

Housing

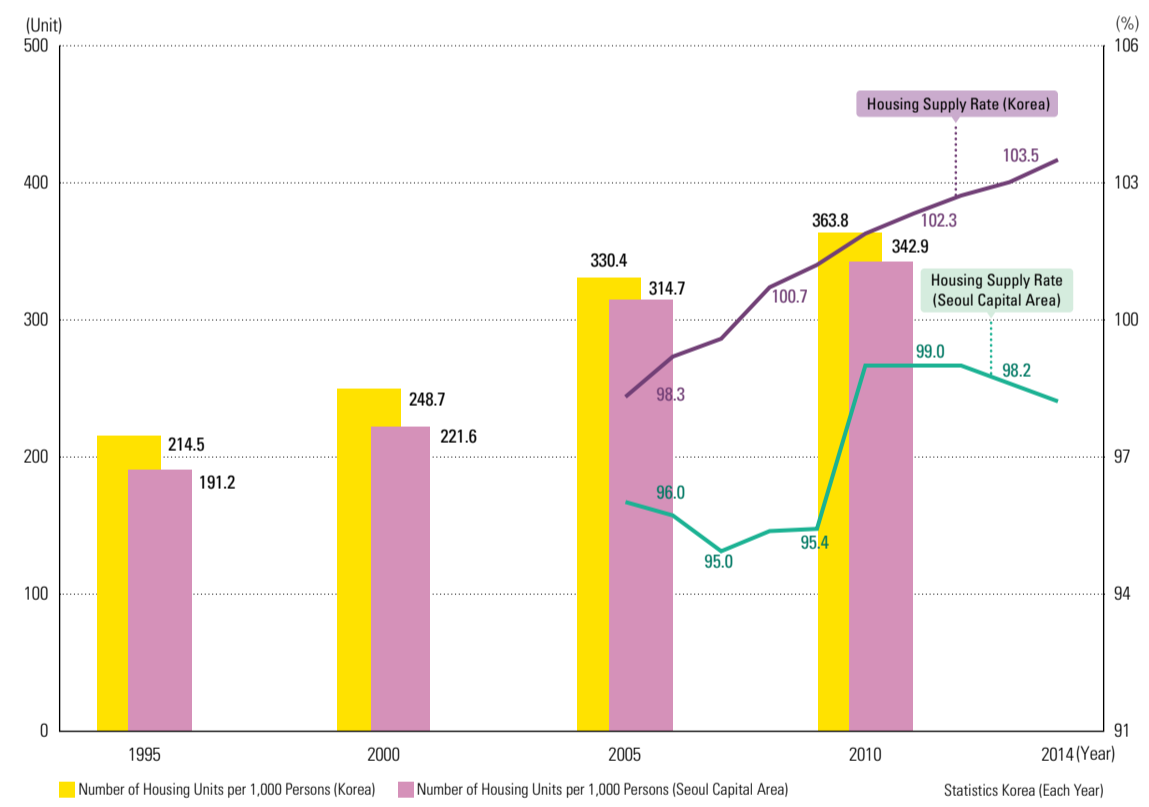
After the end of the Korean War (1950 – 1953), the Korean government started housing projects as a part of post-war reconstruction efforts. Until the 1960s, strategic investment priorities were placed on rebuilding industries. Government investment in housing was therefore very small, reaching only 2.4% of GNP during the 1962 – 1966 period and 3.0% during the 1967 – 1971 period. During these periods, housing developments were mostly led by the private sector, and only about 13% of housing development was support-

ed by the public sector. In the 1970s, the Korean government began to invest more heavily in housing, and established a series of necessary policies and laws. For example, the Housing Construction Promotion Act was enacted in 1973, and the Act promoted provision of “national housing” using the funds from government-owned banks or local governments. Priority to purchase was granted to people who never owned a home before, and this purchase-priority policy was maintained for more than thirty years. In addition, the national and lo-

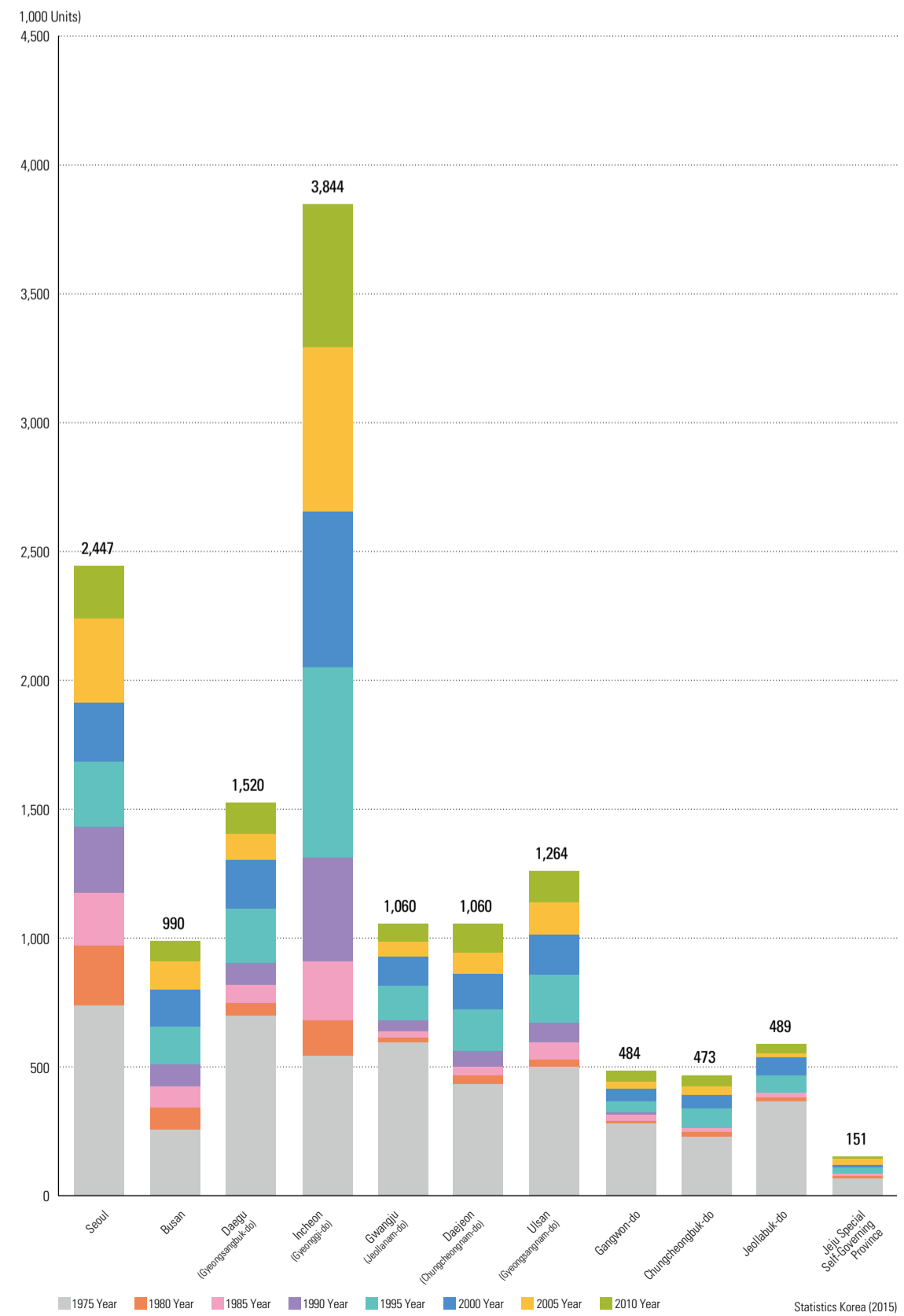
cal governments contributed to the improvement of the urban environment, with land improvement projects and residential land development projects. As a result, housing conditions in the Seoul Metropolitan Area and other metropolitan cities improved significantly from the perspective of total housing stock as well as homeowner ratios. In 1975 there were 4.734 million housing units in total. The number of total housing units in 2010 was 13.884 million, which is about a three-fold increase since 1975. In the Seoul Metropolitan

Area, the number of housing units per 1,000 persons was only about 137 in 1975. It surpassed 200 in 2000, and reached 364 units by 2010 (a 2.7-fold increase from 1975), indicating that three out of every ten people own a house. Regarding the total number of housing units, the Seoul Metropolitan Area had 6.291 million houses in 2010 (45.4% of the national total). With such dramatic increases in housing supply, the housing supply ratio in the Seoul Metropolitan Area in 2010 was 99%, and, nationally, it was greater than 100%.

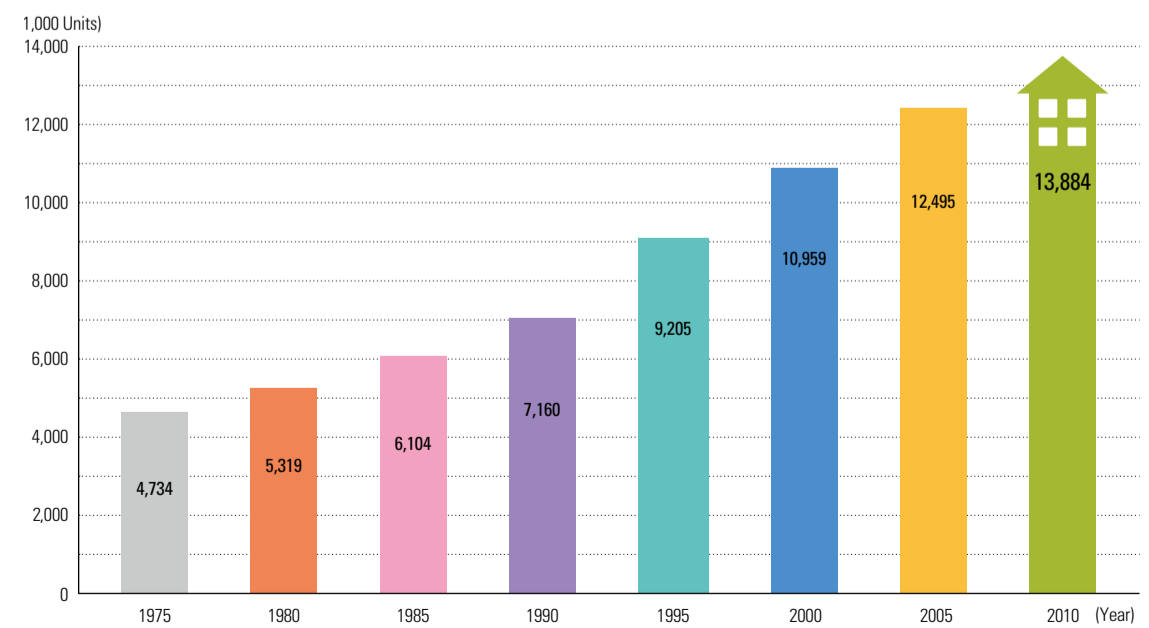
Change in the Number of Housing Units per 1,000 Persons and Housing Supply Rate



Change in Total Number of Housing Units by -Si/-Do

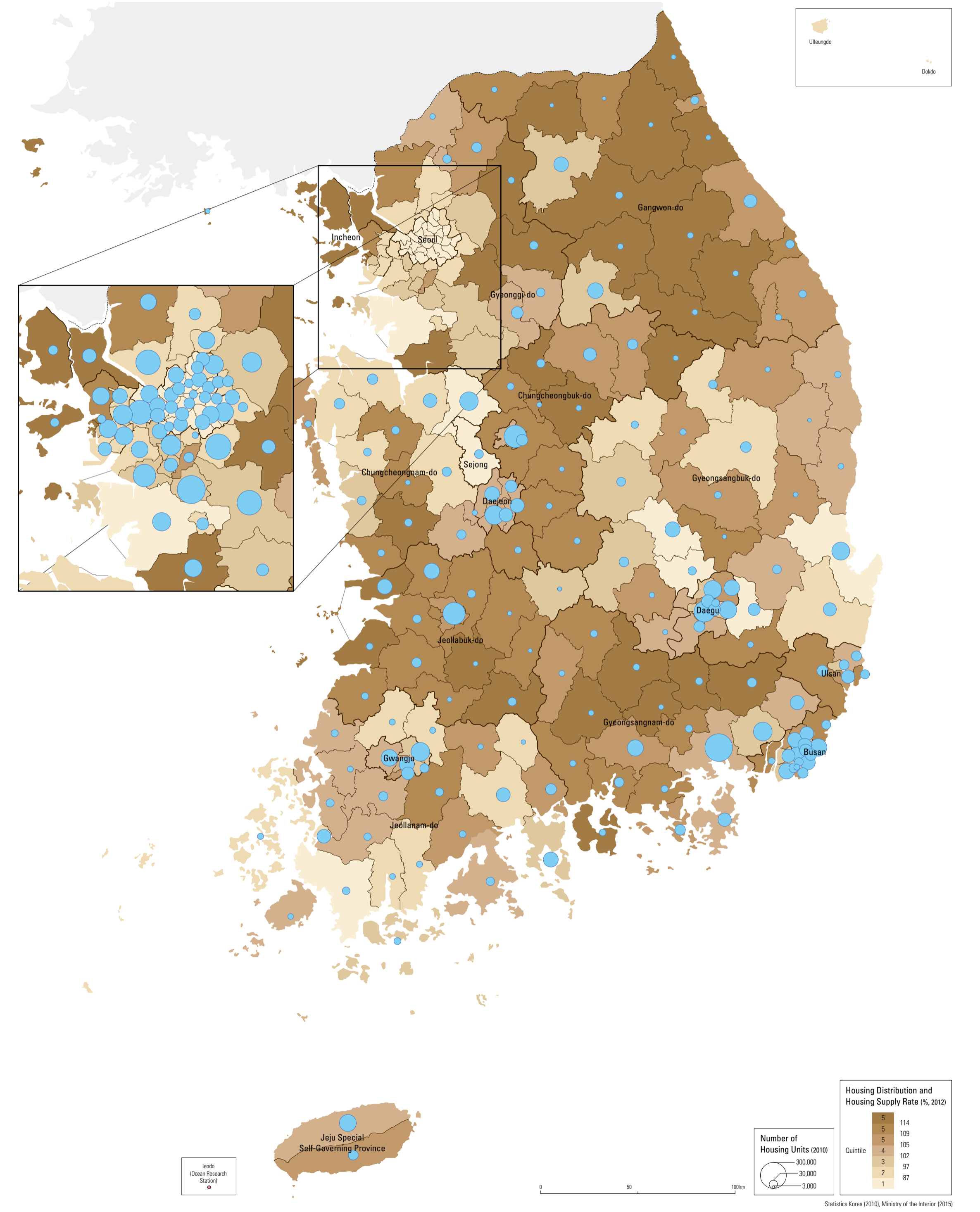


Change in Total Number of Housing Units



Housing Conditions

Housing Distribution and Housing Supply Rate



Housing Types and Construction

A house is defined as a building structure and its attached land, in its entirety or part, where a household member(s) may dwell independently for an extended period of time. The National Housing Law classifies houses into two categories—detached housing and collective housing—and the Attached Table 1 of the Decree of the National Housing Law explains their definitions in detail.

Detached housing is further divided into general detached house, multi-dwelling detached house, and official residence categories. A unit in a general detached house must be built for long-term stay primarily for students or single employees, a non-independent dwelling unit, 330 m² or less in building space, and not more than three stories. On the other hand, a multi-dwelling detached house unit must be no more than three stories, 660 m² or less in building space, and able to accommodate a maximum of 19 households.

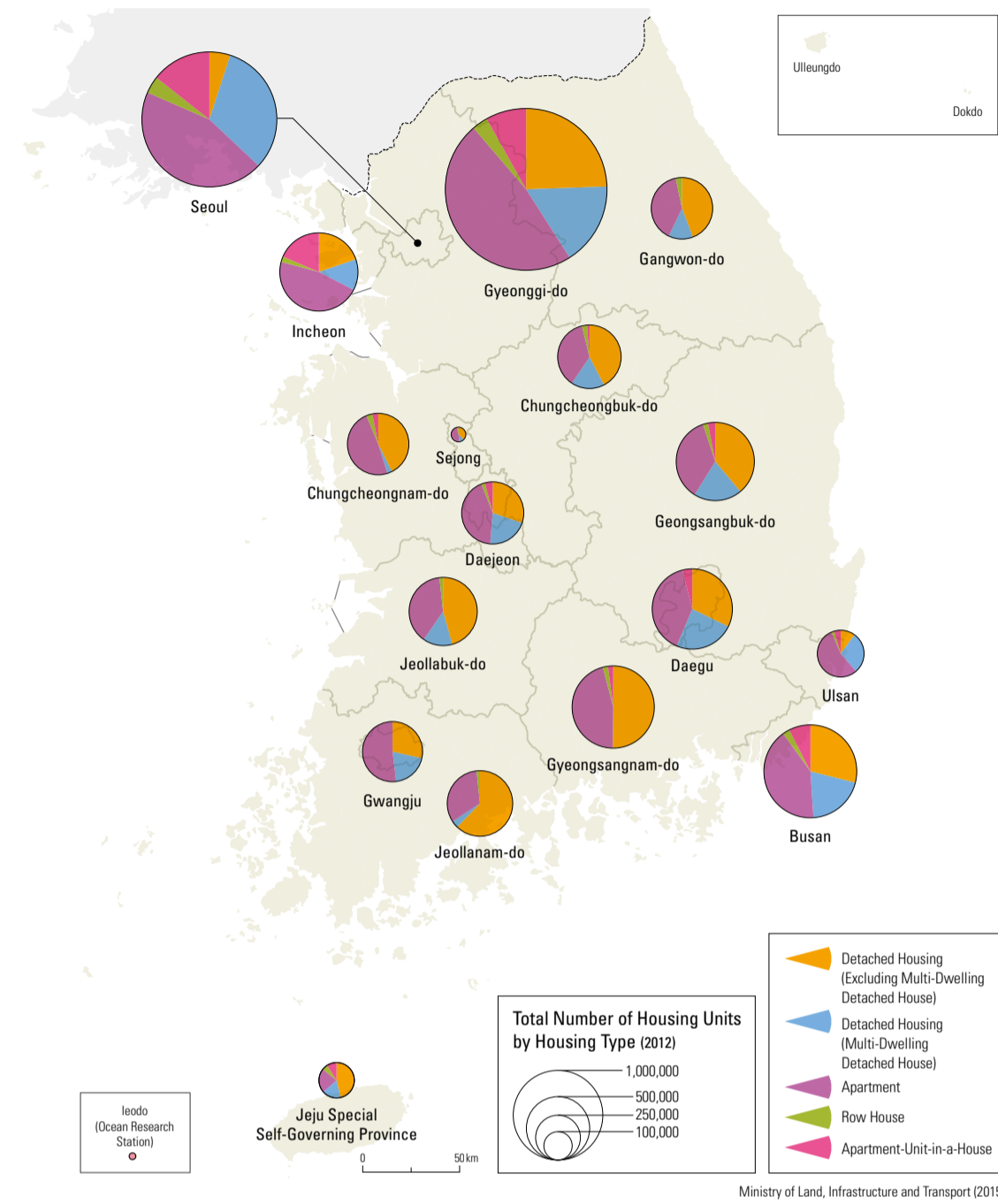
The collective housing category is further divided into apartment, apartment-unit-in-a-house, row house, and dormitory. Apartment-unit-in-a-house and row house units may only be built up to

four stories. The difference between the two types is that an apartment-unit-in-a-house is 660 m² or less in building space, whereas a row house unit is 660 m² or larger. Finally, a dormitory is a place for school students or company workers in which more than half of residents share the kitchen area.

When the building classification criteria were first introduced in 1978, there were two types of legal housing—the detached house for one principal household (general single unit, official residence, and boarding house) and the collective house for multiple principal households (large multi-family house, apartment building, and dormitory). The rapid urbanization in the 1980s, however, increased demand for housing and many existing houses were illegally remodeled. In this context, the apartment-unit-in-a-house category was newly included in the collective house category, and the units in a detached house were absorbed into the detached house category in 1990. In 1999, multi-dwelling detached house units were legalized and added to the collective house inventory.

In the early 1980s, the construction of apart-

Total Number of Housing Units by Housing Type (2012)

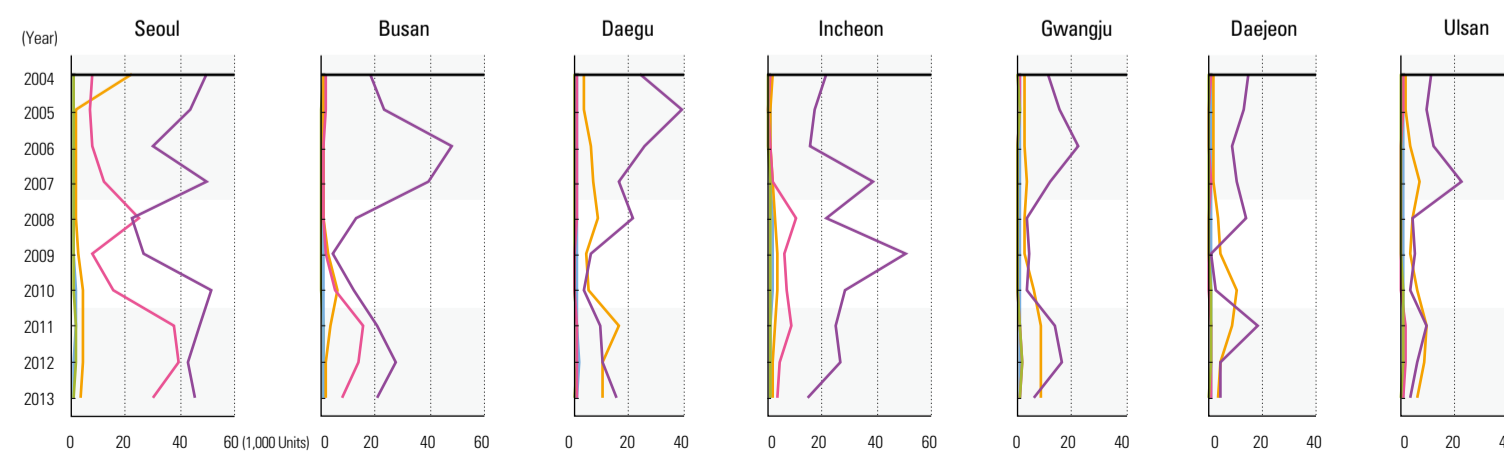
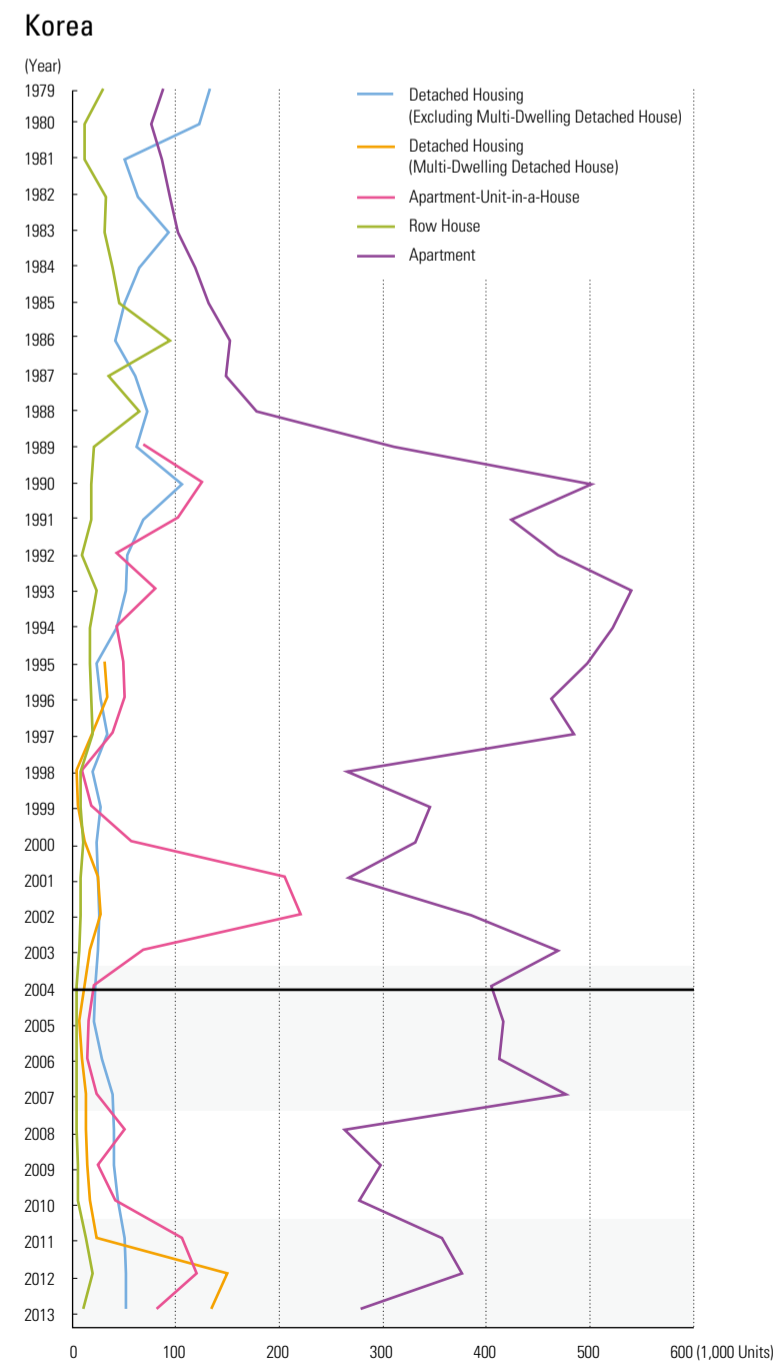


Housing Types and Their Characteristics

Description	Detached House	Multi-Dwelling Detached House	Apartment	Apartment-Unit-in-a-House	Row House
	Detached Housing		Collective Housing		
Number of Floors	-	Equal or less than 3	Equal or more than 5	Equal or less than 4	Equal or less than 4
Building Area	-	Equal or less than 660 m ²	Equal or more than 5	Equal or less than 660 m ²	More than 660 m ²
Number of Households	1	2 - 19	Equal or more than 2	Equal or more than 2	Equal or more than 2
Number of Owners	1	1			

Statistics Korea (2015)

Housing Construction

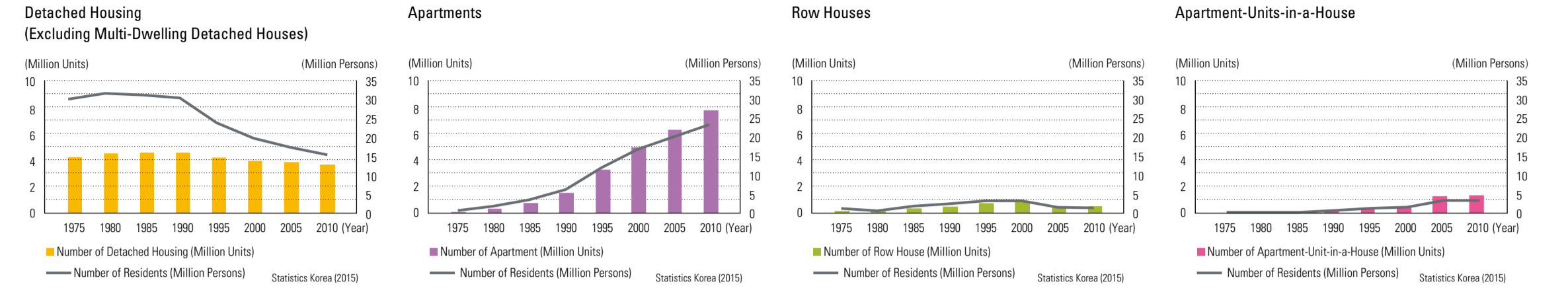


Ministry of Land, Infrastructure and Transport (Each Year)

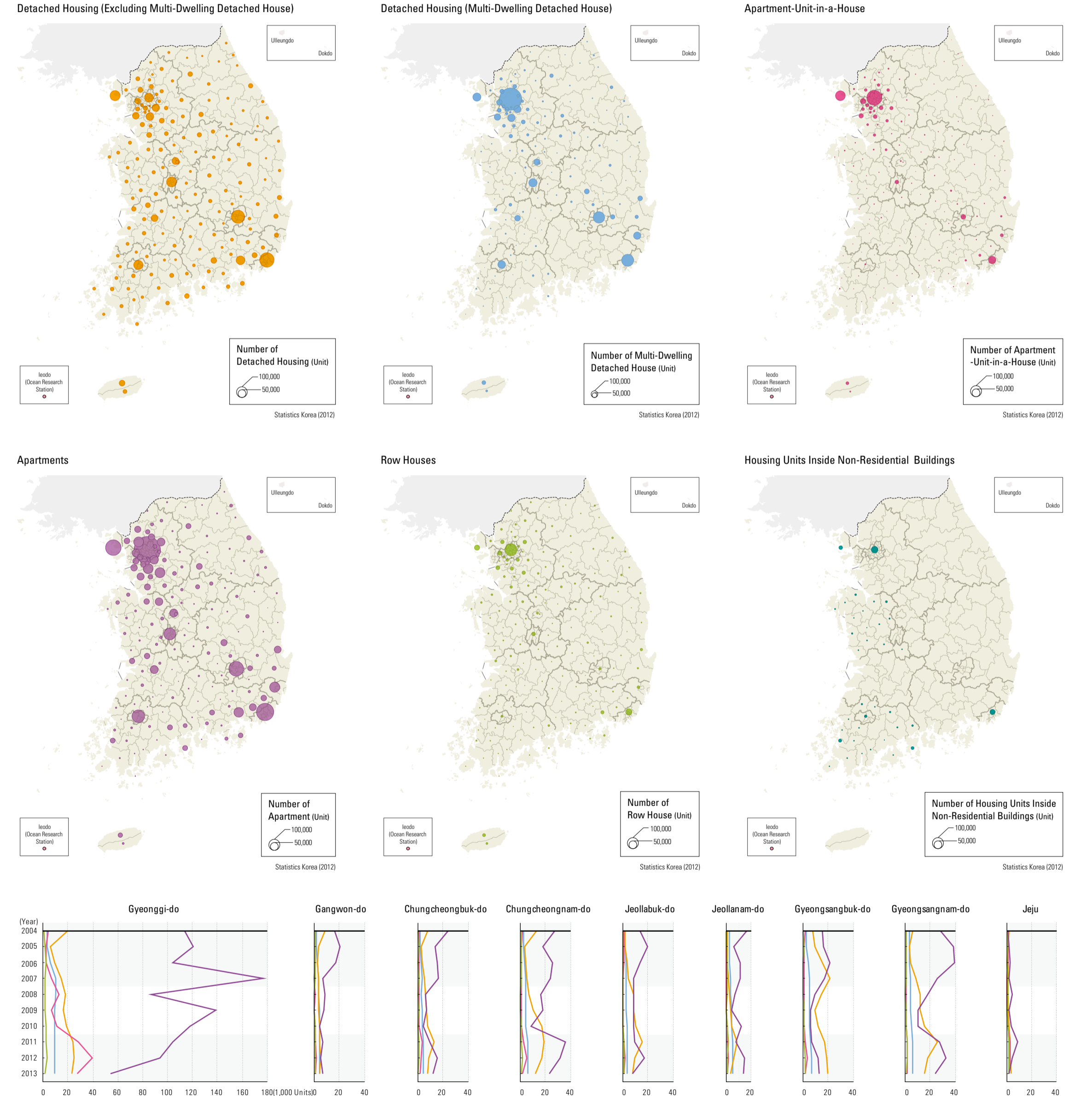
ment buildings and row houses increased, while the construction of detached houses slowed down. Apartments gained huge popularity, and at least 100,000 units were newly constructed every year. By 1985, the number of apartment units built per year exceeded 150,000. The housing construction increased drastically with the development of the new towns around Seoul. The first new town project started in 1989, and about 500,000 housing units were built in 1990 alone. The massive supply of apartment housing units continued until the Asian Financial Crisis in 1997. The total number of apartment housing units built during the nine years (1989 - 1997) was 4.211 million, or more than four times the total housing units

of 1.089 million built during the 1980 - 1989 period. After 1997, about 300,000 apartment housing units were built annually. During the 2003 - 2008 period, the construction of apartment housing units increased to 400,000 units per year. It has decreased to around 300,000 units per year and remained level since the Financial Crisis in 2008. The housing construction trend was significantly impacted by the 2008 Crisis. Also during the recession, there was an increased supply of apartment-units-in-a-houses and multi-dwelling detached housing units. However, there are regional differences in the type of housing supplied in different time periods.

