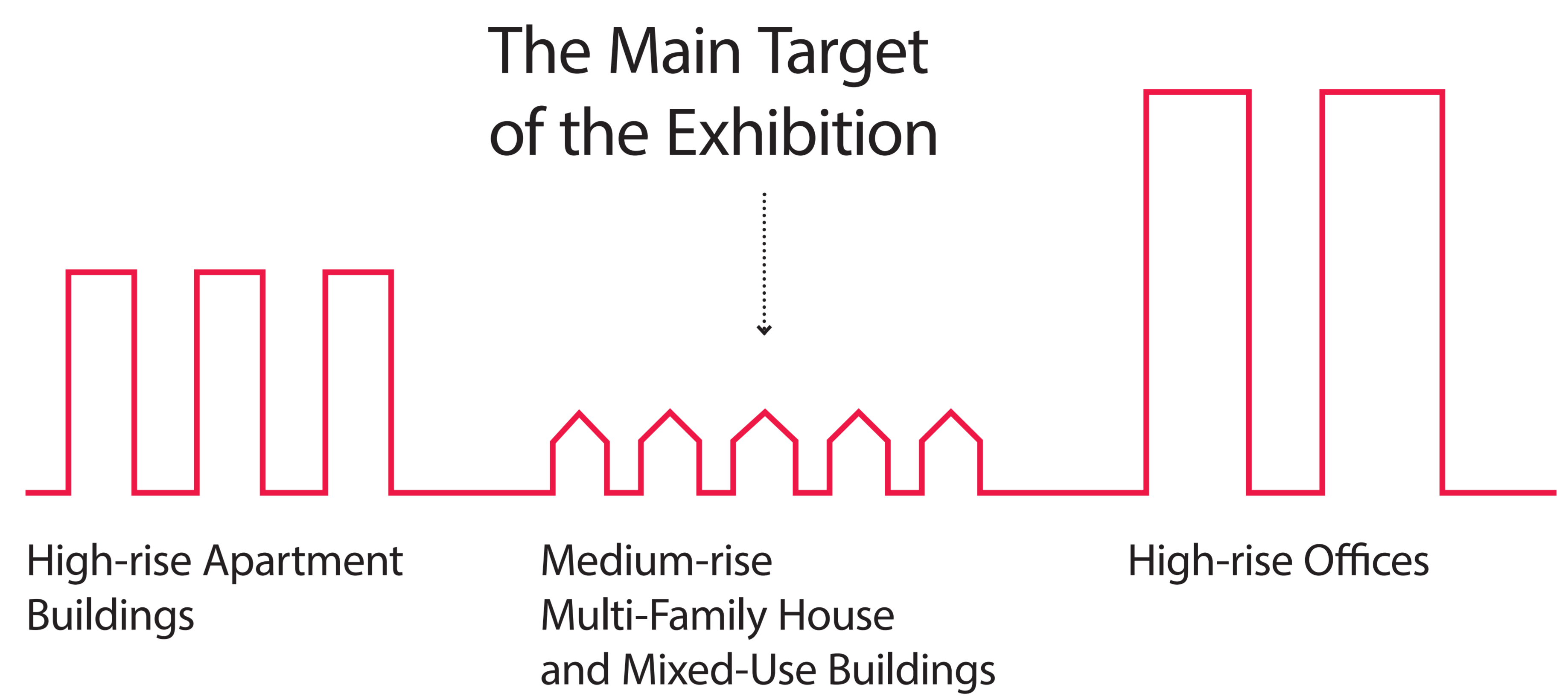


2 ! Residential Building Typology in Seoul

⬇ Korea has been criticized by outsiders as the 'Apartment Republic.'
 But more households still live in medium-rise multi-family houses than in high-rise apartment buildings.

