



Development and Policy of Housing
and Impact of Young people's Movement

東亞城市的青年運動與住宅政策：

臺北、香港、與首爾的比較研究

타이완, 홍콩, 한국의 청년운동과 주택정책

劉恩英

國立台灣大學建築與城鄉研究所 博士候選人

台北市立大學, 中國科技大學通識中心講師

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generational inequality

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The lives of youth in HK, Korea and Taiwan

“Hell Joseon (헬조선)”

What makes it so difficult to find a job,
a house of one's own and
a lifelong companion?

“Lower stratification (下流),”

abandon full-time job choice and increase their
expectations for the basic social welfare of the
government

“Ghost Island(鬼島)”

Stagnating wages,
long working hours and
growing income inequality

Housing as a human right

“Is it really fair to make young people’s economic decisions when their monthly expenses for housing show that their debt is bound to increase no matter how hard they work?”

Expenditure-based quality of life also varies considerably depending on residential type. When monthly spending patterns are divided according to residential type (living with parents, cramped boarding houses known as gosiwon, communal living arrangements, monthly rent with a deposit, key money rental, personal ownership and dormitory)

For the gosiwon cohort, fixed living expenses were found to account for 69.0% of total expenditures. For people who live with their parents, on the other hand, fixed living expenses represented at 35.3% of total expenditures. This members of the so-called kangaroo tribe, young people who live with their parents, have higher quality of life. (Korean urban institute, 2017)

Inequity problems of generations

- The predicament of living in urban youth today is a common phenomenon in the world (Thomas, I., & Buckley, K.etc, 2012).
- Youth-related problems are not differentiated according to physiological and superficial age differences, but should be differentiated by the social and economic status of specific generations.
- The dilemma of youth living can not be independent in society, individuals cannot be taken care of by the social system, cannot assume social responsibility, and cannot participate in society.

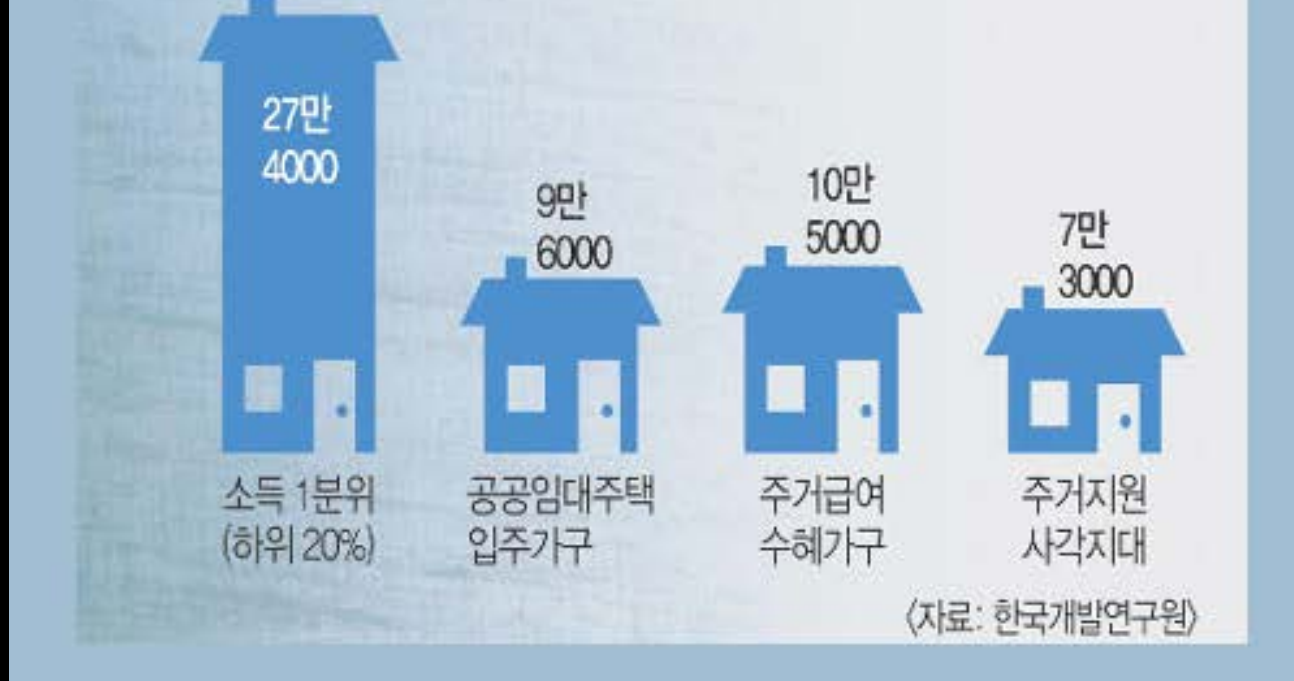
- Generational injustice: For example, the “property-based welfare” of the older generation, while providing their future living capital, continues to push up the housing price, making the young generation face a higher ratio of house prices when buying a house. They have to pay more than their parents or grandparents. (inter-generation conflict)
- Because young people have no assets, they are unable to obtain welfare protection, and they have not received the government's other welfare redistribution policies. Therefore, scholars have warned that "property-based welfare" is not a panacea for solving social problems, but rather aggravating the unfairness of generations (Doling, J., & Ronald, R., 2010).

