

# 임대형기숙사 제도의 합리적 운영을 위한 기준 개선 연구

A Study on Improving Standards for the Rational Operation of  
Rental-Type Dormitory System

유제연 Ryu, Jeyeon

김민지 Kim, Minji

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SUMMARY

Ryu, Jeyeon  
Kim, Minji

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## Chapter 1. Introduction

The concept of shared housing originated in Sweden during the 1930s, emerging from housing shortages caused by rapid urbanization and industrialization that led to urban population concentration. During the 1970s, social changes, including the rise of nuclear families, increasing individualism, and aging populations, contributed to the spread of shared housing culture, particularly in Northern European countries such as Denmark. Subsequently, the concept of shared housing—characterized by communal use of kitchens and living rooms—became established under various terms such as 'Cohousing,' 'Co-living,' and 'Share house.' After 2010, this housing culture expanded globally, primarily driven by single-person households.

In South Korea, shared housing began to proliferate in the 2010s, particularly among single-person households and young adults in the metropolitan area. Various social and environmental factors, including the economic downturn due to COVID-19 and an increased emphasis on social connectivity, have influenced the growing demand for

shared housing. According to the National Statistics Office, the proportion of single-person households increased from 30.2% of total households in 2019 to 35.5% in 2023. During the same period, the proportion of single-person households residing in non-housing accommodations has consistently increased, indicating rapid changes in both demographic structure and housing culture among single-person households.

In response to this increasing demand for shared housing, large-scale corporate-operated shared housing facilities emerged in the domestic housing market. Despite limitations imposed by having to comply with existing standards for similar uses due to the absence of specific regulations, shared housing continued to expand as its advantages aligned with market demands. However, the application of existing standards for similar uses restricted flexible spatial configuration, hindering the growth of shared housing. In 2021, corporations requested regulatory improvements related to shared housing through the regulatory sandbox system to overcome these limitations. The government accepted these proposals, recognizing shared housing as an alternative housing solution for young adults and the elderly, and initiated regulatory reforms. In 2023, a 'rental-type dormitory' was established as a new building use category in the "Enforcement Decree of the Building Act" with corresponding construction standards.

While the institutionalization of shared housing responded quickly to market changes by establishing the rental-type dormitory category and related construction standards, sufficient stakeholder consultation and consensus building were lacking. Consequently, current rental-type dormitories are criticized as merely renamed multiple-dwelling facilities and are being marketed as profit-generating real estate products with relaxed standards compared to similar uses. Moreover, due to insufficient review of relevant building laws and regulations, even the companies that requested regulatory improvements find it challenging to pursue shared housing projects under the rental-type dormitory system.

Experts express concern that rental-type dormitories may repeat the institutional problems experienced with similar uses, such as urban lifestyle housing and multiple-dwelling facilities. They point out that excessively relaxed regulations compared to similar uses could negatively impact local environments through severe parking shortages and potentially create safety issues, including poor living conditions and fire spread to adjacent buildings. While no incidents have occurred in rental-type dormitories during this early implementation phase, experts emphasize the need for

preemptive action, noting that regulatory improvements after problems arise cannot be retroactively applied to existing buildings.

This study aims to diagnose construction and operational issues arising from the establishment of the rental-type dormitory category and develop improvement measures for rational system operation. To achieve this, we will ❶analyze the current institutional status of similar-use buildings and compare it with existing rental-type dormitory regulations to identify relevant issues, and ❷analyze self-regulatory operations and licensing status related to rental-type dormitories to uncover systemic limitations and problems. Additionally, we will analyze building committee review opinions on approved cases and gather feedback from local government licensing officials to specify areas requiring institutional improvement and establish improvement directions. ❸Through simulation applying similar-use building regulations to cases and improvement needs identified in the research process, we will derive system improvement measures and ❹propose institutional improvements by gathering opinions from field experts and relevant stakeholders.

