

# The Changes of Housing Characteristics Occupied by Two or More Households from 1995-2005 in Korea<sup>†</sup>

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**Abstract:** This paper examines the changes in housing characteristics occupied by two or more households from 1995-2005, as a replicated follow-up study done by the previous decade of 1985-1995. The data analyzed were based on the Population and Housing Census in 1995, 2000, and 2005 by the Korean National Statistical Office. Results showed decreasing trends in the percentages of housing units occupied by multi-households and of households sharing a housing unit, while the average number of households for a shared housing unit was increasing. Detached dwellings in *dongs* (neighborhood) including ordinarily single-family detached ones, mainly multi-family houses, were the most often shared with other households even in the trend of the decreasing number of the detached housing. Further research is suggested to focus on housing circumstances of households sharing a detached dwelling in *Dongs* by the type of detached dwellings.

**Key Words :** population and housing census, location, *dongs* (neighborhood), housing unit occupied by two or more household, type of detached dwellings, multi-family house, shared housing unit.

## I. Introduction

A few years ago, the housing shortage was an issue in Korea. One dwelling for each household (the ratio of the number of households to the number of housing units) had been one of the main goals of the government housing policy. One housing unit for each household is considered worldwide as one of the fundamental ways for individual households to achieve privacy needs, cultural housing norms, and a necessary source of homeownership.

High-rise apartment buildings (the most efficient way to supply large amounts of houses on a small amount of land) have enormously contributed to the quantity as well as quality of housing stocks in a short period time. The National Statistical Office (2007) announced that

the housing supply rate has been over 100 percent since 2002. The focus of housing policy has now switched from the quantity to the quality and maintenance of the dwellings. The issue of sharing a dwelling is becoming irrelevant.

A housing supply rate of over 100 percent does not necessarily mean that each individual household resides in a single housing unit because there is a deficit to calculate the rate excluding one-person households on the demand side that represents the main portion of household increases. While the underestimating of multi-family houses on a supply side are supposed to be shared ones as an apartment unit in a house. Also, the average rate does not adequately represent the regional differences in Korea where nearly half of the population lives in metropolitan Seoul and the surrounding areas.

<sup>†</sup> This paper was supported by Korea National University of Education Research Grant (2007)

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Individual situations of sub-housing markets could be different from what national average statistics show.

Previous studies (Cho, 1999) traced the changes of housing characteristics between dwellings occupied by two or more households and one household occupying dwelling during 1985-1995. Research found that the ratio of dwellings occupied by one household as well as that of households occupying one dwelling unit increased during 1985-1995. However, the numbers of households that shared one dwelling with other households had never decreased while the number of dwellings occupied by two or more households had decreased. One dwelling for each household had mainly increased by the multi-family attached dwellers in urban apartments. Single-family detached dwellings in urban areas were most often shared with other households. Specific information of the type of single-family detached dwellings was not available in the 1985, 1990, and 1995 census reports, but only in the 2000 and 2005 census.

This paper is to examine the changes of housing characteristics occupied by two or more households during 1995-2005, as a replicated follow-up study done in the previous decade of 1985-1995. Research is to reveal the housing circumstance of households in shared housing units.

## II. Research Contents and Methods

### 1. Research Contents

The research contents consist of two parts:

- 1) Changes in Household and Housing Units in all of Korea: 1995-2005
  - (1) Changes in number of households and living quarters
  - (2) Changes in the characteristics of housing units
  - (3) Changes in housing characteristics by the type of housing units
  - (4) Changes in housing characteristics by location
- 2) Changes in Housing Characteristics occupied by

two or more Households: 1995-2005

- (1) Changes in housing units and households by occupied one versus two or more households
- (2) Changes in type and location of housing units occupied by two or more households
- (3) Changes in characteristics of detached dwellings occupied by two or more households

The first part of the results are a broad base to trace the specific second parts that focused on detached dwellings as a type of housing and *dongs* as a location of a shared residence.

## 2. Methods

The data analyzed for this study were the secondary raw data of the *Population and Housing Census Reports* in 1995, 2000, and 2005 by Korean National Statistical Office (1997a, 1997b, 2001a, 2001b, 2006a, 2006b). Data transformation was made to simplify the tables and to reveal the research content. Raw data in the census were transformed by addition and subtraction, and percentages were calculated by division to create the tables.