- After the IMF crisis and the 2008 financial crisis, the phenomenon of "three throwing generations", "five generations", "seven generations" to "n throwing generations"
- Low salary: work "non-professional" and low salary. For example, 22K in Taiwan and 880,000 won in South Korea.
- Hong Kong's graduates ages get older, but their monthly income growth rate has been lower than the growth rate of the CPI of 25-34 year-olds for 10 years. (Hong Kong Statistics Monthly Statistics 2012)

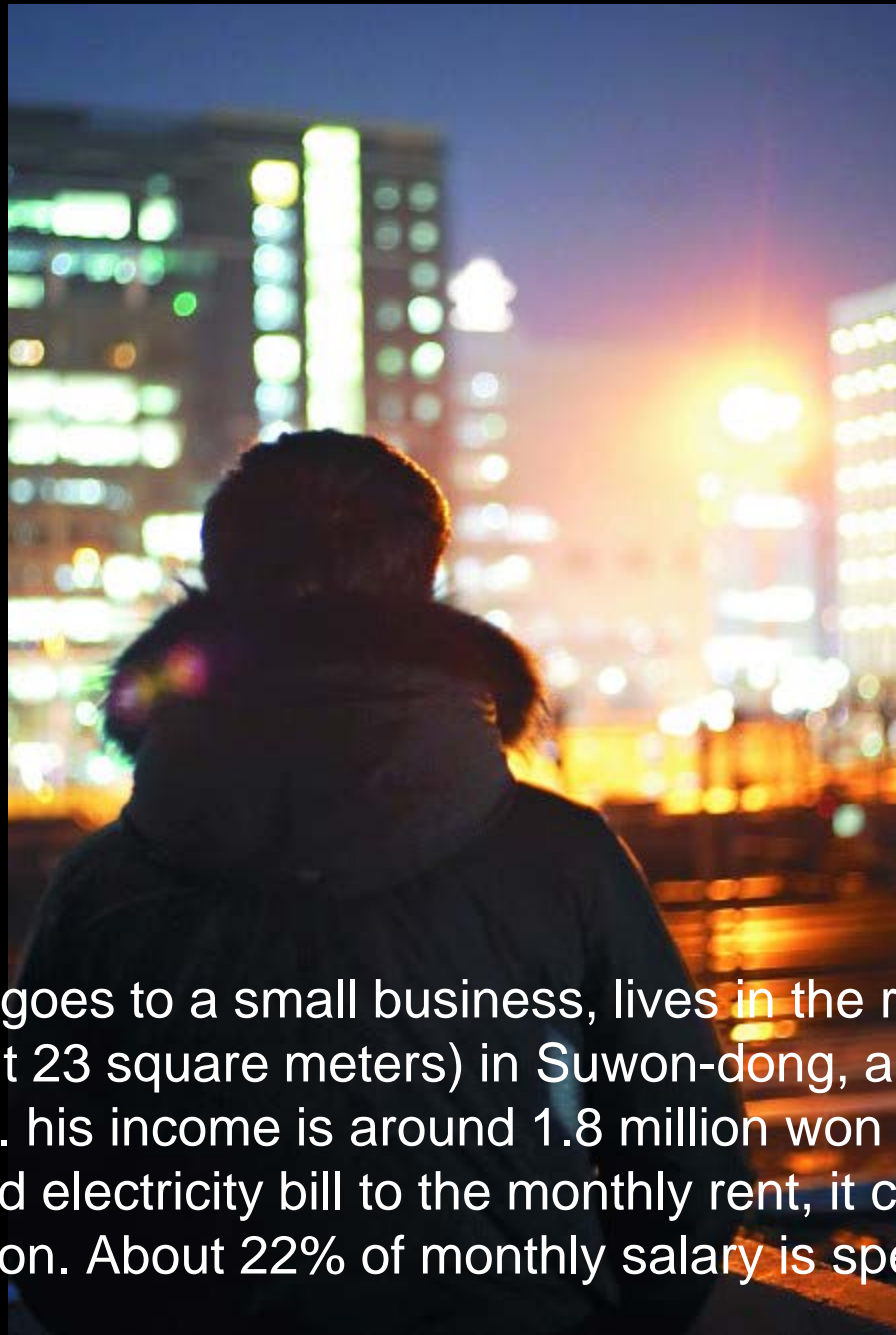
- The problem of high tuition fees for young people in school, and the young people who graduated have "high academic qualifications and high unemployment rate."
- In 2016, the number of college students in South Korea was 3.14 million, of which the number of students in Seoul accounted for 1.09 million, about 38.6%. The metropolitan area of the university can only accommodate 14.9% of all students.

Recently, Hong Kong's social residential problems have been diversified, such as parasitic tribes living together with their parents(寄生族), subdivided flat housing with nano size(劏房), youth public rental housing that can apply at age 18.

Therefore, the chances of the youth independent are decreased due to the increase of the housing cost, and the ratio of living with the parents of the 18-34 year olds gradually increases, reaching an average of about 75% Percentage. (Hong Kong statistics for 2016)



- Lee Young-hoon (alias, 15) in Goyang, "I want to live in a place where there is no rats and warm water."
