

Today, too many dwellings are being built with too low quality.

In my diploma I try to get an overview and an understanding of the housing development in Norway.

Eight out of ten Norwegians own their own home, and investing in a house is for many the largest investment they do in a lifetime. Still, a dwelling is a commodity where the producer in most cases control the final product and buyer has next to nothing to say.

In this producer controlled market, the quality of the final product is being challenged, and more and more dwellings are being made of poorer quality than before (1980).

At the same time as the quality of the dwellings are going down, in January, this year, (10.01.2019) the Norwegian government came with a report, made by Institutt for samfunnsforskning, where they state that: The home you live in, its placement and the surrounding living environment affects many important aspects of your everyday life.

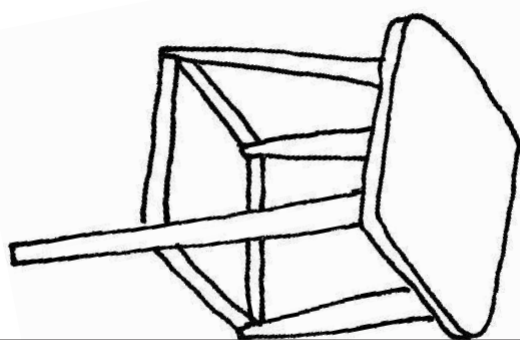
In my project I wish to take part in the ongoing discussion, concerning the quality in housing, and how the industry is controlling and dictating the market.

Through my final design project I have looked into quality aspects I believe are important in a dwelling and designed dwellings that have the quality aspects I believe are being neglected today.

I believe that a dwelling with thought through qualities will increase peoples quality of life.

HOME

An investigation in housing
-From market based commodities to improving the quality of life.



Diploma program

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Ingrid Jordheim

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The home is a spatial sequence encompassing events, functions and processes in the recurring cycles of life day to day and throughout the year. Its a cycle that changes with changes in life, in households and in generations, but also impacted by changes in the immediate community, in the city and in society at large. The home is simultaneously a frame and an object of experiences derived where the senses are able to unfold; it is an architectonic interpretation, a volume and a building shaped of materials. Ultimately the home is an individual and collective narrative, a memory, the unconscious and of dreams.

From the book Homes / Ensembles / City. By Peder Dueland Mortensen

The trigger

Last year, (2018) I was at a book launch presentation, "Hva er en god bolig?". After the presentation there was an architect saying that: He today, was drawing smaller and smaller apartments, with less quality, for developers. Apartments intended as an entrance ticket to the housing market for first time buyers.

Me, as well as himself, was questioning the quality of such apartments, and also how quality in general is considered in housing development today.

His statement never left my mind.

Instead it has become the reason for my diploma investigation.



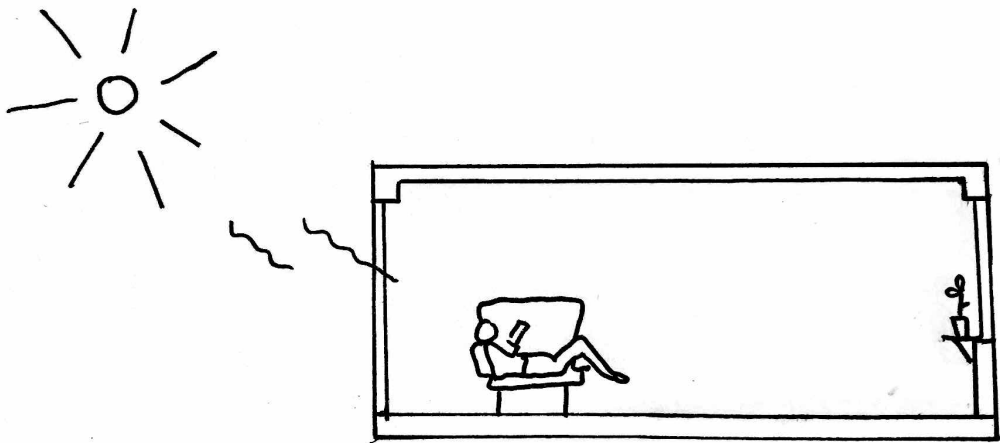
PRAKTISK OG FIN 1-ROMS

Er du på jakt etter din førte bolig, eller ønsker du en pendlerleilighet i et trivelig nabolag? Sjekk ut denne 1-romsen. Her får du gjennomtenkte og gode løsninger på få kvm.

