pÉZâu} o v u1 tñfl €,l uñs<sup>1/2</sup>Yí Zao s<sup>2</sup>u}bPj±fl v]fVt<sup>1/2</sup>bÑs<sup>1/2</sup>Zy  
o hrfM p uu`• \,,ygi kmsÙfEsÙsifI`Ñ

#### 제4장 계약의 체결

제15조(계약의 체결) v]fVu- v v]uE [Év s<sup>1/2</sup> uEfEsÙo v b pÉZâu}Yí v `æfI uau s<sup>3</sup>  
ua tÁ ua^is<sup>1/2</sup> Z±sju1 ziZ•fEw- s1`µfE`• Z<sup>at</sup>•s<sup>1/2</sup>• v v]uE [Év s<sup>1/2</sup> uEfI {,,yuE uE  
Z•u1 Zjz<sup>1/2</sup> `æfa o v u1 il,,•fl fMp uu`Ñ

제16조(재검토기한) À,,µf& `sõ[É bPuEj f& iü Zíg™s<sup>1/2</sup>Zífl [Év Á `í•f& ,,µf& v  
,,% s<sup>1/2</sup>ei ua ZíPÉgi j f&fl ,,±uE j,f&ua^... fñpÑsÙZauEj-,A bPu1Zm•fEsÙZ v bP  
uE v]Egi fEsÙsi fE`• \flu- \_1 tÁ uil9w-fl fI`Ñ

#### 부 칙

ua \víu- ZíPÉfl ^•km• pÉfvfI`Ñ

## 4

## 재건축 판정을 위한 안전진단 기준 (2009. 8. 28.)

|                   |        |
|-------------------|--------|
| Zao [=•¢km ZÍpÉ v | „% v v |
| [Z••fas~km ZÍpÉ v | „% Z v |
| [Z••fas~km ZÍpÉ v | „% Z v |
| [Z••fas~km ZÍpÉ v | „% Z v |

### 제1장 총 칙

#### 1-1. 목적

ua \ víu- Àa±pÉ iü véZ],EZ<sup>av</sup> l1j, Á uafE Vj, Wua<sup>fl</sup> Ñ v v] v fZs½ c ge  
vé~Êu<sup>TM</sup> Za{,n<sup>TM</sup> s²u<sup>5</sup> uñw±`Ö uafE Vu<sup>TM</sup> Za{ s²uñw±`Ö Wua<sup>fl</sup> Ñ uE pÑpÉj j, iü uõ  
z bPu1 v fUu1 h-uûu)fl fI`Ñ

#### 1-2. 적용 범위 및 방법

fñw-v]n<sup>TM</sup> iü u<sup>TM</sup> Za{, s5uñw±`Ö u-ua \ vís½ c ei pÑpÉfEb [Yz;uîue pÑpÉf&u-  
fI[ZpÉo s5uñZâ`Ö ua v fE`• `vé~Êu<sup>TM</sup> Za{,n<sup>TM</sup> s²u<sup>5</sup> uñw±`Ö gÑ`as© uafE VgÑ`as© W  
uaeí fI`Ñ ua v fE`• j s½ c ge`Ñ  
ua \ víu- z•[é]E~Yg<sup>TM</sup> €¥[Yv] ,ñg<sup>TM</sup>]p'€¥ }E~Yg<sup>TM</sup> €¥]g<sup>ap</sup>É [Yv] uafE V 1 \$v] Wei  
fI`Ñ iü v]uîpÉ [Yv] uafE Vv]uîv] We fI`Ñ uE Zâa/Evé~Ês<sup>ut</sup> fI`Ñ já \ vís½o  
[Év fEw- s7u- [Yv]uE Zâa/Evé~Ês½ fI u<sup>TM</sup> Za{, s5uñw±`Ö uE pÑpÉj j, u- pÉu'`[]  
p cy`• u]E[YuE [Yzš' uafE VpÉu'`[]p Wei fI`Ñ ua ÀpÉo i)uEs5uñZíg<sup>TM</sup> s½Zí  
fI[é]j, Áv v]uE [Év s½ uE fI fI[ZpÉo s5uñZâ`Ö cy`• ÀZéfF\ p kqsi v km{‰  
sÝsÝ[Y\ Zí bPuEo g<sup>a</sup> `t;ŝ iü u o s½ Zí fI j,gM Áv v]uE [Év s½ uE fI fI[ZZa  
o \ p sÝ[Yt½ uafE V fI[ZpÉo s5uñ p Zâ`Ö bP Wua<sup>fl</sup> Ñ s½ u]j% fEsÜ v fI`Ñ



`Nũ9 Yî, %uEsî} fE^...s½fa`æfE`• Z<sup>at</sup>• pÉ`a± v]f-Yí v fE`• j j,Zé uõz s½ c  
ei s5uñw±`Õs½øyt•b`• l1t-uE uñkmcý`• uikmgi s5uñw±`ÕuEpÑpÉgi t•zšfE`•  
u}s½Zy km`áfEZy fMp uu`Ñ

j, v v]v fZs½ c ei v l1Z±, zuE urs5u1 v s5fEZÍu} fE`• u}Yí urs5u1 v  
s5fE\ uñs½fa`æ v l1sõv [YsÚ s5s½oyu<sup>TM</sup> fIZa{,i) iü [å kmoz••w-uE oyu  
u} kquE uan@uEaÆuEgis`si s5uñw±`ÕpÑpÉgi t•zšfE`• Z<sup>at</sup>•

v l1[YsÚua s1`¹ [YsÚs½o uEvé~Êu<sup>TM</sup>Za{n<sup>TM</sup>s²u pÉfvfEZÍu} fE`• u}Yí {•w±  
tñt½,yuE [Yo p!ueu1 plzšfE\ uñs½fa`æ n<sup>TM</sup>s²sõv [YsÚ s5s½oyu<sup>TM</sup> fIZa{,  
i) iü [å kmoz••w-uE oyu u} kquE uan@uEaÆuEgis`si s5uñw±`ÕpÑpÉgi  
t•zšfE`• Z<sup>at</sup>•

j, km|F j,gM v „% v v]s½ c ei véié cý`• {•w±tñt½,yYí  
s5uñw±`ÕuEpÑpÉgi t•zšfE`• Z<sup>at</sup>•

pÉ`a±w-n<sup>TM</sup>cý`• pÉu``[p Yí s5uñw±`ÕuEf1t•o iü s5uñw±`ÕZ•ZéuEûv o sÜ  
kms½îfI Zm••gi s5uñw±`Õ\ Zís½ uEf•fE`• Z<sup>at</sup>• Zm••s½f1t•fI l1t-u- pÉ`a±  
w-n<sup>TM</sup>cý`• pÉu``[p Yí km`áfI`Ñ  
nšv

## 제2장 현지조사

### 2-1. 안전진단 실시여부의 결정 절차

pÉu``[p`• j, v v]v fZs½ uEZ] fñw-v]n<sup>TM</sup>bpu1•¢fEsÜ fa`æZa{,i)uE [Yv]  
s5uño Za{,guYý o l1\_e,±a± iü véZ],EZ<sup>a</sup> uífVo bpu1pÙn<sup>TM</sup>fEsÜ s5uñw±`ÕpÑpÉ  
sÜkmgI Z•v fEsÜsi fI`Ñ

s5uñw±`ÕuEpÑpÉYí f1t•fE`ÑZÍ Z•v fI Z<sup>at</sup>•s½`• Àa±pÉ iü véZ],EZ<sup>a</sup>v l1j, pÉfv  
f& Á uafE Xsî YuaeifI`Ñ v v]v fZs½o v fEZÍ uu`• s5uñw±`Õ\ Zís½ s5uñw±  
`Õu1 uEf•fEsÜsi fI`Ñ `Ñg¹ `ÕZ±j± v l1n<sup>TM</sup>s²{•w±Z±,z bpuEn<sup>TM</sup>u fl vé~Êu<sup>TM</sup>Za{,  
n<sup>TM</sup>s²uEpÉ\ gi v]v fM f1t•Yí uu`ÑZÍ uev b si s5uñw±`ÕuEpÑpÉpÉ\ gi v]v fE  
`• Z<sup>at</sup>•• [åÜfEw-s1`µfE`Ñ

nšv

nšv

nšv

nšv

## 2-2. 현지조사 표본의 선정

nšv

fñw-v]n™uE,ljâu- `Öw-j |E aÆj± víZâuiu} `[Éh•`„~É iü o%`í u „ bPu1 ZÍ  
f fEsÙ ZÖZífÖ kq•Üb Zy o v fEb {loyflu}fl v]n™fasi fM,ljâ aÆp uE o v  
\\víu- `Ñu9 ,lt- Z `Ñ

| 규모(동수) | 산    | 식      | 최소 조사 동수 | 비 고 |
|--------|------|--------|----------|-----|
| aÆuafE | uñzi | aÆp uE | ™Y aÆ    |     |
| ™Y     | uñzi | aÆp •  | ™Y aÆ    |     |
| ™Y     | uñzi | aÆp •  | ™Y aÆ    |     |
| aÆuan® |      |        | aÆ       |     |

aÆp o v pÉ oyp uy uafE`• t g©u)fl Z±n•fU

fñw-v]n™s½o{loyflu}fl v]n™fasi fMo%`íp`• v]n™aÆ`æ o%`ígi \\jâu)fl fE  
b `Öw-`æ{loy o%`í uan®u)fl fI`Ñ  
fñw-v]n™Z•Zé Vs5uñw±`ÖÑpÉ Wñyv fE`• Zª• s5uñw±`ÖpÉ bÉpÉ •ÜfUb sisi  
fMaÆo%`í iü v]n™kmtñbPu1w-v fEsÙsi fEh] ua Zª• ,ljâ o v uE \\jâ h-uí  
ue`í,lo iü Z Zío u1 „BjáfE\ tñfa w-^...|EZyi%v Yí uu`• ,ljâ cy`• uñfí i%  
v Yí s³• ,ljâu- o v fEw- s7a±fJ u uEfI`Ñ

## 2-3. 현지조사 항목

fñw-v]n™uEv]n™fZh-u-`Ñu9Zé Z `Ñ

| 평가분야           | 평가항목                  | 중점 평가사항                                                                           |
|----------------|-----------------------|-----------------------------------------------------------------------------------|
| [Y v]<br>s5uño | w-j n®~É              | w-j  UfE n®~Éiü u „                                                               |
|                | j-„ n®~É              | Zai) \ t¥\<br>j`Òéy j-„ Zªn™j-„ ... j-„                                           |
|                | [Ísán®~É              | [Ísáu „ [Yv][Ísá l1[Yv][Ísá w-j  UfEfl uefl<br>[Ísá<br>[Ísán®~É „ n® •Ú w±fvo _ñp |
|                | fEvpn®~É              | fEvpn®~É ZÍv fEvpuíu™fEvpZéfEvpsÜkm                                               |
|                | [Yv]zi _e„±„A<br>n®~É | z•[é_e{‰ iü kmpÉn®~É<br>j g™ jej n®~É j „A _ñp                                    |

| 평가분야                                    | 평가항목                                                           | 중점 평가사항                                                                                                                       |
|-----------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|                                         | [Yv]kmu <sup>TM</sup> uE<br>j-Z <sup>a</sup> n <sup>@</sup> ~É | [Yv]kmu <sup>TM</sup> uE <sup>z</sup> ·Z] j-Z <sup>a</sup> iü pío                                                             |
|                                         | upfVkm <sup>@</sup> ~É                                         | upfVkm <sup>!</sup> Z·z·i) kmpÊn <sup>@</sup> ~É n <sup>TM</sup> {'n <sup>@</sup> ~É                                          |
|                                         | kmz h•ga~ga n <sup>@</sup> ~É                                  | kmz h•ga~ga ~mej iü n <sup>TM</sup> {'n <sup>@</sup> ~É                                                                       |
| Za {,<br>gμ Yý<br>iü<br>o l1<br>_e,,±a± | w-k, gμYýn <sup>@</sup> ~É                                     | t n <sup>@</sup> gμYý iü j p n <sup>@</sup> ~É jáp uE t-uao                                                                   |
|                                         | tej <sup>a</sup> gμYýn <sup>@</sup> ~É                         | tej <sup>a</sup> gμYý iü j p n <sup>@</sup> ~É jáp uE t-uao                                                                   |
|                                         | Z±`ÖpÑgμYýn <sup>@</sup> ~É                                    | Z±`ÖpÑgμYýn <sup>@</sup> ~É jáp uE~uao                                                                                        |
|                                         | Zât-z*,% n <sup>@</sup> ~É                                     | Zât-z*,% n <sup>@</sup> ~É jáp uEt-uao                                                                                        |
|                                         | \ Z±o l1 pÉp'•luE<br>uîv o                                     | ^%oj j pÊuE uîv o<br>[öp `[ö~Â j pÊuE uîv o iü t séj w-o ``<br>\\~ t `j p a±pÉYíp' „E\ o l1uE uîv o<br>\\ Z± oyj o l1uE uîv o |
|                                         | \ Z±o l1 u'l1 iü<br>j ZíuE _e,,±a±                             | u'l1 iü j ZíuE _e,,±a± iü [=zjuE t-uao                                                                                        |
|                                         | uñ\ `•¢pío l1<br>pÉp'•luE uîv o                                | p j-uñ j pÊ iü t-e¶uE uîv o bP<br>uñ\ `•¢pí pÉp'•luE „•u o Zé s5uño<br>uñ\ oyj o l1uE uîv o                                   |
|                                         | uñ\ o l1 u'l1 iü<br>j o uE _e,,±a±                             | u'l1 iü j o uE _e,,±a± iü [=zjuE t-uao                                                                                        |
| véZ],EZ <sup>a</sup>                    | véZ],EZ <sup>a</sup>                                           | véj-••w-uE uat-n <sup>@</sup> ,V bPs½l1[=f\ véZ],EZ <sup>a</sup> vé<br>z „EZ <sup>a</sup> uiv `oyu9 bPuEvéZ],EZ <sup>a</sup>  |
|                                         | u <sup>TM</sup> ^%o`íl1                                        | „Au <sup>TM</sup> pÉf)fa iü oy„At-uao oyj z up[é bP<br>„:p `íl1 `Up f)fa Yí'o bP u <sup>TM</sup> ^%o„EZ <sup>a</sup>          |
|                                         | a±pÉiâZí                                                       | a±pÉiâZí uífav a±                                                                                                             |

1 \$v]uE Z<sup>at</sup>•s½ fa`æ

v]uîv]uE Z<sup>at</sup>•s½ fa`æ

nšv

## 2-4. 현지조사 결과의 판정

fñw-v]n<sup>TM</sup>• v iífl Z±| u1 fEw- s7Zí gÑ`as@s½x ei o Z±a±o Zm••t- u s5v]n<sup>TM</sup>  
gi pÑpÉf\ „± v]n<sup>TM</sup>u}uE uEZ<sup>TM</sup>u b pÊ km• o pÊ \9w-uE fñw-v]n<sup>TM</sup>,ls½ \ p f\  
`Ñ

fñw-v]n<sup>TM</sup>• v]n<sup>TM</sup>fZh-j± v]n<sup>TM</sup>Z•Zégi ••ífl [Yv]s5uño kqsi Za{, gμYý iü o l1  
\_e,,±a± kqsi véZ],EZ<sup>a</sup> kqsíuE Z kqsíj±fl pÑpÉf\ „± s5uñw±`ÖuEpÑpÉsÜkmgí  
éý`Öf\`Ñ

## 제3장 안전진단

## 3-1. 평가절차

안전진단 절차



안전진단 결과에 따라 건축물의 안전성, 주거환경, 비용 등을 종합적으로 평가하여 등급을 부여한다.

안전진단 결과에 따라 건축물의 안전성, 주거환경, 비용 등을 종합적으로 평가하여 등급을 부여한다.

안전진단 결과에 따라 건축물의 안전성, 주거환경, 비용 등을 종합적으로 평가하여 등급을 부여한다.

| 평가등급          | A    | B    | C    | D    | E    |
|---------------|------|------|------|------|------|
| 안전성, 주거환경, 비용 |      |      |      |      |      |
| 안전성, 주거환경, 비용 | ≥ 14 | ≥ 14 | ≥ 14 | ≥ 14 | ≥ 14 |

## 3-2. 구조안전성 평가

[Yv]s5uño •¶Yí uōz`• `Ñu9Zé Z`Ñ

[Yv]s5uño •¶Yí• ,ljãu1 o v fEsÙ v]n™fEZÍ v]n™Z•Zés½•oyj± fZh-j±`kmu™  
j±`l'j± vpt•a±gi ZÍf fEsÙ o`uýp gi n•v fl „± "™Y &bP[öuE`ÖZ±fl [YkqfE  
sÙ•¶Yífl`Ñ

[Yv]s5uño •¶YíZ•Zé &bP[öu)fl éýv b Z<sup>at</sup>•s½• Za{gμYý iü o l1\_e„±± véZ]  
„EZ<sup>a</sup> iü l1t-kqo kqsíuE •¶Yí s³ua u™Za{ pÑpÉfl éýv fl`Ñ

[Yv]s5uño •¶Yí• \t¥\ iü |UfE ^i fEf ^i[Yo uE o%kmi%u)fl ^...\_ñsi,ljã  
aÆs½fEsÙ ,ljãaÆ uñzi cy• kmu™Ötñfl v]n™fl`Ñ Yí kmi%j± •¶Yí fZh-u-`Ñ  
u9Zé Z`Ñ

| 평가부문         | 평가항목                             |                   |
|--------------|----------------------------------|-------------------|
| \t¥\ iü  UfE | Zai) \t¥\                        |                   |
|              | \zõ UfE                          |                   |
| ^i fEf       | ^i f l1                          | }E~Yg™€¥ a±       |
|              |                                  | z•[éj [én@~É      |
|              |                                  | kmu™`Öha Ep       |
|              |                                  | fEvpn@~É          |
|              |                                  | upfVkm~upn@~É     |
|              |                                  | upfV z•i)  Ep     |
|              |                                  | jáZ `!Z•z•i) n@~É |
|              |                                  | v]uîZ zi Z a±     |
|              | v]uîj <sup>a</sup> zi b=\\Å \%ua |                   |
| ^i[Yo        | z...w½                           |                   |
|              | }E~Yg™€¥po „A                    |                   |
|              | séq fUu e¶                       |                   |
|              | z•[ékmpÊ                         |                   |
|              | [Ísá                             |                   |
|              | ,lha _e„±„A                      |                   |
|              | upfVkm!Z•z•i)uE kmpÊ             |                   |
|              | n™{ }E~Yg™€¥ü h•ga~ga ~mej       |                   |
|              | kmz h•ga~ga n@~É                 |                   |

1 \$v]uE Z<sup>at</sup>•s½ f a`æ

v]uîv]uE Z<sup>at</sup>•s½ f a`æ

,ljâuE o v

[Yv]s5uño •¶YíuE ,ljâu- `Öw-[Éh• aÆ #ðj|E iü o%`íkq•Ü bPu1 Zíf fEsÜ o  
v fI`Ñ

v]n™ aÆp uE\ víu- `Ñu9 ,luE \ ví uan@u)fl fEh] fñw-v]n™ Z•Zés½zo v pÉfI  
aÆu1j bÉpÉ •ÜfUfEsÜsifEh] km bÊuafEZyÜfUfEw-h`fM Zª•s½`• ~-æfI n™u  
gi hrpÉfEsÜsi fI`Ñ `Ñg¹ o%`í uafEue sÝgªvé-Ê cy`• `Ño%`í vé-Êue Zª•s½  
`• {loy v]n™ aÆp uE fl fMp uu`Ñ

| 전체동수(동) | 최소 조사 동수(동) | 선 정 방 법                                                                                                                                                         |
|---------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| aÆuafE  | aÆ          | [Yv], pÊua `Ñge aÆo v<br> "p Yí `Ñge aÆo v<br>o%`í[Éh• •¶, Yí `Ñge aÆu1o v<br>`Öw-gi `í,lfM p uu`• aÆo v<br>teZív]n™s½zo [Yv]uü)fl {ÖsjfE`Ñ<br>Zí €ý`Öb`• aÆo v |
| ™Y      | ™Y aÆ       |                                                                                                                                                                 |
| ™Y      | ™Y aÆ       |                                                                                                                                                                 |
| ™Y      | ™Y aÆ       |                                                                                                                                                                 |
| aÆuan@  | aÆ          |                                                                                                                                                                 |

o `uýp n•v

aÆj±•¶Yí Z•Zéflkm• `Öw- uñz;s½`ífl [Yv]s5uño u1 •¶Yífl`Ñ

$$\text{구조안전성 성능점수} = \frac{\sum(\text{동별 점수})}{\text{조사 동수}}$$

[Yv]s5uño •¶YíZ•Zé`• <o pÊ > Â[Yv]s5uño •¶Yí,l Ägi „lt-fEsÜ u~o fI`Ñ

### 3-3. 건축 마감 및 설비노후도 평가

Za{, gµYýiü o l1\_e,±a± •¶Yí• ,ljâu1 o v fEsÜ v]n™fEZÍ v]n™Z•Zés½•oyj±  
kmi%j±`fZh-j± vpt•a±gi Zíf fEsÜ o `uýp gi n•v fl „± "™Y &bP[öuE`ÖZ±  
fl [YkqfEsÜ•¶Yífl`Ñ