- Lee lives in a house that has a mother with panic disorder and a renovated vinyl house. Last year, I applied for a lease rental apartment in LH, but failed to sign the contract. However, 68% of youth from shelter are hard to return home because of social exclusion
- <http://news.kmib.co.kr/article/view.asp?arcid=0923865819&code=11131100&cp=du>



- Jun Hyun, who goes to a small business, lives in the rooftop room of 7 pyeong (about 23 square meters) in Suwon-dong, a monthly rent of 370,000 won. his income is around 1.8 million won a month. add the utility bill and electricity bill to the monthly rent, it costs a little over 400,000 won. About 22% of monthly salary is spent on housing expenses

The role of public housing in social development



South Korea: Public housing starts late. It was the large-scale public rental housing that was caused by the massive development in the late 1980s. Until now, the Korean society's campaign against residential poverty has always had an impact on policy. (2030 to 12%)

Taiwan: Public housing is seriously ignored. Early national residences mainly served the military and religious classes and the emerging urban middle class.

- Although there are still a certain number of public housing in Hong Kong, it has been oriented towards the middle class and privatization since the 1980s.
- According to the statistics of the Hong Kong Housing Committee, the number of public housing waiters in 2016 was 287 million, of which 14,000 were households, accounting for 47%, and more than 70,000 were young people under 30.

