

## A Study on Characteristics and Demand of Recent Hanok Occupants

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Social interest in Hanok as sustainable housing is growing recently and in reality, people moving into a Hanok are growing in number. Despite that, information and empirical data on Hanok residence are not sufficiently available. In particular, investigations on Hanok residence have been so far carried out focusing on those who have lived in Hanok for a long time. Taking this into consideration, it is needed to identify current status on the Hanok residents of new classes and types on an empirical basis, thereby providing information for Hanok policies and for prospective Hanok consumers.

The study aims to provide preliminary data for Hanok policies establishment based on investigations of recent Hanok occupants' characteristics, satisfaction and demands. Also, the research intends to deliver preliminary data useful for future Hanok occupants and those in the Hanok business by providing information including moving-in process and residence status of new Hanok occupants. To achieve the research goals, the study first identified and selected households that moved into a Hanok within past five to ten years among those in the Bukchon and Seochon of Seoul and Jeonju Hanok Village. It carried out general surveys and in-depth interviews with the households, concerning current status of the householder, experience in the living in Hanok, purchase

process of the Hanok concerned, residence satisfaction, experience in Hanok improvement and maintenance, and further demands, along with the intent for a continued residence and for a Hanok purchase in the future.

In order to select the research target, or households that recently moved into a Hanok, first we extracted households of wooden building whose ownership transfer occurred within recent five years, referring to registers for building approvals and for building management. Second, we paid a door-to-door visit to every household on the list so as to confirm if they were a Hanok and to check out the point of moving-in, and carried out general surveys. Additionally, in-depth interviews were conducted among those recommended by Hanok-specialized architects after making adjustments for the diversity of the surveys' characteristics including age, sex and occupation, as well as among the households for general surveys. A total of 97 for general surveys and 31 for in-depth interviews participated in the investigation.

In Chapter Two of the paper, general information on the households investigated is given. Also, the analysis is provided on trends in Hanok occupancy and physical characteristics of the Hanok units occupied, while regarding the wooden buildings extracted in the first round as Hanok. The households that moved into a Hanok in recent five years take approximately 23 to 28% depending on regions. In regards to the owner of the Hanok, those in their fifties are the majority, with a third of them residing in the Hanok they purchased themselves. The results of the analysis on the areas where the Hanok lessors are living show that comparatively high income earners are estimated to have purchased Hanok recently. Among Hanok units that are currently occupied, approximately 40% of them are built before in the 1960's. The number of those built after the year of 2000 is also significant, taking approximately 35%. Concerning the size, most of the units are ten to twenty pyeong large, which means they are too small to accommodate

modern ways of life. Those for residence use took the most, or approximately 70%.

The findings from the general surveys and in-depth interviews with the recent Hanok occupants are provided in Chapter Three. Roughly, the findings are divided into several theme categories as follows and examined: recent Hanok occupants' social and economic characteristics and their views on Hanok modernization, opportunities they came to have for Hanok occupancy and difficulties encountered during the Hanok purchase, Hanok satisfaction and further demands, Hanok residence satisfaction and further demands, changes in life following the moving-in and intent for a continued occupancy.

Based on this, the paper summarizes the findings into five characteristics and implications as follows: first, the age of the Hanok occupants is lowering, with the occupant class transferring from the existing elderly in their sixties and older to families made up of three to four members with young children who are in their thirties and forties. Besides, single-member households' moving-into a Hanok is noticeable. This confirms that Hanok units located in downtown no longer remain as housing for the elderly but are also beloved by young generations.

Second, both direct and indirect experiences in Hanok practically affect the decision to move into a Hanok. Everyday experiences in Hanok develop a positive awareness on Hanok, consequently leading to Hanok occupancy. Considering this, it is necessary to actively promote policies to provide Hanok of diverse purposes towards Hanok revitalization.

Third, the low efficiency of Hanok residence, and the consequent ceaseless maintenance and improvement function as key factors to make a living in Hanok inconvenient. In other words, the occupants are experiencing significant difficulties because of the cost burden related to Hanok maintenance and improvement, and the lack of information required

for selecting companies and specialists for the maintenance. The maintenance consistently arising from Hanok residence is more costly and more difficult than that of other types of housing. To make matters worse, it is not easy to find Hanok specialists. In order to address these problems, it is needed to explore a variety of support policies from the public sector, as well as providing financial support for Hanok maintenance.

Fourth, the occupants' life has changed in a positive way after moving into a Hanok. As the occupants themselves became aware of this change, the importance of residence space has been significantly acknowledged, and the views on housing also changed. In this sense, it is necessary to stress the power Hanok has for this empirical and positive change in modern urban space where crimes increase, measures for housing safety and crime-prevention are insecure, and people are estranged from each other.

Fifth, recent Hanok occupants are significant as prospective consumers for downtown Hanok villages that have convenient transportation systems even though their preference for Hanok villages located in suburban areas including the Seoul Metropolitan Area is low. It is important to sufficiently reflect their inclinations and opinions including their awareness on Hanok modernization and inconveniences they experienced living in a Hanok upon formulating Hanok villages in the future.

In Chapter Four, directions towards Hanok revitalization are given divided into the aspect of Hanok maintenance and improvement, and that of distribution of new Hanok units, based on the above findings. For the Hanok maintenance and improvement, first, public support of finance for Hanok maintenance and improvement should be expanded: while support is limited to roof improvement and maintenance at present,

it should be expanded to include replacement of sub materials for structural frames. Second, in order to provide information on businesses specialized in Hanok improvement and maintenance, a system should be established for the management of Hanok maintenance-specialized firms, along with systems for linked services. Third, the tentatively named 'Hanok Management Center' should be installed in regions where Hanok experts are stationed to provide Hanok-related consulting and technology assistance, and assistance for residents training for Hanok maintenance. Finally, at the level of Hanok villages, it is recommended to introduce the tentative 'non-combustibilization Hanok special district system' so as to ensure non-combustibilization for a certain size of areas.

Next, for distribution of new Hanok units, the study provides several suggestions as follows: first, Hanok with diverse purposes should be supplied so that Hanok can be easily accessed in everyday life; second, modern Hanok models should be developed, with the change in the Hanok consumer class and their inclinations considered; and third, Hanok village locations should be selected and village plans established with the inclinations of recent Hanok occupants taken into account.

The study is meaningful in that it has identified the trends in Hanok occupancy and the characteristics of the occupants in detail at a time when social interest in Hanok is rising and awareness changing in the country. In addition, the study met with approximately 97 households for general surveys and approximately 30 for interviews to ask their motive for moving into Hanok and everyday experiences in Hanok residence, successfully compiling a collection of research materials. This makes the study a greatly meaningful one, especially considering that it is a challenging job to directly access Hanok occupants for such research.

However, the research targets in the study are limited to part of the urban Hanok residence which is subject to support for Hanok

maintenance and improvement. In this sense, the same investigation as in this paper is needed for more and different types of areas in follow-up research so as to provide more useful and comprehensive policy data for management and formulation of Hanok residence. Despite the limitations, the study is expected to be used as excellent policy data for conservation, maintenance and formulation of urban Hanok residence in the future, especially in that the research is on the people living in a Hanok. Finally, it is also expected that the study will become practical and useful data for the general public who dream of or plan to live in a Hanok under the condition of only insufficient information on Hanok being currently available in the country.

Key word: Hanok, Hanok village, characteristics of Hanok occupants, Hanok improvement and maintenance, Hanok residence satisfaction