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：

台北、香港、與首爾的比較研究

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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
“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, J. L., & Buckley, K. et al., 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

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.
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.
The five major housing reform demands:

1. The human right to reside in the Constitution, End the forced demolition
2. Second, reform the property tax system
3. Review the commons decree, Stop building a ‘suitable residence’
4. The construction of social housing is 5%.
5. Established a residence corporation
6. Expanding the rental market, Formulating a lease law

October 4, 2014 巢運 overnight at 帝寶

• VCR
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.
公共住宅的必要性

- 以先进国家住宅存量约5%为目标
- 考量家户成长及弱势需求，配合租金补贴政策，持续滚动检讨

2015年
6,500户公共住宅 (0.68%)

2018年
26,500户公共住宅 (2.8%)

2022年
56,500户公共住宅 (5.7%)
협업공간 운영 경험이 있는 프로젝트 노아, 민달팽이유니온 등
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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