일반연구보고서 2024-9

수요 기반의 주거생활공간 실태진단 방안 연구(Ⅰ)

- 청년가구의 주거 수요 및 거주환경 분석을 중심으로

Research on Developing Indicators and Measuring Housing and Neighbourhood Conditions to Address Diverse Housing Needs(Ⅰ)

: Focusing on the Housing Needs and Living Environment of Young Households

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Summary

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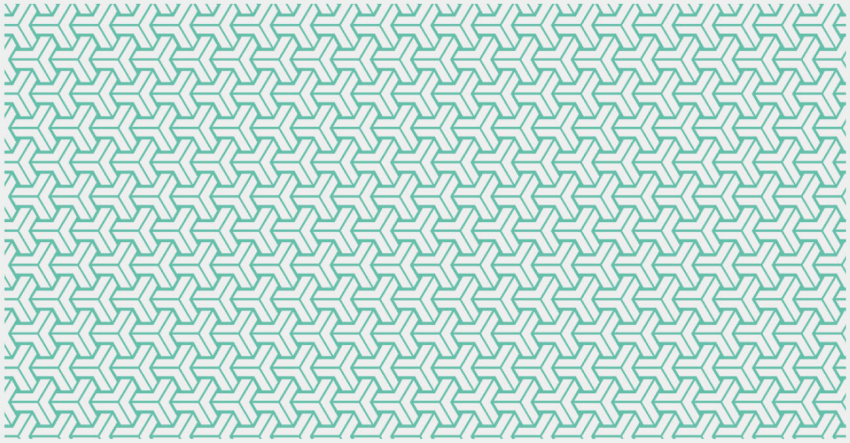
: Focusing on the Housing Needs and Living Environment of Young Households



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With economic and social development raising income and living standards, housing issues in Korea have shifted from housing supply shortages to concerns about housing quality and disparities in living standards. Accordingly, government housing policies increasingly focus on diversifying housing demands rather than the housing supply itself. However, to develop housing policies that consider various demands, it is essential first to understand the current situation and identify problems. While statistical data on population, income, and housing types for different housing demand groups such as young adults, elderly, and single-person households are available, there are limitations in assessing the actual conditions of their housing and neighborhoods. Specifically, although housing needs are primarily measured through public surveys on residential environments and occupant conditions (Housing Survey, Housing Census, etc.), these surveys treat housing conditions and resident lifestyles as separate entities, making comprehensive analysis difficult due to differences in measurement units and dimensions. Notably, there is a complete lack of objective data on low-rise residential areas (areas with concentrated non-apartment housing types), which have recently become a critical issue due to their relatively poor living conditions compared to apartments and risks in residential choices, such as lease fraud.

Therefore, this study was designed to establish a new systematic diagnostic approach for analyzing the quality of residential living spaces and microscopic spatial conditions. The study aims to develop items and evaluation methods for multifaceted and objective assessment of residential living spaces and occupant conditions and to examine the feasibility of establishing a diagnostic system by linking existing resident and spatial data and implementing new surveys. Through this, we intend to contribute to balanced policy implementation by comprehensively evaluating housing service levels and resident needs, analyzing current conditions, and monitoring the quality of residential living spaces by issue. In the long term, we aim to establish a roadmap for implementing surveys and analyses of residential living conditions and housing demands for different demand groups.

This study is a multi-year project designed to establish indicators and diagnostic systems for residential living spaces that consider demand and build upon and develop the results of previous years' research. This year's research focused on young adults as the housing demand group, limiting the analysis to households

with young heads of household and concentrating on developing indicators and methods for measuring the qualitative level and demands of spaces in non-apartment concentrated areas (low-rise residential areas).

The diagnostic indicators for residential living spaces were established in six categories: amenity, convenience, safety, affordability, and inclusivity, with detailed sub-indicators for each category.

- (Amenity) Indicators comprising comfortable housing environment (sound, temperature, light, air) necessary for basic daily life, privacy protection, cleanliness, and surrounding natural environment conditions
- (Convenience) Indicators ranging from basic housing size (furniture arrangement) to convenient space and facility planning, and accessibility to public facilities or public transportation at the neighborhood level
- (Safety) Indicators comprising comprehensive space and facilities for structural safety, crime prevention, fire safety, and accident prevention to ensure safe living for residents of all groups
- (Affordability) Non-physical indicators including maintenance costs, sales prices, investment value, and economic capacity, as well as value as investment rather than ownership
- (Inclusivity) Indicators for exchange and service support for sustainable social relationships at housing and neighborhood levels
- (Sustainability) Indicators comprising environmental performance of housing and spaces, ecosystem diversity, social sustainability, and economic security

Furthermore, considering the characteristics of low-rise residential areas (non-apartment type concentrated areas), the spatial units for diagnosis were divided into housing, street, and neighborhood levels. Considering extensibility and versatility, the analysis and measurement tools were designed to maximize the applicability of existing public GIS, register, and survey data. The diagnostic tool's survey methodology was structured first to establish extensive regional data, then set separate in-depth zones to minimize field surveys. For diagnosing residential living spaces in areas with concentrated young households, the process involves initial analysis using public data for drawings and data analysis, followed by field surveys for aspects requiring on-site verification and supplementary questionnaires when resident confirmation is necessary.

The diagnostic indicators and tools established in this study present the following possibilities and limitations:

First, the diagnostic indicators demonstrate potential applicability regarding measurement suitability and discriminatory power for regional characteristics. Second, while the indicators were designed to reveal differences by reflecting characteristics of various residential areas, not just apartment-concentrated areas, the analysis showed that indicators for housing satisfaction and accessibility to living infrastructure exhibited relatively low discriminatory power.

Third, to address different demand groups' needs, we proposed improvements to the diagnostic method by analyzing demands through surveys and exploring objective influencing factors, incorporating both demand group and regional characteristics.

Fourth, the diagnostic results were presented through radar diagrams to provide an at-a-glance view of regional characteristics, demonstrating the potential for data production and development. In particular, regional characteristic indicators were developed to enable comparison between regions, with radar diagram presentations revealing common characteristics and deviations among target areas, thus providing detailed insights into regional characteristics.

However, while the indicators and tools were validated for their utility in the multifaceted diagnosis of residential living spaces, they present limitations regarding numerous items, such as comprehensive indicators and complex procedures. Therefore, it is necessary to consider approaches such as separating common and characteristic indicators by demand groups, beginning with essential indicator diagnosis before expanding to characteristic indicators. Furthermore, there is a need to suggest new policy development and future directions, such as developing comprehensive regional residential living indices and establishing platforms that present 'livability levels,' housing types, and residential services according to demand groups and preference.

Keywords :

Residential living space, Survey, Diverse housing need, Housing demand Group, Housing Diagnostics, Housing status