Za{,gµYý iü o l1 \_e,±a± kqsíuE •¶Yí• Za{,gµYý \Z±o l1 iü uñl`¢pío l1  
\_e,±a±uE Yíw- kmi%u)fl ^...\_ñsj•¶Yífl`Ñ ua Zª• •¶Yíkmi%j± •¶YífZh-u- `Ñu9  
Zé Z`Ñ

Za{,gµYý iü o l1 \_e,±a± kqsíuE Yí kmi%j± •¶YífZh-u- `Ñu9Zé Z`Ñ

| 평가부문                  | 평가항목           |
|-----------------------|----------------|
| Za{, gμYý             | w-k, gμYýn®~É  |
|                       | tejª gμYýn®~É  |
|                       | Z±`ÖpÑgμYýn®~É |
|                       | Zât-z*,% n®~É  |
| \ Z±o l1<br>_e,,±a±   | pÉp'•lo ``     |
|                       | ^%oj o l1      |
|                       | [öp `[ö~Âo l1  |
|                       | t `j p o l1    |
|                       | \ Z±oyj o l1   |
|                       | a±pÉYíp'o l1   |
| uñ\ `•pí o l1 _e,,±a± | pÉp'•l o ``    |
|                       | p j-uñ o l1    |
|                       | uñf Yño o l1   |
|                       | v já•pí o l1   |
|                       | t teuñ\ o l1   |
|                       | uñ\ oyj o l1   |

Za{,gμYý iü o l1\_e,,±a± kqsiuE ,ljå o v vp {loy v]n™aÆp`• u1 c gaZÍ  
 {loy v]n™ o%`íp`• `Ñu9Zé Z`Ñ

| 규 모(세대)      | 산 식          |
|--------------|--------------|
| ua fE        | •            |
| uan®™Y ua fE | uñzi o%`íp • |
| uan®™Y ua fE | uñzi o%`íp • |
| uan®™Y ua fE | uñzi o%`íp • |
| uan®™Y ua fE | uñzi o%`íp • |
| uan®         | o%`í         |

o%`íp o v pÉ oyp uy ua fE`• t g©u)fl Z±n•fU

o`úyp n•v

Za{, gμYý \ Z±o l1\_e,,±a± uñ\ `•pí o l1\_e,,±a±uE •¶YífZh-j± o`úyp t- fa  
 `æfZh-uEYív|Egi ZÍf fEsÜ n•v fÍÑ

$$Za\{, g\mu Y\acute{y}i\ddot{u} \text{ o l1\_e,}\pm a\pm \text{ o ``u}\acute{y}p$$

$$\Sigma \bullet \text{Y}\acute{y}fZh-j\pm \text{ o ``u}\acute{y}p \quad i \bullet \bullet \text{Y}\acute{y}fZh-j\pm \text{ Y}\acute{y}vp|E \quad i$$

$Za\{, g\mu Y\acute{y}i\ddot{u} \text{ o l1\_e,}\pm a\pm \text{ kqsieu} \bullet \text{Y}\acute{y}Z\bullet Z\acute{e}\bullet < \text{o p}\hat{E} > \hat{A}Za\{, g\mu Y\acute{y}i\ddot{u} \text{ o l1\_e,}\pm a\pm$   
 $\bullet \text{Y}\acute{y},l \tilde{A}gi \text{ „lt-fEs}\ddot{U} \text{ u}\sim \text{o f}l\tilde{N}$

### 3-4. 주거환경 평가

$v\acute{e}Z\{,EZ^a \text{ kqsi}\bullet \text{ „lj}\ddot{a}u1 \text{ o v fEs}\ddot{U} \text{ v}n^{\text{TM}}fEZ\acute{I} \text{ v}n^{\text{TM}}Z\bullet Z\acute{e}s\frac{1}{2}fZh-j\pm \text{ vpt}\bullet a\pm gi \text{ Z}\acute{I}f fE$   
 $s\ddot{U} \text{ o ``u}\acute{y}p gi \text{ n}\bullet v f\acute{I} \text{ „}\pm \text{ }^{\text{TM}}Y \& b\text{p}[\ddot{o}uE\tilde{O}Z\pm fl \text{ [YkqfEs}\ddot{U} \bullet \text{Y}\acute{y}f\acute{I}\tilde{N} \text{ ua Z}^{\text{at}}\bullet a\pm p\acute{E}$   
 $i\ddot{a}Z\acute{I} \text{ oyj „la}\acute{E}uE \text{ t-uao } |Up f)f\acute{a} \text{ Y}\acute{I}\text{'o} \text{ o}\% \acute{I}\acute{a} \text{ v}\acute{e}z \text{'}\acute{p} \text{ uiv}\{,EZ^a u- \text{'}\ddot{O}w-u\tilde{n}$   
 $z\acute{I}s\frac{1}{2} \text{'}\acute{I}f\acute{a} \text{ v}n^{\text{TM}}fEZ\acute{I} \text{ oyj „la}\acute{E}uE \text{ t-uao } uiv\{,EZ^a u- \text{'}\ddot{O}w-u\tilde{n}z\acute{I} m\frac{1}{2}s1\mu ei \text{ „lj}\ddot{a} \text{ a}\acute{E}$   
 $u1 \text{ o v f}ao \bullet \text{Y}\acute{y}f\acute{I}\tilde{N}$

$v\acute{e}Z\{,EZ^a \bullet \text{Y}\acute{I}\text{'}\bullet a\pm p\acute{E}i\ddot{a}Z\acute{I} \text{ oyj „la}\acute{E}uE \text{ t-uao } |Up f)f\acute{a} \text{ Y}\acute{I}\text{'o} \text{ o}\% \acute{I}\acute{a} \text{ v}\acute{e}z \text{'}$   
 $p \text{ uiv}\{,EZ^a \text{ b}\text{p} \text{ Z uE fZh-s}\frac{1}{2}\acute{I}fEs\ddot{U} \text{ v}n^{\text{TM}} \bullet \text{Y}\acute{y}f\acute{I}\tilde{N}$

$v\acute{e}Z\{,EZ^a \text{ kqsieu} \text{ „lj}\ddot{a}u- \text{'}\ddot{O}w- i\ddot{u} \text{ a}\acute{E} \# \ddot{o}j |Egi \text{ Z}\acute{I}f fEs\ddot{U} \text{ o v fEh} \{loy \text{ v}n^{\text{TM}}a\acute{E}$   
 $p \text{'}\bullet \text{ u1 c ge}\tilde{N}$

$\text{o ``u}\acute{y}p \text{ n}\bullet v$

$v\acute{e}Z\{,EZ^a \bullet \text{Y}\acute{y} \text{ o ``u}\acute{y}p \text{'}\bullet a\pm p\acute{E}i\ddot{a}Z\acute{I} \text{ oyj „la}\acute{E}uE \text{ t-uao } |Up f)f\acute{a} \text{ Y}\acute{I}\text{'o} \text{ o}\% \acute{I}$   
 $\acute{a} \text{ v}\acute{e}z \text{'}\acute{p} \text{ uiv}\{,EZ^a s\frac{1}{2} \text{'}\acute{I}f\acute{I} \text{ o ``}\bullet \text{Y}\acute{y} \text{ u}\acute{y}p \text{ t- f}\acute{a}\acute{a} fZh-uEY\acute{y}vp|Egi \text{ Z}\acute{I}f fEs\ddot{U}$   
 $\text{n}\bullet v f\acute{I}\tilde{N}$

$$v\acute{e}Z\{,EZ^a \bullet \text{Y}\acute{y} \text{ o ``u}\acute{y}p$$

$$\Sigma \bullet \text{Y}\acute{y}fZh-j\pm \text{ o ``u}\acute{y}p \quad i \bullet \bullet \text{Y}\acute{y}fZh-j\pm \text{ Y}\acute{y}vp|E \quad i$$

$v\acute{e}Z\{,EZ^a \text{ kqsieu} \bullet \text{Y}\acute{y}Z\bullet Z\acute{e}\bullet < \text{o p}\hat{E} > \hat{A}v\acute{e}Z\{,EZ^a \bullet \text{Y}\acute{y},l \tilde{A}gi \text{ „lt-fEs}\ddot{U} \text{ u}\sim \text{o f}l\tilde{N}$

### 3-5. 비용분석

$l1t-kqo \text{ kqsieu} \bullet \text{Y}\acute{y} \text{ u}\ddot{o}z \text{ t- j j,u- } \tilde{N}u9Z\acute{e} \text{ Z }\tilde{N}$

$l1t-kqo \text{ kqsi}\bullet \text{ Z }\acute{I} \text{'j}\acute{a}p gi \text{ fE}\bullet \text{ Z}^{\text{at}}\bullet uE \{l1t-Z\acute{e} \text{ u}^{\text{TM}}Za\{,u1 fE}\bullet \text{ Z}^{\text{at}}\bullet uE \{l1$   
 $t-u1 \text{ -\$ \$ n}\hat{E}sMv\acute{e}l \text{ l1t- u}\acute{I}ue \text{ Z}\acute{I}u\acute{y}s\frac{1}{2}o \text{ l1[= } \text{'kqo fEs}\ddot{U} \bullet \text{Y}\acute{y}Y\ddot{y} \alpha \text{ u1n}\{ \% \text{f}l \text{ „}\pm$   
 $^{\text{TM}}Y \& b\text{p}[\ddot{o}uE\tilde{O}Z\pm fl \text{ [YkqfEs}\ddot{U} \bullet \text{Y}\acute{y}f\acute{I}\tilde{N}$

•¶YíYÿ α u- Z `jáp fE`• Z<sup>at</sup>•uE vé~Ê - \$ \$uE\_1Yí & R V J W B 10 B G B' S D N V B M  
 \$ P T U `s f k u<sup>TM</sup>Za{, fE`• Z<sup>at</sup>•uE vé~Ê - \$ \$uE\_1YíuE l1u fl n•v fl`Ñ  
 l1t-kqo u- ^it-sÝp pÑwµuau}u fMueu l1t-n•v [éZ] bP \jâuue n<sup>TM</sup>fZZé  
 Z `jáp l1t- u<sup>TM</sup>Za{, l1t- bPu1 Zíf fEsÙ pÉfvfl`Ñ  
 l1t-kqo kqsíuE •¶Yí Z•Zé• <o pÊ > Âl1t-kqo, l Ægi „lt-fEsÙ u~o fl`Ñ  
 vé~ÊuE^it-sÝp t- pÑwµuau}u fMueu bPu1 „Bv fl`Ñ  
 [Yv], pÊ± ZâaÆvé~ÊuE t-sÝp`• j,ueo%j, pÉfv[É|F v v] v fZ Za{,i) bP  
 uE\ ví^it-sÝp iü ^it-sÝp j•tñ, l u1 c ge`Ñ Z `jáp „±uE vé~ÊuE^it-sÝp  
 `• o`„yâ p vís½ l1f-fEZÍ o`„yâp víu- [ås½ oyt•b l1t-s½ uEfEsÙZ•v  
 b`• Zpu)fl Yív fEsÙ Z•v fl`Ñ  
 pÑwµuau}u u- `Ñu9ZéZ u- pÊu)fl [YfEZÍ ZéZ] \_1 v a±uE p |Egi n•p •¶[í|f Yÿ  
 u1 uît-fl`Ñ i)Yín@p!gMu- fl[Zu-fvuE Z<sup>av</sup>•¢Z±sÝját- •¢Z±zşuE vét•Z<sup>av</sup> w-, l  
 s½o v pÉf| u}f!gi n<sup>TM</sup>t-fEZÍ \s²`í{‰[õg<sup>TM</sup>gi hrh-uau}u fl n<sup>TM</sup>t-fl`Ñ

$$i = \frac{(1+i_n)}{(1+f)} - 1$$

i pÑwµuau}u i<sub>n</sub> hrh-uau}u f i)Yín@p!u

^it-sÝp t- pÑwµuau}u Z•v s½ Zíf| n@o%fl^it-u- gÑ`as@ s½x ge`Ñ  
 Z `jáp l1t-Zé u<sup>TM</sup>Za{, l1t-u1 n•v fl`Ñ  
 Z `jáp l1t-u- z•Z]Zân<sup>TM</sup>l1 [Yv]zi jáp `jáz l1t- ^iw±jáZ l1t- •ÛfU Za{,  
 gµYíiü o l1 o`„yâ l1t- u w-Zíg<sup>TM</sup>l1 Z `jáp \YñuE uavél1 bPu1 Zíf fEsÙ  
 n•v fl`Ñ  
 u<sup>TM</sup>Za{, l1t-u- \va Za{,i)u1 z•Z]fEZÍ nµft; Za{,i)u1 Zao fE`•a] oyt•b`•  
 v j l1t-u)fl z•Z]Zân<sup>TM</sup>l1t- Za{,i) pí{,Zân<sup>TM</sup>l1 u<sup>TM</sup>Za{, Zân<sup>TM</sup> YñvpuE uavél1  
 t- bPu1 •ÛfU fl`Ñ  
 l1t-kqo uE •¶YíYÿ α s½c ge `í, luýp`• `Ñu9ZéZ `Ñ

| 평 가 값(α <sup>-1</sup> ) | 대 표 점 수 |
|-------------------------|---------|
| ua fE                   |         |
| <sup>TM</sup> Y         |         |
| <sup>TM</sup> Y         |         |
| <sup>TM</sup> Y         |         |
| uan®                    |         |

$$\alpha = \frac{Z `jáp fE`• Z^{at}• vé~Ê - \$ $uE_1Yí}{u^{TM}Za\{, fE`• Z^{at}• vé~Ê - \$ $uE_1Yí}$$

## 3-6. 종합판정

[Yv]s5uño •¶Yí Za{,gμYý iü o l1\_e,,±a± •¶Yí véZ],EZ<sup>a</sup>•¶Yí l1t-kqo uýp s½  
 `Ñu9 ,luE Yív|Egi ZPfEsÜ{lvr o `uýp gi [YfI`Ñ

| [Y kq                   | Yí vp  E |
|-------------------------|----------|
| [Yv]s5uño               |          |
| Za{,gμYý iü o l1_e,,±a± |          |
| véZ],EZ <sup>a</sup>    |          |
| l1t-kqo                 |          |

{lvr o `uýp s½ c ei `Ñu9 ,lt- Z ua Vu w-jáp Wv]Zakm<sup>TM</sup>Za{, Ww<sup>TM</sup>Za{, Wu)fl  
 [YkqfEsÜÉýv fI`Ñ

| 최종 성능점수         | 판 정                        |
|-----------------|----------------------------|
| uan®            | u w-jáp                    |
| <sup>TM</sup> Y | v]Zakmu <sup>TM</sup> Za{, |
| ua fE           | u <sup>TM</sup> Za{,       |

## 제4장 부 칙

ua \ víu- ZÍpÉfI ^•km• pÉfvfI`Ñ

ua Z v \ víu- pÉfv ua „±s½ {lzõfl s5uñw±`Öu1pízšfE`• kqkm• uît-fI`Ñ

ua \ vís½zo [Év fEw- s1`μfI n®o%fln<sup>TM</sup>fZu-gÑ`as©s½x ge`Ñ

À„μf& `sõ[É bpuEj f& iü Zíg<sup>TM</sup>s½ZÍfI [Év Á `í•f& „μf& v „% s½x ei ua  
 ZÍpÉgi j f&fI „±uE j,f&ua^... fñpÑsÜZauEj-„A bpu1Zm••fEsÜsi fE`• \_1  
 tÁ uil9w- „•fu1 Yíw±`Ñ



o pÊ >fñw-v] n™ o Z± ví iü \ já fñ,V Zm•

o Z±\ ví iü \ já fñ,V Zm•

[Yv] o Z±

[Yv], pÊ □ 3\$ j̄pÊ[Yv] □ 3\$ Yl̄[YpÊ [Yv] □ vjūv]

□ 1\$ j̄pÊ[Yv] □ 1\$ Yl̄[YpÊ [Yv] □ \~

\zõ,,pÊ □ 1 J Mzõ □ .B U\zõ □ a²gªzõ □ vñ\zõ □ \~

o Z± j, □ fµt-u>f o Z±j, □ [æfIZ a± o Z±j, □ kuhr

^i w±o Z± □ uît- □ iâuît- □ kuhr

n™t-u™f uEZ a±

Z }E~Yg™€¥ f<sub>ck</sub> \_\_\_\_\_ . 1 B □ kuhr

[ z• [é f<sub>y</sub> \_\_\_\_\_ . 1 B □ kuhr

\ z• ZÕ F<sub>y</sub> \_\_\_\_\_ . 1 B □ kuhr

] v] uî f<sub>m</sub> \_\_\_\_\_ . 1 B □ kuhr

w- ^i f \_\_\_\_\_ KN/m² □ kuhr

1 J M E u □ 3\$ 1 J M E 1) \$ 1 J M E Z Zí 1 J M F □ i! □ kuhr

Z [É Z- \_\_\_\_\_ [ fµt-w-w-f f<sub>p</sub> \_\_\_\_\_ N

o Z± w-fEp tñ (- \_\_\_\_\_ m □ kuhr

o l1 o Z±

\ Z±o l1j pÊ

Z ^%j j pÊ □ Z j± □ vpsF □ w-sÚ

[ [öp j pÊ □ ZÍYíp v] □ YísB•y,ñ □ pÉw®p

j Zíu™wµ

Z ^% j \_\_\_\_\_ [ [öp [ö~Â \_\_\_\_\_

\ t j p \_\_\_\_\_ ] oy „A \_\_\_\_\_

^ Yí p' \_\_\_\_\_ \_ p v] \_\_\_\_\_

uñ\ o l1j pÊ p uñj pÊ \_\_\_\_\_ p uñt-e¶ \_\_\_\_\_ L 7 "

oy„Ao l1 o |Efñ,V iü fñfvj,[É g¹v^sUkm

Z \ Z± \_\_\_\_\_

[ uñ\ \_\_\_\_\_

a±pÉZ±,,z Zíf

fñ w-sÚw-[Y \_\_\_\_\_

Za•½u fñu™ \_\_\_\_\_ fñfv\ ví \_\_\_\_\_

t-uîgM fñu™ \_\_\_\_\_ fñfv\ ví \_\_\_\_\_

véz `íp fñu™ \_\_\_\_\_ `í fñfv\ ví \_\_\_\_\_ `í

véj-a±flfñ,V \_\_\_\_\_

☐ pÊ >fñw-v] n™ kqsi j± fñw-v] n™

| kqsi j± fñw-v] n™ [Yv] s5uño kqsi                                                                                                                                                                                     |   |   |    |   |   |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|----|---|---|-----------|
| •¶ Yí bPö<br>v] n™ Zh-                                                                                                                                                                                                | " | # | \$ | % | & | z%Zí n™ Z |
| w- j n® ~É                                                                                                                                                                                                            |   |   |    |   |   |           |
| j- „ n® ~É                                                                                                                                                                                                            |   |   |    |   |   |           |
| [Í sá n® ~É                                                                                                                                                                                                           |   |   |    |   |   |           |
| fE vp n® ~É                                                                                                                                                                                                           |   |   |    |   |   |           |
| [Yv]zi _e„±„An® ~É                                                                                                                                                                                                    |   |   |    |   |   |           |
| [Yv]kmu™ uĒ-Zªn® ~É                                                                                                                                                                                                   |   |   |    |   |   |           |
| upfVkm® ~É                                                                                                                                                                                                            |   |   |    |   |   |           |
| kmz h•ga~-gan® ~É                                                                                                                                                                                                     |   |   |    |   |   |           |
| [Yv] s5uño bPö                                                                                                                                                                                                        |   |   |    |   |   |           |
| <p>1 \$v]uE Zªt•s½ fa`æ<br/>v]uiv]uE Zªt•s½ fa`æ</p> <p>※ bPö €ýv n™u</p> <p style="text-align: center;">_____1_____ tÁ_____ ui</p> <p style="text-align: center;">fñw-v] n™}                      o hr cý`• ^•ue</p> |   |   |    |   |   |           |

kqsi j± fñw-v] n™ Zα, gμYý iü o l1 \_e,±a± kqsi

| v] n™Zh-        |                           | •¶Yíbfö | " | # | \$ | % | & | z%ZÍ n™fZ |
|-----------------|---------------------------|---------|---|---|----|---|---|-----------|
| Zα,gμYý<br>n®~É | w-k, gμYýn®~É             |         |   |   |    |   |   |           |
|                 | tej <sup>a</sup> gμYýn®~É |         |   |   |    |   |   |           |
|                 | Z±`ÖpÑgμYýn®~É            |         |   |   |    |   |   |           |
|                 | Zât- z*,%n®~É             |         |   |   |    |   |   |           |
| Zα, gμYý bfö    |                           |         |   |   |    |   |   |           |

|                       |                                   |  |  |  |  |  |  |
|-----------------------|-----------------------------------|--|--|--|--|--|--|
| \ Z±o l1<br>n®~É      | \ Z±o l1 pÉp'•luE<br>uîv o        |  |  |  |  |  |  |
|                       | \ Z±o l1 u'l1 iü<br>j ZíuE _e,±a± |  |  |  |  |  |  |
| uñ\ `•¢pío<br>l1 n®~É | uñ\ o l1 pÉp'•luE<br>uîv o        |  |  |  |  |  |  |
|                       | uñ\ o l1 u'l1 iü<br>j o uE _e,±a± |  |  |  |  |  |  |
| o l1 _e,±a± bfö       |                                   |  |  |  |  |  |  |