## III. Results

### 1. Changes in Households and Housing units in all of Korea: 1995-2005

#### 1) Changes in the numbers of households and living quarters

<Table 1> showed the raw numbers of households and houses of three survey points in 1995, 2000, and 2005. The number of ordinary households increased approximately by 1.5 million households each 5 years. One-person households count for more than half of the increased 2.9 million ordinary households in the last 10 years and about two thirds of the increased households between 2000 and 2005 belonged to one-person households.

&lt;Table 1&gt; Changes in Number of Households and Living Quarters

	1995	2000	2005
<b>Households</b>	12,974,194	14,391,374	15,988,274
Ordinary HHs	12,958,181	14,311,807	15,887,128
Head and his/her family	11,132,785	11,928,143	12,490,507
One-person HHs	1,642,406	2,224,433	3,170,675
Non relative HHs with ≤ 5	182,990	159,231	225,946
Group HHs	16,013	14,471	16,551
Foreigner HHs		65,150	84,595
<b>Living Quarters</b>	9,253,367	11,051,156	12,701,338
Housing Units	9,567,929	11,472,401	13,222,641
Occupied housing units	9,204,929	10,959,342	12,494,827
Vacant houses	365,466	513,059	727,814
Living quarters other than housing units	48,438	91,814	206,511
Households minus Living Quarters	-3,720,827	-3,340,218	-3,286,936
Ordinary HHs minus Occupied Housing Units	-3,753,252	-3,352,465	-3,392,301
Housing Supply rate	86.0%	96.2%	105.9%

Sources: Korea National Statistical Office (1997a). p.21, 48, 169 reconstructed.  
 (1997b). p.51, 85 reconstructed.  
 (2001a). p.22, 23, 94 reconstructed.  
 (2001b). p.22, 23 reconstructed.  
 (2006a). p.22, 23, 131 reconstructed.  
 (2006b). p.22, 28 reconstructed.

The number of housing units increased by nearly 3.7 million units in the last 10 years, about 1.9 million units among them during the first 5 years and rest nearly 1.8 million units during the second 5 years. The more housing units increased and the less households increased raised the national housing supply rate to 105.9% in 2005 from 86.0% in 1995, which was 71.7% in 1985 and 72.4% in 1990. However, the gaps between households and living quarters (or ordinary households and occupied housing units) remained over 3 million in 2005. The housing supply rate does not take into account the number of one-person households on the demand side (the most increased type of household in recent years) and multi-family house among detached dwellings on the supply side. This statistical way to measure the housing supply rate increased the rate of the latter 5 years (even though the increased number of households was a larger amount while the increased number of housing units or living quarters was smaller

amount in 2000-2005) rather than in 1995-2000 because of excluding the increasing one-person households.

## 2) Changes in the characteristics of housing units

<Table 2> indicated the type, location of housing units, and occupied number of households living in a unit at three-year points. The changes in the type of housing unit kept the trend that the actual numbers of housing stock as well as the ratios of detached dwellings, row houses, and houses within commercial buildings had decreased, while those of apartment and apartment units in a house had increased. Over 350,000 detached dwelling decreased while over 3,172,000 apartments increased during last 10 years with the changes slowing down in the later 5 years. Over 700,000 apartment units in a house increased while nearly 300,000 row houses decreased during 2000-2005. Therefore, over the half of the housing units were apartments while less than one third were detached

&lt;Table 2&gt; Changes in Characteristics of Housing Units

N (%)