Lnr	002
Rom	1
BRA	28 kvm
P-rom	28 kvm
P-plass	Kan kjøpes
Pris leilighet	Utsolgt

The way we design and think about housing and homes has changed over time. The housing development has gone from a restricted market to become liberated in 1984.

What happened to the quality, when the society started looking at the home as a commodity and an investment object?



Quality

SNL. Kvalitet er god beskaffenhet og verdiskaper.

Norsk standard, (NS-EN-ISO-900), definerer kvalitet som I hvilken grad en samling av iboende egenskaper oppfyller behov eller forventning som er angitt, vanligvis underforstått eller obligatorisk.

Definition of quality in English

The standard of something as measured against other things of a similar kind; the degree of excellence of something.

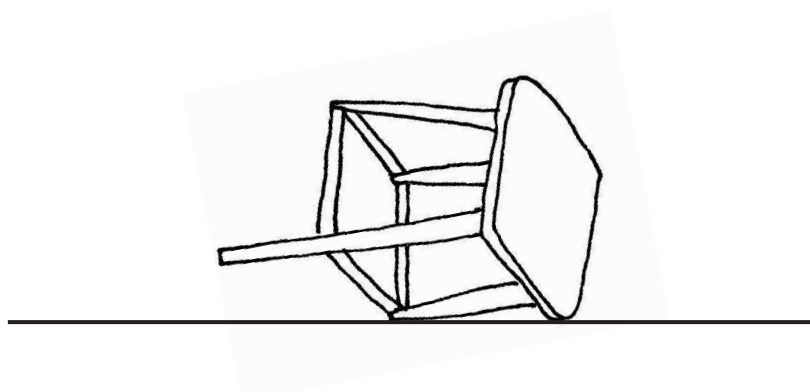
'an improvement in product quality'

'these buildings provide a better quality of life'

What is quality? Why is it so important? What is it in housing today?

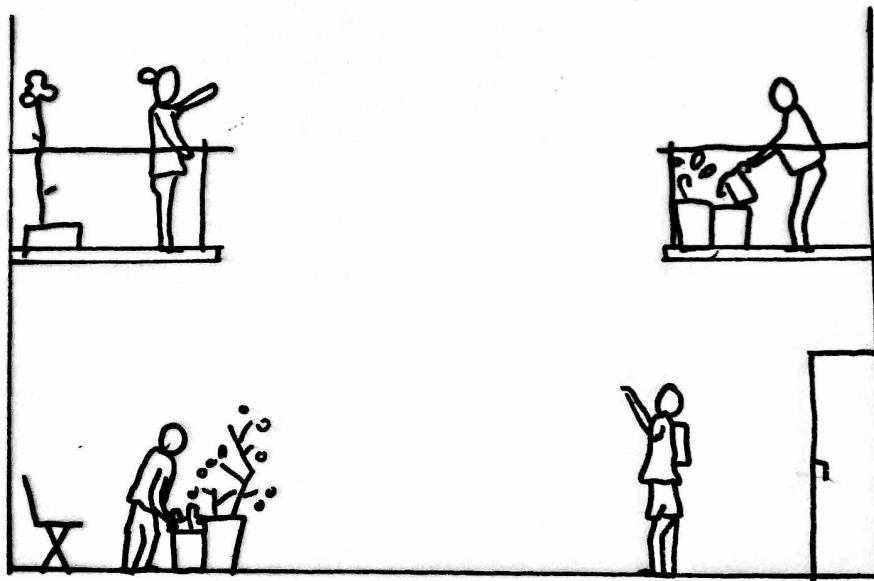
I think quality can be categorized in different ways such as technical qualities, aesthetic qualities, human qualities and functional qualities.

Quality and standard is not the same, and it should not be. Still in housing today, quality is just being measure out from if it meets the technical requirements. If they are satisfying, the building is approved.