※ bfö éýv n™u

\_\_\_\_\_1\_\_\_\_\_tÁ\_\_\_\_\_ui

fñw-v] n™}

o hr cy`• ^•ue

## 3.3 분야별 현지조사표(주거환경 분야)

| 조사항목 \ 평가등급 | A | B | C | D | E | 참 고 사 항 |
|-------------|---|---|---|---|---|---------|
| 주거환경        |   |   |   |   |   |         |
| 재난대비        |   |   |   |   |   |         |
| 도시미관        |   |   |   |   |   |         |
| 주거환경 등급     |   |   |   |   |   |         |

※ 등급 판정 사유

\_\_\_\_\_년\_\_\_\_\_월\_\_\_\_\_일

현지조사자

(서명 또는 날인)

☞ pÉ >fñw-v] n™Z•ZéI

| fñw-v] n™Z•Zé                                                                        |            |                         |          |
|--------------------------------------------------------------------------------------|------------|-------------------------|----------|
| v]n™ fZh-j±bP[ö                                                                      |            |                         |          |
| •¶Yí fZh-                                                                            | [Yv] s5uño | Za[, gµYý iü o l1_e„±a± | véZ]„EZª |
| bP[ö                                                                                 |            |                         |          |
| s5uñw±`Öf1t• sÙkm<br><input type="checkbox"/> f1t• <input type="checkbox"/> kuf1t•   |            |                         |          |
| v]n™ uEZ™                                                                            |            |                         |          |
| _____1_____tÁ_____ui                                                                 |            |                         |          |
| fñw-v] n™}                      o hr cý`• ^•ue                                       |            |                         |          |
| ,ljão v<br>€ýv Z•Zé s5uñw±`Öua f1t• fI Zªt• s5uñw±`Ö,ljã o v pÉ •ÜfUbsjsi fMaÆü o%`í |            |                         |          |
| [Ykq                                                                                 | fñ „V      | ,l jã o v               |          |
| aÆ                                                                                   | { aÆ       |                         |          |
| o%`í                                                                                 | { o%`í     |                         |          |

☞ pÊ >[Yv] s5uño •¶Yí,l

Â[Yv] s5uño •¶Yí,l Ã

| [Y kq           |         | •¶YíbĤö aÆ           |   |    |   |   |      | l1 ZÍ |
|-----------------|---------|----------------------|---|----|---|---|------|-------|
|                 |         | "                    | # | \$ | % | & | oyZ± |       |
| kmi%j± •¶Yí     | \ tÆ iü |                      |   |    |   |   |      |       |
|                 | UfE     |                      |   |    |   |   |      |       |
|                 | ^ifEf   |                      |   |    |   |   |      |       |
|                 | ^i[Yo   |                      |   |    |   |   |      |       |
| aÆ± •¶Yí        |         |                      |   |    |   |   |      |       |
| [Yv] s5uño •¶Yí |         | o ` uýp „En• •¶YíbĤö |   |    |   |   |      |       |

| / P | aÆ | •¶Yíkmi% | kmi%j± •¶Yí |     | aÆ± •¶Yí |     | [Yv] s5uño •¶Yí |         | l1 ZÍ |
|-----|----|----------|-------------|-----|----------|-----|-----------------|---------|-------|
|     |    |          | uýp         | bĤö | uýp      | bĤö | o ` uýp         | •¶YíbĤö |       |
|     |    | \ tÆ iü  |             |     |          |     |                 |         |       |
|     |    | UfE      |             |     |          |     |                 |         |       |
|     |    | ^ifEf    |             |     |          |     |                 |         |       |
|     |    | ^i[Yo    |             |     |          |     |                 |         |       |
|     |    | \ tÆ iü  |             |     |          |     |                 |         |       |
|     |    | UfE      |             |     |          |     |                 |         |       |
|     |    | ^ifEf    |             |     |          |     |                 |         |       |
|     |    | ^i[Yo    |             |     |          |     |                 |         |       |
|     |    | \ tÆ iü  |             |     |          |     |                 |         |       |
|     |    | UfE      |             |     |          |     |                 |         |       |
|     |    | ^ifEf    |             |     |          |     |                 |         |       |
|     |    | ^i[Yo    |             |     |          |     |                 |         |       |
| 、   |    | \ tÆ iü  |             |     |          |     |                 |         |       |
|     |    | UfE      |             |     |          |     |                 |         |       |
|     |    | ^ifEf    |             |     |          |     |                 |         |       |
|     |    | ^i[Yo    |             |     |          |     |                 |         |       |
| O   |    | \ tÆ iü  |             |     |          |     |                 |         |       |
|     |    | UfE      |             |     |          |     |                 |         |       |
|     |    | ^ifEf    |             |     |          |     |                 |         |       |
|     |    | ^i[Yo    |             |     |          |     |                 |         |       |

kmi%j± •¶Yíuýp vp {luíuýp

aÆj± •¶Yíuýp uE n•p •¶[Í

▷ €\ n™Z iü { •¶

☞ pÊ >Za{, gμYý iü o l1\_e,,±a± •¶Yí,l

ÂZa{, gμYý iü o l1\_e,,±a± •¶Yí,l Ã

Öw- 8 L hr

v]n™ui \_1 tÁ ui

| vp kq gE                            | •¶ Yí bP [ö           |   |    |   |   | o `` uýp | Yívþ E | o `` uýp<br>• Yívþ E | l1 Zí |
|-------------------------------------|-----------------------|---|----|---|---|----------|--------|----------------------|-------|
|                                     | "                     | # | \$ | % | & |          |        |                      |       |
| Za{, gμYý                           |                       |   |    |   |   |          |        |                      |       |
| \ Z±o l1_e,,±a±                     |                       |   |    |   |   |          |        |                      |       |
| uñ\ `•¢pí<br>o l1_e,,±a±            |                       |   |    |   |   |          |        |                      |       |
| fV Z±                               |                       |   |    |   |   |          |        |                      |       |
| Za{, gμYý iü<br>o l1_e,,±a±<br>•¶Yí | o `` uýp „En• •¶YíbPö |   |    |   |   |          |        |                      |       |

f a`æ kmi%j± o ``uýp gi n•p •¶[ÍfEsÜ o ``uýp gi n•v fI`Ñ  
1 \$v] iü v]uív]a± aÆuifl Yívþ|E uít-

▷ €|\ n™Y Z iü { •¶

☞ pÊ >véZ]„EZª •¶Yí,l

ÂvéZ]„EZª •¶Yí,l Ã

| •¶ Yí fZ h-         | •¶ Yí bP [ö   |   |    |   |   | o `` uýp | Yívþ E | o `` uýp<br>Y Yívþ E | l1 Zí   |
|---------------------|---------------|---|----|---|---|----------|--------|----------------------|---------|
|                     | "             | # | \$ | % | & |          |        |                      |         |
| a±pÉiåZí            |               |   |    |   |   |          |        |                      | `Öw-    |
| oyj „laÆuE<br>t-uao |               |   |    |   |   |          |        |                      | `Öw- aÆ |
| Up f)fa Yí`o        |               |   |    |   |   |          |        |                      | `Öw-    |
| o%`íæ véz `íp       |               |   |    |   |   |          |        |                      | `Öw-    |
| uiv]„EZª            |               |   |    |   |   |          |        |                      | `Öw- aÆ |
| fV Z±               |               |   |    |   |   |          |        |                      |         |
| véZ]„EZª •¶Yí       | o `` uýp „En• |   |    |   |   | •¶YíbP[ö |        |                      |         |

▷ €| \ n™YZ iü { •¶

☞ pÊ >l1 t-kqo ,l

Âl1 t-kqo ,l Ã

| [Y kq               | o%km fZ h-      | n•v Z•Zé  | l1 ZÍ |
|---------------------|-----------------|-----------|-------|
| \<br>jâ<br>n™<br>fZ | uît- ^it-sÝp _1 | Z `jáp „± |       |
|                     |                 | u™Za{, „± |       |
|                     | uît- pÑwµuau}u  |           |       |

|                                              |                      |                                   |  |  |
|----------------------------------------------|----------------------|-----------------------------------|--|--|
| l1<br><br>t-<br><br>n•<br><br>v<br><br>t½ %o | Z `jáp l1t-          | z•Z]Zân™l1                        |  |  |
|                                              |                      | [Yv]zi jáp `jáZ l1t-              |  |  |
|                                              |                      | Za{, guYý iü<br>o l1o `` „yjâl1t- |  |  |
|                                              |                      | uavél1                            |  |  |
|                                              |                      | oy Z±                             |  |  |
|                                              | Z `jáp „± u w-Zíg™l1 |                                   |  |  |
|                                              | fV Z±                |                                   |  |  |
|                                              | u™Za{, l1t-          | z•Z]Zân™l1                        |  |  |
|                                              |                      | Za{, Zân™l1                       |  |  |
|                                              |                      | uavél1                            |  |  |
|                                              |                      | oy Z±                             |  |  |
|                                              | u™Za{, „± u w-Zíg™l1 |                                   |  |  |
|                                              | fV Z±                |                                   |  |  |

|             |                              |  |  |
|-------------|------------------------------|--|--|
| l1t-<br>kqo | Z `jáp „± - \$ \$ _1Yí t½ %o |  |  |
|             | u™Za{, „± - \$ \$ _1Yí t½ %o |  |  |
|             | a Yÿ                         |  |  |
| •¶ Yí bÞ [ö |                              |  |  |

▷ €\ n™Z iü { •¶

## 5

주택재건축사업의 용적률 완화 및 소형주택 건설 등 업무처리기준  
( '09. 6. 22시달, '09.12.14.보완)

## 1. 총칙

v v]uE [Év u- Àp a±[y v l1Z±,zj, Áv v]v fZv „%s½ c ge Zéííſſv [ysÚs½  
fa`æfE`• w-sÚ ^i u™Za{,n™s²s½ûit-fl`Ñ Ñg¹ v l1Z±,z p gª `ín®ua s1`¹ oy[É  
h• u™Za{,n™s²uEZª• uît-fEw- s1`µfI`Ñ  
n™s²pÉfvu}• Z j± n™s²uEsÙZau1ZÍf fEsÙ v v]uE s½ c ei j,uîn®flt-uîgM9w-  
Za{,fM Zpuew- v l1Z±,zn® t-uîgM9w- Za{,fM Zpuew- cý`• v l1Z±,zn® t-uîgMu1  
zõZéfb j,uîn®flt-uîgM uafEfl Za{,fM Zpuew- bPu1 o ~ÊfMp uu`Ñ

## 2. 정비계획상 용적률의 산정방법

v l1Z±,zn® t-uîgMuæi fUu- v v]s½ c ei v l1Z±,zu)fl ZÍpÉb Za{,Yí' t-uîgM  
u1 g½fEh] a±pÉ iü véZ],EZªv l1j,s½ c ei v l1Z±,zu)fl uEv b`• w-[Y`ÖtñZ±,z  
s1€ù€¥Z j\jãZ±,z bPs½o v fl Za{,Yí' t-uîgMu- v l1Z±,zn® t-uîgMfl jã`Ñ  
v l1Z±,zn® t-uîgMua vruñ v v]uE s½ c ei u™Za{,uq`ívé~Ê Zao s½ c ge t-uîgM  
t1,,Akqu1 •ÙfUfEsÙh•v b Zª• uq`ívé~Ê Zao uEi!s½ c ge t-uîgM t1,,Akqu1 v te  
fl t-uîgMu1 Z v [Év uE uît-u1 tñfl v l1Z±,zn® t-uîgMfl jã`Ñ

## 3. 법적 상한용적률의 산정방법

j,uîn®flt-uîgMuæi fUu- À[Z••uE Z±,z iü uat-s½ Zífl j,gM Á ÀZa{j, Á bP Za  
{, ZÍZ±j,f&uE v fls½ c ge Za{, Yí' t-uîgMu1 g½fl`Ñ ZÍZ±j,f&s½ c ge v flu-  
t-uîgMs½`ífl w®upuîuev flm½g¹ s1`µei Za{,fvtns½`ífl j,f&n® v flu)fl uefa  
n™pÑn®uîgMua v flb`• Zª•gi •ÙfUfI`Ñ  
v l1Z±,z p gªpÉ a±pÉZ±,ztñt½,y pÙuEgi•Çfa sōv j,uîn®flt-uîgMu1 v fEZÍ n™s²  
pÉfvueYípÉZa{,tñt½,y pÙuEgi•Çfa j,uîn®flt-uîgMu1 {lvr „Bv flI`Ñ Za{,tñt½,y

$s^{1/2}_0$  j±a±uE uEZ<sup>TM</sup>u<sup>3</sup>• Z<sup>at</sup>• v l1Z±,zs<sup>1/2</sup> j sîb sôv j,uîn®fIt-uîgMu1 j,uîn®  
 fIt-uîgMfl {lvr „Bv fI`Ñ  
 a±pÉZ±,ztñt<sup>1/2</sup>,y cy`• Za{,tñt<sup>1/2</sup>,y`• j,uîn®fIt-uîgMu1 „Bv fUs<sup>1/2</sup> uusi j,f&n®uE hr  
 pÉuî [éz] cy`• hr„Bfl v fl n<sup>TM</sup>u gi v pÉfUua s<sup>3</sup>ua uquEuîu)fl t-uîgMu1 v fl fM  
 p s<sup>3</sup>u)h] t-uîgMu1 v fl fE`• Z<sup>at</sup>• pÉu` [p`• n<sup>TM</sup>s<sup>2</sup>pÉfvu}s<sup>1/2</sup>Zy-uîgM v fluE  
 j,uî [éz]gi v pÉfEsÛsi fI`Ñ  
 a±pÉZ±,ztñt<sup>1/2</sup>,y cy`• Za{,tñt<sup>1/2</sup>,y`• n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yíj,uîn®fIt-uîgM\9w- Za{,fE\ fl  
 o~ÊfEsî•w- sÛkms<sup>1/2</sup>ku[YfEZÍ v v]uE v fZs<sup>1/2</sup> c ge u<sup>TM</sup>Za{,oy,, vé~Ê Zao l1u u1  
 „Bv fE\ tñfEsÛ j,uîn®fIt-uîgMu1 „Bv fEsÛsi fI`Ñ  
 v v]uE s<sup>1/2</sup> c ei j,uîn®fIt-uîgM\9w- Za{, fµt-pÉ aÆv]v fZs<sup>1/2</sup> c ge u<sup>TM</sup>Za{,oy,,  
 vé~Ê Zâ[öuEi! uates<sup>1/2</sup> t-uîgM t1„At- Z•kmfEsÛ l1\j pÉo ZâZâpÉo uE\ kmz1^~  
 bP km`áua b`• v]Zau1 kmZéfM s<sup>3</sup>Ñ`Ñg<sup>1</sup> v l1Z±,zs<sup>1/2</sup> „Bv b` \j pÉo o|E  
 uEi! bPu- u w-b`Ñ

#### 4. 재건축 소형주택의 건설 및 공급

n<sup>TM</sup>s<sup>2</sup>pÉfvu}• j,uîn®fIt-uîgM\9w- Za{,fE\ fl o~ÊfEsî•w- sÛkms<sup>1/2</sup>ku[YfEZÍ v  
 v]uE v fZs<sup>1/2</sup> c ei j,uîn®fIt-uîgMs<sup>1/2</sup>o v l1Z±,zn® t-uîgMu1 lm t-uîgMuE kquE  
 uan® kquE uafEflo pÉ`a±v]f-fl v fE`• l1u u1 ZPfl hauîs<sup>1/2</sup> véZ]uñt-ha  
 uî %uafEuEoy,, vé~Êu1 Zao fEsÛsi fI`Ñ  
 v v]uE v fZs<sup>1/2</sup> c ei Zao b u<sup>TM</sup>Za{,oy,, vé~Êu- a±pÉiü véZ],EZ<sup>a</sup>v l1j, v v]uE  
 iü pÉfvf& v v]uE s<sup>1/2</sup> c ge [Éh•± Zao l1u s<sup>1/2</sup> •ÛfUfEsÛ•v fI`Ñ cyfl n<sup>TM</sup>s<sup>2</sup>  
 pÉfvu}Yí v l1Z±,zn® t-uîgMu1 zōZéfEsÛZa{,fE\ fl o~Êfl Z<sup>at</sup>• v v]uE v fZ  
 s<sup>1/2</sup> c ge u<sup>TM</sup>Za{,oy,, vé~Êu1 v tefl vé~Ês<sup>1/2</sup> ífEsÛ Àv l1n<sup>TM</sup>s<sup>2</sup>uE uq`ívé~Ê iü vé~Ê  
 [Éh•± Zao l1u ÁuE s<sup>1/2</sup> c ei Za{,fM p uu`Ñ  
 n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí v l1Z±,zn® t-uîgMu1 zōZéfEsÛZa{,fE\ fl o~Êfl Z<sup>at</sup>• v v]uE v  
 fZs<sup>1/2</sup> c ei v l1Z±,zn® t-uîgMu1 zōZéfEsÛZao fl u<sup>TM</sup>Za{,oy,, vé~Ê v pÉ`a±v]f-  
 fl v fE`• l1u u1 uep u}s<sup>1/2</sup>Zy Zâ[öfEsÛsi fI`Ñ`Ñg<sup>1</sup> n<sup>TM</sup>s<sup>2</sup>pÉfvu}Yí v l1Z±,zn® t-  
 uîgM uafEfl Za{,fE\ fl o~Êfl Z<sup>at</sup>• u<sup>TM</sup>Za{,oy,, vé~Êu1 Zao uEi!s<sup>1/2</sup> ku[YfEZÍ uep  
 u}s<sup>1/2</sup> Zâ[öfEw- s1`µfI`Ñ

## 5. 경과조치

vruñ [Év s<sup>1/2</sup> c ei n<sup>TM</sup>s<sup>2</sup>pÉfvueYígis'u- u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup> v]uE [Év u1 uît-fE\ tñfao`• n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo j-Z<sup>a</sup>u1 tñfI a±pÉZ±,ztñt<sup>1/2</sup>,y cy`• Za{tñt<sup>1/2</sup>,y pÙuEgi•¢fa j,uîn®fIt-uîgMu1 „Bv fEsÙsi fEh] uas<sup>1/2</sup>c ei n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo j-Z<sup>a</sup>pÉ v v]uE v fZs<sup>1/2</sup>c ge u<sup>TM</sup>Za{oy,, vé-Ê l1u u1 uît-fEsÙ n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo s<sup>1/2</sup> sîfEsÙsi fI`Ñ`Ñg<sup>1</sup> v l1Z±,z t-uîgM\9w- Zag<sup>a</sup>fEsÙt-uîgMuE t1,,Agi j w- s7ZÍu} fE`• u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>uE Z<sup>at</sup>• \va oy,, vé-Ê l1u ua {I`í u<sup>TM</sup>Za{oy,, vé-Ê l1u já`Ñ Z Z]^... ~Yhaj±± uE pÙuEuõz s<sup>3</sup>ua n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo gi j-Z<sup>a</sup>fM p uu`Ñ

※ {I`í u<sup>TM</sup>Za{oy,, vé-Ê l1u [Z•uE Z±,z iü uat-s<sup>1/2</sup> ZÍfI j,gMs<sup>1/2</sup> c ge n®fI t-uîgM v l1Z±,zn® t-uîgM • <sup>TM</sup>Y j•tñ ^is<sup>1/2</sup>zo pÉ`a±v]f-fl v fE`• l1u ZÍg<sup>TM</sup>z...kqZ±,zuEYígis'u- u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>s<sup>1/2</sup> v]uE [Év u1 uît-fE\ tñfEsÙ`• •w-bPoyu u} uan®uEa/EuEgis`sisi fI`Ñ`Ñg<sup>1</sup> uij kqs~kquE kqs~u1 tñfI ur véu} h•w<sup>3/4</sup>p|uecy`• urvéu]t-uE kqs~Z±sj o%`í iãg<sup>1</sup>ue Z<sup>at</sup>• ua uafÖs;w± Z<sup>at</sup>• Z v [Év u1 uît-fEw- s1`µfI`Ñ

vruñ v v]uE [Év s<sup>1/2</sup> c ei z Zâua uafÖs;v%o Z±j-Z<sup>a</sup>ua kuYÍ`fI u<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup> v l1[YsÚua s1<sup>-1</sup> [YsÚs<sup>1/2</sup>zo uEu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>u1•ÙfUfI`Ñ uEZ<sup>at</sup>• `Ñu9 \vís<sup>1/2</sup> c ei v v]uE [Év u1 uît-fM p uu`Ñ

u<sup>TM</sup>Za{uq`ivé-Êu1 •ÙfUfEsÙh<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo s<sup>1/2</sup> sîb t-uîgMu1 j,uîn®fIt-uîgM fl jáh] v v]uE v fZs<sup>1/2</sup> c ge u<sup>TM</sup>Za{oy,, vé-Ê l1u u- uît-fEw- s1`µfI`Ñ vruñ v v]uE •<sup>1/2</sup>w-`æpÉa/Ev]v fZs<sup>1/2</sup> c ei t-uîgMu1 t1,,A j s1 Zao fI u<sup>TM</sup>Za{uq`ivé-Êu)flo uep u]t- Zâ[öZ±sju1 ziZ•fEw- s1`µfI u<sup>TM</sup>Za{uq`ivé-ÊuE Z<sup>at</sup>• vruñ [Év v v]uE v fZuE [Év s<sup>1/2</sup> ku[YfEZÍ v v]uE v fZs<sup>1/2</sup> c ei pÉ`a±v] f-YÍ v fE`• l1u s<sup>1/2</sup> fa`æfE`• u<sup>TM</sup>Za{uq`ivé-Ês<sup>1/2</sup> fI fEsÙ uep u]s<sup>1/2</sup>Zy Zâ[öfI`Ñ vruñ v v]uE •<sup>1/2</sup>w-`æpÉa/Ev]v fZs<sup>1/2</sup> c ei t-uîgMu1 t1,,A j w- s1`µfEZÍ Zao fI u<sup>TM</sup>Za{uq`ivé-Êu)flo uep u]t- Zâ[öZ±sju1 ziZ•fEw- s1`µfI u<sup>TM</sup>Za{uq`ivé-Ê uE Z<sup>at</sup>• vruñ [Év v v]uE v fZuE [Év s<sup>1/2</sup> ku[YfEZÍ u<sup>TM</sup>Za{uq`ivé-Êu)fI Zâ[ö fEw- s1`µfI`Ñ

vruñ v v]uE [Év u- \jâZ±,z iü v l1Z±,zs<sup>1/2</sup> ku[YfEZÍ t-uîgMu1 v]v fE`• Zpua i-fl \jâZ±,z iü v l1Z±,zuE j-Z<sup>a</sup>uõz s<sup>3</sup>ua n<sup>TM</sup>s<sup>2</sup>pÉfvZ±,zo uEj-Z<sup>a</sup>g<sup>1</sup>u)fI Z v [Év u1 uît-fM p uu`Ñ