## Chapter 2. Analysis of Current Institutional Status of Rental-Type Dormitories and Similar-Use Buildings

To derive institutional improvement issues from various expectations and concerns regarding rental-type dormitories mentioned in the introduction, we analyzed the current institutional status of rental-type dormitories and similar-use buildings. We examined the purpose and key contents of rental-type dormitory institutionalization and reviewed applicable standards under relevant laws. Based on this, we compared the institutional status with similar-use buildings in terms of use and scale, including urban lifestyle housing, residential officetels, multiple-dwelling facilities, multi-family houses, general dormitories, and rental housing. The following issues were identified:

First, the zoning districts where rental-type dormitories can be established need to be reviewed. Rental-type dormitories are classified as apartment housing under the "Building Act" and are defined as a subcategory of dormitories. Compared to similar-use buildings, they are currently permitted in numerous zoning districts. Given that rental-type



dormitories, unlike similar-use buildings, have no size limitations, it is necessary to review permissible zoning districts while considering their impact on surrounding areas.

Second, the building standards for rental-type dormitories require reassessment. While similar-use buildings are restricted by the number of units (rooms or households), total floor area, and number of floors, rental-type dormitories only specify a minimum number of rooms, necessitating a review of maximum size limitations. Additionally, the minimum unit area per private room in rental-type dormitories is similar to multiple-dwelling facilities (gosiwon), with no maximum area specified, requiring a reassessment of appropriateness. Furthermore, like similar-use buildings, appropriate parking space calculation standards considering factors such as public transportation accessibility and building scale are needed, along with measures to enhance the utility of shared spaces.

Third, institutional measures for operating and managing rental-type dormitories are necessary. Regarding operational management, standards need to be proposed for specific operation and management measures, such as establishing a unified management system under a single management entity and implementing tenant qualification requirements regarding vehicle ownership or parking restrictions during the rental period. Moreover, it is necessary to examine supervision methods for operating and managing rental-type dormitories.

## Chapter 3. Analysis of Local Regulatory Operations and Licensing Status Related to Rental-Type Dormitories Type Dormitories

We examined local regulatory operations and licensing status to identify necessary institutional improvements based on the current status of rental-type dormitories in local governments. The study analyzed local legislation amendments, architectural review committee deliberations, and building permit status across national and local governments for approximately 15 months (February 2023 to May 2024), considering the establishment of rental-type dormitories in "Building Act Enforcement Decree" [Appendix 1] (02/14/23) and the enactment of "Dormitory Building Standards" (03/15/23). The analysis included interviews with local government officials.

The analysis of local government regulations revealed one ordinance enactment and two

amendments, with building ordinance amendments incorporating rental-type dormitories into architectural review committee subjects. Eight local governments implemented and operated building standards for rental-type dormitories. Thirty-two cases were subject to architectural review committee deliberation, primarily in Seoul and Gyeonggi regions. Committee opinions mainly addressed parking facilities, shared space planning and operation, unified management systems, balcony and equipment considerations, architectural planning for entrances and corridors, universal design, and safety measures, including evacuation and fire prevention. Among 32 cases, none were approved as submitted, 15 required revision, and five were rejected.

The comprehensive local government survey identified 32 building permits across 20 basic local governments in Gyeonggi, Chungnam, Seoul, Daejeon, Chungbuk, Sejong, Gyeongbuk, Jeonnam, and Gangwon jurisdictions. Average specifications included 6.6 floors and 3,941m<sup>2</sup> total floor area. Most were located in residential zones, with 11 cases (34.4%) featuring mixed uses. Permitted facilities averaged 83 private rooms, with a total private room area of 1,051m<sup>2</sup> and a shared space of 727m<sup>2</sup>. Based on occupancy (number of private rooms), the average private room area was 23.7m<sup>2</sup>/room, and shared space was 7.8m<sup>2</sup>/room. However, area calculations weren't based on clear span measurements per "Dormitory Building Standards," and some cases showed significantly insufficient shared space. Cases averaged 26 parking spaces, with 0.3 spaces per private room, though actual per-resident parking likely fell below 0.3 due to mixed-use cases.