Thinking of the legs for this stool as the different aspects of quality. According to Norwegian housing regulation this stool is then meeting the quality requirements for a satisfying "stool".

I believe the foundation for this to become a good and satisfying stool is there, but that we need to use the other legs to be able to get there.



Trying to understand the housing development in Norway I will look at historical and political aspects and influence through time. Through different investigations I hopefully will be able to understand the housing development and get a better understanding of the situation today.

I will show my historical and political findings through a time line, and use my findings to develop a housing project.

Through this project I want to take part in the housing development, and through my research and design be part of the discussion about what housing quality is, and what it can be in a home. Is it possible that small and less expensive apartments, that are being build today, can become something more than just a commodity, an entrance ticket to the housing market?

I hope that my research can be part of the discussion and contribute to how we are going to build a good home. Having in mind the environment and the human being.

I believe that good architecture can contribute to increased quality of life, and that in the housing development of today, we are forgetting the individuals.

Politics

Today, housing is a component in the economic contest between the market, the authorities and the building sector.

In Norway, eight out of ten, own their own homes. This makes the home not just a big investment in personal capital, but nation wide it is important for the countries total capital.

In the last election (2017), the focus from the government on the housing politic, was to build as many dwellings as possible, as fast as possible.

Two years later the current situation is:

25.03.2019 The Finance Minister Siv Jensen (FrP) proclaimed at the housing conference:

"The Government will continue its efforts to facilitate housing and housing construction so that more people can take part in the pleasure of owning their own home."

"We have made significant simplifications in the regulations for the construction industry. It has made it possible to build both cheaper and faster, and housing construction has grown sharply." (Regjeringen.no)

It can seem like in their reach for more and faster housing, some important aspects with the home has been lost.

In January, this year, (10.01.2019) the Norwegian government came with a Report, made by Institutt for samfunnsforskning, about how the *home* is important for your everyday life. They state that: The home you live in, its placement and the surrounding living environment affects many important aspects of your everyday life.