## 6

## 단독주택 재건축 업무처리기준 (2009. 8. 13.)

[Z•fas~km „µf& v „% Z v

### 1. 목적

ua \ víu- Àa±pÉ iü véZ],EZ<sup>a</sup> v l1j, pÉfvf& Á uafE Xsî Yuaeifl`Ñ v v]v fZ  
j±,l v „%s½2o v fl `Öa²vé~Êw- u<sup>TM</sup>Za{, s²!z...g<sup>TM</sup>\ víu1 v fE`•a] [å h-uîua  
uu`Ñ

### 2. 주요업무 처리기준

uij t½|F

`Öa²vé~Êw- u<sup>TM</sup>Za{n<sup>TM</sup>s²u- \_e,±„Ab `Öa²vé~Ê bPua íw¾4fl w-sÚu)fl w¾4`ÖZ e¶ua  
f1t•fE^... véj- \j pÉo ua s~„%fEsÜvé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s²u1pÉfvfMp s³• w-sÚuE  
véZ],EZ<sup>a</sup>u1 Z o fE\ tñfa a±urb Zpuai-fl vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s²uEuq`ívé~ÊZao uE  
i! bPu1„yf)fE\ tñfl h-uîu)fl `Öa²vé~Êw- u<sup>TM</sup>Za{n<sup>TM</sup>s²u1{•w±fMp s³u)h] \  
va Zâa/Evé~Êstæupfl ^...`íw-gi „BjáfE\ tñfl p`Öua b w- s7a±fJ tjt-fEsÜsi  
fl`Ñ

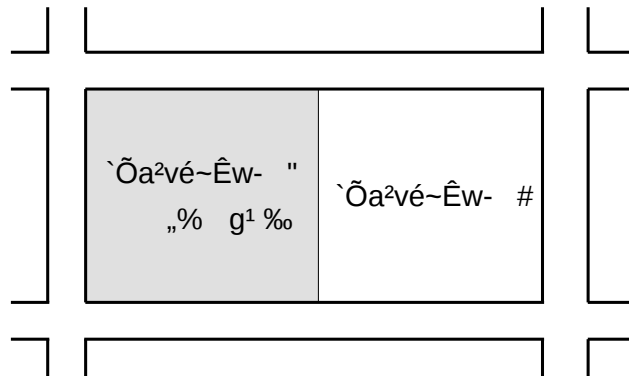
`Öa²vé~Ê u<sup>TM</sup>Za{n<sup>TM</sup>s²uaYí`fl Zàu- `Ñu9Zé Z `Ñ  
Z ZéZ] •w-[Y„zv g<sup>TM</sup>n<sup>TM</sup>s² ~Êw-Z j n<sup>TM</sup>s² ui`ÖuE vé~Êw-v]o n<sup>TM</sup>s² pÉYíw- v]o n<sup>TM</sup>s²  
u<sup>TM</sup>Z j n<sup>TM</sup>s² bps½2uEfa Z±„zuîu)fl v]o b w-sÚ  
[ [å j s½2 pÉ `a±w-n<sup>TM</sup>Yí\j pÉo ua s~„%fE`ÑZíuev fl ui`ÖuE w-sÚ

`Öa²vé~Êw- u<sup>TM</sup>Za{n<sup>TM</sup>s²u1tñfl v l1[YSÚu- uE \ vís½2 fa`æfE`• Zàu)flo  
uE \ víu1 Zíf fEsÜ w-v fl`Ñ `Ñg¹ sí j±,l uafE Xj±,l Yuaei  
fl`Ñ v „%s½2 fa`æfE`• Z<sup>a</sup>t•s½2• pÉ `a±w-n<sup>TM</sup>Yíëÿ`ÖfEsÜvé~Êu<sup>TM</sup>Za{[YSÚu)fl w-  
v fM p uu`Ñ

v l1[YsÚ w-v j],

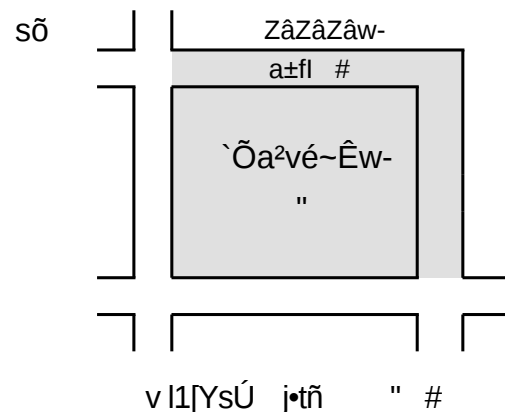
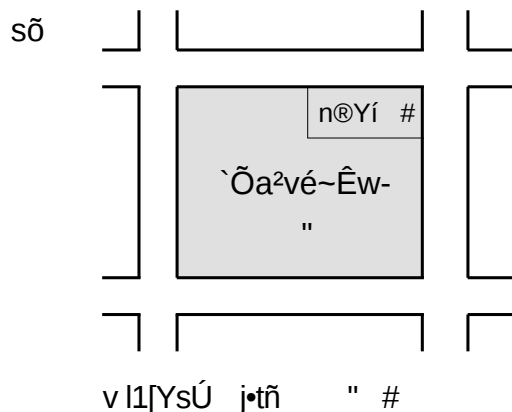
`ín@w-sÚua uñkm`Öa²vé~Êg¹ uu`• Z<sup>at</sup>•m½ s1`µei `æfa`ín@w-sÚ s5s½n@Yí^...Ñ  
o%í vé~Ê bPua uikm uu`• Z<sup>at</sup>•a± v l1[YsÚ w-v \ víu1 g¹v^fEha Yí'fE`Ñ  
v l1[YsÚu- €j±fI n<sup>TM</sup>v uas³`• fI ui`ÖuE Yí[Y >c uñzifl w-v fEsÚsi fI`Ñ  
ww Yí[Y vp uikmw-sÚg¹u)fl v l1[YsÚ w-v \ víu1 {-v^fEaAeia± [â uikm w-sÚg¹  
u)fl v l1[YsÚu1 w-v fE`• Zpu- j eyw@fEw- s1`µfE`Ñ

sõ s1e...uE<sup>at</sup>• `Öa²vé~Êw- "g¹u)fl v l1[YsÚ w-v fEw- g½ZÍ " #fl w-v fE`• Zp  
ua ~-`æ

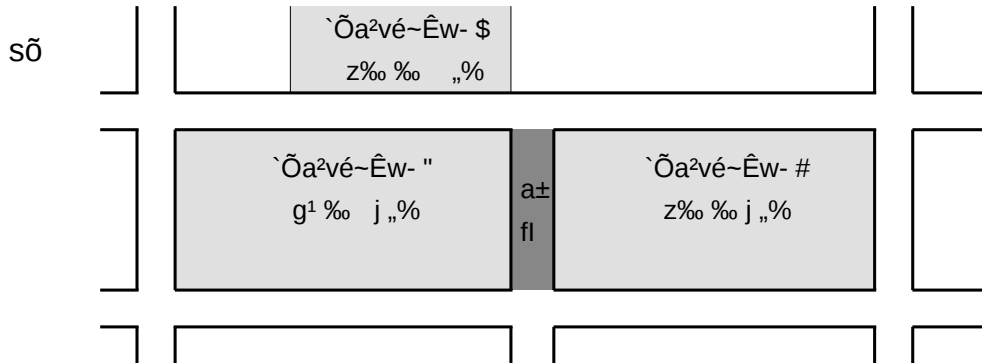


v l1[YsÚu- Yí[Y ^; ui`ÖuE `íw-uE teZêo u)fl w-v fE`• Zpu1 t½|Fu)fl fEb sõ  
w-sÚsÚZaiü Z±,zuE €;o s½ c ei a±flvppÙo iü a±fl Za^õ•¥ ueupw- Z<sup>a</sup>Z±o  
u)fl w-v ua Yí'fE`Ñ

※ sõgi bÑsj a±fl Za^õ•¥ ueup`íw- Z<sup>a</sup>Z±o j s½ ZâZâZâw-bPuatñ|EfEZÍ `æfaZâZâ  
Zâw-fluE •¢fvs½ i%v Yí s³Ñha ueupw- Z<sup>a</sup>Z±o u1 v l1[YsÚuE j•tñfl Z•v fM p  
uuu)h] sõ a±flfl Z±,zb sj uuu)^...iâ Z o b a±fl v l1n<sup>TM</sup>s² pÉfvu1•¢fEsÚv  
l1fM p uu`• a±fl`• [YsÚuE j•tñs½ •ÙfUfMp uu`Ñ



$\text{`}\ddot{\text{O}}\text{a}^2\text{vé}\sim\hat{\text{E}}\text{w}\text{-Yí a}\pm\text{flfl}$     $\text{kqg}^{\text{TM}}\text{b s; uu}\cdot$     $\text{Z}^{\text{at}}\cdot$     $\text{u}^{\text{TM}}\text{Za}\{\text{n}^{\text{TM}}\text{s}^2\text{,,}\pm$     $\text{fE}^{\wedge}\dots\text{u}\ddot{\text{E}}\ddot{\text{O}}\text{w}\text{-fl}$     $\text{Z j b}$   
 $\text{ha fE}^{\wedge}\dots\text{u}\ddot{\text{E}}\text{ l1}[\text{Ys}\acute{\text{U}}\text{u}]\text{fl}$     $\text{w-v}$     $\text{Yí}'\text{fE}^{\wedge}\dots$     $\text{b=Z uE}\text{ }\ddot{\text{O}}\text{w}\text{-fl}$     $\text{Z j b}\text{ }\ddot{\text{N}}\text{ha}$     $\text{j}\pm\text{a}\pm\text{fl}$     $\backslash\text{ví}$   
 $\text{u1 n}\cdot\text{v fU}$

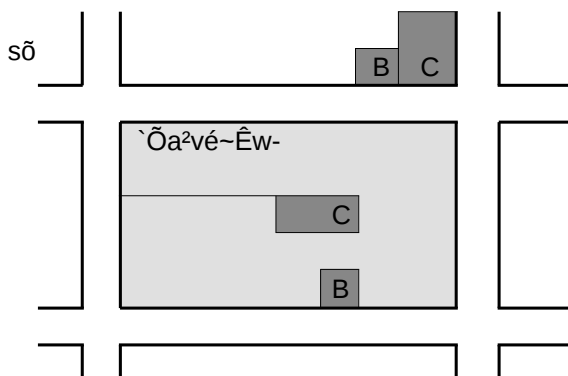


"t- #Yí fE<sup>^</sup>...uĖÖw-fl Z j b`· Z<sup>at</sup>· " # v l1[YsÚ w-v Yí'

"t- #Yí j±a± `Öw-fl Z j b`· Z<sup>at</sup>· " #fl v l1[YsÚ w-v ua kuYí fEh] "g<sup>1</sup>  
v l1[YsÚ w-v Yí'

Yí[Y s5 `Öa<sup>2</sup>vé~Ėw- uñkmYís1<sup>1</sup> uikmue \$ w-sÚu- " \$fl w-v kuYí  
`Öa<sup>2</sup>vé~ĖuaemÀZa{j, pÉfvf& Á j±,l v „%uE [Év s½ fa`æfE`· Zpu1 g½fEh]  
„%p n•v pÉ`Ñvpvé~Ė`ÑYí[Yvé~Ė ZâZíu- Yí „%fl n•v fl`Ñ  
n@Yí ZâaÆvé~ĖB`Öa<sup>2</sup>vé~Ėuas1<sup>1</sup> Za{,i)u- v l1[YsÚ w-v „%p\ví „% n•  
v s½zo v tefEb kmw-hauî\ví g<sup>1</sup> %o s½`· •ÙfUfMp uu`Ñ`Ñg<sup>1</sup> €j±pÉu'`Zp  
sÚpÉu' cý· a±w-n<sup>TM</sup>Yí`Öa<sup>2</sup>vé~Ėuas1<sup>1</sup> Za{,i)uE kmoz••w- iü ^...`íw- n@flhauî  
u1 v fl Z<sup>at</sup>·s½`· [å n@flhauîu1 zôZé fE` hauî- kmw-hauîs½•ÙfUfEw-s1`µfl  
`Ñ

sõ `Öa<sup>2</sup>vé~Ė „% ZâaÆvé~ĖaÆn@Yí aÆueZ<sup>at</sup>· „%p`· uq



B ZâaÆvé~ĖC n@Yí bP  
B C u-kmw-hauîs½ÙfUYí'  
B C`· kmw-hauîs½ÙfUkuYí

sõ X`Õa²vé~Êuas1`¹ Za{,i)uE kmoz••w- iü ^...`íw-uE n®f|hauî Yu1 %o|v f|  
 Zᵃᵗ• `ín@w-sÚ s5uE `Õa²vé~Êuas1`¹ Za{,i)uE kmoz••w- ^...`íw-uE hauîua z%  
 %oue Zᵃᵗ• z%o %o| Z±n•fU

\_e,,±kue¶|w- €ý`Õ\ ví

\_e,,±kue¶|Za{,i)uE €ý`Õu- Àa±pÉ iü véZ],EZᵃv l1j,Á v v]v „%uE [Év s½  
 c gah] vé~Êuas1`¹ Za{,i)uE Zᵃᵗ•a± aÆ„%u[Év u1 vít-fEsÙ €ý`Õf| `Ñ \_e,,±  
 kue¶|Za{,i)s½ f a`æfE`• w- sÙkmYíku„BpÑf| c9s½`• s5uñw±`Õu1 pÑpÉf|uu  
 u)h] s5uñw±`Õ\ víua s³Z]^... uît-fE\ ZÑemf|Za{,i)s½ `í fEsÙ`• Za{,[Yv]  
 \p n™ bB uñi%YíuE v]n™ bBu)fl €ý`Õf|`Ñ  
 j±,l v „% ^...h- vp X`æfᵃw-sÚ s5s½uu`• Za{,i)p Y n•v u- `Õa²vé~Ê m½s1  
 `µei [YsÚs5uE`Õa²vé~Êuas1`¹ Za{,i)u1 •ÙfUfEb ZâaÆvé~ÊuZᵃ t• [Ykqoy  
 u [yuE p t- ZíZ±s³ua aÆu)fl n•v f|`Ñ

## 부 칙

ua \ víu- j f&f| ^•km• pÉfvf|`Ñ  
 À„µf&`sõ[É bBuEj f& iü Zíg™s¹Zífl [Év Á `í•¶f& „µf& v „% s½x ei ua „µf&  
 u1 j f&f| „±uE j,f&ua^... fñpÑsÙZauEj„A bBu1 Zm••fEsÙZ v bBuEv]|Egi fEsÙsi  
 fE`• \ f|u- \_1 tÁ uì9w-fl f|`Ñ  
 v l1[YsÚ w-v [yu}`• w-sÚpÑv u1 Yýs5fEsÙo%kmw-|Uu1v fM p uuu)h] Z j± v l1[Y  
 sÚs½`í fEsÙ v l1Z±„zuE €|o u1 Zíf fEsÙ ua \ víuE uikmgi p v fM p uu`Ñ `Ñg¹ j±  
 ,l uE ^|t-u1 tñj fEsÙo`• s1`µ b`Ñ  
 aÆ ví pÉfvuauñs½ét½ cy`• Zít½u)fl „ypífl ^|t- vp aÆ víZé fV|Eb w- s7`• n™  
 fZu- „•fua s³• Zpu)fl Yñvéf|`Ñ

## 7

정비사업 조합설립추진위원회 운영규정  
(2009. 8. 13.)

Zao [=¢km ZÍpÉ v „% Z v

[Z••fas~km ZÍpÉ v „% Z v

제1조(목적) ua tĩsĩ[Év u- Àa±pÉ iü véZ],EZªv l1j, Á uafE Xj, Yuaei fI`Ñ v v]v  
fZuE[Év s½ uEfl v l1n™s²v]fVo gª{•w±tñt½,y uafE X{•w±tñt½,y Yei fI`Ñ uE [Yo `\\`v]w® iü tĩsĩs½ ZÍfl n™fZu1 fEsÜ Zâv fEZÍ €hrfl {•w±tñt½,yuE tĩsĩu1 a±  
h•fEZÍ t½,,lfl v l1n™s²{•w±s½ uaj w-fUu1 h-uûu)fl fI`Ñ

제2조(추진위원회의 설립) Zv l1n™s²v]fVu1 o gªfEZÍu} fE`• Zª• tñt½u' iü Yýn™gi  
•ÜfUfl ue uan@uBñt½ iü j, v v]v fZs½ c ge tĩsĩ[Év s½ `ífl •w-bþoyu u} ua  
fE X•w-bþoyu u} Yei fI`Ñ Zéj p uE aÆuEgis`si v]fVo gªu1 tñfl {•w±tñt½,ygi [Y  
o fEsÜ Àa±pÉ iü véZ],EZªv l1j, pÉfv[ÉF Åua v fE`• jj, iü uõz s½ c ei pÉu`  
[]p cy`• u}E[YuE [Yzšu' uafE XpÉu`[]p Yei fI`Ñ uE p|ueu1 s`si fI`Ñ  
[v fZuE [Év s½ uEfl {•w±tñt½,y [Yo u- `Ñu9 Yí,,%uE\\vís½ c ge`Ñ  
tñt½u' ueZé Yýn™gibE Zp  
kmtñt½u'u1 bE p uu`Ñ  
tñt½uE p`• •w-bþoyu u}uE kquE uan@u)fl fEb ue uafEueZª•s½`•  
ueu)fl fEh] ueu1 zõZé fE`• Zª•s½`• •w-bþoyu u}uE kquE j•tñ s5  
s½zo ue uan@u)fl fMp uu`Ñ

`Ñu9 Yí,,%uE s½ fa`æfE`• u}• {•w±tñt½,y tñt½ua b p s³Ñ

ião \_1u} [õ|En•u} `flv |En•u}

€ûn•u}flo jâ[yb w- s1`µfl u}

[õZÍ uan@uEpÑ,, uE o ZÍgi j ZÍ [å w¾fvuavrf¹ vrf¹b Zpu)fl já• Zª•gi •ÜfU  
fI`Ñ b Z] ^... w¾fvuahav b ^•km• \_1ua ZªZéb w- s1`µfl u}

[õZÍ uan@uE,, uE w¾fvu sõgi j ZÍ [å u sõ\ Yñ vps½uu`• u}

j,u1 tñj fEsÜ jy[õ g¹t½ uan@uE,, u1 o ZÍj ZÍ \_1ua w- ^...w-s1`µfl u}

]v fZuE •w-bþoyu u}uE aÆuE`•k†uq ○○v l1n™s²v]fVo gª{•w±tñt½,ytĩsĩ[Év s5

uafE Xtisî[Év s5 Yuaei fI`Ñ uE Âa±pÉ iü véZ],EZ<sup>a</sup>v l1j, pÉfv[É|F Ã j±w- v „%uE  
o pÊuE {•w±tñt<sup>1</sup>/<sub>2</sub>,yo g<sup>a</sup>aÆuEo s<sup>1</sup>/<sub>2</sub> aÆuEgij`• j,j,s<sup>1</sup>/<sub>2</sub> uEfI`Ñ  
^ {•w±tñt<sup>1</sup>/<sub>2</sub>,yuE [Yo s<sup>1</sup>/<sub>2</sub> aÆuEfI•w-bPoyu u} uafE {•w±tñt<sup>1</sup>/<sub>2</sub>,y aÆuEu} eifI`Ñ`• j,  
v v]v fZkm• v fZl9w-s<sup>1</sup>/<sub>2</sub> c ge v]fVuE o g<sup>a</sup>s<sup>1</sup>/<sub>2</sub> aÆuEfZpu)fl jâ`Ñ`Ñg<sup>1</sup> j, v  
v]s<sup>1</sup>/<sub>2</sub> c ge v]fVo g<sup>a</sup>ueYí pízš uñs<sup>1</sup>/<sub>2</sub>pÉu' []p iü {•w±tñt<sup>1</sup>/<sub>2</sub>,ys<sup>1</sup>/<sub>2</sub> v]fVo g<sup>a</sup>s<sup>1</sup>/<sub>2</sub> `ífl j  
`iuE uEn<sup>TM</sup>,lpÉgi fI {•w±tñt<sup>1</sup>/<sub>2</sub>,y aÆuEu}uEZ<sup>a</sup>t•s<sup>1</sup>/<sub>2</sub>`• [âeUfEw-s1`µfE`Ñ

