

2001-R-03

Investigation of Residential Conditions and Proposals for
Preserving Residential Uses in Downtown Seoul

2001



Seoul Development Institute

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1.

•

- 20 . 1980 14 5

2000 4 9 66%

- 60 , 1

가 . 가

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- 30 53%

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- 1990

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2.

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가

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1. 가

• 가

- 가 가 , 60
가 ,
- / 가 .
- 1980 2000 14 5 4 9 66%, 가
3 4 가 1 8 가 46% ,
(7%) .
- 가 40% (25%)
, 1 가 (29%)
/ 가 (35%) (13%, 16%)

•

- ,
- ,
- 1985 2000 1 5 1 34%
, 10 14% (3%) .
- 30 53% 가
, 1990
- 가
가 , 가
, 가

● 가

- 가 / , ,
가

- 가
31% (24%)

- 가 20 30
가

- 가
가

- 가 20 30 가 48%
가
20 30 가
가

2.

- 6 ()
529

• 가
가 () 77%가
51%가 , 20 가 2/3

• . 10
가 63%, 20 가 41%

가

가

65%가 5
, 19%

16%

가

(33%)

(31%), / (22%), (14%)

(44%)

(21%), (19%),
(16%) 가

3.

-

• 1970

1980

-

•

over-Shop)

가(Housing

(Walkable and Mixed-Use)

-

•

-

가

•

가

4.

●

-

4 241 , 90

96

1 60

-

가,

●

-

, ,

90%

,

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가 .

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, , ,

1,166

,

45%

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가 . , 1 . 2

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가 .

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1.

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-

가

가

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가 가 .

3.

●

- 1990

- 가 6% , 50%, 30% ,
- 50%
(280) 210
(75%)가

- (10 50%) 200%
가 .

●

- , 1990 10 /
(1 5) 14 2

- 가

- 가 .

●

-

가 , 가

-

, ,

-

가 .
가

● (가)

-

가 “(가) ” , ,

-

가 .

-

가 “ ” 가 (33 1).

-

, ,

-

,
가 .

1	1
1	.....	1
2	.....	3
3	.....	4
2	.....	11
1	.....	11
1.	가	11
2.	.....	18
2	.....	22
1.	.....	22
2.	.....	28
3	가	30
1.	.....	30
2.	.....	31
3.	.....	33
4.	가	38
4	.....	41
3	.....	45
1	.....	45
2	.....	49
3	.....	64
1.	.....	64
2.	.....	67
3.	.....	70
4.	.....	72
5.	.....	75
4	.....	80

4	.....	85
1	.....	85
2	.....	88
3	.....	94
1.	.....	94
2.	.....	96
3.	.....	97

5	.....	107
1	.....	107
2	.....	118
3	.....	125

6	.....	143
1	.....	143
2	.....	156
3	.....	159
1.	.....	159
2.	.....	162
3.	.....	164
4.	(가)	166
4	.....	168

■	173
---	-------	------------

■	179
---	-------	------------

1.	.....	179
2	.....	187

[2- 1]		.....	12			
[2- 2]	가	.....	13			
[2- 3]		.....	14			
[2- 4]	가	.....	15			
[2- 5]	가	가	16			
[2- 6]		가	17			
[2- 7]		.....	18			
[2- 8]		.....	19			
[2- 9]		.....	20			
[2-10]		.....	21			
[2-11]		.....	22			
[2-12]	1	2	29			
[2-13]	(·)가	30		
[2-14]		·	32			
[2-15]		·	32			
[2-16]	(·)	가	5	33
[2-17]		.....	35			
[2-18]	·	(1995)	37		
[2-19]		가	38			
[2-20]		가	39			
[2-21]		가	40			
[3- 1]		.....	46			
[3- 2]	가	.....	64			
[3- 3]		.....	65			
[3- 4]		.....	66			
[3- 5]		.....	67			
[3- 6]		(/가	/)	68
[3- 7]		.....	69			
[3- 8]		.....	70			
[3- 9]		.....	71			
[3-10]	5	.....	72			
[3-11]		.....	73			

[3- 12]	( )	.....	74
[3- 13]	( )	.....	74
[3- 14]	( )	.....	75
[3- 15]		.....	75
[3- 16]	가	.....	76
[3- 17]		.....	77
[3- 18]		.....	78
[3- 19]		.....	79
[4- 1]		(1996)	90
[4- 2]		.....	92
[4- 3]		(.)	94
[4- 4]		.....	96
[4- 5]		.....	97
[4- 6]		.....	98
[4- 7]		.....	99
[4- 8]		.....	100
[4- 9]		.....	101
[4- 10]		.....	102
[5- 1]	(1998)	.....	107
[5- 2]		.....	108
[5- 3]	1990	.....	110
[5- 4]		.....	114
[5- 5]	.	.....	123
[5- 6]		.....	129
[5- 7]		.....	130
[5- 8]	가	()	132
[5- 9]		.....	133
[5- 10]	千代田區	.....	134
[6- 1]		(1990- 2000)	144
[6- 2]		(1990- 2000)	144
[6- 3]		(1990- 2000)	148
[6- 4]		()	149
[6- 5]		()	151
[6- 6]	5	()	153
{ 6- 7]		.....	155
[6- 8]		.....	161

[1- 1]	1 :	.....	4
[1- 2]	2 :	.....	5
[1- 3]		.....	8
[2- 1]		가 ('85 '95)	23
[2- 2]	60	('95)	24
[2- 3]		가 ('95)	24
[2- 4]	가	('85 '95)	25
[2- 5]		가 ('95)	25
[2- 6]		/ 가 ('95)	26
[2- 7]		('85 '95)	26
[2- 8]	30	('95)	27
[2- 9]	10	('95)	27
[2-10]		.....	28
[3- 1]		.....	46
[3- 2]		()	47
[3- 3]	.	.....	49
[3- 4]	.	1	50
[3- 5]	.	2	51
[3- 6]	.	.....	52
[3- 7]	.	1	53
[3- 8]	.	2	54
[3- 9]	.	.....	55
[3-10]		.....	56
[3-11]		.....	57
[3-12]	.	.....	58
[3-13]		.....	59
[3-14]		.....	60
[3-15]	.	.....	61
[3-16]		.....	62
[3-17]		.....	63
[4- 1]		.....	98

[4- 2]	.....	99
[4- 3]	.....	100
[4- 4]	.....	101
[4- 5]	.....	103
[5- 1]	Inner/Outer London	108
[5- 2]	.....	116
[5- 3]	.....	126
[5- 4]	.....	127
[5- 5]	.....	137
[5- 6] 가	.....	138
[5- 7] 가	.....	138
[6- 1]	(1990-2000)	145
[6- 2]	(1990-2000) :	147
[6- 3]	(1990-2000) :	147
[6- 4] 5	152
[6- 5]	()	152
[6- 6]	154
[6- 7]	154

1

1

2

3

1

1

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1970

가 , . 가

,

. 1980 .

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, 20

. 1980 14 4

2000 4 9

9 5

. 20

66%가

,

4,700

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.

53 5

30 5

23

39%

.

18%가 가

.

60

, 1

가

.

가

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,

가

20 30

가

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.1)

1)

」 24 1 , 2001. .

,”

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”, 「

●

53% , 30

가
가 ()

●

/

가

(Downtown Plan)

(Downtown Linkage)

1980

2000 「

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「

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, 「 /

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가

가

1990

가 . , 2000

가

2

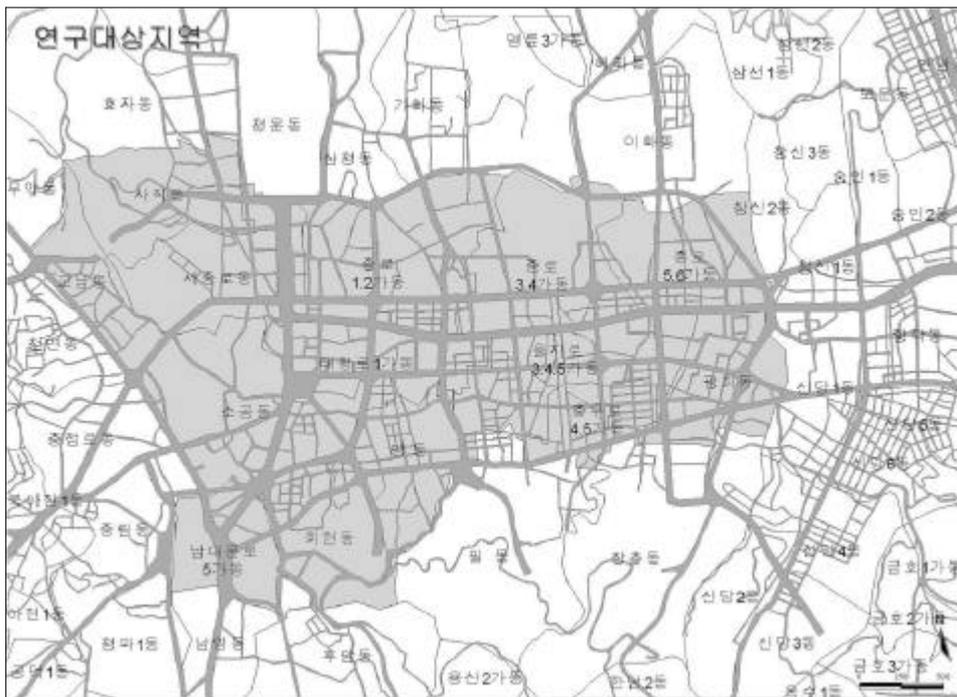
가

3

1.

•

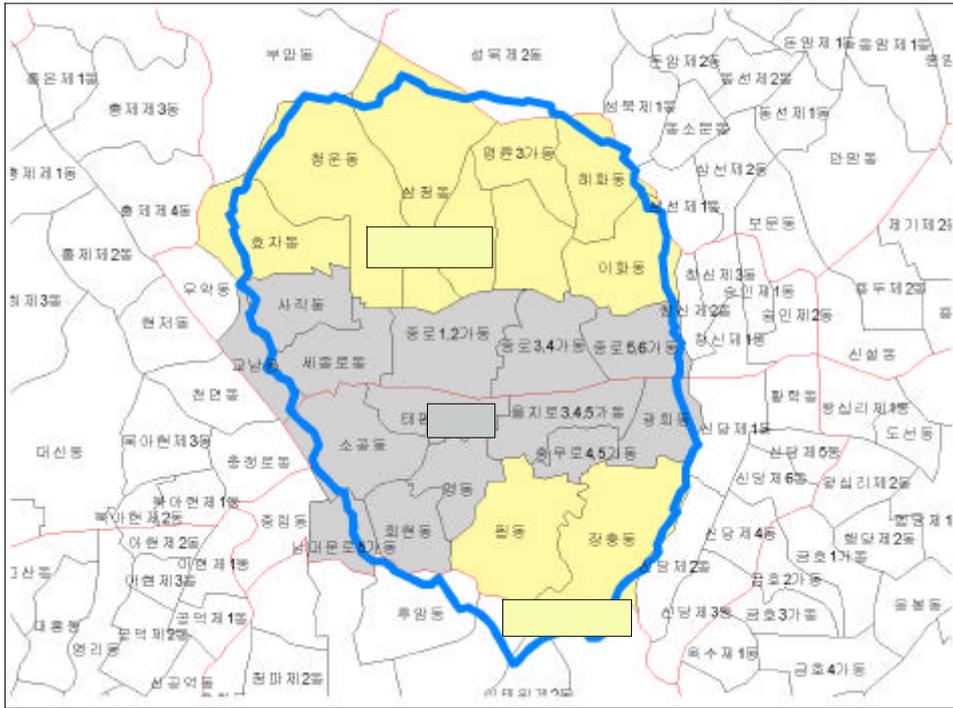
1 “ ” ,
, , .
, , ()
, , , ,)



[1-1] 1 :

2)

“ ”



[1-2] 2 :

(2%)

“ ”

“ ” “ ”

“ ”

2) (), (), (), ()

都城
京城全圖(1:10,000)

1907 最新

•

가

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-

-

-

-

2.

•

(2%

)

1990 2000

•

•

가
6

529

●

1970

●

(regeneration),

Downtown Linkage

, 1980

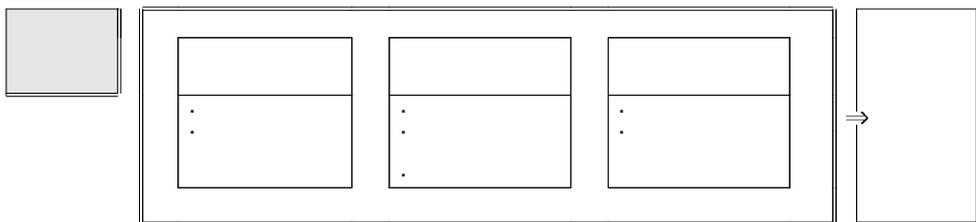
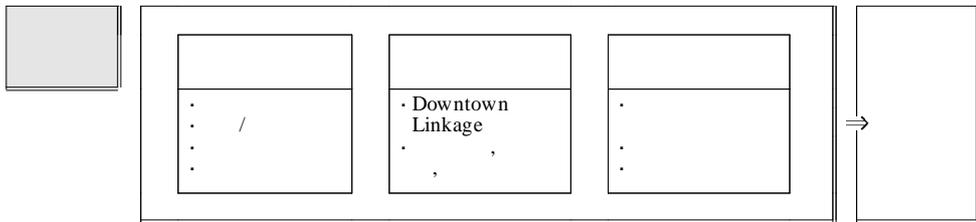
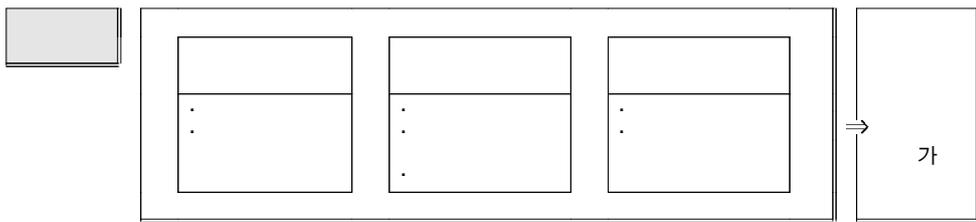
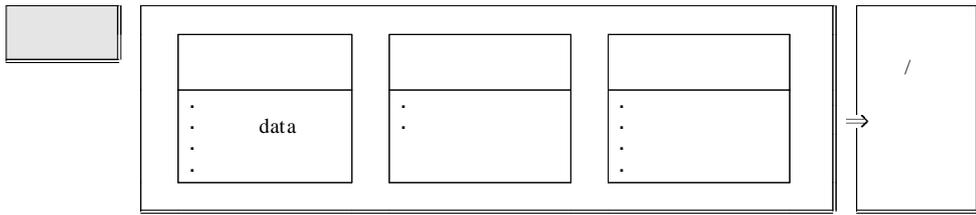
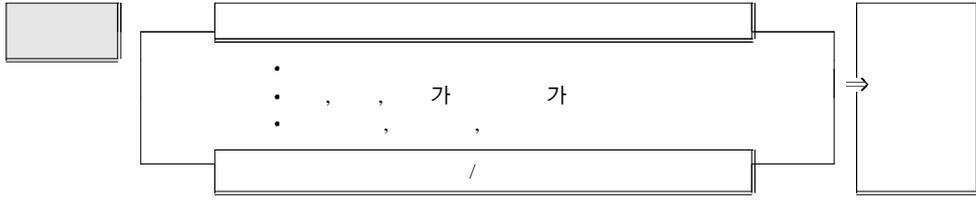
●

, 가,

, 가,

가

3.



[1-3]

2

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1

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2

3

가

4

2

1

1. 가

가

가

1 가

가

• 가

1980

1980

2000

20

836

989

18%

가

•

54

30

43%

14

5

5

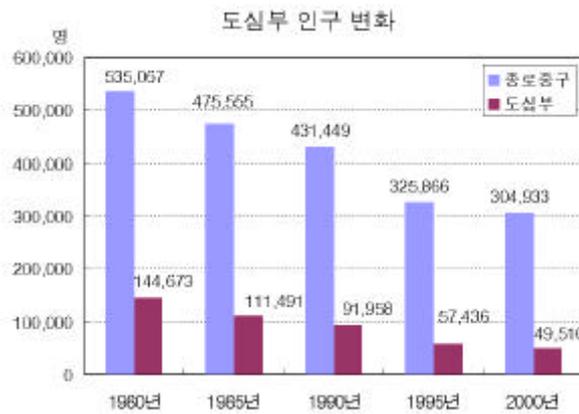
66%

39%

1980 1.7%

, 2000

0.5%



[2-1]

(: , %)

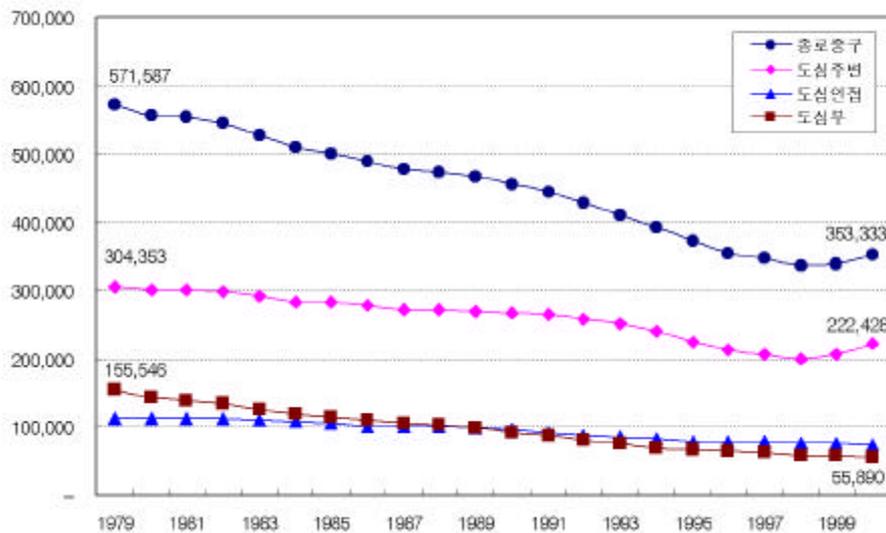
	1980	1985	1990	1995	2000	() (1980-2000)
	8,364,379 (100.0)	9,639,110 (100.0)	10,612,577 (100.0)	10,231,217 (100.0)	9,891,333 (100.0)	1,526,954 (18.3)
()	535,067 (6.4)	475,555 (4.9)	431,449 (4.1)	325,866 (3.2)	304,933 (3.1)	- 230,134 (- 43.0)
()	144,673 (1.7)	111,491 (1.2)	91,958 (0.9)	57,436 (0.6)	49,510 (0.5)	- 95,163 (- 65.8)
()	113,247 (1.4)	104,530 (1.1)	95,635 (0.9)	73,631 (0.7)	69,091 (0.7)	- 44,156 (- 39.0)

: , , (2000).

1979 2000

, 1979
 . . 가 1999 가
 ,
 가

도심부 인구의 변화추이 (1979-2000)



가 . 1980 2000
 가 184 가 311 가 69% 가 .
 20 가 , 1 가 가 가 가
 (18%) 가 가 가 .
 가 1980 3 4 가 2000 1 8 가 46%
 , 가 20 15% .
 1 가 , 가

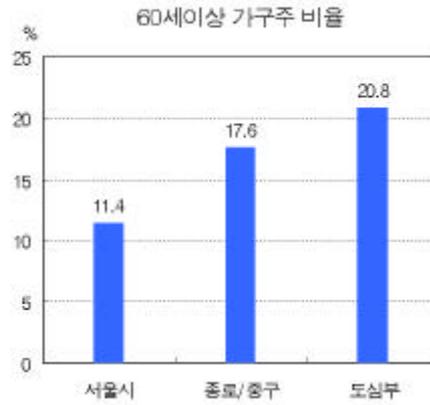
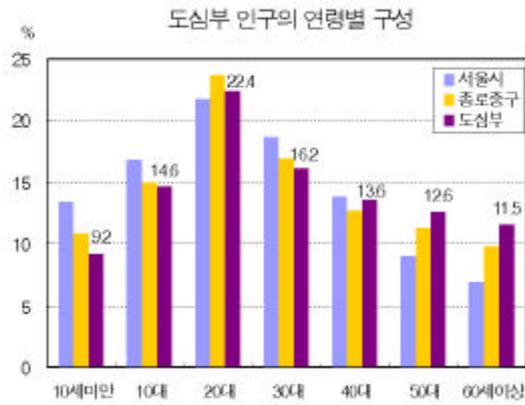


[2-2] 가 (: 가 , %)

	1980	1985	1990	1995	2000	() (1980- 2000)
	1,842,239 (100.0)	2,329,374 (100.0)	2,817,762 (100.0)	2,971,185 (100.0)	3,110,465 (100.0)	1,268,226 (68.8)
()	120,910 (6.6)	120,152 (5.2)	119,791 (4.3)	103,471 (3.5)	103,010 (3.3)	- 282,100 (- 14.8)
()	34,266 (1.9)	29,221 (1.3)	27,606 (1.0)	19,809 (0.7)	18,427 (0.6)	- 15,839 (- 46.2)
()	24,278 (1.3)	25,355 (1.1)	25,196 (0.9)	22,320 (0.8)	23,461 (0.8)	- 817 (- 3.4)

: , , (2000) .