The oppression of Hong Kong's living burden and the future of the dark Hong Kong youth, due to political reforms and the gap between the rich and the poor, youth unemployment and other social contradictions, launched in August 2014, the umbrella revolution of college students.

The democratization promoted by the young forces in Hong Kong has also made the government more active in facing youth issues. The Hong Kong government has announced plans to work with private property developers to build "young dorms" in new towns.

movement

- 野百合學運 Wild Lily student movement took place from March 1990. The largest student protests since the National Government moved to Taiwan have also had a considerable impact on Taiwan's democratic politics.



movement



Wild strawberry movement 野草莓運動

The Wild Strawberry Movement is a one-month sit-in action that took place in Taiwan from November 6 to December 7, 2008. The purpose of the action was to protest against the various violations of basic human rights and the unreasonable restrictions on the freedom of assembly by the police unit.



In the Sun Flower Movement, Also known as the 318 student movement, the occupation of the Congress, refers to the period from March 18 to April 10, 2014. "Black Island National Youth Front", which is mainly for young students.



1989 housing movement

- The first urban social movement initiated by the citizens in Taiwan.
- In a rational and humorous way, protest against the unreasonable rise in house prices. More than 40,000 people on August 26, 1989
- Overnight at the fourth section of Zhongxiao East Road, Taipei City, the highest price.



October 4, 2014 巢運 overnight at 帝寶

- VCR

The five major housing reform demands:

1. The human right to reside in the Constitution, End the forced demolition

Second, reform the property tax system

3. Review the commons decree, Stop building a 'suitable residence 合宜住宅'

4. The construction of social housing is 5%.

Established a residence corporation

5. Expanding the rental market, Formulating a lease law



Youth movement

- Policy responses from local governments to the issue of young people's housing:
- Sixty percent of the young public housing units proposed by Taipei City and New Taipei City will be provided to young people under the age of forty-five.
- A part of Seoul City, South Korea, is a public residence, and a cooperative residence is launched in cooperation with youth groups.
- The Hong Kong government has recently announced plans to work with private property developers to build "young dorms" in new towns.

The role of public housing policy

- South Korean scholar Beon Chang-heum pointed out that the current housing problem in South Korea is not the lack of overall housing stock, but the problem of the decline in social development due to all types of housing, housing types and areas, and housing demand.
- Seoul's public housing policy has noted the problem of inequality in generations; it has also proposed a diversification of youth housing through cooperation with government.
- Although the public rental housing policy in Taiwan started as late as 2011, it is estimated that the total rental housing is still in the number of residential stocks of only 0.1% in 2017, but the youth is listed as the main target, thus leading to the exclusion of other social classes.

出租中公共住宅

辦理中基地

104年推動中基地

1. 大同區大龍崗公宅
2. 大同區敦煌公宅
3. 中山區行天宮站公宅
4. 文山區萬隆站公宅
5. 文山區景文公宅
6. 士林區永平公宅
7. 萬華區龍山寺聯開宅
8. 內湖區港墘聯開宅
9. 新北市三重區臺北橋聯開宅
10. 新北市新店區新店機廠聯開宅

1. 文山區興隆公共住宅1區
2. 文山區興隆公共住宅2區
3. 松山區健康公共住宅
4. 萬華區青年公共住宅
5. 萬華區中興國小校地
6. 南港區東明公共住宅