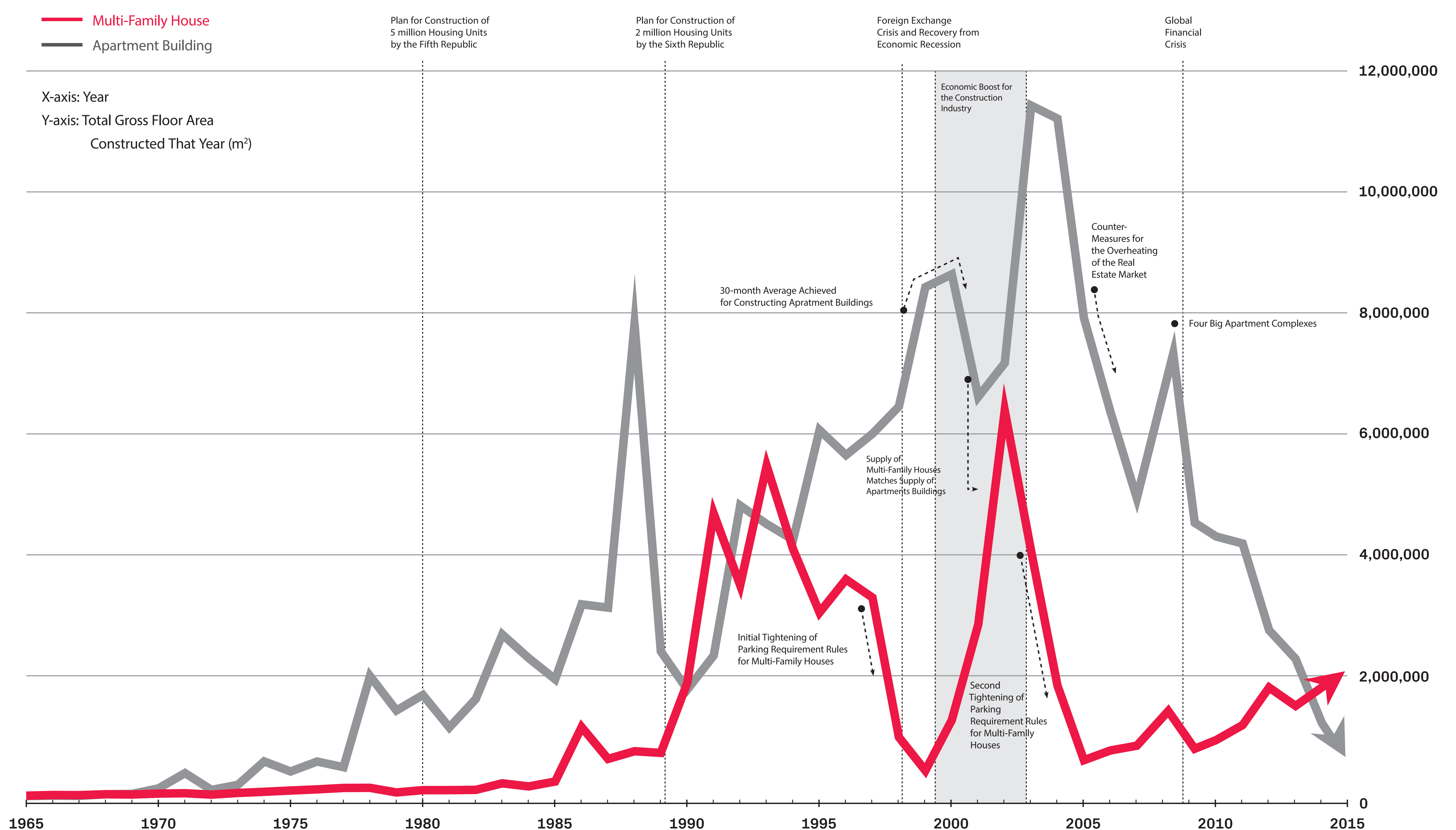


44.8% | Households Live in Apartment Buildings.