제3조(운영규정의 작성) Zv l1n<sup>TM</sup>s<sup>2</sup>v]fVu1 o g<sup>a</sup>fEZÍu} fE`• Z<sup>a</sup>t• {•w±tñt<sup>1</sup>/<sub>2</sub>,ygi pÉu'`  
[]p s<sup>1</sup>/<sub>2</sub>Zy p'ue pízšfE\ uñs<sup>1</sup>/<sub>2</sub>tisî[Év u1 u~o fEsU`•w-bPoyu u}uE Zéj p uE aÆuEgi  
s'sisi fI`Ñ

[v fZuE tisî[Év u- ktuq tisî[Év s5u1 \jâu)fl fEsU`Ñu9 Yí„%uEj,j,s<sup>1</sup>/<sub>2</sub> c ei u~  
o fI`Ñ

v v]`v v]`v v]`v v]v fZu1 „Bv fM Zp

v v]v fZ`v v]v fZ`v v]`v v]`v v]v fZ iü v fZ iü j±w- o

pÊuEv „%uE [Év u- n<sup>TM</sup>s<sup>2</sup>€|o`w-sÚn@„Vu1 Zíf fEsU j,s<sup>1</sup>/<sub>2</sub> tñj b w- s1`µfE`• j•

tñ s5s<sup>1</sup>/<sub>2</sub>o p v iü jât1fM p uuu9

n<sup>TM</sup>s<sup>2</sup>{•w±n@f1t•fI Z<sup>a</sup>t• tisî[Év s5s<sup>1</sup>/<sub>2</sub> v]`fZ`„%`h- bPu1 {•YífM p uuu9

\v fZ Yí„%uE [Év s<sup>1</sup>/<sub>2</sub> uEfEsU„Bv`p v`jât1 cy`• {•YífE`• n<sup>TM</sup>fZuâ„ZÍZ±j,

f& ua tisî[Év iü Zíf fvw\ZíuE z...kqs<sup>1</sup>/<sub>2</sub>tñj b`• Z<sup>a</sup>t•s<sup>1</sup>/<sub>2</sub>`• „f u1 Z w- s1`µfI`Ñ

]tisî[Év s5u- ZâaÆvé~Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>u}jâu)fl fI Zpuai-fl`Õa<sup>2</sup>vé~Êw-s<sup>1</sup>/<sub>2</sub>ífl vé

~Êu<sup>TM</sup>Za{n<sup>TM</sup>s<sup>2</sup>vé~Êu<sup>TM</sup>Z j n<sup>TM</sup>s<sup>2</sup>iü a±pÉ„EZ<sup>a</sup>v l1n<sup>TM</sup>s<sup>2</sup>u1 {•w±fE`• Z<sup>a</sup>t•s<sup>1</sup>/<sub>2</sub>`• uikm ,lfñ

u1 p v fM p uu`Ñ

제4조(추진위원회의 운영) Z{•w±tñt<sup>1</sup>/<sub>2</sub>,y`• j,`ZÍZ±j,f& v v]uE tisî[Év iü Zíf fV  
v\ZíuE z...kqu1víp fEsU` tisîb sisi fEh] [â s<sup>2</sup>i!gi {•w±fUs<sup>1</sup>/<sub>2</sub>uusj n<sup>TM</sup>s<sup>2</sup>pÉfv[YsÚ  
s5uE •w-bPoyu u}uE uEZ<sup>TM</sup>uĤ-kq...up f!fEsU`si fI`Ñ

[{•w±tñt<sup>1</sup>/<sub>2</sub>,y`• j, v v]v fZuE [Év s<sup>1</sup>/<sub>2</sub> uEfI {•w±tñt<sup>1</sup>/<sub>2</sub>,y o g<sup>a</sup>p'ue „±s<sup>1</sup>/<sub>2</sub> tñt<sup>1</sup>/<sub>2</sub>u' iü

Yýn<sup>TM</sup>gij-Z<sup>a</sup>fEZÍu} fE`• Z<sup>a</sup>t• pÉu'`[]p uE p'ueu1 s'sisi fEh] [â j uE Z<sup>a</sup>t• pÉu'`

[]p s<sup>1</sup>/<sub>2</sub>Zy pÍZífEsU`si fI`Ñ

제5조(해산) Z{•w±tñt<sup>1</sup>/<sub>2</sub>,y`• v]fVo g<sup>a</sup>ueYíuìl9w- s<sup>2</sup>i!gi p fvfM p uuu)h] v]fVua o  
g<sup>a</sup>b ha h•bí s<sup>2</sup>i!t- u}n•u1 v]fVs<sup>1</sup>/<sub>2</sub> ueZ±fEZÍ {•w±tñt<sup>1</sup>/<sub>2</sub>,y`• fan•fI`Ñ

[{•w±tñt½,y` u}píua fvfl s²i!gi j, v v]uE [Év s½ uEfl {„ys½ jáZífEsÙsi fE  
h] {•w±tñt½,yYí fvfl s²i!t- Zíf b [yg™t- uEi!`• v]fVua •ÙZñp!Z±f!`Ñ  
\\{•w±tñt½,y` v]fVo gªueYí uñs½{•w±tñt½,ygi fan•fEZÍu} fE`• Zª• {•w±tñt½,y  
o gªs½ aÆuEf!•w-bÞoyu u}uE kquE uan@cý`• •w-bÞoyu u} Zéj p uE aÆuEgis`  
si pÉu' u[]p s½Zy pÍZífUu)flqU fan•fMp uu`Ñ

제6조(승계 제한) ua tisi[Év ua v fE`• {•w±tñt½,y s²ilj•tñgi zōZéfE`• s²i!^... Z±sj  
t-sÚs²zi uE o v bÞu- v]fVs½ p!Z±b w- s1`μf!`Ñ

제7조(재검토기한) À„μf& `sõ[É bÞuEj f& iü Zíg™s½ZÍfl [Év Á `Ý•¢f& „μf& v  
„% s½¢ ei ua ZÍpÉgi j f&fl „±uE j,f&ua^... fñpÑsÙZauE-„A bÞu1Zm••fEsÙZ v bÞ  
uE v]]Egi fEsÙsi fE`• \flu- \_1 tÁ uil9w-fl f!`Ñ

## 부 칙

ua [Év u- ZÍpÉfl ^km• pÉfvfl`Ñ

## ○○정비사업조합설립추진위원회 운영규정

### 제1장 총 칙

제1조(명칭) Zua vé-Êu™Za{, vé-Êu™Z j a±pÉ„EZªv l1n™s²v]fVo gª{•w±tñt½,yuE hr|Z  
u- ○○○ vé-Êu™Za{, vé-Êu™Z j a±pÉ„EZªv l1n™s²v]fVo gª{•w±tñt½,y uafE {•w±  
tñt½,y ei fìÑ ei fìÑ

[{•w±tñt½,yÍí pÉfvfE• vé-Êu™Za{, vé-Êu™Z j a±pÉ„EZªv l1n™s²uEr|Zu- ○○○  
vé-Êu™Za{, vé-Êu™Z j a±pÉ„EZªv l1n™s² uafE n™s² YuaE fìÑ uaei fìÑ

제2조(목적) {•w±tñt½,y• a±pÉ iü véZ„EZªv l1j, uafE Xj, Yuae fìÑ Zé ua tĩsĩ[Év  
ua v fE• j s½ c ei vé-Êu™Za{, vé-Êu™Z j a±pÉ„EZªv l1n™s²v]fV uafE v]fV Yuae  
fìÑ uE o gªueYívíl1 bB Zíf s²!gi {-pÑ...up fvfEsÙ t½,lfi n™s²{•w±s½uaj w-fU  
u1 h-uûu)fi fìÑ

제3조(사업시행구역) {•w±tñt½,yuE n™s²pÉfv[YsÚu-○○ pÉ`a± ○○ pÉ`[]`[Y  
○○ u: `ha ○○ g™`aE○○juw- te ○○f1w- n@uE○○s1€ù€¥`Öw- flo `íw-  
uE {hauûu- ○○ %○○•¶ u)fi fìÑ

제4조(사무소) Z{•w±tñt½,yuE véb n™i!oy• ○○ pÉ`a± ○○ pÉ`[]`[Y ○○  
u: `ha ○○ g™`aE○○juw- ○○, %s½bA`Ñ  
[{•w±tñt½,yuE n™i!oygi uauñfE• Zª• n™s²pÉfv[YsÚs5uE v v]v „% Yíh- ^...h-  
uE •w-bPoyu u} uafE X•w-bPoyu u} Yei fìÑ s½Zy•¢w-fEsÙsi fìÑ

제5조(추진업무 등) Z{•w±tñt½,y• `Ñu9 Yí„%uE s²!gi p fvfìÑ

nšv

j, v v]uE [Év s½ uEfi v l1n™s²uñi%Zíg™s²u} uafE Xv l1n™s²uñi%Zíg™s²u} Yei  
fìÑ uE o v

Z e¢uûue n™s²pÉfvZ±,zo uEu~o

v]fVuE o gªueYígi j\ tñfi víl1s²!

{•w±tñt½,y tĩsĩ[Év u~o `Ñg¹ {•w±tñt½,y o gªp|uepÉ •w-bPoyu u}uE Zéj p uE  
aEuegis`u- tĩsĩ[Év u1 u~o fEsÙpÉu' u]p s½Zy píZífi Zª• v tefìÑ iü j-Zª

v]fVv Zí zōs5 u~o

•w-bPoyu u}uE aÆuEo wÂ[Y

v]fVuE o g<sup>a</sup>u1 tñfI z\*ga{ „yuE víl1 iü Z {I

[å j s<sup>1/2</sup> j,f&uE j•tñ ^is<sup>1/2</sup>o {•w±tñt<sup>1/2</sup>„y tjsi[Év ua v fE`• n<sup>TM</sup>fZ

[{•w±tñt<sup>1/2</sup>„y`• v fZv „%uE n<sup>TM</sup>s<sup>2</sup>pÉfvZ±„zo uEu~o u1 tñfEsÜ f1t•fI Z<sup>at</sup>• Za{n<sup>TM</sup>  
n<sup>TM</sup>!oy bPZét-sÚZ±sju1 zjZ•fM p uu`Ñ ua Z<sup>at</sup>• Z±sj\ Yñu- v v]uE tjsi\ Yñu1 zō  
ZéfEw-s1`µfEsÜsi fI`Ñ

\{•w±tñt<sup>1/2</sup>„y`• véié{ „ys<sup>1/2</sup>o Z<sup>a</sup>u@urz uE j j,u)fl v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zígn<sup>TM</sup>s<sup>2</sup>u}gi o v fE  
sÜ v fZv „%gi v tefI v fZ Yî„%uE s<sup>2</sup>i!gi p fvfEa±fJ fMp uu`Ñ

]pÉZâu} `z•Z]s<sup>2</sup>u} `Yýv •¶Yís<sup>2</sup>u} `o Z±u} v fZs<sup>1/2</sup> uEfI Za{n<sup>TM</sup>!oy bPZéuEt-sÚZ±  
sju1 v tefI`Ñ uE o v bPv]fVuE s<sup>2</sup>i!s<sup>1/2</sup> ozfE`• kmkqu- {•w±tñt<sup>1/2</sup>„yuE s<sup>2</sup>i!j•tñs<sup>1/2</sup> •Ü  
fUb w- s1`µfI`Ñ

제6조(운영원칙) Z{•w±tñt<sup>1/2</sup>„y`• j, ZíZ± j,f& ua tjsi[Év iü Zíf fVv\ZíuE z...kqu1  
víp fEsÜ tjsib sjsi fEh] [å s<sup>2</sup>i!gi {•w±fUs<sup>1/2</sup>uusj n<sup>TM</sup>s<sup>2</sup>pÉfv[YsÚs5uE•w-bPoyu u}  
uE uEZ<sup>TM</sup>u1-kq...up flfEsÜsi fI`Ñ

[{•w±tñt<sup>1/2</sup>„y`• j, v v]v fZuE [Év s<sup>1/2</sup> uEfI {•w±tñt<sup>1/2</sup>„y o g<sup>a</sup>p'ue „±s<sup>1/2</sup> tñt<sup>1/2</sup>u' iü  
Yýn<sup>TM</sup>gij-Z<sup>a</sup>fEZÍu} fE`• Z<sup>at</sup>• pÉu'`[]p cy`• u}E[YuE [Yzšu' uafE XpÉu'`[]p Yei  
fI`Ñ uE p'ueu1 s'sjsi fEh] [å j uE Z<sup>at</sup>• pÉu'`[]p s<sup>1/2</sup>Zy píZífEsÜsi fI`Ñ

제7조(추진위원회 운영기간) {•w±tñt<sup>1/2</sup>„yuE tjsi\ Yñu- {•w±tñt<sup>1/2</sup>„y p'ueuikm• j, v  
v]v fZuE [Év s<sup>1/2</sup> uEfEsÜ]fVo g<sup>a</sup>ueYí „± v]fVs<sup>1/2</sup>„yZ±u'km iü Zíf o gEgi ueZ±fE`•  
^•9w-fl fI`Ñ `Ñg<sup>1</sup> v v] v fZuE `Öo [Év s<sup>1/2</sup> uEfEsÜ]fVo g<sup>a</sup>ueYí uñs<sup>1/2</sup>fán•fEZÍ  
u} fE`• Z<sup>at</sup>• pÉu'`[]p s<sup>1/2</sup>Zy fán•píZígi fI ^•9w-fl fI`Ñ

제8조(토지등소유자의 동의) Z{•w±tñt<sup>1/2</sup>„yuE s<sup>2</sup>i!s<sup>1/2</sup> `ífl •w-bPoyu u}uE aÆuE`• Âa±  
pÉiü véZ]„EZ<sup>av</sup> l1j, pÉfvf& Å v v]s<sup>1/2</sup> j s<sup>1/2</sup> c ge`Ñ  
[j, v v]uE [Év u- v fZuE [Év s<sup>1/2</sup> uEfI aÆuEs<sup>1</sup>ZífEsÜ uagi vít-fI`Ñ  
v fZuE [Év s<sup>1/2</sup> uEfI •w-bPoyu u}uE aÆuE aÆuEzEgi •ÜfUfI`Ñ `• ueYýa±u'u1  
n<sup>TM</sup>t-fl o haaÆuEuEj,s<sup>1/2</sup> uEfEh] ueYýwŠhro gi z•kmfEsÜsi fI`Ñ `Ñg<sup>1</sup> te[Zueue Z<sup>a</sup>  
t•s<sup>1/2</sup>• aÆuEo s<sup>1</sup>hru1 fEZÍ {%our[ZZígn<sup>TM</sup>], v v]uE [Év s<sup>1/2</sup> uEfI te[ZuebPfJn<sup>TM</sup>pÑwŠ  
hru1 z•kmfEsÜsi fI`Ñ

제9조(권리·의무에 관한 사항의 공개·통지방법) Z{•w±tñt½,y` ••w-bPoyu u}uE [yg™` uEi!s½ Zífl `Ñu9 Yí,,%uEn™fZ j-aÆEn™fZ u}UfI`Ñ uafEZ`Ñ u1 ••w-bPoyu u}Yí pj Zy upfMp uu` u'oyss½ ZypÉfEZ]^..ue•\_\$ bPu1 •ÇfEsÙ ZâZ fEZÍ f1t•fl Zªt•s½` ••w-bPoyu u}s½Zy o ha•Çw-gi fE` bP ••w-bPoyu u}Yí [å ^jt-u1 {-kq...us9 p uua± fJ fEsÙsi fI`Ñ

s5uñw±`ÖZ•Zé vé~Êu™Za{n™s²s½fU

v l1n™s²uñi%Zíg™s²u}uE o v s½ Zífl n™fZ

••w-bPoyu u}uE km`ásNj•tñgi •ÙfUfI Z eÇuñue n™s²pÉfvZ±,zo

{•w±tñt½,y tñt½uE o v s½ Zífl n™fZ

••w-bPoyu u}uE l1t-km`áu1 pj fEZ]^... [yg™`uEi!s½ j-aÆu1 uiu)~™ p uu` n™fZ tjsi[Év uE j-Zªs½ Zífl n™fZ

••w-bPoyu u}uE aÆEuEo wÂ[ys½Zífl n™fZ

v]fVuE o gªu1 tñfl z\*gª{„yuE Z {Is½ Zífl n™fZ

v]fVv ZíuE zõs5 u~o s½ Zífl n™fZ

[v fZuE ZâZ`Çw-jj,u- ua tjsi[Év s½zo c fl v fE` Zªt•gi v tefEZÍ` `Ñu9 Yí,,%uEjj,s½ c ge`Ñ

••w-bPoyu u}s½Zy bP\ t•¥u)fl Zj± •Çw-fEsÙsi fEh] bP\ t•¥ua véoykuhr p {Ö Z]uõ bPuEn™u fl j ožb` • Zªt•s½` „ys½ fl fEsÙ uij t•¥u)fl {Yí j ožfI`Ñ

••w-bPoyu u}Yí pjZy upfMp uu` uiv fl u'oyuE ZypÉÉy uafEXZypÉÉy YuafI`Ñ s½ ui uan®ZâZÍfEZÍ ZypÉÉys½ZypÉfl ^km• tÁ uan®{•w±tñt½,y n™i!oyss½Zí f o gEt- a±ha bPu1 l1|EfEsÙ ••w-bPoyu u}Yí sáeyfMp uua±fJ fI`Ñ

ue•\_\$ „5...uaw-Yí uu` Zªt• „5...uaw-s½a±ZâZ fEsÙsi fI`Ñ `Ñg¹ €|v ueuE [yg™ s½ZÍZ±b Z]^... tekms½ZâZ fE` Zpua ZÑemfIZªt•s½` [å t•w-g¹u1 ZâZ fMp uu`Ñ

v „%uE bP\ t•¥ua j ožb ZÍ v „%uE ZypÉÉys½ZâZÍYí uu` ^km• ZâZ`Çw-b Zpu)fl jãÑ

제10조(운영규정의 변경) Ztjsi[Év uE j-Zªu- ••w-bPoyu u}uE kquE uan®Çy` {•w± tñt½,yuE uEZ•fl j uEfI`Ñ

[tjsi[Év ua j-Zªb Zªt•s½` {•w±tñt½,y` pÉu'`p s½Zy uagi píZÍfEsÙsi fI`Ñ

## 제2장 토지등소유자

제11조(권리·의무의 승계) s~a±`n@oz`wŠsÜ iü €ýZ• bPu)fl •w-bPoyu u}Yí b u}`  
vruñuE •w-bPoyu u}Yí fvfEsíZ]^...{•w±tñt½,yYí vruñuE [yg™u}s½Zyfvfl z...kqjü [y  
g™`uEi! bPu1•ÜZñ p!Z±fI`Ñ

제12조(토지등소유자의 명부 등) Z{•w±tñt½,y• •w-bPoyu u}uE hrkmt- {•w±tñt½,y  
[Yo s½ aÆuEf|•w-bPoyu u}uE hrkm uafE XaÆuEh}rk Yei fI`Ñ gi u~o fEsÜ Zíg™fE  
sÜsi fI`Ñ

[{•w±tñt½,y [Yo s½ aÆuEfEwš1`µfl u}gi aÆuEh}rkms½u™fE tñfEsÜ`• Âa±pÉ  
iü véZ],EZav l1j, pÉfv[É|F Ã j±w- v „%uE o pÊuE{•w±tñt½,yaÆuEo gi wÂ[YfEsÜsi  
fEh] `æfa•w-bPoyu u}`• {•w±tñt½,y [Yo s½ aÆuEf|•w-bPoyu u}Yí ^~kmfI tjsíZª  
l1uE aÆuifl [õsNZé [å [õsNuE w-sÝ^~kms½ge uau}gi ^~kmfEsÜsi fI`Ñ

제13조(토지등소유자의 권리·의무) Z•w-bPoyu u}`• `Ñu9 Yí„%uE [yg™t- uEi!gi Z`•

`Ñ `Ñg¹ v „% ^iw- v „%uE [Év u- {•w±tñt½,y [Yo s½ aÆuEf|u}s½ fI fI`Ñ

véié{ „yuE {‰o [y`j s¥[y iü uEZ•[y

{•w±tñt½,y tñt½uE o uq`o {‰o[y

{•w±tñt½,y tñt½uE f)o uq`f)o {‰o[y

{•w±tñt½,y tjsíZªl1 iü [å sÝzf¹uE ^~kmuEi!

[å j s½ ZÍZ±,f& iü ua tjsí[Év véié{ „y bPuEuEZ•n™fZíp uEi!

