



Investigation of Reasons for Preferring Small Houses Built in Konya*

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ABSTRACT

Today, as a result of the changes in social, cultural and family life with globalization, the demands and needs of people have also changed. Due to reasons such as changes in lifestyle, shrinkage in the family, individualization and single-person living style, residences have been reduced spatially and the production of 'studio flats', the most common types of small residences produced as 1+0, 1+1, 2+1, has increased today. The focus of this study is the suitability of the small housing users produced in Konya to their lifestyles and why they prefer these houses. In the study, it is assumed that there will be differences in small housing type selections and small housing features according to the demographic characteristics of small housing users. Based on this assumption, a questionnaire was applied to 259 small house users in a studio-type house in the Selçuklu district of Konya. As a result of the research, it has been determined that single users mostly prefer 1+1 flat types, while married individuals prefer 2+1 flat types. It has been observed that as the number of households in the residence increases, the demand for 2+1 duplex flats increases. In addition, it has been determined that the users attach importance to the safety in the house according to the location of the house and their gender according to their marital status. It is thought that the results obtained from this study will guide designers and housing manufacturers at the beginning of small housing design by revealing the expectations and preferences, attitudes and behaviors of small housing users.

Keywords: Small Housing, User, User Preferences, Konya.

Konya'da Üretilen Küçük Konutların Tercih Edilme Nedenlerinin İncelenmesi

ÖZ

Günümüzde küreselleşmeyle beraber yaşanan toplumsal, kültürel ve aile hayatında yaşanan değişimler sonucu insanların talep ve ihtiyaçları da değişmiştir. Yaşam tarzındaki değişiklikler, ailedeki küçülme, bireyselleşme ve tek kişilik yaşama biçimi gibi nedenlerden dolayı konutlarda mekânsal olarak küçülmeye gidilmiş ve günümüzde 1+0, 1+1, 2+1 olarak üretilen küçük konut tiplerinden en yaygın kullanım gösteren 'stüdyo daire' konutların üretimi artmıştır. Bu çalışmanın odaklandığı problem Konya'da üretilen küçük konut kullanıcılarının yaşam biçimlerine uygunluğu ve bu konutları neden tercih ettikleri sorgulanmıştır. Çalışmada varsayılan küçük konut kullanıcılarının demografik özelliklerine göre, küçük konut tip seçimlerinde ve küçük konut özelliklerinde farklılıkların olacağı yönündedir. Bu varsayımdan hareketle, Konya'nın Selçuklu ilçesindeki stüdyo tipi konutta 259 küçük konut kullanıcılarına bir anket uygulanmıştır. Araştırma sonucunda, bekâr kullanıcılarının en çok 1+1 daire tiplerini, evli bireylerin ise 2+1 daire tiplerini tercih ettikleri tespit edilmiştir. Konuttaki hane halkı sayısı arttıkça 2+1 dubleks daire tipine talebin arttığı görülmüştür. Ayrıca kullanıcıların medeni durumlarına göre konutun konumuna ve cinsiyetlerine göre de konuttaki güvenliğe önem verdikleri tespit edilmiştir. Bu çalışmadan elde edilen sonuçların, küçük konut kullanıcılarının beklenti ve tercihlerini, tutum ve davranışlarını ortaya koyarak küçük konut tasarımının başlangıcında, tasarımcılara ve konut üreticilerine yol gösterici olduğu düşünülmektedir.

Anahtar Kelimeler: Küçük Konut, Kullanıcı, Kullanıcı Tercihleri, Konya.

1. Introduction

Housing is characterized as a place that reflects the socio-cultural structure of the society and where the individuals living in it behave freely. Today, rapidly developing technological and economic developments have also transformed the socio-cultural structure of society. The change in family structure, the tendency of household sizes to shrink due to social factors and other living conditions, as well as the inadequacy of traditional housing understanding against different user types and the inability to respond to demands, brings the concept of 'small house', an alternative approach in house construction.

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The concept of a "small house" is an approach that is defined primarily by the development of specific physical size measures and standards (Balamir, 1996). Small housing first appeared in America and gradually spread to other countries; loft spaces that appeal to high-income groups in western societies are generally the lifestyle preferred by artists, students, and academics; architecture in their period, aimed at alternative small households, the number of which is increasing in Europe and America. As a result, the value of household diversity emerged as a social attitude distinct from their practices (Baba, 2015). Since the 1970s, projects that promote socialization have been developed, particularly in response to the feelings of alienation and isolation that come with modern life, and in this context, new spatial organizations and alternative living environments (co-housing, shared housing, shared residences, hostels, tele-villages) aimed at facilitating daily life have been developed (Gülmez and Uraz, 2011).