55.2% | Households Live in Multi-Family Houses & Other Types of Houses

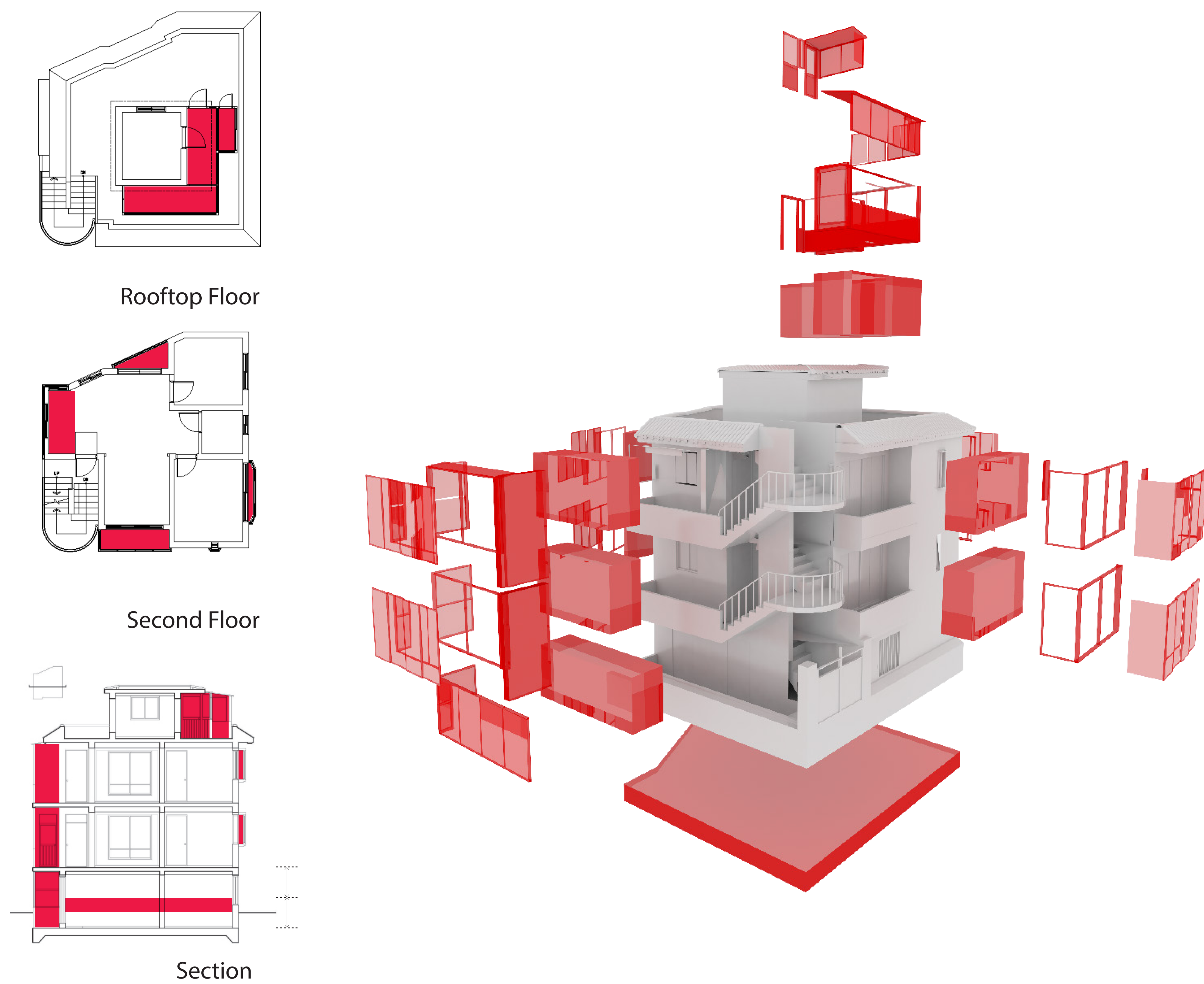
Amid fluctuation in the construction of the two major residential building types since the 1990s, the supply of apartment buildings has exceeded that of multi-family houses for the last 20 years. However, as the economic profits of large-scale apartment development were no longer guaranteed after 2008, the construction of apartment buildings dropped rapidly, while that of multi-family houses continued to increase. As of 2015, the supply of these two types reversed, which is a new phenomenon in the history of residential buildings in Korea.