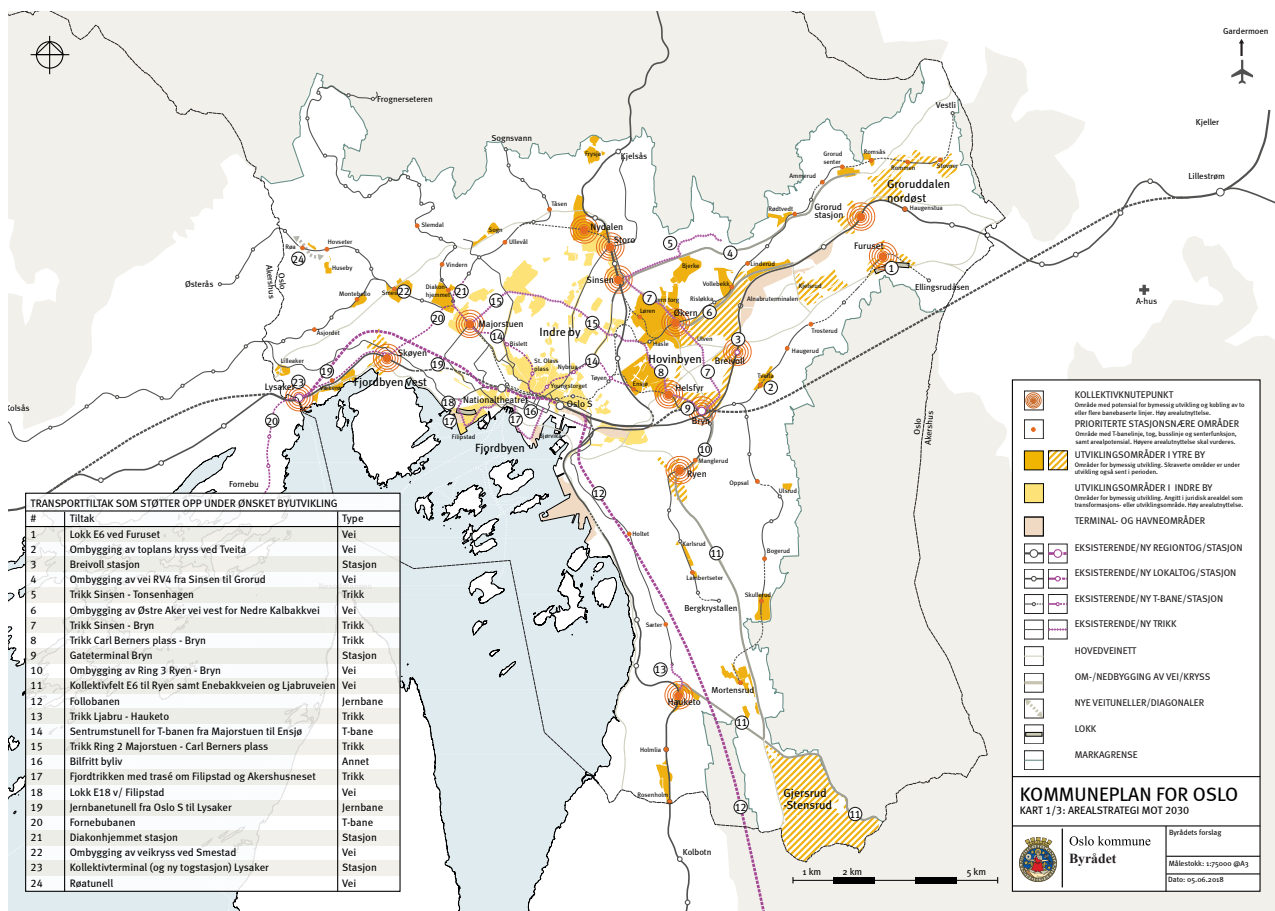


Location

With today's large urbanization situation, most cities are facing a housing problem. The need for more housing and the building speed are not corresponding. Resulting in a market where the price is constantly increasing. The situation of the housing industry in Oslo today, is that everything that is being built is also being sold, and the demand for housing in Oslo is just increasing everyday.

This means that the developers can build dwellings with poorer quality and still be able to sell it, which is also the case for many projects.

Another aspect to this is that the developers, to a certain degree, don't need to listen to the architects to be able to make dwellings.