가
 , 60
 가
 가
 7% , 12%
 가 11% , 21%

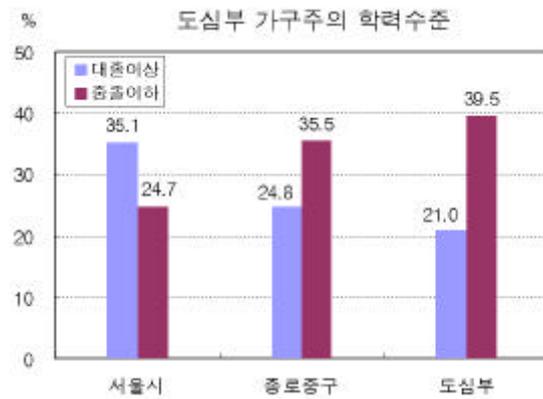


[2-3] (: , %)

	10	10	20	30	40	50	60
	1,357,842 (13.3)	1,709,411 (16.7)	2,217,264 (21.7)	1,906,599 (18.7)	1,409,557 (13.8)	919,562 (9.0)	696,942 (6.8)
	35,144 (10.8)	48,782 (15.0)	76,750 (23.6)	54,766 (16.8)	41,298 (12.7)	36,736 (11.3)	31,722 (9.8)
	5,229 (9.2)	8,304 (14.6)	12,764 (22.4)	9,223 (16.2)	7,759 (13.6)	7,199 (12.6)	6,567 (11.5)
	7,260 (9.9)	11,277 (15.3)	18,197 (24.8)	11,509 (15.7)	9,257 (12.6)	8,268 (11.3)	7,705 (10.5)

: , 1995.

가 , 가
 . 가 25% ,
 40% , 가 가 가
 35% , 21% .



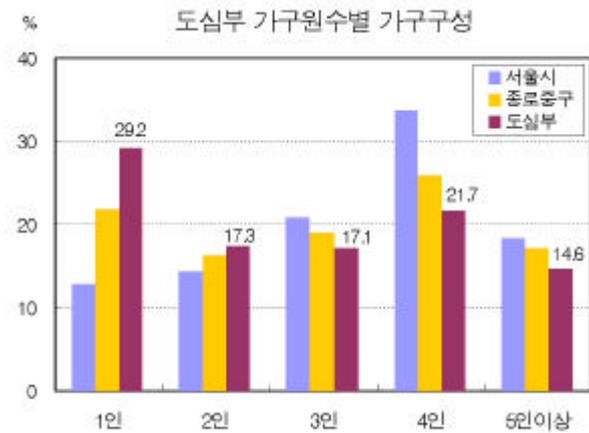
●
 1995 가 (2%) 가 , 10
 가 가 13%, . 22% ,
 가
 가 4.8 , . 6.8 .

[2-4] 가 (: 가 , %)

		2	2-5	5-10	10-20	20		
		59,421	42.1	24.9	19.8	10.1	3.0	4.8
		2,084	37.2	21.4	19.6	12.8	9.0	6.8
		1,177	35.6	22.5	20.7	13.0	8.3	6.7
		907	39.2	20.1	18.2	12.6	10.1	6.9

) 가 , 25 25 .
 : , , 1995.

• 1 가 가
 , 가 가 , 1 가 가 가
 29% 13% , 4 가 22%
 34% 가 가
 3.4 , 3.2 , 가 2.9 , 가



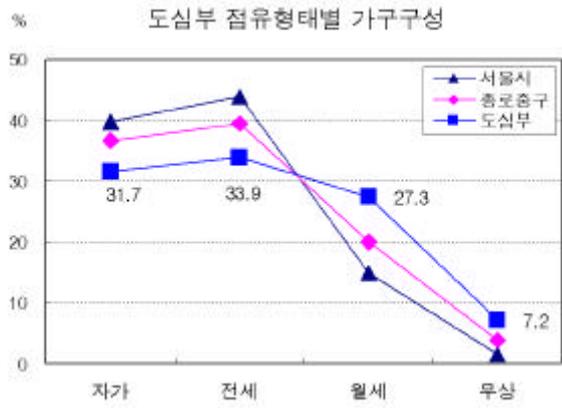
[2-5] 가 가 (: 가 , %)

가	1	2	3	4	5
2,965,794 (100.0)	382,024 (12.9)	426,210 (14.4)	615,127 (20.7)	996,854 (33.6)	545,579 (18.4)
103,240 (100.0)	22,527 (21.8)	16,803 (16.2)	19,596 (18.9)	26,751 (25.9)	17,763 (17.2)
19,663 (100.0)	5,747 (29.2)	3,407 (17.3)	3,369 (17.1)	4,268 (21.7)	2,872 (14.6)
22,280 (100.0)	4,203 (18.9)	3,715 (16.7)	4,344 (19.5)	5,946 (26.7)	4,072 (18.3)

) 가 가 가 .
 : , , 1995.

가 가

가
 가 16%, 가 24%, 35%



[2-6] 가 (:가 ,%)

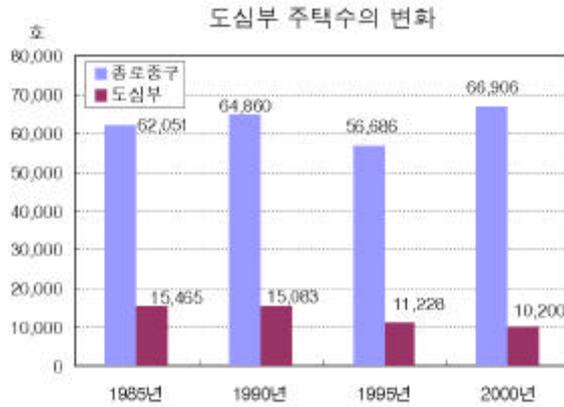
	가	가				가
	2,965,794 (100.0)	1,178,893 (39.7)	1,300,169 (43.8)	444,722 (15.0)	42,010 (1.4)	486,732 (16.4)
	103,240 (100.0)	37,838 (36.7)	40,867 (39.6)	20,578 (19.9)	3,957 (3.8)	61,445 (23.8)
	19,663 (100.0)	6,224 (31.7)	6,661 (33.9)	5,372 (27.3)	1,406 (7.2)	6,778 (34.5)
	22,280 (100.0)	9,460 (42.5)	8,933 (40.1)	3,007 (13.5)	880 (3.9)	3,887 (17.4)

) 가 가 가
 : , 1995.

2.

•

가 가 . 1985
 2000 15 118 198 68% 가
 , 8% 가 , 1 5 1
 34% ,
 가 2000 가



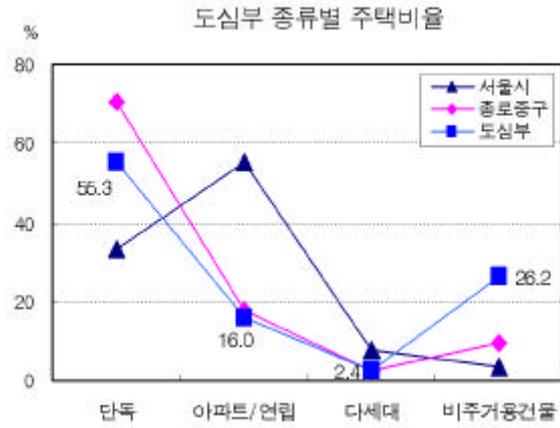
[2-7] (: , %)

	1985	1990	1995	2000	() (1985-2000)
	1,176,491 (100.0)	1,489,761 (100.0)	1,688,111 (100.0)	1,978,913 (100.0)	802,422 (68.2)
()	62,051 (5.4)	64,860 (4.4)	56,686 (3.4)	66,906 (3.4)	4,855 (7.8)
()	15,465 (1.3)	15,083 (1.0)	11,228 (0.7)	10,200 (0.5)	5,265 (-34.0)
()	14,791 (1.3)	15,126 (1.0)	13,217 (0.8)	14,268 (0.7)	523 (-3.5)

: , , (2000).

26%

3%



[2-9]

(: , %)

	1,688,111 (100.0)	561,947 (33.3)	934,654 (55.4)	134,923 (8.0)	56,587 (3.4)
	56,686 (100.0)	33,024 (70.4)	16,380 (17.6)	2,121 (2.5)	5,161 (9.4)
	11,228 (100.0)	6,213 (55.3)	1,800 (16.0)	275 (2.4)	2,940 (26.2)
	13,217 (100.0)	8,743 (66.1)	3,566 (27.0)	339 (2.6)	569 (4.3)

: , , 1995.

●

/

2000

, 1970

30

9%

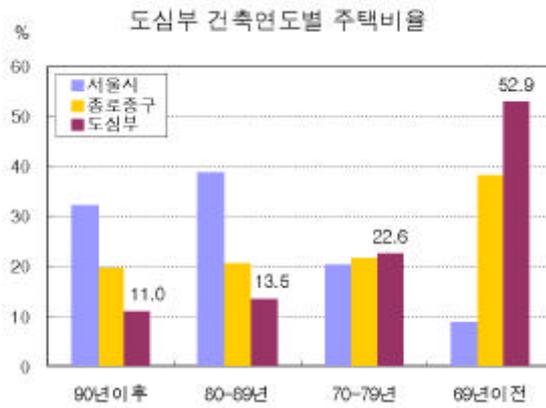
38%,

53%

, 1990

가 32%

11%



[2-10]

(: , %)

		1990	1980- 1989	1970- 1979	1969
	1,688,111 (100.0)	543,233 (32.2)	654,106 (38.7)	345,528 (20.5)	145,244 (8.6)
	56,686 (100.0)	11,127 (19.6)	11,662 (20.6)	12,306 (21.7)	21,591 (38.1)
	11,228 (100.0)	1,231 (11.0)	1,513 (13.5)	2,543 (22.6)	5,941 (52.9)
	13,217 (100.0)	2,462 (18.6)	2,074 (15.7)	3,377 (25.6)	5,304 (40.1)

: , , 1995.

2

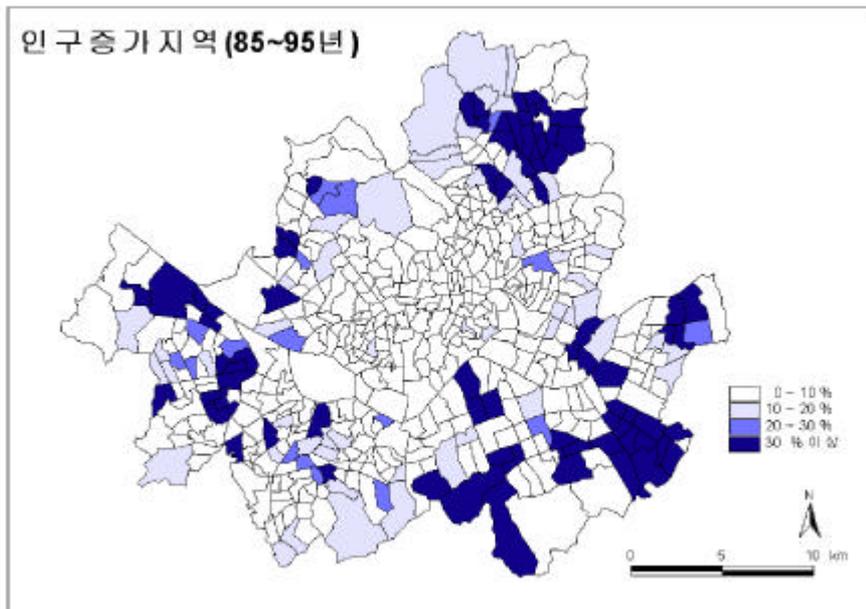
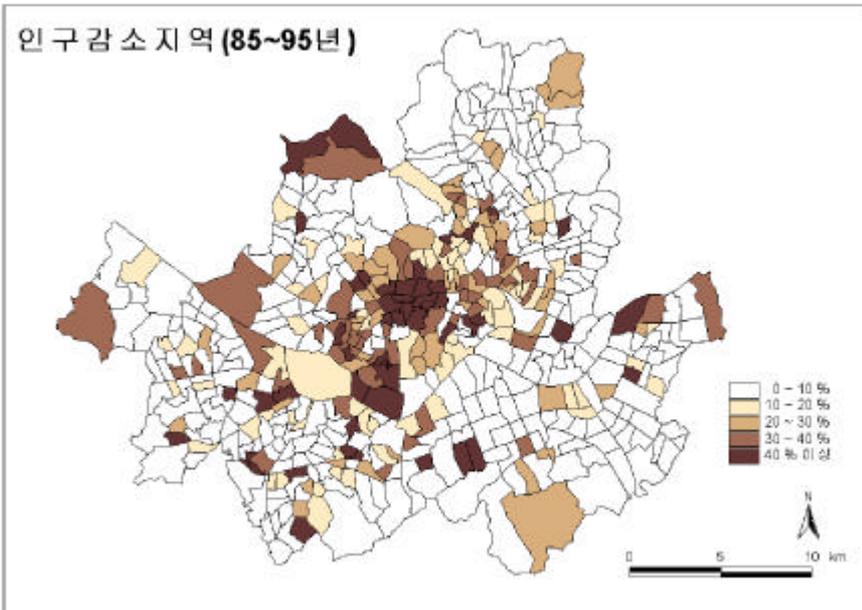
1.

가
 .가 .
 , 가
 , (,) 60
 , 가 , / 가
 30 10
 .
 가
 () .

[2- 11]

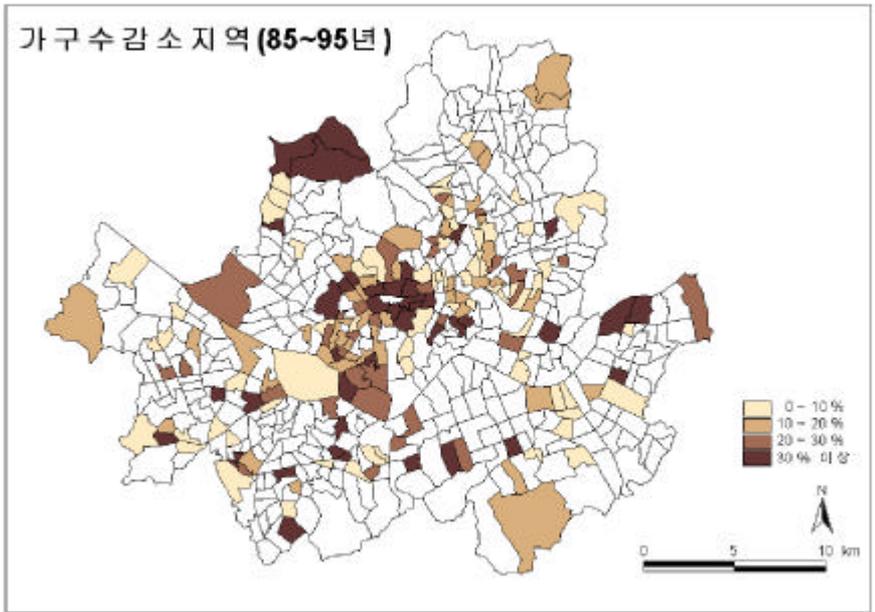
		1	2	3
	60 가	0.97375	0.80488 0.54159	
가	가 가 ,	0.97335		0.72186 0.92831
	30 10	0.97474	0.91233	0.54857

3) 1985 1995 , 1995

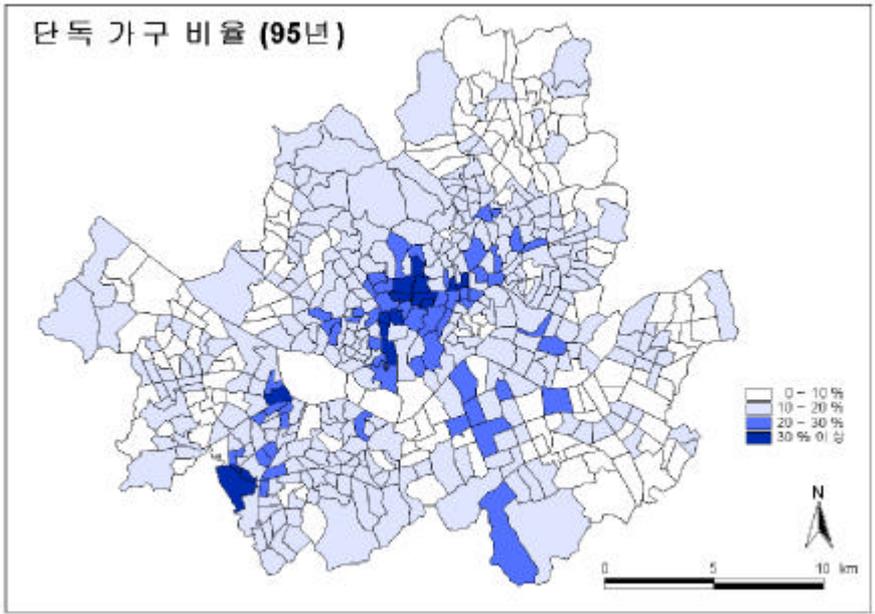


[2-1]

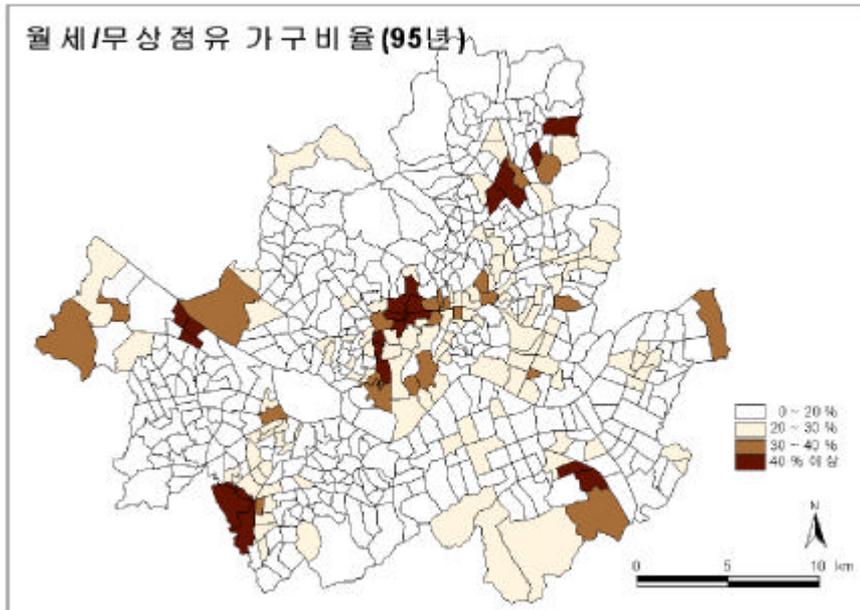
가 (85 '95)