The analysis of these local governments revealed populations 1.8 times higher and population density 8.9 times higher than national basic local government averages, indicating highly concentrated areas. Population composition showed higher proportions under 50 and lower over 50 compared to national averages. Single-person household rates were 1.7 times the national average, with more under-50 and fewer over-50 single-person households than average. 10.1% of single-person households resided in non-housing accommodations, with uniquely high apartment occupancy rates. These jurisdictions accounted for 20% of national building permits in 2023, indicating highly active construction markets, with higher permits for officetels, dormitories, and multiple-dwelling facilities compared to other regions.

Key implications from analyzing local regulatory operations, licensing status, and local government interviews include: First, regarding location issues, negative impacts on target areas included worsened parking shortages, fire-spread risks to adjacent

buildings, and deteriorated living conditions, including natural lighting.

Second, building standard issues included: ① concerns over circumvention through studio-type (independent household) usage, ② exploitation of undefined or ambiguous terms in standards, ③ living conditions inferior to multi-family housing and similar to multiple-dwelling facilities, ④ unclear shared space planning due to ambiguous standards, ⑤ substandard residential design and lack of management support facilities due to insufficient standards and ⑥ lack of crime prevention standard application basis.

Third, operational management issues included varying local government interpretations of stakeholder roles and authority due to absent management standards, lack of submission requirements and evaluation criteria for management systems, and unclear community living guidelines.

Additional recommendations included developing measures to promote quality shared housing supply through rental-type dormitories and establishing institutional safety nets for the new rental housing market.

Classification	Issues and Problems	Opinions on System and Standard Improvements
Location-Related	<Adjacent Area Traffic Impact> Parking shortages and complaints due to overcrowding <Adjacent Area Life Safety Impact> Building separation distance and lighting issues with adjacent properties	Need to strengthen location regulations considering environmental impact and living conditions
Building Standard-Related	<Regulatory Blind Spots from New Use Category> Concerns over circumvention cases similar to multi-family housing <Exploitation of Unclear Standards> Absence of term definitions, exploitation of ambiguity	Need to clarify building standards to prevent misuse of rental-type dormitories
	<Poor Living Space Standards> Private space smaller than multi-family housing, living conditions similar to multiple-dwelling facilities	Need to review building standards for differentiated private spaces compared to similar-use buildings
	<Unclear Shared Space Purpose> Most shared spaces have unclear purposes Lack of appropriate facility standards by use	Need to establish planning standards for shared space uses, areas, and facilities
	<Absence of Operation Management Space/Facility Standards> Lack of operational support facility standards Poor planning causing corridor obstruction at the entrance opening	Need to supplement appropriate facility and space standards for smooth operation
	<Tenant Inconvenience> Concerns over parking shortage Insufficient shared kitchen and bathroom facilities	Need to review parking space calculation appropriateness Need to establish standards for shared space uses, areas, and facilities
	<Crime Safety Vulnerability> Inadequate crime prevention in shared bathrooms without gender separation	Need to establish a basis for applying crime prevention building standards to rental-type dormitories

Operation Manage- ment- Related	〈Absence of Entity Standards〉 Lack of standards for ownership, rental, operation, and management entities	▶	Need to develop standards application measures for rental and management operations of rental-type dormitories
	〈No Mandatory Operation Plan〉 Operation plan for shared spaces		Need to establish shared space operation standards, including mandatory operation plans
	〈Absence of Community Living Rules〉 Concerns over privacy invasion, crime safety, and disputes		Need to establish community living regulations of rental-type dormitories
Others	〈Quality Shared Housing Expansion〉 Need better alternatives to multi-family housing and multiple-dwelling facilities for improving low-income and single-person household living conditions	▶	Need to expand diverse housing supply through rental-type dormitories
	〈Operation/Management Supervision〉 Easy rental business registration Local governments lack post-management authority		Need to establish tenant protection measures (deposits and rent)

[Figure] Process of Identifying System Improvement Needs and Targets  
 Source: Research Team