Small housing was initially thought to meet the needs of low-income households most appropriately and economically, based on household income, number, and structure, as well as their social, economic, and occupational positions and needs, in our country. Small housing production was carried out in our country shortly after the Republic's proclamation to provide living space and shelter to civil servants and workers working in state institutions and organizations (Bakar and Yamaçlı, 2017; Cengizkan, 2000). These 'workers' houses' also provided shelter to families who traveled to Istanbul from the countryside to work (Sakaolu, 1994). As examples of the first workers' houses in Turkey, 'Atatürk Forest Farm, 'Turkish Coal Enterprises', 'Turkish Republic State Railways', 'Sümerbank' and similar public enterprises are significant in terms of having worker house settlements. Similarly, Silahtarağa Electricity Power Plant, one of the first service-producing industrial establishments in Istanbul in the first years of the Republic, and Tülomsaş Campus, which was built by Germany in 1894 to meet the need for repair of wagons and locomotives during the construction of the Anatolian-Baghdad railway line, are also the first examples of workers' houses. Bakar and Yamaçlı, 2017).

The production of this type of small social housing, such as workers' and civil servants' houses, has changed with contemporary life, and the small house has begun to be seen as a solution to changing society and individual life necessities, rather than a volume necessity. Globalization has resulted in the diversification of cultural life, the widening of the gap between rich and poor, the reduction of differences between societies, the spread of consumption cultures, the development of a uniform culture and lifestyle, and the emergence of differences, all of which have significantly altered the urban experience (Yaylı, 2012). It brought with it the reality of individual life in America and identification with Western culture, and it found a place in our culture over time. In other words, the construction of Turkey's first 1+1 building began in Istanbul, Turkey's largest city, by adopting the "Americanization" lifestyle (Talaş and Kaya, 2007). According to Görgülü (2003), studio-style apartments were initially designed for those who have separated or divorced from nuclear families, those who live alone, and young people who need to live away from their families for educational reasons. Later, small households with nuclear family alternatives (single-dwelling, single-parent families, dual-income families without children and friends sharing the house, etc.) added new dynamics to the use of small spaces (Gülmez and Uraz, 2011).

Today, the reasons for the preference of vertically rising housing typologies such as 'residence, studio, loft, apart' that respond to the new lifestyles and needs of people who appeal to different income groups are gathered under two main headings. The first is that it can be produced at low costs due to the size of the area it covers, and the second is that it can be an economical choice arising from the decrease in sales and rental values and that it responds to practicality that can respond to the changes in the searches and needs of individuals in the society with the changes in the social structure. Today, these houses, which are mostly produced for their second purpose, take their place in the housing market with the changing lifestyle of the individual. From this point of view, the reasons for the preference of this type of housing in the scale of the city of Konya today have determined the framework of this research.

Individual housing preferences change as a result of population growth and changing living conditions. As a result, determining the factors influencing household housing preferences has been an important issue for researchers. When studies on housing preferences are examined, it is discovered that the demographic characteristics of the households, the characteristics of the house, as well as the environmental characteristics, such as the location of the house, are all factors in the selection of the

house. The relationship between socio-demographic characteristics (such as gender, marital status, and the number of households) of especially small housing users and the location and security features of the houses they prefer was investigated within the scope of this study. Furthermore, attention has been paid to how the spatial characteristics of the apartment type, which differ in the interior, influence the reasons for preference. In this framework, research hypotheses were developed by taking environmental variables and the subjects' socio-demographic characteristics into account. The hypotheses listed below were developed as a result of similar studies on the subject (Garling & Friman, 2002; Edgü, 2003; Arifin & Dale, 2005; Üst, 2015; Işıkkaya, 2015) and were adapted to the researched subject.

In the light of the findings in the literature, the research hypotheses developed in accordance with the purpose and problem of this research are listed below:

H1. 'Users' marital status affects the types of flats they choose'

H2. 'Users' household numbers affect the types of flats they prefer'

H3. 'There is a significant relationship between the importance that users attach to location according to their marital status'

H4. 'There is a significant relationship between the importance that users attach to safety according to their gender'

To test the hypothesis, the research method developed per the purpose of the research and the findings are clarified below.

2. Material and Method

In the field study, which was specified as studio-type small residences in Konya Selçuklu region, a questionnaire was applied to test the validity of the hypothesis, which is the basis of the research. The research method is discussed below as the research limits, the characteristics of the subjects participating in the survey, survey design and statistical analysis.