Total Number of Housing Units by Housing Type and Change in Number of Residents



Housing Distribution by Housing Type (2012)



Ministry of Land, Infrastructure and Transport (Each Year)

Housing Distribution by Housing Types in Major Metropolitan Areas

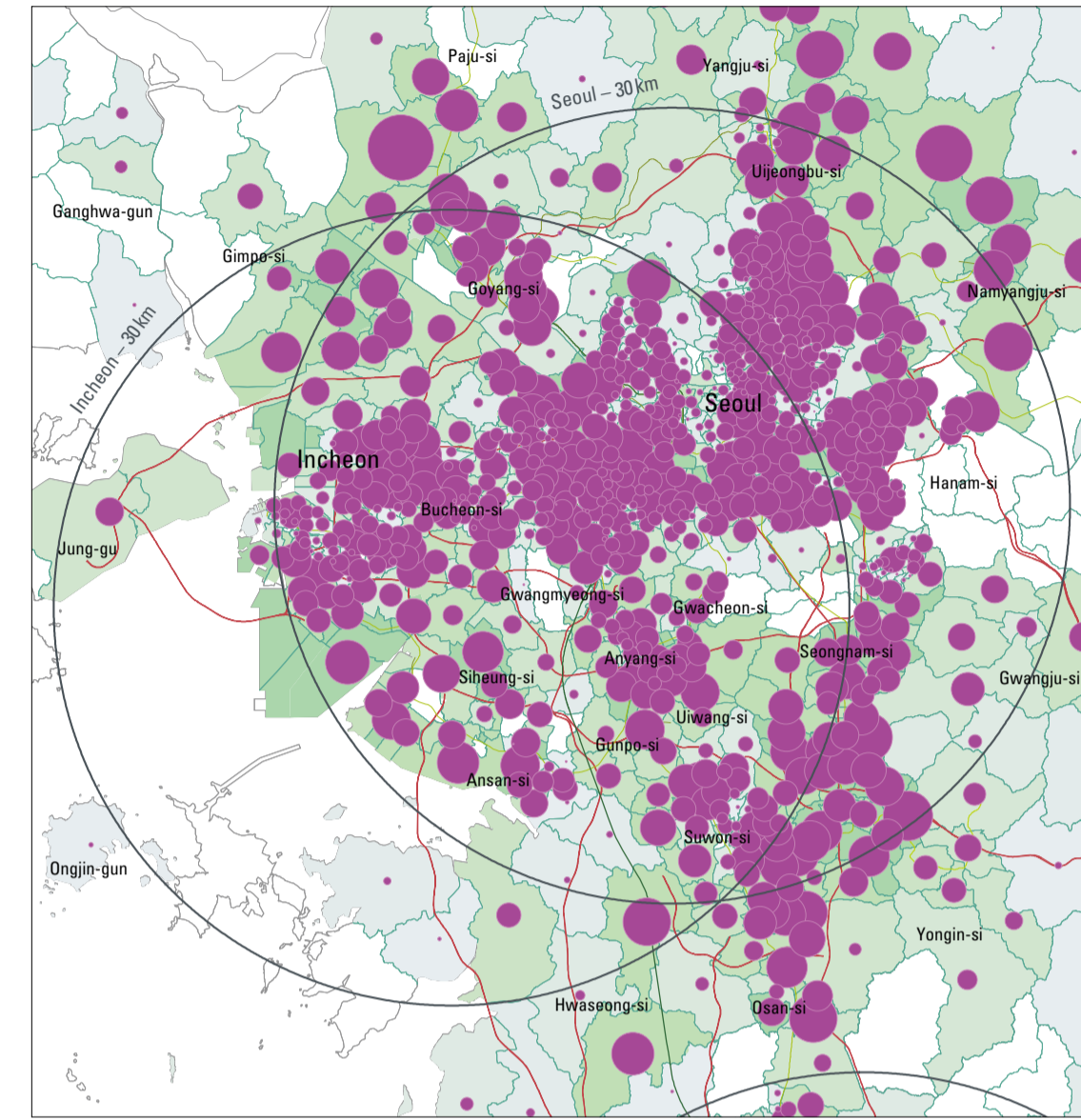
Seoul, Incheon

Detached Housing (Excluding Multi-Dwelling Detached Houses)



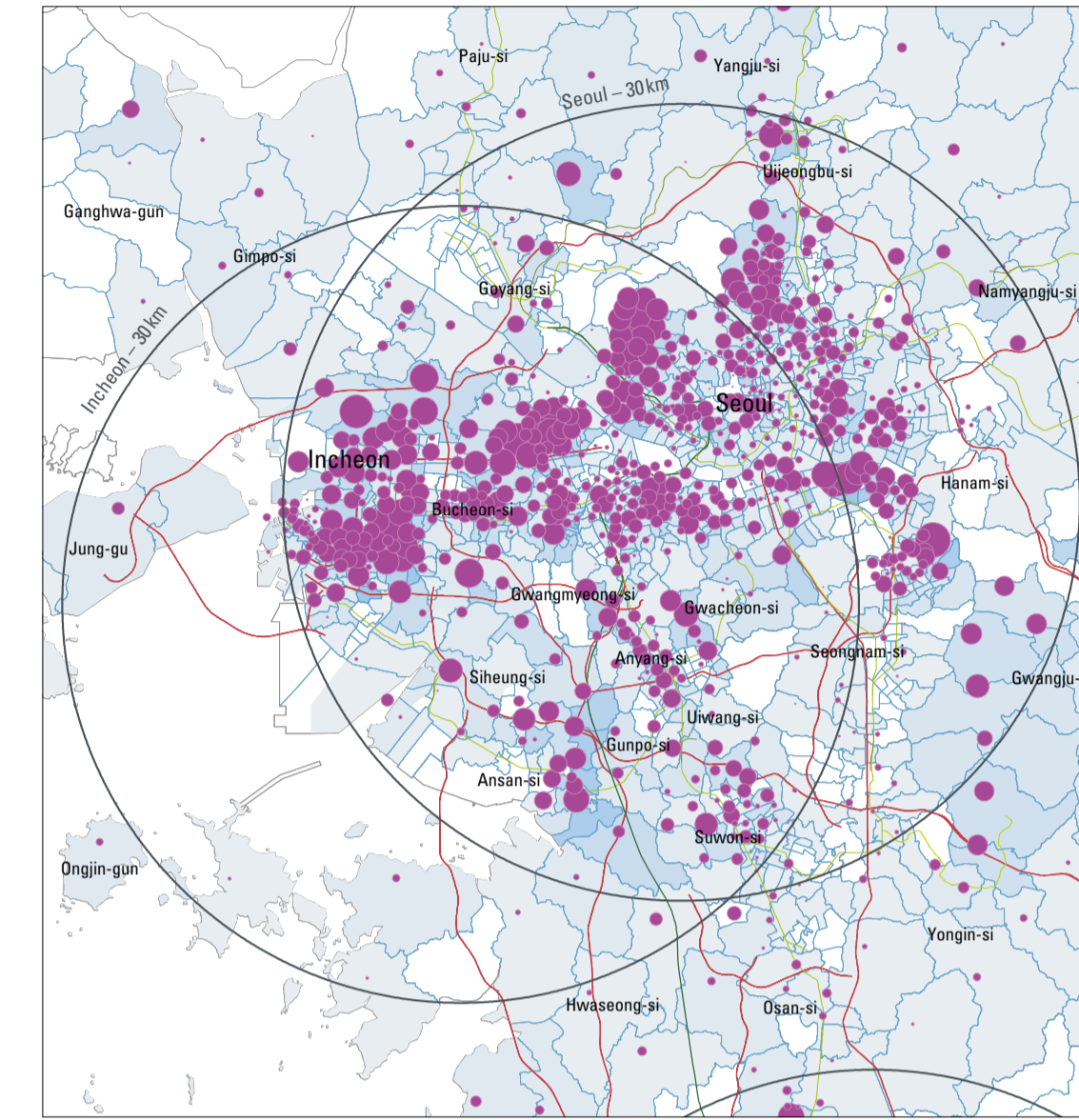
Ministry of Land, Infrastructure and Transport (2015)

Apartments



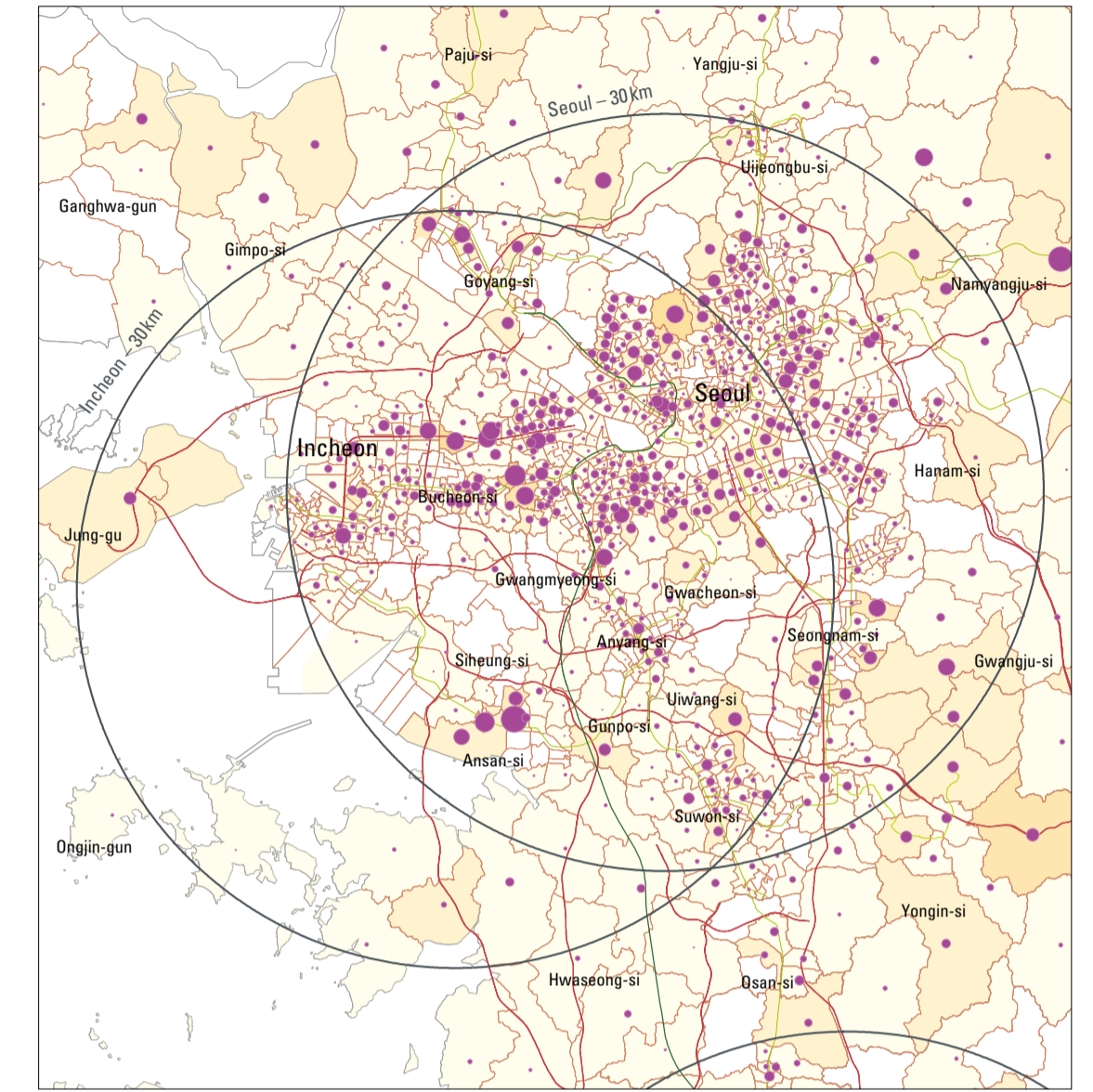
Ministry of Land, Infrastructure and Transport (2015)

Apartment-Units-in-a-House

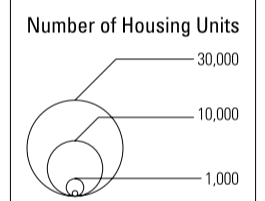
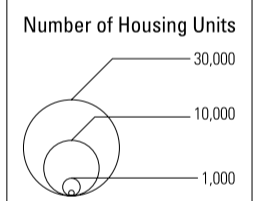
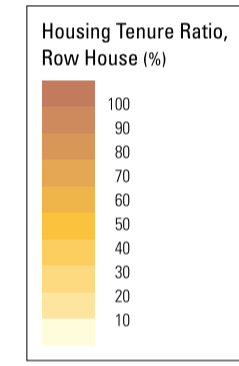
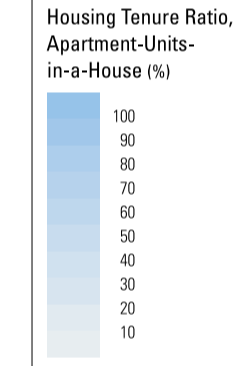
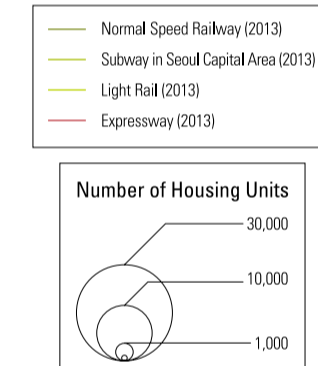
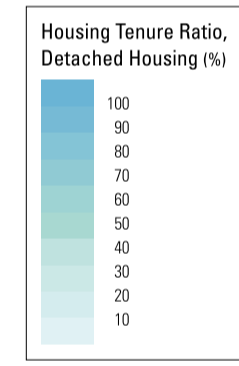


Ministry of Land, Infrastructure and Transport (2015)

Row Houses

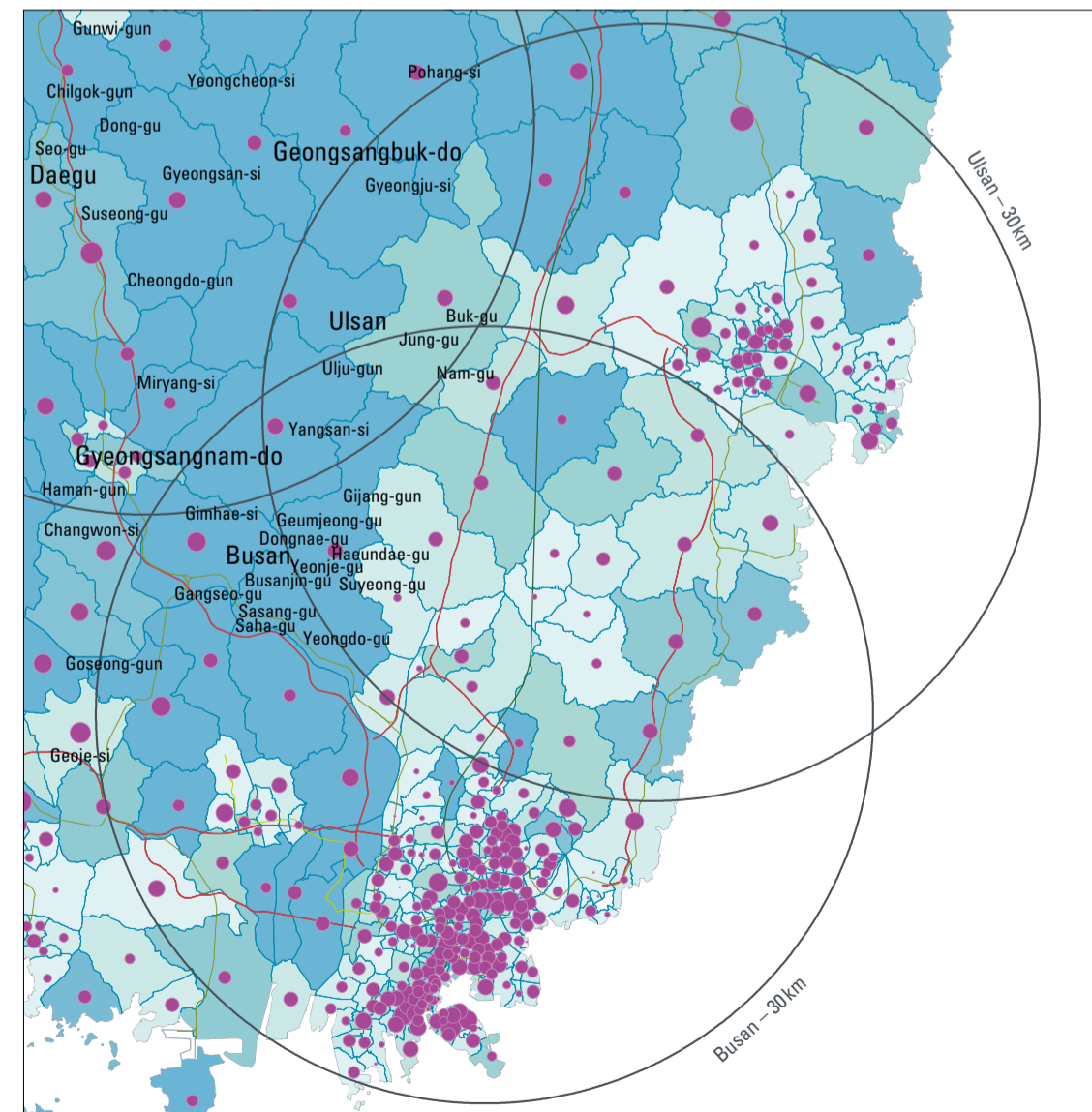


Ministry of Land, Infrastructure and Transport (2015)



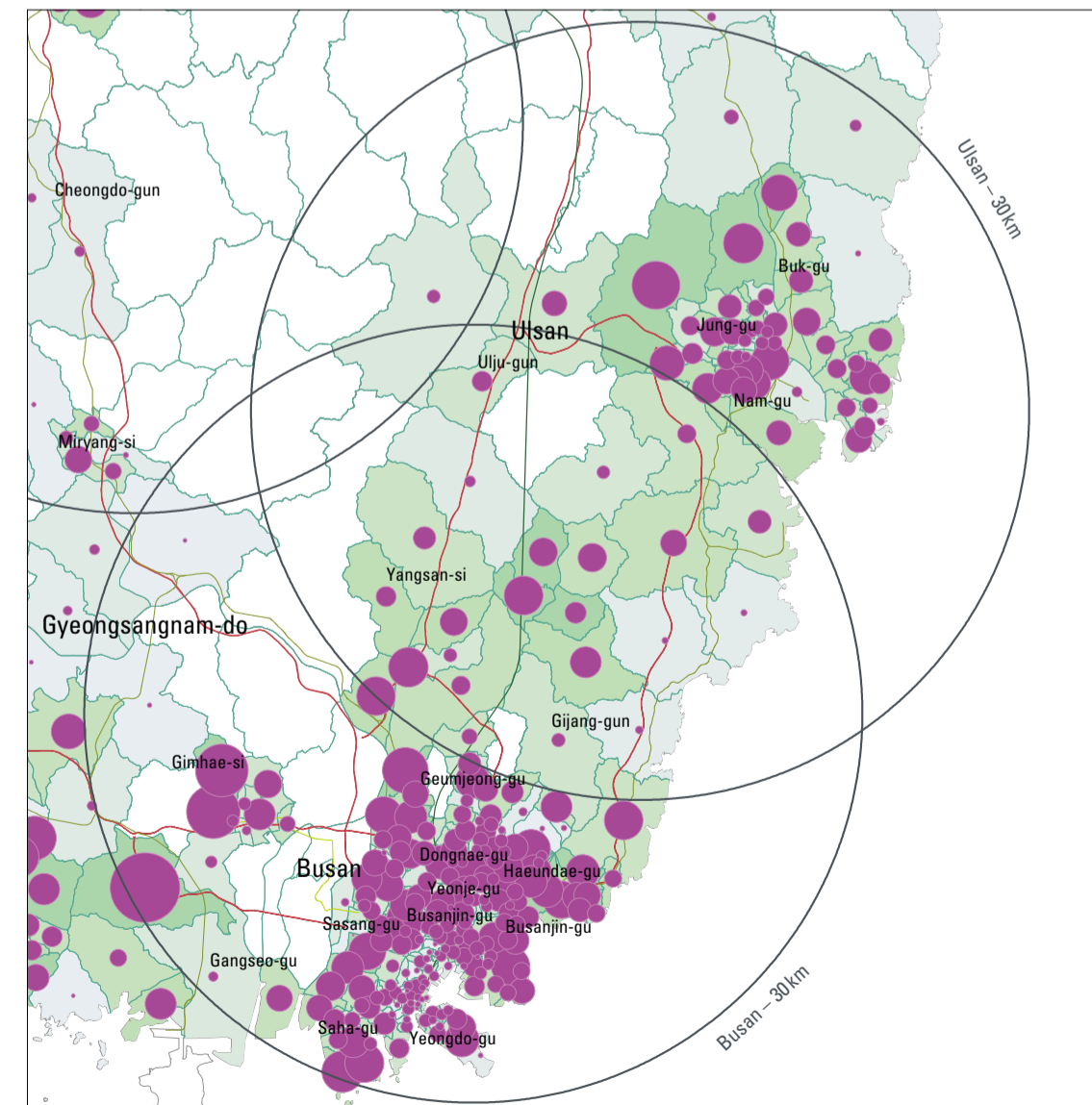
Busan, Ulsan

Detached Housing (Excluding Multi-Dwelling Detached Houses)



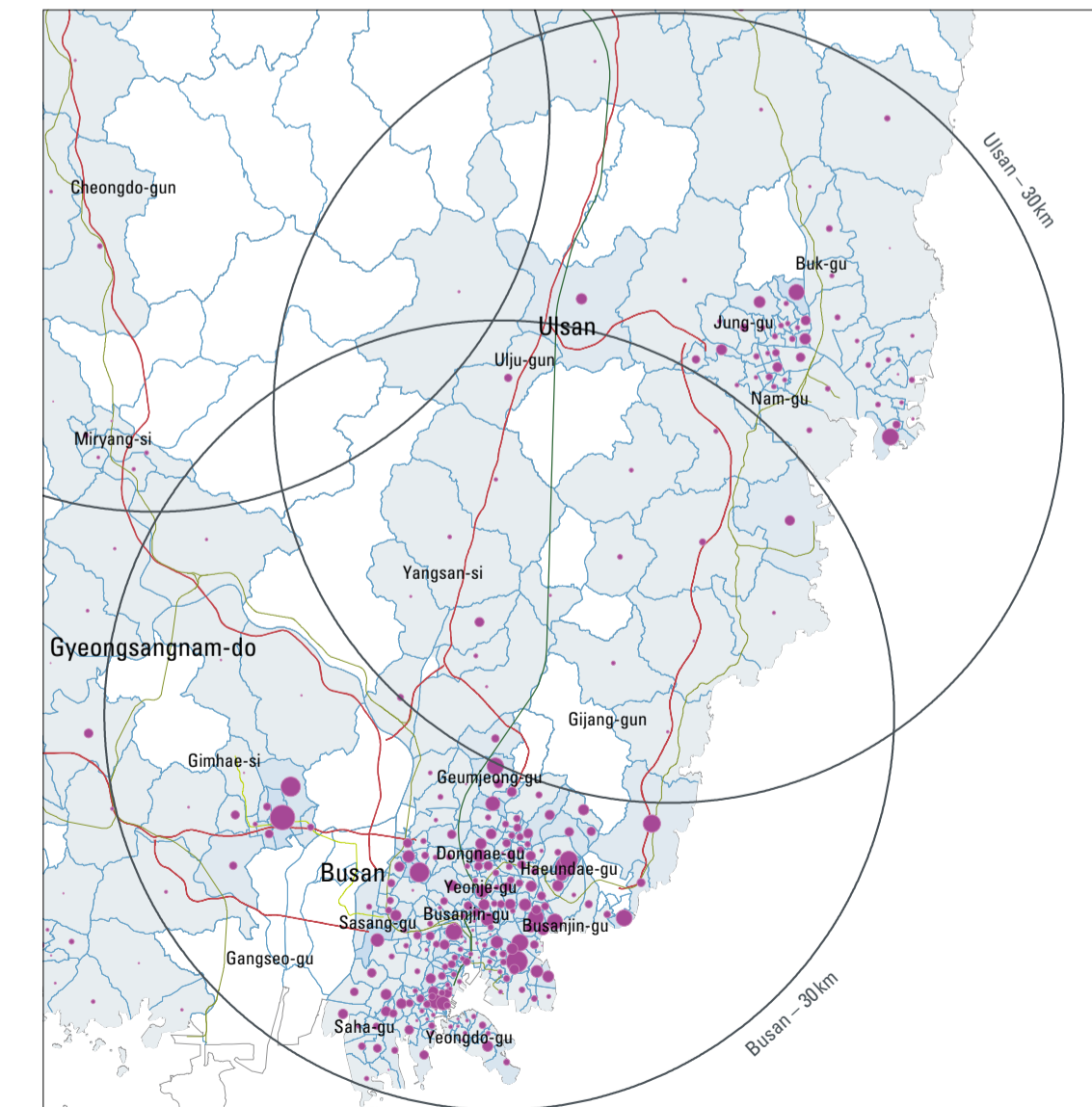
Ministry of Land, Infrastructure and Transport (2015)