## Chapter 4. Simulation for Deriving Rental-Type Dormitory System Improvement Alternatives

To develop rational improvements for the rental-type dormitory system, we gathered opinions from local governments and experts alongside analyzing institutional and licensing status. Using rental-type dormitory data obtained for research purposes; we conducted simulation analyses. The simulation aimed to concretize system limitations through in-depth analysis of location, construction, and operation of cases and to specify and verify improvement measures by applying similar-use standards and improvement alternatives. The simulation covered four rental-type dormitory permit and planning cases, acknowledging limitations in sample size due to data accessibility challenges. Case selection criteria considered local government jurisdiction, zoning, and scale to maximize analytical value despite the limited sample size.

The simulation process proceeded in the following order: ❶ Review of architectural planning and regulations for each rental-type dormitory case; ❷ Simulation analysis applying current standards to each case; ❸ Development of improvement alternatives for current standards; ❹ Simulation implementing proposed improvement alternatives; and ❺ Comparative analysis of simulation results to assess improvement alternative appropriateness.

Improvement alternatives applied in steps ❸ and ❹ were derived by synthesizing



similar-use building standard review results (Chapter 2), analysis of local government architectural review committee deliberation results (Chapter 3.1), and interviews with local government officials and stakeholders (Chapter 3.2). Additionally, simulations incorporated input from development, planning, operation stakeholders, and experts.

Regarding location-related systems and standards, we examined measures to strengthen location regulations considering environmental impact and living conditions. For building standards, we reviewed methods to clarify building standards to prevent misuse of rental-type dormitories, reassessed building standards for creating differentiated private spaces compared to similar-use buildings, examined planning standards for shared space uses, areas, and facilities, and reviewed standards related to parking and operational management facilities for smooth operation of rental-type dormitories. Additionally, we examined matters related to applying crime prevention building standards through simulation. Since operational aspects were challenging to review through standalone simulation, we examined potential (or previous) situations and issues that could arise in rental-type dormitories and similar-use buildings when applying relevant building standards. The detailed review contents are shown in the following figure.

(●: Physical simulation-based analysis, ●: Mixed analysis, ○: Qualitative analysis based on local government/expert opinions)

Classification	Improvement Review Targets	Detailed Content	Application Standards <sup>1)</sup>		
			①Case	②Current	③Alternative
Location-Related	Need to strengthen location regulations considering environmental impact and living conditions	① Review of zoning characteristics	●		●
		② Review of parking and traffic conditions in adjacent areas	●		●
		③ Review of impacts on adjacent buildings (distance, lighting)	●		●
Building Standard-Related	Need to clarify building standards to prevent misuse of rental-type dormitories	④ Review of potential circumvention/violations (based on committee and local government opinions)	●	○	●
		⑤ Review of unclear standards for private/shared spaces	●	●	●
	Need to review building standards for creating differentiated private spaces compared to similar-use buildings	⑥ Review of area per resident (building density)	●		●
		⑦ Review of private space planning appropriateness	●		●
	Need to establish planning standards for shared space uses, areas, and facilities	⑧ Review of shared space area	●	●	●
		⑨ Review of shared space uses	●		●
		⑩ Review of planning appropriateness by shared space use (facilities according to use and area, lighting, ventilation, accessibility, etc.)	●		●
	Need to supplement appropriate facility and space standards for smooth operation and living	⑪ Review of management support spaces and facilities (management office, etc.)	●		●
		⑫ Review of space use and facility appropriateness in planning (corridors, stairs, elevators, entrances, heating/cooling, mechanical/electrical systems, other support facilities)	●		●
	Need to review appropriateness of parking space calculation	⑬ Review of parking installation appropriateness (location and access roads, parking area, number of spaces, parking spaces per room, disabled/shared vehicle spaces, barriers, etc.)	●	●	●
Operation Management-Related	Need to develop measures for applying standards related to rental-type dormitory leasing and management operations	⑭ Review of gender mixing/separation by floor and space	●		●
		⑮ Review of circulation with other uses (floors, locations, entrances, etc.)	●		●
	Need to establish shared space operation standards including mandatory operation plans and key contents	⑯ Review of CCTV and related equipment installation status and plans	●		●
Others	Need to expand diverse housing supply through rental-type dormitories	Including ⑨, ⑩, ⑪, ⑬, ⑭, ⑮, ⑯	●	⑬	●
		⑰ Review of management entity roles (based on committee and local government opinions)	○		○
	Need to establish regulations for communal living in rental-type dormitories	⑱ Review of tenant behavior	○		○
Others	Need to establish tenant protection measures for rental-type dormitories (deposits, rent, etc.)	(Not applicable)	-	-	-
		(Not applicable)	-	-	-