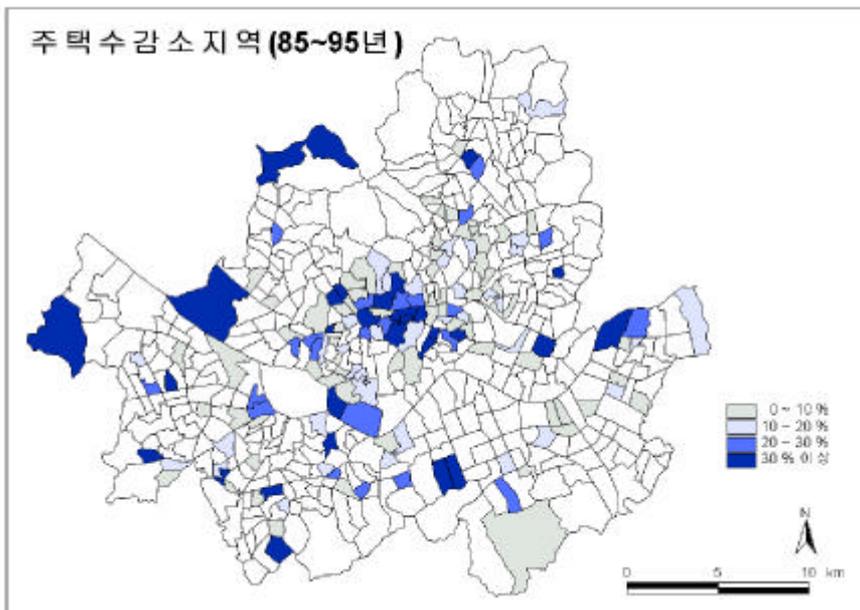
[2-4] 가 (85 '95)



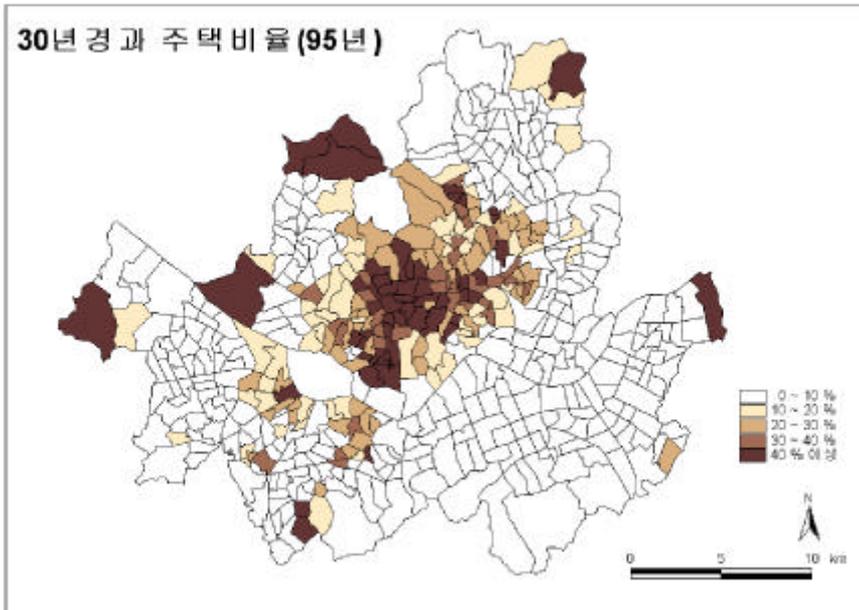
[2-5] 가 (95)



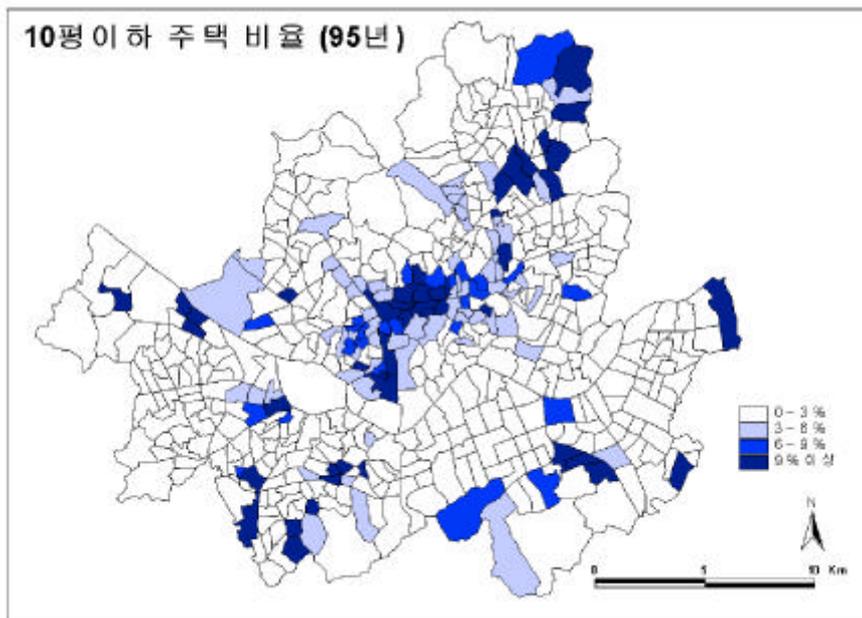
[2-6] / 가 ('95)



[2-7] ('85 '95)



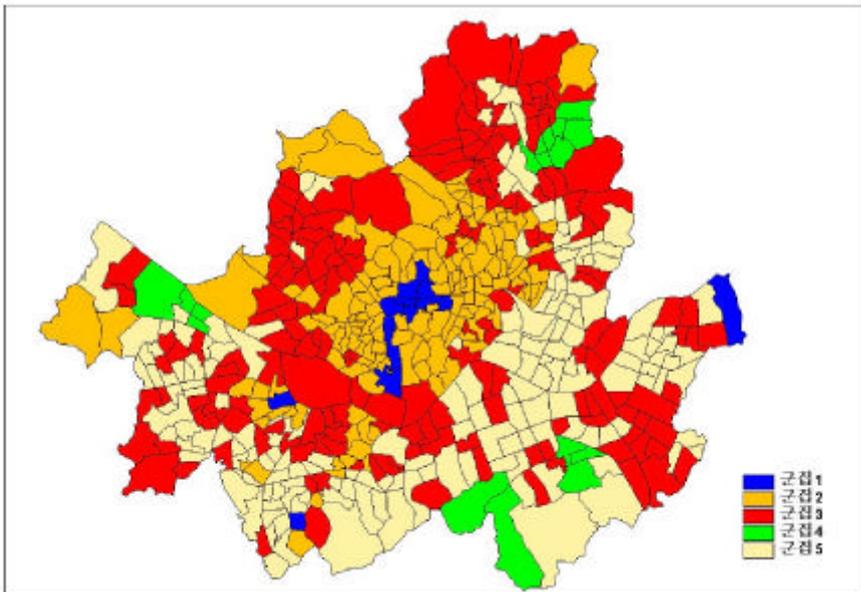
[2-8] 30 ('95)



[2-9] 10 ('95)

2.

3 , 5
가 . 1
2 . 60 , 가 , 30
 , 가
 . 1·2·3·4가 , , 1가 , , 3·
4·5가 , , 5가 , 2가 .
2 . , , ,
가 , 1 2 .
가 1 ,
 .
가
 . , 가 , 가
 , 가



[2-10]

[2-12] 1 2

1		1·2가 , 3·4가
		5가 , 3·4·5가 , , 1가 , ,
		, 2가
		, 2 , 7
2		가 , , 3가 , , , , , , 1, 2 , , 5·6가 , 1, 2, 3 , , , ,
		1, 2, 3, 4, 5, 6 , , , 4·5가 , , , ,
		, , 2가 , 1, 2 , 1, 2 , 1, 2 , 1, 3가 , 1, 2 , ,
		가 1 , , 1, 2, 3 , 1, 2, 3 , 1 , , , , 2
		1, 2 , , , , , , ,
		1, 3, 4가 , , 1, 2 , 1
		1, 2, 3 , 1, 2 , , 1, 2 , , 2 , 1, 2 , , 1, 2, 3, 4 , 2 , 1, 2
		1, 2, 4, 5 , , 1, 2 , 3 , 1, 2, 3, 4 , 1, 2 , 1, 2 , 1
		1 , 2 , 1 , 1, 2 , 1 , 1, 3가
		1, 2, 5, 6, 7
	/ , 3, 5, 9 , 6 / 1, 5 , 1, 3	
	[] , 4 [] 2 [] , [] 3, 4 [] , ,	

3 가

(2%) 가 , . , 1995 가

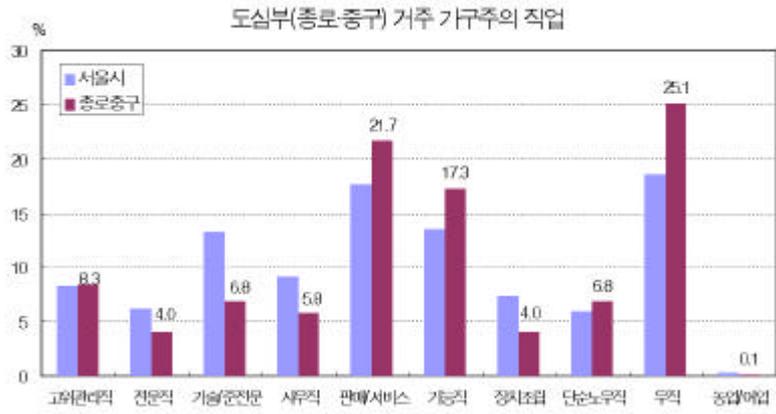
1.

1995 . 가 ,
 , , , 가
 . 가,
 . 가
 , ,

[2-13] (.)가 (: , %)

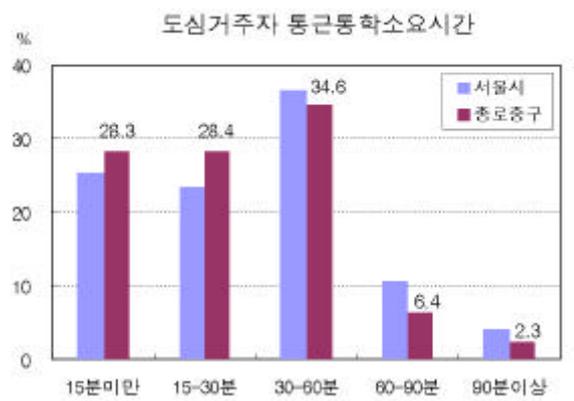
	가		가	
	가	(%)	가	(%)
,	4,889	8.2	174	8.3
가	3,638	6.1	83	4.0
가	7,905	13.3	142	6.8
	5,437	9.1	122	5.8
/	10,477	17.6	453	21.7
	8,052	13.5	361	17.3
,	4,372	7.4	84	4.0
	3,521	5.9	143	6.8
	11,029	18.5	525	25.1
	162	0.3	2	0.1
	59,482	100.0	2,089	100.0

: , , 1995.



2.

60% 25 가 57%, 36, 31, 30 가 49%, 57%



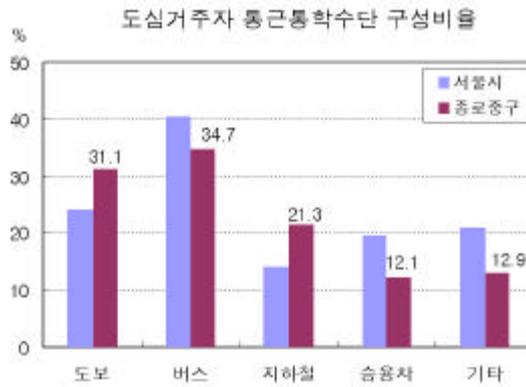
[2-14] (: , %)

		15	15-30	30-60	60-90	90		
		107,257	25.3	23.5	36.5	10.6	4.1	36.0
		3,319	28.3	28.4	34.6	6.4	2.3	30.9
		1,929	26.5	28.6	34.5	7.6	2.8	32.3
		1,390	30.9	28.1	34.7	4.7	1.6	28.9

: 가 120 120
: , 1995.

● .

41%, 24%,
20% , 35%, 31%,
21% ,
가 24% , 가 31%



[2-15] (: , %)

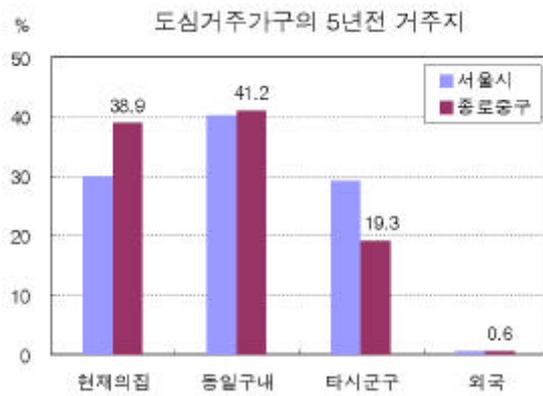
		107,257 (100.0)	25,849 (24.1)	43,546 (40.6)	14,909 (13.9)	21,130 (19.7)	22,524 (21.0)
		3,319 (100.0)	1,032 (31.1)	1,152 (34.7)	707 (21.3)	402 (12.1)	428 (12.9)

: , 1995.

3.

•

가 가 5
 (區)
 1995 (2%) 5
 가 80% 5 (區)
 가 (70%)
 가 5 가 1995 39%
 30%

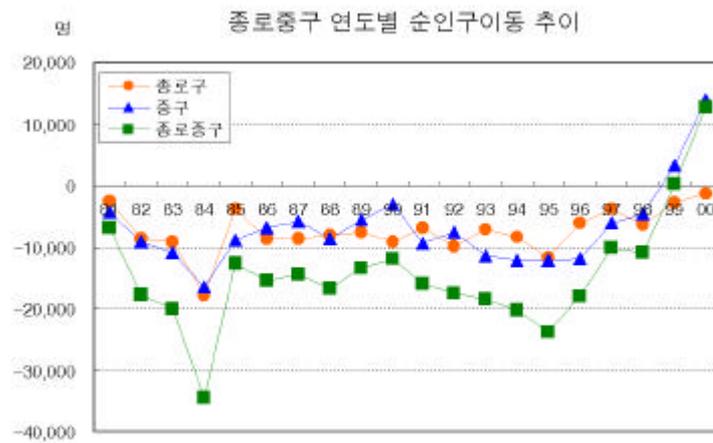
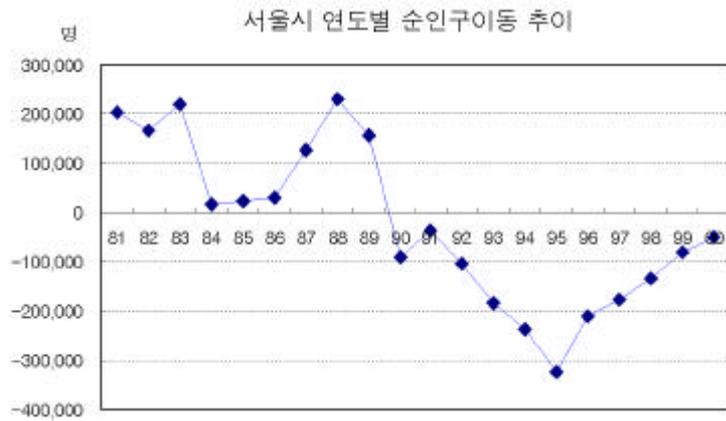


[2-16] (.) 가 5 (: , %)

	가		가	
	가	(%)	가	(%)
	17,812	30.0	813	38.9
	23,951	40.3	860	41.2
	17,360	29.2	403	19.3
	342	0.6	13	0.6
	59,465	100.0	2,089	100.0

: , , 1995.

● .
 1981 2000 20 ,
 , 1980 가 (正)
 1990 가 가 (負)
 1995 가 .
 , . 20 가 (負)
 1981 98 1 6 . 1980 1990
 1999 2000 가
 가 (正) ,



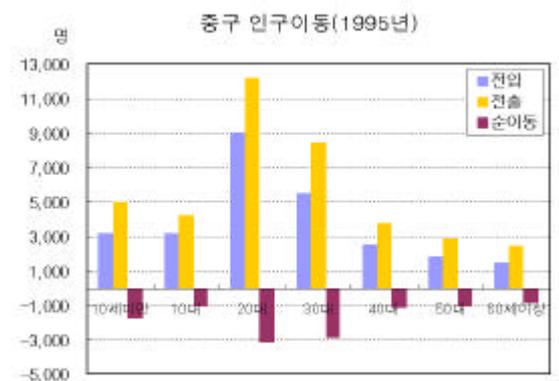
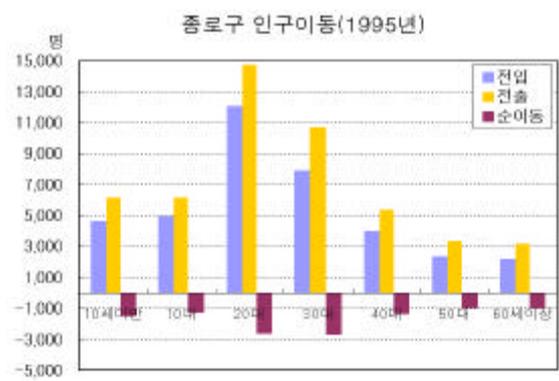
[2-17]

(:)

				.
1981	204,017	- 2,460	- 4,347	- 6,807
1982	165,193	- 8,601	- 9,097	- 17,698
1983	221,197	- 9,053	- 10,999	- 20,052
1984	16,922	- 17,843	- 16,522	- 34,365
1985	24,797	- 3,920	- 8,860	- 12,780
1986	30,329	- 8,614	- 6,712	- 15,326
1987	125,182	- 8,496	- 5,918	- 14,414
1988	231,519	- 8,128	- 8,649	- 16,777
1989	155,902	- 7,613	- 5,693	- 13,306
1990	- 90,992	- 9,014	- 2,995	- 12,009
1991	- 36,879	- 6,776	- 9,244	- 16,020
1992	- 104,884	- 9,771	- 7,668	- 17,439
1993	- 182,632	- 7,215	- 11,336	- 18,551
1994	- 236,497	- 8,303	- 12,047	- 20,350
1995	- 321,898	- 11,673	- 12,169	- 23,842
1996	- 211,237	- 6,011	- 11,956	- 17,967
1997	- 178,319	- 3,847	- 6,192	- 10,039
1998	- 134,013	- 6,348	- 4,642	- 10,990
1999	- 81,122	- 2,859	3,217	358
2000	- 51,558	- 1,152	13,811	12,659

: , , .

1995
 () . 1995 11,673 ,
 12,169 23,842 가 .
 가
 가 25 34 가 33%
 가 . 20 24 35 40 ,
 가 48%가 20 30 ,
 9 62% 4)
 20 30 가
 가



4) , “ ” , 『 』 , 2000, pp338-339 .

[2-18] . (1995) (: , %)

1995								
								(%)
	38,043	49,716	- 11,673	26,660	38,829	- 12,169	- 23,842	100.0
0 4	2,422	3,494	- 1,072	1,794	2,838	- 1,044	- 2,116	8.9
5 9	2,184	2,693	- 509	1,400	2,140	- 740	- 1,249	5.2
10 14	2,462	2,997	- 535	1,450	2,025	- 575	- 1,110	4.7
15- 19	2,457	3,202	- 745	1,711	2,208	- 497	- 1,242	5.2
20 24	4,979	5,529	- 550	3,778	4,659	- 881	- 1,431	6.0
25 29	7,072	9,187	- 2,115	5,209	7,509	- 2,300	- 4,415	18.5
30 34	4,410	6,181	- 1,771	3,185	5,000	- 1,815	- 3,586	15.0
35 39	3,544	4,501	- 957	2,314	3,435	- 1,121	- 2,078	8.7
40 44	2,390	3,110	- 720	1,463	2,131	- 668	- 1,388	5.8
45 49	1,623	2,250	- 627	1,088	1,612	- 524	- 1,151	4.8
50 54	1,292	1,876	- 584	1,002	1,536	- 534	- 1,118	4.7
55 59	1,039	1,498	- 459	759	1,316	- 557	- 1,016	4.3
60 64	721	1,074	- 353	519	884	- 365	- 718	3.0
65 69	515	795	- 280	427	618	- 191	- 471	2.0
70 74	408	592	- 184	240	392	- 152	- 336	1.4
75 79	284	383	- 99	178	295	- 117	- 216	0.9
80	241	354	- 113	143	231	- 88	- 201	0.8

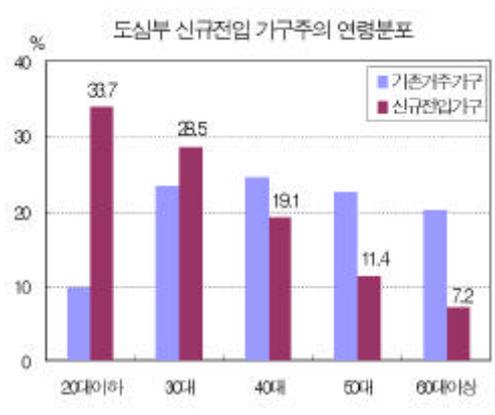
: , (), 1995.