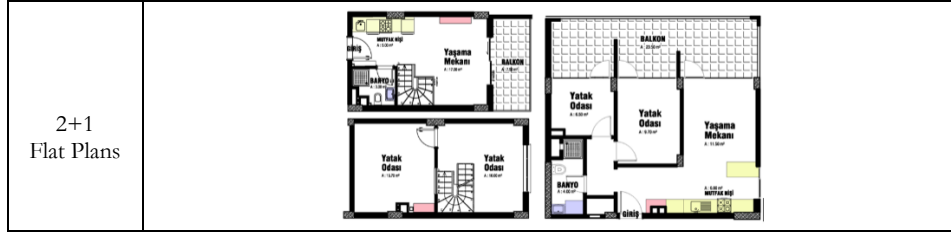
2.1. Limitations of the Study

The residential area to be selected for the research should have certain typical basic features that will allow users to compare their preferences and lifestyles. Therefore, instead of multivariate single buildings, it was deemed right to conduct research on multiple buildings with site characteristics. In this Konya-focused study, residences were selected in the same region to obtain comparable data, and the places where users lived at similar socio-economic levels were examined. The selected residential area is limited to Selçuklu district, where the most studio flat housing stock is located in Konya.

The schematic plans of the 1+0, 1+1 and 2+1 studio apartments, which include the architectural features of the selected housing typologies, are listed in Table 1 below.

Table 1. Schematic Plans of Selected Housing Typologies

1+0 Flat Plans	
1+1 Flat Plans	



2.2. Identification of Participants

This research was conducted with voluntary participants chosen by random sampling method among the determined residential users. Stratified sampling was used as a sampling technique in the studio flat residential area, which has 5 closed site campuses selected as the research area. It was resolved to use house-based sampling methods from the population group of 608 houses in total, and the sample was calculated as 236 with a 95% confidence level and a 0.05 margin of error. To reduce the sampling error in the face-to-face survey, a total of 273 surveys were conducted by keeping the sample size higher. Having examined the questionnaires, 24, which we observed incomplete and had low reliability, were excluded from the evaluation, and the study was conducted on 259 residential users.

2.3. Survey Design

The research hypothesis was measured via a questionnaire. The design of this questionnaire is based on the studies of Garling and Friman (2002), Edgü (2003), Arifin and Dale (2005), Üst (2015), Işıkkaya (2015), Sadıkoğlu and Özsoy (2016), whose validity and reliability have been tested in similar studies. The questionnaire form was handled in two dimensions. These;

1. General information about the user and the residence (demographic characteristics and questions about housing characteristics)
2. Information about space and housing preferences (space experiences, house images, questions about the factors in choosing a small house)

The survey questions were structured as closed and open-ended. The questions were produced as multiple choice and fill-in-the-blanks, which aim to reach the data directly, on the basis of ordering the options among each other according to priority (Comparative scale), and on the basis of numbering the options from 1 to 5 according to the level of satisfaction (Likert scale). The averages, variance analyzes and reliability coefficients of each of these elements were determined.

This study was found ethically appropriate by the Human Research Ethics Committee of KTO Karatay University with its decision dated September 15, 2020 and numbered 46409256-300.

The survey data were obtained in a 2-month period covering October-November 2020, by applying face-to-face to the residential users included in the research for a period of approximately 15 minutes, on weekdays and weekends, between 4.00-8.00 pm.

2.4. Statistical analysis

In order to test the hypothesis of this study, the percentage values, arithmetic mean and standard deviation values of the obtained data were calculated and Cronbach Alpha reliability tests of the data were performed. Single analysis of variance (ANOVA / T-test) was used to determine whether the differences/relationships between variables were statistically significant at the $P < 0.05$ level. In addition, in order to make the data collected as a result of the survey objectively debatable in the evaluation of the field study; tables were produced, the results were determined as percentages and comparative evaluations were made. The data results obtained allowed both the discussion of the variables of the hypotheses and the general evaluation of the field. Statistical analyzes used in the working hypotheses are Confidence analysis, Chi-Square test of independence from descriptive statistics and T-Test analysis.

3. Findings

In this study, the research data acquired to analyze the reasons for the housing preference of small house users were tested with suitable statistical methods, and the reliability analysis and findings are given below, respectively.

3.1. Reliability Analysis

In the literature, studies by Cronbach (1951), Karasar (2005), Kaplan and Saccuzzo (2009) and Panayides (2013) remarked that alpha reliability coefficients for all elements can be considered "reliable" when they are above 0.70. The general scale reliability of the scale of this study was determined as 0.870. According to this data, the data obtained in this study can be assumed at the "high confidence" level.

3.2. General Findings Regarding User and Housing

In the study, under this title, the demographic characteristics of the user, which we aim to determine the general profile of the small house user, and the general characteristics of the small houses were examined. The frequency values of the data on the socio-demographic characteristics of the small house users retained in the research are given in Table 2.