[Figure] Improvement Review Targets and Detailed Content through Simulation

Note 1: (Case) Review of simulation case status, (Current) Review of current standard application, (Alternative) Review based on similar-use building standards, review opinions, and local government feedback

Source: Research Team

## Chapter 5. Proposed Improvements for Rental-Type Dormitory-Related Systems

Based on findings from local government surveys, simulations, and expert reviews, we established the following basic directions for system improvement:

First, system improvements must fulfill the background and purpose of introducing the rental-type dormitory system. The purpose of establishing rental-type dormitories was to address the growing demand for shared housing due to the rapid increase in single-person households and the spread of new lifestyle patterns. This led to the creation of standards previously unseen in similar-use regulations such as urban lifestyle housing and officetels, including the prohibition of unit ownership subdivision and mandatory installation of resident shared spaces. It differs from existing similar uses in that it aimed to introduce the concept of 'sharing' rather than the traditionally accepted concepts of 'sale' and 'exclusive ownership' through institutionalization. Other similar uses, such as multiple-dwelling facilities and multi-family houses, are classified as neighborhood living facilities (or accommodation facilities) and single-family houses, respectively, limiting their ability to guarantee quality shared living spaces and lacking operational management standards for shared spaces and communal living. As an alternative to existing uses that struggle to respond to rapid demographic and social changes, rental-type dormitories must establish building standards and operational management guidelines that achieve their institutional purpose while overcoming the systemic limitations of similar uses.

Second, problems arising from absent or insufficient standards related to rental-type dormitories must be prevented. Rental-type dormitories have focused heavily on institutional differentiation from the aforementioned similar uses, resulting in an inadequate review of relationships with related systems. Particularly regarding location and size, while urban lifestyle housing, officetels, multiple-dwelling facilities, and multi-family houses have unit number limitations or maximum size restrictions per building/household in related laws, rental-type dormitories lack upper limits on maximum area, number of rooms, and other size-related standards. Moreover, while similar uses face stricter location regulations based on their characteristics and scale's impact on adjacent areas, rental-type dormitories lack such consideration, having been

established as a subcategory of dormitories originally designed for students and factory workers. While traditional dormitories didn't require separate size standards due to their specific user demands, rental-type dormitories can be freely established and operated by rental businesses according to their business purposes, creating greater potential for circumvention compared to similar uses due to the absence of maximum private space area and building size standards. Therefore, appropriate area limits must be established for increasing single-person households and the target population of rental-type dormitories, and standards must be developed to strengthen facility managers' roles for proper shared space installation and utilization.

Third, from a long-term perspective, it is necessary to establish support and management measures to promote rental-type dormitories. To manage installation quality and supervise operational status, policies previously supporting rental housing and urban lifestyle housing (small-scale) should be expanded to include rental-type dormitories, encouraging the supply of high-quality rental-type dormitories. Furthermore, a management and supervision system should be established to oversee the appropriateness of rental-type dormitory leasing, operation, and management.