4. 가

, 가 1995
 (2%) . 가 5 가 403가
 가 , , .

•

. 가 가 , 20 30
 . 가 20 30
 62% , 가 33% .
 . 20 30
 가 , .



[2-19] 가 (: , %)

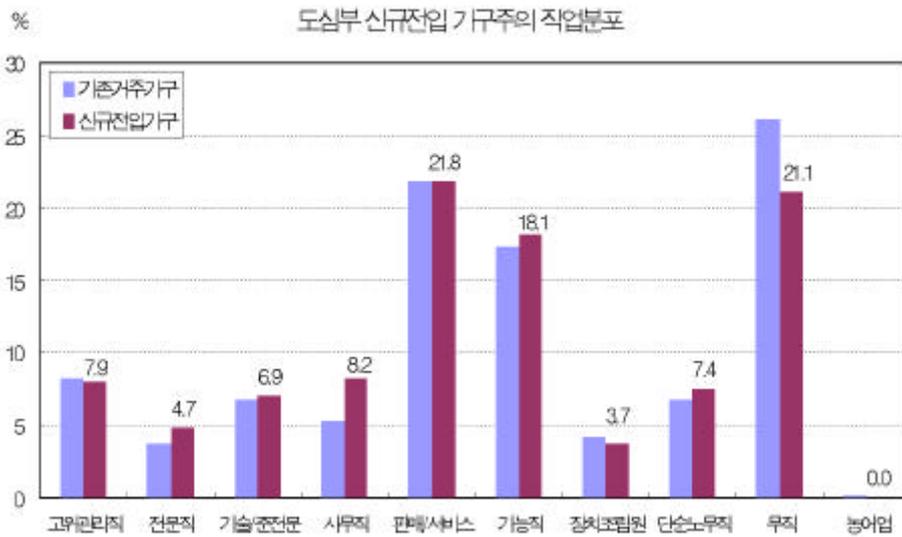
	가		가	
	가	(%)	가	(%)
20	163	9.7	136	33.7
30	388	23.2	115	28.5
40	409	24.4	77	19.1
50	377	22.5	46	11.4
60	336	20.1	29	7.2
	1,673	100.0	403	100.0

: , , 1995.

가

가

가



[2-20] 가 (: , %)

	가		가	
	가	(%)	가	(%)
,	138	8.2	32	7.9
가	61	3.6	19	4.7
가	113	6.8	28	6.9
	89	5.3	33	8.2
/	364	21.8	88	21.8
	288	17.2	73	18.1
,	69	4.1	15	3.7
	112	6.7	30	7.4
	437	26.1	85	21.1
	2	0.1	0	0.0
	1,673	100.0	403	100.0

: , , 1995.

•

가 가 가 가 가 가
가 가 가
가 81%



[2-21] 가 (: , %)

	가		가	
	가	(%)	가	(%)
가	700	41.9	49	12.4
	578	34.6	169	42.9
/	322	19.3	151	38.3
	69	4.1	25	6.3
	1,669	100.0	394	100.0

: , , 1995.

가 , , ,
가 20 30 , , 가
가

• 가
 , . 가 ,
 , , 가
 . 가
 , ,
 .
 , . 가
 . 가
 , . 가
 가 24% . 31% .
 , . 가 20 30
 ,
 . , 가
 가
 , . 가
 20 30 가 가 48%
 . , . 20 30 가
 ,
 가 .

3

1

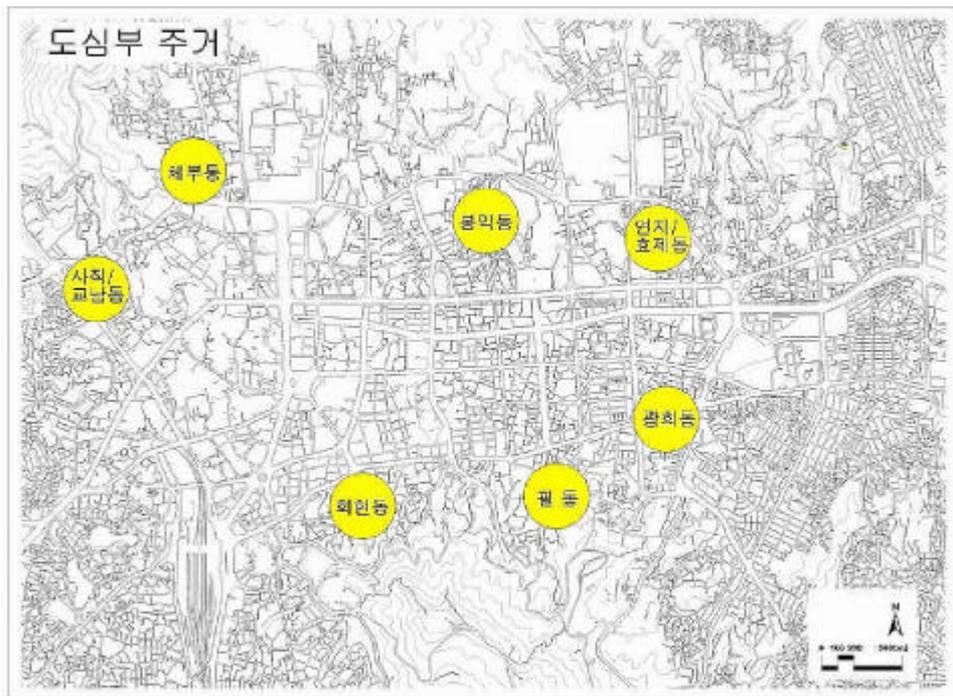
2

3

4

[3-1]

				(%)	(%)
	/	,		5,087 20.4	73 13.8
	/			4,696 18.8	107 20.2
	/ /	,		4,645 18.6	109 20.6
	/			3,705 14.8	80 15.1
	/	,		3,548 14.2	80 15.1
	/	4가		3,302 13.2	80 15.1
				24,982 100.0	529 100.0

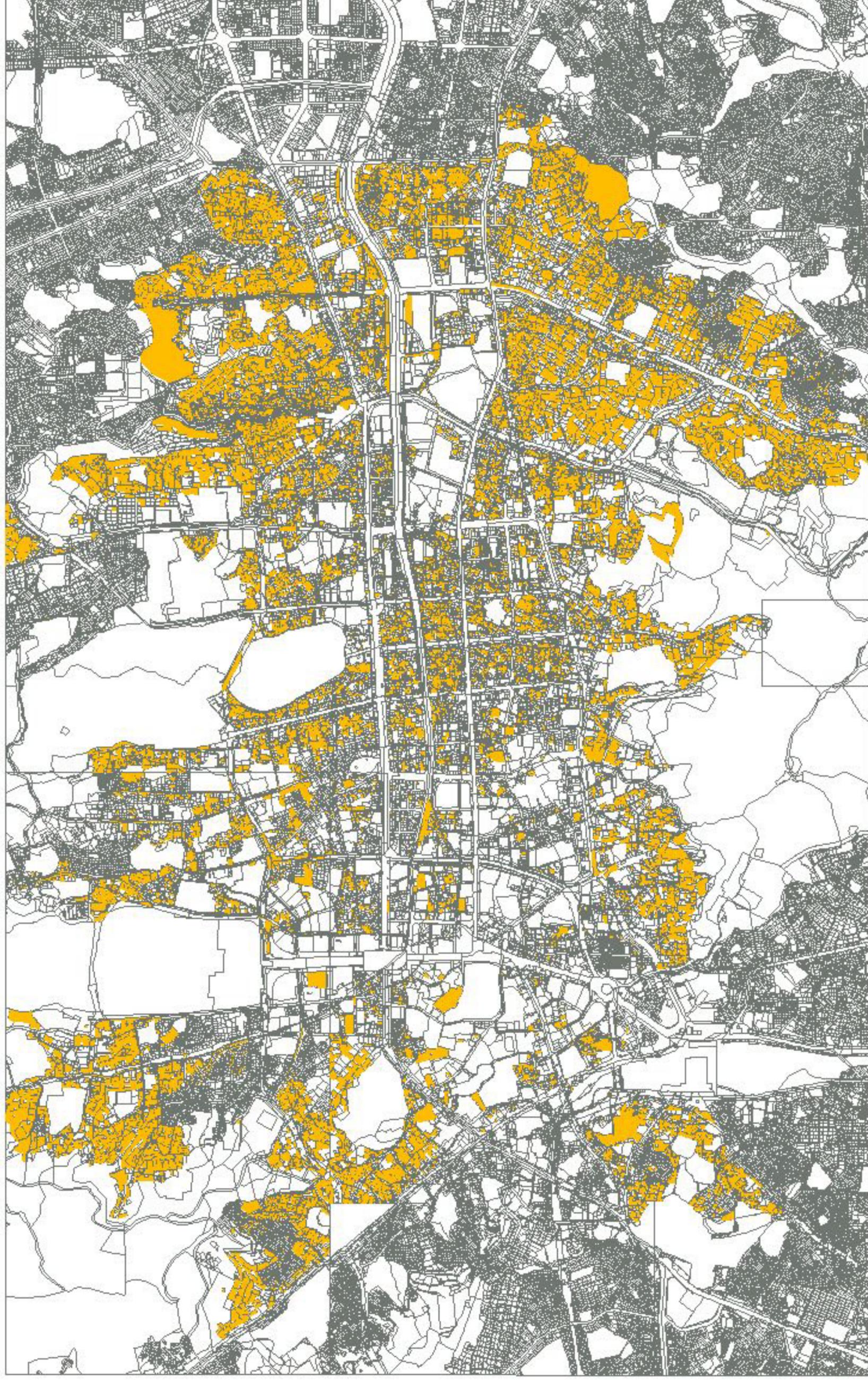


[3-1]

[3-2]

()

도심부 주거용 건축물 (건축물관리대장 1999)



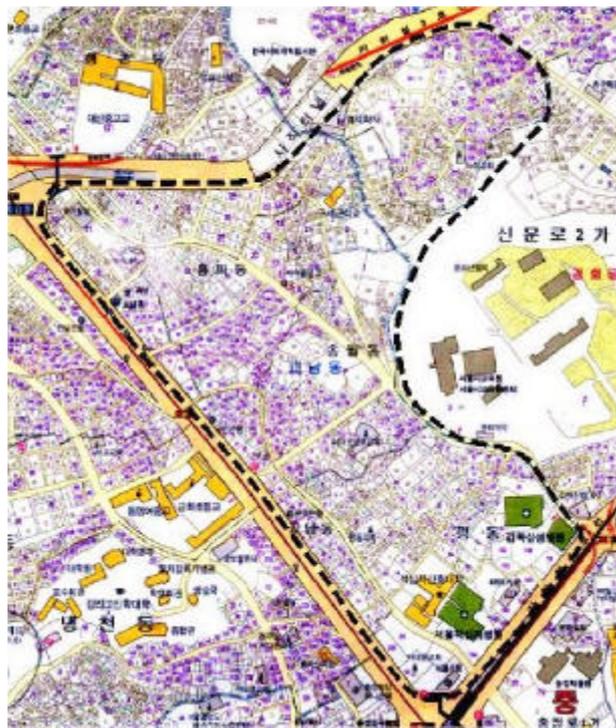
2

1.

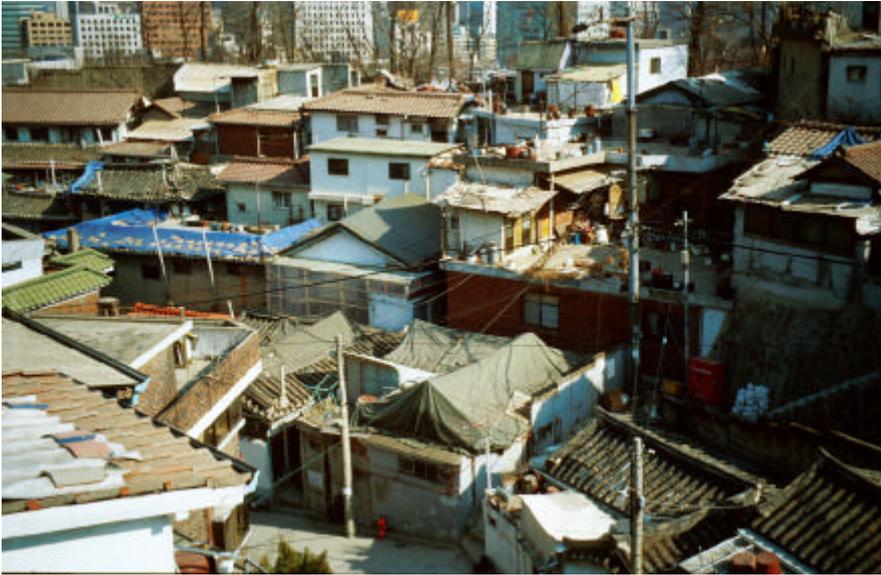
4 5

가

가



[3-3]



[3-4] . 1



[3-5] · 2

2.

가

4

가

가

가



[3-6]



[3-7] . 1



[3-8] . 2



[3-10]



[3-11]

4.

가
가
가
가
가



[3-12]



[3-13]



[3-14]

5.

4가

가

가

3 5

가



[3-15]



[3-16]

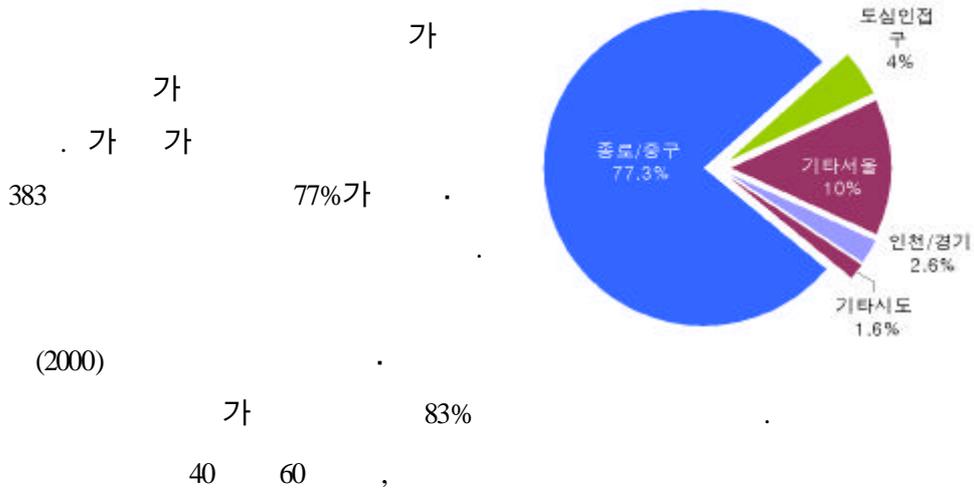


[3-17]

3

1.

• 가



[3-2] 가 (: %,)

	/	/	/	/	/	/	()
/	69.6	68.4	83.3	75.7	87.1	78.9	296 (77.3)
	6.5	2.6	5.6	5.7	3.2	5.3	18 (4.7)
	19.6	25.0	4.2	10.0	9.7	15.8	53 (13.8)
/	2.2	3.9	4.2	4.3	0.0	0.0	10 (2.6)
	2.2	0.0	2.8	4.3	0.0	0.0	6 (1.6)
	12.0	19.8	18.8	18.3	16.2	14.9	383 (100.0)

1)

2) 131

15 146

•

가

가 386 가 가
51%가



27%

가 78%가

가

15%

1995

(2%)

24%

가

가

69%

[3-3]

(: %,)

	/	/	/	/	/	/	()
	30.6	37.7	68.9	69.0	57.8	29.4	196 (50.8)
/	32.7	23.4	2.7	5.6	12.5	21.6	59 (15.3)
	8.2	7.8	4.1	4.2	3.1	9.8	23 (6.0)
/	4.1	6.5	6.8	7.0	3.1	7.8	23 (6.0)
가	14.3	14.3	8.1	12.7	18.8	21.6	56 (14.5)
	0.0	1.3	2.7	0.0	1.6	0.0	4 (1.0)
	10.2	9.1	6.8	1.4	3.1	9.8	25 (6.5)
	12.7	20.0	19.2	18.4	16.6	13.2	386 (100.0)

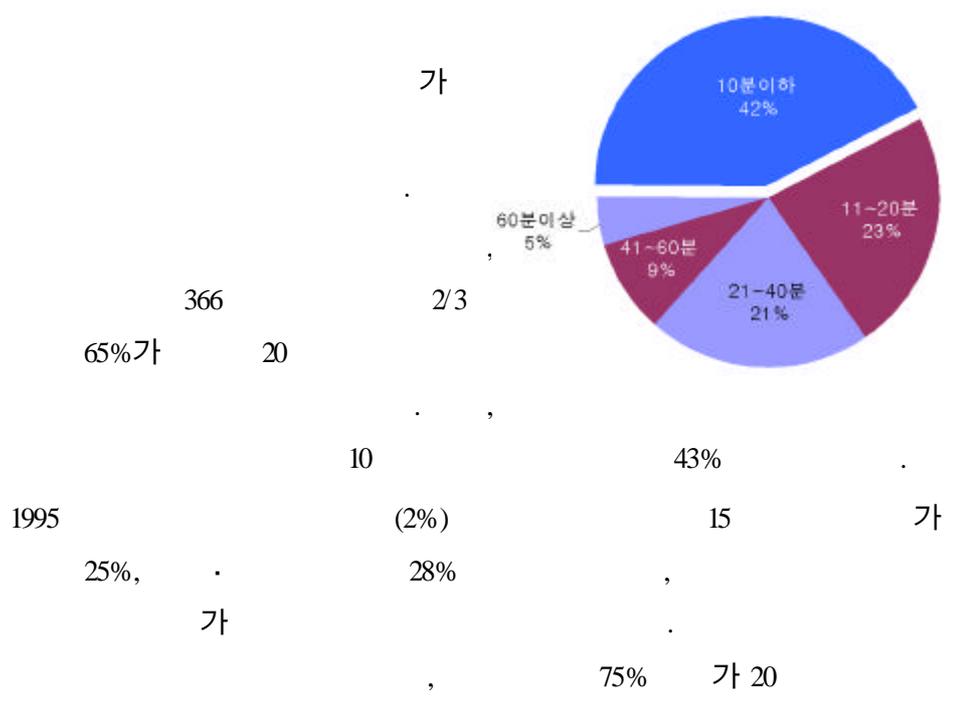
)

131

15

143

•



[3-4] (: %,)

	/	/	/	/	/	/	()
10	27.1	40.0	54.7	56.5	37.5	32.6	156 (42.6)
11 20	20.8	18.7	20.3	18.8	31.3	28.3	83 (22.7)
21 40	29.2	22.7	14.1	15.9	23.4	23.9	77 (21.0)
41 60	14.6	13.3	4.7	2.9	6.3	15.2	33 (9.0)
60	8.3	5.3	6.3	5.8	1.6	0.0	17 (4.6)
	13.1	20.5	17.5	18.9	17.5	12.6	366 (100.0)

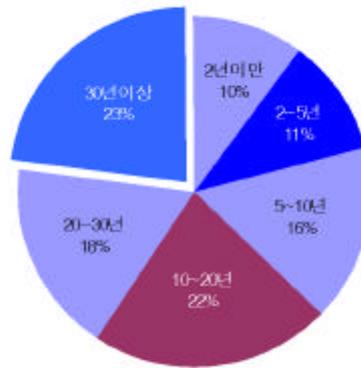
) 131 32 163

2.