	1995	2000	2005
<b>Type of Housing Units</b>			
Detached dwelling	4,337,105 (47.1)	4,069,463 (37.1)	3,984,954 (31.9)
Apartment	3,454,508 (37.5)	5,231,319 (47.8)	6,626,957 (53.0)
Row house	734,172 (8.0)	812,872 (7.4)	520,312 (4.2)
Apartment unit in a house	336,356 (3.7)	453,117 (4.1)	1,164,251 (9.3)
House within commercial building	342,788 (3.7)	392,571 (3.6)	198,353 (1.6)
All housing units	9,204,929 (100)	10,959,342 (100)	12,494,827 (100)
<b>Location</b>			
<i>dongs</i> (neighborhoods)	6,562,695 (71.3)	8,123,046 (74.1)	9,577,255 (76.6)
<i>eups</i> (towns)	851,456 (9.3)	1,022,198 (9.3)	1,197,599 (9.6)
<i>myeons</i> (townships)	1,790,778 (19.4)	1,814,098 (16.6)	1,719,973 (13.8)
All housing units	9,204,929 (100)	10,959,342 (100)	12,494,827 (100)
<b># of Household living in a Housing unit</b>			
Housing unit living 1 Household	7,520,618 (81.7)	9,549,782 (87.1)	11,267,431 (90.1)
Housing unit living 2 HHs	777,288 (8.4)	636,785 (5.8)	536,040 (4.3)
Housing unit living 3 HHs	405,286 (4.4)	334,086 (3.0)	283,882 (2.3)
Housing unit living $\geq$ 4 HHs	501,737 (5.4)	438,689 (4.1)	407,474 (3.4)
Average #of HHs for a Housing Unit	1.40	1.30	1.25

Sources: KNSO (1997a). p.190, 218 reconstructed.  
 (2001a). p.379 reconstructed.  
 (2001b). p.22, 23, 40, 99 reconstructed  
 (2006b). p.28, 43 reconstructed.

dwellings in 2005. The detached dwelling was 77.3% of the total national housing stock and apartment was 13.5% in 1985 (Cho & Kwak, 2007).

The number and ratio of housing units in *dongs* had the most increase according to the location of housing units, followed by the ones in *eups* (towns) while even actual number and ratio of housing units in *myeons* (townships) were decreasing. Over 3 million housing units were added to *dongs* and nearly 350,000 units in *eups* while *myeons* lost about 78,000 units between 1995 and 2005. Over three out of four housing units were located in *dongs* in 2005. *Dongs* had 54.9% of the national housing stock and *myeons* had 32.1% in 1985 (Cho & Kwak, 2007).

Housing units were likely to be occupied by one household over time. One out of ten housing units was occupied by two or more households in 2005 while one

out of five was in 1995 and below one out of two in 1985. The trend of decreasing in the average number of households for a housing unit from 1.40 in 1995 to 1.25 in 2005 (which was 1.57 in 1985) the decrease less likely occurred in housing units sharing with larger number of households than in ones sharing with smaller number of households. It implies that the larger number of households resides in the smaller number of shared dwellings as a whole country while the shared dwellings had been reduced in the housing stock.

### 3) Changes in housing characteristics by the type of housing units

Similar to the type of housing stock, the actual numbers and ratios of the households living in a detached dwelling, row house, and house within commercial building decreased while those of

&lt;Table 3&gt; Changes in Housing Characteristics by the Type of Housing Units

N (%)

	1995	2000	2005
<b>Households by Type of Housing Units</b>			
Detached dwelling	7,720,829 (59.8)	7,102,765 (49.9)	7,064,128 (45.1)
Apartment	3,479,987 (26.9)	5,237,582 (36.8)	6,628,993 (42.2)
Row house	788,951 (6.1)	836,174 (5.9)	526,948 (3.4)
Apartment unit in a house	349,953 (2.7)	458,026 (3.2)	1,168,481 (7.5)
House within commercial building	577,496 (4.5)	592,907 (4.2)	281,721 (1.8)
All households	12,917,216 (100)	14,227,454 (100)	15,670,271 (100)
<b>Type of Housing Units occupied by one household</b>			
Detached dwelling	2,860,431 (66.0)	2,810,488 (69.1)	2,815,834 (70.7)
Apartment	3,430,047 (99.3)	5,223,599 (99.9)	6,622,822 (99.9)
Row house	683,227 (93.1)	790,117 (97.2)	513,639 (98.7)
Apartment unit in a house	326,183 (97.0)	448,394 (99.0)	1,160,127 (99.6)
Housing within commercial building	220,730 (64.4)	277,184 (70.6)	155,009 (78.1)
All housing units	7,520,618 (81.7)	9,549,782 (87.1)	11,267,431 (90.2)
<b>Location of Detached dwelling</b>			
<i>dongs</i> (neighborhoods)	2,210,037 (51.0)	2,077,466 (51.1)	2,044,972 (51.3)
<i>eups</i> (towns)	541,858 (12.5)	503,885 (12.3)	517,472 (13.0)
<i>myeons</i> (townships)	1,585,210 (36.5)	1,488,112 (36.3)	1,422,510 (35.7)
All detached dwelling	4,337,105 (100)	4,069,463 (100)	4,004,954 (100)