⬇ Changes in the Construction of Multi-Family Houses and Apartment Buildings



2 .@ Stereotypical Medium Multi-Family House

Multi-Family House, Yeonnam-dong, Seoul

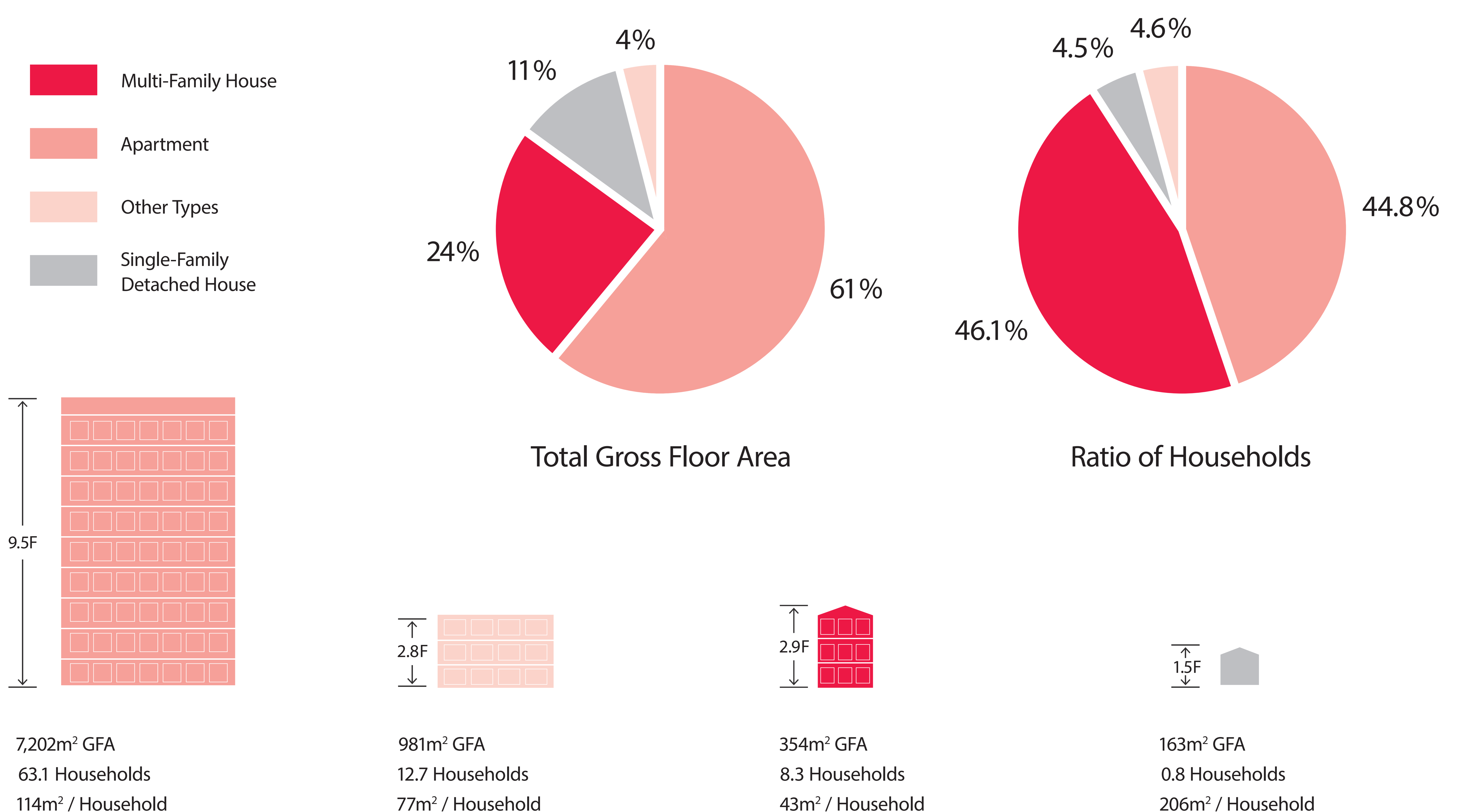


The images indicate how building elements are extended outward for larger volumes and spaces.