Apartments



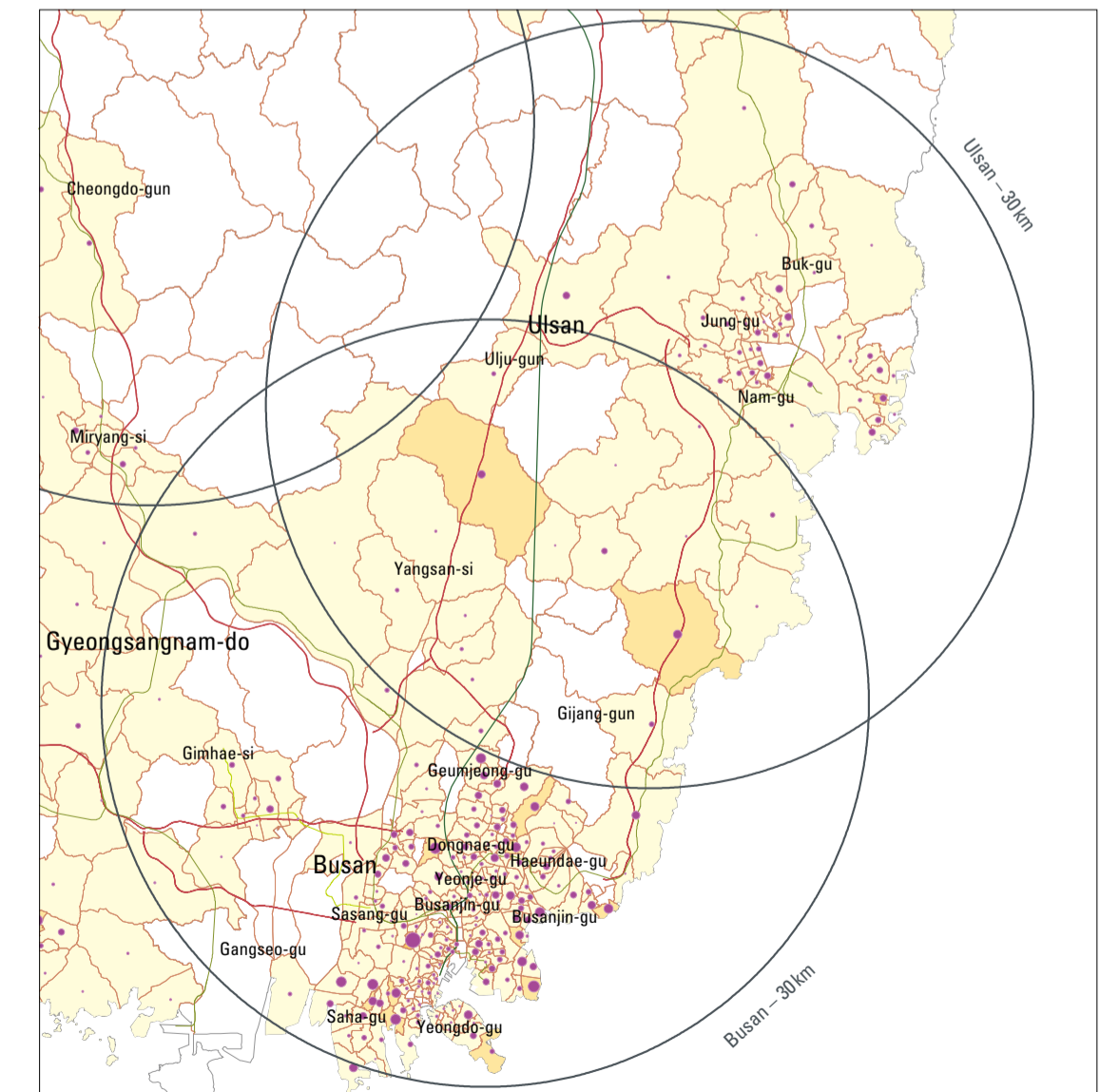
Ministry of Land, Infrastructure and Transport (2015)

Apartment-Units-in-a-House



Ministry of Land, Infrastructure and Transport (2015)

Row Houses

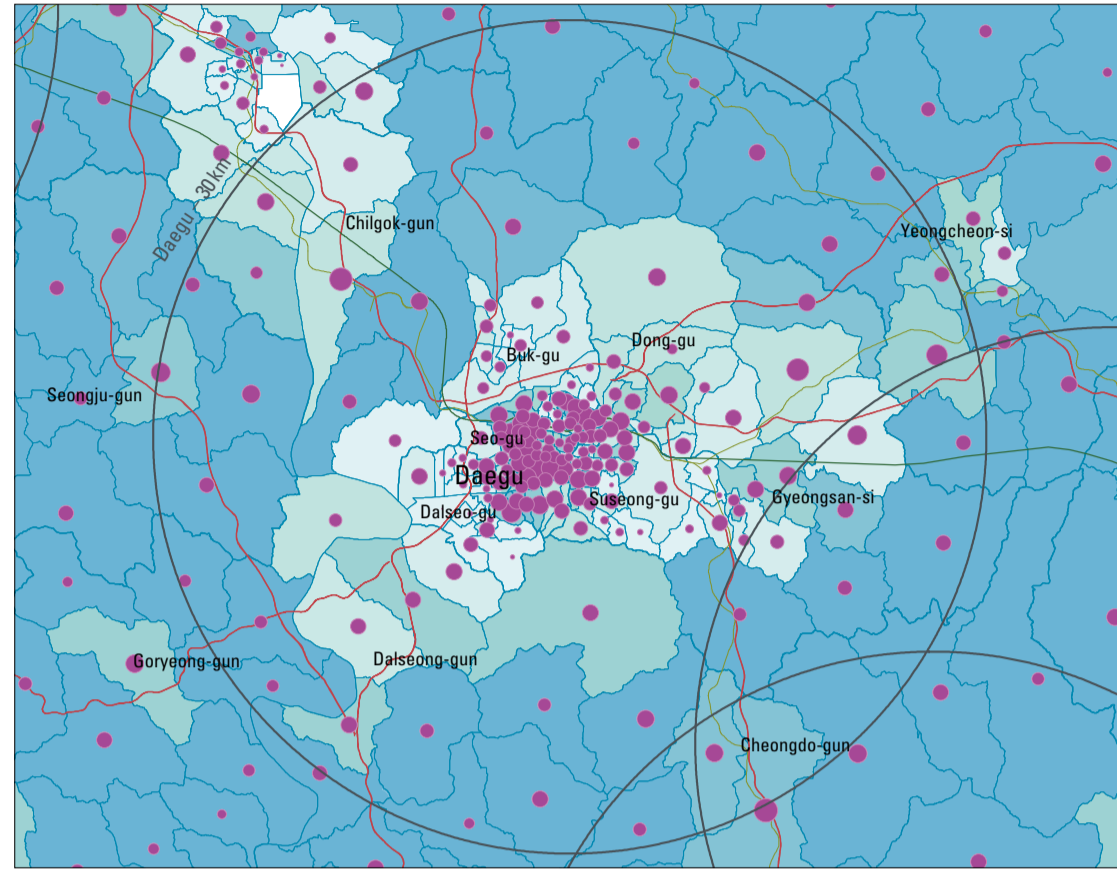


Ministry of Land, Infrastructure and Transport (2015)

Housing Types in Major Metropolitan Areas

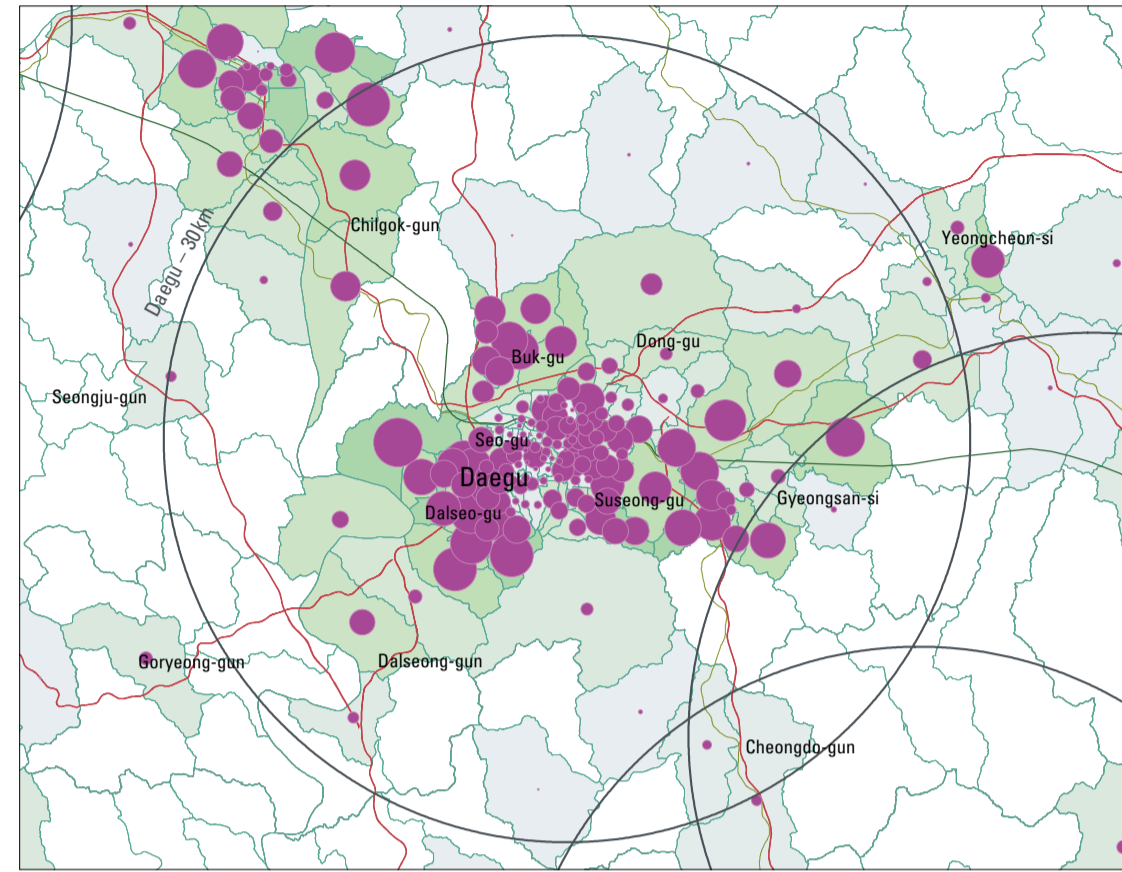
Housing Types in Major Metropolitan Areas

Daegu
Detached Housing (Excluding Multi-Dwelling Detached Houses)



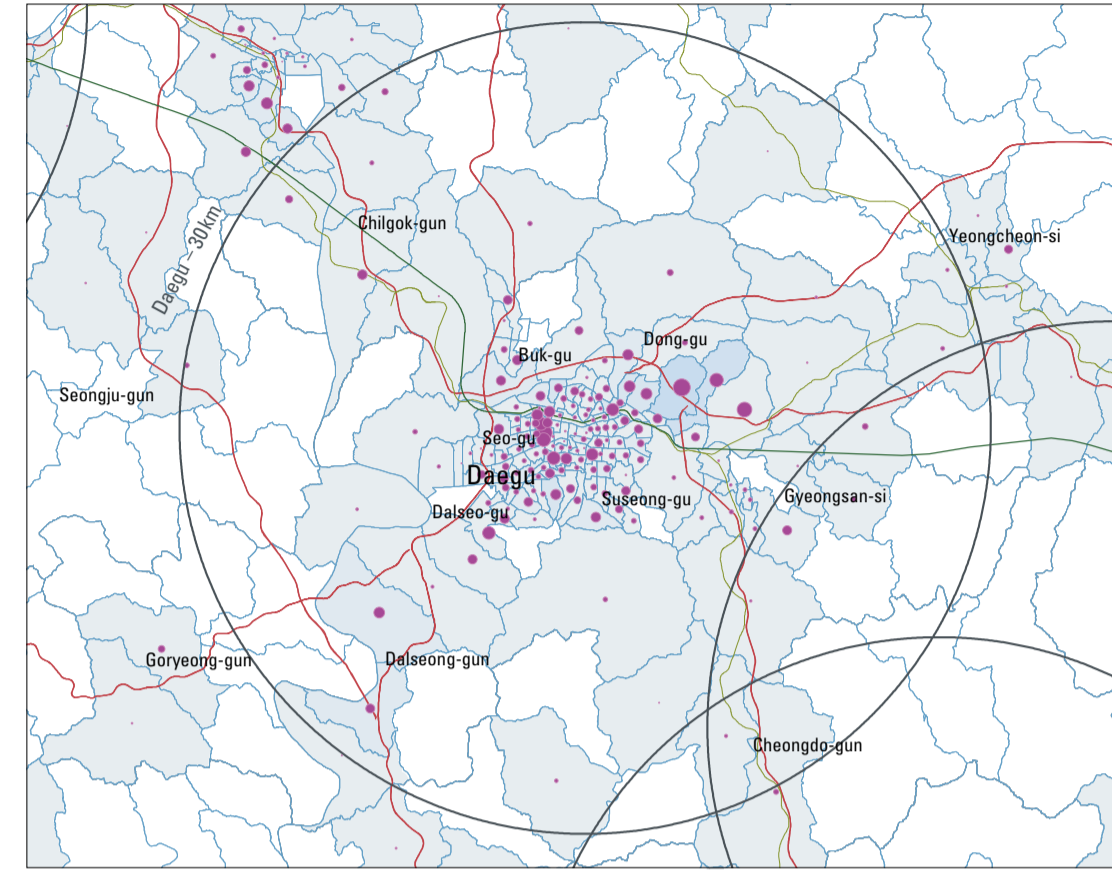
Ministry of Land, Infrastructure and Transport (2015)

Apartments



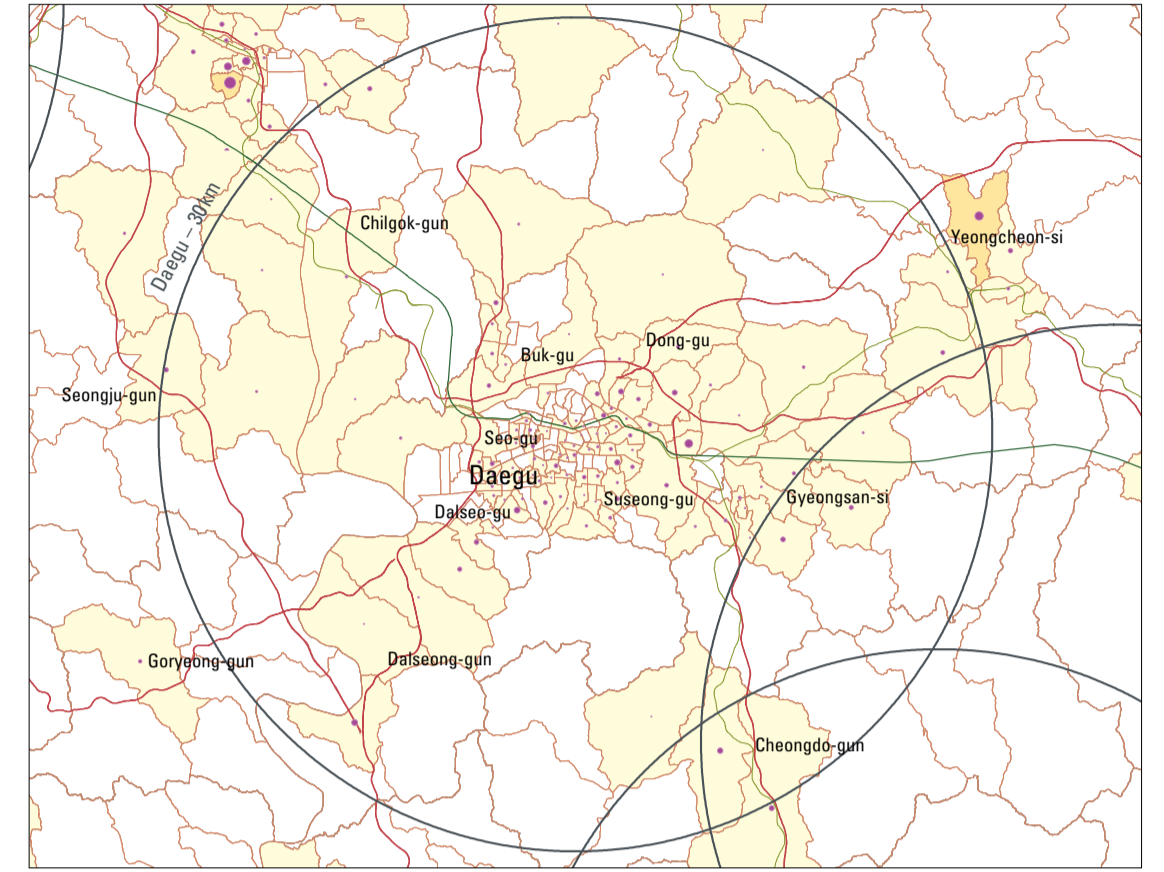
Ministry of Land, Infrastructure and Transport (2015)

Apartment-Unit-in-a-House



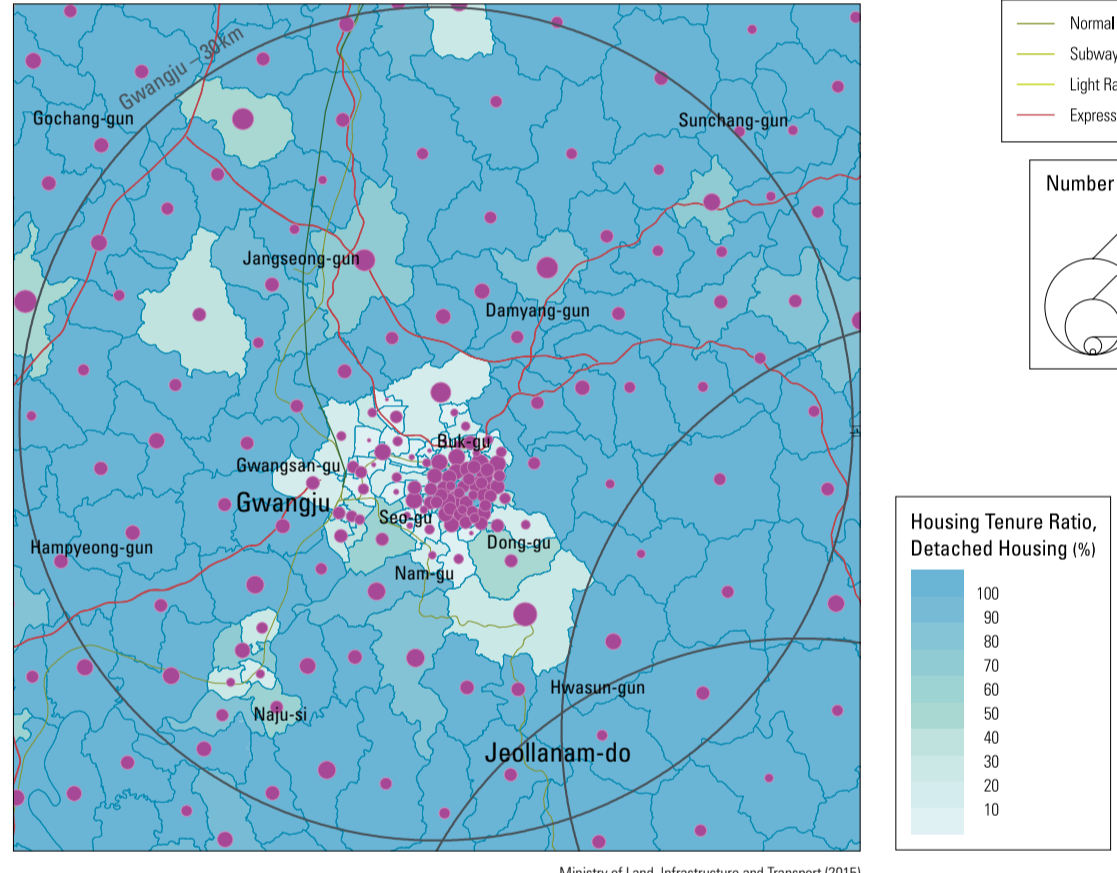
Ministry of Land, Infrastructure and Transport (2015)

Row Houses

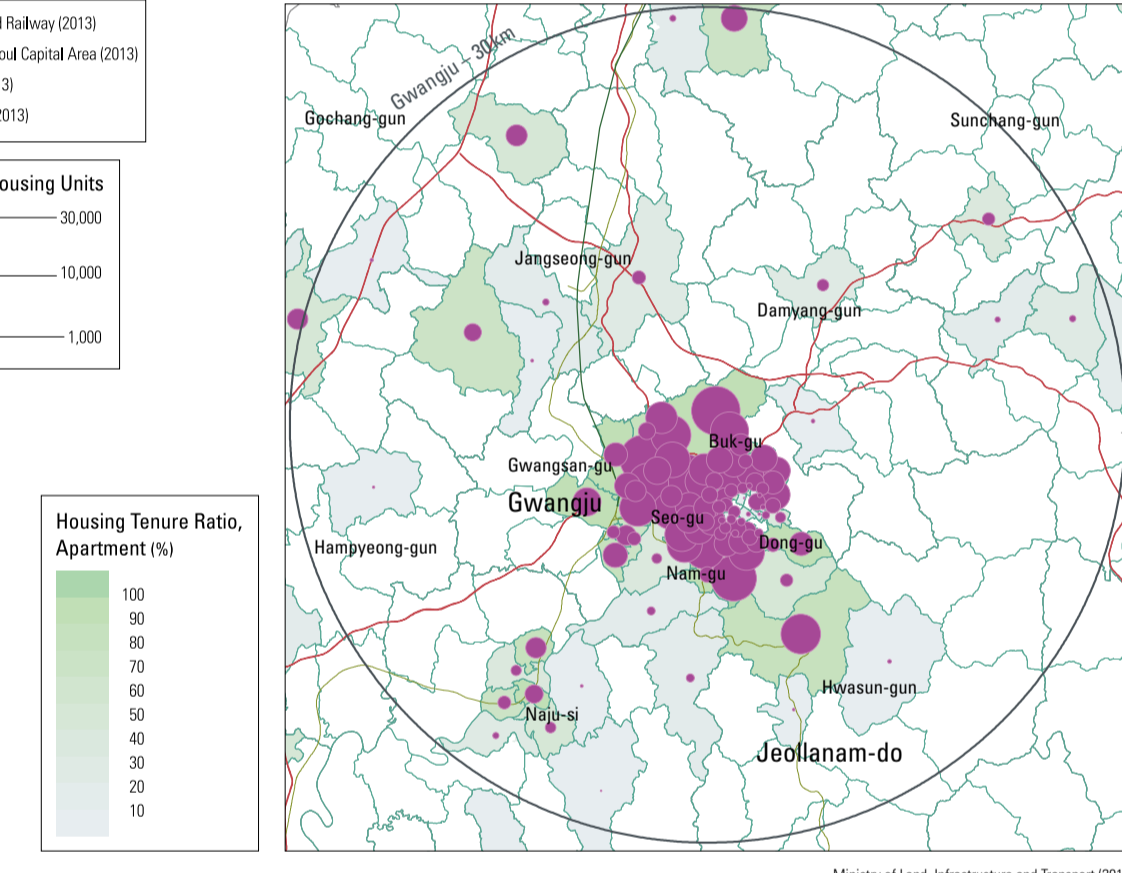


Ministry of Land, Infrastructure and Transport (2015)

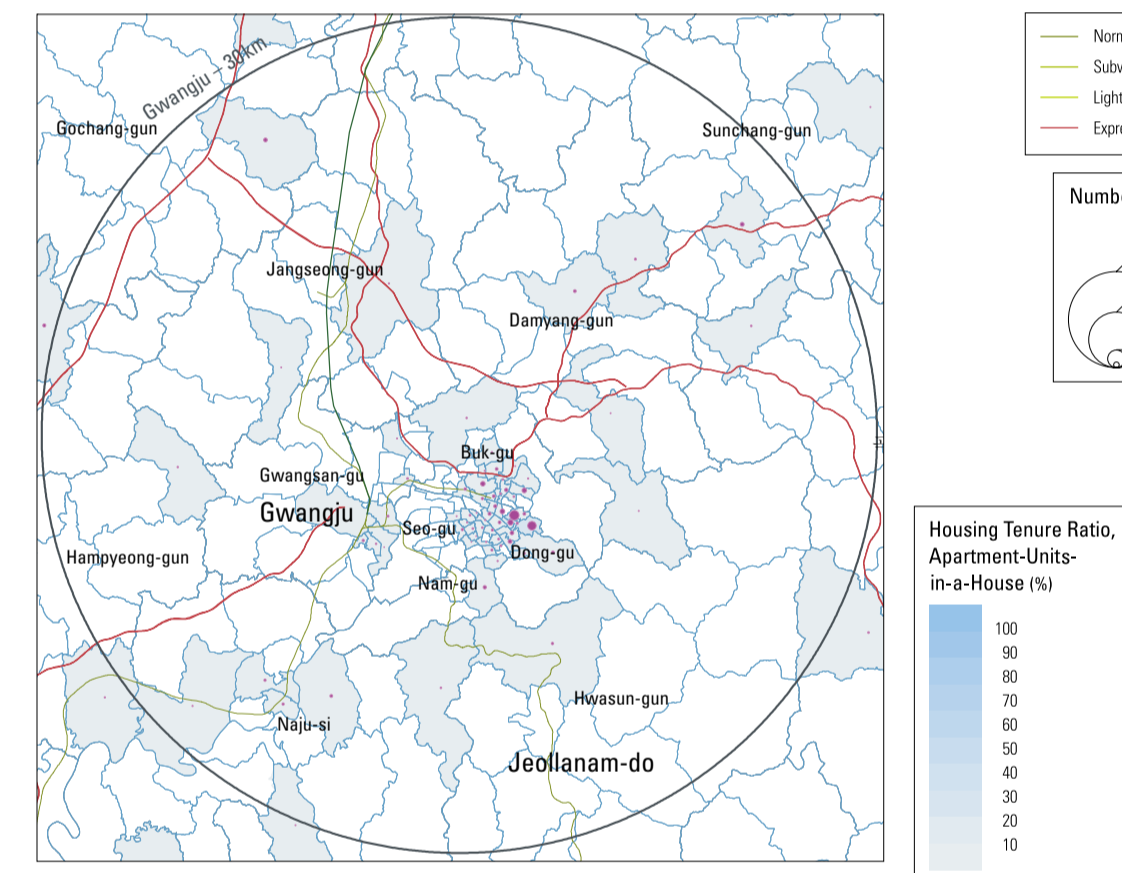
Gwangju



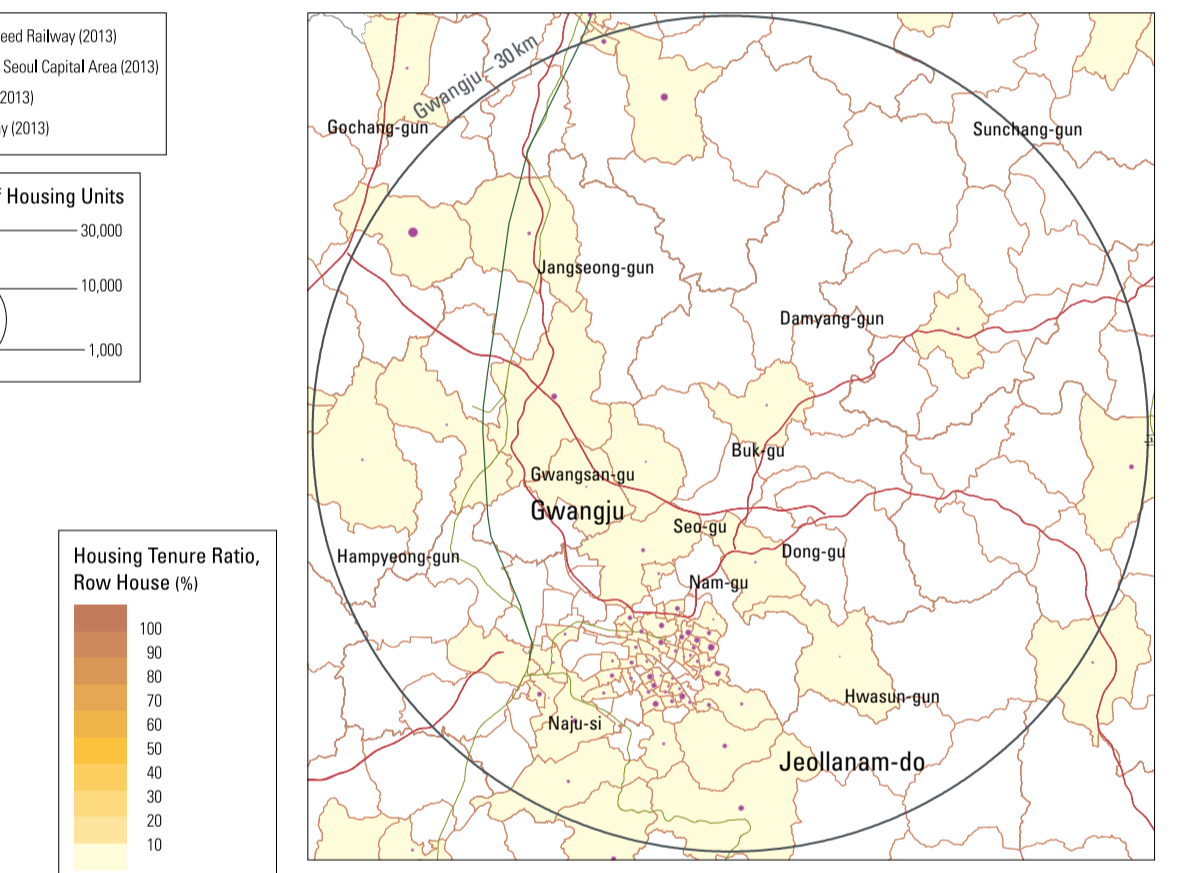
Ministry of Land, Infrastructure and Transport (2015)