Sources: KNSO (1997a). p.169, 190, 218 reconstructed.  
 (2001a). p.226 reconstructed.  
 (2001b). pp.40-43, 99 reconstructed.  
 (2006a). p.379 reconstructed.  
 (2006b). p.43, 440-442 reconstructed.

households residing in apartments and apartment units in a house increased (Table 3). However, the detached dwelling was still the most popular living type of housing unit because it was the type of housing most frequently shared by other households. About 657,000 households were located in a detached dwelling while 3,149,000 households were in apartments and nearly 723,000 households in apartment units in a house during 1995-2005

Only 70.7% of detached dwellings were occupied by one household while nearly all apartments, row houses, and apartment units in a house were so in 2005. The 65.1% of detached dwelling was occupied by one household in 1985 (Cho, 1999). Over half of detached dwelling was located in *dongs*, over one third in *myeons*, and nearly one eighth in *eups*. The percentage of

detached dwellings in *dongs* was 51.3% in 2005 compared to 43.5% in 1985 and ones in *myeons* was 35.7% in 2005, compared to 40.0% in 1985 (Cho, 1999).

#### 4) Changes in housing characteristics by location

Similar to the location of the housing stock, the actual numbers and ratios of households living *dongs* and *eups* increased while those of households in *myeons* decreased (Table 4) that was the same phenomena appeared in the previous decade (Cho, 1999). About 2,747,000 households were in *dongs* and 306,000 households in *eups* while 83,000 households were located in *myeons* between 1995 and 2005. The 80.2% of households lived in *dongs* in 2005 compared to 66.1% in 1985 while 11.5% lived in *myeons*, 2005, compared to 22.3% in 1985.

<Table 4> Changes in Housing Characteristics by Location

N (%)

	1995	2000	2005
<b>Households by Location (Households/Housing unit)</b>			
<i>dongs</i> (neighborhoods)	9,997,941 (77.4)	11,229,476 (78.8)	12,744,940 (80.2)
<i>eups</i> (towns)	1,102,737 (7.8)	1,160,332 (8.1)	1,318,939 (8.3)
<i>myeons</i> (townships)	1,906,538 (14.8)	1,921,999 (13.4)	1,823,249 (11.5)
All	12,917,216 (100)	14,311,807 (100)	15,887,128 (100)
<b>Housing Unit occupied by one Household</b>			
<i>dongs</i> (neighborhoods)	5,050,253 (77.0)	6,850,663 (84.3)	8,458,747 (88.3)
<i>eups</i> (towns)	752,982 (88.4)	943,669 (92.3)	1,135,655 (94.8)
<i>myeons</i> (townships)	1,717,383 (95.9)	1,755,450 (96.8)	1,673,029 (97.3)
All	7,520,618 (81.7)	9,549,782 (87.1)	11,326,431 (90.2)
<b>Detached dwelling by Location</b>			
<i>dongs</i> (neighborhoods)	2,210,037 (33.7)	2,077,466 (25.6)	2,044,972 (21.4)
<i>eups</i> (towns)	541,858 (63.6)	503,885 (49.3)	517,472 (43.2)
<i>myeons</i> (townships)	1,585,210 (88.5)	1,488,112 (82.0)	1,378,581 (80.2)
All	4,337,105 (47.1)	4,069,463 (37.1)	3,984,954 (31.9)

Sources: KNSO (1997a). p.169, 190, 191, 218 reconstructed.  
 (2001a). pp.285-288 reconstructed.  
 (2001b). pp.40-43, 99, 284-286 reconstructed.  
 (2006a). p.657 reconstructed.  
 (2006b). p.28, 43-46 reconstructed.