- ()

(529)

2/3 63%가 10
 , 20
 41%
 1995 (2%)
 , 10
 가 13%,
 22%
 (2000)



73%가 10

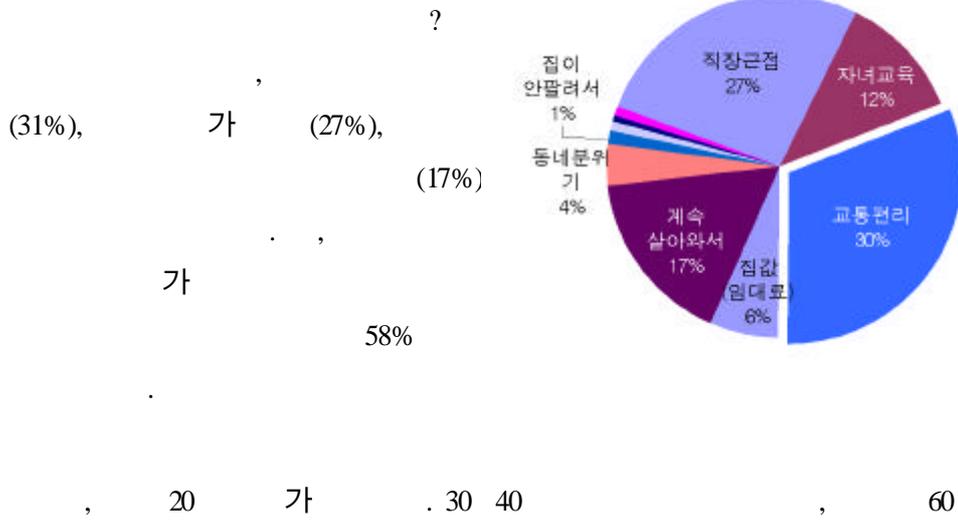
, 20

51%

[3-5] (: %,)

	/	/	/	/	/	/	()
2	8.2	10.3	6.4	13.8	20.0	5.0	55 (10.4)
2 5	9.6	10.3	5.5	15.0	13.8	11.3	56 (10.6)
5 10	13.7	11.2	12.8	13.8	23.8	25.0	86 (16.3)
10 20	21.9	26.2	22.0	20.0	22.5	17.5	116 (21.9)
20 30	20.6	15.0	25.7	16.3	6.3	21.3	94 (17.8)
30	26.0	27.1	27.5	21.3	13.8	20.0	122 (23.1)
	13.8	20.2	20.6	15.1	15.1	15.1	529 (100.0)

- () (2가)



가

[3-7] (2가) (: %,)

	/	/	/	/	/	/	()
	21.7	17.6	23.0	39.2	34.9	28.6	268 (26.8)
	14.0	22.4	9.6	8.9	7.5	4.8	117 (11.7)
	24.8	28.6	31.1	32.3	28.1	41.5	310 (31.0)
()	10.9	4.3	6.2	4.4	5.5	7.5	62 (6.2)
	17.8	18.6	23.0	9.5	16.4	11.6	166 (16.6)
	3.1	5.2	4.3	2.5	4.8	4.1	41 (4.1)
	2.3	1.9	1.4	0.6	0.0	1.4	13 (1.3)
	1.6	0.5	0.5	1.3	1.4	0.0	8 (0.8)
	0.8	0.5	0.5	0.0	1.4	0.7	6 (0.6)
	3.1	0.5	0.5	1.3	0.0	0.0	8 (0.8)
	12.9	21.0	20.9	15.8	14.6	14.7	999 (100.0)

) 59

3.

•

?

, , , (5) ,

, 가 .

, , 가

. 가 .

[3-8]

	/	/	/	/	/	/	
	3.4	3.4	2.7	2.5	2.6	2.8	2.9
	2.1	2.4	2.4	2.5	2.6	2.5	2.4
	2.9	3.0	2.6	2.5	2.3	2.5	2.6
/	2.1	2.2	2.0	2.1	2.0	1.7	2.0
/	3.0	2.8	2.1	2.1	2.2	1.9	2.3
	2.9	2.9	2.5	2.2	2.0	2.5	2.5
	3.1	3.1	2.7	2.7	2.9	2.8	2.9
	3.4	3.6	3.5	3.1	3.3	3.3	3.4
	2.7	3.1	2.5	2.5	2.9	3.1	2.8

1) '5, '4, '3, '2, '1 .

2) 가 1, 2 .

•

(2가)

가

(26%),

(16%),

(15%),

(14%),

가

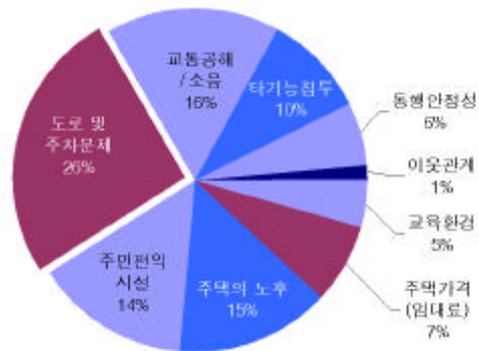
가

[3-9] (2가) (: %,)

	/	/	/	/	/	/	()
	1.6	4.6	4.2	7.6	8.0	0.7	45 (4.5)
가 ()	10.1	11.3	4.2	5.7	6.6	6.6	73 (7.3)
	28.7	24.2	12.2	13.8	5.3	4.6	147 (14.7)
	11.6	7.7	15.4	13.2	20.5	19.1	144 (14.4)
/	30.2	29.4	23.4	18.2	19.2	34.2	256 (25.6)
/	10.1	9.8	20.1	17.6	15.2	25.0	164 (16.4)
	3.9	4.6	11.7	15.1	18.5	4.6	98 (9.8)
	3.1	6.7	8.4	6.3	6.0	3.3	59 (5.9)
	0.8	1.6	0.5	2.5	0.7	2.0	13 (1.3)
	12.9	19.4	21.4	15.9	15.1	15.2	999 (100.0)

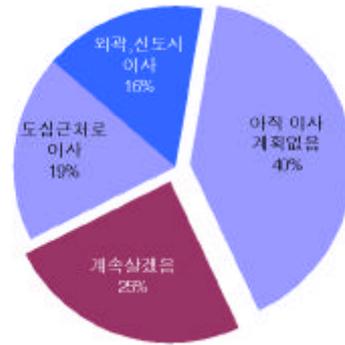
1) 59

2) 가 1, 2, 3



4.

- 5



5

(528) 25%

, 40%

65%가

19%

16%

가

가

[3- 10] 5 (: %,)

	/	/	/	/	/	/	()
	48.0	42.5	16.5	52.5	43.8	46.3	212 (40.2)
	26.0	34.0	34.9	11.3	13.8	21.3	130 (24.6)
	13.7	10.4	23.9	21.3	22.5	21.3	99 (18.8)
/	12.3	13.2	24.8	15.0	20.0	11.3	87 (16.5)
	13.8	20.1	20.6	15.2	15.2	15.2	528 (100.0)

) 1

(2가)

5
(186
, 가
(19%)
,
(17%),
(17%),
(13%)



가 ,

8)

[3-11] (2가) (: %,)

	/	/	/	/	/	/	()
	9.7	14.9	8.9	15.5	12.5	10.2	41 (11.7)
	19.4	4.3	5.0	3.5	10.9	12.2	28 (8.0)
/	6.5	17.0	21.8	22.4	18.8	22.5	68 (19.4)
	22.6	34.0	17.8	8.6	10.9	14.3	60 (17.1)
	6.5	6.4	14.9	17.2	15.6	10.2	45 (12.9)
/	22.6	17.0	17.8	17.2	10.9	18.4	59 (16.9)
	12.9	2.1	12.9	13.8	15.6	4.1	38 (10.9)
	0.0	4.3	1.0	1.7	4.7	8.2	11 (3.1)
	8.9	13.4	28.9	16.6	18.3	14.0	350 (100.0)

1) 22

2) 1, 2, 3

8) . , “
p. 131.

”, 『 2 1 , 2001,

• ()

2 3 가 ,
 (292) 78% , 22% .

가

가

[3-12] () (: %,)

	/	/	/	/	/	/	()
	8.5	36.8	17.1	28.0	28.1	11.9	65 (22.3)
	91.5	63.2	82.9	72.0	71.9	88.1	227 (77.7)
	16.1	26.0	24.0	8.6	11.0	14.4	292 (100.0)

• ()

, 가 ‘ ’ 43%,
 ‘ ’ 38% , ‘ ’ 17% .

[3-13] () (: %,)

	/	/	/	/	/	/	()
	52.2	65.5	46.2	23.6	42.9	48.3	97 (43.3)
	43.5	17.2	30.8	52.7	36.7	41.4	86 (38.4)
	0.0	17.2	20.5	23.6	18.4	10.3	38 (17.0)
	4.4	0.0	2.6	0.0	2.0	0.0	3 (1.3)
	10.3	13.0	17.4	24.6	21.9	13.0	224 (100.0)

) 13

5.

- ()
 (292)
 가 , 가 가
 50% . , .
 가 , . 가 .

[3-14] () (: %,)

	/	/	/	/	/	/	()
	66.0	42.1	52.9	56.0	28.1	53.7	145 (49.8)
	34.0	57.9	47.1	44.0	71.9	46.3	146 (50.2)
	16.2	26.1	24.1	8.6	11.0	14.1	291 (100.0)

) 1

- ()
 가
 (45%) (26%) .

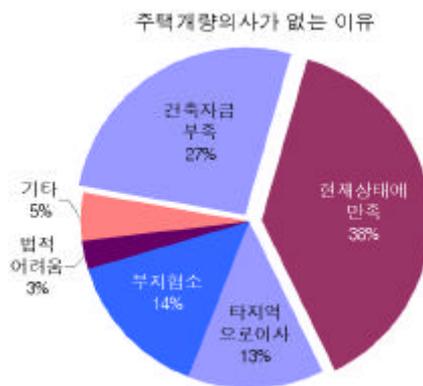
[3-15] (: %,)

	/	/	/	/	/	/	()
	38.7	21.9	73.0	42.9	44.4	40.9	65 (44.8)
/	9.7	15.6	5.4	21.4	11.1	31.8	21 (14.5)
	29.0	43.8	16.2	21.4	33.3	13.6	38 (26.2)
	6.5	12.5	5.4	7.1	0.0	0.0	9 (6.2)
	16.1	6.3	0.0	7.1	11.1	13.6	12 (8.3)
	21.4	22.1	25.5	9.7	6.2	15.2	145 (100.0)

- 가 (가) , 가 가 38%, 가 27%, 가 14% , 가

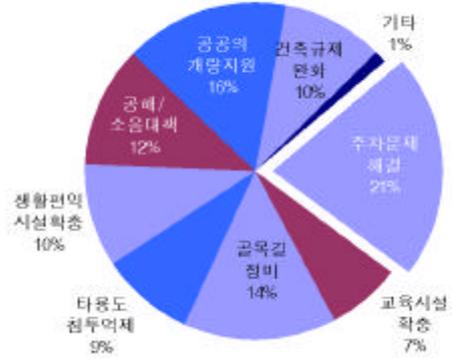
[3-16] 가 (: %,)

	/	/	/	/	/	/	()
	43.8	29.6	15.2	27.3	17.4	36.8	39 (26.7)
	18.8	25.0	57.6	18.2	47.8	52.6	56 (38.4)
	12.5	11.4	6.1	36.4	21.7	5.3	19 (13.0)
	12.5	22.7	21.2	0.0	8.7	0.0	21 (14.4)
	6.3	4.6	0.0	9.1	0.0	0.0	4 (2.7)
	6.3	6.8	0.0	9.1	4.4	5.3	7 (4.8)
	11.0	30.1	22.6	7.5	15.8	13.0	146 (100.0)



(2가)

(21%) 가
(16%),
(14%),
(12%)



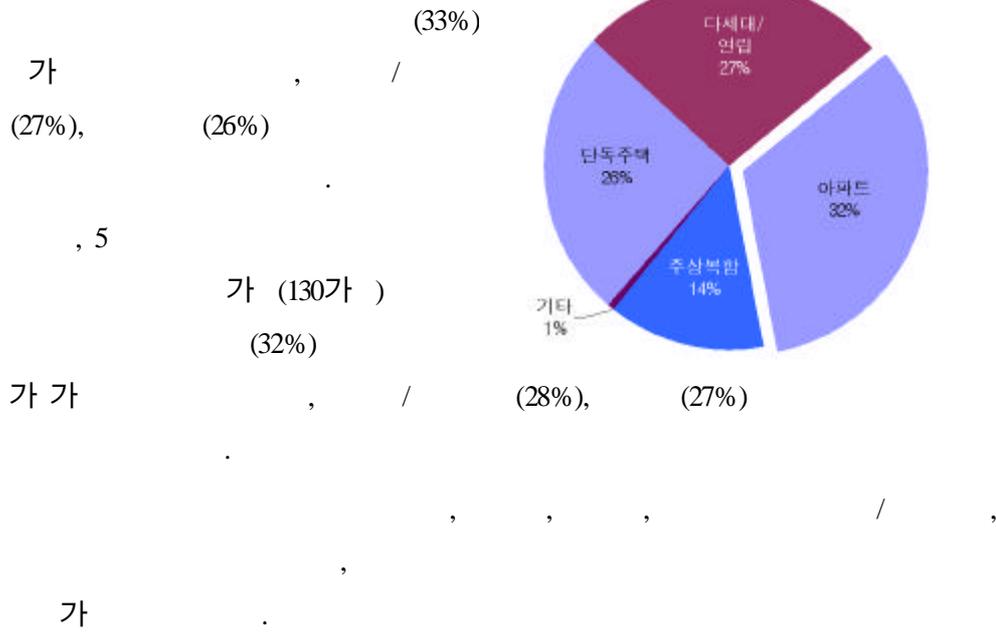
[3-17] (2가) (: %,)

	/	/	/	/	/	/	()
	28.2	23.6	13.6	16.4	20.3	28.9	217 (21.4)
	1.5	4.3	4.9	15.1	9.5	7.6	71 (7.0)
	9.9	12.3	20.9	12.6	8.8	18.9	145 (14.3)
	0.8	2.4	9.2	13.2	26.4	3.8	91 (9.0)
	9.2	5.7	12.1	7.6	10.1	15.7	101 (10.0)
/	7.6	5.7	13.1	18.9	10.1	16.4	120 (11.8)
	30.5	24.1	14.6	12.0	7.4	5.7	160 (15.8)
	10.7	20.3	10.7	3.1	6.8	2.5	98 (9.7)
	1.5	1.9	1.0	1.3	0.7	0.6	12 (1.2)
	12.9	20.9	20.3	15.7	14.6	15.7	1,015 (100.0)

1) 43

2) 가 1, 2, 3

•

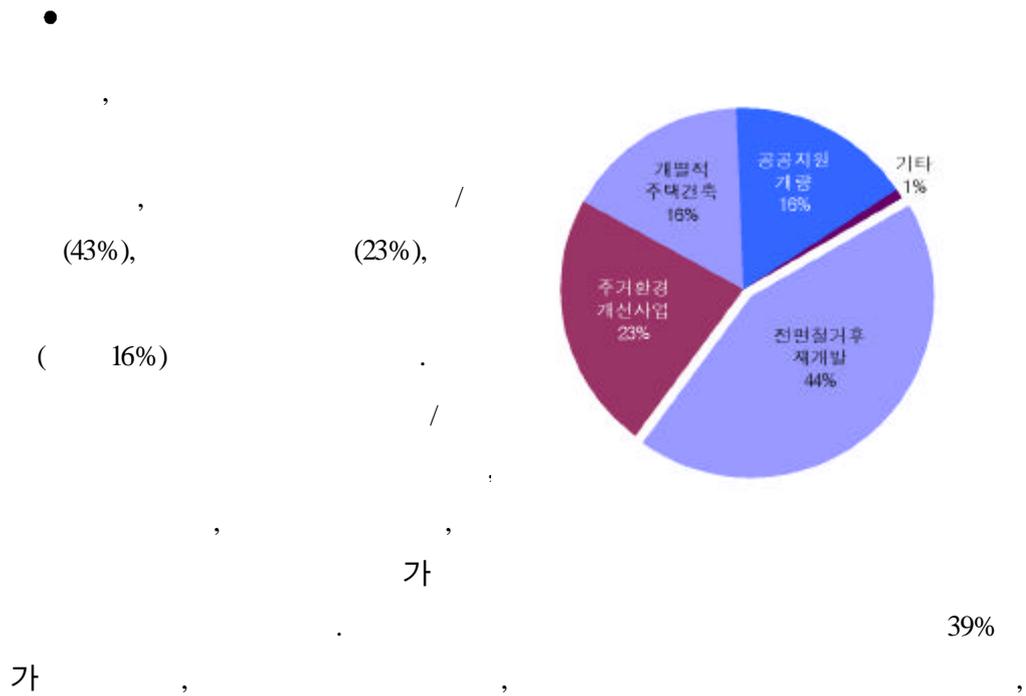


[3-18] (: %,)

	/	/	/	/	/	/	()
	25.0	23.4	32.1	15.0	22.5	35.9	136 (25.9)
/	36.1	16.8	15.6	47.5	40.0	15.4	143 (27.2)
	31.9	54.2	22.9	18.8	25.0	39.7	172 (32.7)
	6.9	5.6	29.4	17.5	10.0	9.0	72 (13.7)
	0.0	0.0	0.0	1.3	2.5	0.0	3 (0.6)
	13.7	20.3	20.7	15.2	15.2	14.8	526 (100.0)

1) 3

2) 가 1, 2



[3-19] (: %,)

	/	/	/	/	/	/	()
/	38.9	54.2	45.0	46.3	27.5	42.9	227 (43.2)
	26.4	15.0	16.5	27.5	38.8	19.5	121 (23.1)
	16.7	22.4	26.6	5.0	10.0	11.7	86 (16.4)
	15.3	8.4	11.9	18.8	22.5	26.0	86 (16.4)
	2.8	0.0	0.0	2.5	1.3	0.0	5 (1.0)
	13.7	20.4	20.8	15.2	15.2	14.7	525 (100.0)

1) 4

2) 가 1, 2

,
 . (529) ,
 , 가 , 가 77%
 가 .
 51%가 , 20 가
 2/3 , 10 43% .
 ,
 . 10 가 63% , 20
 가 41% .
 , 가 , .
 30 40 , , , 가
 ,
 , , 가 가
 , , .
 가 , ,



4

1

2

3

1980

1970

30

71%

9),

가(Housing over-Shop) 가,
(Walkable and Mixed-Use)

,10)

9) . , 「 가 」 , , 2000, p.12 .
10) Lassar, T. J., *Carrots & Sticks: New Zoning Downtown*, the Urban Land Institute, 1989, p.174.

2

1)

가

1990 . 1970

,

.

,

,

,

.

,

.11)

1980

88

,

,

,

, 1980

가

,

. 1984

11)

, “

:

()”, 「

」

1999

2

, pp.

93-94.

.

2

가 ,

가

가

1990

.12)

(, 670%),

가 ,

, 8

가

가

가, 가

1990

12) , 1990 1 5 .

2)

1990

670% , 1,000%

670% , 1,000%

1994

“ ” “ ” . 8

1,000% , 1/3

3

800% , 800% 1,000%

1/3

1996

가

30% 15% 1,120%

1,200%

[4-1]

(1996)

()	(%)	(%)	(15%) (%)	(%)
10 30%	800	$\times 20/3$	(60 \times / 30) $\times 800$	907 1,119
30%	800	200	(120 $\times 800\%$)	1,120
30%	800	$200 + (30\% \times 1.6)$	(120 $\times 800\%$)	1,122 1,232

3)

● (2000)

2000

,

1

,

● (2000)

2000

,

50%

1990

,

● (2001)

, 2001

10%

20

,

[4-2]

1990 4 21	<ul style="list-style-type: none"> • - - : 670% - : 670% 1,000%
1994 3 15	<ul style="list-style-type: none"> • - (8) (3)
1994 5 9	<ul style="list-style-type: none"> • - (8) 1,000% • : 1/3 • : 1/4 - (3) 800% • : 800% • : 800% (200%)
1996 8 24	<ul style="list-style-type: none"> • - 4 ‘ , - • (10%) • • • (2/3, 50m 160m) • (,) (2/3)
1998 11 6	<ul style="list-style-type: none"> • - • • , 10% - • 10% (%) (%) (%) 10 66 100 30 200 200 50 232 300 * 가 , 가 200%

2000 6 26	<ul style="list-style-type: none"> • - : - • : • : • : • , / : 1
2000 7 15	<ul style="list-style-type: none"> • - - 가 - (50%, 30% ,)
2001 5	<ul style="list-style-type: none"> • - 가 (, 가) - : 10% 20 ,

: , , 2001.
 , , 2000.
 , , 2001.
 .

3

1.

1990

2000

가 ,

96

1981 86

4 241

13),

6 , 646

4 , 473

[4-3]

(.)