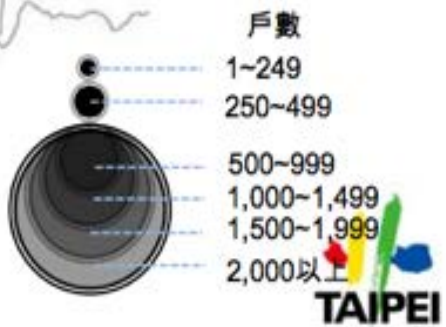
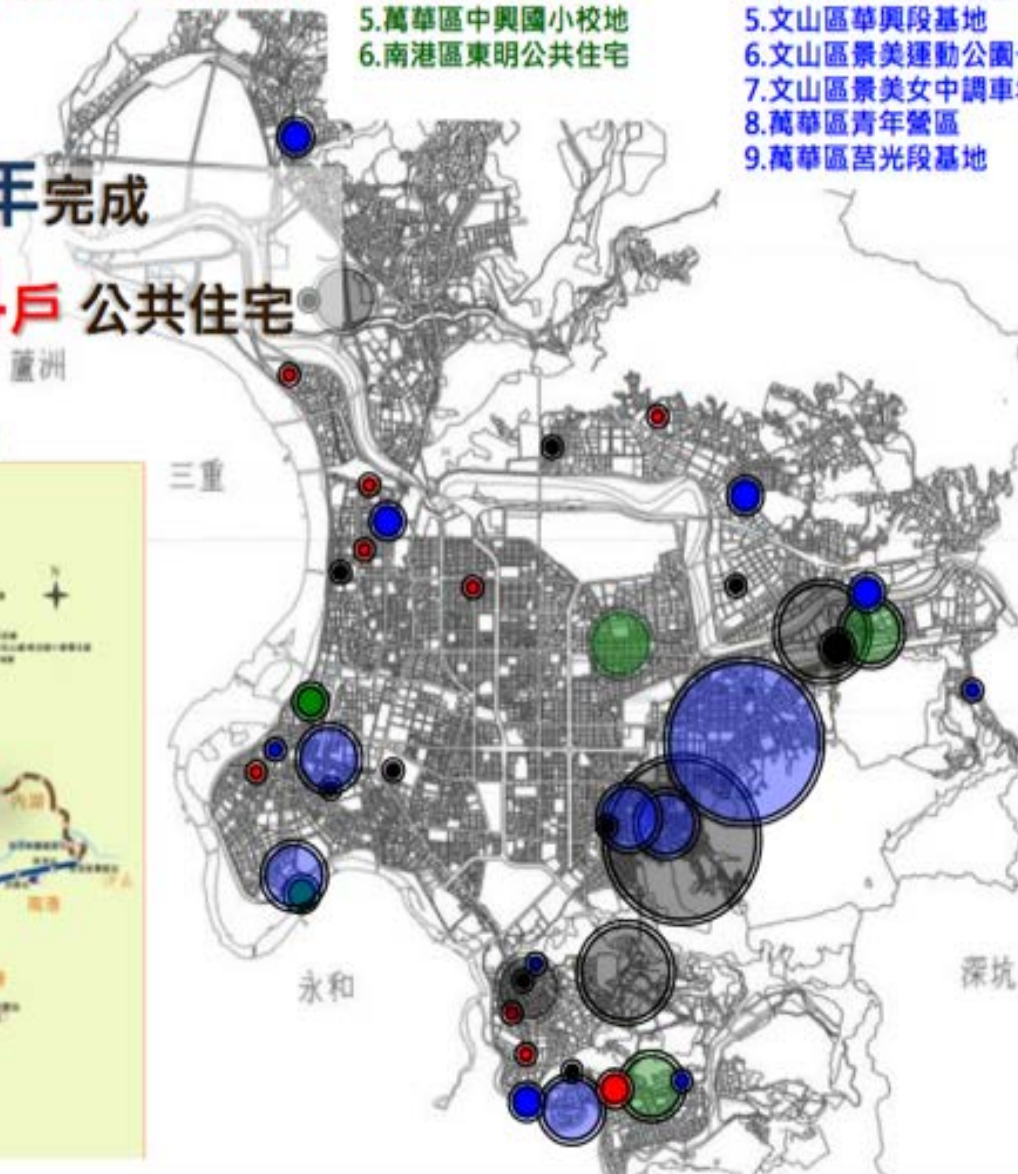
1. 北投區奇岩新社區基地
2. 大同區明倫國小
3. 中正區忠義國小
4. 文山區木柵漆高儒基地
5. 文山區華興段基地
6. 文山區景美運動公園一期
7. 文山區景美女中調車場
8. 萬華區青年營區
9. 萬華區莒光段基地
10. 信義區六張犁營區(AB街廓)基地
11. 信義區三興段基地
12. 信義區廣慈博愛園區
13. 南港區小彎基地
14. 南港區中南段基地
15. 內湖區瑞光市場