Housing units occupied by one household increased to 90.2% in 2005 from 77.0% in 1995 and from 66.1% in 1985 in all three areas. Housing units in *myeons* were the most likely occupied by one household, it was followed by one in *eups* and then *dongs*. Only a little over a half of dwellings in *dongs* (53.8%) were occupied by one household in 1985(Cho, 1999), compared to 88.3% in 2005.

Four out of five housing units were detached dwellings in *myeons*, while a little over one out of five was so in *dongs*. Detached dwellings became rarer in each three locations.

**2. Changes in Housing Characteristics occupied by two or more Households: 1995-2005**

**1) Changes in housing units and households occupied by one versus two or more households**

About 3,747,000 housing units occupied by one

household increased over 10 years, therefore housing units occupied by one household increased from 81.7% to 90.2% and households residing in a housing unit increased from 58.2% to 71.9% (Table 5). About 55% of the increases in either the number of housing units occupied by one household or that of households residing in a housing unit occurred during the first 5 years and about 45% during the latter 5 years. The increased rate of housing units occupied by one household went down from 8.9% point to 3.8% point. Also the increasing rate of becoming one household residing in a house unit slowed down by 8.9% point to 4.8% point.

Nearly 457,000 housing units occupied by two or more households had been reduced from 1,684,311 units to 1,227,396 between 1995 and 2005. The shared housing units decreased from 18.3% to 9.8% among the national housing stock. About 60% of the decrease occurred during the first 5 years and nearly 40% occurred during the latter 5 years. At the same time,

&lt;Table 5&gt; Changes in Housing Unit and Households by Occupied Number of Households N (%)

	1995	2000	2005
<b>One Housing Unit for one Household</b>			
Housing Unit occupied by one Household	7,520,618 (81.7)	9,549,782 (87.1)	11,267,431 (90.2)
Households occupying one housing unit	7,520,618 (58.2)	9,549,782 (67.1)	11,267,431 (71.9)
Households/Housing Unit	1.0	1.0	1.0
<b>Shared Housing Unit occupied by two or more Households</b>			
Housing Unit occupied by $\geq 2$ HHs	1,684,311 (18.3)	1,409,560 (12.9)	1,227,396 (9.8)
Households sharing a housing unit	5,396,598 (41.8)	4,644,672 (32.9)	4,402,840 (28.1)
Households/Housing Unit	3.20	3.32	3.59

Sources: KNSO (1997a). p.169, 190 reconstructed.  
(2001b). p.22, 40 reconstructed.  
(2006b). p.28, 43 reconstructed.

nearly one million households sharing a house unit started to reside in housing units in the last 10 years. Households sharing a housing unit decreased from 41.8% to 28.1%. Over 70% occurred during the first 5 years and less than 30% occurred in the last 5 years. The decreasing rates of households sharing a housing unit went down in relation to the shared housing units. The average number of households sharing a dwelling unit for a shared housing unit increased from 3.20 to 3.59 during 10 years, which was 2.87 in 1985. This indicates the density among shared households was getting high in the situation of the decreasing the number and the rate of shared housing units as well as the shared households.

## 2) Changes in type and location of housing unit occupied by two and more households

<Table 6> showed the distribution of the type and location of housing units occupied by two or more households. Only detached dwellings were a distinct type occupied by multi-households while the other types of dwellings were less shared. There was big percentage increase from 1.4% in the first five years to 6.0% in the last five years in concentrating into the detached dwelling occupied by more than one household during the latter 5 years. Over 95% of the type of shared housing units was a detached dwelling in 2005. About

88.0% of shared housing was detached dwellings between 1985 and 1995 (Cho, 1999)

The location was also centered in *dongs* from 89.8% to 91.1% of the housing units. The change in location was relatively small comparing to the one in the type of housing unit. The location of housing unit occupied by two or more households was the same as the location of detached dwelling occupied by them. Over 90% of detached dwelling occupied by multiple households were located in *dongs*, compared to 85.2% in 1985. *Dongs* were more likely to be the location of shared detached-dwellings over time as were detached dwellings. All shared households were more likely to live in detached dwellings in *dongs* (78.1% in 1995 to 86.9% in 2005).