			/ 가	()	()	(%)
(5)	3	17가 58-7	81.11		24	521
	6,7	145	81.12		48	441
	12	104	86.6		72	433
	18	199-1	94.5	()	60	499
	1-2*	27가 309-2	97.9	()	37	950
(6)	12	283	96.12	()	110	840 920
	2-8	27가 105	94.3	()	63	568 588
	1	100	96.10		132	500
	2	72	97.7		128	620 675
	3	60	97.8		104	744
	4	225	98.12		109	590 640

) 1-2

1999

:

, 2001. 5.

13) 1997

1-2

37

, 99

430 520% , 1979 670%(
1,000%가)

가 , 가 , 가가 1,000
가 가 ,
가 가 ,
가 .

가 , , ,
가 . 가
가 ,

가 . 가 .

2.

2000 7

50%(30%) , 가

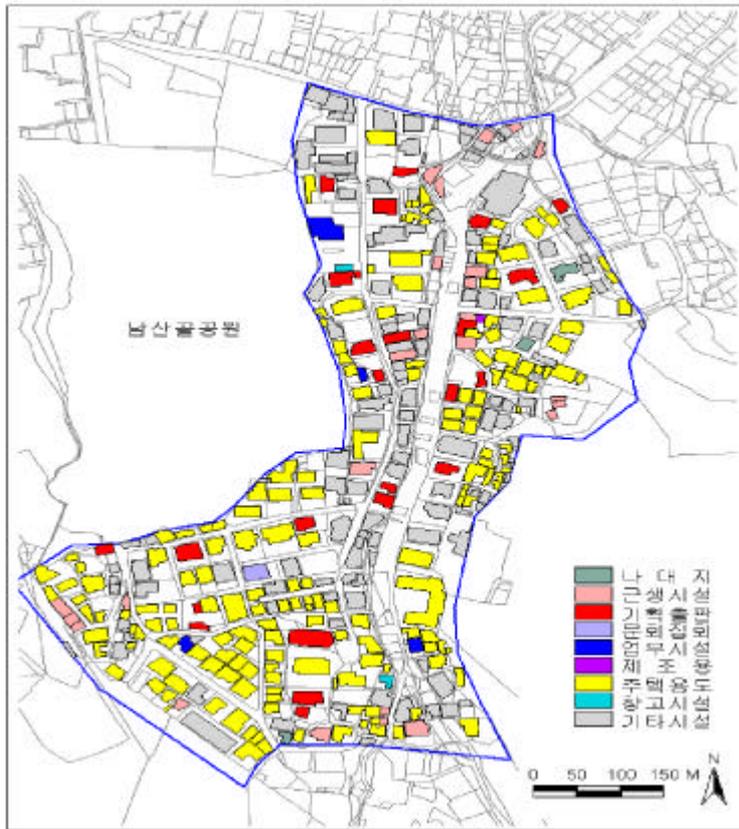
[4-4] ()

(%)	4		4		
80 90	600%	580%	480%	500%	420%
70 80	650	650	510	550	450
60 70	700	720	540	600	480
50 60	750	790	570	650	510
40 50	800	860	600	700	540
30 40	800	930	600	750	570
20 30	800	1,000	600	800	600
20	800	1,000	600	800	600

90%

가

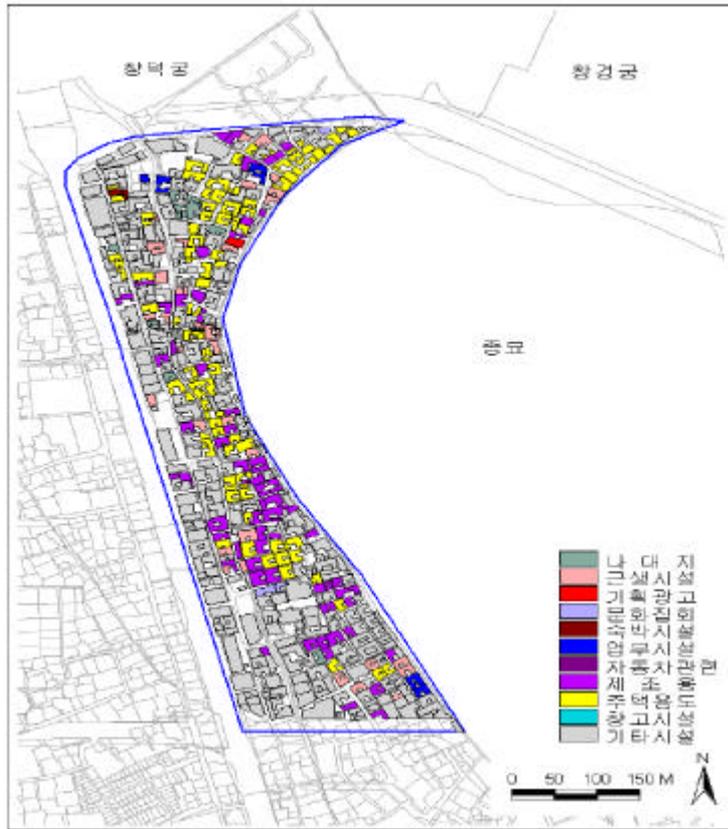
가



[4-1]

[4-6]

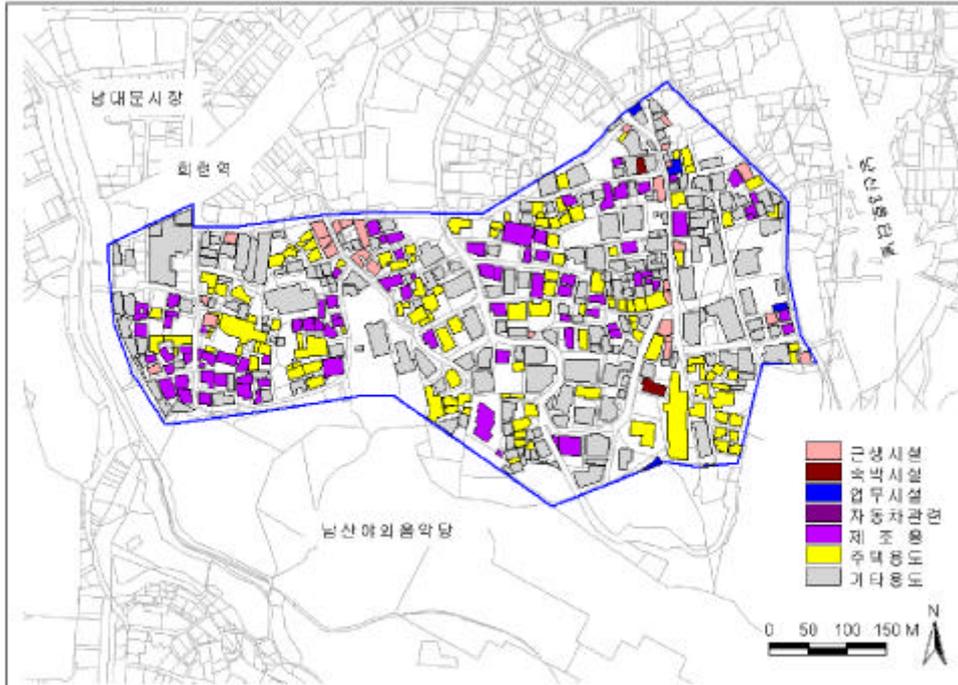
	()	(%)
	182	74.6
	62	25.4
	1	0.4
	25	10.2
	2	0.8
	4	1.6
	25	10.2
	1	0.4
	0	0.0
	0	0.0
/	4	1.6
	244	100



[4-2]

[4-7]

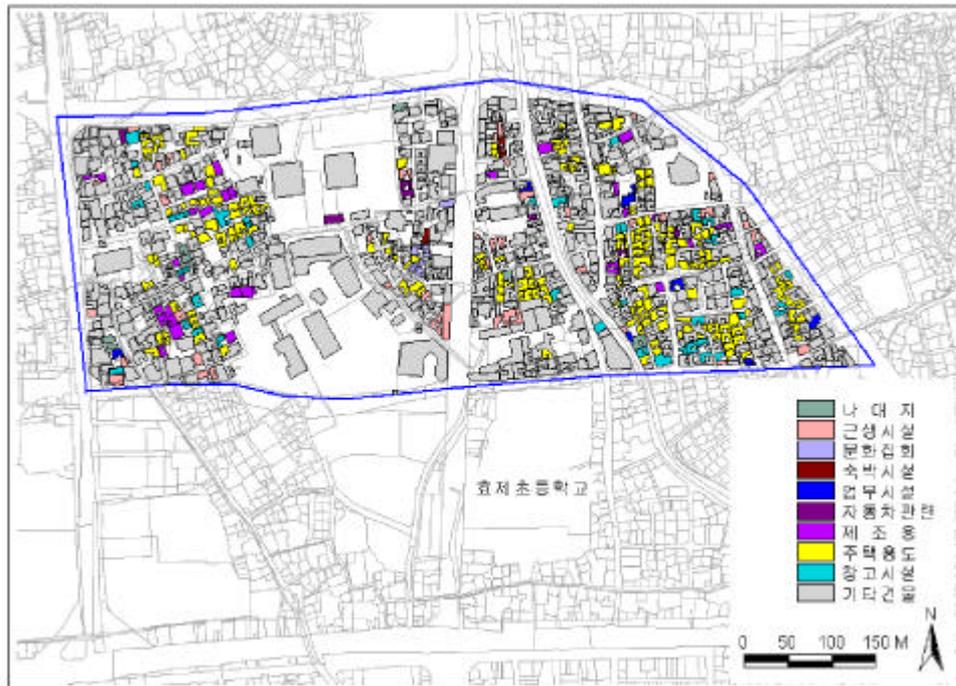
	()	(%)	
	106	42.7	
	142	57.3	
	77	31.0	
	36	14.5	
	1	0.4	
	7	2.8	
	1	0.4	
	3	1.2	
	1	0.4	
	2	0.8	
	/	14	5.6
		248	100



[4-3]

[4-8]

	()	(%)
	127	51.0
	122	49.0
	86	34.5
	28	11.2
	0	0.0
	5	2.0
	0	0.0
	0	0.0
	1	0.4
	2	0.8
/	0	0.0
	249	100



[4-4]

[4-9]

	()	(%)
	230	54.1
	195	45.9
	40	9.4
	54	12.7
	47	11.1
	13	3.1
	0	0.0
	9	2.1
	10	2.4
	4	0.9
/	18	4.3
	425	100.0

가
가
가

[4-10]

1	• • •	4	• •
2	• • •	5	• • • •
3	• • • • •	6	• 1 • 2 • •
)		1 2 6	5 6

, 1 · 2

가
가
가

5

1

2

3

5

1 15)

1.

1,578km² (605km²) 2.6 , 1998
 719 km² 4,554 . 32 Borough
 City of London , 2000 GLA(Greater London
 Authority)¹⁶⁾가 , , , .
 Inner London Outer London . Inner London
 13 Borough City of London 가
 , Outer London 19 Borough . Inner London
 38% 276 , Outer London 62% 442 .

[5- 1] (1998)

	()	(km ²)	(/km ²)	()	()	()	()
London	7,187	1,578	4,554	105.3	14.7	62.1	8.6
Inner	2,761	321	8,613	43.7	15.8	21.8	7.9
Outer	4,427	1,258	3,519	61.6	13.9	40.3	9.1

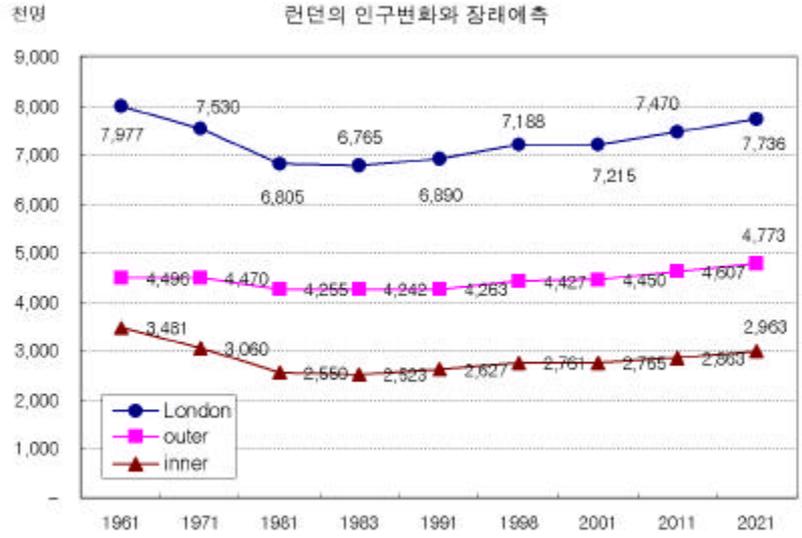
: London Research Centre, *Focus on London*, London: The Stationery Office, 2000, p.18.

15)

1. London Research Centre, *Focus on London*, London: The Stationery Office, 2000.
2. GLA, *Toward London Plan : Initial Proposals for the Mayor's Spatial Development Strategy*, 2001.
3. GLA, *Home for the World City : Executive Summary*, 2001.
4. Roberts, P. and Sykes, S. (eds), *Urban Regeneration: A Handbook*, SAGE Publications, 2000.
5. 日本政策投資銀行 編著, 「海外の中心市街地活性化」, ジェトロ, 2000.

16) 2000 GLA (Mayor) (Assembly) . GLA
 , (Transport for London), (London
 Development Agency), (Fire Authority), (Police Authority) .

: London Research Centre, *Focus on London*, London: The Stationery Office, 2000, p.18



, Inner London 1911 500 가
 1983 252 가 . 1983 가 98 276
 38% , Outer London 1920
 30 가 1951 452 . 1983 424
 Outer London 가 98 442
 62% .
 1910 1980
 가 . 4 Borough¹⁹⁾ 1988 49 4
 98 58 5 9 가 .
 1980 가 가
 가 , 가
 . 1990 가
 가 가 , 가
 가 가 .

19) 4 Borough City of London, Camden, Kensington and Chelsea, City of Westminster

[5-3] 1990

(:)

1991-96	6,889.9	523.7	-355.8	187.9	208.9	-212.5	-3.6	184.3	7,074.3
1996-98	7,074.3	211.7	-126.8	84.9	122.2	-94.1	28.1	113.0	7,187.3

: London Research Center, *Focus on London*, London: The Stationery Office, 2000, p.20.

, 가 , , 가
 .
 , 가
 . 가 가 1/3
 .
 가
 , GLA 2016 가 810 15 70
 가 , 가 310 가 2016 360 가
 15 50 가 가 가 .
 , 1939
 가 1980 가 .
 (GLA)
 가 가 .

2.

1)

戰後 30

1945 800 1983 680

가 가

1980 가

3

15

가 ,

가 가 가 가 , ,

가 가 가

가 가

GLA 가

가 , 가

GLA 가

가

GLA가 London Plan

2)

가 affordable housing 가 . GLA
 (Housing Commission) "Home for the World City"
 . 2016 가 810 , 가
 360 가 (98 310 가)가 .
 10 4 3 20),
 . affordable housing 2 8 21)
 . "Home for a World City" affordable housing
 가 .

•

/
 () affordable housing

•

가 가 .

● affordable housing

2 8 affordable housing 20,500 (73%)
 , 7,500 (27%)

20) 4 3

Housing Capacity Study

19,000

21) 가 15,000 , 가

2,000 , homeless

가 11,000 2 8 affordable housing .

Revaluation 70 Renewal, 80 Redevelopment . 1960

가

(Regeneration) 가

[5-4]

	1950s Reconstruction	1960s Revitalisation	1970s Renewal	1980s Redevelopment	1990s Regeneration
	Master Plan	1950 , ,rehabilitat ion	renewal		
actors					
				80	
	()	1950			(voluntar y)
				가 (self-help)	
	(inner area) (replacemnet)	1950			1980

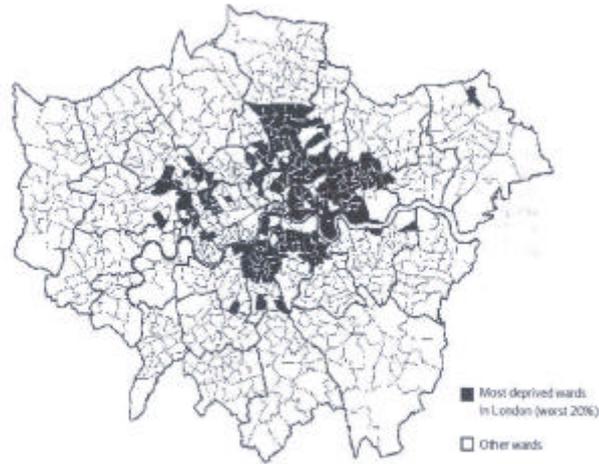
: Roberts, P. and Sykes, S. (eds), *Urban Regeneration: A Handbook*, SAGE Publications, 2000, p14.

2)

● SRB : Single Regeneration Budget

SRB 1994 4 , 가
. 5 20
. DTLR(Department for Transport, Local Government and
Regions) , 가 . SRB
(Challenge Fund) .
. SRB .
, .
(social exclusion) ,
(sustainable regeneration) , ()
)
. ,
SRB , , , 가
,
,
(social exclusion) ,
80%가 (most deprived areas) .
SRB EU (Structural Funding)

Figure 30 Key areas for community regeneration



source: Local Social Exclusion mapping of DTR 1998 Index of Deprivation, London Planning Advisory Committee, London Development Partnership, 1999
 note: The 1998 Index was based on indicators of employment, crime and housing problems. The more recent index of multiple deprivation uses different criteria which are not considered to be so appropriate for London.

: GLA, Towards the London Plan : Initial Proposals for the Mayor's Spatial Development Strategy, 2001.

[5-2]
 ()

● New Deal for Communities

1998 9 , (deprived areas)
 . SRB 가 DTLR ,
 . , ,
 .
 , 가 . 가 가 .
 , 가 가 가 .
 , 1,000 4,000 , 1998 ()
) (ILD=Index of Local Deprivation)

17

3
(1), (2), (3)
가 . 1
2 1 , 3 10

4.

1980 가 가 가
가 가
가

(urban regeneration) . 1980
가 (SRB)

affordable housing . (Office/Housing
Linkage)
가 가
(Housing Preservation Ordinances) (Antidemolition Ord-
nances)
(Office Affordable Housing Production Program; OAHPP)

2.

(Downtown Area Plan)

● :

1 :

가 .
가

2 :

● :

1 :

가

가

가

가

가

가

2 :

가

가

가

가

3. Downtown Linkage

-

1970

가

가

affordable housing

가

-

, 1970

, 가

가

1980

(OHHP: Office

Housing Production Program)

4.

•

.
가 , 1980 .
가 , 1970

.
OHPP(Office Housing Production Program) ,
affordable housing .

,
. , 1985

OAHP (Office Affordable Housing Production Program)

62%가

•

. 가
가 가

. 5 ft^2 (4,645 m^2 , 1,405)

1,125 ft^2 (105 m^2 , 32)

. 1990 25,000 ft^2 .

250 ft^2 (22 m^2 , 7) 1 1.8

, 40%가

$$\begin{aligned}
 &= (\quad \quad \quad) \\
 &= (\quad \quad \quad (ft^2) / 250ft^2) \div 1.8 \times 40\% \\
 &= \quad \quad \quad (ft^2) / 1,125ft^2
 \end{aligned}$$

가
가(空家)
(in-lieu fee)

[5-5]

	5			(3 6)
	10			5 12 가
			가	가 10 15.3 - - -
			1	가 - 4 6.67 - 1.15
				3.39

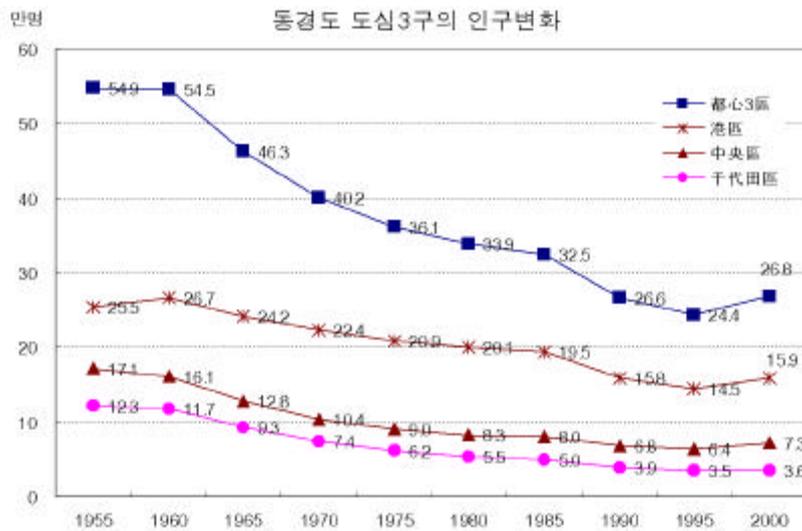
: Porter, D. et al, Downtown Linkages, the Urban Land Institute, 1985, pp10- 11.
" " " " " , 1995, p.95.