In residential zoning areas in Seoul between the 1980s and 2000s, many one and two-story single-family detached houses were replaced by three and four story multi-family houses. This including both dagagu jutaek (rental properties) and dasedae jutaek (properties for sale) that were no more than 660 square meters and 19 units. They were gradually mixed with keunsaeng (small retail spaces) on the ground floor.

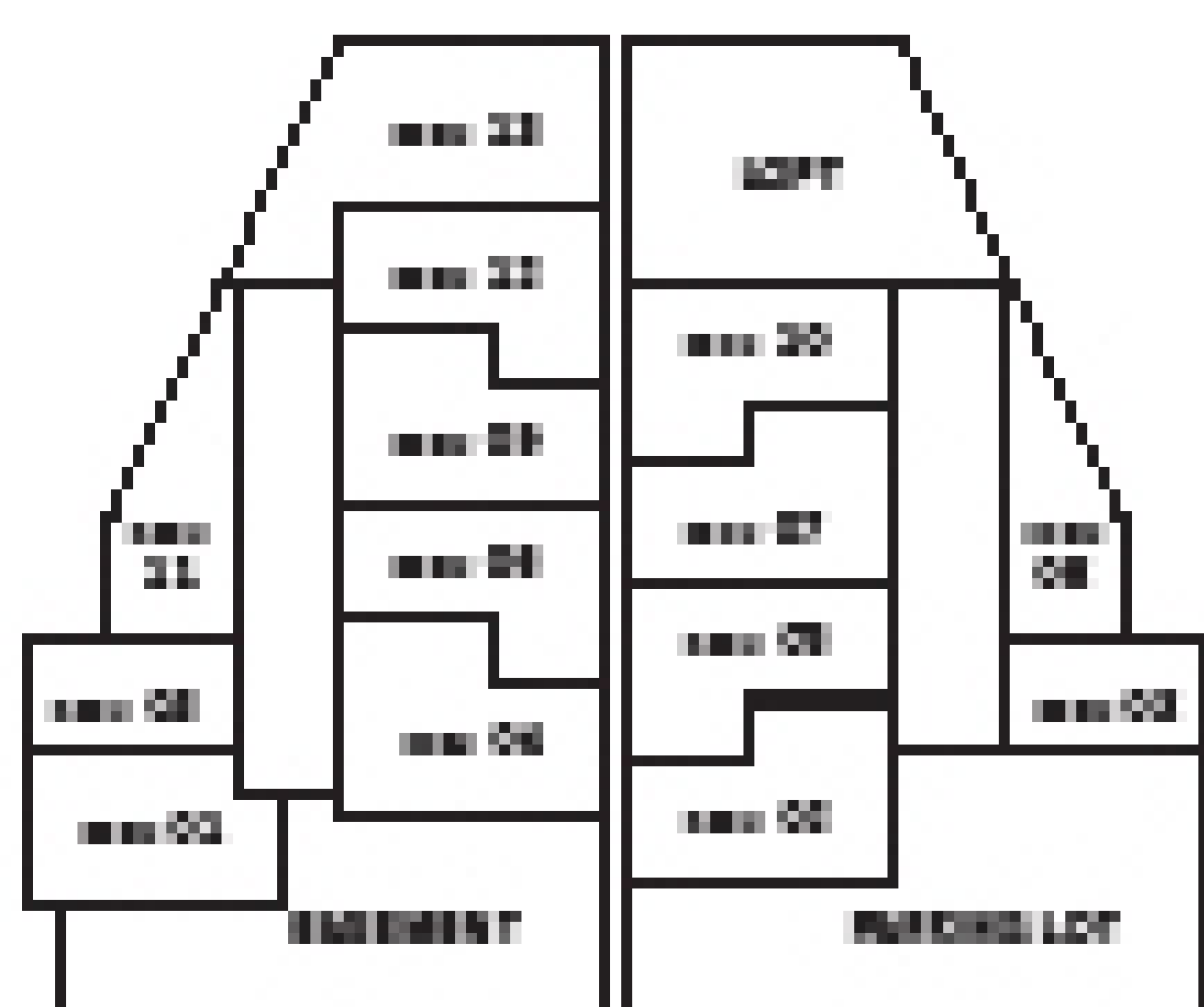
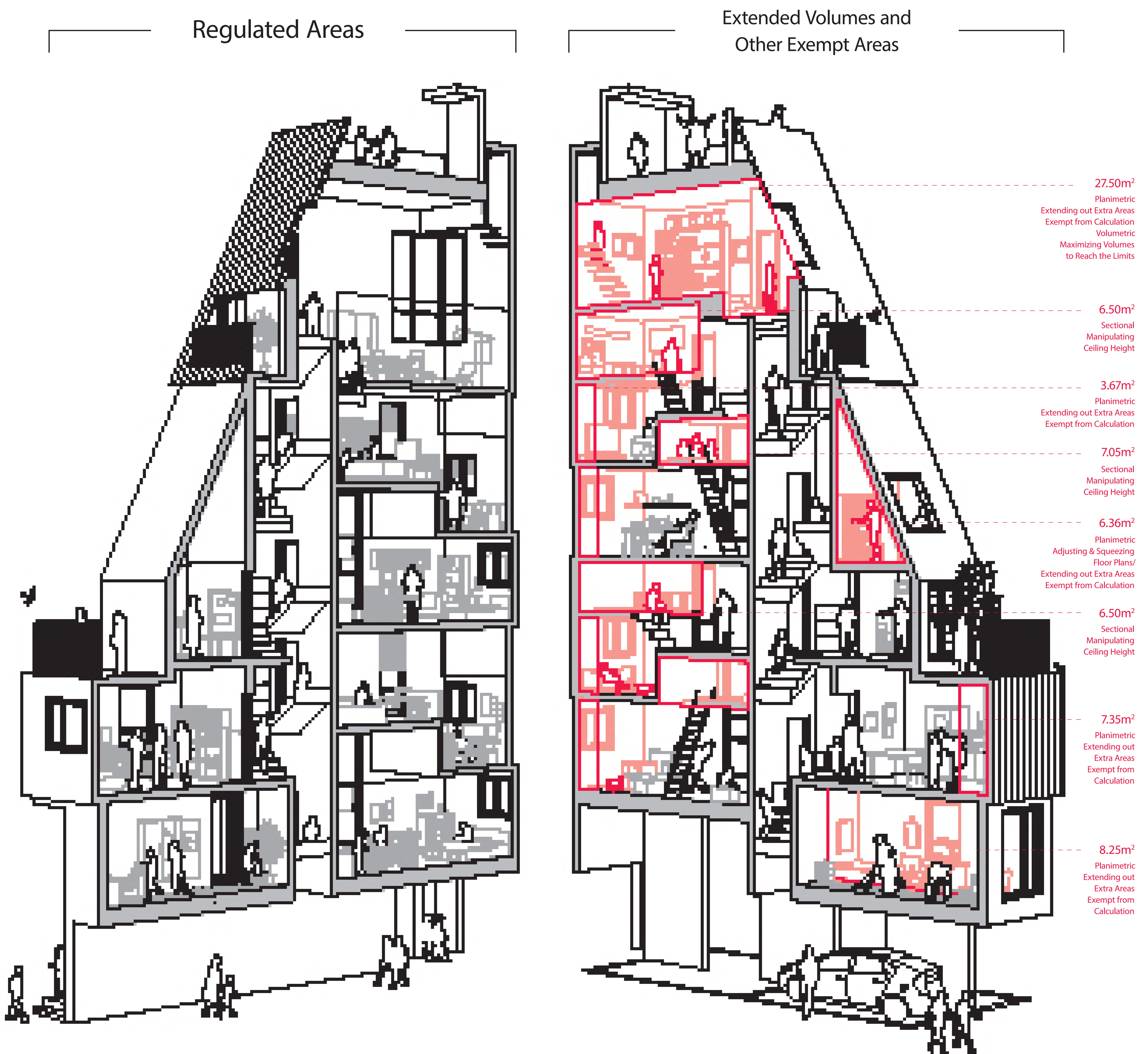
Traditionally, these structures were designed on purely pragmatic grounds by local builders and developers without any professional design training. After 2010, young architects enter this tough market. Our exhibition demonstrates how they play the FAR Game in a way that differs from the purely pragmatic focus of local builders and developers.