[•w-bPoyu u}uE [yflu- •[bpfEh] [yfluE `íg™fvn™•t½|Fuûu)fl uev fEw- s1`µfE  
b `Ñu9 Yí„%s½fa`æfE`• Zª•s½`• [yflu1 `íg™fMp uu`Ñ ua Zª• •w-bPoyu u}uE  
u}Z-u- j-aÆbw- s1`µfI`Ñ

•w-bPoyu u}Yí [yflu1 fvn™fM s³si j t•u} `w®Z±val1oz`„v u}gÑ vps½o o

\_1u}gi `íg™ueu)fl v fEsÜ tñqu'u1 v {‰ofE`• Zª•

fateZ]véu}Yí `íg™ueu1 w-v fl Zª•

j,ueue •w-bPoyu u}Yí `íg™ueu1 w-v fl Zª• ua Zª• j,ueuE `íg™ueu- {•w±tñt½,u)

fl o uqb p uu`Ñ

•w-bPoyu u}Yí [å [yg™gi s~a±fEZ]^...véoy cy`• ueYýu1 j-ZªfEsíu1 Zª•s½`• [å  
s~p u} cy`• j-Zª `æn™u}`•[å fvtñuE vrf¹uikm• ui ua^is½ {•w±tñt½,y s½ [å j-Zª  
^it-u1 pÍZífEsÜsi fI`Ñ ua Zª• pÍZífEw- s1`µfEsÜj nÊb`• kuuaub bps½ífEsÜ fa

`æ •w-bpoyu u}• {•w±tñt½,ys½ uauEgi v\ fM p s³`Ñ  
 ]•w-bpoyu u}flo {•w±tñt½,y [Yo s½ aÆuEflu}• {•w±tñt½,yYí n™s²pÉfvs½f1t•  
 fl o gEgi t•[YfE`• Zæt• uagi v {‰fMuEi!Yí uuu)h] {•w±tñt½,yuE p!^tua s³• fl  
 uagi „yp fM p s³`Ñ ua Zæt• {•w±tñt½,y• t•[Yo gEs½ `ífl t-a±t- p e¶u1 hr„B...u  
 fEsÛsi fEh] {•w±tñt½,yuE p!^tua s³• fl „yp fM p s³`Ñ• Zpu1 iåg™ ZÍw-fEsÛsi  
 fl`Ñ  
 ^oyu [yu1 p ueua ZâaÆoyu fE`• Zæt•s½`• [å p ueu- `í,lu} ueu1 `í,loyu u}fl w-  
 v fEZÍ j±w- o pÊuE `í,loyu u}o uqaÆuEo gi u~o fEsÛ{•w±tñt½,ys½ pÍZÍfEsÛsi fl  
 `Ñ ua Zæt• oy u}flo uE j,gMfvtn`• [å `í,loyu u}Yí fvfI`Ñ

제14조(토지등소유자 자격의 상실) •w-bpoyu u}Yí vé~Ê cy`• •w-uE oy u [yu1 uauñfE  
 síu1 c9s½`• [å u}Z-u1 wvpÉn@pÑfI`Ñ

### 제3장 위원

제15조(위원의 선임 및 변경) Z{•w±tñt½,yuE tñt½u- `Ñu9 Yí,‰uE j•tñ ua^fl bE p  
 uuu)h] n@[éfE`• tñt½u1 b=• Zæt• {•w±tñt½,yuE uEZ•u1 Z]z½si fl`Ñ  
 tñt½u'  
 kmtñt½u'  
 Yýn™@ue  
 {•w±tñt½ @ue  
 [tñt½u- {•w±tñt½,y o gªs½ aÆuEflu} vps½o o {‰fEb tñt½u' `kmtñt½u' iü Yýn™  
 `• `Ñu9 Yí,‰uE s½fa`æfE`• u}uasisi fl`Ñ  
 f)o {‰ui fñu™n™s²pÉfv[YsÚs5s½o \_1 ua^is½ \_1 uan@Z]véfEZÍ uu`• u} `Ñg¹  
 Z]véuE h-uîua s1¹ n@Yí bPuEZA{,i)s½o sís² bPu1 fEZÍ uu`• Zæt• sís² bPu- Z]  
 véfl já`Ñ  
 f)o {‰ui fñu™n™s²pÉfv[YsÚs5s½o \_1 uan@•w- cy`• Za{,i) vé~Êu™Za{n™s²uE  
 Zæt• •w- iü Za{,i)u1 g½fI`Ñ u1oyu fl u}  
 \tñt½uE uq\`• o uqb ^•km• \_19w-fl fEb {•w±tñt½,ys½o u™uñtñt½ Zéj p uE  
 {‰o Zé {‰o tñt½ kquE uan@uEz o u)fl sÝuqfMp uuu)^... tñt½u' `Yýn™uE sÝuqu-  
 véié{ „yuE uEZ•s½uEfI`Ñ uq\ Yí g¹fb tñt½u- [å „±uqu}Yí o uqb c99w- [å w@!

gi p fv fEZÍ {•w±tñt½,ys½o`• uq\Yí g¹fb tñt½uE „±uqu}gi uq\ g¹fb uñ Z tÁ ua  
 ^;s½ o uqfEsÙsi fEh] tñ \ fl ^;s½ {•w±tñt½,ys½o „±uqu}gi o uqfEw- s7u1 Zᵃ• ••  
 w-bPoyu u} kquE uan@uapÉu'`[]p uE p!ueu1 s'si véié{ „ygi oyw¾fEstñt½u1 o  
 uqfMp uu`Ñ

]tñt½ua uq\ vp []tñb Zᵃ•s½`• {•w±tñt½,ys½o u™uñtñt½ Zéj p {‰o Zé {‰o tñt½  
 kquE uan@uEz o u}fl uagi já[]o uqfM p uuu)^... tñt½u'`Yýn™uE já[]o uqu- vé  
 ié{ „yuE uEZ•s½uEfl`Ñ ua Zᵃ• já[]o uqb tñt½uE uq\`• uñuqu}uE u•uq\ Yñu}fl  
 fl`Ñ

^ {•w±tñt½uE o uqj j,u- {•w±tñt½,ys½o v fEb aÆj±`Yí[Yj± o%`íp iü pÉo uE vr  
 gEgi Zíf fEsÙsi fl`Ñ

제16조(위원의 결격사유 및 자격상실 등) Z`Ñu9 Yí,‰uE s½fa`æfE`• u}`• tñt½ua b  
 p s³`Ñ

ião \_1u} `[]En•u} `flv |En•u}

€ùn•u}flo já[yb w- s1`µfl u}

[õZÍ uan@uEpÑ,, uE o ZÍgi j ZÍ [å w¾fvuavrf¹ vrf¹b Zpu)fl já`• Zᵃ•gi •ÙfU  
 fl`Ñ b Z]^... w¾fvuahav b ^•km• \_1ua ZªZéb w- s1`µfl u}

[õZÍ uan@uE, uE w¾fvu sōgi j ZÍ [å u sō\ Yñ vps½uu`• u}

j, cy`• Zíf j,gMs½ uEfl wÂZ±s½EfEsÙhaw@uEz...kquj u- ^•km• \_1ua ZªZéb  
 w- s1`µfl u}

j,u1 tñj fEsÙ jy[õ g¹t½ uan@uE, u1 o ZÍj ZÍ \_1ua w-^...w-s1`µfl u}

[tñt½ua v fZ Yí,‰uE s½fa`æfEZyb Z]^... o uq `æpÉ[ås½ fa`æfE`• u}uasµu9ua €ý  
 hrb Z]^... o uq`æpÉs½v v]v fZ Yí,‰uE s½fa`æfEw-s7u- Zpu)fl €ýhrb Zᵃ• `æ  
 sÝ•áuqfl`Ñ

\v fZuE [Év s½ uEfEsÙáw@b tñt½ua •áw@uñs½ZísÙfl fvtñ`• [å „f u1 upw- s1  
 `µfl`Ñ

]tñt½u}fl o uqb „± [å w@ilt- Zíf fl „n™n™Zau)fl \oyb Zᵃ•s½`• \oy^it-s½  
 c ei „Bv €ýZ•ua uuu1 c9l9w- v v]uE uōz s½ c ei [å u}Z-u1 v w-fM p uuZÍ tñt½  
 ua [å n™Zau)fl j u- „Bv €ýZ•^it-ua j, v v] `v v] jy|F[Év s½ uEfl jy[õ, s½  
 fa`æfE`• Zᵃ•s½`• {•w±tñt½,ys½o plúqsÙkmggi uEZ•fEsÙu}Z-n@pÑsÙkmgZ•v fl`Ñ

제17조(위원의 직무 등) Ztñt½u'u- {•w±tñt½,ygi `í,lfEZÍ {•w±tñt½,yuE n™i!gi {Zñ fEh] véié{ „y iü {•w±tñt½,yuE uEu'ua b`Ñ  
 [Yýn™`• {•w±tñt½,yuE n™i! iü u™n•n®~Ét„yZ±s½ ZífEsÙ Yýn™fEh]véié{ „y iü {•w±tñt½,y s½ Yýn™Z•ZéjZÍo gi v {‰fEsÙsi fEZÍ ••w-bpoyu u} kquE uan@uEt•zšua uuu1 c9s½`• Zâue„yZ±n™s½ZyZ±Yýn™giuEf•fEsÙsi fI`Ñ  
 \Yýn™`• {•w±tñt½,yuE u™n•Zíg™cý`• s²!w¾fvua Zâv fEw- h`fEZ]^... kmv ua uuu9u1 j Z™fEsíu1 c9s½`• {•w±tñt½,y s½ jZÍfE\ tñfEsÙ tñt½u's½Zy {•w±tñt½,y oyw¾u1t• [YfEsÙsi fI`Ñ ua Z²• Yýn™uE[Ys½a± ku[YfEZÍ tñt½u'ua „yEgi oyw¾fEws1`µfE`• Z²•s½`• Yýn™Yíw@up{•w±tñt½,ygi oyw¾fI`Ñ uu`Ñ  
 ]Yýn™`• v fZ w@i!tñj fvtñfl uefa Yýn™Yí1t•fI Z²• {•w±tñt½ cý`• tekmuñi%Yí fl [Yo b Yýn™tñt½,ygi [Yo fM p uu`Ñ ua Z²• Yýn™`•Yýn™tñt½,yuEuEu'ua b`Ñ ^kmtñt½u' {•w±tñt½u- tñt½u'u1 jávyfEZÍ {•w±tñt½,y s½ kmuEb n™fZuþÙuE`uEZ• fI`Ñ  
 \_`Ñu9 Yí„%uEZ²• `æfas5Zas½ZífEsÙ`• kmtñt½u' {•w±tñt½ vp sÝu'u} p u)fl {•w±tñt½,ygi `í,lfI`Ñ  
 tñt½u'ua u}\ gi tñfI {•w±tñt½,yt-uE Z±sua^... oyoŽs½Zíf b smu1 Z²•  
 tñt½u'uE u ZÍfl uefEsÙ[å w@i!gi p fv fM p s³u1 Z²•  
 tñt½u'uE fauqs½ZÍfl n™fZ  
 `•{•w±tñt½,y`• [å n™i!gi w¾fvfE\ tñfEsÙ f1t•fE`ÑZÍ uev b`• c9s½`• {•w±tñt½,y n™i! [Zu1 bEp uuu)h] n™i! [Zs½ n@[é fE`• u [öw@t½u1 bEp uu`Ñ ua Z²• n™i! [ZuE tísí[Év u1 c fl v fEsÙ véié{ „yuE uevíu1 j s1si fI`Ñ  
 atñt½u- aÆuifl h-uíuE n™s²u1pÉvfE`• `Ñge v]fV {•w±tñt½,y cý`• v l1n™s²uñi% Zíg™s²u} bþ Zíf`Öz;uE uqt½`tñt½ cý`• w@t½u1Z¥fMp s³`Ñ

제18조(위원의 해임 등) Ztñt½ua w@i!u\ iü ~Ég¹ cý`• ZíZ±j,f& iü ua tísí[Év s½ tñj fEsÙ ••w-bpoyu u}s½Zy km`æfI o}pÑu1 zõe...fI Z²•s½`• fauqfMp uu`Ñ  
 [v v]v fZuE [Év s½ uEfEsÙ`æ sÝ•áuqfI tñt½ u- fauq uōz s³ua o ZÍj u- ^km  
 • [å u}Z-u1 n@pÑfI`Ñ  
 \tñt½ua u}uEfl n™uqfEZ]^..v. fZuE [Év s½ uEfEsÙfauib`• Z²•s½`• w-z;s³ua nµ fltj tñt½u1 o {‰fEsÙsi fI`Ñ ua Z²• nµfl o uqb tñt½uE u}Z-u- tñt½u' iü Yýn™uE Z²• pÉu'`[]p uE p!ueua uuu- „±s½ [å j uE tñt½uE Z²• pÉu'`[]p s½Zy j-Z²pÍZÍ

gi fl „±s½ `íteuû)fl „f ua j nÊfl`Ñ

]tñt½uE fauq`[=zi`• u™uîttñt½ kquE uan@uEj uEfl oyw¾b {•w±tñt½„ys½o tñt½  
v p tîsî[Év v v]s½ uEfa„Bv b tñt½uE p gi g½fl`Ñ uafEZ`Ñ uE Zéj p {%o  
Zé {%o tñt½ kquE uan@uEz o u)fl fauqfEZ]^...•w-bÞoyu u} kquE uan@uEj  
uEfl oyw¾b véié{ „ys½o •w-bÞoyu u}uE Zéj p {%o Zé {%o •w-bÞoyu u}uE Zéj  
p z o u)fl fauqfMp uu`Ñ `Ñg¹ tñt½uE uñt½u1 fauqfMZª• •w-bÞoyu u}uE Zéj p  
uEz o u)fl fauqfMp uu`Ñ ua Zª• fauq`ín® tñt½u- fa`æ„yuEs½z%o fEsÙoyhrfM  
p uuu)^...tñt½v p s½o v tefEh] j uEu} `í,luE uqpÉn™„yfl o {%b u}Yí [å uEu'ua  
b`Ñ

^n™uqcy`• fauquõz Yí w±fvvpue tñt½ua nµfltj tñt½ua o {%b si {ÕuqfMc9\9w- w®  
ilgi p fvfE`• Zpua uîfVfEw- s1`µfE`ÑZÍ uev b c9s½`• {•w±tñt½„y uEZ•s½c ei [å  
uEw®!p fvu1 v w-fEZÍ tñt½u'ua tñt½uE w®!gi p fvfMu}gi uqpÉfl o uqfMp uu`Ñ  
`Ñg¹ tñt½u'ua n™uqfEZ]^..fauqb`• Zª•s½`• v v]v fZuE [Év s½ c ge`Ñ

제19조(보수 등) Z{•w±tñt½„y`• n®[éfEw-s1`µfE`• tñt½ bÞs½`ífEsÙ`• jáp gi w-[öfE  
w- s1`µfI`Ñ `Ñg¹ tñt½uE w®!p fvu)fl j nÊb`• Zª1`• w-[öfMp uu`Ñ  
[{•w±tñt½„y`• n®[étñt½ iü u [öw®t½s½`ífEsÙ j±±uE jáp [Év u1 c fl v fEsÙ jáp  
gi w-[öfEsÙsi fl`Ñ ua Zª• jáp [Év u- véié{ „yuE uevíu1 js1si fl`Ñ

## 제4장 기관

제20조(주민총회) Z•w-bÞoyu u} uñt½u)fl véié{ „ygi [Yo fl`Ñ

[véié{ „y`• tñt½u'ua f1t•fE`ÑZÍ uev fE`• Zª•s½ Z {lfI`Ñ `Ñg¹ `Ñu9 Yí„%uE s½  
fa`æfE`• c9s½`• tñt½u'ua- fa`æuikm• tÁ ua^is½ véié{ „ygi Z {fEsÙsi fl`Ñ  
•w-bÞoyu u} kquE uan@uavéié{ „yuE h-uîn™fZu1v pÉfEsÙzš[YfE`• c9  
{•w±tñt½ kquE uan@u)flkm• Z {lt•[YYí uu`• c9  
lv fZ Yí„%uE [Év s½ uEfl zš[Y cy`• t[Yí uu`• Zª•flo tñt½u'ua Z tÁ ua^is½  
v`æfl uau s³ua véié{ „ygi oyw¾fEws1`µfE`• c9s½`• Yýn™Yíw-zj s³ua véié{ „y  
gi oyw¾fEsÙsifEh] Yýn™Yíoyw¾fEws1`µfE`• c9s½`• v fZ Yí„%uE [Év s½ uEfEsÙ  
oyw¾u1zš[Yfl u}uE `í,IYí pÉu'`[]p uE p!ueu1 s'si uagi oyw¾fl`Ñ  
]véié{ „ygi Z {lfEZ]^... uipÉgi j-ZªfE`• Zª•s½`• véié{ „yuE h-uî`s5Za`uipÉ`

u'oy `j-Z<sup>an</sup>TMu bps<sup>1/2</sup>ZífEsÙiãg<sup>TM</sup>{•w±tñt<sup>1/2</sup>„yuE uEZ•u1 Z]z<sup>1/2</sup>si fI`Ñ `Ñg<sup>1</sup> v fZ Yí  
 „%uE[Év s<sup>1/2</sup> uEfEsÙvéié{ „ygi oyw<sup>3/4</sup>fE`•Z<sup>at</sup>•s<sup>1/2</sup>• [ãeÙfEw- s1`µfE`Ñ  
 ^v fZ iü v fZuE [Év s<sup>1/2</sup> uEfEsÙvéié{ „ygi oyw<sup>3/4</sup>fE`•Z<sup>at</sup>•s<sup>1/2</sup>• „yuEZ {I uiuñkm  
 • „yuEh-uî`s5Za`uipÉ iü u'oy bPu1ZypÉÉýs<sup>1/2</sup>ZypÉfEsÙsifEh] ••w-bPoyu u}s<sup>1/2</sup>Zy  
 `• „yuEZ {I uiuñ9w- bP\ t••¥u)fl uagi j oŽ`•¢w-fEsÙsi fI`Ñ ua Z<sup>at</sup>• bP\ t•  
 •¥ua j oŽb Z<sup>at</sup>•s<sup>1/2</sup>• w-zis<sup>3</sup>ua „ys<sup>1/2</sup> fIfEsÙ {•Yí j oŽfI`Ñ  
 \_véié{ „y`• v fZuE [Év s<sup>1/2</sup> uEfEsÙ¢w-fl s5Zas<sup>1/2</sup>`ífEsÙg<sup>1</sup> uEZ•fMp uu`Ñ

제21조(주민총회의 의결사항) `Ñu9 Yí„%uE n<sup>TM</sup>fZu-véié{ „yuE uEZ•u1 Z]z<sup>1/2</sup> Z•v fI`Ñ  
 tñt<sup>1/2</sup>u' uYýn<sup>TM</sup>u uq •j-Z<sup>a</sup> •já]o uq •sYúq  
 t;si[Év uE j-Z<sup>a</sup>  
 v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}uE o v iü j-Z<sup>a</sup>  
 v v]v fZuE [Év s<sup>1/2</sup> uEfI v l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}t-uE Z±sjz;Z• j-Z<sup>a</sup>z;Z•u1 •ÙfU  
 fEb [õuñuue km`áua p j b w- s1`µfE`• j-Z<sup>a</sup>z;Z•u1 v tefI`Ñ  
 v v]uE [Év s<sup>1/2</sup> uEfI Z e¢uue n<sup>TM</sup>s<sup>2</sup>pÉfvZ±„zo uEj-Z<sup>a</sup>  
 v v] fZuE [Év s<sup>1/2</sup> uEfI Yýn<sup>TM</sup>ueu u v  
 v]fVo g<sup>a</sup>{•w±Zé ZífEsÙ {•w±tñt<sup>1/2</sup>„ys<sup>1/2</sup>zo véié{ „yuE uEZ•ua f1t•fE`ÑZÍ Z•v fE`•  
 n<sup>TM</sup>fZ

제22조(주민총회의 의결방법) Zvéié{ „y`• j, iü ua t;si[Év ua €j±...u v fI Z<sup>at</sup>•gi  
 v tefEZÍ {•w±tñt<sup>1/2</sup>„y [Yo s<sup>1/2</sup> aEuEfI••w-bPoyu u} Zéj p {‰o u)fl Z uEfEZÍ {‰o fI  
 ••w-bPoyu u} aEuEfEws7u- ••w-bPoyu u}gi •ÙfUfI`Ñ uEZéj p z o u)fl uEZ•fI`Ñ  
 [••w-bPoyu u}`• o ha cy`• v v]v fZ Yí„%s<sup>1/2</sup>fa`æfE`•`íg<sup>TM</sup>ueu1•¢fEsÙuEZ•[yu1  
 fvn<sup>TM</sup>fM uu`Ñ ua Z<sup>at</sup>• o has<sup>1/2</sup> uEfI uEZ•[y fvn<sup>TM</sup>`• v fZuE [Év s<sup>1/2</sup> uEfI {‰o u)fl  
 já`Ñ  
 \••w-bPoyu u}`• [Év s<sup>1/2</sup> uEfEsÙ{‰o u1 o hau)fl fE`• c9s<sup>1/2</sup>• s5Za^it-s<sup>1/2</sup> `ífI uEn<sup>TM</sup>  
 gi ,IpÉfEsÙ véié{ „y uñuñ9w- {•w±tñt<sup>1/2</sup>„ys<sup>1/2</sup> a±z b a±fJ fEsÙsi fI`Ñ  
 ]••w-bPoyu u}`• v fZuE [Év s<sup>1/2</sup> uEfEsÙ{‰o u1 `íg<sup>TM</sup>ueu)fl fEZÍu} fE`• Z<sup>at</sup>•s<sup>1/2</sup>•  
 tñuqu' iü `íg<sup>TM</sup>ue ZÍZ±gi wŠhrfE`• o gEgi {•w±tñt<sup>1/2</sup>„ys<sup>1/2</sup> v {‰ofEsÙsi fI`Ñ  
 ^véié{ „y oyw<sup>3/4</sup>Z•Zév v^p s<sup>1/2</sup> iã`Üb`• c9s<sup>1/2</sup>• u<sup>TM</sup>oyw<sup>3/4</sup>fEsÙfEh] u<sup>TM</sup>oyw<sup>3/4</sup>uZ<sup>at</sup>•s<sup>1/2</sup>  
 a± v v^p s<sup>1/2</sup> iã`Üb`• c9s<sup>1/2</sup>• {•w±tñt<sup>1/2</sup>„y „yuEfI véié{ „ygi Yõu9fMp uu`Ñ