3 23)

1.

•

3 (千代田區, 中央區, 港區) 1955
 . 1955 54.9 3 2000 26.8
 . 3 6.8%
 0.3% 가 가
 , 1980 가



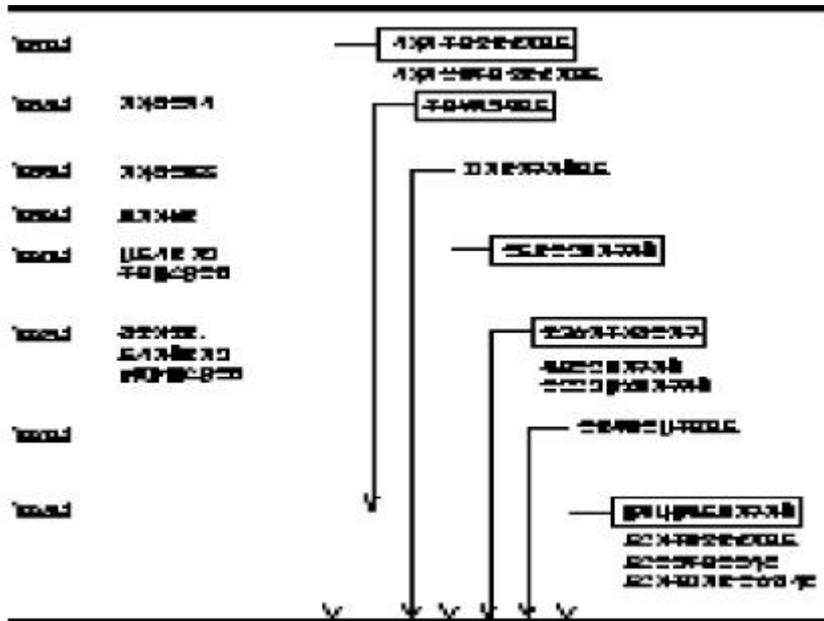
: <http://www.metro.tokyo.jp/INEI/TOUKEI/DATA/TOBB5106.PDF>

23)

1. 南 珍, 「東京都の都心住居確保に係わるインセンティブ制度の効果と居住環境に関する研究」, 横浜国立大博士論文, 2001.
2. 小泉秀樹, 「都心地區區分に對應した居住機誘導手法の體系的運營に関する考察」, 東京大學 博士論文, 1996.
3. 東京都, 「東京都住宅白書 2000」, 2000.

•

가
 1980
 가 (住立み誘導型)
 1983 가 , 1985 가
 가 1995
 1990



[5-4]

2.

1)

•

(住宅付置義務)

Downtown Linkage . 1985 中央區 港區
, 千代田區 3 7 .
, ‘ (要綱)’

300 500㎡, 1,000 3,000㎡

50%, 100%

宿區 , 台東區 1 40 55㎡ (新)
200㎡).

() 付置

가

가

가 500m

() 가

區 . 港區 中央

[5-6]

千代田區 (1992)	500m ² 3,000m ²	100% 50% 가 가 1 가	12 , 116
中央區 (1985)	500m ²	50% 100% 3,000m ² 가	154 , 4,728
港區 (1985)	500m ² 3,000m ²	400% , 400 500% , 500% 30% , (100-0.2 ×)% , 10% 50m ² 가 , 2 5,000m ² 10,000m ² 1	344 , 7,925
新宿區 (1990)	2,000m ² 1,500m ² 1,000 m ²	50% 100% 1 가	139 , 2,473
文京區 (1988)	2,000m ² , 1,500m ² 1,000m ² : 500m ² : 400m ² ,	(× -) (× -) × 0.5 1 2 , 1 專有 50m ²	336 5,461
台東區 (1987)	500m ² , 10m	50% 100% 1 가 50m ² , 200m ² 5,000m ² 1	81 1,252
品川區 (1991)	1,000m ² 2,000m ² (3) 500 m ²	50% 2 : 專有 100% 가 55m ² , 가 가 가 1	7 265

：小泉秀樹，「都心地區區分に對應した居住機能誘導手法の體系的運營に関する考察」，東京大學 博士論文，1996.

가 , 2000 3
 2014 44,525 3 (,
 中央區, 港區) 1985 가 3 (66%)

[5-7] (: ,)

	千代田區	中央區	港區	新宿區	文京區	台東區	品川區*	
	1992.4	1985.6	1985.6	1990.6	1988.1	1987.7	1991.4	
	79	785	517	305	197	116	15	2,014
	2,098	11,784	15,523	10,493	1,287	2,645	695	44,525
		單身用 3,670						

) 2000.3.31 , 品川區 1999.3.

: 東京都「東京都住宅白書 2000」, 2000, p.197.

가 , 가 ,
 , 가 ,
 가 가
 , 가 ,
 , 가 가 要綱 ,
 가 가
 (가)

2) 가

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가 (「市住總」) 24)(「一般總」)
 1983 . 3 25) 가

，市住總
 . 市住總

24 多摩

，
 ， 10 가 ，
 市住總 가 . 500 1,000m² ，
 6 8m ，

市住總 一般總
 10% .

， 2.5 4
 (K_x).

24) 가 ，
 가 ， 가 ，
 가 .

25) 3 ()，近畿圈()， () .

[5-8] 가 ()

		가
	, 多摩 ,	, 多摩 多摩 400% (, 100%)
	$(P - P_0) < 10\% : V_b = 0 \quad (P - P_0) \geq 10\% : V_b = (P - P_0) \times \left[\frac{V_o}{400} + K_x \right] \times K_y$	
	$K_x = 1.0$	3 : $K_x = 4.0$: $K_x = 3.0$: $K_x = 2.5$
()	$K_y = \left[1 + \frac{A - A_{\min}}{X - A_{\min}} \right] \times W$ $W = 0.1 \times \left[9 + \frac{y - 6}{6} \right]$	$A \leq 5,000 : K_y = 1$ $A \geq 30,000 : A = 30,000 \quad K_y$ $A : \quad (m^2)$ $A_{\min} : 500m^2 \quad X : 30,000m^2$ $y : \text{周長 } 1/6 \quad (m)$ 6m 場合 $y = 6.$ 12m $y = 12$
	0.5 175%	1,000%
$P_0 :$	(%)	$P :$ (%)
$V_0 :$	(%)	$V_b :$ (%)
$K_x :$		$K_y :$

: 南 珍, 「東京都の都心住居確保に係わるインセンティブ制度の効果と居住環境に関する研究」, 横浜国立大 博士學位論文, 2001, p.35.

●

1983 98 市住總 193 一般總 156
 . 3 117 61% , 港區가
 66 가 . 21,064 ,
 3 9,625 가 46% .
 市住總 ,
 가
 ,
 .

3)

•

(中高層階 住居専用地区)

100% ,
 . 1992 ,
 가 地区 ,
 1996 8 .

[5-9]

	千代田区	中央区	港区	新宿区	文京区	台東区	墨田区	荒川区
	15m 가 月島地区			, 面 가			, 가	가
(ha)	16.9	19.9	35.0	240.9	24.5	3.4	8.7	-
	-	62.5	33.5	55.0	-	67.9	6.3	33.0
	16.9	82.4	68.5	295.9	24.5	71.3	15.0	33.0
		2住	1住 , , 1住					
	500 700%	400 600%	300 600%	300 800%		400%	400%	300 400%
	100%	100%	100%	20 30 2 3 100%	100%	100%	100%	100%

: 南 珍, 「東京都の都心住居確保に係わるインセンティブ制度の効果と居住環境に関する研究」, 横浜国立大 博士學位論文, 2001, p.121.

가 3, 8 .
 607ha , 新宿區가 241ha 가 .
 , 1·2 , (面) (路線型)
 , 1 5 .
 , 千代田區 2 , 4 , 5 3 가
 . (100%) , 2 4
 120%() , 4 5 6, 7 80%

[5- 10] 千代田區

	2	4	5
	4	6	7
	12/10	8/10	
	· , , 가		
	· ,		
	·		
	· ,		
	(500%) $\left(\frac{12}{10} (60\% * 2) \right)$ 	(600%) $\left(\frac{8}{10} (80\% * 1) \right)$ 	(700%) $\left(\frac{8}{10} (80\% * 1) \right)$

)
 : 南 珍 , 2001, p.126.

4) (/가)

•

(用途別容積型)

1990

(中央區 300m², 黒田區 100m²)

(1.5).

가

가

, 가

(街並み誘導型)

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,

,

,

,

가

(併用)

가

•

中央區 5 , 黒田區 2 7

, 千代田區

가

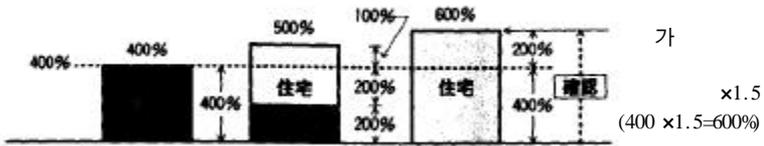
가

가

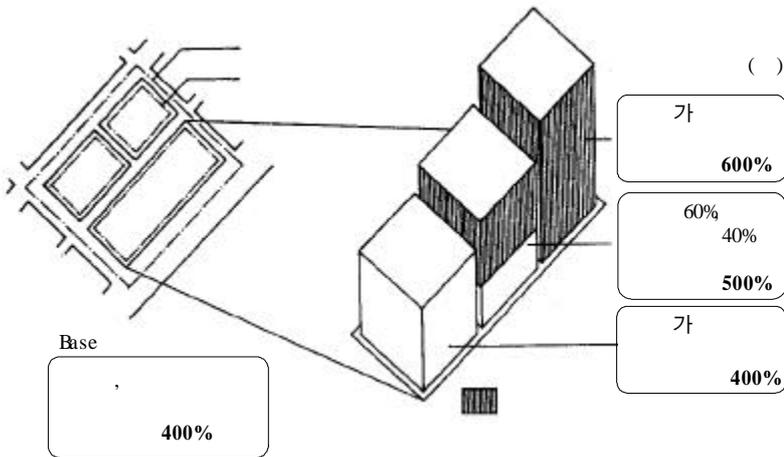
假

가

)

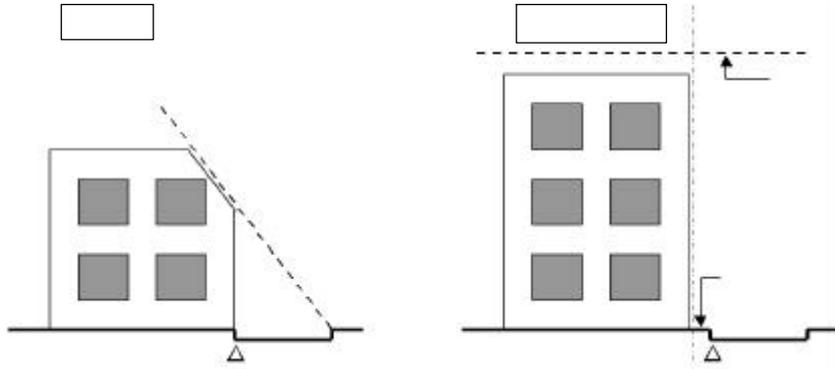


(.)



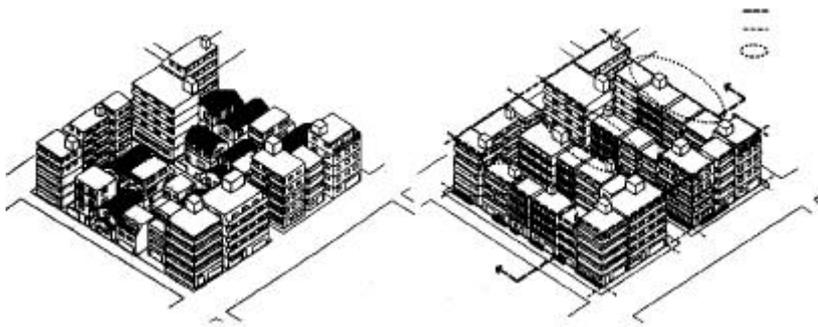
: [造景] No.8,まちづくりキーワード事典, 1997,
 , 2001, p.170 .

[5-5]



: , , 2001, p.176.

[5-6] 가



: , , 2001, p.177.

[5-7] 가

3.

•

1980

가 , 1980
1990

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가 가 ,
가

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가 , ,
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가

가

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가,

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6

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2

3

1)

· (,)
 , 1990 2000 10
 3,508 11,272 1 5
 1,300
 , 10,214 가 69% , ()
) 1,818 12% , 가
 80%
 가
 62%, 31% , 가

[6-1] (1990-2000) (: , %)

	98	2,457	614	136	194	9	3,508	319
	185	7,757	1,204	973	1,113	40	11,272	1,025
(, %)	283 (1.9)	10,214 (69.1)	1,818 (12.3)	1,109 (7.5)	1,307 (8.8)	49 (0.3)	14,780 (100.0)	1,344

: · · ,

[6-2] (1990-2000) (: , %)

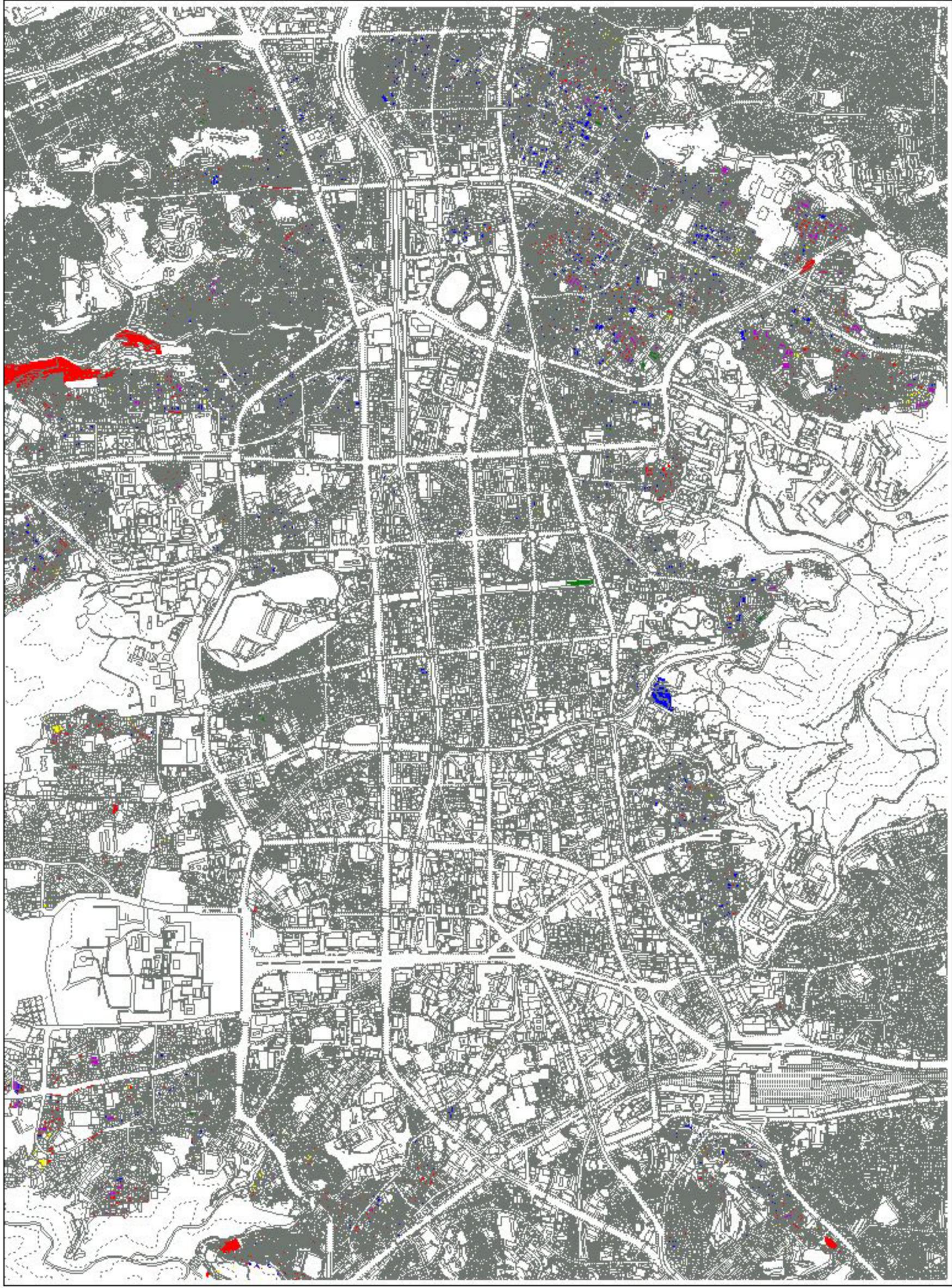
	가 ()					
	2,606	806	0	48	48	3,508
	6,541	3,795	60	103	773	11,272
(, %)	9,147 (61.9)	4,601 (31.1)	60 (0.4)	151 (1.0)	821 (5.6)	14,780 (100.0)

: · · ,

[6-1]

(1990-2000)

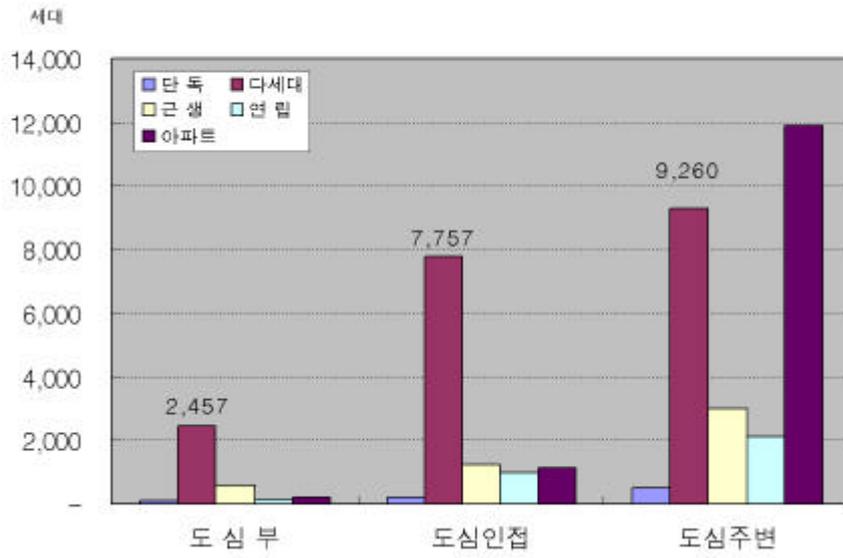
도심 및 인접 지역 주택 공급 현황 (1990-2000)



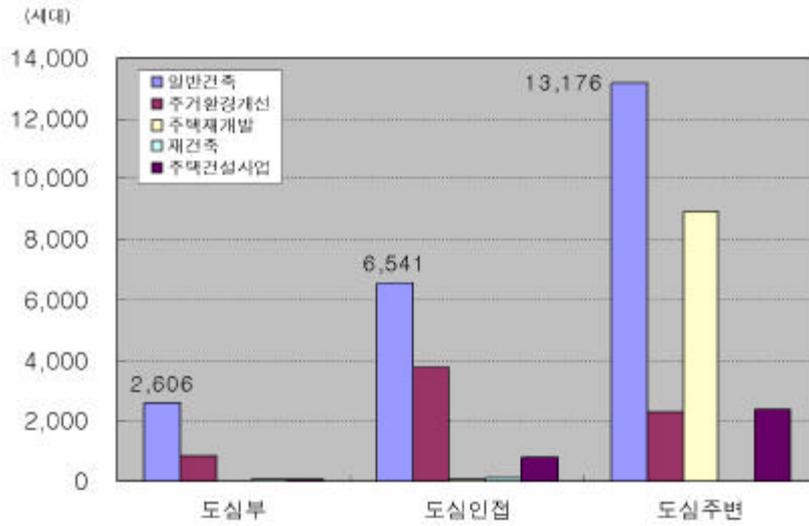
범례
단독주택
다세대/다가구
연립/빌라
공동주택



0 300 600 900 1200M



[6-2] (1990-2000) :



[6-3] (1990-2000) :

1990 2000
 ()²⁶⁾
 () , 10
 14,780 1.4 20,521
 (3,508) 2.4 8,391
 가, (1.1) 12,130 가
 () /
 / 가

[6-3] (1990-2000) (: , %)

	1990 (A)	(B)	2000 (C)	/ (D=C- A- B)	/ (D/B)	90-2000 (%)
	15,083	3,508	10,200	- 8,391	-2.4	- 32.4
	15,126	11,272	14,268	- 12,130	- 1.1	- 5.7
	30,209	14,780	24,468	- 20,521	- 1.4	- 19.0

) / 1990 , 2000

: , , 1990, 2000. / . . ,

26) 1990-2000 (,)

(,)

, 1990
 () 6 641 . 1
 , 4 .
 (110) (63) ,
 , 2
 0 30 가 , 60
 .
 2, 3, 4 가 . 40
 360 (14 42) 1,031
 . 가 1,000 , 20 가 가
 가 720 .