Table 2. Demographic Characteristics of The Participants

Demographic characteristics of the participants		f	%
Gender	Male	141	54,4
	Female	118	45,6
	Total	259	100
Marital Status	Single	184	71,0
	Married	61	23,6
	Widow/ Separated/ Divorced	14	5,4
	Total	259	100,0
Household Size	1	142	55
	2	62	24
	3	30	11,6
	4	15	5,8
	5 and more	9	3,5
	Total	258	100
Occupation/ Business	Housewife	12	4,7
	Student	115	44,6
	Worker/Servant	2	,8
	Officer/Technician/Expert	28	10,9
	Army Officer (Military Specialist, Sergeant, Military Officer)	6	2,3
	Paid, Senior, Qualified Specialist (Lawyer, doctor, architect, engineer, academician etc.)	65	25,2
	Qualified self-employed specialist (lawyer, architect, pharmacist, financial advisor etc.)	5	1,9
	Self-employed (business owner, tradesman, etc.)	13	5,0
	Retired	5	1,9
	Unemployed, currently not working	7	2,7
Total	258	100,0	

Note: f: Frequency Number, %: Percent Value

According to Table 2 data, 54.4% of the small housing users living in Konya are men and 45.6% are women. As for their marital status, 71% are mostly single and 23.6% are married. According to the size of the household, which measures the number of people living in the residence, 55% consists of one person, 24% two, 11.6% three, 5.8% four and 3.5% five or more people. Looking at the occupation/business of the participants, it is seen that 44.6% of the participants are students, 25.2% are paid, senior, qualified

specialists and 10.9% are civil servants/technicians/experts. According to this ranking, it has been determined that the small housing users are primarily students, white-collar service sector employees are in second place, and blue-collar service sector employees rank third.

The arithmetic averages and frequency values of the data about the houses where the small house users live are shown in Table 3.

Table 3. Residential Characteristics of The Participants

Residential characteristics of the participants		f	%
Apartment type	1+0	28	10,8
	1+1	58	22,4
	1+1 duplex	107	41,3
	2+1	44	17,0
	2+1 duplex	22	8,5
	Total	259	100,0
Residential property	Owner	59	22,8
	Tenant	200	77,2
	Total	259	100,0
Residence Duration	1-6 months	59	22,8
	6-12 months	59	22,8
	1-3 year	89	34,4
	3 year and more	52	20,1
	Total	259	100,0

Note: f: Frequency Number, %: Percent Value

According to Table 3; 10.8% of the survey participants reside in 1+0 flats, 63.7% of them live in 1+1 and 1+1 duplex flats, and 2+1 and 2+1 duplexes. It has been specified that the residents cover 25.5% of the population. It is rather striking that the majority of people living in 1+1 duplex flats are 41.3%. This is due to the planning in the housing estates we have analyzed. It has also been seen that 77.2% of the users participating in the survey are tenants, and 22.8% of them own the property. When the duration of residence of the participants in a small house is reviewed, it is noticed that 118 (45.6%) are 1-12 months, 89 (34.4) 1-3 years, 52 (20.1%) 3 years and above. The data on the duration of life in the house includes data related to reasons due to satisfaction with the house or necessity. Therefore, there is a direct relationship between residential ownership and residence time.

3.3. Findings Regarding Space and Housing Preferences

In this section, the participants were asked questions about their evaluations of their space experiences, their house images, their thoughts on residential spaces, the renovations they made in the houses, and the importance of the factors in choosing a small house. The answers to these questions were transformed into frequency tables, and the results were analyzed.

Table 4. For What Purpose The Participants Would Like to Use it if There Was an Extra Room in Their House

Extra Room Usage Requests in the Residences of the Participants		f	%
Extra Room Usage	Study Room	150	60,5
	Bedroom	19	7,7
	Laundry Room	39	15,7
	Cellar	26	10,5
	Game Room	3	1,2
	Sport Room	4	1,6
	Other	7	2,8
	Total	248	100,0

Note: f: Frequency Number, %: Percent Value

When we examine Table 4, which displays the participants for what purpose they would like to use an extra room if they had one in their house, it seems that 60.5% needed a study room, 15.7% wanted a laundry room, 10.5% a cellar and 7,7 % need a bedroom. Other space needs, on the other hand, cover a low percentage of 5.6% in total. Considering these ratios, the need for the study room in the first place is since the majority of the residents are students. In the second and third places, we encounter interesting data which shows that they need to use space for storage purposes.

Table 5. Responses of The Participants to The Question “What is Your Home For You?”