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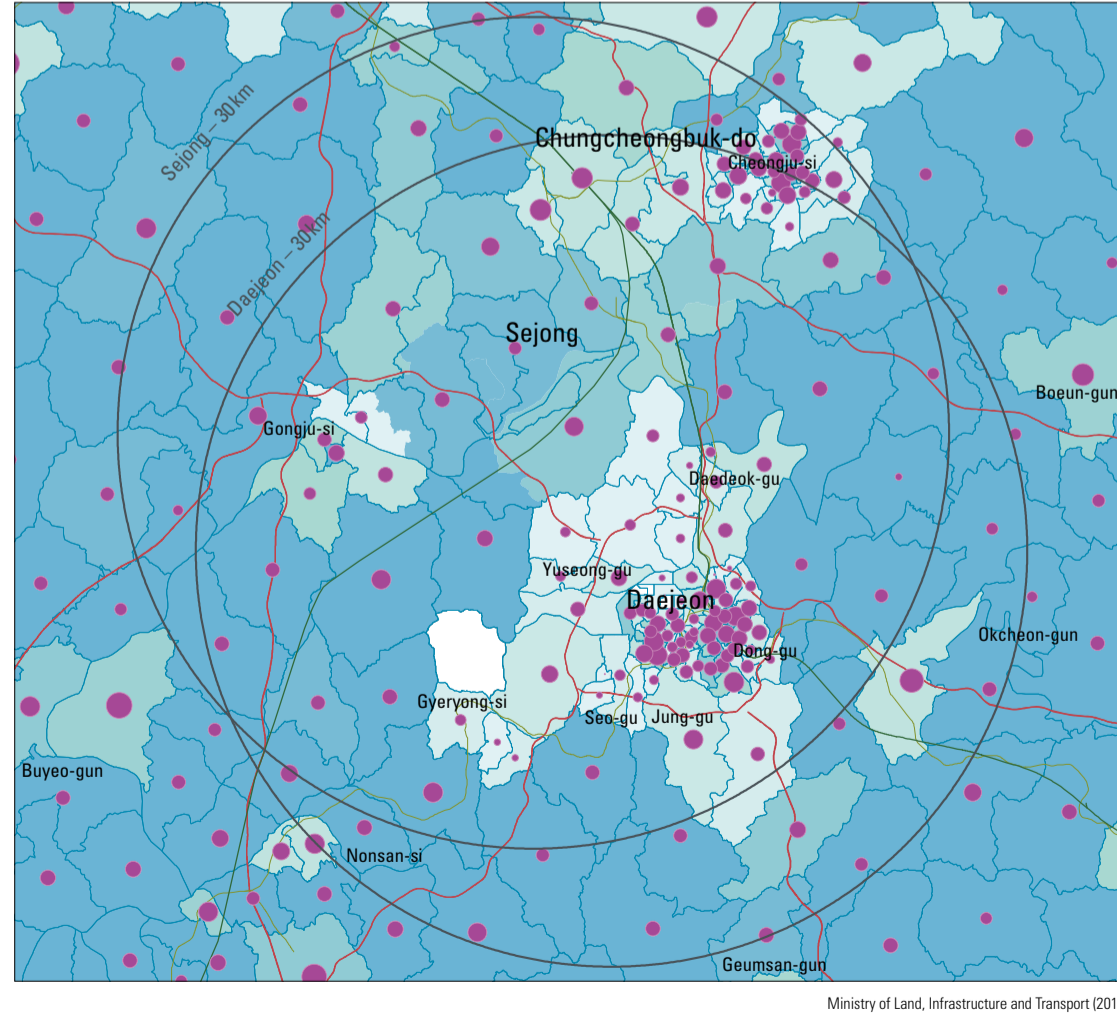


Ministry of Land, Infrastructure and Transport (2015)

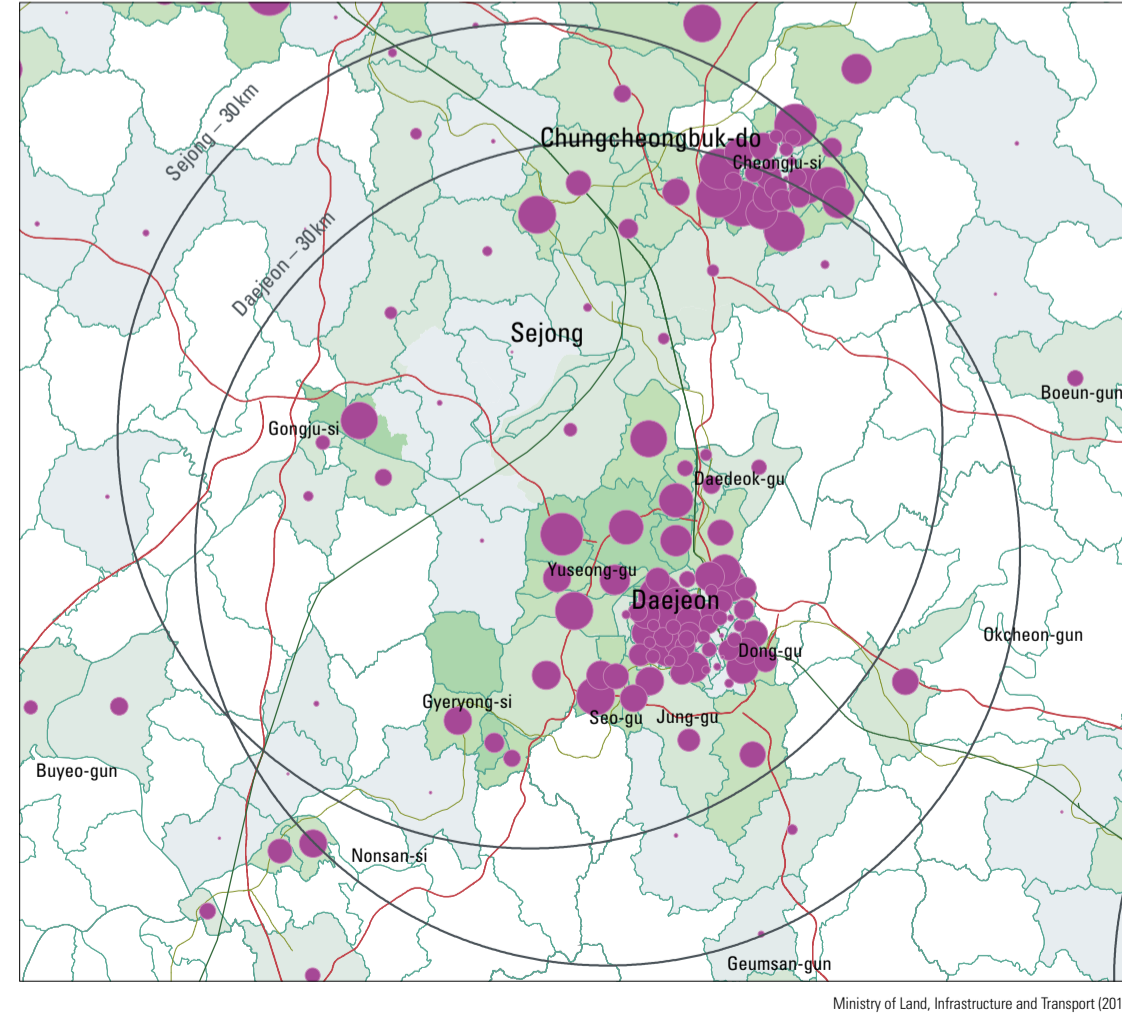


Ministry of Land, Infrastructure and Transport (2015)

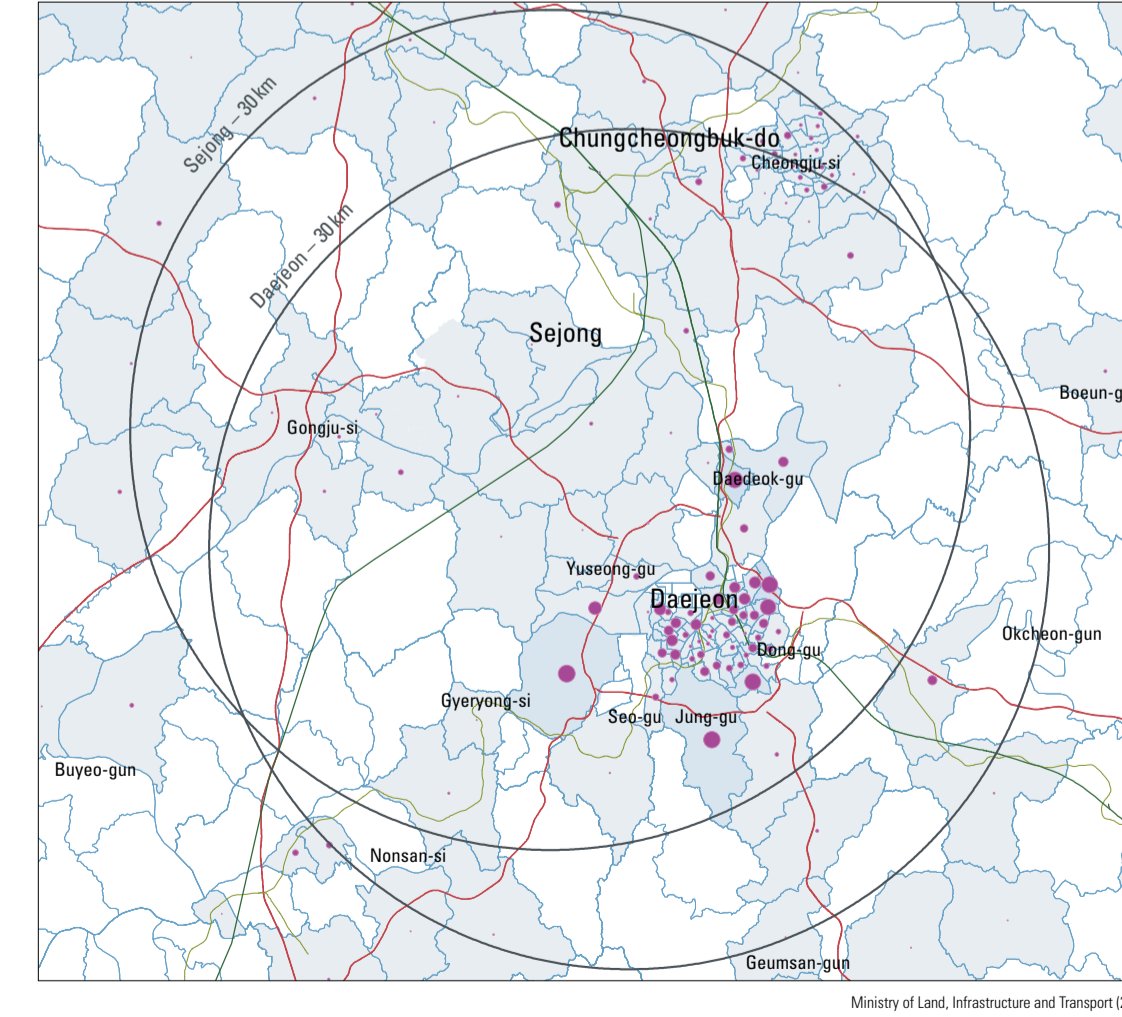
Daejeon, Sejong



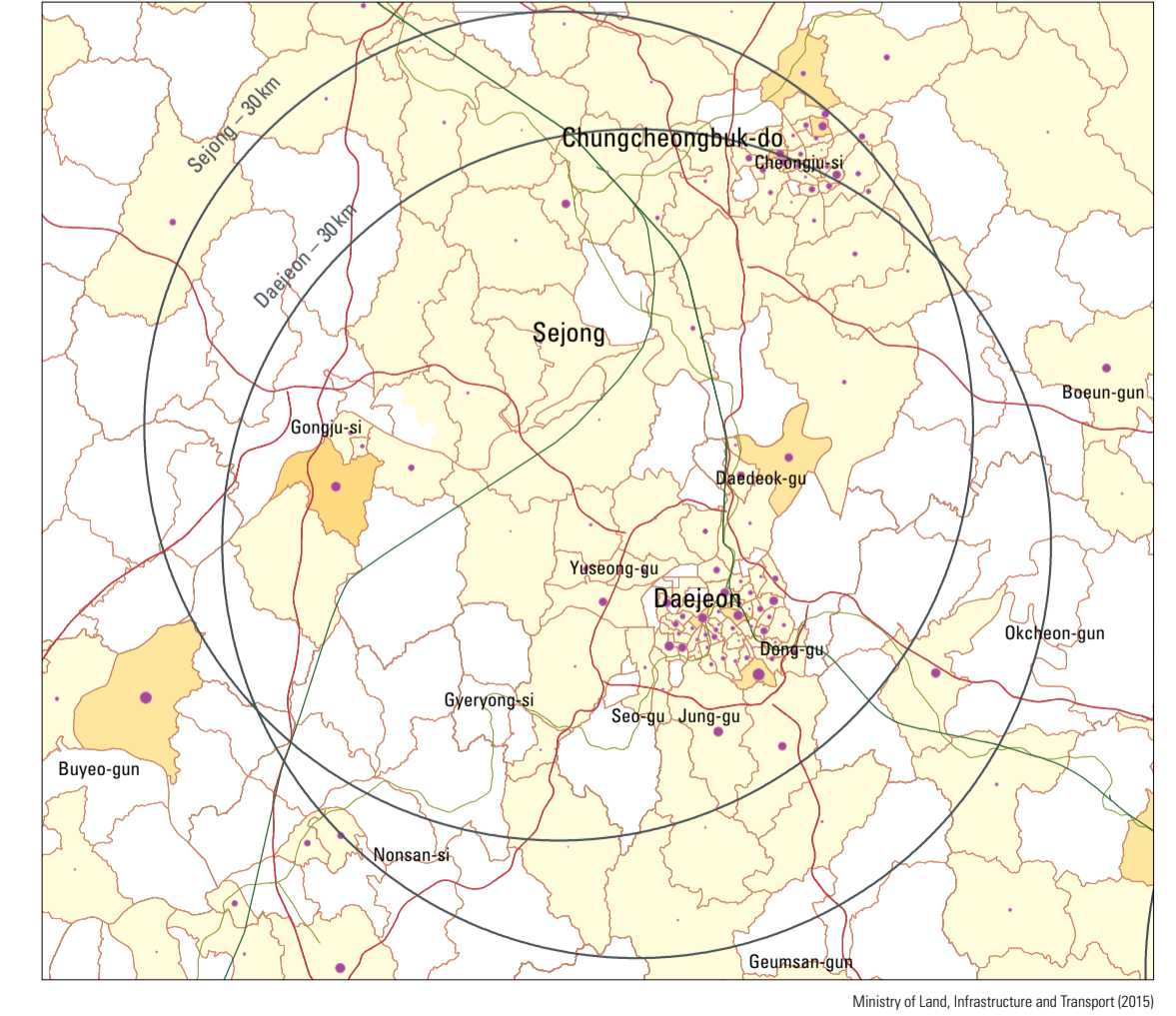
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Ministry of Land, Infrastructure and Transport (2015)



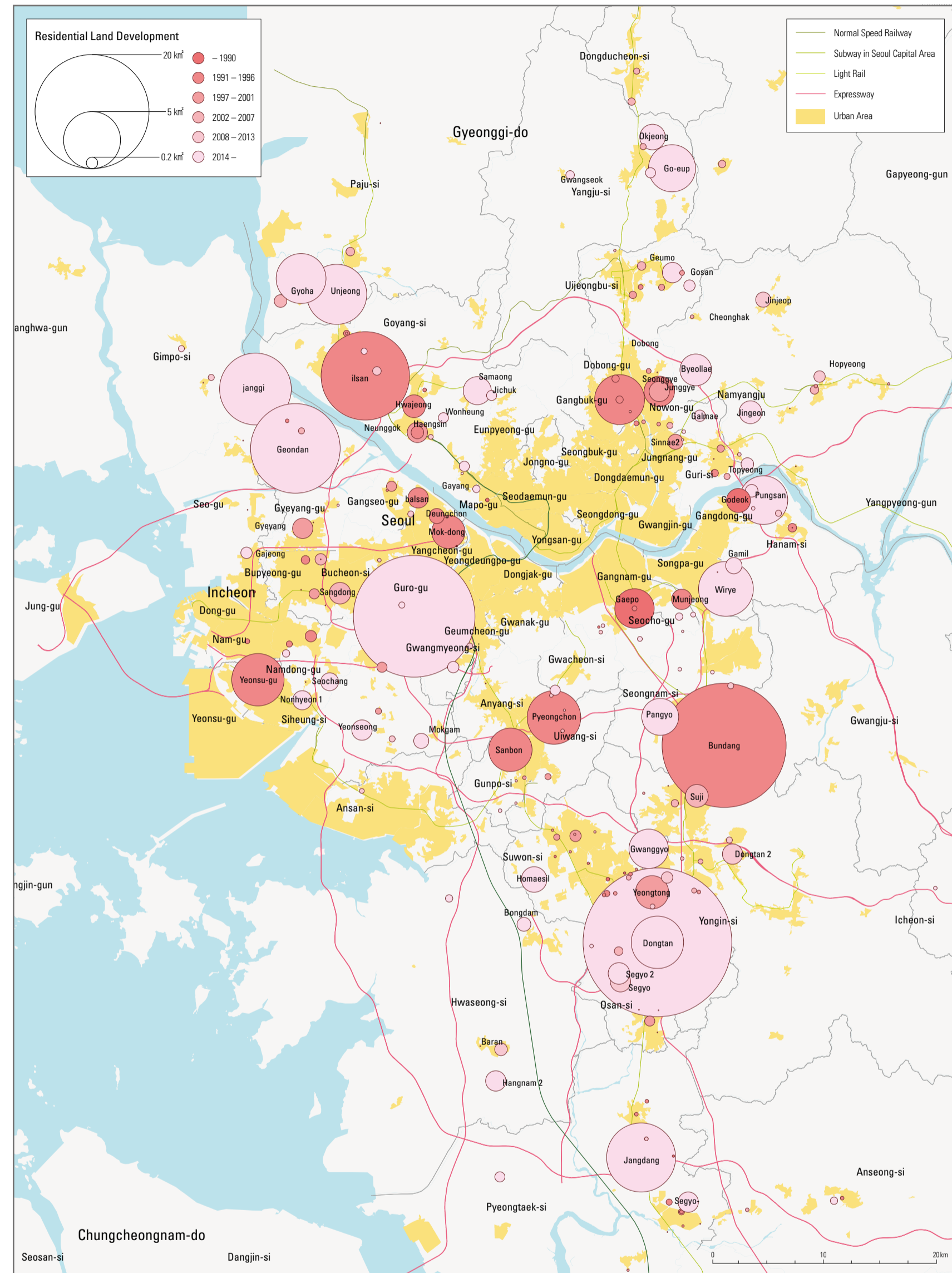
Ministry of Land, Infrastructure and Transport (2015)



Ministry of Land, Infrastructure and Transport (2015)

Housing Site Development to Supply Housing on a Massive Scale

Residential Land Development in Seoul Capital Area (2015)



The Housing Site Development Promotion Act was legislated in 1980 in response to increased demand for housing sites after an intense period of industrialization and urbanization during the 1970s. The law was introduced to overcome the limits of land adjustment projects and supply land for housing faster at a lower price by developing large areas in a well-planned fashion. The first sites developed under this law in 1981 include Gaepo-dong and Godeok-dong in Seoul, Al-lak-dong in Busan, and Songhyun-dong in Daegu. As of 2014, a total of 723 housing sites had been designated and 603 residential districts had been established since 1981.

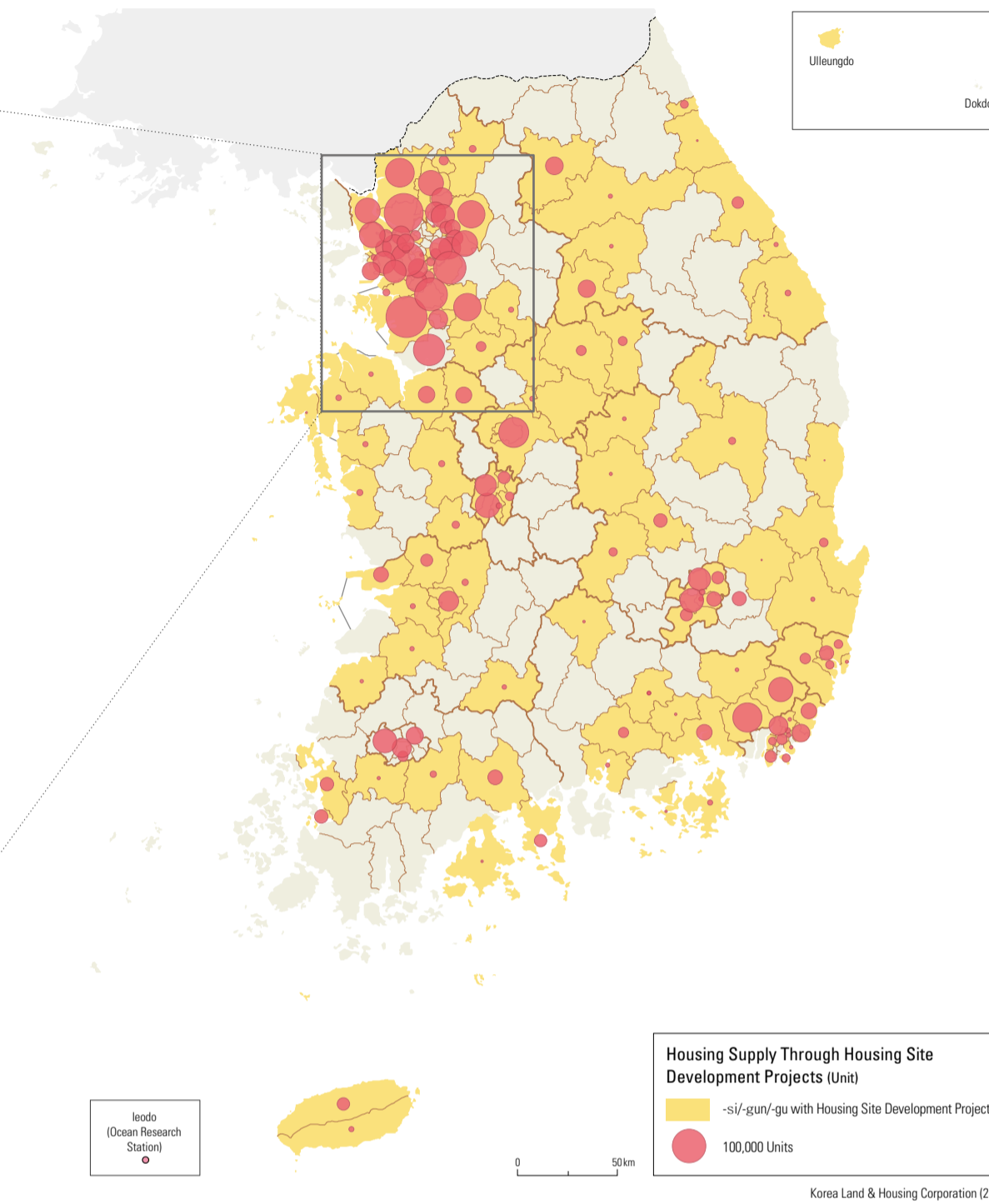
Until 2014, a total of 408,144,000 m² was developed for housing sites, representing 2.4% of the total urban land area (16,773,818,000 m²) in Korea. The number of residents who live in these housing sites reached 4.5 million households or 14.900 million people, which is 21.5% of the entire population and 23.5% of the total urban population. In sum, approximately 2 out of 10 people in Korea live in the housing sites supplied by housing site development projects. About 38.1% of housing site development projects were performed in Gyeonggi-do, which surrounds Seoul, followed by Seoul (8.5%, 34.644 million m²) and Daejeon (6.6%, 26.860 million m²).

Housing site development projects divide land areas into housing parcels and public facilities parcels, and land use plans are prepared according to different criteria. Housing parcels include sites for collective housing units, detached housing units, and community facilities. The proportions of these different categories are carefully planned. As of 2014, housing site development projects had provided 41.041 million m² of detached housing sites and 126.222 million m² of collective housing sites. The land set aside for collective housing units is overall almost 3.1 times larger than land for detached housing units. The allocation between detached and collective housing was

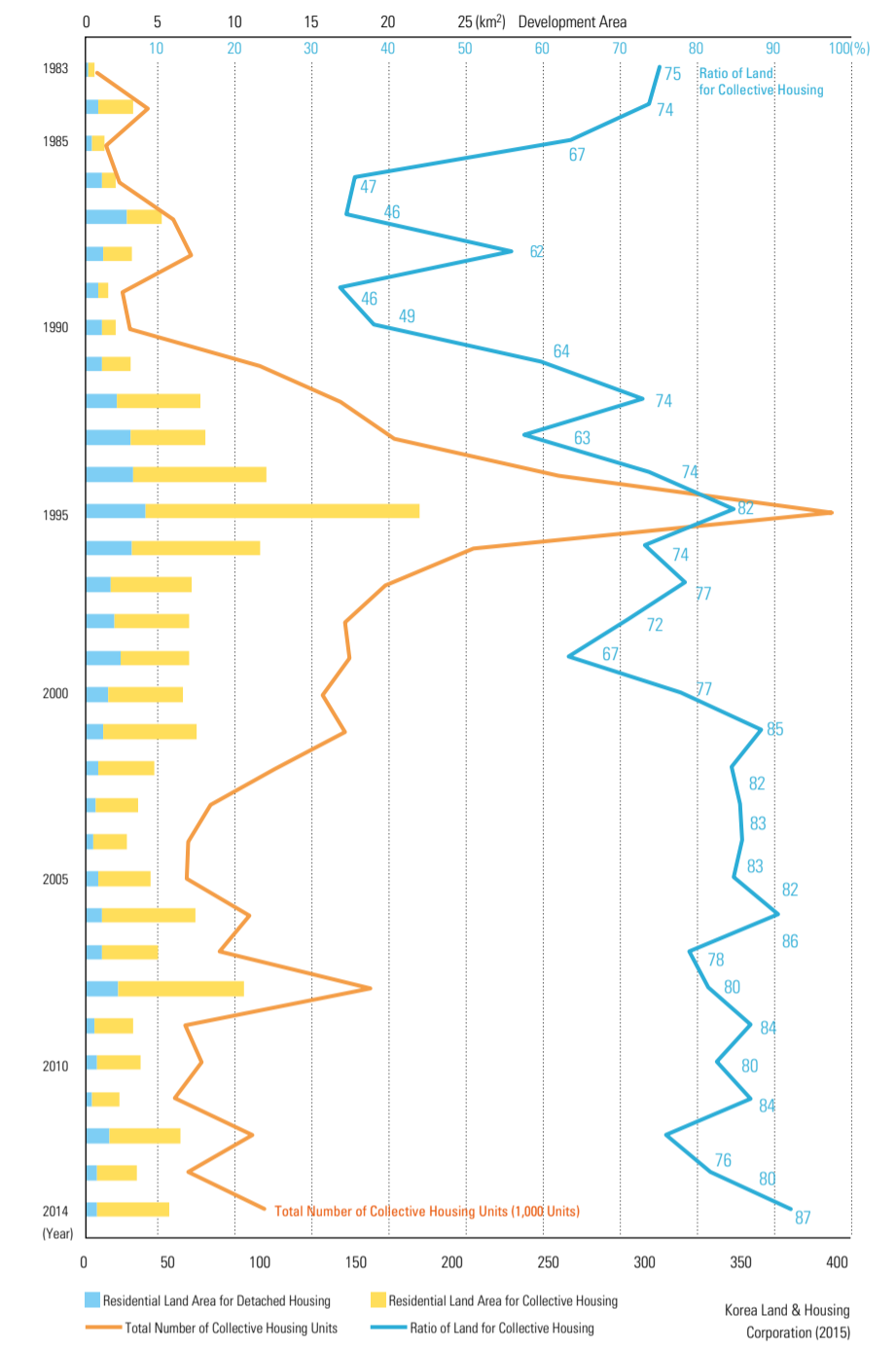
similar between 1985 and 1990, but since then more land has been allocated for construction of collective housing units. Since 2000, the ratio of land provided for detached and collective housing has reached 2:8.

The ratios of land for collective housing units in Seoul and Busan are 95% and 91%, respectively, indicating high-density urban development taking place in both cities. The ratio in rural areas, where development pressure is lower, ranges between 40% and 60%, reflecting medium-low urban density.