Based on established improvement directions, ❶ for location regulations, we proposed improving permissible zoning criteria considering local conditions and rental-type dormitory size-related system improvements through (Alternative 1) revising the appendix of Article 71 (Building Restrictions in Use Districts) of the "National Land Planning Act Enforcement Decree," (Alternative 2) revising Article 27 (Project Plan Approval) of the "Housing Act Enforcement Decree," and (Alternative 3) upward revision of minimum size standards for rental-type dormitories according to [Appendix 1] of the "Building Act Enforcement Decree." To improve the application standards for previous dormitory criteria, such as sunlight rights, we proposed revising Article 86 (Building Height Restrictions for Securing Sunlight) of the "Building Act Enforcement Decree."



❶ Proposed System Improvements Related to Location and Other Aspects				
System Improvement Direction	Target	(Short-term)	(Mid to Long-term)	Proposed System Improvement Alternatives
Improve permitted zoning criteria considering local conditions (Improve rental-type dormitory size standards)	Law/Enforcement Decree		●	(Alt. 1) Revise appendix of Article 71 (Building Restrictions in Use Districts) of "National Land Planning Act Enforcement Decree" (Alt. 2) Revise Article 27 (Project Plan Approval) of the "Housing Act Enforcement Decree" (Alt. 3) Raise minimum size standards for rental-type dormitories in [Appendix 1] of "Building Act Enforcement Decree"
Improve application standards for previous dormitory criteria, such as sunlight rights	Enforcement Decree		●	Article 86 (Building Height Restrictions for Securing Sunlight) of the "Building Act Enforcement Decree"

[Figure] Proposed System Improvements Related to Location

Source: Research Team

❷ Regarding building standards, we proposed system improvement alternatives for establishing detailed permit procedures by size ranges and maximum size standards for rental-type dormitories through revising Article 27 (Project Plan Approval) of the "Housing Act Enforcement Decree" and establishing private space area standards according to Article 2.2.6 of the "Dormitory Building Standards." To establish term definitions following new building standards and specify related building standards for private spaces, we proposed amendments including definitions of rental-type dormitory-related terms, improved private space standards, and area calculation standards in the "Dormitory Building Standards" by referencing the "Housing Act." Additionally, we proposed system improvements that specify standards related to shared space uses and areas. To ensure management entity roles and crime prevention in rental-type dormitories, we proposed revising the "Dormitory Building Standards" to establish an application basis for the "Crime Prevention Building Standards Notice."

② Proposed System Improvements Related to Building Standards				
System Improvement Direction	Target	(Short-term)	(Mid to Long-term)	Proposed System Improvement Alternatives
Detailed permit procedures by size ranges	Law/Enforcement Decree		●	(Alt. 1, 2) Revise Article 27 (Project Plan Approval) of the "Housing Act Enforcement Decree"
Improve size standards	Notice/Law	●	○	Establish private space area standards in Article 2.2.6 of "Dormitory Building Standards" (Alt.) Raise minimum size standards in [Appendix 1] of "Building Act Enforcement Decree"
Establish term definitions regarding rental-type dormitories	Notice/Law	●	●	New definition clause in "Dormitory Building Standards" (define private/shared spaces), revise building standard clauses (unclear, unnecessary parts)
Supplement existing standards, including raising private space area standards and establishing maximum areas	Notice	●		Establish new maximum private space area standards in "Dormitory Building Standards" Revise total private and shared space area calculations Establish new balcony installation standards
Improve based on area calculation standards per "Housing Act"	Notice	●		Establish new area calculation standards in "Dormitory Building Standards" referencing "Housing Act"
Improve standards for shared space uses and facilities	Notice	●	○	Add new definition clause in "Dormitory Building Standards" (defining private space, shared space, etc.) Revise shared space area calculation standards (specify details)
Establish facility standards related to management entity roles	Notice		●	Establish basis for applying "Crime Prevention Building Standards Notice" in "Dormitory Building Standards," establish new standards for required management facilities Revise Article 3 (Application Scope) of "Crime Prevention Building Standards Notice"
Establish the basis for crime prevention building standards	Notice	●		(Alt. 1) Revise Articles 10 and 11 of "Crime Prevention Building Standards Notice" to apply apartment standards (Alt. 2) Revise Article 14 of "Crime Prevention Building Standards Notice" to apply multiple-dwelling facility standards
Rationalize inclusion/exclusion standards in related laws	Enforcement Decree	○	●	Revise Item 1.D of [Appendix 2], Items 1.B.1), 1.D.2), and 2.C.1) of [Appendix 4] of "Fire Facility Act Enforcement Decree" (Alt. 1, 2) Update dormitory definition in Article 3.3 of "Urban Industrial Area Act Enforcement Decree"
Raise auxiliary parking installation standards	Enforcement Decree	●		(Alt. 1) Establish relaxation standards in Article 27 (Parking) applying small housing standards from Appendix 1 of "Parking Act Enforcement Decree" (Alt. 2) Create new dormitory sub-classification in Appendix 1.9 of "Parking Act Enforcement Decree"
Establish relaxation standards based on location and operation plans	Notice	●		Establish parking relaxation standards in Article 27 of "Parking Act Enforcement Decree" ※ Plan review and standard relaxation through architectural review committee