제23조(주민총회운영 등) Zvéié{ „yuE tjsîu- ua tjsî[Év iü uEn™w±fvuᄇᄇ uîue [É  
|Fs½ c ge`Ñ

[uEu'u- véié{ „yuE s5Za^it- bPu1 ZÍ fEsÜ `Ñu9 Yî, %s½ fa`æfE`• u} vþ •w-bPoy  
u u}Yí s1` u}gi véié{ „ys½ z%o fEsÜj s¥fEa±fJ fMp uu`Ñ

{•w±tñt½, y n™i! [Z w®t½

v l1n™s²uñi%Zíg™s²u} Za{n™ n™i!oy bþ t-sÚs²zi ZíZ±u}

[å j s½ tñt½u'ua véié{ „ytjsîu1 tñfEsÜ f1t•fE`ÑZÍ uev fE`• u}

\uEu'u- véié{ „yuE wµo gi u w-fEZÍ uEn™giv g™fEh] ZÍuEfl uEn™w±fvuᄇᄇ fafE`•

j s¥` fvaÆ bPu)fl véié{ „ywµo gi i%emfEZYfE`• u}s½ `ífEsÜ [å j s¥uE v w-`v fl  
cý`• •áu'u1 hrfM p uu`Ñ

[{•w±tñt½, y` véié{ „yuE uEn™[É|Fu1v fEsÜ tjsîfM p uu`Ñ

제24조(추진위원회 의 개최) Z{•w±tñt½, y`• tñt½u'ua f1t•fE`ÑZÍ uev fE`• c9s½ oyw¾  
fI`Ñ `Ñg¹ `Ñu9 Yî, %uE s½ fa`æfE`• c9s½`• tñt½u'- fa`æuikm• ui ua^is½ {•  
w±tñt½, ygi oyw¾fEsÜsifI`Ñ

•w-bPoyu u}uE kquE uan@ua{•w±tñt½, yuE h-uîn™fZu1v pÉfEsÜ oyw¾u1zš[Y  
fE`• c9

u™uî{•w±tñt½ kquE uan@ua „yuEuE h-uîn™fZu1v pÉfEsÜ zš[YfE`• c9

[v fZ Yî, %uE s½uEfl oyw¾zš[Y Yíuu`• Zª•flo tñt½u'ua ui ua^is½ v`æfl ua  
u s³ua {•w±tñt½, ygi oyw¾fEws1`µfl c9s½`• Yýn™Yíw-zj s³ua uagi oyw¾fEsÜsifE  
h] ua Zª• uEu'u- v v]v fZuE [Év s½ c ge`Ñ Yýn™Yíoyw¾fEws1`µfE`• c9s½`•  
oyw¾u1zš[Y fl u}uE ZâaÆhruEfl oyw¾fEh]ua Zª• uEu'u- j uEu} `í, luE uqpÉn™, yfl  
o {%ob u}Yí [å uEu'ua b`Ñ

\{•w±tñt½, yuE oyw¾u- „yuEZ {I ui uñ9w- „yuEh-uî`s5Za`uipÉ iü u'oygi \u™fl  
•¢w-o gi {•w±tñt½s½Zy ožkmfEZÍ ZypÉ€ýs½ZypÉfEsÜsifI`Ñ `Ñg¹ n™s²{•w±n@pÉ[ö  
...u{•w±tñt½, yuE uEZ•u1 t•fE`• n™s5uq nÊfE`• Zª•s½`• „yuE Z {I ui uñs½uagi  
•¢w-fEZÍ {•w±tñt½, y „yuEs½zo s5Zan@v sÜkmgii(ZÍ uEZ•fMp uu`Ñ ua Zª• {%o tñ  
t½ kquE uan@uEz o u)fl uEZ•fMp uu`Ñ

제25조(추진위원회의 의결사항) Z{•w±tñt½, y`• ua tjsî[Év s½zo c fl v fE`• n™fZZé  
`Ñu9 Yî, %uE n™fZu1uEZ•fI`Ñ

tñt½ tñt½u'• Yýn™giv tefI`Ñ uE já]o uq

sõn• iü Z•n•uE p|ues<sup>1/2</sup> Zíf| j j,  
 véié{ „y kmuEs5Zauᄇ™uñpÙuᄇ véié{ „yflkm• tñuqj u- n™fZ  
 véié{ „y uEZ•fl v fl sõn•uE j•tñ ^is<sup>1/2</sup>o uE t-sÚZ±sj bᄇ  
 [å j s<sup>1/2</sup> {•w±tñt<sup>1/2</sup>„y tjsiü1 tñfEsÙ f1t•fl n™fZ  
 [{•w±tñt<sup>1/2</sup>„y• v v}v fZuE [Év s<sup>1/2</sup> uEfEsÙ•fw-fl n™fZs<sup>1/2</sup>žífEsÙg<sup>1</sup> uEZ•fMp uu  
 `Ñ  
 \tñt<sup>1/2</sup>u- u}pÍZé Zíf b fauq`Z±sj iü oyož bps<sup>1/2</sup>`ífEsÙ uEZ•[yu1 fvn™fMᄇ s<sup>3</sup>`Ñ

제26조(추진위원회의 의결방법) Z{•w±tñt<sup>1/2</sup>„y• ua tjsi[Év s<sup>1/2</sup>o €j±...u v fl Z<sup>±</sup>•gi  
 v tefEZÍ• u™uñtñt<sup>1/2</sup> Zéj p {‰o u}fl Z uEfEZÍ {‰o tñt<sup>1/2</sup> Zéj p uE z o u}fl uEZ•fl  
 `Ñ `Ñg<sup>1</sup> v v}v fZuE [Év s<sup>1/2</sup> uEfEsÙvéié{ „yuE uEZ•u1 `ípífE`• uEZ•n™fZuü™uñ  
 tñt<sup>1/2</sup> kquE uan@uE{‰o Zé {‰o tñt<sup>1/2</sup> kquE uan@uEz o u}fl uEZ•fI`Ñ  
 [tñt<sup>1/2</sup>u- `íg™ueu1•fw {‰o u1 fMp s<sup>3</sup>`Ñ `Ñg<sup>1</sup> tñt<sup>1/2</sup>u- o hau}fl {•w±tñt<sup>1/2</sup>„y „yuE  
 s<sup>1/2</sup>{‰o fEZ]^...uEZ•[yu1 fvn™fMᄇ uuu}h] ua Z<sup>±</sup>• v fZuE [Év s<sup>1/2</sup> uEfI {‰o u}fl jå  
 `Ñ  
 \Yýn™`• uEZ•[yu1 fvn™fMᄇ s<sup>3</sup>`Ñ  
 [v v}uE [Év u- {•w±tñt<sup>1/2</sup>„y „yuEs<sup>1/2</sup> vít-fM p uu`Ñ

제27조(의사록의 작성 및 관리) Zvéié{ „y iü {•w±tñt<sup>1/2</sup>„yuE uEn™fJs<sup>1/2</sup>•tñt<sup>1/2</sup>u' `kmtñ  
 t<sup>1/2</sup>u' iü Yýn™Yl hr^•uefEsÙsi fI`Ñ  
 [tñt<sup>1/2</sup>uE o uqZé Zíf b uEn™fJu1ZífM pÉu' []p s<sup>1/2</sup>Zy ožkmfEZÍu}fMc9s<sup>1/2</sup>`• tñt<sup>1/2</sup>uE  
 hrkmt- [å f)o u}Z-u1 wŠhrfE`• o gEgi z•kmfEsÙsi fI`Ñ

## 제5장 사업시행 등

제28조(정비사업전문관리업자의 선정 및 계약) Zv l1n™s<sup>2</sup>uñi%Zíg™s<sup>2</sup>u}uE o v u- uij  
 Z<sup>a</sup>u@urz cý• w-hrZ<sup>a</sup>u@urz j j,u}fl fEb „y uan@uiYñpíi% s<sup>1/2</sup> urz ZâZígi fEZÍ fñ  
 u'o hr„ygi Z {fI „± z% sÙv s5o gi v {‰oj u- `Ñu9 véié{ „yuE uEZ•u1 Zj<sup>1/2</sup> o v fl  
 `Ñ `Ñg<sup>1</sup> iâu>z bᄇuEuau fl „y uan@u z b Z<sup>±</sup>•s<sup>1/2</sup>• véié{ „yuE uEZ•u1 Zj<sup>1/2</sup> p  
 uEZ±sjfMp uu`Ñ  
 [{•w±tñt<sup>1/2</sup>„y• v fZuE [Év s<sup>1/2</sup> uEfEsÙo v b v l1n™s<sup>2</sup>uñi%Zíg™s<sup>2</sup>u}t- [å s<sup>2</sup>i}j•tñ

iü Zíf n<sup>TM</sup>s<sup>2</sup>l1uE km`á bP n<sup>TM</sup>s<sup>2</sup>pÉfvuñj s<sup>1</sup>/<sub>2</sub> `ífl ^it-u1 fpuEfl „± j±a±uE Z±sju1 zi Z•fEsÜsi fl`Ñ

{•w±tñt<sup>1</sup>/<sub>2</sub>,y`• v fZuE [Év s<sup>1</sup>/<sub>2</sub> uEfEsÜv l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u}t- ziZ•fl Z±sjo gi {•w±tñt<sup>1</sup>/<sub>2</sub>,y tjsîl YñaÆs5 n<sup>TM</sup>!oys<sup>1</sup>/<sub>2</sub>l1|EfEsÜsi fEh] ••w-bPoyu u}uE sáey cy`• jân<sup>TM</sup>t• [Ys<sup>1</sup>/<sub>2</sub>u>fEsÜsi fl`Ñ ua Z<sup>q</sup>• jân<sup>TM</sup>s<sup>1</sup>/<sub>2</sub>bÉ`• l1t-u- jân<sup>TM</sup>gi t<sup>1</sup>/<sub>2</sub>fE`• ••w-bPoyu u}Yí km`á fl`Ñ

제29조(용역업체의 선정 및 계약) Zv v}v fZuE [Év u- v v}v fZuE [Év s<sup>1</sup>/<sub>2</sub> uEf Za{n<sup>TM</sup>n<sup>TM</sup>!oyuEo v Zé Zíf fEsÜ uagi vít-fl`Ñ ua Z<sup>q</sup>• Xv l1n<sup>TM</sup>s<sup>2</sup>uñi%Zíg<sup>TM</sup>s<sup>2</sup>u} Y`• XZa{n<sup>TM</sup>n<sup>TM</sup>!oy Yfjáh] `Öo vp X „y YgiX „y Yflj-Z<sup>a</sup>fl`Ñ

[[å j s<sup>1</sup>/<sub>2</sub> v v}uE [Év s<sup>1</sup>/<sub>2</sub> uEf {•w±tñt<sup>1</sup>/<sub>2</sub>,y s<sup>2</sup>!j•tñ ^is<sup>1</sup>/<sub>2</sub>o uE n<sup>TM</sup>s<sup>2</sup>{•w±u1tñfl t-SÜ s<sup>2</sup>ziue o v iü Z±sji j,u- {•w±tñt<sup>1</sup>/<sub>2</sub>,yYí v fl`Ñ

제30조(개략적인 사업시행계획서의 작성) {•w±tñt<sup>1</sup>/<sub>2</sub>,y`• `Ñu9 Yí„%uE n<sup>TM</sup>fZu1ÙfUfEsÜ Z eçuíue n<sup>TM</sup>s<sup>2</sup>pÉfvZ±„zo gi u~o fEsÜsi fl`Ñ

t-uîgM `Za•<sup>1</sup>/<sub>2</sub>u bP Za{Z±„z

Zao sōv o%`íp bP vé~ÊZao Z±„z

z•Z] iü pÍ{,l1 bP Zân<sup>TM</sup>l1t- km`íz<sup>q</sup>l1

n<sup>TM</sup>s<sup>2</sup>l1uE kq`ás<sup>1</sup>/<sub>2</sub> Zífl n<sup>TM</sup>fZ

n<sup>TM</sup>s<sup>2</sup>t1f<sup>1</sup> „± oyu [yuE [-ozs<sup>1</sup>/<sub>2</sub> Zífl n<sup>TM</sup>fZ

## 제6장 회계

제31조(추진위원회의 회계) Z{•w±tñt<sup>1</sup>/<sub>2</sub>,yuE „yZ±`• gÑ\_1 tÁ ui o g<sup>a</sup>p!ueu1 ju- `æfa sYá±uEZ<sup>q</sup>t•s<sup>1</sup>/<sub>2</sub>`• p!ueuikm• tÁ ui9w-fl fl`Ñ

[[{•w±tñt<sup>1</sup>/<sub>2</sub>,yuE sōn•`„yZ±`• \s<sup>2</sup>„yZ±t<sup>1</sup>/<sub>2</sub>|Fs<sup>1</sup>/<sub>2</sub> c gab {•w±tñt<sup>1</sup>/<sub>2</sub>,y`• f1t•fE`ÑZÍ uev fE`• c9s<sup>1</sup>/<sub>2</sub>`• `Ñu9 Yí„%uE n<sup>TM</sup>fZs<sup>1</sup>ZífEsÜ j±a±uE „yZ±[Év u1 v fEsÜ tjsîfM p uu`Ñ

sōn•uE •%o Zé w<sup>3</sup>/<sub>4</sub>f\l vís<sup>1</sup>/<sub>2</sub> Zífl n<sup>TM</sup>fZ

o%ur`o%{‰sōn•o iü Z•n•jáZÍo uE u~o s<sup>1</sup>/<sub>2</sub> Zífl n<sup>TM</sup>fZ

puruE Zíg<sup>TM</sup> `wÂpjj, iü p^~\ZÍ bPs<sup>1</sup>/<sub>2</sub>Zífl n<sup>TM</sup>fZ

w-{‰uEZíg<sup>TM</sup>iü w-[ö bPs<sup>1</sup>/<sub>2</sub>Zífl n<sup>TM</sup>fZ

Z±sj iü z1i!Zí<sup>TM</sup>s½ Zífl n<sup>TM</sup>fZ  
 [å j s½ „yZ±i%o t- u'kms½Zífl n<sup>TM</sup>fZ  
 \{•w±tñt½,y}• {•w±tñt½,yuE w-{%o^isÚo gi gÑkq\j±fl ZypÉ€ýs½ZypÉfEZ]^..ue•\_\$  
 bPu1•¢fEsÚ ZâZ fEZÍ •w-bPoyu u}Yí sáeyfMp uua±fJ fEsÚsi fl`Ñ  
 ]{•w±tñt½,y}• gÑ„yZ±\_1a± vrf¹uikm• ui^is½ Z•n•jáZÍo gi u-o fl „± Yýn<sup>TM</sup>uE  
 Z<sup>TM</sup>o gi z•kmfEsÚ{•w±tñt½,y s½ v {%-fEsÚuEZ•u1 Z]z½si fEh] {•w±tñt½,y uEZ•u1 Z]  
 |l Z•n•jáZÍo gi véié{ „y cy` •w-bPoyu u}s½Zy o hau)fl jáZÍfEZÍ {•w±tñt½,y n<sup>TM</sup>  
 i!oys½ tÁ uan@l1]EfEsÚ •w-bPoyu u}bÑua sáeyfMp uua±fJ fEsÚsi fl`Ñ  
 ^{•w±tñt½,y}• ^-km cy` w-{%-b [õsNuE {sNua s¢ z%-g¹t½uan@ueZª•s½`• vépÊ  
 „yn<sup>TM</sup>uEekmYýn<sup>TM</sup>sZífl j,gM v v]uE [Év s½ uEfI Yýn<sup>TM</sup>ueuEYzYýn<sup>TM</sup>gij`•Ñ v  
 v] [Év s½ uEfEsÚvpa± fan•fE` Zª•s½a± cyfl Z`Ñ `Ñg¹ {•w±tñt½,y [Yo s½ aÆuE  
 fl •w-bPoyu u}uE kquE uan@uEaÆuEgij u- Zª•s½` „yZ±Yýn<sup>TM</sup>gij w- s1`µfMp  
 uu`Ñ  
 \_{•w±tñt½,y}• v fZuE [Év s½ uEfEsÚpÑpÉfl„yZ±Yýn<sup>TM</sup>Z•Zégi „yZ±Yýn<sup>TM</sup>vr¹uikm•  
 ui ua^i pÉu'`[]p s½Zy jáZÍfEZÍ {•w±tñt½,y n<sup>TM</sup>i!oys½uagi l1]EfEsÚ •w-bPoyu  
 u}Yí sáeyfMp uua±fJ fEsÚsi fl`Ñ  
 `{•w±tñt½,y}• n<sup>TM</sup>s²pÉfvn@]f u1 s` tñfEsÚ t-sÚs²u}t- Z±sju1 ziz•fEZÍu} fE`  
 Zª•s½` [ZYígi `æn<sup>TM</sup>u}fl fE` Z±sjs½ Zífl j,gMu1 vít-fM p uu`Ñ

제32조(재원) {•w±tñt½,yuE tjsí iü n<sup>TM</sup>s²pÉfvu1tñfl u}[õu- `Ñu9 Yí„%s½uEfEsÚ]^Ü  
 fl`Ñ

•w-bPoyu u}Yí ^-kmfE`• Zªl1

[õu` Zí iü v l1n<sup>TM</sup>s²uñi%Zí<sup>TM</sup>s²u} bPu)flkm• uE z ur[õ

€j±pÉu' ZpsÚpÉu' cy` pÉu'ua u"u}fE` u"u}[õ

제33조(운영경비)의 부과 및 징수) Z{•w±tñt½,y}• v]fVo gªu1 {•w±fE\ tñfl l1t-u1 {-  
 `æfE\ tñfEsÚ •w-bPoyu u}s½Zy tjsíZªl1gi kmZé`wÂp fMp uu`Ñ

[v fZuE [Év s½ uEfI tjsíZªl1` {•w±tñt½,yuE uEZ•u1 Z]z½ kmZéfM uuu)h] •w-  
 bPoyu u}uE •w- iü Za{i} bPuEtñ]E`hauí`uat-n@„V`„EZª bP v j sÚZau1 vrfVuí  
 u)fl Zíf fEsÚ Zâ•¶fEZy kmZéfEsÚsifl`Ñ

\{•w±tñt½,y}• ^-km\ fl^is½ tjsíZªl1gi ^-kmfEw-s1`µfl •w-bPoyu u} {•w±tñt½,y  
 [Yo s½ z o fl u}s½ flfl`Ñ s½ `ífEsÚ` [õu` Zís½o uít-fE` sÝzi[õg<sup>TM</sup>uEj•tñ^is½

o sYzi<sup>f</sup>gi kmZéfMp uu<sup>~</sup>Ñ

## 제7장 보칙

제34조(조합설립 동의서) {•w±tñt½,yYí j, v v}v fZ ^iw- v fZuE [Év s½ uEfEsU̇]  
fVo g<sup>a</sup>u1 tñfI ••w-bPoyu u}uE aÆuEgij`• Z<sup>at</sup>• n<sup>TM</sup>s²j pÊs½c ei Âa±pÉ iü véZ],E  
Z<sup>a</sup>v lIj, pÉfv[É|F Âj±w- „%uE o pÊ iü j±w- v „%uE o pÊuEv]fVo g<sup>a</sup>aÆuEo s½aÆuE  
gi js1si fI<sup>~</sup>Ñ ua Z<sup>at</sup>• `Ñu9 Yî,„%uE n<sup>TM</sup>fZs½aÆuEfIZpu)fl jã<sup>~</sup>Ñ