Housing Supply Through Housing Site Development Projects (1981 - 2014)



Total Number of Housing Units and Detached/Collective Units in Housing Site Development Projects

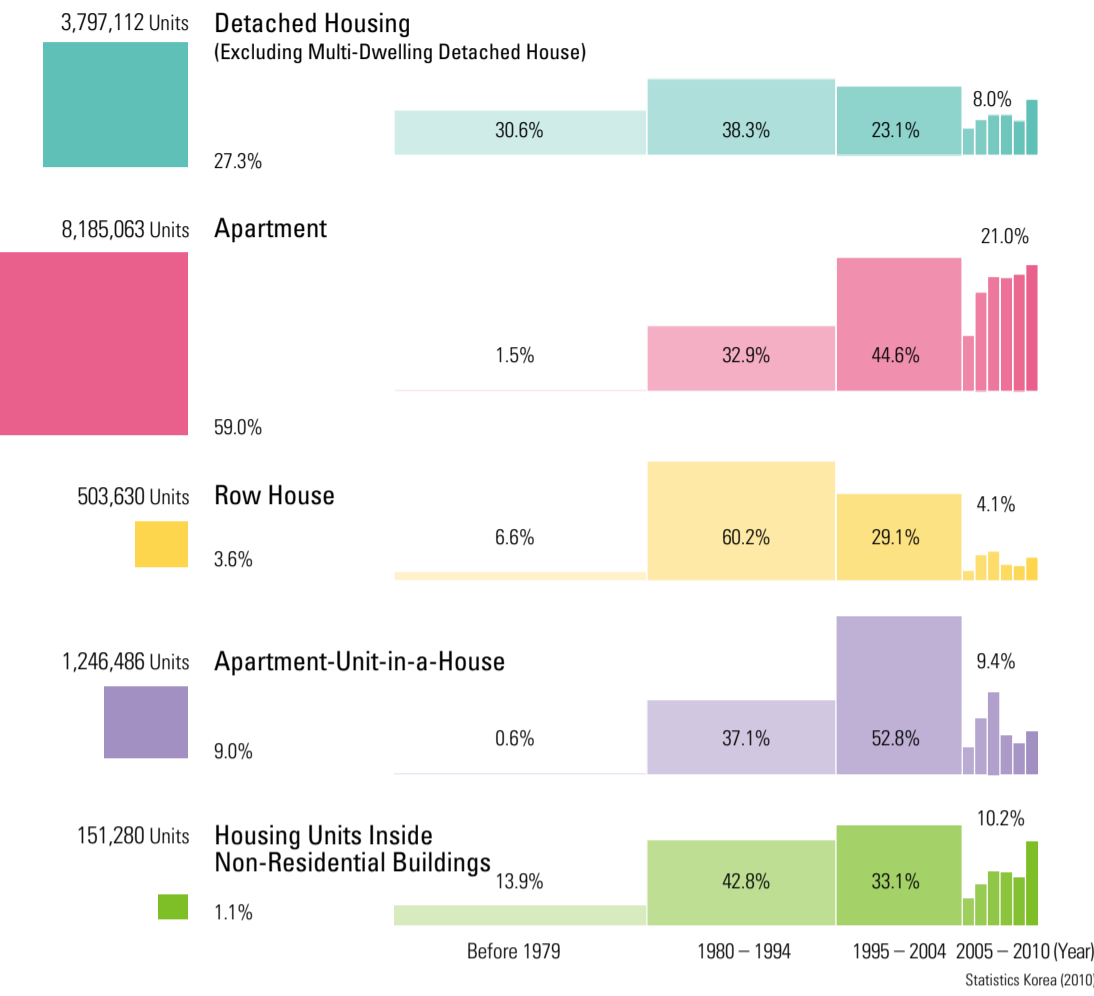
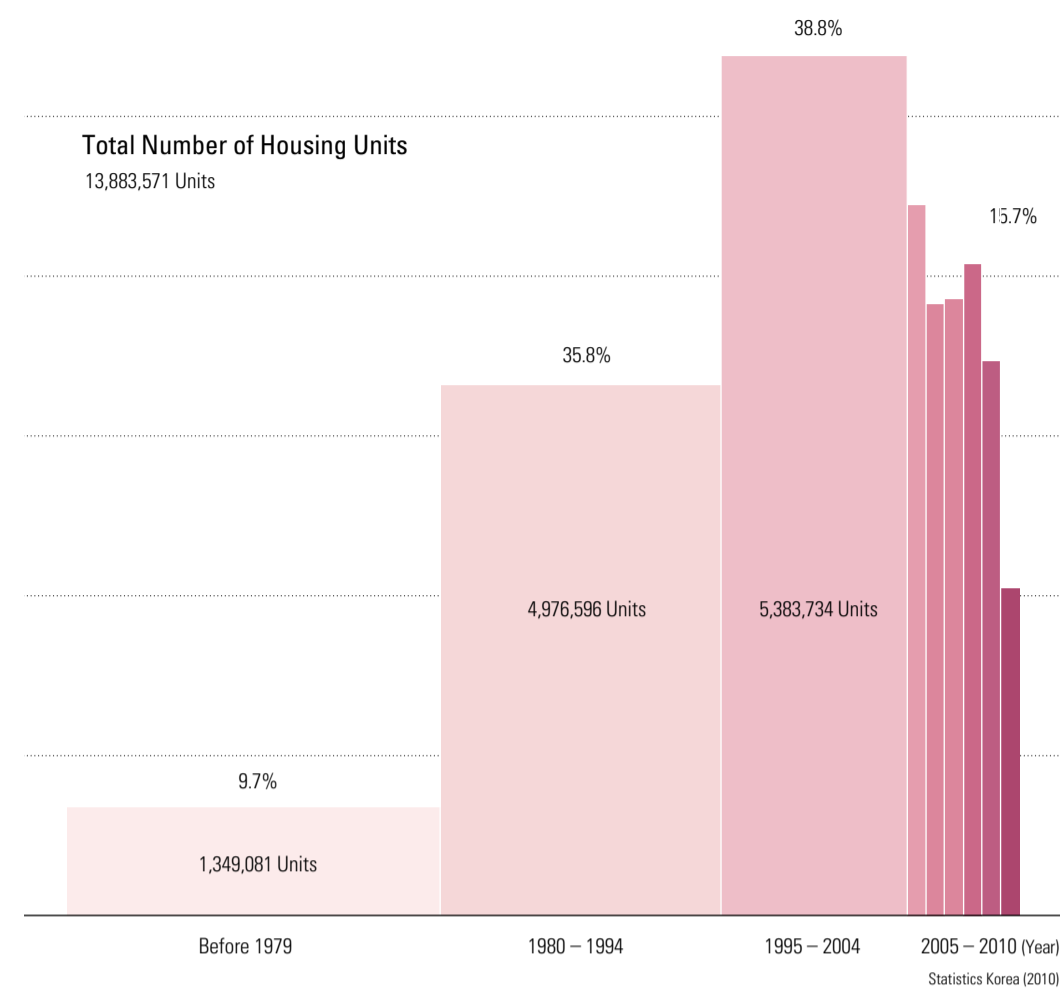


Housing Site Development in -Si/-Do

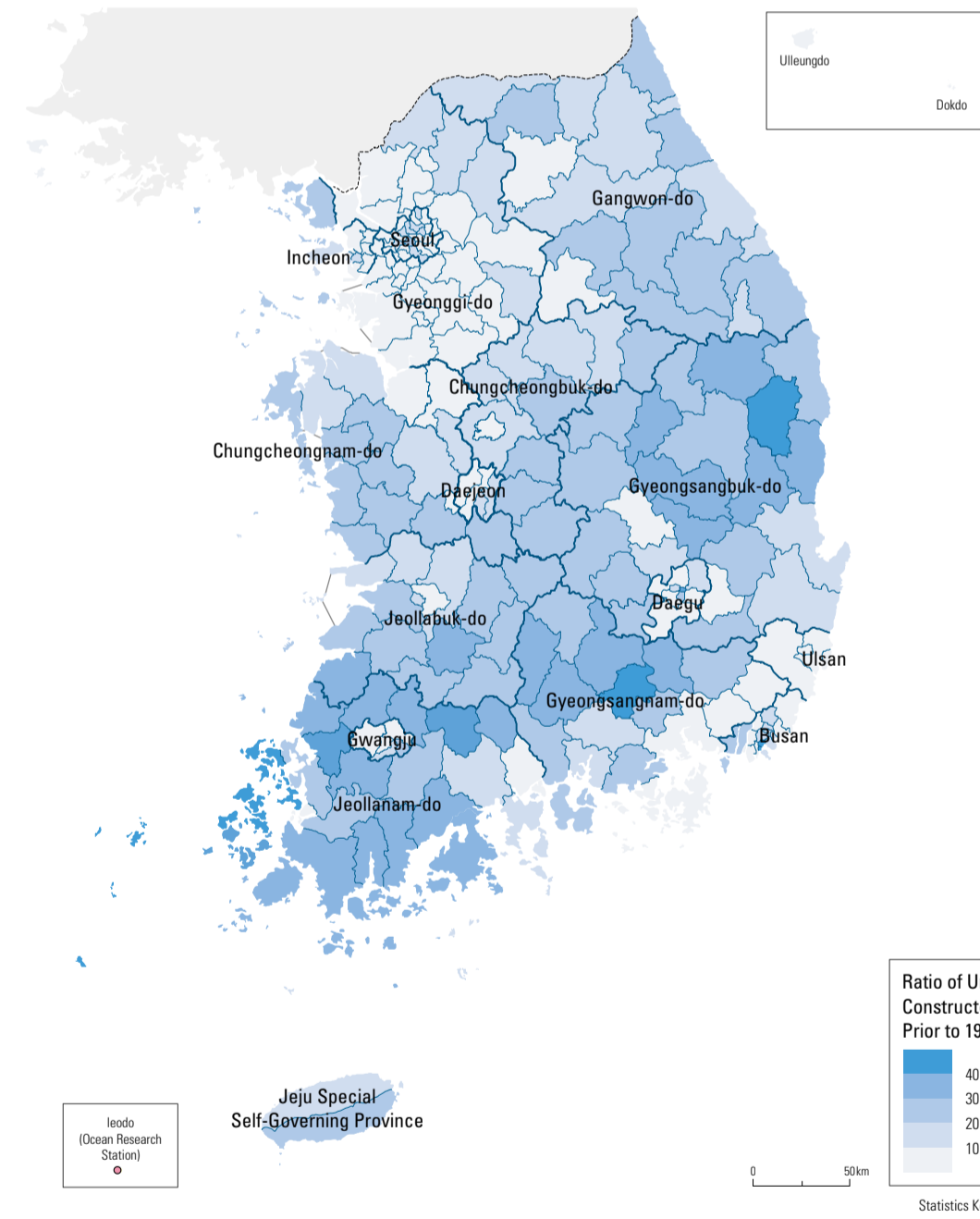
Year	Seoul	Busan	Daegu	Incheon	Gwangju	Daejeon	Ulsan	Gyeonggi-do	Gangwon-do	Chungcheongbuk-do	Chungcheongnam-do	Jeollabuk-do	Jeollanam-do	Gyeongsangbuk-do	Gyeongsangnam-do	Jeju	Total
1983	800							3,975	250								5,025
1984	19,010	6,160		2,400				-	450								28,020
1985	2,000							6,950	1,146								10,096
1986	3,710		550		900	2,460		2,620	1,920			3,250		320			16,530
1987	4,840	1,320	7,950	1,036	6,528	4,030		4,925	1,256	4,639		2,305			6,230		45,059
1988	36,417		539	8,476		1,600	864	3,020	450			1,840		680			53,886
1989		6,510				1,470		5,275	-	2,845		2,220					18,320
1990		6,300	1,169		3,941	2,146	1,950	1,668	1,410	1,430				719	1,769		22,502
1991	29,862	2,783		8,060				11,317	2,132	4,142			1,925				89,431
1992	31,365	4,972	15,247	21,025	3,661		1,932	15,178	2,224	3,382		6,000	11,191	8,036	7,136	2,470	133,739
1993	6,511	5,370	20,411		5,268	16,165	2,161	51,944	8,944	6,803	4,490	3,576	10,023	15,767	6,285	18,104	159,770
1994	4,150	18,228	19,835	41,535	11,115	59,692	11,882	26,056	10,570		4,470	9,819		15,767	6,285	5,219	244,623
1995	38,944	18,263	2,878		6,126	3,596		246,550	4,762	24,018		2,646	2,590	17,967	491	18,745	387,576
1996	42,312	14,059		1,717	11,507			106,637	1,400			5,634	6,998	3,345	7,041		200,650
1997	3,744		49,842		7,293		2,012	47,867	13,951	4,872		1,928	7,355	5,961		10,352	155,177
1998	28,989	4024	6,188	27,614	3,599	5,531		19,477	6,415			5,629	1,444	15,000	7,867	2,429	134,166
1999	3,100	2652	3,663		31,515	14,179		19,298	10,682	17,215		3,676	13,187	8,505		8,827	136,499
2000	5,034	2,932	18,965	5,623	4,523			33,151						12,888	17,704	5,304	122,356
2001	20,598	702	17,146		6,875			44,547	12,930	5,291		3,138			33,005		147,820
2002	1,302	18,079		2,824		8,670		42,660	1,399			3,267	1,810	1,118		3,196	83,745
2003	8,218		1,687	1,390	188	3,510	842	31,686				4,942		5,997			58,460
2004	584	4,947	1,231					24,934	7,092	4,011		6,669		3,830	1,448		59,254
2005				10,622				11,370	645	11,212		2,667		1,479		3,311	50,578
2006	627	33,147	4,316		1,174		5,446	33,507	3,484						2,535		88,736
2007			2,306		15,689			29,465	1,708	6,102			9,867		1,609		66,746
2008		28,597	6,315		34,030			51,527	2,449	6,760				6,989	12,978		150,476
2009	5,604	1,731	3,675					18,988	463			6,389	3,383	3,257	962		44,452
2010		2,010		3,591				28,253	747			2,081	8,339	3,922	6,325	3,930	59,198
2011			2,545					27,806	-	8,147		531				6,588	45,617
2012	3,060			1,500	5,083	24,538	4,479	31,768	7,758	5,055		2,816		1,188	4,740		86,057
2013	3,390	2,500				10,719		10,321	-	7,662		9,242	2,762	1,188	4,740		52,524
2014	6,251							71,419	1,307				4,623		6,160	2,128	91,888
Total (-2014)	318,402	187,186	186,438	134,599	181,049	171,878	35,956	1,063,559	108,154	123,586	64,641	104,830	91,642	83,992	165,715	27,449	3,049,076
Total (-2010) A	305,701	184,686	266,697	1,055,344	260,223	188,673	114,281		99,089	102,722		104,830				18,733	2,772,990
Total Number of Housing Units (2010) B	2,447,000	990,000	1,520,000	3,844,000	1,060,000	1,060,000	1,264,000		484,000	473,000		488,000			151,000		13,684,000
A/B	12%	19%	18%	27%	25%	18%	9%		20%	22%		21%			12%		20%

Housing Units by Construction Year

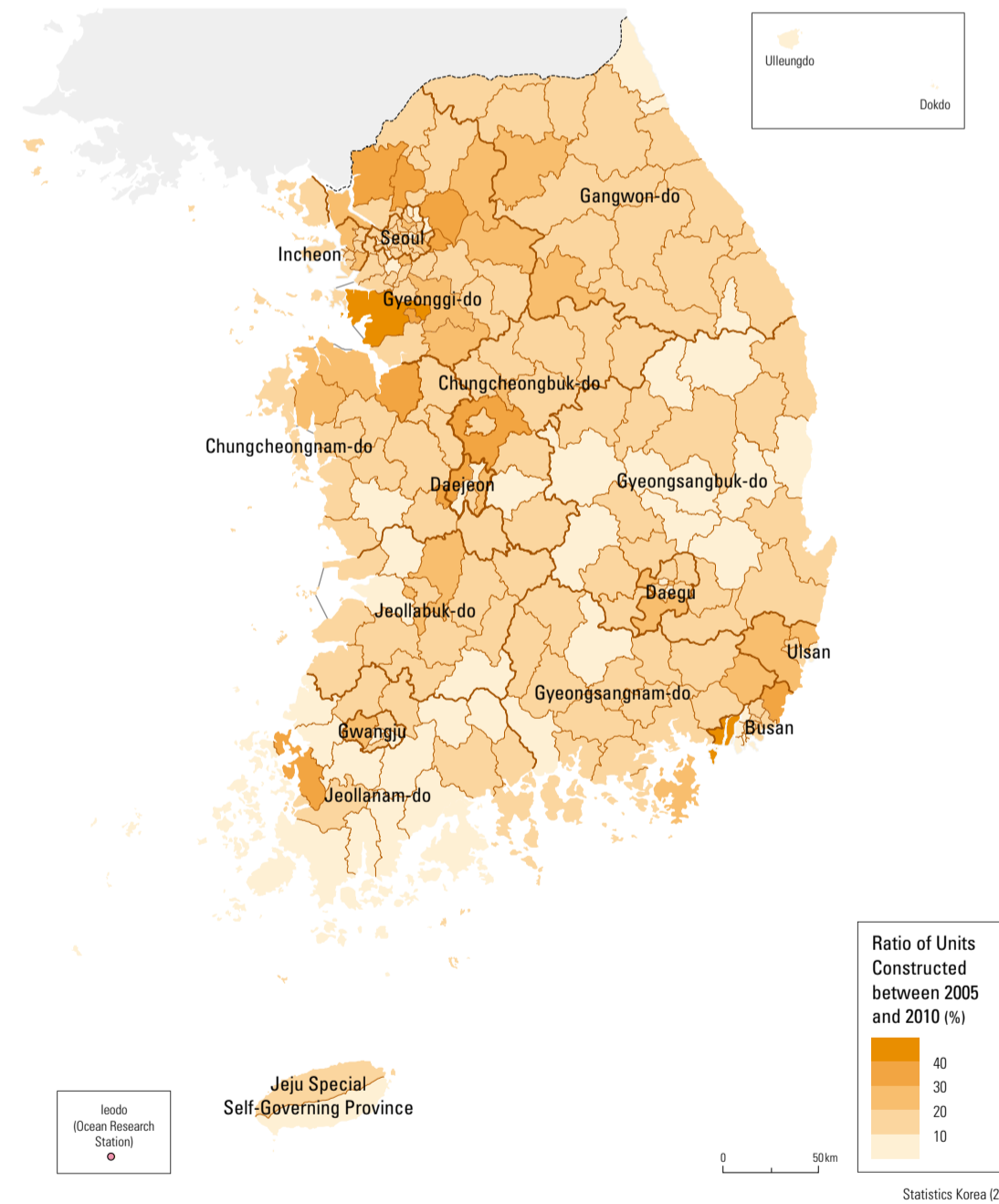
Housing Units by Construction Year (2010)



Ratio of Units Constructed Prior to 1979 (2010)



Ratio of Units Constructed between 2005 and 2010 (2010)



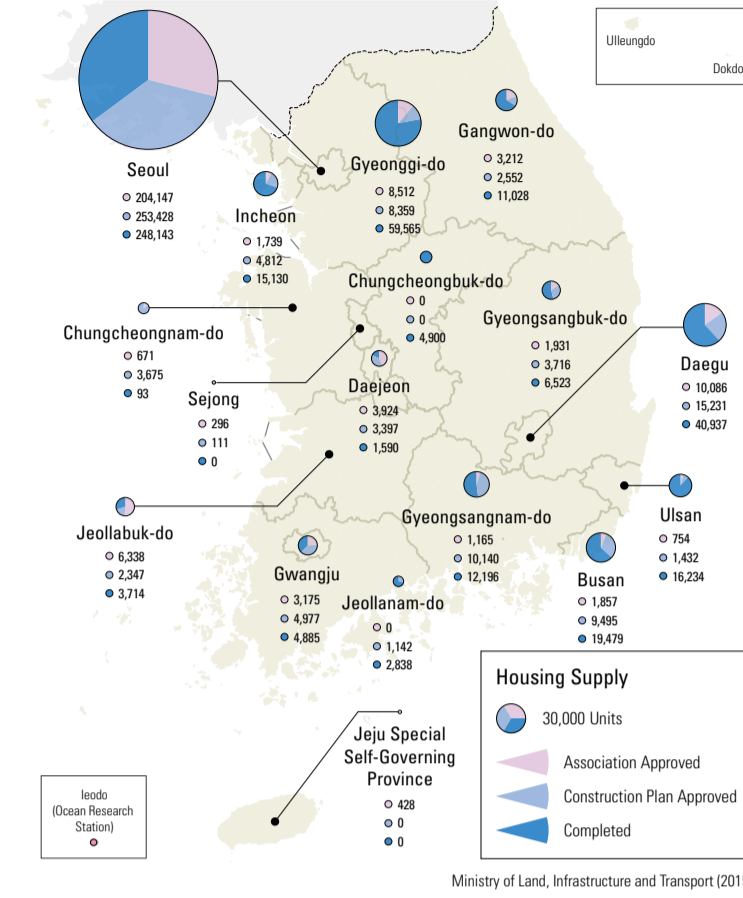
The 2010 statistics indicate that 75% of housing units were built between 1990 and 2004. Most units built during this period are apartment buildings. About 78% of total apartment buildings were built during this period. Detached houses were predominant until 1979, but apartment and apartment-unit-in-a-house units became predominant afterward, indicating a decrease in the supply of both detached houses and row houses. Housing is supplied not only by constructing new housing

units but also by improving existing properties. Recently, the latter has become important as the housing supply rate has passed a critical level. Since the Urban and Residential Environment Improvement Act was enacted in 2002, four types of improvement projects have been implemented: area redevelopment projects, building reconstruction projects, residential environment improvement projects, and urban environment improvement projects. Area redevelopment projects

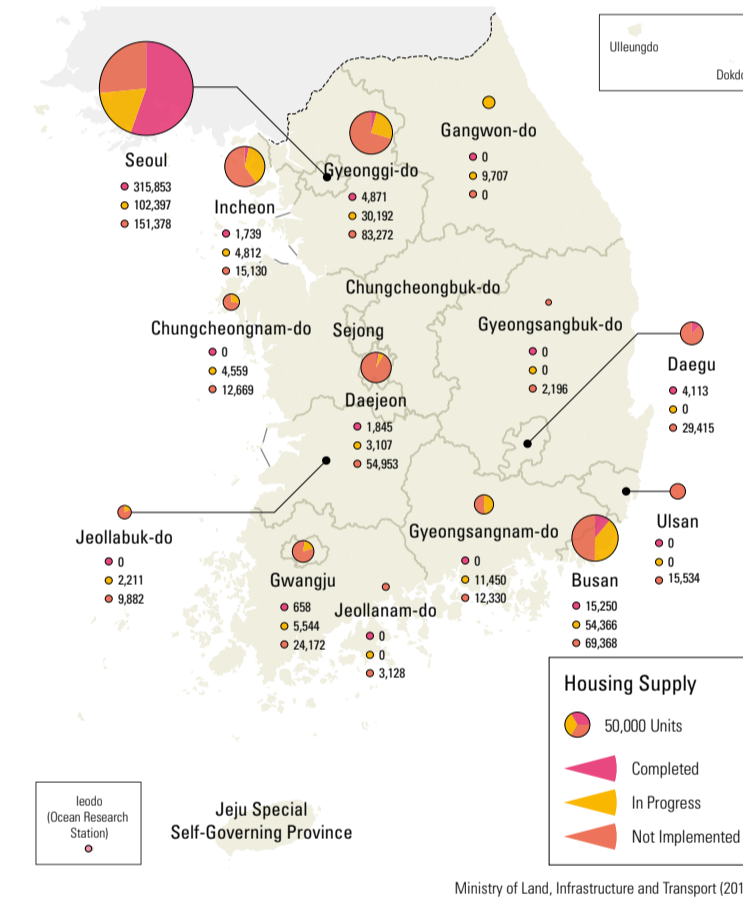
aim to improve residential environments with inferior infrastructure and old or faulty buildings. These projects design an entire project area thoroughly, including not only residential buildings but also various community facilities. Building reconstruction projects are performed in areas where buildings are old or faulty while urban infrastructure is sufficient. They focus on demolishing old buildings and constructing new buildings. Residential environment improvement projects

also aim at improving the residential environment where buildings are outdated or faulty. Here, the government generally provides infrastructure such as roads, and government-owned land may be used for the project free-of-charge. These are different from other projects in that they aim to improve low-income housing areas.

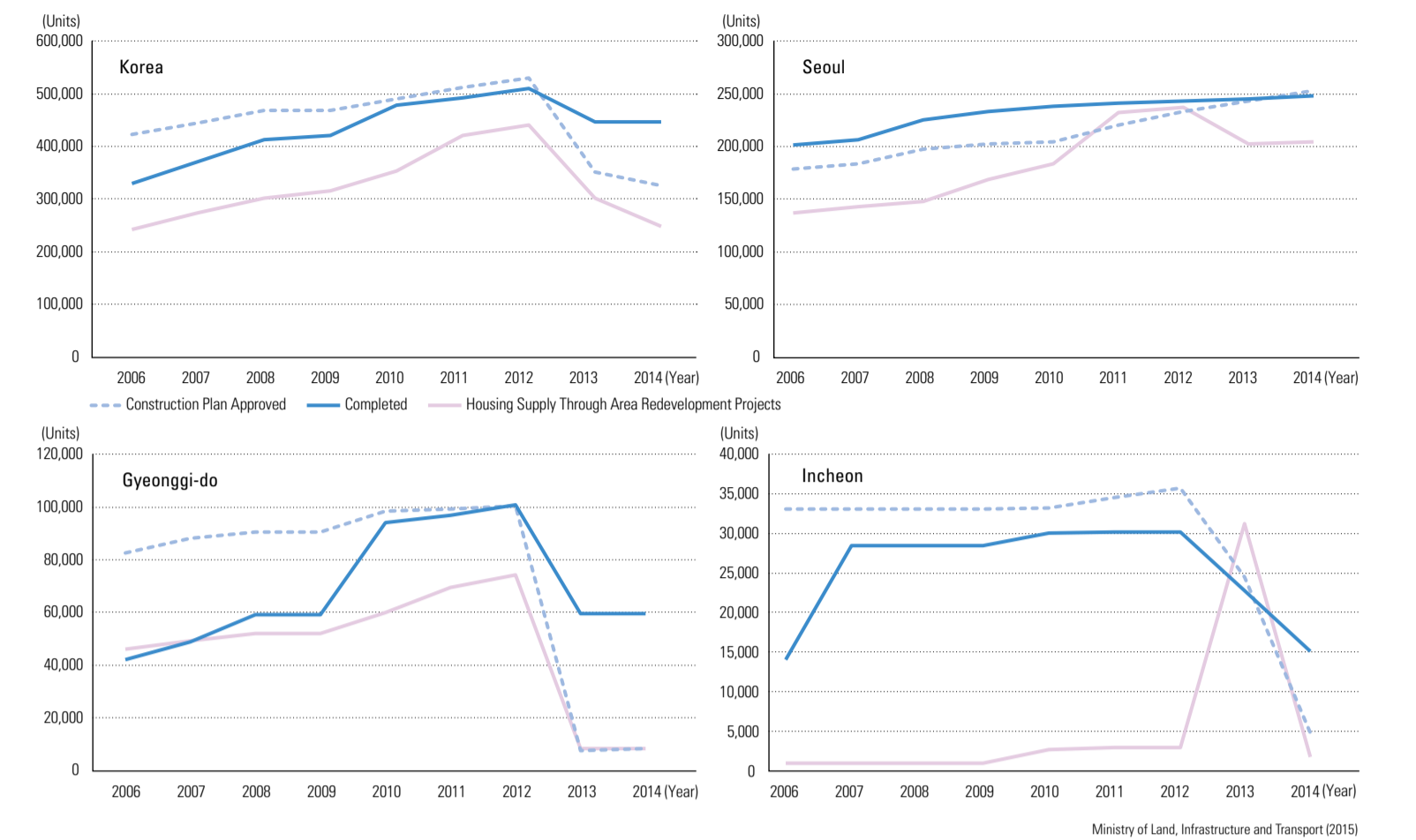
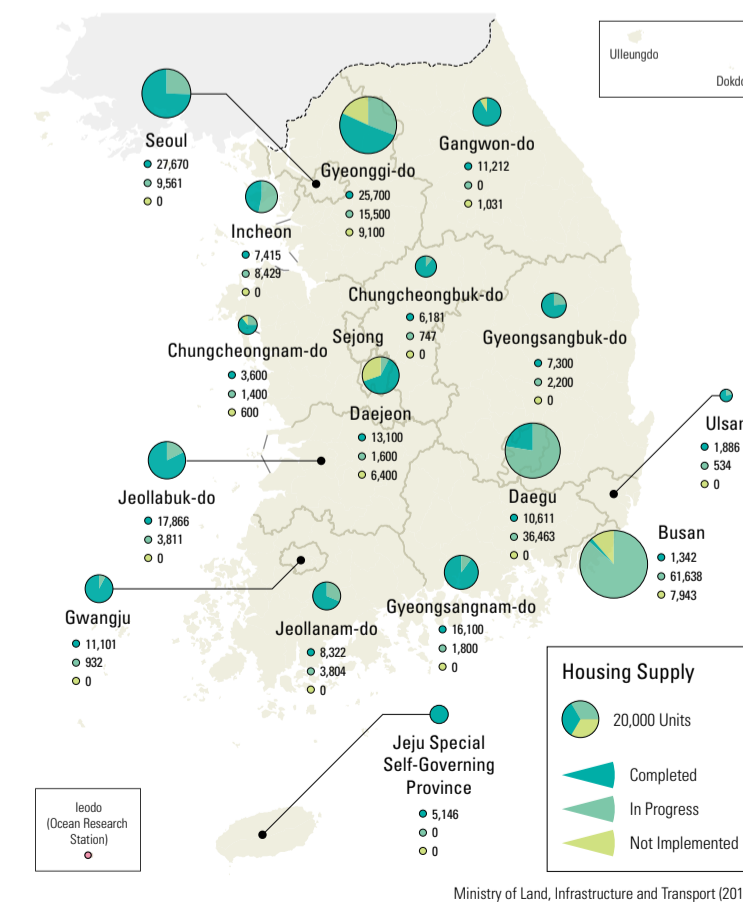
Housing Supply through Building Reconstruction Projects



