

A STUDY ON THE STYLE OF URBAN HOUSEHOLD'S HOUSING FINANCIAL STRUCTURE-WITH SPECIAL REFERENCE TO THE FIRST TIME HOME OWNER- Hong H. O., You B. S., Department of Housing, Child & Family Studies, KyungHee University, Seoul 130-701, Korea.

The purposes of this study are: (1) to find the style of housing financial structure, (2) to find the household's socio-economic, demographic and housing characteristics in relation to the style of housing financial structure and what is the discriminant variables to decide the style of housing financial structure, (3) to find household's satisfaction and difficulties in relation to the style of housing financial structure, and (4) to find counselling needs about housing financial problems in relation to the household's socio-economic characteristics. In order to perform the above this study was framed as follows.

First, establish the hypothetical model of style of housing financial structure through literature review of housing tenure, housing demand and source of fund of purchasing a house. Second, categorize the structure of the housing financial structure by means of the standard of it through a practical analysis of housing financial structure.

Social survey Research methods were used with residents of apartment at Seoul and Pyung-Chon city. The questionnaires were distributed to 700 households, but 412 questionnaires were used in this study. The analytical methods adopted in this study were frequency, percentage, mean, median, χ^2 -test, one-way ANOVA, Duncan's multiple range test, multiple discriminant analysis by the SAS program package.

Major findings are as follows :

- 1) The style of housing financial structure was divided into four specific styles : independent style, trusty style, dependent style, and combined style. There was significant relation between current and the past style of housing financial structure.
- 2) Socio-economic, demographic and housing characteristics were significantly different among the style of housing financial structure. Compared to the other styles, Dependant style has younger age of household's head, smaller number of household, shorter length of marriage and more expensive house price. Statistically significant independent variables to decide the style of housing financial structure were age of household's head, total assets, house price, and length of marriage.
- 3) Housing satisfaction in relation to the style of financial structure had no statistically significant differences. The availability of finance was the most important factor in purchasing a house, and any other salient problem was found.
- 4) Though counselling the needs for the finance was high, only 34.3% households seeked active counselling.

From the results above, We can conclude that housing finance system must be based on socio-economic, demographic and housing characteristics because they are different in each style.