[6-4] ()

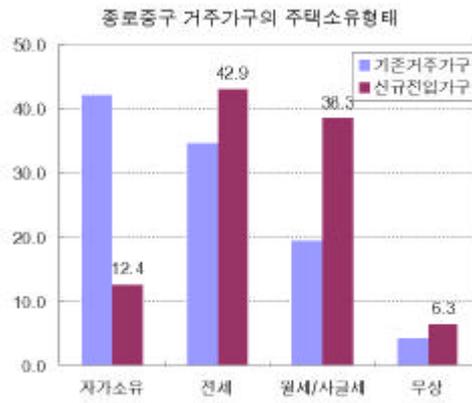
		가	()	
12	283	96.12	()	110
2-8	2가 105	94. 3	()	63
1	100	96.10		132
2	72	97. 7		128
3	60	97. 8		104
4	225	98.12		109

: , , 2001. 5.

,
 20 30 가 가
 60 , 1,000
 .

2) 가

1995 (2%) 가 (5 가 403가) , 가
 20 30 가 62% , 가
 , 가 가 ,
 / 가 가
 , 가 가 가
 20 30 가 ,



가
 , 가 5 가 (111가)
 , , , ,
 가 ,

[6-5]

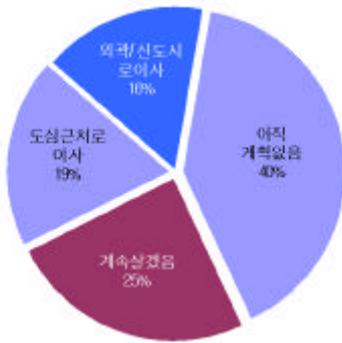
()

()		5	5 10	10 20	20 30	30	(%)	
(, %)		111 (100.0)	86 (100.0)	116 (100.0)	94 (100.0)	122 (100.0)	529	100.0
	20	14.4	1.2	3.4	6.4	0.8	28	5.3
	30	43.2	31.4	17.2	7.4	5.7	109	20.6
	40	22.5	33.7	31.9	16.0	12.3	121	22.9
	50	9.9	12.8	31.9	33.0	21.3	116	21.9
	60	9.9	20.9	15.5	37.2	59.8	155	29.3
	/	14.4	5.8	8.8	8.5	4.1	44	8.3
	/	22.5	17.4	14.9	9.6	9.0	77	14.6
		27.9	36.0	34.2	36.2	31.2	173	32.8
		6.3	11.6	10.5	7.4	7.4	45	8.5
	/	11.7	5.8	7.0	8.5	4.9	40	7.6
		9.0	8.1	12.3	10.6	6.6	49	9.3
		8.1	15.1	12.3	19.1	36.9	99	18.8
	가	18.0	8.2	1.7	3.2	9.9	44	8.4
	가	10.8	9.4	12.2	21.3	19.8	78	14.8
	+	37.8	42.3	31.3	16.0	9.1	140	26.6
	+	16.2	23.5	42.6	41.5	42.1	177	33.6
		17.1	16.5	12.2	18.1	19.0	87	16.5
	100	24.5	25.0	29.6	35.2	47.1	170	32.8
	100 200	46.4	51.2	46.1	29.7	30.2	210	40.5
	200 300	19.1	17.9	20.9	28.6	12.6	101	19.5
	300	10.0	6.0	3.5	6.6	10.1	38	7.3
		43.2	38.4	61.2	71.0	76.2	311	58.9
	/ 가	35.1	29.1	22.4	14.0	10.7	116	22.0
	/	17.1	22.1	12.9	5.4	5.7	65	12.3
	가	4.5	10.5	3.4	9.7	7.4	36	6.8
	가	28.8	35.3	55.2	74.5	78.7	292	55.3
		52.2	51.8	34.5	19.2	13.1	176	33.3
		18.9	12.9	10.3	6.4	8.2	60	11.4
	/	11.7	11.6	13.8	16.0	15.6	69	13.8
	/	19.8	13.9	24.1	17.0	23.8	99	20.2
	/	11.7	16.3	20.7	29.8	24.6	103	20.6
	/	20.7	12.8	13.8	13.8	13.9	75	15.1
	/	24.3	22.1	15.5	5.3	9.0	76	15.1
	/	11.7	23.3	12.1	18.1	13.1	78	15.1

)

3)

가
 '5 ()
 가 40%
 25% ,
 19% .
 16% .
 가 , 38% 44%가
 가



[6-4] 5

20 30
 가 ,
 /



[6-5] ()

, 가
 (10)가

[6-6] 5

()

		가 /				
		100.00 (528)	40.15 (212)	24.62 (130)	18.75 (99)	16.48 (87)
	20	28	42.86	17.86	17.86	21.43
	30	109	33.94	18.35	29.36	18.35
	40	120	44.17	20.83	23.33	11.67
	50	116	43.10	26.72	15.52	14.66
	60	155	38.71	31.61	10.32	19.35
	/	44	50.00	22.73	15.91	11.36
	/	77	31.17	20.78	27.27	20.78
		172	40.12	22.67	19.77	17.44
		45	51.11	24.44	15.56	8.89
	/	40	30.00	32.50	22.50	15.00
		49	48.98	18.37	20.41	12.24
		99	37.37	31.31	11.11	20.20
가	가	44	50.00	15.91	20.45	13.64
	가	78	41.03	20.51	16.67	21.79
	+	139	35.97	17.99	28.06	17.99
	+	177	42.37	29.38	14.12	14.12
		87	35.63	33.33	14.94	16.09
가	100	169	45.56	27.81	14.79	11.83
	100 200	210	36.19	23.33	20.95	19.52
	200 300	101	40.59	21.78	19.80	17.82
	300	38	36.84	23.68	23.68	15.79
		310	36.77	32.26	16.13	14.84
	/ 가	116	35.34	13.79	28.45	22.41
	/	65	55.38	10.77	18.46	15.38
	가	36	58.33	16.67	11.11	13.89
	가	291	41.92	30.58	13.75	13.75
		176	37.50	16.48	27.27	18.75
		60	40.00	18.33	18.33	23.33
	5	110	39.09	14.55	30.00	16.36
	5 10	86	43.02	20.93	23.26	12.79
	10 20	116	39.66	25.00	16.38	18.97
	20 30	94	45.74	28.72	12.77	12.77
	30	122	35.25	32.79	12.30	19.67

)

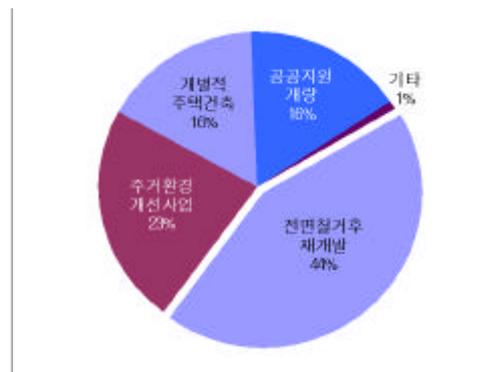
4)

가 , 가

(33%) 가
 , (31%), / (22%), (14%)
 (44%) , (21%),
 (19%), (16%) 가



[6-6]



[6-7]

가 . ,

, , , , 가
 가 .

{ 6-7]

			/				
		100.00 (526)	25.86 (136)	27.19 (143)	32.70 (172)	13.69 (72)	0.57 (3)
	가	291	30.58	21.65	33.33	13.75	0.69
		176	18.75	31.82	35.80	13.07	0.57
		58	22.41	41.38	20.69	15.52	0.00
	/	72	25.00	36.11	31.94	6.94	0.00
	/	107	23.36	16.82	54.21	5.61	0.00
	/	109	32.11	15.60	22.94	29.36	0.00
	/	80	15.00	47.50	18.75	17.50	1.25
	/	80	22.50	40.00	25.00	10.00	2.50
	/	78	35.90	15.38	39.74	8.97	0.00

)

[]

			/			
		100.00 (525)	43.24 (227)	23.05 (121)	16.38 (86)	17.33 (91)
	가	289	43.94	19.38	21.11	15.57
		172	44.77	26.74	12.79	15.70
		58	39.66	31.03	5.17	24.14
	/	70	40.00	27.14	17.14	15.71
	/	107	54.21	14.95	22.43	8.41
	/	109	44.95	16.51	26.61	11.93
	/	78	47.44	28.21	5.13	19.23
	/	79	27.85	39.24	10.13	22.78
	/	77	42.86	19.48	11.69	25.97

)

2

1)

1970

가

가

가

2) /

1990

가 , 가 .

3)

가 가가 ,

10

30

3

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1)

2000 7 15

(, 56 3).

(30%) 600%(800%) 50% ,

가 27) ,

가

가

27) , 2000 5 .

1995 70% 1998 IMF
 20
 90% .
 가 . (, ,
 , ,) ,
 가 .
 1999 5 2000 5
 26 가 , 9
 .28) 45 65

2)

, 1990 10
 .
 1994
 ,
 10
 .
 가 .
 . 2000
 , 가 50%, 가 30%
 80%가 , 가
 6.6% .
 가 .

28) 1999 5 가 21 , 10 m² .

[6-8]

(: %)

					/		
	26.2	27.3	35.6	1.2	1.8	7.9	100.0
	6.6	29.9	49.9	1.0	1.2	11.3	100.0
	47.0	22.4	21.1	0.8	4.9	3.8	100.0

: (), 2000.

도심부 건축물 용도별 구성비 (2000년)



(2001)

()

가

50%

, 1999

(75%)가 (.)

280

211

가 . ,

200%

가

(10 50%)

200%

가 .

가

가

,

가

29)

가

2.

1)

가
1,166
45% 521
가
가
, 1999
가 , 6
30), 1.2
가
가
30) 가
가

. 가 ,
31) ,
가 () 가 ,
가 .

2)

, 1·2 , .
,
, 가
가
가 .
,
가 .

31) , , 1999, p.37.

3.

1)

가 52% (1 7)가 20 1970 30 9 6 71%

가 3 3 80% 50

가 23%(7,500) .32)

41% , 1970 20 30

40%

가

32) (2000), 가 , pp.11- 14.

4. (가)

1)

“ ” . “(가)
가 .
.”
가 “ ” (.
33 1), (.
30 3).
가
“ ” “ ” (.
8 2).

2)

가) . 가
가 .

● 1 :

● 2 :

● 3 : , , 가

, (1) 가

가

, (2)

가

, , 가

(3)

3)

4

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,
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(가)

●

2000 7

,
,
50%
,
,
,
200%
가

●

가
가
가
가

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가 , , ,

가 . 가

• (가)

가 . “(가) ”
가 ,
가 , 가

(,) ,
가 . ,
가 .





(1999), “
7 1 , pp.3-22.

(2000), 「
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1 (112), pp.151- 167.

共著 (2000), 「
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(2001a), 「
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(2001b), 「
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, 「市史資料」 (1961.5. 1996.12.).

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譯 (2000), 「
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- (2000), 『가』,
- (1994), 『』,
- (1998), 『』,
- (2001), “ : ”, 『』 24
1 .
- (2000), “ 가
”, 『』 35 5 (110), pp.29-38.
- (1996), 『가』,
- (1991), 『』,
- (1995), “ ”, 『』, 1995 5 ,
pp.92-98.
(1996), 『』.
- (1998), 『』,
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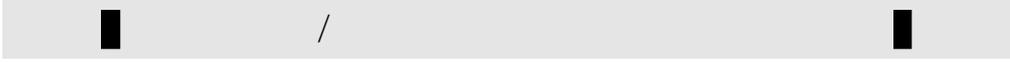


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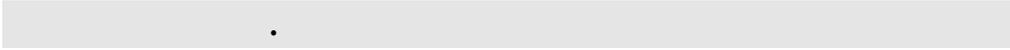


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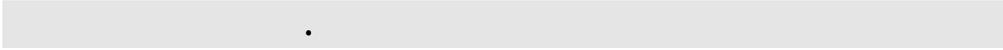
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	1980	1985	1990	1995	2000
	8,364,379	9,639,110	10,612,577	10,231,217	9,891,333
	292,483	265,897	243,331	190,283	170,002
	242,584	209,658	188,118	135,583	134,931
	535,067	475,555	431,449	325,866	304,933
	11,882	10,418	9,678	7,560	7,680
	6,555	6,444	4,186	2,677	(98)
	14,558	12,928	11,843	9,349	8,282
1·2·3·4가					6,015
1·2가	15,294	11,960	10,341	5,256	
3·4가	11,495	7,774	6,354	3,082	1,27가
5·6가	17,779	15,049	13,709	8,800	7,455
	7,242	3,773	3,020	1,602	2,626
	12,185	10,116	8,449	5,965	6,699
5가	9,436	4,520	3,622	1,883	(98)
	5,960	4,257	3,209	1,782	2,923
1가	4,419	1,652	1,308	867	(98)
	9,902	8,528	7,175	4,046	6,087
4·5가	6,470	6,202	4,326	2,730	(98)
3·4·5가	11,496	7,870	4,738	1,837	1,743
	144,673	111,491	91,958	57,436	49,510
	9,396	7,563	6,903	5,713	4,737
	16,203	16,456	15,074	12,224	10,966
	10,102	9,061	8,180	5,640	4,935
가	11,461	10,586	9,465	6,976	6,502
	22,603	20,373	18,431	13,506	10,913
	11,939	11,298	10,841	9,745	11,247
3가	11,615	10,595	10,142	8,508	8,079
	10,179	9,102	8,038	4,936	4,731
	9,749	9,496	8,561	6,383	6,981
	113,247	104,530	95,635	73,631	69,091
	12,610	11,938	12,908	11,957	11,305
	10,720	13,062	15,309	15,367	16,896
	14,396	13,337	12,860	6,539	8,585
1	13,426	11,971	11,492	9,194	8,994
2	23,939	22,272	20,949	16,056	12,787
3	17,048	14,670	8,805	11,874	9,092
1	13,151	12,703	12,339	10,128	7,665
2	16,311	15,439	13,522	10,132	7,867
1	14,552	13,132	12,946	12,031	9,717
2	18,125	17,004	16,545	16,139	14,350
3	26,586	26,375	22,954	11,473	17,602
4	18,820	16,697	15,199	10,582	16,612
5	18,124	17,029	16,169	12,910	12,150
6	15,787	14,160	13,988	13,030	12,478
	22,452	21,618	20,218	14,464	9,857
	21,100	18,127	17,653	12,923	10,375
	277,147	259,534	243,856	194,799	186,332

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가	1980	1985	1990	1995	2000
	1,842,239	2,329,374	2,817,762	2,971,185	3,110,465
	65,198	66,315	66,403	59,350	57,059
	55,712	53,837	53,388	44,121	45,951
.	120,910	120,152	119,791	103,471	103,010
	2,524	2,751	2,782	2,414	2,648
	1,510	1,746	1,329	882	(⁹⁸)
	3,408	3,423	3,451	3,009	3,098
1·2·3·4가					2,645
1·2가	3,632	3,160	3,286	1,888	
3·4가	2,924	2,198	2,028	1,300	1,2가
5·6가	3,891	3,698	3,700	2,703	2,452
	2,452	974	941	524	822
	2,805	2,629	2,508	2,119	2,568
5가	2,425	1,436	1,289	979	(⁹⁸)
	1,230	1,164	836	535	974
1가	1,352	444	467	457	(⁹⁸)
	2,108	2,103	1,977	1,316	2,472
4·5가	1,608	1,685	1,486	967	(⁹⁸)
3·4·5가	2,397	1,810	1,526	716	748
	34,266	29,221	27,606	19,809	18,427
	1,868	1,742	1,728	1,597	1,446
	3,540	4,006	4,020	3,682	3,393
	2,142	2,266	2,228	1,738	1,594
가	2,571	2,671	2,825	2,153	2,167
	4,862	4,704	4,596	4,230	3,681
	2,426	2,658	2,759	2,771	3,857
3가	2,323	2,460	2,494	2,560	3,112
	2,204	2,346	2,238	1,487	1,603
	2,342	2,502	2,308	2,102	2,608
	24,278	25,355	25,196	22,320	23,461
	2,602	2,736	3,397	3,699	3,583
	2,143	2,888	3,908	4,330	5,044
	3,382	3,292	3,318	1,884	2,632
1	3,329	3,333	3,327	3,336	3,347
2	5,452	5,560	5,585	5,180	4,241
3	3,678	3,554	2,267	3,334	2,687
1	3,090	3,227	3,247	3,072	2,503
2	3,901	4,242	4,128	3,588	2,929
1	3,368	3,260	3,521	4,011	3,313
2	3,976	4,157	4,395	5,172	4,654
3	5,878	6,657	6,540	3,447	6,003
4	4,232	4,177	4,463	3,270	5,292
5	4,184	4,498	4,397	4,297	4,429
6	3,587	3,711	3,736	3,740	3,764
	5,106	5,537	5,554	4,735	3,430
	4,458	4,747	5,206	4,247	3,271
	62,366	65,576	66,989	61,342	61,122

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	1985	1990	1995	2000
	1,176,491	1,489,761	1,688,111	1,978,913
	35,745	36,941	34,522	36,217
	26,306	27,919	22,164	30,689
.	62,051	64,860	56,686	66,906
	1,521	1,577	1,388	1,920
	876	877	607	('98)
	1,738	1,952	1,575	1,728
1·2·3·4가				1,504
1·2가	1,902	1,541	1,188	
3·4가	1,062	1,095	775	1,271
5·6가	1,882	1,741	1,435	1,168
	482	489	327	275
	1,517	1,523	1,279	1,598
5가	280	238	195	('98)
	416	609	304	263
1가	222	266	200	('98)
	1,144	1,096	727	1,403
4·5가	1,143	1,060	741	('98)
3·4·5가	1,280	1,019	487	341
	15,465	15,083	11,228	10,200
	1,262	1,435	1,235	1,306
	2,529	2,534	2,290	2,529
	1,285	1,294	1,065	1,082
가	1,494	1,574	1,285	1,355
	2,944	2,950	2,490	1,873
	1,621	1,520	1,868	2,319
3가	1,075	1,086	1,015	1,063
	1,274	1,420	825	862
	1,307	1,313	1,144	1,879
	14,791	15,126	13,217	14,268
	1,800	2,467	2,439	2,724
	1,975	3,074	3,533	4,576
	1,808	1,768	1,212	2,591
1	1,674	1,840	1,566	1,962
2	2,351	2,371	2,104	1,758
3	1,700	1,024	2,392	1,977
1	1,233	1,239	1,220	988
2	2,013	1,982	1,840	1,794
1	1,918	2,129	1,783	1,755
2	1,987	2,204	2,322	3,058
3	2,707	2,752	1,773	6,280
4	2,162	2,208	1,455	4,515
5	1,863	1,685	1,618	1,911
6	1,777	2,677	2,292	2,448
	2,678	2,590	2,386	1,870
	2,149	2,641	2,306	2,231
	31,795	34,651	32,241	42,438

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