## 3) Changes in characteristics of detached dwellings occupied by two or more households

The trend of detached dwellings being less likely to be shared showed that there were still nearly 30% of detached dwellings occupied by more than one household in Korea (Table 7), compared to 34.9% in 1985. Over half of the detached dwellings in *dongs* were occupied by two or more households, while 11.2% in *eups* and 3.1% in *myeons* were so in 2005. Detached dwellings in *eups* changed the most to one household residing in dwellings from multiple-household residences.

&lt;Table 6&gt; Changes in Characteristics of Housing Units Occupied by Two or More Households

N (%)

	1995	2000	2005
<b>Type of Housing Units occupied by <math>\geq 2</math> HHs</b>			
Detached dwelling	1,476,674 (87.7)	1,258,975 (89.3)	1,169,120 (95.3)
Apartment	24,461 (1.5)	7,720 (0.5)	4,135 (0.3)
Row house	50,945 (3.0)	22,755 (1.6)	6,673 (0.5)
Apartment Unit in a house	10,173 (0.6)	4,723 (0.3)	4,124 (0.3)
House within commercial building	122,058 (7.2)	115,387 (8.2)	43,344 (3.5)
All	1,684,311 (100)	1,409,560 (100)	1,227,396 (100)
<b>Location of Housing Units occupied by <math>\geq 2</math> HHs</b>			
<i>dongs</i> (neighborhoods)	1,512,442 (89.8)	1,272,383 (90.2)	1,118,508 (91.1)
<i>eups</i> (towns)	98,474 (5.8)	78,529 (5.6)	61,944 (5.0)
<i>myeons</i> (townships)	73,395 (4.4)	58,648 (4.2)	46,944 (3.8)
All	1,684,311 (100)	1,409,560 (100)	1,227,396 (100)
<b>Location of Detached dwelling occupied by <math>\geq 2</math> HHs</b>			
<i>dongs</i> (neighborhoods)	1,324,258 (89.7)	1,142,888 (90.8)	1,067,206 (91.3)
<i>eups</i> (towns)	87,364 (5.9)	67,002 (5.3)	57,985 (5.0)
<i>myeons</i> (townships)	65,052 (4.4)	49,085 (3.9)	43,929 (3.7)
All	1,476,674 (100)	1,258,975 (100)	1,169,120 (100)

Sources: KNSO (1997a). p.169, 190, 191 reconstructed.

(2001b). p.40, 41-43 reconstructed.

(2006b). pp.43-46 reconstructed.

&lt;Table 7&gt; Changes in Characteristics of Detached Dwelling Occupied by Two or More Households

N (%)

	1995	2000	2005
<b>Detached dwelling occupied by <math>\geq 2</math> HHs</b>			
<i>dongs</i> (neighborhoods)	1,327,258 (59.9)	1,142,888 (55.0)	1,067,206 (52.2)
<i>eups</i> (towns)	87,364 (16.1)	67,002 (13.3)	57,985 (11.2)
<i>myeons</i> (townships)	65,052 (4.1)	49,085 (3.3)	43,929 (3.1)
All	1,476,674 (34.0)	1,258,975 (30.9)	1,169,120 (29.3)
<b>Type of Detached dwelling in Dongs occupied by <math>\geq 2</math> HHs</b>			
Ordinary detached dwelling		320,681 (28.1)	218,161 (20.4)
Multi-family house		822,207 (71.9)	679,835 (63.7)
A combination of dwelling and business			169,210 (15.9)
All		1,142,888 (100)	1,067,206 (100)
<b>Type of Detached dwellings in Dongs by the occupied # of HHs</b>			
Ordinary detached dwelling			
occupied by one HH		916,607 (74.1)	916,506 (80.8)
occupied by $\geq 2$ HHs		320,681 (25.9)	218,161 (19.2)
Multi-family house			
occupied by one HH			38,472 (5.4)
occupied by $\geq 2$ HHs		17,971 (2.1)*	679,835 (94.6)
A combination of dwelling and business		822,207 (97.9)**	
occupied by one HH			22,788 (11.9)
occupied by $\geq 2$ HHs			169,210 (88.0)

Sources: KNSO (1997a). p.169, 190, 191 reconstructed.