[Figure] Proposed System Improvements Related to Building Standards

Source: Research Team

③ Regarding building operation and management standards, we proposed amendments (draft "Dormitory Construction and Operation Standards") that establish new operational standards in the "Dormitory Building Standards" by referencing application regulations in the "Private Rental Housing Special Act" and its enforcement decree, mandate the use of standard housing lease contracts for rental-type dormitory leases, require management entities to develop operation plans and management regulations, and impose obligations for submitting related documents to permit authorities and notifying tenants.

③ Proposed System Improvements Related to Operation Management				
System Improvement Direction	Target	(Short-term)	(Mid to Long-term)	Proposed System Improvement Alternatives
Need to ensure operation management by single management entity	Notice	●		Establish operational standards in "Dormitory Building Standards" (use and submission of standard lease contracts)
Need standards for shared space uses and operation methods	Notice	●		Establish operational standards in "Dormitory Building Standards" (development and submission of management plans)
Need measures and management plans for relaxed regulations, including tenant vehicle ownership	Notice		●	Establish operational standards in "Dormitory Building Standards" (development and submission of management plans)
Develop standard regulations for rental-type dormitories based on general dormitory and public/private rental housing standards	Notice / Regulations		●	Establish operational standards in "Dormitory Building Standards" (development and submission of management regulations)

[Figure] Proposed System Improvements Related to Operation Management

Source: Research Team

## Chapter 6. Conclusion

This study primarily focused on anticipated issues following the institutionalization of rental-type dormitories as a new building use category. This approach limited the examination of regulatory relaxation measures for promoting rental-type dormitories. Moreover, conducting the research during the system's early implementation phase led to difficulties in collecting cases and related data due to the limited number of rental-type dormitories available for analysis. Consequently, the simulation cases based

on existing permits may not fully represent the spectrum of rental-type dormitory possibilities.

The following future tasks regarding rental-type dormitories were derived based on input from relevant experts and local governments and a review of previous research. First, research is needed to establish the concept of rental-type dormitories and clearly define related terminology. This will help bridge the gap between shared housing concepts and the rental-type dormitory system, establishing an ideal model for rental-type dormitories.

Second, residential service certification systems and qualification standards for management entities must be developed to expand the supply of quality shared housing. This requires examining domestic and international housing certification systems and operational shared housing in similar-use categories.

Third, research is needed to develop measures to promote rental-type dormitories. Promotion measures should be examined from various angles, including ❶ (performance-based deregulation) measures to relax regulations based on building performance and management capabilities and ❷ (support policy development) measures to promote development through tax benefits and policy programs for rental-type dormitories.

Fourth, a supervision system must be established to monitor rental-type dormitory installation and operation status. Additionally, research is needed to develop government oversight systems to ensure appropriate rental and operational practices.

**Keywords**

Shared Housing, Rental-Type Dormitory, New Building Use Category, Dormitory Building Standards, Dormitory Operation Management