Housing Supply through Area Redevelopment Projects

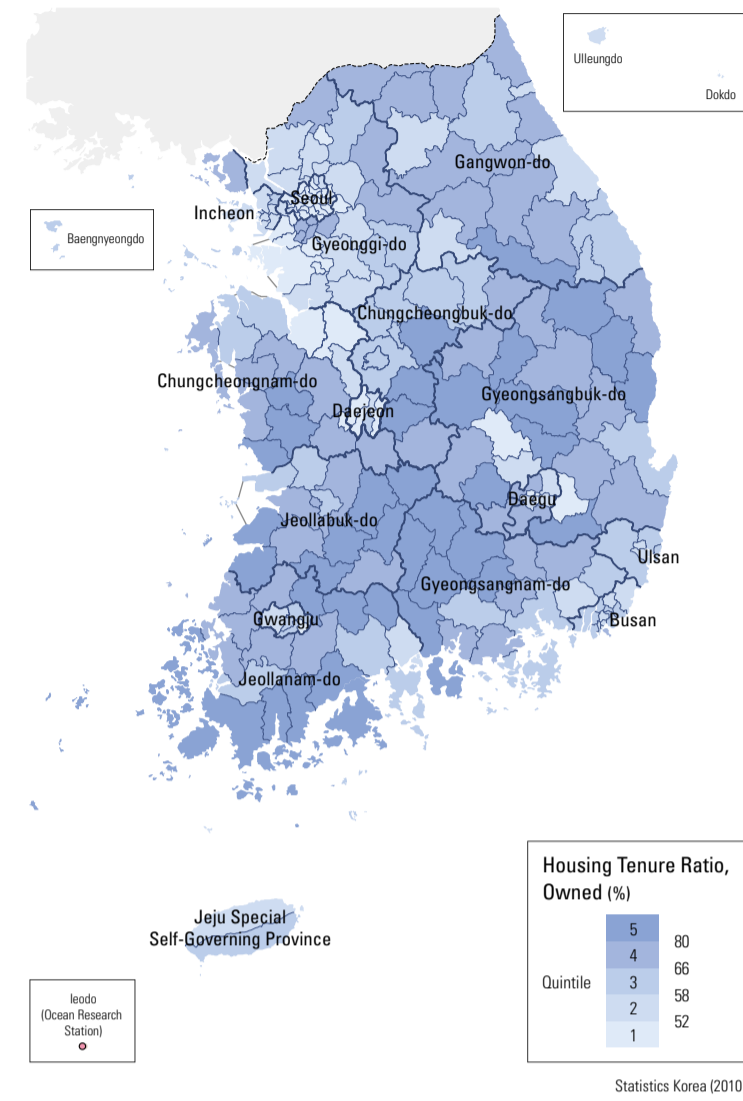


Housing Supply through Residential Environment Improvement Projects

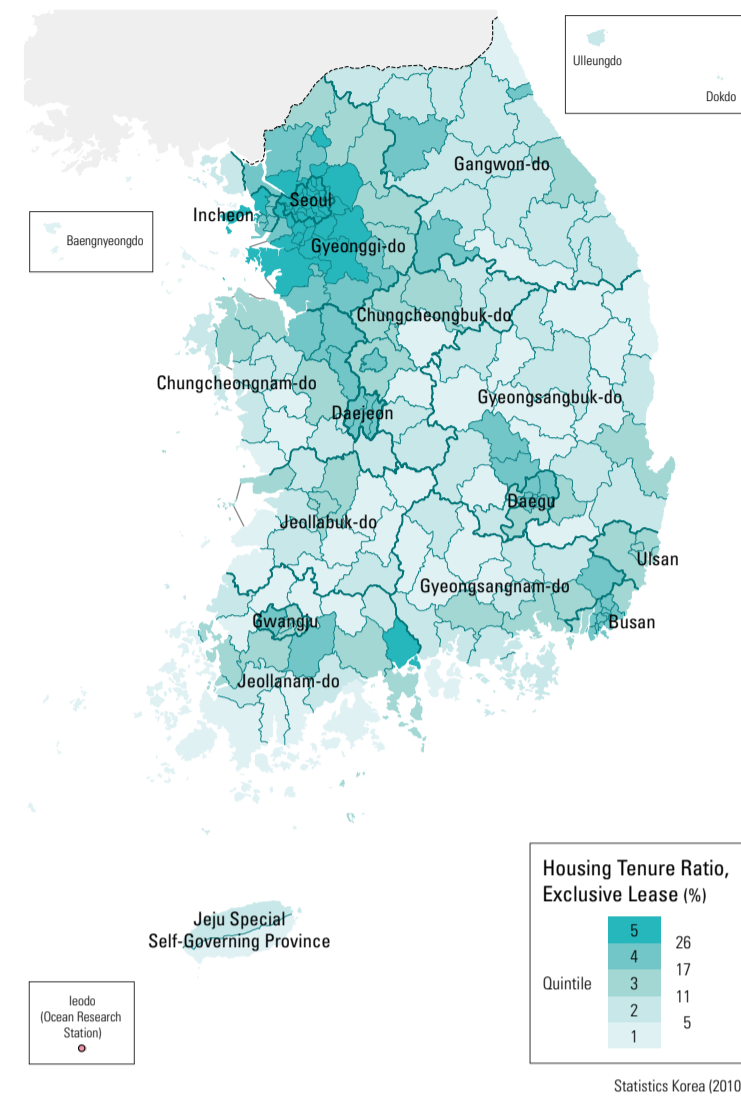


Housing Tenure Type

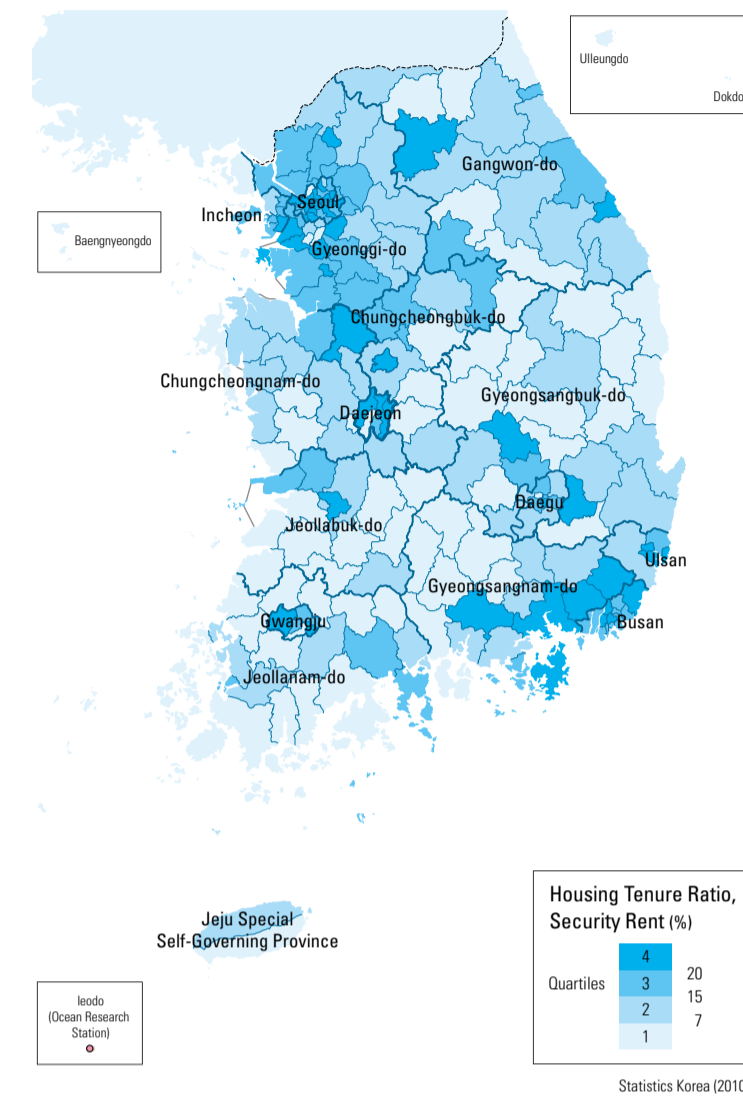
Housing Tenure Ratio, Owned



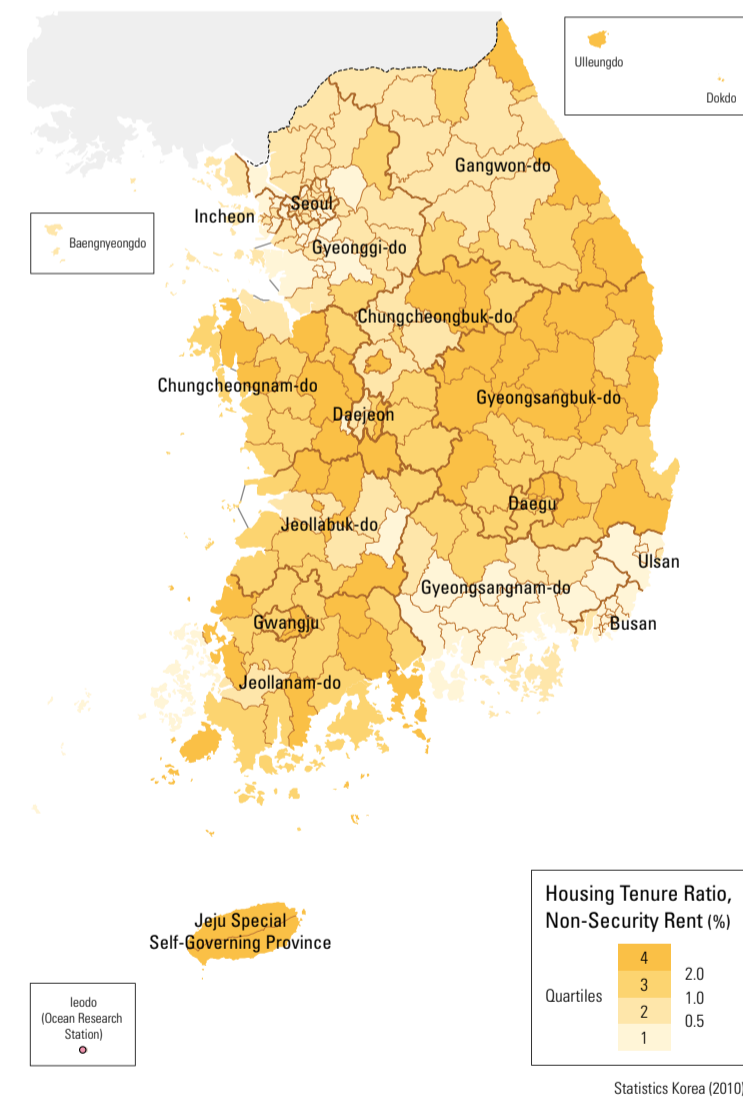
Housing Tenure Ratio, Exclusive Lease



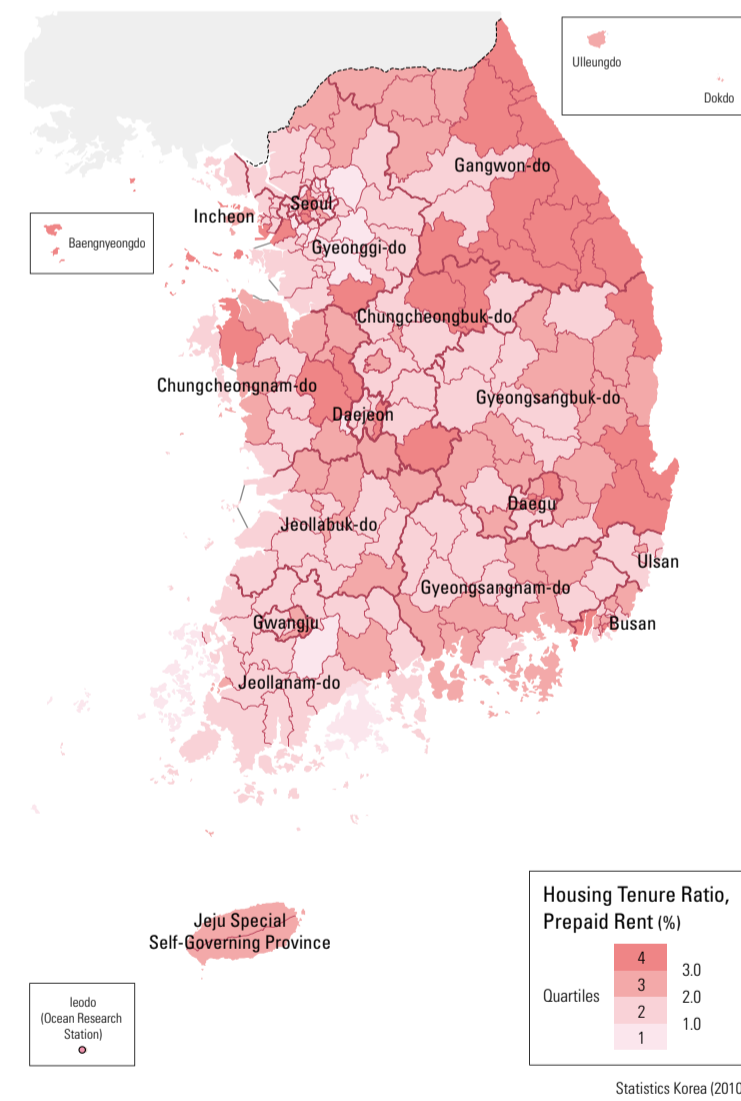
Housing Tenure Ratio, Security Rent



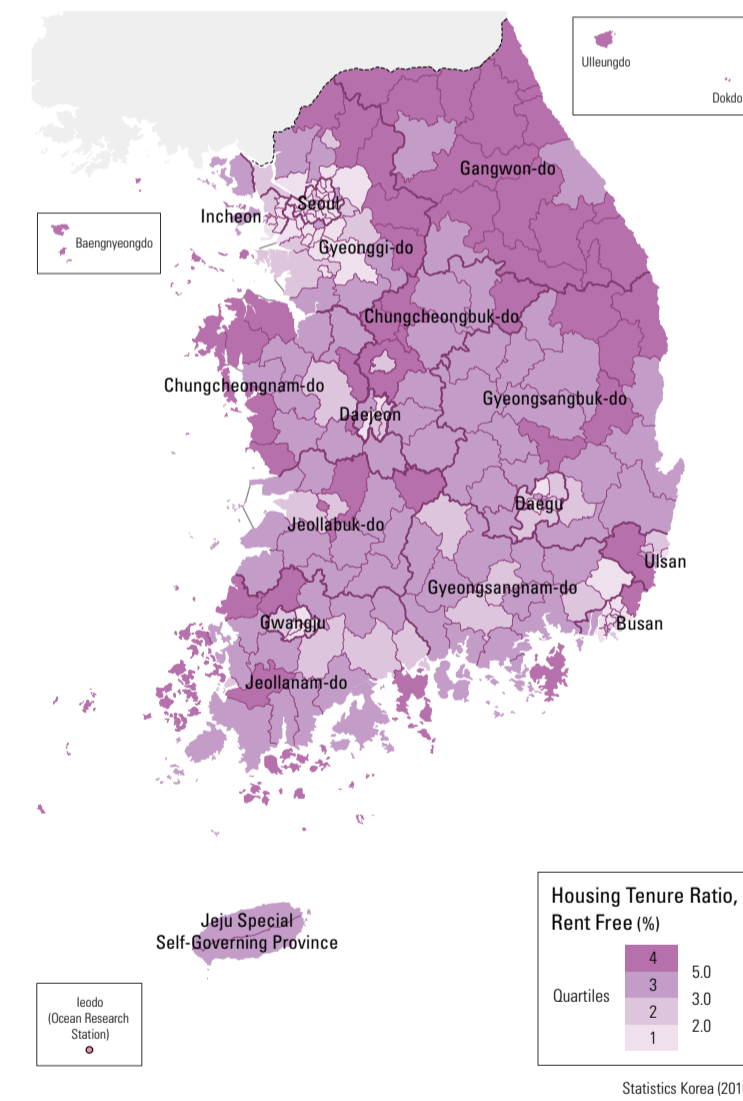
Housing Tenure Ratio, Non-Security Rent



Housing Tenure Ratio, Prepaid Rent



Housing Tenure Ratio, Rent Free

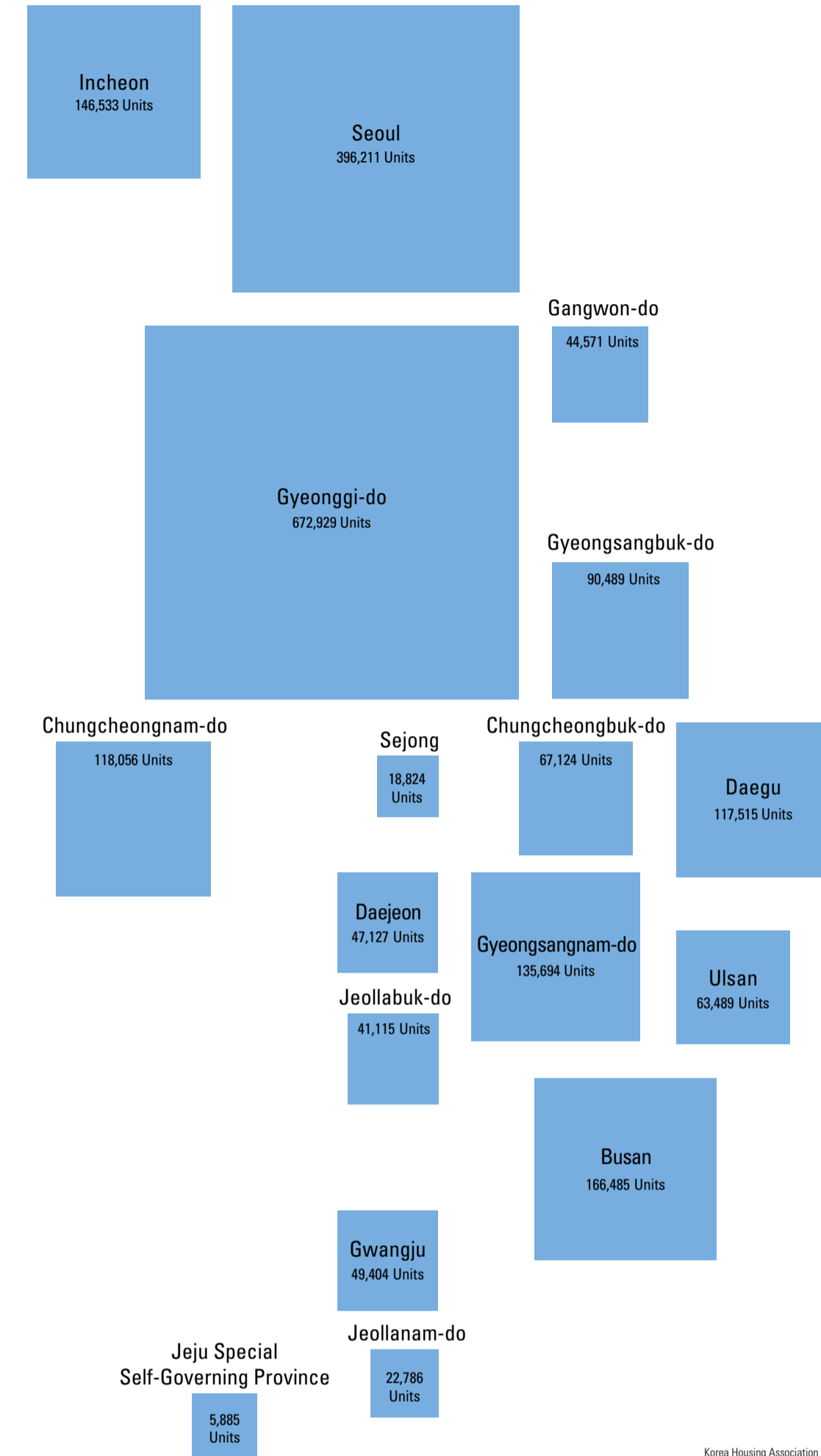


Home ownership types include owned, exclusive lease, security rent, non-security rent, prepaid rent, and free rent. The "owned" type indicates a practical ownership of a house regardless of legal ownership. For example, a house with a mortgage is considered "owned" by the resident even if legal ownership is with a bank or a mortgage company. The exclusive lease type, a.k.a. "Chonse" requires a deposit of a lump-sum amount up front, but there is no monthly rent. The security rent type has a deposit of an upfront security amount and monthly rent is also paid. The non-security rent type has no security deposit up front but rent is paid monthly. The

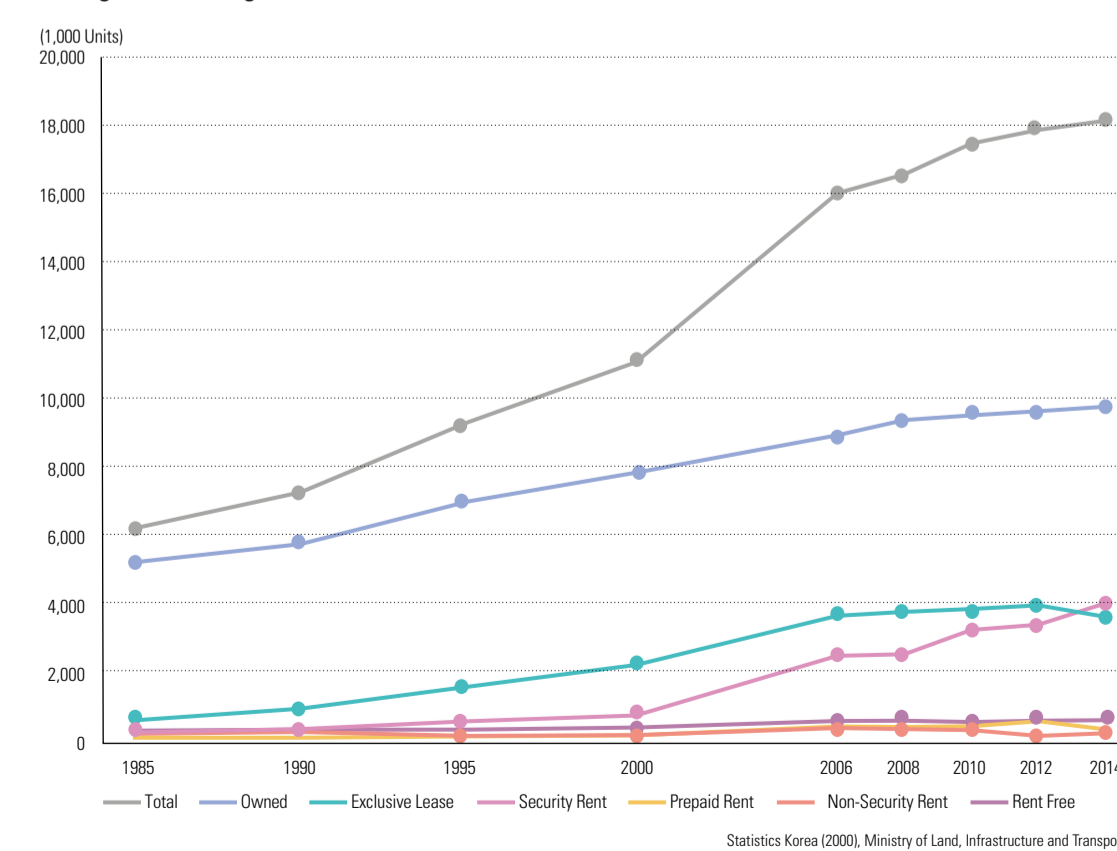
prepaid rent type has no security deposit, but a lump sum for multiple months' rent is prepaid, and monthly rents are deducted from the lump sum. The free rent type is rent-free and is applicable to cases such as government official residences, company housing, or free boarding at a relative's house or other private residence. The home ownership type trends show that owned homes comprises the largest proportion; owned homes are increasing in overall numbers, but decreasing in proportion. The proportion of owned homes was 84% in 1984, and decreased to 54% in 2014. The trends show increasing proportions of exclusive lease and security rent

homes. In 2014, security rent homes surpassed exclusive lease homes. The 2010 home ownership statistics show that owned homes accounted for the largest proportion (54.2%), followed by exclusive lease homes (21.7%) and security rent homes (18.2%). The home ownership types are also closely related to house types. Apartments account for the highest proportion of the owned home category. However, for exclusive lease homes and security rent homes, the proportion of detached houses is similar to or slightly higher than that of apartment style housing.

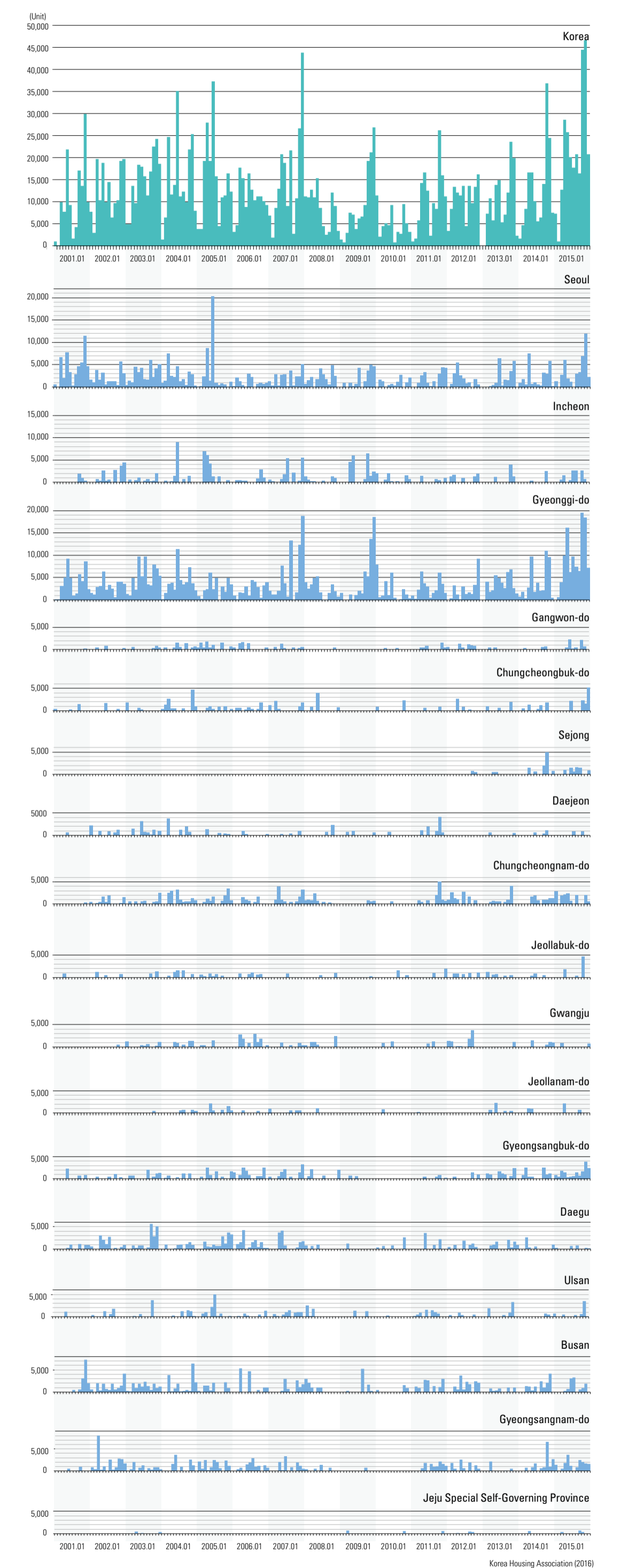
Housing Units for Sale by -Si/-Do (2001 - 2015)



Change in Housing Tenure



Housing Units for Sale (2001 - 2015)

