

RESIDENTS' ATTITUDES ABOUT SHARED COMMUNITY SPACE IN KOREAN APARTMENTS

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The apartment as a type of multi-family housing unit has been used in Korea for only a very short time. It is critical to improve home environments in order to make the right decisions in apartment planning and design. In Korea, the development of the apartment complex as a community is needed. In order to improve the apartment housing environment, it is important to have a sense of community that is achieved through social interaction and participation. Several studies related to the shared community space (SCS) in the apartment have been carried out to enhance this sense of community development.

Since industrial society, the SCS has appeared in collective habitations, although it has been developed differently in the U.S. and Europe. In Europe, the SCS has been developed as a space (common restaurant, common kitchen, child-care, laundry, etc.) for reducing household work in the wake of the social and feminist movements, and for giving more space unit housing for community life. On the other hand, in the U.S., the SCS has been developed for filling the housing needs of a few special families, such as low-income families, the elderly, etc.. In Korea, the SCS has a very specific evolution. It was a utilization of empty basement space, which had resulted from building codes, the residents' necessity to use this space led to the Korean SCS.

To make the SCS a place for social interaction and participation, it is required to have an understanding of actual conditions and user attitudes. Actually, several recently published studies (Lee, Y. et al., 1995; Park, C., 1996; Kim, M. et al., 1997) show that several apartment developers provided diverse types SCS of, but residents were not satisfied with them, and their use of those spaces was low. Up until now, studies were done on requirements for the SCS and the kinds of common facilities included in it, but they have focused mostly on small-sized housing, not considering every-sized housing.

The purpose of this study was to find out what kinds of common facilities residents wanted to be included in the SCS, and what common facilities require more participation from tenant-management¹. This research also examined different needs of residents living in apartments of various sizes. The findings from the study will be used as a guideline for the development of the SCS.

¹ It is a management system that residents themselves would operate and manage the shared community space.

A questionnaire survey method was used to collect the relevant information, with a structured questionnaire designed as a data collection tool². The standard questions about the SCS were centered around 16 possible common facilities based on a review of the literature. The subjects were housewives who were sampled at random from apartment housing estates in Haeundae, in Pusan, Korea. A total of 955 questionnaires were distributed and 864 were filled in and returned. Of these, 795 were used for the final analysis, and 69 were discarded as being invalid. The statistical package (spss pc+) was used for the analysis of data.

The major findings of this research are as follows:

The residents' overall tendency for the SCS showed that the use rate was low (mean = 2.1, SD = 0.9) and their satisfaction rate was medium (mean = 3.0, SD = 0.3). On the other hand, their requirement rate was relatively high at 4.0 (SD = 1.1). The satisfaction rate and requirement rate according to housing size didn't show a significant difference, but there was a considerable difference among the use rates for each housing size category. Especially in the category of 85m², the residents' use rate was high in comparison with other size categories.

In general, the residents' needs for common facilities were higher in small housing. The kinds of common facilities that residents required were recreational facilities (ping-pong, tennis, etc.), car-wash facilities, children's play centers, facilities for separation/sanitation for garbage and recyclable materials, and lounging facilities, in that order. The common facilities that require tenant-management were recreational facilities, car-wash facilities, and lounging facilities, in that order. The common facilities that require participation in tenant-management were study/reading facilities, recreational facilities, and hobby/lecture facilities, in that order.

This research also examined different attitudes of residents living in apartments of various sizes. With regard to the residents' needs³, the tenant-management⁴, and

² This research used Likert's 5-scale to measure user's attitudes (1: low to 5:high).

³ The category of 60m²: recreational facilities (ping-pong, tennis etc.), children's play centers, baby-care facilities, car-wash facilities in that order; the category of 85m²: recreational facilities, lounging facilities, car-wash facilities in that order; the category of 102m²: car-wash facilities, recreational facilities, facilities for separation/sanitation for garbage and recyclable materials in that order; the category of 135m²: recreational facilities, car-wash facilities, facilities for separation/sanitation for garbage and recyclable materials, children's play centers in that order.

⁴ The category of 60m²: recreational facilities, car-wash facilities, children's play centers in that order; the category of 85m²: recreational facilities, children's play centers, lounging facilities in that order; the category of 102m²: car-wash facilities, facilities for separation/sanitation for garbage and recyclable materials, recreational facilities in that

participation⁵ in it, the kinds of common facilities were differentiated according to housing size (60m², 85m², 102m², 135m²).

In conclusion, the SCS could be a basic requirement in the planning and design of better home environments in apartment housing estates. So, when we plan and design the SCS, it is necessary to investigate residents' attitudes about it in detail and understand residents' different needs, according to housing size. In order to make the SCS be a place for social interaction and participation, we must consider residents' various needs along with the development of a new operation and management program.

References

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order; the category of 135m²: recreational facilities, lounging facilities, welfare facilities for the elders in that order.

⁵ The category of 60m²: hobby/lecture facilities, baby-care facilities, study/reading facilities in that order; the category of 85m²: recreational facilities, study/reading facilities, hobby/lecture facilities in that order; the category of 102m²: study/reading facilities, recreational facilities, hobby/lecture facilities in that order; the category of 135m²: recreational facilities, study/reading facilities, facilities for separation/sanitation for garbage and recyclable materials in that order.