How the participants felt about their home	f	%
Just a place to stay	43	11,6
A place all your own	80	21,6
Where you feel most comfortable	185	49,9
Reflects your personality	44	11,9
It is a status symbol	16	4,3
Other	3	,8
Total	371	100,0
<i>Note: f: Frequency Number, %: Percent Value</i>		

According to Maslow (1954), it is a physical need that ranks first in the hierarchy of needs, along with the needs for shelter, air, hunger, and thirst necessities (Maslow, 1954). The next stage is safety needs, then belongingness, respect, personal satisfaction and environmental control, and finally aesthetic concerns and the desire to learn. When Table 5 data is scrutinized in this question, which investigates the opinions of the participants about their houses, according to Maslow's hierarchy, 49.9% of the small house users stated their house as the place where they feel safe and most comfortable. In the second place, with a rate of 21.6%, they chose it as a place that belongs entirely to themselves. This option indicates that the participants are at the stage of personal satisfaction and environmental control. In the third stage, 11.6%-11.9% reflect their personality and only marked it as a place of shelter. Aesthetic concerns at the top of Maslow's hierarchy of needs are associated with the 'status symbol' option and represent 4.3% of small housing.

Table 6. Participants' Priorities at Home

Participants' priorities at home	f	%
Comfort	173	29,9
Soundness	103	17,8
Size	29	5,0
Price	29	5,0
Safety	126	21,8
External Beauty	18	3,1
View	55	9,5
Newness	38	6,6
Other	8	1,4
Total	579	100,0
<i>Note: f: Frequency Number, %: Percent Value</i>		

Table 6 examines the priority feature that comes to mind first among the reasons for preferring a small house; the comfort of the house is in the first place with 29.9%, the safety of the house ranks second with 21.8%, and finally, soundness of the house comes third with 17.8%. Then, 9.5% prioritized the view of the house. This is followed by the size and the price of the house at a rate of 5%. The external beauty of the house was chosen as the lowest priority with a rate of 3.1%. This also supports the judgment of aesthetic concerns as the lowest data, which we matched the 'status symbol' identified in Table 5, analyzing the thoughts of the participants about their residences.

In the data in Table 7, questions were asked to define the reasons for the participants preferred small housing and significant relations emerged.

Table 7. The Reasons Why The Participants Prefer The Small House

Reasons of Participants for House Preference		Very important		Important		Undecided		Slightly important		Not important at all		M	SD
		f	%	f	%	f	%	f	%	f	%		
Location	Proximity to the workplace	129	55,1	69	29,5	13	5,6	6	2,6	17	7,3	4,23	1,15
	Proximity to school	109	49,3	58	26,2	17	7,7	7	3,2	30	13,6	3,95	1,39
	Closeness to family	36	17	52	24,5	40	18,9	28	13,2	56	26,4	2,92	1,46
	Easy access	141	61	68	29,4	6	2,6	3	1,3	13	5,6	4,39	1,02
Neighbor relationship	Economic levels	23	10,3	37	16,6	51	22,9	35	15,7	77	34,5	2,52	1,38
	Education levels	63	26,6	81	34,2	38	16	17	7,2	38	16,	3,48	1,38
	Family density	40	17,2	53	22,8	56	24,1	31	13,4	52	22,4	2,99	1,40
Safety	Site safety	179	71,3	53	21,1	10	4	3	1,2	6	2,4	4,58	0,83
	Earthquake resistance	188	79	26	10,9	11	4,6	3	1,3	10	4,2	4,59	0,96
	Reliable contractor	160	68,4	38	16,2	16	6,8	5	2,1	15	6,4	4,38	1,13
Housing Size	Small m ²	44	19	60	26	65	28,1	34	14,7	28	12,1	3,25	1,26
	Fixed furniture in the residence	39	17,1	76	33,3	45	19,7	34	14,9	34	14,9	3,22	1,31
	Affordability	64	27,7	109	47,2	33	14,3	7	3	18	7,8	3,84	1,11
	Have investment value	43	19,4	60	27	50	22,5	18	8,1	51	23	3,12	1,43
	Singular life	75	32,6	65	28,3	48	20,9	18	7,8	24	10,4	3,65	1,29
	Suitability for children	53	23,6	40	17,8	30	13,3	25	11,1	77	34,2	2,85	1,61
Service and Others	Ease of buying/selling	69	30,8	50	22,3	36	16,1	13	5,8	56	1,25	3,28	1,56
	Too much advertising	20	9	27	12,2	58	26,2	45	20,4	71	32,1	2,46	1,30
	View	77	33,6	79	34,5	27	11,8	21	9,2	25	10,9	3,70	1,31
	Social opportunities	75	32,6	89	38,7	33	14,3	12	5,2	21	9,1	3,80	1,21
	Amount of green space	103	44,2	83	35,6	22	9,4	11	4,7	14	6	4,07	1,13
	Cleaning service	98	42,2	83	35,8	26	11,2	7	3	18	7,8	4,02	1,17
	Outdoor/indoor parking	91	40,1	60	26,4	25	11	16	7	35	15,4	3,69	1,45

Not: f: Frequency Number, %: Percent Value, M: Mean, SD: Standard Deviation
Variable means are ranked from 1 to 5. A high value indicates positive responses.