(2001b). pp.344-346, 404-405 reconstructed.

(2006b). pp.440-442 reconstructed.

\* Sum of multi-family house and a combination of dwelling and business occupied by 1 household.

\*\* Sum of multi-family house and a combination of dwelling and business occupied by 2 households.



The information of the type of detached dwelling became available in the 2000 census. The numbers of 75,682 detached dwellings in *dongs* occupied by two or more households were reduced between 2000 and 2005. Approximately 103,000 of the ordinarily detached dwellings were reduced while about 27,000 of either multi-family house or a combination of dwelling and business were added as shared detached dwellings in the last 5 years. This implied that the structural conversion from ordinarily detached dwellings to multi-family houses occurred in *dongs*. A multi-family house was the main (63.7%) type of detached dwellings in *dongs* occupied by two or more households, followed by ordinarily detached dwellings (20.4%) and a combination of dwelling and business (15.9%) in 2005.

Although the rate of sharing ordinarily detached dwellings (which was not supposed to be shared in *dongs* by more than one household) was reduced by 6.7% point from 25.9% in 2000 to 19.2% in 2005, nearly one out of five was still shared with other households. Almost all (94.6%) of multi-family houses and 88.0% of a combination of dwelling and business in *dongs* were resided in by two or more households in 2005. Only about 6.7% of sum of multi-family house and a combination of dwelling and business, compared to 2.1% in 2000, were occupied by one household, while the majority (93.3%) of two types of detached dwellings was occupied by more than one household in terms of the 2005 census statistics. Shared households (who resided mainly in *dongs*) were accelerated to reside in multi-family houses and supposed to be shared even if it was classified into a type of a detached dwelling. Information of shared households in as well as housing conditions of multi-family house was unavailable in the current census.

#### IV. Conclusions

Increases in the number of housing units have been above the increases in the number of households during

1995-2005. However, shortages of over three million units between either the number of living quarters minus households or the number of occupied housing units minus ordinary households imply that there must be housing units shared by multi-households.

Changes in type and location of housing units as well as the trends of shared housing units during 1995-2005 keep track of the changes that occurred in 1985-1995. The housing characteristics continue to be better in terms of one housing unit for one household, which is also a necessary condition of homeownership norms. Housing units are less likely to be occupied by two or more households and individual households are more likely to reside in a dwelling with the changing rates of both slowing down. The average numbers of households for a shared housing unit are increasing, which means that shared housing units are more likely to be occupied by many households in limited amounts. It should be noticed that the density of the number of households for one shared housing unit is increasing. Nearly one out of ten housing units (over 1.2 million units) were shared in 2005, which is an increase from three out of ten units in 1985. More than one out of four households (over 4.4 million households) are still sharing a housing unit and did not achieve the housing norms of individual living in a separate housing units even though the situation has become better compared to more than half of the households shared dwellings with others in 1985 and 1990.

Almost all shared housing units are detached dwellings in terms of the type of housing unit and located in *dongs* by location. Therefore, nearly nine out of ten shared housing units are detached dwellings in *dongs* even in the trend of decreasing the detached housing stocks. More than half of the detached dwellings in *dongs* are shared with a national average of three out of ten. Multi-family houses (which began to be supplied since 1990) are increasing in stocks and as expected is the main type of detached dwellings occupied by more than one household. However, nearly one out of five ordinary detached dwellings in *dongs*

(which are not supposed to be shared with other household) are occupied by two or more households. Specific census information is unavailable about the number of households and housing conditions of multi-family house and shared ordinarily detached dwellings.

Housing policymakers should pay attention to the trend changes in housing characteristics of shared housing units and shared households to condense the shrinking stock of detached dwellings in *dongs*. Specific information and further study needs to reveal the household characteristics and housing conditions of households sharing a detached unit (especially multi-family house) as well as the near residential environment of detached dwellings in *dongs* shared by two or more households.

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Received December 19, 2007

Revised February 4, 2008

Accepted February 5, 2008