Zao b`• Za{,i)uE o Z±uE Z t•

Za{,i)uE z•Z] iü pí{s½ oyt•b`• Zeçuîue [õsN

v „%uE l1t-uE kq`ás½ Zífl \ ví v „%uE o Z±Z t•Yí j-Z<sup>a</sup>b`• Z<sup>at</sup>• l1t-uE kq`á  
\ víu1 •UfUfI<sup>~</sup>Ñ

n<sup>TM</sup>s²t1f½,± oyu [yuE [-ozs½ Zífl n<sup>TM</sup>fZ

v]fVv Zí

제35조(관련자료의 공개와 보존) Z{•w±tñt½,ytñt½u' cy`• n<sup>TM</sup>s²pÉfvu} a±pÉ,EZ<sup>a</sup>v l1n<sup>TM</sup>  
s²u1 ••w-bPoyu u}Yí `Õa²u)fl pÉfvfE`• Z<sup>at</sup>• [ã `i,lu}gi g½fI<sup>~</sup>Ñ `• v l1n<sup>TM</sup>s²pÉfvs½  
ZífEsU̇`Ñu9 Yî „%uEo gE iü Zífl u}f<sup>f</sup>gi ••w-bPoyu u}Yí s9 p uua±fJ ue•\_ \$ ue•  
\_ \$s½ZâZ fE\ sif tñ n<sup>TM</sup>fZu{ã Zeçuîue ^it-g¹ ZâZ fMp uu<sup>~</sup>Ñ Zé[ã juE jj,u1  
j¾fvfEsU̇••w-bPoyu u}uE pín®v já já,„%gi tñfEsU̇ véiébPfJju,„% véoy bP Z uev já½  
Zífl n<sup>TM</sup>fZu1v tefEZÍ`• ZâZ fEsU̇si fEh] ••w-bPoyu u}uE sáey bPn<sup>TM</sup>t•zšua uu`•  
Z<sup>at</sup>• wwpÉuas½u>fEsU̇si fI<sup>~</sup>Ñ ua Z<sup>at</sup>• bPn<sup>TM</sup>s¹f1t•fI l1t-u- pÑl1uE j•tñ s5s½zo zš  
[YueuE km`áu)fl fI<sup>~</sup>Ñ

{•w±tñt½,y tñsĩ[Év bP

v l1n<sup>TM</sup>s²uñi%Zíg<sup>TM</sup>s²u} bP t-sÚs²zjuE o v Z±sjo

{•w±tñt½,y véié{ „y uEn<sup>TM</sup>fJ

n<sup>TM</sup>s²pÉfvZ±,zo

f a`æ v l1n<sup>TM</sup>s²uE pÉfvs½Zífl Zâi%o

„yZ±Yýn<sup>TM</sup>jáZío

[{•w±tñt½,y cy`• v l1n<sup>TM</sup>s²uñi%Zíg<sup>TM</sup>s²u}`• véié{ „y cy`• {•w±tñt½,yYí uuu- c9s½  
`• v fZs½c ge o gE iü Zífl u}f<sup>f</sup>t- ozl fJ—k\_fu9 cy`• sîn®u}f<sup>f</sup>gi g¹bÑsi uagi v]

fVo g<sup>a</sup> ueYíuikm• ui ua<sup>^</sup>i s<sup>1/2</sup> v]fVs<sup>1/2</sup> ueZ±fEsÙsi fEZÍ vpa±fan•uE Z<sup>at</sup>• zšn•s<sup>2</sup>il  
 Yí vrf<sup>1</sup>fM c9\9w- uagi jáZÍfEsÙsi fI`Ñ  
 \•w-bÞoyu u}Yí v fZ Yí, %uEn<sup>TM</sup>fZu<sup>1</sup>šáey`jân<sup>TM</sup>fEZÍu} fE`• c9s<sup>1/2</sup>• o hau)fl t•zš  
 fEsÙsi fEh] {•w±tñt<sup>1/2</sup>,y`• €lj±fI n<sup>TM</sup>u Yís<sup>3</sup>• fI uas<sup>1/2</sup>u>fEsÙsi fI`Ñ ua Z<sup>at</sup>• jân<sup>TM</sup>  
 s<sup>1/2</sup>bÉ`• l1t-u- t•zšfI u}uE km`áu)fl fI`Ñ

제36조(승계) Z{•w±tñt<sup>1/2</sup>,y`• v]fVo g<sup>a</sup>ueYíuì9w- s<sup>2</sup>ilgi p fvfM p uuu)h] v]fVua o  
 g<sup>a</sup>b ha h•bí s<sup>2</sup>il- u}n•u1 v]fVs<sup>1/2</sup> ueZ±fEZÍ fan•fI`Ñ `Ñg<sup>1</sup> v]fVo g<sup>a</sup>ueYí uñs<sup>1/2</sup>{•w±  
 tñt<sup>1/2</sup>,ygi fan•fEZÍu} fE`• Z<sup>at</sup>• {•w±tñt<sup>1/2</sup>,y o g<sup>a</sup>s<sup>1/2</sup> aÆuEf•w-bÞoyu u}uE kquE ua  
 n®cý`• •w-bÞoyu u}uE Zéj p uE aÆuEgis`si pÉu'`[]p s<sup>1/2</sup>Zy píZÍ fUu)flqU fan•fM  
 p uu`Ñ  
 [{•w±tñt<sup>1/2</sup>,y`• u}píua fvfI s<sup>2</sup>ilgi v]fVuE {„ys<sup>1/2</sup> jáZÍfEsÙsi fEh] {•w±tñt<sup>1/2</sup>,yYí  
 [å s<sup>2</sup>ilj•tñ ^i s<sup>1/2</sup>o fvfI s<sup>2</sup>il- Zíf b [yg<sup>TM</sup>t- uEil`• v]fVua •ÙZñp<sup>1</sup>Z±fI`Ñ

제37조(민법의 준용 등) Z{•w±tñt<sup>1/2</sup>,ys<sup>1/2</sup> ZífEsÙ`• j,s<sup>1/2</sup> [Év b Zpu1 v tefEZÍ`• iéj,uE  
 [Év vp n<sup>TM</sup>`Öj,ues<sup>1/2</sup>ZífI [Év u1 vít-fI`Ñ  
 [j,`iéj, \~` `Ñge j,gMZé ua tjsî[Év s<sup>1/2</sup>o v fE`• n<sup>TM</sup>fZes<sup>1/2</sup> {•w±tñt<sup>1/2</sup>,y tjsîZé  
 n<sup>TM</sup>s<sup>2</sup>pÉfvbÞs<sup>1/2</sup>ZífEsÙ f1t•fI n<sup>TM</sup>fZu-ZíZ±j,f& iü Zíf fvw\ZíuE w-U`w-pÉ cý`•  
 u [yfao bÞs<sup>1/2</sup>c ge`Ñ  
 \ua tjsî[Év ua j,f&uE Z v u)fl j-Z<sup>ab</sup> sjsi fMZ<sup>at</sup>• tjsî[Év uE Z v uõz s<sup>1/2</sup> ZíZ±s<sup>3</sup>  
 ua j-Z<sup>ab</sup>`• Zpu)fl já`Ñ `Ñg<sup>1</sup> ZíZ±j,f&uE ^it-ua uquE[Év ue Z<sup>at</sup>•s<sup>1/2</sup>`• [åÙfEw-s1  
 `µfE`Ñ

## 부 칙

ua tjsî[Év u- ○○pÉu'`[]p`[Yzšu'u)flkm• ○○vé~Êu<sup>TM</sup>Za{, vé~Êu<sup>TM</sup>Z j a±pÉ„EZ<sup>a</sup>  
 v l1n<sup>TM</sup>s<sup>2</sup>v]fVo g<sup>a</sup>{•w±tñt<sup>1/2</sup>,yfl p|ueu1 j u- ^km• pÉfvfI`Ñ

## 〈별지 2 : 대표소유자 선임동의서〉

## 대표소유자 선임동의서

oyu [y fñ,V

※ vé~Êu™Za{,n™s²uæ²at•

| 소유권 위치           | 번지 | 아파트 | 동 호, 상가         | 동 호 |
|------------------|----|-----|-----------------|-----|
| 등기상<br>건축물지분(면적) |    | m²  | 등기상<br>대지지분(면적) | m²  |

※ vé~Êu™Z j a±pÉ„EZªv l1n™s²ue Zªt•

|              |        |                     |          |
|--------------|--------|---------------------|----------|
| [yg™<br>^isÚ | •• w-  | ] oy u™ w- Zâu sÙkm | ^ hauî ‰ |
|              |        | Z± f1w-             |          |
|              |        |                     |          |
|              |        |                     |          |
| [yg™<br>^isÚ | Za{,i) | _ oy u™ w- fµYíu i! | ` aÆ p   |
|              |        |                     |          |
|              |        |                     |          |
|              |        |                     |          |

n®\ oyu i)ZauE ZâaÆoyu u}• ○○○u1 `í,loyu u}fl o uqfEZÍ ○○vé~Êu™Za{,  
vé~Êu™Z j a±pÉ„EZªv l1n™s²v]fVo gª{•w±tñt½,yt- Zíf fl oyu u}flo uE j,gMfvñ  
• `í,loyu u}Yí fvfE`•a] aÆuEfV`µñ

\_1 tÁ ui

○ `í,lu} o uqp eju}

o hr ue ^•ue  
véiébp fJju,,%  
uñ „A ju „%

○ tñuqu} aÆuEu}

Z o hr ue ueYý^•ue  
véiébp fJju,,%  
uñ „A ju „%

○ tñuqu} aÆuEu}

[ o hr ue ueYý^•ue  
véiébp fJju,,%  
uñ „A ju „%

○ tñuqu} aÆuEu}

\ o hr ue ueYý^•ue  
véiébp fJju,,%  
uñ „A ju „%

z•km `í,lu} iü tñuqu} ueYýwŠo Yî km

○○vé~Êu™Za{, vé~Êu™Z j a±pÉ„EZªv l1n™s²v]fVo gª{•w±tñt½,y [-vp

## 참 고

a±v j,f&s½o v fEZÍ uuw-` s1`µfE^...uij uûu)fl n™,ys½o n™t-fEZÍuu` u™Z j ` u™Za{,uEv}fVZé pÉZân™t-uEZ±sjj pÊ véiéZé n™s²pÉfvu}t-uE Z±sjj pÊ- `Ñu9Zé Z ua kqgEb

v} fVZé pÉZân™ uE Z±sj j pÊ

Yí a±[öv Z±sjj pÊ

%`æZa{,l1gi v fEsÜ a±[öZân™Z±sju1 ziZ•fE` j pÊu)fl v}fVua w@upn™s²u1 véZí fEZÍ pÉZân™•Öp ...uZân™a±[ö[ög¹ j ZÍ pÉZâu1fE` j pÊu)fl n™s²s¹uusi o uE o}ubu1 h•b= v}fVua z2uqw-` Z±sjj pÊ

※ uij kqs~kquE kqs~o `p ubo ua ku€ hrfl n@~És½o `•`ík mkq a±[öv j pÊuE Z±sj ziZ•

^... „Bv w-kqv Z±sjj pÊ

v}fVt½ua oyu fl •w- cy` Za{,i)uE hauîs½ c ei uiv l1u uE s1€ù€¥ hauîu1 v}fV t½s½Zyv ÂâfEZÍ ^...h%wwé~ÉZén®Yí jâg™pÉo bPu1 gÑYîfEsÜZân™l1fl {-æfE` Z±sjj pÊ ww Zao n™Yív}fVw-kqu Zé km`á[öu1 zö\ s½ „Bv fEsÜ n™s²{•w± Zév s½o {•Yífl oyt•b` l1t-u- pÉZân™22uqw-` g¹~i Z j uaub± pÉZân™s{ozb` Z±sj j pÊu)fl n™s²p fv hrkqu)fl Z±sj pÉ v}fVt½uE [yg™YísNu1„Bv fE` Z±sjj pÊ

### 〈표〉 도급제와 지분제의 비교

| 구분       | 도급제                                                                                           | 지분제                                                                                                          |
|----------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| t-siv g™ | n™s²s½f1t•fl Zân™l1gi Z±sjpÉuyl ví u)fl Zân™[ösNu1z2v fEsÜ Z±sjfE` j pÊ Zân™a±[öj j,          | pÉZân™z2uqu)fl h•bí n™s²u1 p fv fEZÍ Z±sjpÉ v}fVt½uE i!n@ w-kqu1 „Bv fEsÜ Z±sjfE` j pÊ                       |
| n™s²fla± | pÉZân™ Zân™s½f1t•fl w@upl1t-km`á<br>v} fV Zân™s½f1t•fl Yñupl1 km`í l1t- iü v o%ZâZé[öb b z2uq | pÉZân™ Zân™s½f1t•fl h•bí Z¹l1z2uq<br>v} fV Yî v}fVt½s½Zy kmZéb` v o%Zâ Zé[öz2uq [Ö`b b o% u™n o% vrfVw o% bP |

|                                        |                                                                                                                                |                                                                                                             |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Zân <sup>TM</sup> l1v]v                | Zân <sup>TM</sup> vpuiv u uan@uE i)Yín@p! iü o Z± j-aÆ p j pÉ Zân <sup>TM</sup> l1v]v t[Y {•Yíkm`á[õ                           | n <sup>TM</sup> s <sup>2</sup> vp Zân <sup>TM</sup> l1v]v s <sup>3</sup> u9                                 |
| v]fVt <sup>1/2</sup> w-kqj-aÆ          | n <sup>TM</sup> s <sup>2</sup> j-„As <sup>1/2</sup> c ge v]fVt <sup>1/2</sup> i!n@w-kq wŠYý uuu9                               | zõ\ w,kq„Bvu)fl n <sup>TM</sup> s <sup>2</sup> uE j-„As <sup>1/2</sup> c ge i!n@w-kq j-aÆ s <sup>3</sup> u9 |
| n <sup>TM</sup> s <sup>2</sup> uE v n• | v]fVu)fl [-oz                                                                                                                  | Z±sjpÉ „Bvb w,kqateuE uaubu- pÉZân <sup>TM</sup> [-oz {•Yín <sup>TM</sup> s <sup>2</sup> l1`• pÉZâu} km`á   |
| vé~Ê ,uwµ                              | Zân <sup>TM</sup> w±fvp u}u <sup>TM</sup> iü s1€u€¥ i%„AuE j-„As <sup>1/2</sup> u aÆeuü)fl`íz... {ln@uE s1€u€¥ ,u wµu1ján@ Yí' | zõ\ v]fVt <sup>1/2</sup> uE w-kq„Bv u)fl j-„As <sup>1/2</sup> `aÆeuüe`íz...Yí sif t-                        |

v] fVZé n<sup>TM</sup>s<sup>2</sup>pÉfvu}t- uE Z±sj j pÉ - ) uE Z<sup>at</sup>•

Yí w-kqv Z±sij pÉ

véiés<sup>1/2</sup> vé` i!n@w-kqu1 iåg<sup>TM</sup> „Bv fEZÍ n<sup>TM</sup>s<sup>2</sup>o}ubu- pÉfvu}s<sup>1/2</sup>[-ozb`• Z±sij pÉ

n<sup>TM</sup>s<sup>2</sup>uEg<sup>TM</sup>p'~Yt- Z j uaubua Zân<sup>TM</sup>s<sup>1/2</sup>ozb i-fl n<sup>TM</sup>s<sup>2</sup>pÉfvu}flo urw-„Bjá iü n<sup>TM</sup>s<sup>2</sup> o Zés<sup>1/2</sup> c ge p ubo „Bjá Yí'fEZÍ n<sup>TM</sup>s<sup>2</sup>u1Zân<sup>TM</sup>s<sup>1/2</sup>ovéa±uü)fl {•w±Yí'fEh} n<sup>TM</sup> s<sup>2</sup>l1s<sup>1/2</sup> `ífl véiéZéuE gµz oyw- {loy„A

v]fVt<sup>1/2</sup>km`á[õu1 Z±sj`æpÉfl Zív pÉ} v]fVt<sup>1/2</sup>bÑs<sup>1/2</sup>Zyn<sup>TM</sup>uñ„Bv b Z j uaubu1 jáu' fEZÍ {•Yí Z j uaubu- pÉfvu}s<sup>1/2</sup> [-oz

n<sup>TM</sup>s<sup>2</sup>zõ\ `ÖZ±s<sup>1/2</sup>o i!n@w-kqu1 „Bv fEsÜsi fE^...v„Bfl n<sup>TM</sup>s<sup>2</sup>o {•v s<sup>1/2</sup> fIZ±Yí uu ZÍ uüoñfl w-kqján@u ua s1`1 Z<sup>at</sup>• pÉfvu}s<sup>1/2</sup>uij uí o}pÑ j nÊ

i!n@w-kq n<sup>TM</sup>uñ„Bv u)fl n<sup>TM</sup>s<sup>2</sup>sÜZâ-„As<sup>1/2</sup> `aÆeuü)fl`íz...Yí ZÑemfEh}n<sup>TM</sup>s<sup>2</sup>o s2„A fl uefl o}pÑu- uñkmpÉfvu}Yí km`á

v]fV cy`• véiéZéuE ZíZ± s2„A iü n<sup>TM</sup>s<sup>2</sup>w±fw-sYoyw-Yí n@va fEh}n<sup>TM</sup>s<sup>2</sup>w-sYs<sup>1/2</sup>ge o}pÑu- pÉfvu}Yí km`á

n<sup>TM</sup>s<sup>2</sup>vrfl pÉ pÉfvu}uE Z j uaubs<sup>1/2</sup> `í fEsÜ véiéuE {•Yíj kq t[Y iét<sup>1/2</sup> j nÊ Yí'o ua uuZÍ a±[öZân<sup>TM</sup>±t z gM bPuaZâZ b si Z j uaubua j nÊb Z<sup>at</sup>• v]fVt<sup>1/2</sup>uE iét<sup>1/2</sup>u)

fl pubu1 h•b= Zân<sup>TM</sup>s<sup>1/2</sup>o[ÖfE\ .....aEha n<sup>TM</sup>s<sup>2</sup>o s2„Afl uefl n<sup>TM</sup>s<sup>2</sup>o}pÑj nÊ pÉ`• Zân<sup>TM</sup>s<sup>1/2</sup>oh•b= Yýp fMpjs<sup>1/2</sup> s<sup>3</sup>si n<sup>TM</sup>s<sup>2</sup>uEg<sup>TM</sup>p'~YYígÑt• ~i

^... t½Yí v n•,, gÑurw-kqv Z±sij pÊ

n™s²Z¹lgi t½Yí v n•fEb pÉfvu} gÑurw-kqs½`ífa Z j uaubu1 j kqfE• Z±sij pÊ  
t½Yív n•v flo € hrfl n™s²Zíg™t-Z j uaubuE véié„Et½u)fl ZâZâ\ Zíu)flo uE n™  
s² z%ŝUhrkq v ZÍ

t½Yív n• pÉ n™s²l1uE uív w¾fv ŝÜkms½ífl véiéZéuE kqu®oyw-

Zân™ŝis²uaub „Bjá ku€ hr iü n™s²g™p'~YZíg™Yísif'ZÍ n™s²o ua\_•u- n™s²w-  
[YuE Z¹• fñ[õzšn•u}Yí s³si Z j uaubuE Zân™w-kq „BjáYí kuYífEh] n™s²o)pÑua  
sõn®b`• w-[YuE Z¹• fñ[õzšn•u} Zé`Ñj nÊs½ c ge n™s²l1 wŠYífl n™s²o s2„AYí  
Yívpb ZÍ fñ[õzšn• Zé`Ñj nÊ pÉ n™s²o)pÑs½`ífEsÜ pÉfvu}ue Zân™uEk m`á„yf)Yí  
sif t•h] fñ[õzšn•uE o~Ê[yua uñuü)fl véiés½ uusj •Φv kuYí`  
pÉfvu} Zân™ uŝs²uaub „BjáYí iäiäfl n™s²z%ŝÜpÊs½ véiébÑuE uE[YpÜZékupí  
n®va

˘Ñ t½Yí v n•,, n™s²pÉfv`íYí Z±sij pÊ

n™s²Z¹lgi t½Yí v n•fEb pÉfvu}• n™s²pÉfvs½1t•fl uív l1t-u1 v fEsÜ pÉfv  
fE• Z±sij pÊ

w-kqv uít-uE i%v uyZé t½Yív n•,, gÑurw-kqv j pÊ Zân™s½o fñ[õzšn•u}uE w-kq  
u1 [yg™fl „Bjá uE ku„BpÑfl p ub[Yv]gi Z o

v n• pÉ kqu®uEoyw-Yí uu`• ueZal1 Z¹l1 uau u1 n™s²pÉfv`íYífl •ΦfVfEZÍ iäg™  
v fEsÜ kqu®{loy„A iü uív p ub[Yv] „Bjá

uív `íYíuates½`• t½Yív n• b i-fl n™s²ŝÜZä-aÆs½c ge g™p'~Ykm`áuEZân™s½  
uñYít•ue j v

n™s²pÉfvj pÊ iü ŝÜZas½x ge uív `íYí \ víguf ua sif'ZÍ n™s²pÉfvj pÊ s²ilkq`á

n™s²[Éh• n™s²z%ŝÜpÉuý n™s²pÉfvsÜZa bpu1 Zíf fl `íYí\ ví guf f1t•

véiébÑua n™s²pÉfv`íYís½`ífEsÜ v l1s²zi t-sÚl1t- l1[=fEsÜ Zé`Ñfl km`áu)fl uepÊ  
t•f



## “도시 및 주거환경정비사업 여행”

### ▷▷ 만든 사람들

국토해양부

주택정비과 과장 임태모

강대진, 김동준, 양옥배, 김계흥, 함봉균, 박정현,  
홍정배, 정연준, 송승민, 박철우

### ▷▷ 도움을 준 사람들

한국토지주택공사

도시재생사업처 처장 이광구

부형근, 김우석, 김원국, 김형태, 박정권, 이봉진,  
강성구, 김재령, 김창수, 최서영, 서종기, 김주진,  
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