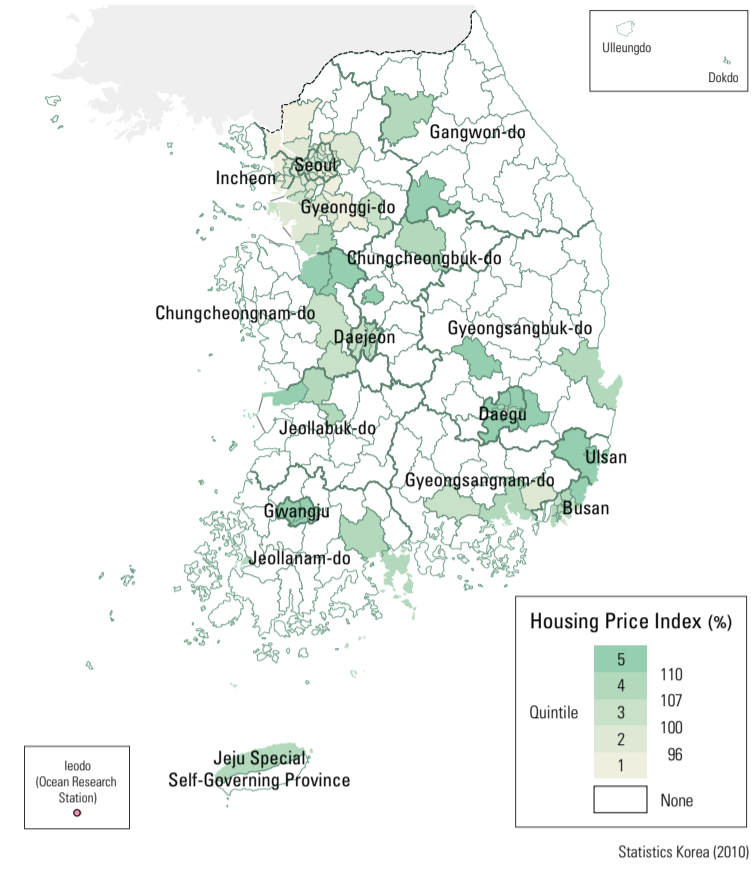


Ratio of 'Owned' by Housing Type

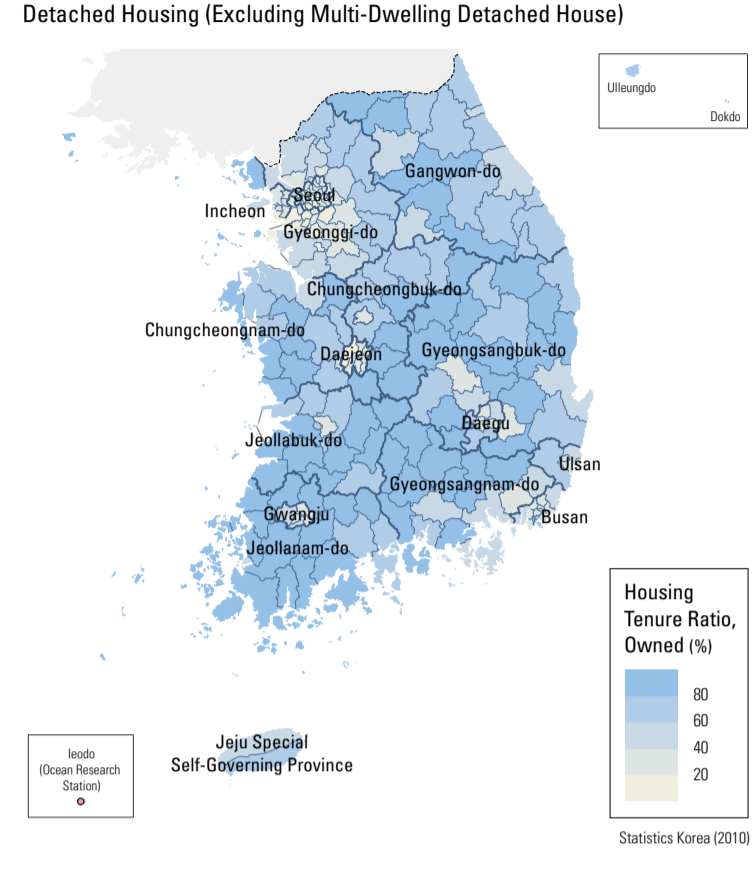
Total Number of Housing Units (2010) 17,339,422 Unit

Area	Type of Living Quarters	Owned (54.2% (9,389,855 Unit))		Exclusive Lease (21.7% (3,769,330 Unit))		Security Rent (18.2% (3,148,209 Unit))		Non-Security Rent	Rent Free
		with Deposit	without Deposit	with Deposit	without Deposit	with Deposit	without Deposit		
Seoul	Detached Housing	273,817	467,808	496,436	31,853	13,482	21,333		
	Apartment	637,882	434,214	144,955	4,405	1,828	16,175		
	Row House	83,206	42,780	11,089	908	432	2,151		
	Apartment Unit-in-a-House	216,814	159,343	57,862	2,489	1,204	4,746		
	Housing Units Inside Non-Residential Buildings	11,713	14,484	14,502	4,516	624	2,213		
Busan	Detached Housing	16,106	34,085	57,862	16,932	1,721	2,257		
	Apartment	189,875	120,866	134,831	17,770	3,444	11,564		
	Row House	462,642	86,514	68,845	1,868	306	8,016		
	Apartment Unit-in-a-House	25,236	5,141	2,604	309	42	1,148		
	Housing Units Inside Non-Residential Buildings	61,474	13,861	15,017	791	121	1,128		
Daegu	Detached Housing	6,180	3,546	4,826	1,134	133	1,123		
	Apartment	3,941	3,705	14,067	2,314	251	1,457		
	Row House	120,354	94,032	93,444	22,212	21,849	6,629		
	Apartment Unit-in-a-House	316,961	70,892	44,306	2,136	1,683	7,376		
	Housing Units Inside Non-Residential Buildings	3,748	688	234	55	28	129		
Incheon	Detached Housing	36,329	5,849	2,180	361	293	640		
	Apartment	3,936	1,583	1,960	749	421	968		
	Row House	598	577	1,257	1,063	264	564		
	Apartment Unit-in-a-House	76,785	53,338	65,394	12,842	2,746	9,805		
	Housing Units Inside Non-Residential Buildings	312,189	97,072	45,877	1,864	783	7,944		
Gwangju	Detached Housing	12,982	5,963	2,811	218	129	684		
	Apartment	101,586	48,138	27,942	2,097	949	3,048		
	Row House	3,712	1,840	1,977	439	112	682		
	Apartment Unit-in-a-House	3,069	5,145	10,457	1,451	194	955		
	Housing Units Inside Non-Residential Buildings	66,704	33,749	46,124	9,174	12,556	4,617		
Daejeon	Detached Housing	231,300	42,727	46,363	1,863	1,272	4,855		
	Apartment	2,729	622	319	57	74	146		
	Row House	573	741	1,124	91	85	33		
	Apartment Unit-in-a-House	2,015	642	796	282	168	394		
	Housing Units Inside Non-Residential Buildings	640	594	2,191	488	166	271		
Ulsan	Detached Housing	56,819	45,036	79,089	7,899	5,708	4,720		
	Apartment	184,940	50,005	39,244	977	476	7,819		
	Row House	7,276	1,524	940	111	83	278		
	Apartment Unit-in-a-House	18,825	4,730	3,616	294	273	549		
	Housing Units Inside Non-Residential Buildings	1,978	995	1,598	405	136	456		
Gyeonggi-do	Detached Housing	48,486	21,726	55,744	5,817	1,372	3,068		
	Apartment	154,616	28,565	14,304	514	91	7,180		
	Row House	4,106	976	577	76	17	459		
	Apartment Unit-in-a-House	12,260	2,618	1,624	176	29	270		
	Housing Units Inside Non-Residential Buildings	3,198	969	2,803	416	34	465		
Chungcheongbuk-do	Detached Housing	943,377	333,624	378,111	32,333	13,996	29,433		
	Apartment	1,249,854	561,262	239,988	6,030	2,585	38,261		
	Row House	78,610	43,163	14,326	1,100	619	3,279		
	Apartment Unit-in-a-House	180,353	101,137	38,269	2,227	1,328	4,905		
	Housing Units Inside Non-Residential Buildings	11,220	2,618	10,111	3,736	636	3,362		
Chungcheongnam-do	Detached Housing	18,944	26,466	43,491	9,292	1,512	5,738		
	Apartment	173,337	23,546	45,340	14,447	8,626	11,109		
	Row House	134,442	47,469	42,177	2,025	930	16,935		
	Apartment Unit-in-a-House	12,776	2,511	1,800	481	252	2,294		
	Housing Units Inside Non-Residential Buildings	2,366	518	567	114	24	457		
Jeollabuk-do	Detached Housing	4,872	880	1,889	528	167	922		
	Apartment	1,462	264	688	462	183	951		
	Row House	162,754	35,310	45,809	10,732	8,801	8,524		
	Apartment Unit-in-a-House	161,919	38,555	41,460	1,555	842	9,039		
	Housing Units Inside Non-Residential Buildings	12,403	2,680	1,138	238	133	925		
Jeollanam-do	Detached Housing	4,103	907	508	64	48	166		
	Apartment	3,326	868	1,041	373	239	790		
	Row House	914	349	649	287	159	728		
	Apartment Unit-in-a-House	296,540	30,291	51,094	15,115	14,350	12,723		
	Housing Units Inside Non-Residential Buildings	169,502	77,613	47,363	1,817	1,494	19,187		
Gyeongsangbuk-do	Detached Housing	14,245	3,875	1,862	311	184	947		
	Apartment	10,317	3,575	1,854	282	138	577		
	Row House	4,554	1,098	1,757	543	270	955		
	Apartment Unit-in-a-House	2,043	1,685	3,327	1,015	394	1,327		
	Housing Units Inside Non-Residential Buildings	228,688	26,352	44,449	9,481	9,814	11,241		
Gyeongsangnam-do	Detached Housing	207,377	39,700	54,054	1,533	792	6,791		
	Apartment	9,526	1,864	903	187	141	427		
	Row House	1,515	402	369	46	37	174		
	Apartment Unit-in-a-House	3,614	821	1,162	254	181	679		
	Housing Units Inside Non-Residential Buildings	1,065	197	848	358	246	870		
Jeju Special Self-Governing Province	Detached Housing	333,758	21,037	19,805	8,015	11,849	14,008		
	Apartment	129,296	55,116	40,917	1,447	1,051	12,160		
	Row House	8,727	1,242	318	134	161	872		
	Apartment Unit-in-a-House	2,850	514	725	83	91	311		
	Housing Units Inside Non-Residential Buildings	5,642	1,259	1,430	450	425	787		

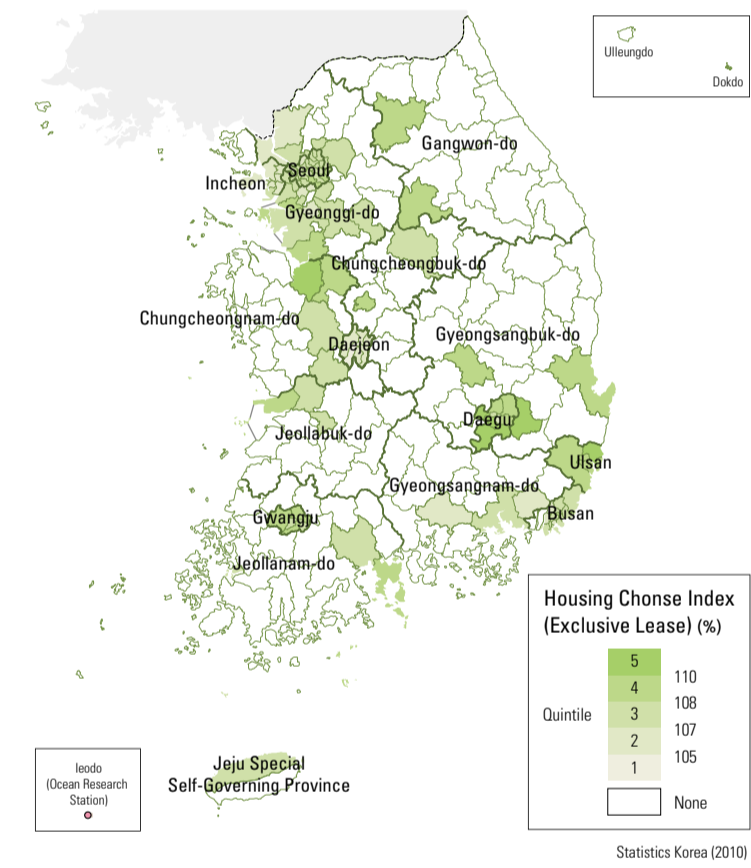
Housing Price Index (2012)



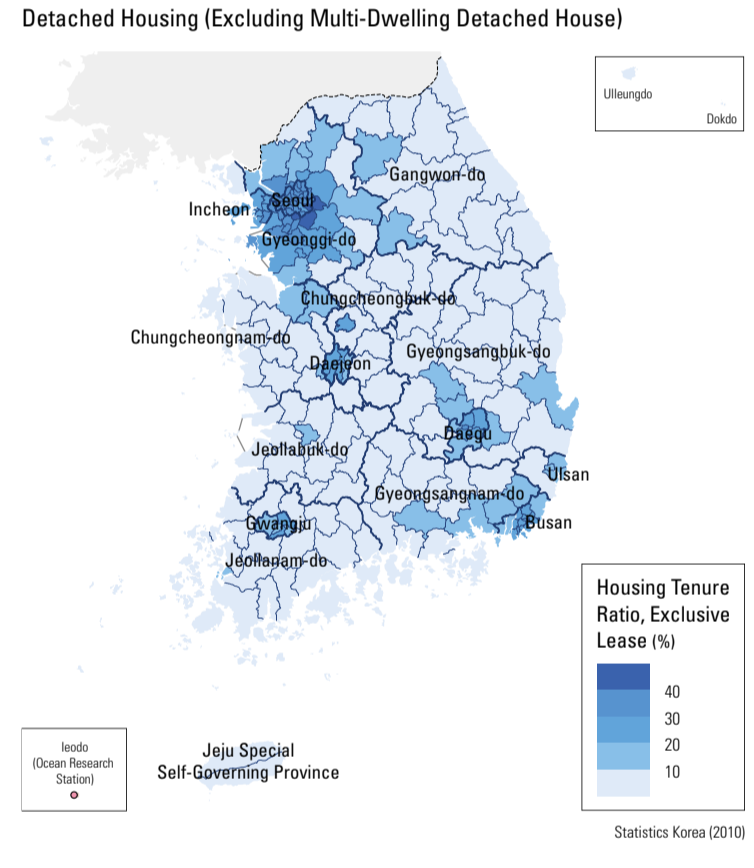
Ratio of 'Owned' by Housing Type (2010)



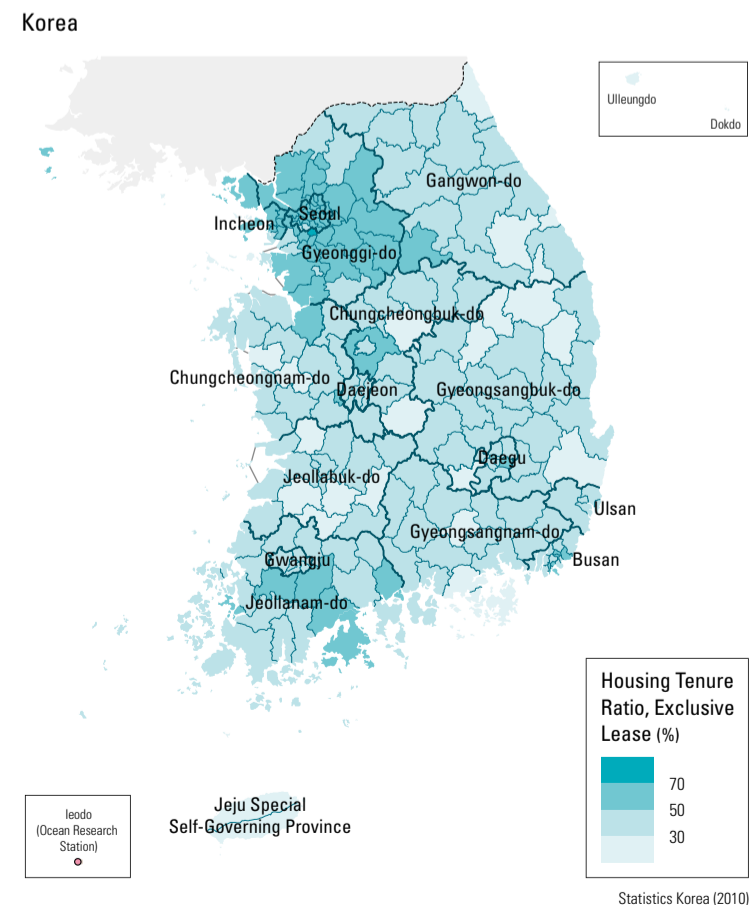
Housing Chonse Index (2012)



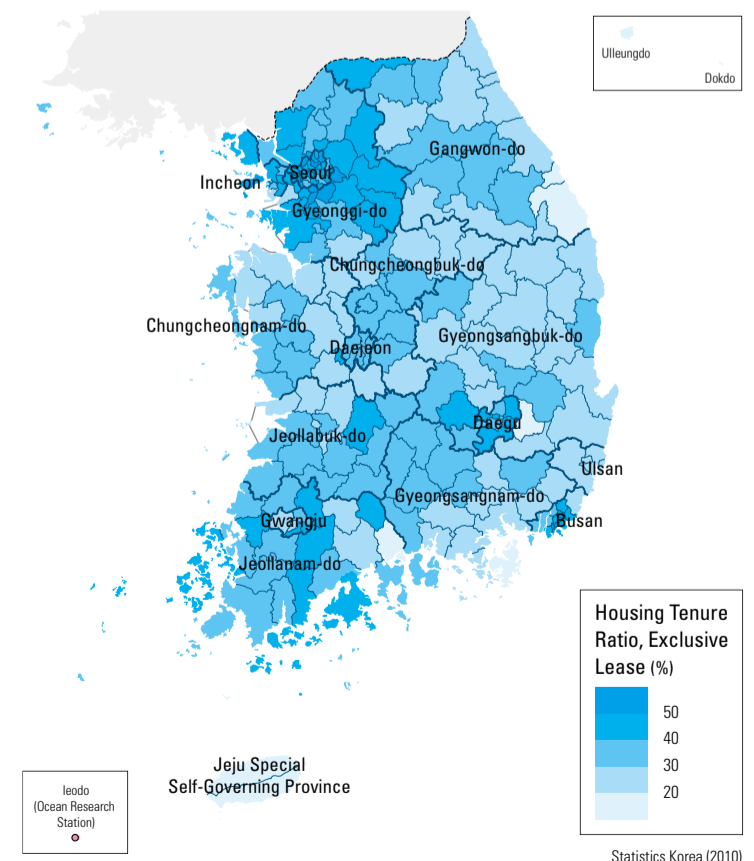
Ratio of 'Chonse' Units by Housing Type (2010)



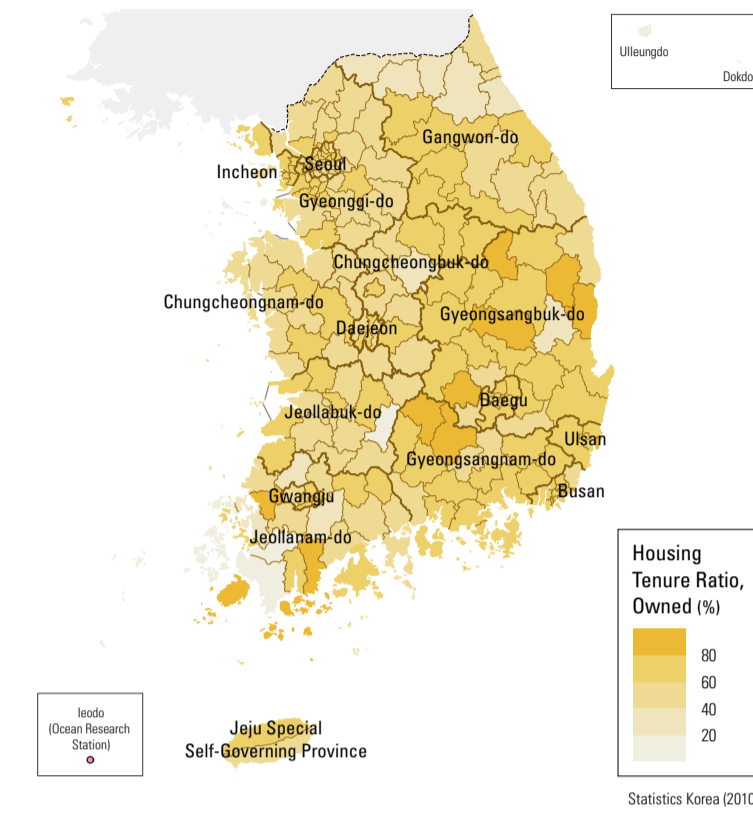
Ratio of 'Chonse' Units in Rental Housing Units, by Housing Type (2010)



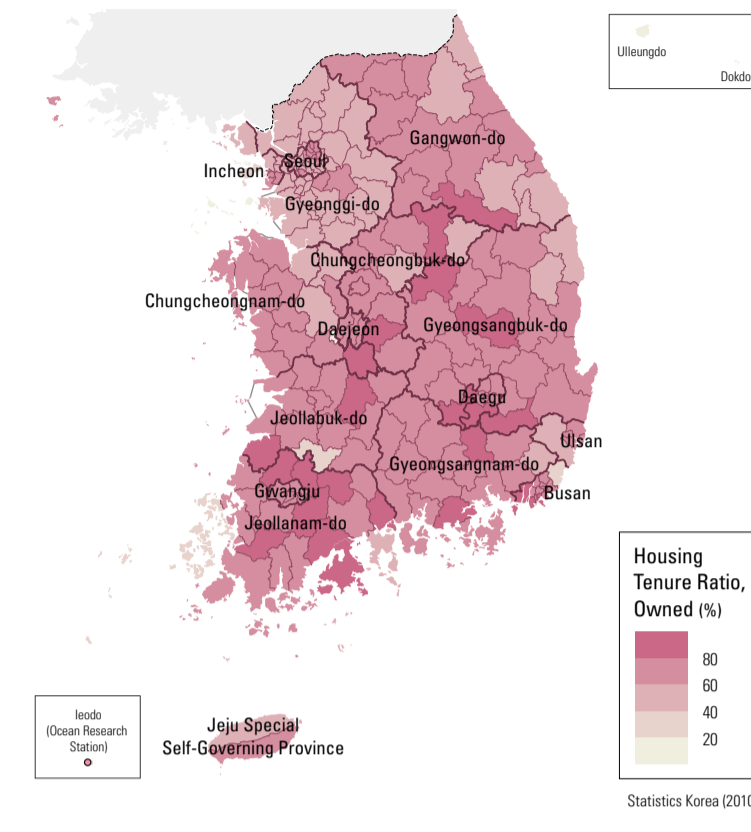
Detached Housing (Excluding Multi-Dwelling Detached House)