Area strategy towards 2030 in Oslo

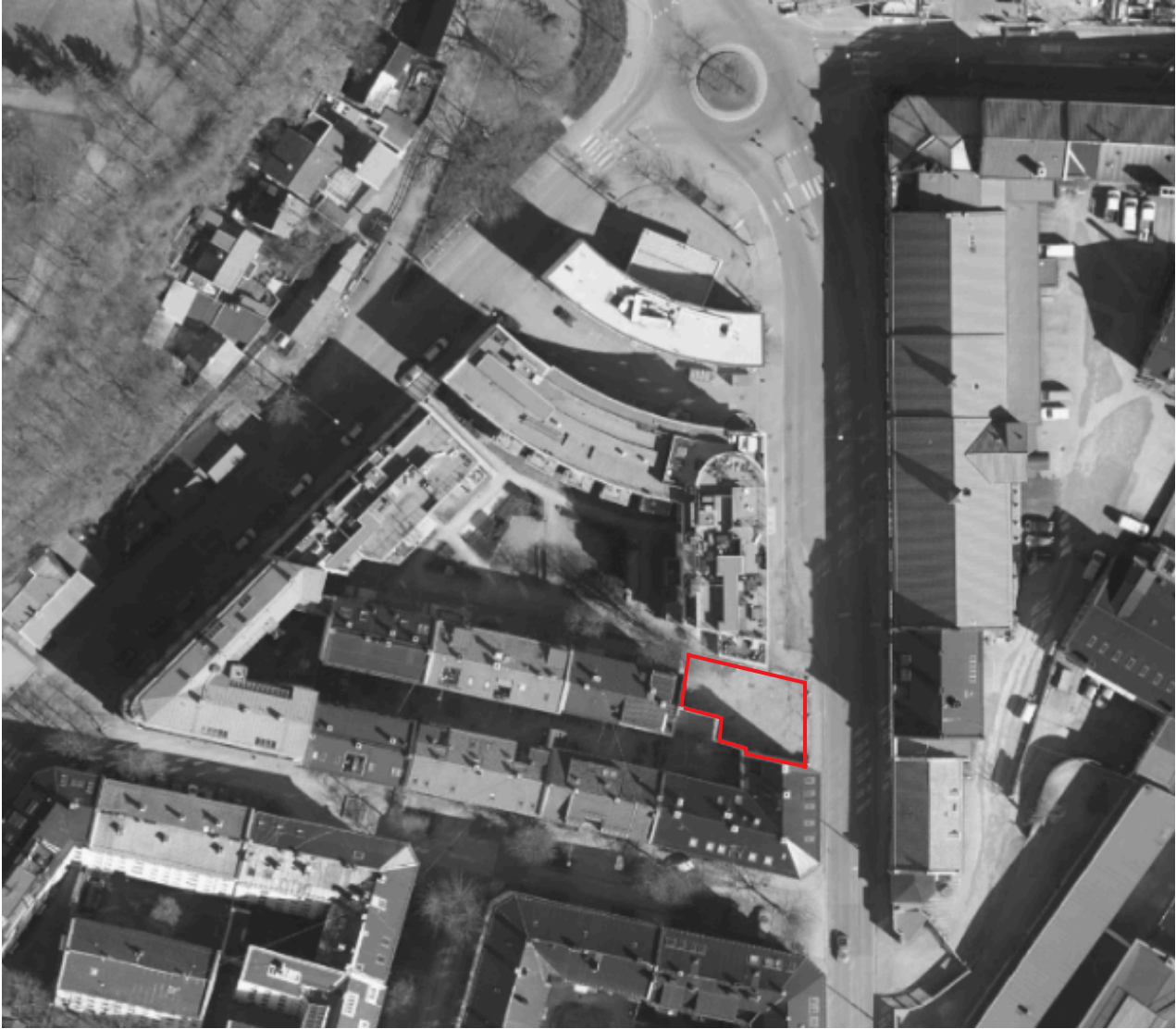
Oslo, being the capital and the largest city in Norway, I want it to be the place for my investigations and for my final project.



OSLO

In today's situation, location has become one of the main factors for the increase in housing prices. This small site has a very central location in Oslo, and I believe because of its location and how the market is today, the dwellings being built here, will also be sold, regardless of their qualities.

I want to comment on the situation of today, and make dwellings, where profit is not the driving force, but rather try to make dwellings that can increase quality of life, but still be affordable.



Location: Maridalsveien 8
Gross area: 257 square meter



Excerpt from my essay; Home.

By writing this essay I want to explore the phenomenon *home*. What is a home? What makes a home? Is a home something constant, or is it constantly evolving? Is it the same for me and you? Is there a collective description that we all can agree upon, that defines the home, or is the diversity too large?

To challenge my own perception of the concept of home, I have studied other people's definitions and thoughts to get a better understanding of the topic.

What if I try to divide the concept of home into two categories? The abstract notion of it, and the concrete notion of it.

By abstract I mean all the thoughts we have about home. The life between the walls. The feelings connected to it, like social, emotional, moral and spiritual connotations, and where all the memories are being made and stored.

By concrete I mean the physical shell. The container where people can live their lives and keep their belongings.

First page from my Essay

In my searching for understanding what a home is, I have noticed that to understand what it is I have to understand what it contains. What the notion of home contain. I have noticed that its more to it than just what Le Corbusier stated. That a house is a machine for living in. A house, or a building, contains of many things. Or maybe first, when its all new, its blank. Its like a white box, a neutral space, that has to be filled up, Filled up with people and objects. If its not being filled up, then its nothing more than just a shelter, or a frame for potential use. Because what differ a shelter from a home, or the notion of a home, I would say, is the objects we place in it. Objects with different functions for different needs, but also just objects or artifacts that we give value and a meaning through memories. The home is also a place for individuality, freedom and family. A place for intimacy and a place to create and show your identity, through artifacts and actions.

Last page form my Essay



When HOME is for sale.

Photo found on FINN, By Gry.