

Study on the Residential Preference of the Residents of High Rise Apartment Houses in the Third Age

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ABSTRACT: The purpose of this study is to identify the residential preferences of high rise apartment residences in the third age. This study examined what made the respondent live in the high rise apartment house, which advantages of living in high rise apartment house influenced them to live in high rise apartment house and whether they wish to live in high rise apartment house again in the future or another type of residence. Respondents in their 40s are for the financial reasons, in their 50s are for the community, in their 6,70s are simply followed the decision of their children.

Keywords: high-rise, preference, the third age, individual interview

1. INTRODUCTION

The change in residential culture from the boom of brand apartment at the end of the 1990's to the boom of high rise apartment house in the 2000's is closely related with the life style of the residents of the time. If the apartment complex in the past gave emphasis on the aspect of being a shelter, then the recent residential culture responds to the diverse and complex lifestyles of the residents in addition to satisfying the fundamental demand of the human being.

Especially, the third age which emerged with the aging society and refers to the "Young Old" between their prime of adulthood and the beginning of old age has high potentials to become the end user of the high rise apartment houses for they give high emphasis of life on self-realization and have the financial strength, and it is

necessary to identify the residential preference of the third age to determine whether the high rise apartment house can become the residential alternative for the third age. From there, it will be possible to find the direction for sustainable high rise urban residence development.

1.1 Purpose

The purpose of this study is to prepare the basic data for creative and efficient residential plan reflecting the changes in the ideas of the third age by studying the overall preference for high rise apartment house which is being settled down along with the changes of the times for residential spaces.

This study will identify the residential preferences of high rise apartment residences in the third age and provide the information that can be applied to the high rise residential plan and is the original study in the examination of high rise residence in the viewpoint of the third age.

1.2 The definition of terminology

In Korean laws, there is no definition of the high rise apartment house, but customarily the apartment houses are called low (5-story), medium (7~11-story), and high (12-story or higher) (Choe Junseong, 2007). Korean Construction Law defines 16-story or higher buildings as the high-rise common dwelling housing unit, but common dwelling housing units with more or less 16 stories are quite common these days that they are becoming no longer controversial (Yun Jaeun, 2007). On the other hand, the definition by Korean high rise architecture forum based on America's CTBUH (Council on Tall Building & Urban Habitat) which is the building with 50 or more stories is currently the most convincing definition of the high rise residence (Choe Junseong, 2007). This study accepted the said definition and divided the buildings of the residents interviewed into low, medium, and high buildings according to the number of stories they have.

Also, the interviewees of this study, the third age, is the social class in their late 40s to mid and late 70s and is in the period of life where they pursue a type of self-realization through secondary growth unlike the primary growth which takes place through learning. Also, it is the 6th and 7th stage in Evelyn Duvall's Family Life Cycle, the stage where children leave home and only the middle age couple will be left in home, the stage before the retirement by age, and the longest age period in our life.

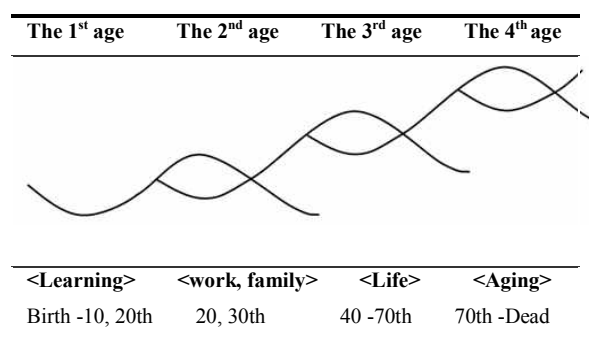


Figure 1: Classification of an age structure according to life cycle

2. STUDY METHODS AND PROCESS

The questionnaire survey, the existing quantitative survey method for residential preference, can lack specificity for it cannot investigate deeply into the mind of the respondents.

This study used the qualitative survey method since the purpose of this study is to identify the residential preference of high rise apartment residents. Total 30 people, men and women, in the third age; from 40s to 70s, living in high rise apartment houses were interviewed for approximately 30 minutes individually and in depth from July 11~13, 2008. The interview used the semi-structural questionnaire which used written questions and open questions and also used the interview note for summarizing the contents of the interview along with the questionnaires as the interview tool.

This study examined the thoughts of respondents through following three questions. The first one is what made the respondent live in the high rise apartment house, the second one was which advantages of living in high rise apartment house influenced them to live in high rise apartment house, and the third one was whether they wish to live in high rise apartment house again in the future or another type of residence.

Since this study chose the qualitative study method through individual in-depth interview on the said subject, there are difficulties in generalizing the interview results as the universal idea of the third generation of Korea.

The respondents were selected from 27 residents in their late 40s to mid and late 70s living in the high rise apartment P in Busan in Korea with 51 stories which satisfies the definition for the high rise apartment house. Apartment P was completed in 2006 by one of the top 10 construction companies of Korea ranked by the number of apartment constructions and it was selected for the study as the trend of high rise apartment houses has settled down and improved over

the years. This is an unprecedentedly large apartment complex with total 3750 living units that can represent the characteristics of typical Korean apartment houses and high rise apartment houses that it was selected for the study.

3. ANALYSIS

3.1 Characteristics of Respondent

The general trend of respondents is shown in <Table 1>.

Each case divided the respondents in the third age by age into the 40s group, 50s group, 60s group and 70s group, and again into three groups by the floor; low stories group (4-19), middle stories group (20-35), and high stories group (36-51) in order to comparatively analyze the preference of the residents in the third age by the age.