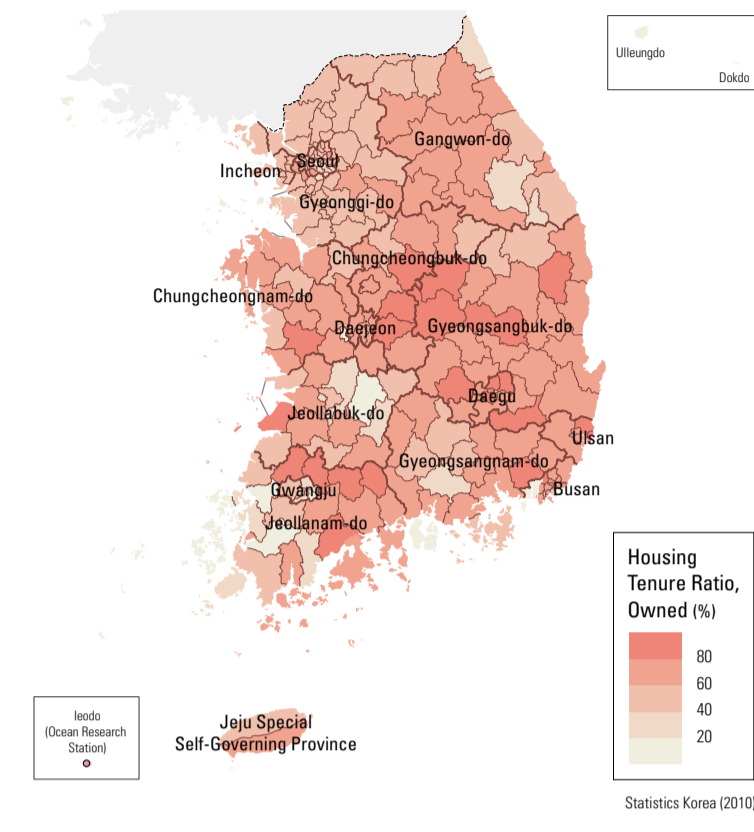
Apartment



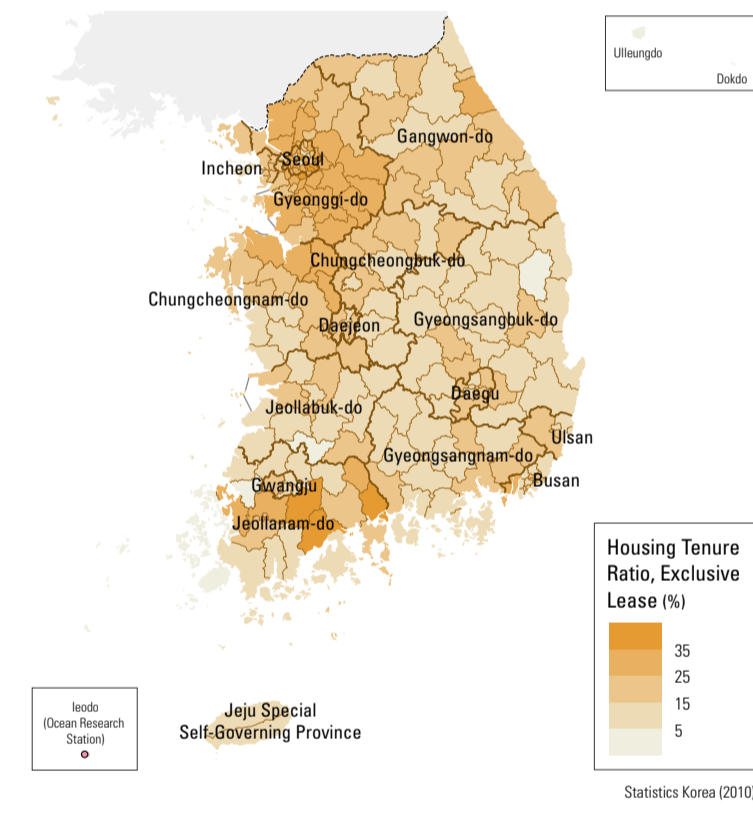
Row House



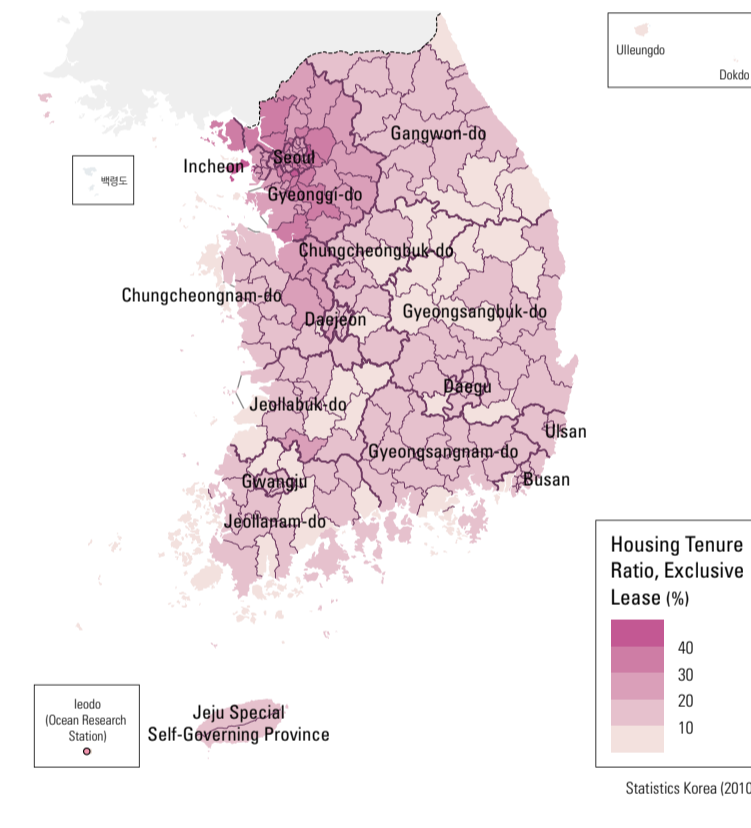
Apartment-Unit-in-a-House



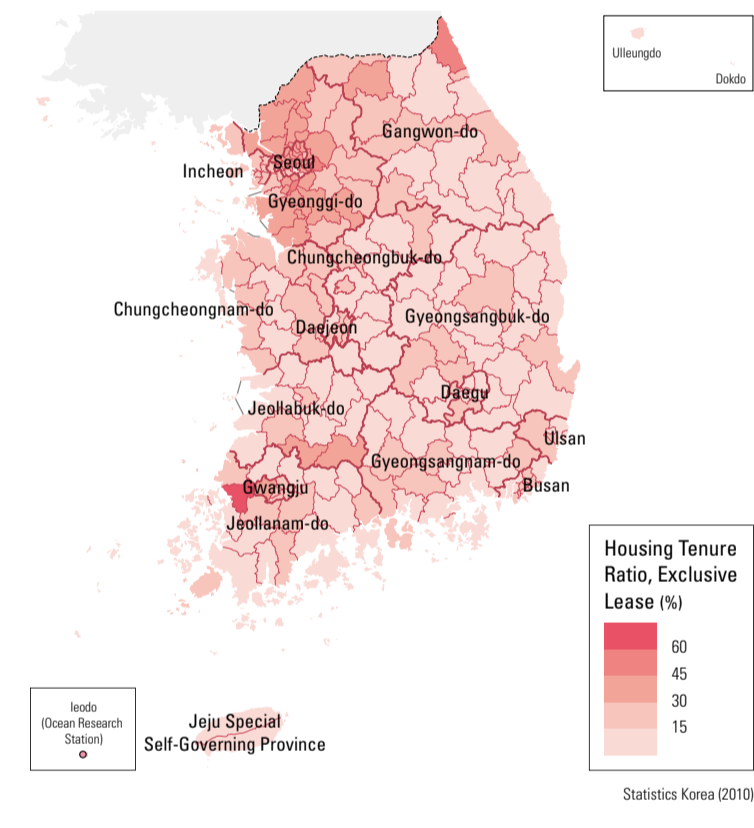
Apartment



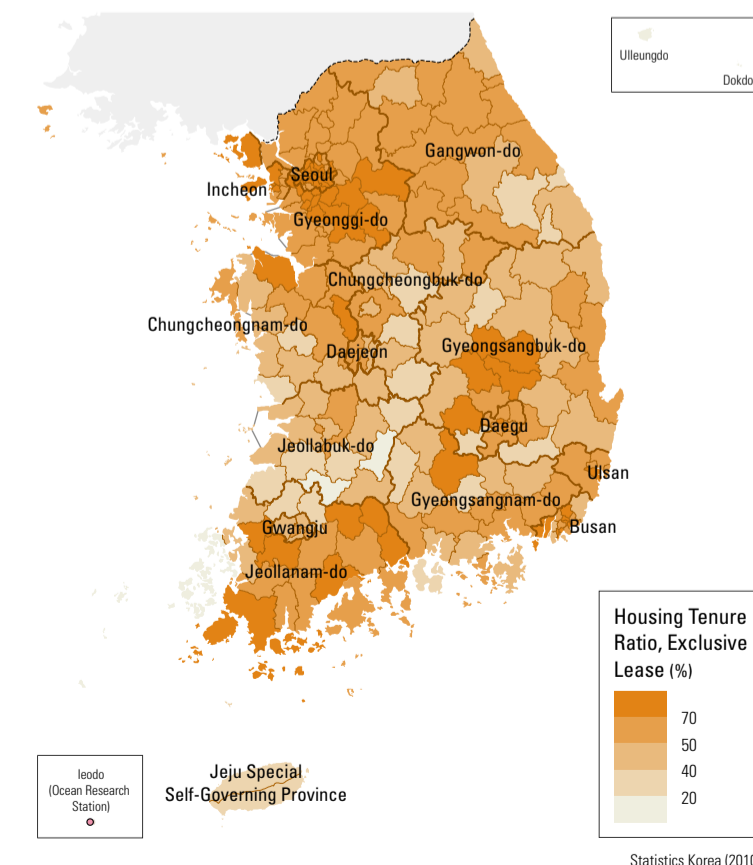
Row House



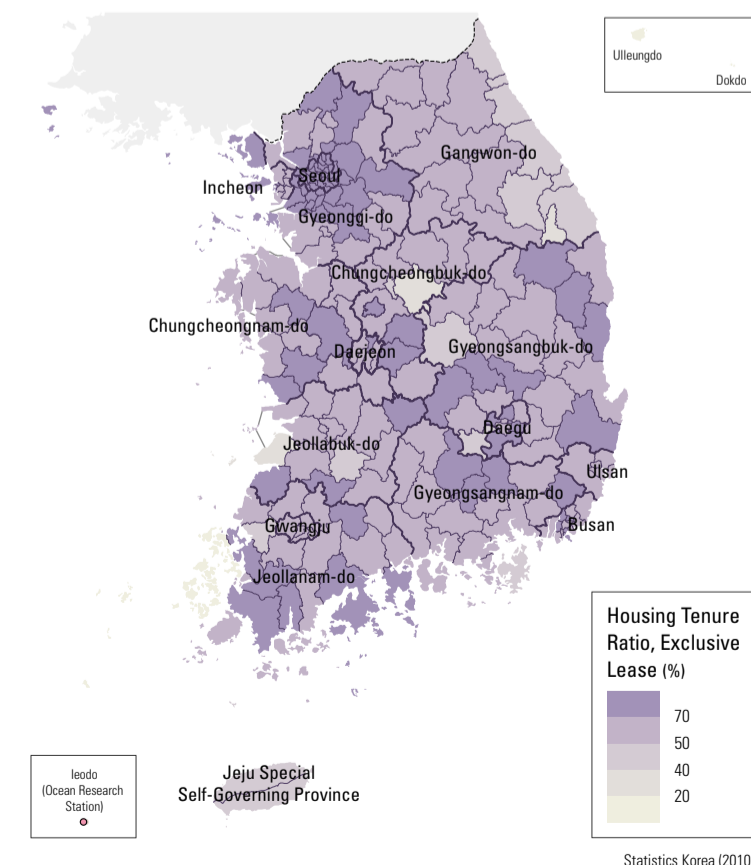
Apartment-Unit-in-a-House



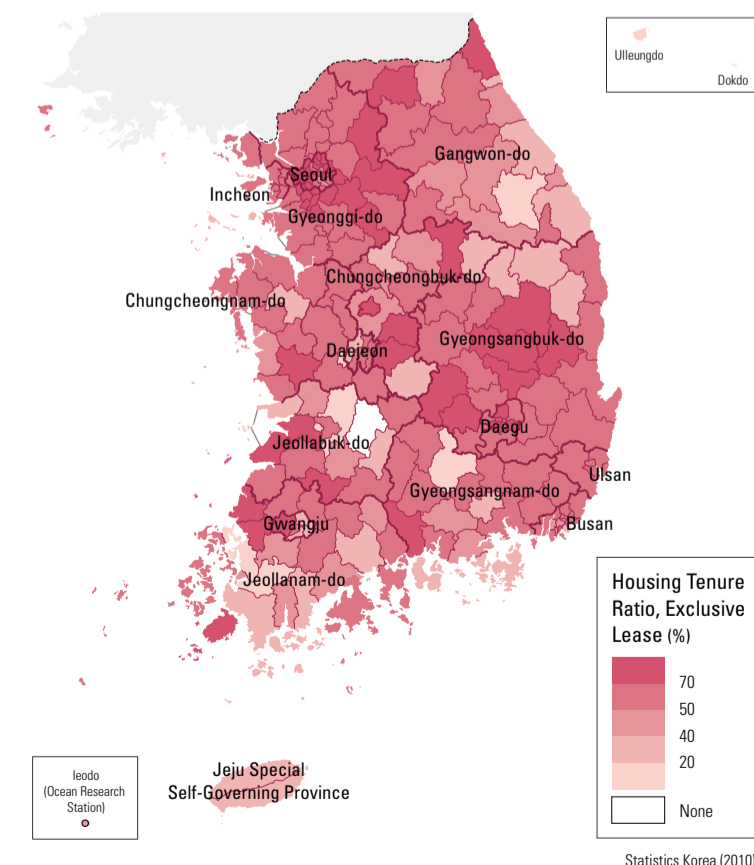
Apartment



Row House

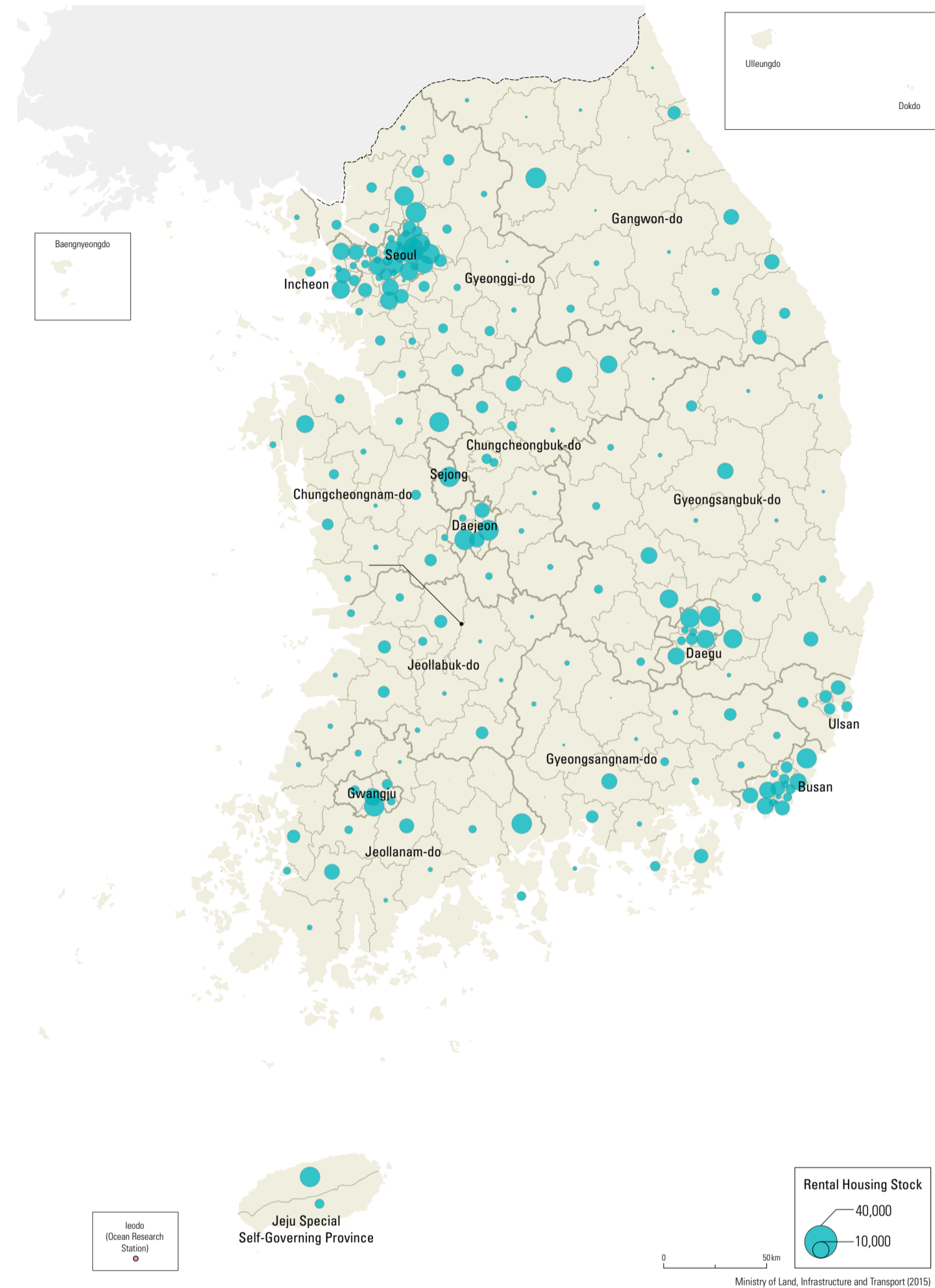


Apartment-Unit-in-a-House



Rental Housing

Inventory of Rental Housing Units (2014)



Rental housing is categorized into two types, depending on how renters obtain the housing—constructed rental housing and purchased rental housing (Rental Housing Act, Article 2; Decree of Rental Housing Act, Article 2, Section 2). In the former case, rental houses are built, and in the latter case, they are purchased. Rental housing owners include the national government, the local governments, Korea Land and Housing Corporation, rental housing businesses, or rental housing associations.

Constructed rental housing units are classified further as government-constructed rental housing or private-constructed rental housing, depending on funding sources.

There are both private and public rental housing units. For public housing, three types of government rental housing exist, depending on the length of the rental period, building space, and rent type: permanent rent, low-income assistance rent, and long-term exclusive deposit rent. In addition, there are government-sublease rent and long-term private rent units. In the case of the former, the government leases housing units from a third party then subleases them. The long-term private sector rental units have a minimum rental

Rental Housing by Supplier/Operator

Description	Category	Supplier/Operator	Rental Period	Size (Exclusive Use)
Public Rental	Perpetual and 50-Year Public Rental Units	Nation, Local Government, LH, Local Firm	Perpetual	Below 40 m ²
	50 Year	Below 60m ²		
	National Rental Housing Units	Nation, Local Government, LH, Local Firm	30 Year	Below 85 m ²
	Long-Term Chonse Units	Nation, Local Government, LH, Local Firm	20 Year	Below 85 m ²
	Purchased-to-Rent Units	LH, Local Government	20 Year	Below 85 m ²
Private, Individual Rental	5 Year/10-Year Public Rental Housing Unit Chonse Rental Housing Unit	LH, Local Firm, Private	5 Year - 10 Year	Below 149 m ²
	Chonse Rental Housing Unit	LH, Local Government	20 Year	Below 85 m ²
Private, Individual Rental	Happy House Units	Nation, Local Government, LH, Local Firm	6 Year - 20 Year	Below 45 m ²
	Private, Individual Rental	Private, Individual Rental	4/8 Year	No Limitation

Ministry of Land, Infrastructure and Transport (2014)

period of ten years.

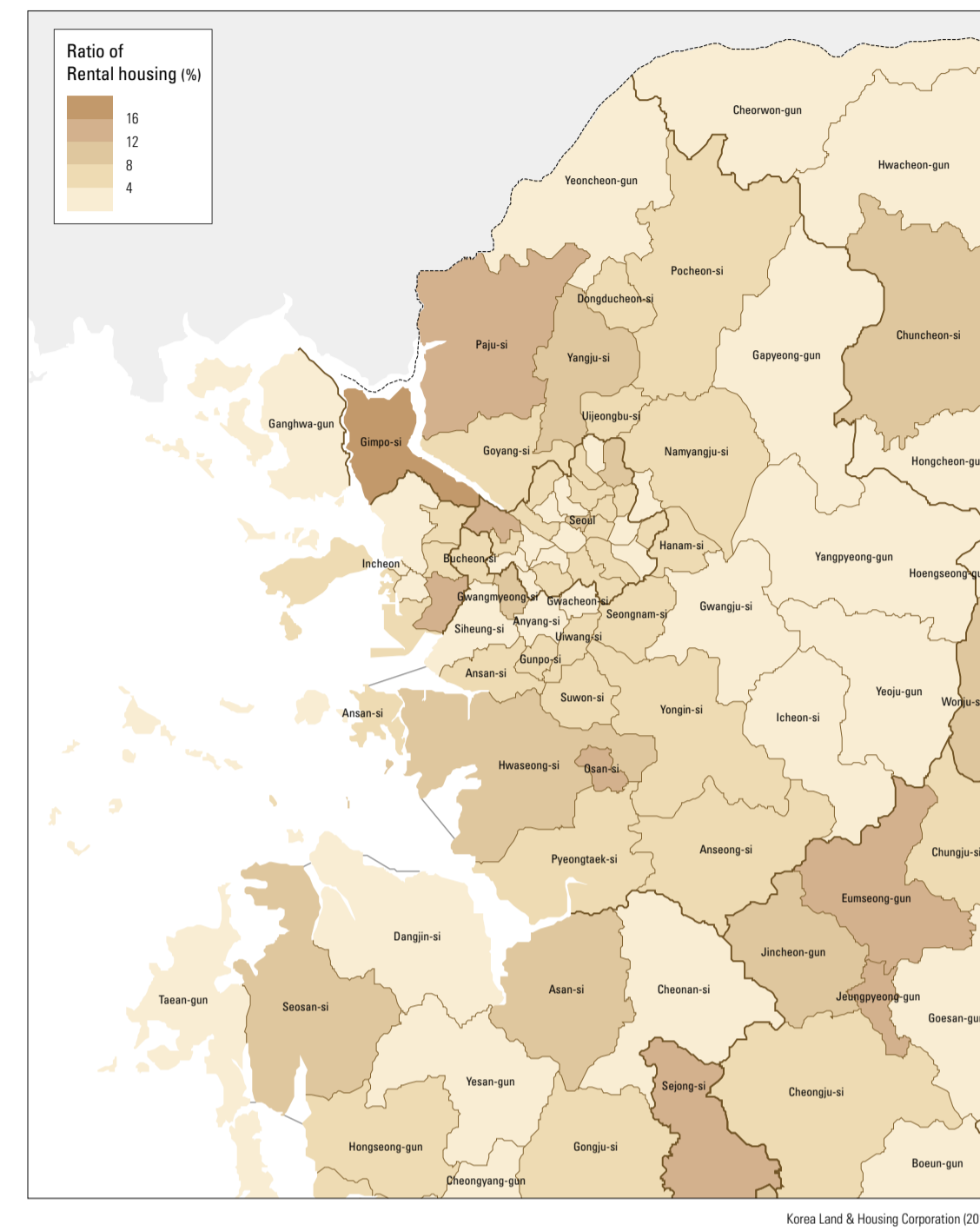
The rental housing stocks table shows the total number of all rental housing units that are temporary, contracted, or for sale. They are categorized by renters (local government, LH, and private) and rental types. About 60% of the total stock is from government constructed or purchased rental housing, and about 10% is from the private sector. The highest percentage of the public rental type is national rental housing (30.5%), followed by permanent rental housing (11.3%) and long-term exclusive deposit rental housing (6.8%).

Total Number of Rental Housing Units by -Si/-Do

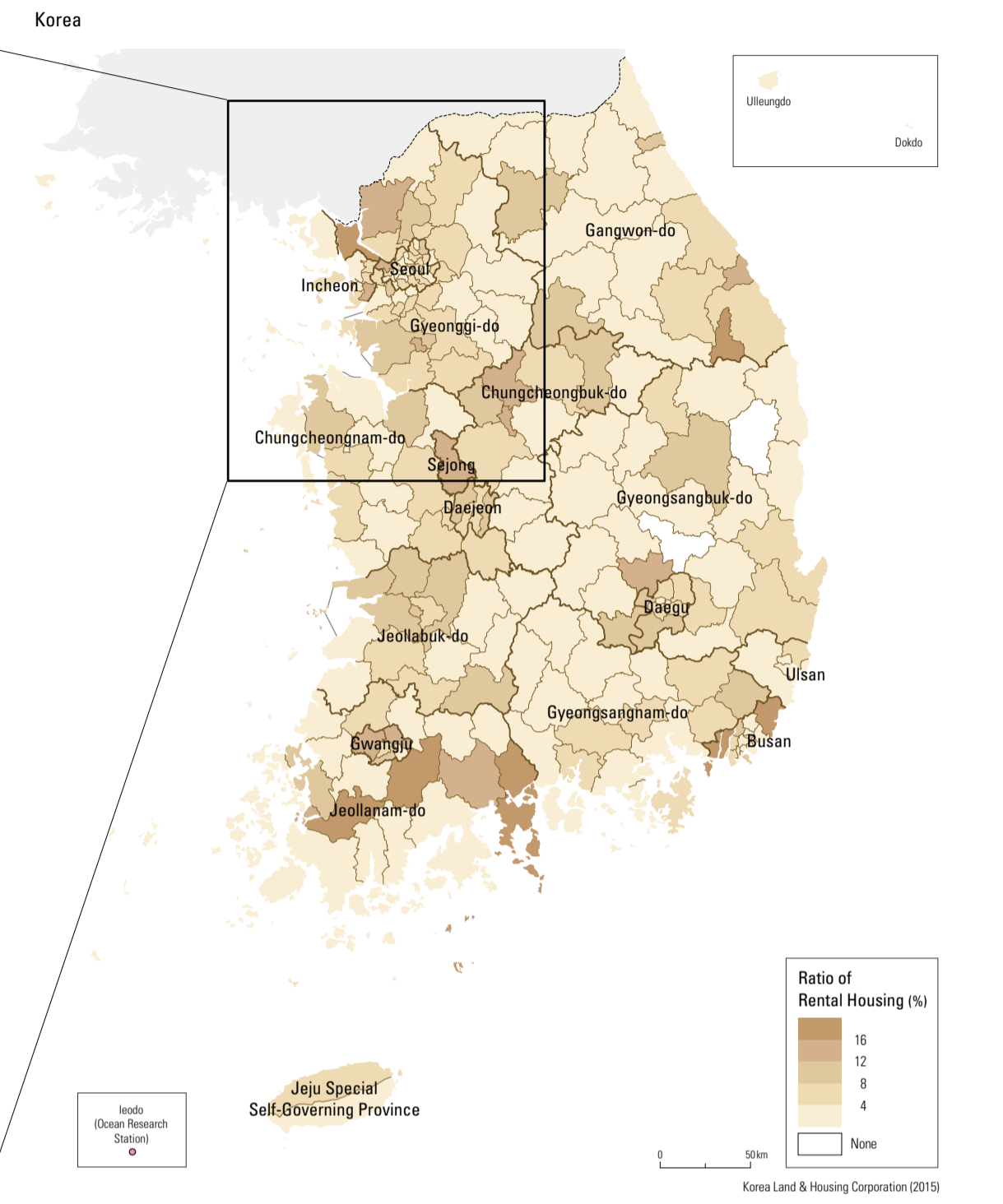
Area	Total	Public Sector								Private Sector
		Total	Perpetual Rental	50 Year Rental	National Rental Housing Units	10 Year Rental	5 Year Rental	Staff Rental	Long-Term Chonse Units	
Seoul	374,968	219,919	46,446	78,678	39,291	1,373	-	-	25,961	155,049
Busan	99,524	63,244	26,296	1,977	20,653	5,153	945	-	-	36,280
Daegu	57,956	51,790	18,744	2,628	17,198	1,334	2,754	760	-	6,166
Incheon	82,855	54,260	8,424	1,433	28,948	2,589	1,853	1,007	-	28,595
Gwangju	73,524	58,472	14,170	1,011	29,264	4,817	4,141	-	-	15,052
Daejeon	46,606	40,775	12,995	1,584	17,089	1,911	1,732	-	-	5,831
Ulsan	24,817	15,059	2,362	888	9,277	770	90	-	-	9,758
Sejong	9,291	5,726	-	900	55	1,399	1,552	1,661	-	3,565
Gyeonggi-do	411,407	287,273	20,094	5,640	189,357	36,086	1,908	6,684	208	124,134
Gangwon-do	62,214	48,103	4,561	1,188	17,440	9,975	5,924	6,630	-	14,111
Chungcheongbuk-do	66,664	45,672	6,139	2,071	25,475	2,167	6,014	1,523	-	20,992
Chungcheongnam-do	71,674	38,428	4,768	1,405	20,948	3,924	3,106	1,612	-	33,246
Jeollabuk-do	78,109	60,520	9,533	1,999	28,064	4,996	9,700	1,422	-	17,589
Jeollanam-do	91,170	71,331	5,001	476	17,023	16,175	27,549	3,873	-	19,839
Gyeongsangbuk-do	71,756	50,712	7,244	1,720	23,380	9,915	5,721	336	-	21,044
Gyeongsangnam-do	66,425	54,372	5,013	1,375	31,303	2,487	3,789	4,825	-	12,053
Jeju Special Self-Governing Province	19,756	11,184	1,096	690	6,350	2,168	468	-	-	8,572

Ministry of Land, Infrastructure and Transport (2014)

Ratio of Rental Housing Units vs Total Number of Households Seoul Capital Area

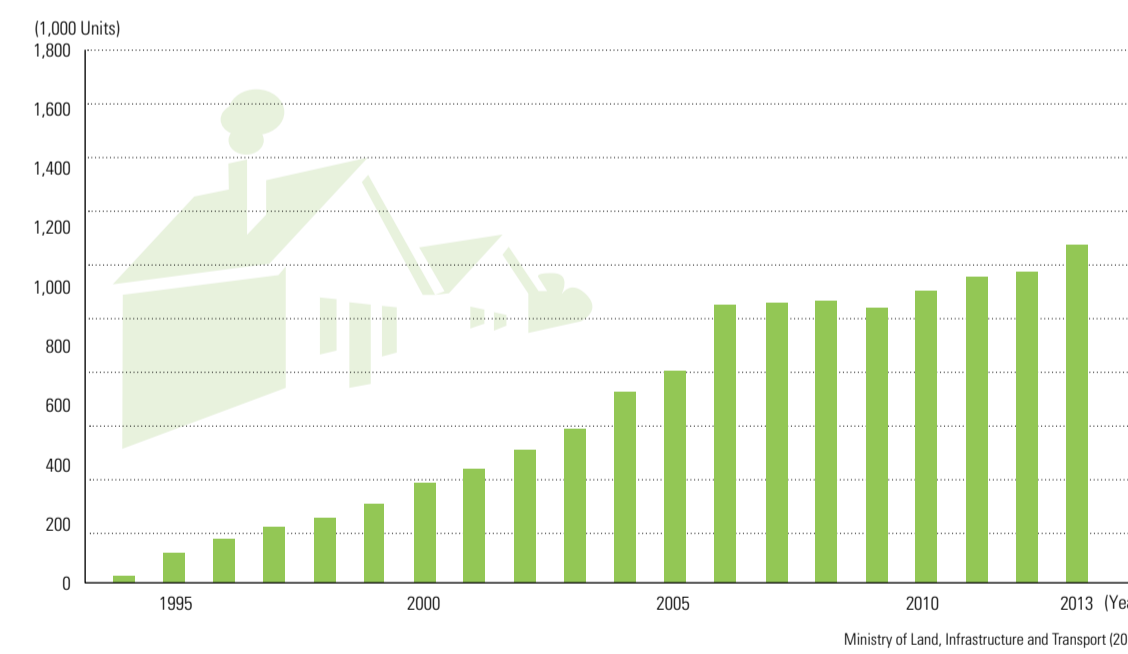


Korea Land & Housing Corporation (2015)



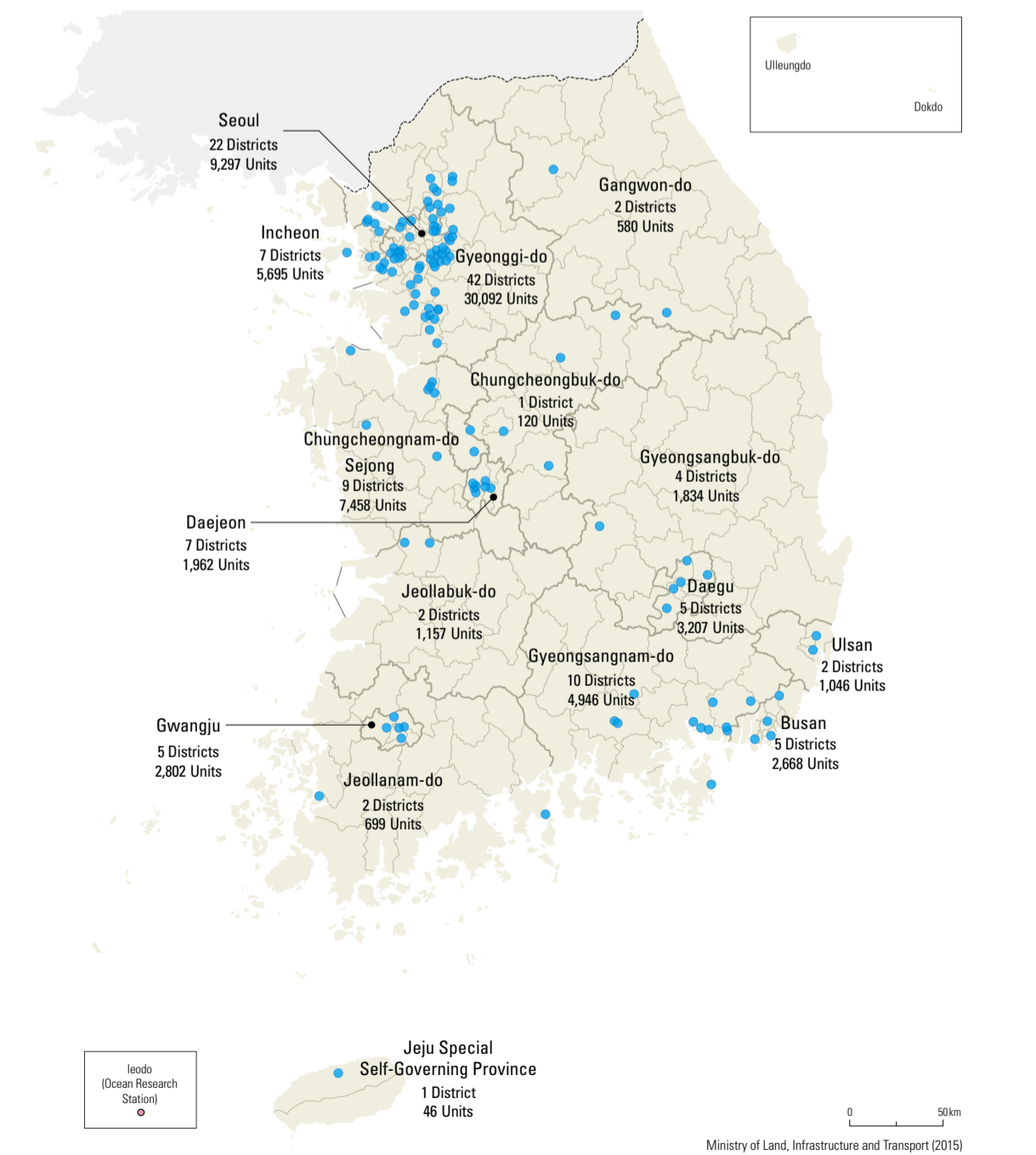
Korea Land & Housing Corporation (2015)

Inventory of Rental Housing Units (2014)



Ministry of Land, Infrastructure and Transport (2015)

Happy House Construction Plan (2015)



Ministry of Land, Infrastructure and Transport (2015)

The "Happy House" is a government rental housing unit located close to employment centers. The policy that created Happy Houses aims to mitigate the housing problems of the newly married, young workers, or college students. It is different from other housing supply projects in that the tenants are not qualified by their income level but according to age groups and socio-demographic status. Happy Houses are mostly allocated to young applicants (80%), while the rest (20%) are provided to the vulnerable (eligibility for National Rental Housing applies) and the elderly (eligibility for Public Rental Housing applies). The rules have been relaxed, so that any household member (not just the head of household as before)

who does not own a home may apply for the Happy House program. The Happy House units are not located in major residential blocks, but they are preferably located close to workplaces or in inexpensive rental buildings on government land, restored urban land, and government enterprise land.

The number of Happy Houses reached 26,000 (37 locations) in 2014, 38,000 (68 locations) in 2015, and 24,000 (47 locations) in 2016. The total number of approved households as of 2015 was 73,637, led by 30,092 (40.9%) in Gyeonggi-do, and followed by 9,325 (12.7%) in Seoul and 7,458 (10.1%) in Chungcheongnam-do.