Profiles of the Main Residential Building Typologies in Seoul

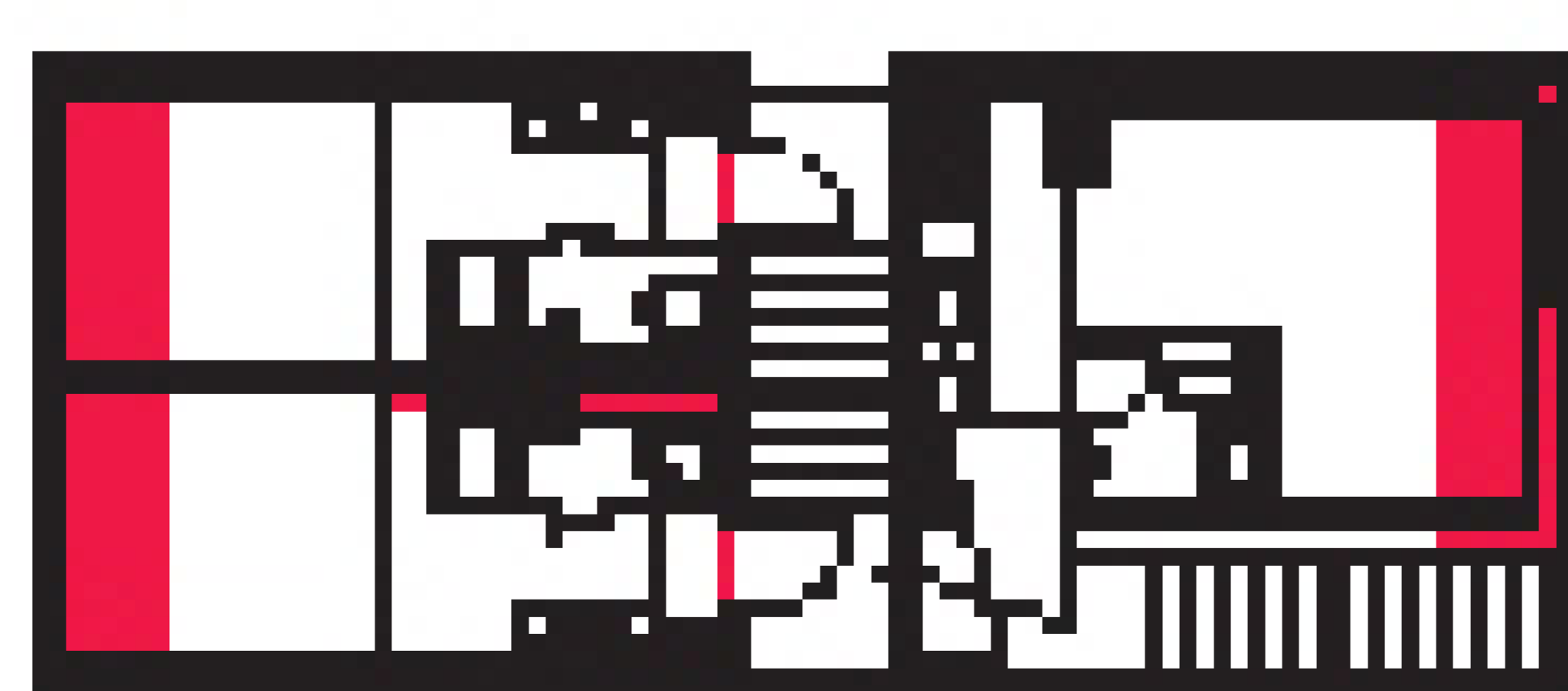


2.# Tetris House: Prime Example

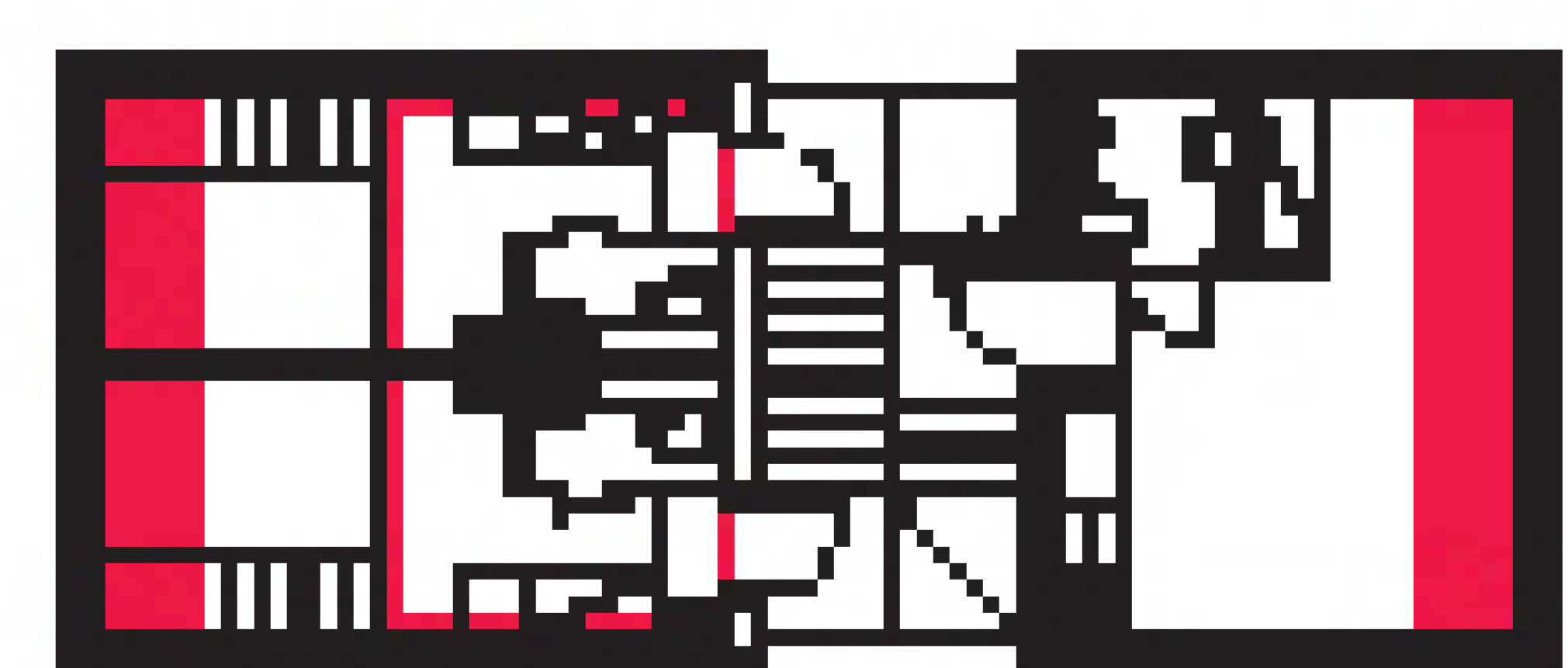
Sectional Perspective of Case Number 24 (Tetris House) out of 36 Buildings



The architects built as many micro-houses as possible on a narrow and deep site. By dividing volumes three-dimensionally, they tried to find hidden spaces which are invisible in the two-dimensional plane. Through this process, they successfully designed small, yet comfortable one-bed units.



2nd Floor



3rd Floor