Table 1: Characteristics of respondent

Group		a	b	c	d	E
A	1	8	F	50	Apt.	Couple+Children
	2	9	F	40	Apt.	Couple only
	3	29	F	50	Apt.	Couple+Children
	4	29	M	50	Apt.	Couple+Child
	5	35	F	34	Apt.	Couple only
	6	40	F	50	Apt.	Couple+Child
B	7	7	F	40	Apt.	Couple only
	8	11	F	69	Apt.	With couple
	9	17	M	50	Apt.	Couple only
	10	23	F	67	Apt.	Couple only
	11	29	F	69	Apt.	Couple+Child
	12	49	M	69	Apt.	Alone
C	13	51	M	50	Apt.	Alone
	14	5	F	40	Apt.	Couple only
	15	15	M	50	Apt.	Couple only
	16	23	M	59	Apt.	Couple+Children
	17	26	F	59	Apt.	Couple+ child
	18	29	F	40	Apt.	With couple
D	19	40	F	50	-	Couple only
	20	46	F	50	Apt.	Couple only
	21	4	F	30	-	Couple only
	22	7	F	50	Apt.	With couple
	23	10	F	59	Apt.	With couple
	24	24	M	50	Apt.	Couple only
	25	27	M	50	-	Couple only
	26	31	M	50	Apt.	Couple only
	27	47	F	40	-	With couple

a: level /b:sex /c:size(pyeong)/d:previous residence type /e: family

Among 27 respondents, 9 were men and 18 were women that the ratio of women was higher, and the size of the apartment was mostly larger than 165m².

Concerning the family the residents live together, most respondents lived alone with their spouses as their children left them through marriage or for studying abroad (13), and some of them lived with unmarried children (6), some of them lived with married children (6), and some of them lived alone as their children went abroad for studying with their mothers (2).

Most respondents lived in the apartment houses with 25 or less stories before they moved to the high rise apartment house (23) and some of them lived in independent houses (4).

3.2 Reason of high-rise living

12 respondents gave highest emphasis on the environmental elements such as the view and green areas when choosing the high rise apartment house and especially gave more emphasis on the view which is the advantage of the high rise apartment house.

Respondents (n)=27						
Factor	a	b	c	d	e	etc
40th	2	1	3	-	-	-
50th	3	1	1	2	-	-
60 th	4	1	-	-	-	1
70 th	3	-	1	-	1	1

a:environmental /b:personal /c:economical /d:social / e:convenient

Table 2: Interview about the reason of high-rise living

CaseA-3 "High-rise building is a trend and also it has a value in real estate market."

CaseA-5 "First of all, it's environment is very nice. It is convenient to use the facilities and good for reduction of the living expenses."

CaseB-12 "The reason why live here is to make community with people who have a similar standard of living."

CaseC-17 "I don't care about the decision. I think I should go with my son."

3.3 Reason of present living level choice

Respondents (n)=27

Factor	a	b	c	d	e	etc.
40th	3	3	-	-	-	-
50th	1	3	-	2	-	1
60 th	3	1	-	1	2	-
70 th	3	2	-	-	2	-

a:environmental/b:limited/c:economical/d:personal /e:convenient

Respondents (n)=27

Factor	a	b	c	d	e	etc.
Lower	2	4	-	1	4	-
Middle	5	5	-	-	1	-
Higher	3	2	-	1	1	-

a:environmental/b:limited/c:economical/d:personal /e:convenient

Table 3 : Lower level residents' interview

CaseA-2 "Personally, I don't prefer higher level. I like to be nearby the park for easy access to exercise."

CaseB-7 "I agree with the nice view on top. However if a fire breaks out, it must be a serious problem."

CaseC-14 "The lower level is better for me due to the easy access."

CaseD-21 "The 4th floor is connected with the park so that it is easy to access and people walk around all day. It's like my front yard."

Table 4 : Middle level residents' interview

CaseA-4 "Above 40th floor is not preferable, I think it will be nice between 35th and 40th."

CaseC-17 "I don't like that living on lowest or highest level is good. From 26th to 40th will be ok to live for me."

CaseC-18 "On 29th floor that I am living is right. It has shown that high-rise building has in many aspects of problems such as air and noise pollution related to health."

Table 5 : Higher level residents' interview

CaseB-12 "The reasons are the protection of privacy and the view. In addition, the reason why I plan to move into the other high-rise apartment sooner, it's penthouse."

CaseB-13 "It has the nicest view. I have been living on the top floor but it is the first time to live on 51th floor."

CaseD-27 "Getting higher is better, I am satisfied with living on the high level."

3.4 Future intention of high-rise living

Among 27 respondents, 23 gave highest emphasis on the future intention of high-rise living due to it's convenient environment and surroundings.

Table 6 : Interview about Future intention of high-rise living

CaseC-19 "I prefer to continue living in high-rise building because of it's delightful atmosphere, surroundings and view."

CaseD-26 "As long as most of convenient facilities are set up, I will continue to live."

4. CONCLUSION

Respondents in their 40s moved to the high rise apartment house for financial reasons believing that it will be highly valuable in the future and regarded the high rise apartment house as the paradigm of the time of the urban residence. Respondents in their 50s gave as much emphasis as environmental elements on the community. Respondents in their 60s and 70s were mostly living with their children that are married and they simply followed the decision of their children. The significant elements for the choice of residence in each age group were environmental elements and restrictive elements. Residents of low stories gave emphasis on restrictive and convenience elements, residents of middle stories gave emphasis on environmental and restrictive elements, and residents of high stories gave emphasis on the environmental elements when choosing the type of residence.

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