According to the average value data in Table 7, in this question, in which we evaluate the factors of picking the small house, it is seen that safety is rather important with an average value of 4.27 at the most, in the preference of the users in the small house. On the other hand, it has been settled according to the average values that the site safety and resilience against earthquakes are important in terms of safety. It is noticed that the location is important with a value of 3.39 in the second place, and the ease of transportation for the users and proximity to the workplace are also important here. In the third place, service and others regarding housing were found to be important with 3.26. In the service section, the amount of green space and cleaning services are the most important for users. According to the data, it is observed that the data with the lowest level of importance has neighborhood relations with an average of 2.82. In the data in Table 7, questions were asked to define the reasons why the participants preferred small housing and certain significant relations emerged.

4. Findings

Under this heading, the research hypotheses created in the light of the literature and the mean and standard deviation values of the analyzes of these hypotheses are formed. Whether the differences in the variables were statistically significant at the $P < 0.001$ level was tested with the chi-square test of independence and single analysis of variance (ANOVA / T-Test). In addition, before testing the hypotheses, the appropriate analysis method was selected by looking at the normality distribution of the data. The parametric test method was preferred as the appropriate analysis method. Our data was calculated as $0.565 > 0.005$ by performing the One sample ks test, Normality distribution test, and parametric tests were applied. According to these, the hypotheses and the results obtained are listed below, respectively.

Table 8. Chi-Square Results of Users' Marital Status and Apartment Type Comparisons

Marital Status		Apartment Type			Total	Chi-square	p
		1+0	1+1/1+1dub.	2+1/2+1dub.			
Single	f	24	118	42	184	9,345	,048
	%	85,7%	71,5%	63,6%	71,0%		
Married	f	1	40	20	61		
	%	3,6%	24,2%	30,3%	23,6%		
Other	f	3	7	4	14		
	%	10,7%	4,2%	6,1%	5,4%		
Total	f	28	165	66	259		
	%	100,0	100,0	100,0	100,0		

Note: * is significant at the $p < 0.001$ level and ** at the $p < 0.05$ level.

According to Table 8, when single people participating in the research are examined, 71.5% of 1+1 flat types and 85.7% of 1+0 flat types in the research population are single persons. On the other hand, when married people were examined, it was observed that the flat type they chose was mostly 2+1 and they covered 30.3% of them. When the type of flats chosen by the people whose marital status is widowed/separated/divorced is examined; It was observed that 2+1 apartments in the research universe cover 6.1% and 1+0 apartments 10.7% of the apartment type. However, the Chi-Square test was performed in order to make a healthier interpretation. Accordingly, it is seen that the significance value seen in Table 8 is $p = 0.048$. Since this value satisfies the $p < 0.05$ condition, the relationship between marital status and preferred flat type is significant. This result supports the hypothesis of 'Users' marital status affects the flat types they prefer' put forward in the H1 hypothesis.

Table 9. Chi-Square Results for The Comparison of The Number of Households and The Type of Flats They Live In.

Household Number		Apartment Type					Total	Chi-square	p
		1+0	1+1	1+1dub.	2+1	2+1dub.			
1	f	18	29	69	16	10	142	28,935	,024
	%	64,3%	50,0%	64,5%	36,4%	47,6%	55,0%		
2	f	5	14	24	16	3	62		
	%	17,9%	24,1%	22,4%	36,4%	14,3%	24,0%		
3	f	4	9	6	7	4	30		
	%	14,3%	15,5%	5,6%	15,9%	19,0%	11,6%		
4	f	1	6	4	3	1	15		
	%	3,6%	10,3%	3,7%	6,8%	4,8%	5,8%		
5 and more	f	0	0	4	2	3	9		
	%	,0%	,0%	3,7%	4,5%	14,3%	3,5%		
Total	f	28	58	107	44	21	258		
	%	100,0	100,0	100,0	100,0	100,0	100,0		

Note: * is significant at the $p < 0.001$ level and ** at the $p < 0.05$ level.