2014-2018年完成
47處 21,424戶 公共住宅

104年規劃設計中基地

1. 北投區北士科專案宅
2. 北投區北士科機1、R21-1基地
3. 大同區大橋頭聯開案基地
4. 中山區培英市場基地
5. 中正區南海段都更案基地
6. 大安區華光社區回饋基地
7. 文山區興德里營區基地
8. 文山區樟新市場基地
9. 文山區景美運動公園二期基地
10. 文山區軍法局舊址基地
11. 信義區六張犁營區(CDE街廓)基地
12. 信義區犁和段都更案基地
13. 南港區臺電中心倉庫基地
14. 南港區南港機廠案基地
15. 內湖區善宗段基地
16. 新北市林口區世大運國宅基地

570戶捷運聯開宅位置圖



- 以先進國家住宅存量約5%為目標
- 考量家戶成長及弱勢需求，配合租金補貼政策，持續滾動檢討

2015年

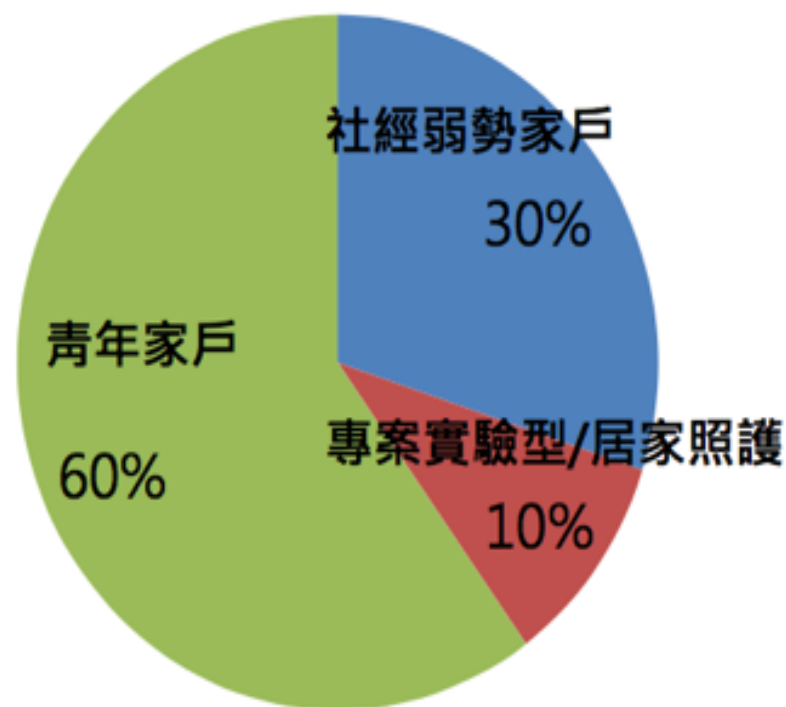
6,500戶公共住宅(0.68%)

2018年

26,500戶公共住宅(2.8%)

2022年

56,500戶公共住宅(5.7%)



서울특별시청

Seoul City Hall

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1년 동안 기다렸다!

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확정하라!

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기숙사로

news 1

1년 동안 기다렸다!

- 협업공간 운영 경험이 있는 프로젝트 노아,
- 민달팽이유니온 등

SH공사 '주거복지 협업공간' 설계도

지상층



지하층





抗議！試院里要公園不要21層
421戶千人合宜宅，破壞房價交
通居住環境

一群試院里里民

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