

다양한 수요를 고려한 주거생활공간의 진단 과제

A Study on Diagnosing of Residential Space for Various Housing Demands

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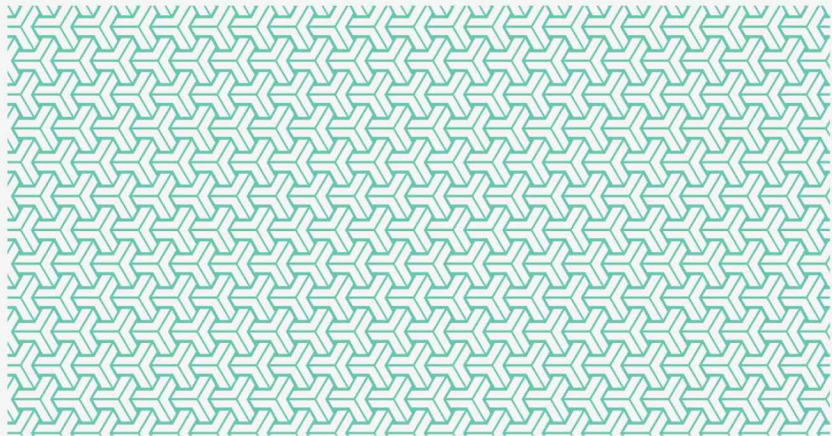
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In the 1990s, apartments accounted for only 22.7% of all housing units. Thirty years later, in 2020, they accounted for 62.9% of all housing units, making them the most common housing type in Korea. Throughout this process, the Korean government has focused on providing easier-to-construct apartments to address the housing shortage caused by rapid economic growth and urbanization. Driven by its monopoly status in housing construction since the 1980s and its good cashability, apartments have secured a unique position in the housing market. Everyone wants large apartment complexes in good locations and quality and affordable housing and living environment, but in reality, there are few housing options that meet people's demands in terms of location, size and type, making it difficult for them to choose the second-best options or those with competitive advantages.

Recent changes driven by emerging social risks, such as the climate crisis and infectious diseases, and technological developments, such as the Fourth Industrial Revolution, highlight the importance of "home" as a living space, and changes in living conditions, such as the aging population and the increase in single-person households, contribute to diversifying the demand for housing types and forms. In addition, there is a growing interest in the design and scale of housing as a result of income growth and the COVID-19 pandemic. Mass-produced, commoditized apartments alone will not suffice to meet the demands arising from these changes in living conditions and increasingly diverse demands. Now "housing" is positioned as part of "culture", i.e. "the processes in people's lives and the material and spiritual outcomes resulting from them", which have a great influence on the way people live and how they see the world.

However, changes in people's perceptions of housing and housing culture cannot be seen in the statistics of major housing types, which are obscured by quantified aggregate indicators such as market value, larger floor area, and good location. Creating living conditions that meet these emerging demands requires a paradigm shift in how people view "housing", from how much their market value is to what value they offer as a "place to live", and policies that support this paradigm shift.

People deserve more housing choices, and housing policies should be diversified by identifying and addressing macroscopic changes in housing demand, such as the increase in one or two-person households and the aging population, as well as microscopic trends in housing demand that is increasingly diversified and segmented. In this context, we aim to diagnose housing and living spaces by

analyzing the quality of living environments and housing demand, support the establishment of evidence-based housing policies, thereby improving housing quality and living standards, and ultimately contribute to the development of a demand-driven housing culture.

Keywords :

Demand-based, Residential living space, Diagnosis, In-depth interview, Diverse housing demands