When we examine the values in Table 9, 64.3% of the 1+0 apartments and 64.5% of the 1+1 duplex apartments in the research were preferred by the people living alone, and 36% of the 2+1 apartments were preferred by the people living as two people. It is observed that it covers 4. While 19% of 2+1 duplex flats are occupied by three persons, it has been observed that those living as four persons generally prefer 1+1 flats. As the number of people in the household increases, the demand for 2+1 duplex flats increases. It is seen that there are statistically significant differences at the $p < 0.001$ level between the evaluations of the number of households and the type of flats. This result supports the hypothesis put forward in the H2 hypothesis, "The number of users in the household affects the apartment types they prefer".

Table 10. Group Statistical Value Regarding The Comparison of Users' Marital Status And Location of The Residence

Marital Status	n	M*	SD	SE
Single	184	3,5505	1,10122	,08118
Married	61	3,1525	1,33274	,17064
Total	245			

Note: n: frequency number, M: mean, SD: Standard Deviation, SE: Standard Error*

Table 11. T-Test Results on Comparisons of Users' Marital Status and Residence Location

Location	Variance Condition	Levene's Test Equation of Variance		T-Test Mean Equation			
		F	p	t	df	p	Average difference
		Bottom Limit	Upper Limit	Bottom Limit	Upper Limit	Bottom Limit	Upper Limit
	When the variances are equal	4,349	,038	2,317	243	,021	,39808
	When variances are not equal			2,107	88,744	,038	,39808

Note: F: ANOVA F value, p: significant value, t: T-test value df: degrees of freedom

When the importance given to location by the users in Table 10 is analyzed according to their marital status, it is seen that singles attach more importance than married people with an average of 3.55. To test the hypothesis that there is a significant difference between the importance given to the location of the residence according to the marital status of the users, firstly variance analysis was performed and it was determined that the variances were not homogeneous ($P=0.038 < 0.050$ in the Levene's test). In Table 11, the Independent Samples T Test was applied and it is seen that the value in the Sig (Significance) column of the table is 0.038. Since the said value was less than 0.05, it was marked that the relationship between marital status and the level of importance given to the location of the residence was statistically significant at the $p < 0.05$ level. A statistically significant difference was found between the importance people attach to location according to their marital status ($P=0.038$). This result supports the hypothesis of "There is a significant relationship between the importance that users attach to location according to their marital status" put forward in the H3 hypothesis.

Table 12. Group Statistical Value on Comparisons of Users' Gender and Housing Safety

Gender	n	M*	SD	SE
Female	140	4,4122	,99834	,08437
Male	115	4,0990	1,20258	,11214
Total	255			

Note: n: frequency number, M: mean, SD: Standard Deviation, SE: Standard Error*

Table 13. T-Test Results on Comparison of Users' Gender and Housing Safety

Safety	Variance Condition	Levene's Test Equation of Variance		T-Test Mean Equation			
		F	p	t	df	p	Average difference
		Bottom Limit	Upper Limit	Bottom Limit	Upper Limit	Bottom Limit	Upper Limit
	When the variances are equal	3,751	,054	2,272	253	,024	,31317
	When variances are not equal			2,232	221,412	,027	,31317

Note: F: ANOVA F value, p: significant value, t: T-test value df: degrees of freedom

In Table 12, when the level of importance given by the users to safety according to gender is examined, it is determined that women attach more importance than men with an average of 4.41. In order to test the hypothesis that there is a significant difference between the importance that users attach to safety

according to gender, first of all, variance analysis was performed and it was determined that it was homogeneous ($P=0.054 > 0.050$ in Levene test). In Table 13, Independent Samples T Test was applied and the value in the Sig (Significance) column is 0.024. Since the said value was less than 0.05, it was observed that the relationship between gender and the level of importance given to safety was statistically significant at the $p < 0.05$ level. It was found that there was a statistically significant difference between the importance that people gave to safety according to gender ($P=0.024$). This result supports the hypothesis of "There is a significant relationship between the importance that users attach to safety according to their gender" put forward in the H4 hypothesis.

5. Discussion and Conclusion

The problem that the study focuses on is questioning the suitability of the users of the small square meter housing, which is produced as a 'studio flat' following the requirements of contemporary life and turned into an object that can be consumed at high prices. In order to test the hypotheses created for the purposes of the research, a face-to-face survey was conducted with 259 users of 5 houses with similar characteristics in Konya Selçuklu region. When we look at the results based on the questionnaire applied within the scope of the research, it offers some inferences about the small housing design and its users. These are the research hypotheses formed and tested in the light of the literature and the results obtained are summarized below:

