

## Housing-related Legal System Flexibilization Strategy for Small Scale Housing Development

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In this given condition, governmental-led responses have limits, and private sector-led responses may appropriately operate for multi-kind, multi-use, small-quantity, small-scale housing development. Government policy should encourage developing various multi-kind housing types and hierarchically re-designing the housing supply & distribution system by resident's income level. This means the essential conversion of the present housing policy paradigm which has been initiating the urbanization in most of the cities in Korea since 20 century. However the housing policy and its operating process are still rigid, and constraint on the housing market's experimental creativities and diversities.

Therefore, this research aims to explore housing-related legal system flexibilization strategies for small scale housing development, which is maneuvering the recent housing demands and vitalizing the small-scale housing market.

Chapter 2 is dealing with the analysis of housing market changes and small scale housing business. The causes are various from social factors to physical factors. One of the most distinguishing factors is that, the standard household type is rapidly changing from a family of 4 persons to a family of 1 or 2 persons. Social sense of home ownership and home leasing is interestingly different to the past. The demand for apartment type housing is slightly decreasing and the demand for various housing types including small scale housing is increasing. These changes seems to be evident at Korea housing market. Profitable housing business models such as an urban housing, a serviced residence and an efficiency apartment building are highly interested and overinvested. Accordingly small-scale housing supply has been growing

and government policy is accelerating it. But the supply seems to be too much concentrated on a specific housing type, which is eventually unsatisfying the various dwelling demands nowadays. The negative aspects of these present conditions are four sides. First, supply polarization of studio type cheap housing and large scale expensive housing has been intensified. Second, small-scale housing supply has been leaning too much towards on profitable housing property development(especially an urban housing) and a house for installment sales only. Third, small scale housing market relatively experiences the interruption of market expendability owing to the explosive supply of urban housings. Forth, legal support inadequately intensifies a small-scale housing supply and housing markets. For a better balanced supply of small-scale multi-kind housing, many alternatives such as housing-facility mixed use type, cooperative housing type, share house type and so on needed be considered.

Chapter 3 is exploring specially on housing-facility mixed use type and share housing type in UK, US and Japan. The common points of case studies are three sides. First, it is important to activate mixed-use development by public-private partnership. Private Finance Initiative(PFI) in UK and Japan is highlighted as a public-private partnership, which private sectors carry forward a mixed-use development composed of public facilities and private rental housing on a public-owned property, and later on public sectors purchase the public facilities. Second, housing policy is focused on improvement of residential sustainability through long-term leasing as opposed to purchasing, which has a project budget reduction effect. Leasehold or Commonhold in UK and Japan, Community Land Trust(CLT) in US are facilitating affordable small-scale multi-kind housing supply by separating land and building ownerships. Third, various cooperative housing is revitalized within a general housing market. Legal frame and business model seem to be very original and customized in each case. Collaboration of various core agents such as cooperative associations, nonprofit organizations, nonprofit developers(corporation or company), public corporations, research institutes, and local architecture & engineering firms reduce business risk and form a social consensus for public supports.

Chapter 4 reviews 4 types of simulation focused on the issues of smoothing the housing-facility development framework and extending the concept of ownership sharing between a land and a building. To revitalize a small-scale multi-kind housing

development, Korea legal system should be adjusted as follows. (1) expanding business model for senior housing with relevant extra care. The key factor to mobilize this business model is to develop these types of senior housing within the housing (re)development projects in general. (2) activating various types of share housing such as serviced residence-small housing projects. (3) revitalizing joint development of small scale neighborhood facilities-housing. The simulation proposes neighborhood facilities such as community administration center, welfare center, library with private rental housing constructed on a land for public use only. (4) activating cooperative housing.

The research put emphasis on the policy implications for small-scale multi-kind housing supply based on the operation of private rental housing; rejecting conformity of apartment housing development framework and value diversity which already exists. This is the appreciation for the right of choice and better and customized housing supply. The comprehensive research should be furthered in the aspect of feasibility analysis, life style and housing demand trend, physical aspects of residential environments with more refined typological studies and simulations.

**Keywords : small-scale housing development, housing-facility correlated development, share housing, legal system flexibilization**