When we look at the demographic characteristics of the small housing users, it has been specified that the genders are very similarly distributed, but the male users are slightly higher, the single individuals are in the majority, the single person living in the household and the students are the majority. It has been determined that the users mostly prefer 1+1 duplex apartments according to the housing characteristics, the tenants are the majority in the case of ownership, and the residence duration vary between 1 and 3 years. According to these data, it is important that the participants reflect the ages of the most productive periods of their working and productive lives because it has been seen that economic conditions, family structure and life cycle have an essential place among the data that make up the criteria for preference in various studies (Edgü, 2003, p.85). These results support the hypothesis of '*Users' marital status affects the flat types they prefer*' put forward in the H1 hypothesis. According to the results, it can be said that different types such as 1+0, 1+1 and 2+1 are effective when the demographic characteristics of the user, such as single, married and individuals with another marital status, prefer small housing. It has been determined that single users prefer 1+0 and 1+1 types, while married people prefer 2+1 flat types.

Family structure is one of the factors that directly affect the housing preferences and lifestyles of the users. In this direction, it supports the hypothesis (H2), '*The number of households of users affects the type of flats they prefer*', which was created by benefiting from the studies of Edgü (2003), Üst (2015) and Işıkkaya (2015). In the research, it was observed that the users living as one person preferred 1+0 and 1+1 flats, those living as two people generally lived in 2+1 flats and those living as 3 persons preferred 2+1 duplex flats. These findings are also supported by the results acquired in the study of Üst (2015). Similarly, Edgü (2003)'s study is supported by the idea of moving to a larger house as the number of family members increases, the desire to move from the residence to single-family houses increases and the need for the number of rooms is insufficient despite the increase in the number of people in working families. Işıkkaya (2015), on the other hand, emphasized that the phases of the family in the process of change are reflected in their housing preferences (Işıkkaya, 2015). In the research, the quality of the household was also analyzed and as a result, it was observed that individuals living alone preferred 1+0 apartments, families without children generally preferred 2+1 and 1+1 duplex apartments, and nuclear families picked 2+1 and 2+1 duplexes. According to these results, the study reveals that the number and quality of households affect the characteristics of the residence they live in.

The environment in which the residence is located and its surroundings in the city are vital preference criteria for the user. Rapoport (1969) accentuated that people generally want to live together with people who are socially similar to them (Rapoport, 1969). In the research, the majority of the users of the small house are students, and the fact that this type of housing is primarily concentrated in university environments indicates that the small house meets the housing demands of the students. In other words,

the housing supply met the housing need and demands of the population brought by the university. In the research, the qualities demanded by the small dwellings according to their preferences and behavioral characteristics were studied, and it was determined that the users gave the most priority to the location and safety of the residence. These results support the hypothesis of "There is a significant relationship between the importance that users attach to their location according to their marital status" put forward in the H3 hypothesis. According to the results obtained, it has been determined that single users attach more importance to the location of the house than married ones. It is also striking that the reasons for preferring the small house are the location features of the house, transportation and proximity to the workplace are important factors. These findings were obtained in the study of Garling and Friman (2002); residential area/residence area preferences are based on the importance of living values, especially in the residential environment; it is also compatible with the fact that the differences in the preference of residential areas are the result of household characteristics such as age, household structure, home ownership and settlement timing/processes.

In the study, it was considered vital to analyze an important factor of housing preference based on gender, and the hypothesis of "There is a significant relationship between the importance that users give to safety according to their gender", which was put forward in the H4 hypothesis, was supported. According to the results obtained, it has been settled that women attach more importance to the safety of the house than men. These findings are also compatible with the results obtained in the studies of Arifin and Dale (2005). In addition, the most reliable contractor was determined as the most important reason for the preference for users. Therefore, the choice of residence contains important indicators from the lifestyles of individuals or families to their daily lives. In this context, small houses have started to turn into consumption objects by the housing producers to differentiate the identity and status of the individual. Today, individuals want to isolate themselves from the rest of society with their lifestyles, socio-cultural characteristics and housing preferences, which they see as a status symbol. In this context, the residence is perceived as an object with distinctive potential with its location, size, security, neighborhood relations and other services, and it is seen as a necessary goal to be achieved to differentiate.

Finally, the results acquired from this study set out the expectations and preferences, attitudes and behaviors of the small housing users and guide designers and manufacturers by determining some criteria to be considered at the beginning of the small housing design. It is deemed to be a guide for designers and housing manufacturers to create criteria that will increase the satisfaction level of the user. Therefore, the data obtained from this study can be a reference for academicians and designers who are interested in the subject.

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Çalışmada herhangi bir kurum veya kişi ile çıkar çatışması bulunmamaktadır.

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In this study, the rules specified within the scope of the Higher Education Institutions Scientific Research and Publication Ethics Directive were followed.