

10th Annual Affordable Housing Project

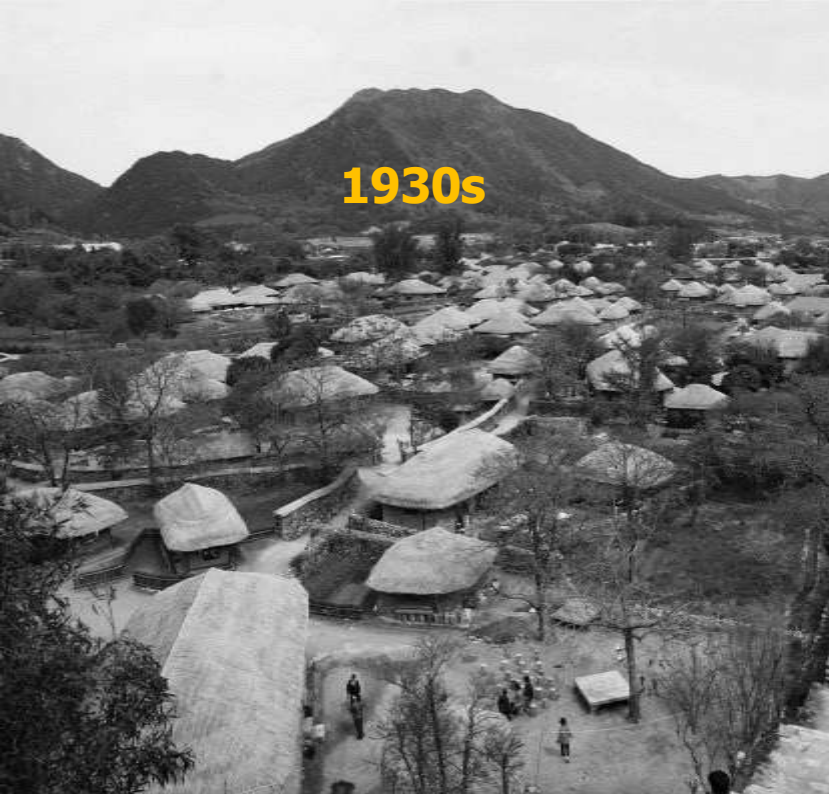
Urban Sprawl & Inclusive Communities

**Exploring the “House Owning Democracy” Concept
and New Schemes to Boost Home Ownership in Korea**

April 2019



**SON, YOUNG-HOON, (Completed Ph.D. A.E.)
DIRECTOR, Gwacheon New Township Proj. office
Korea Land & Housing Corp.**



1930s



1950s



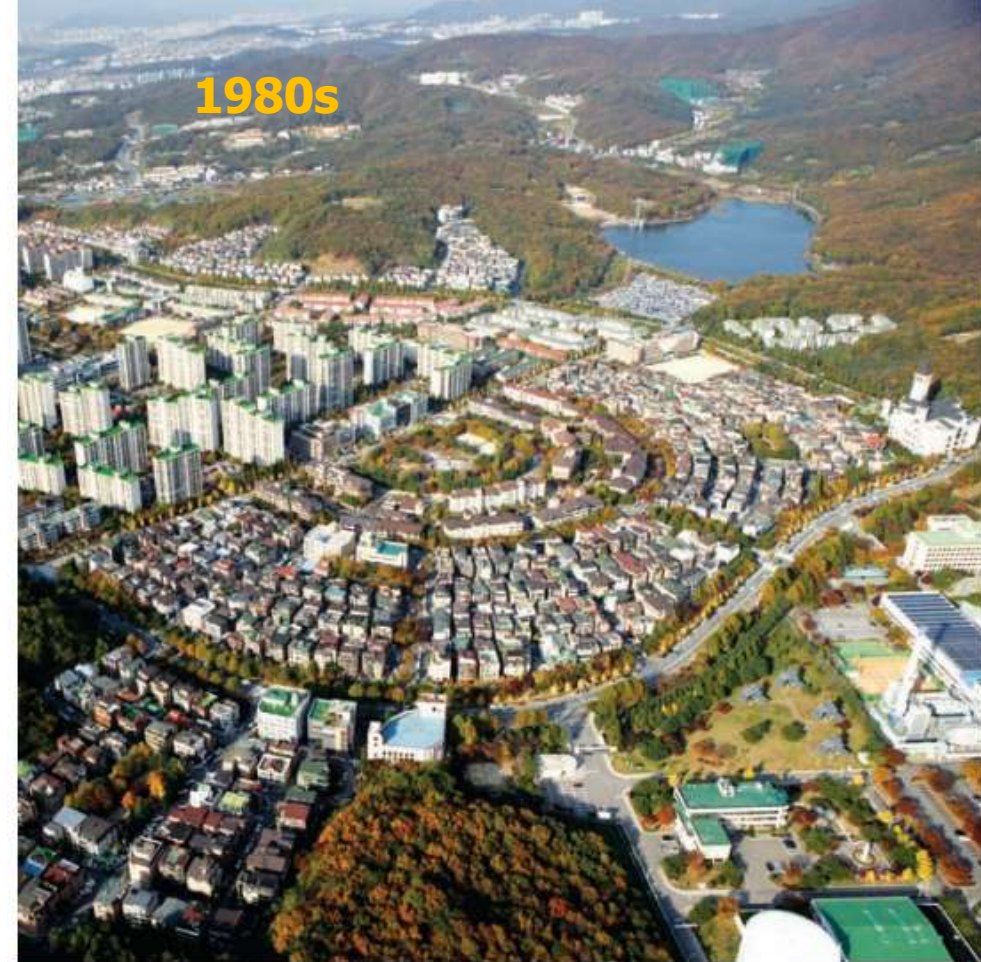
1960s



1970s



1980s



1990s



Present





I . GOVERNANCE

II . PERFORMANCE

III . PLANNING & MGT.- AFFORDABLE HOUSING

IV . PLANNING & MGT.- NEW TOWNSHIP DEVELOPMENT

V . NEW SCHEMES TO BOOST HOME OWNERSHIP IN KOREA

- PHASE 3 NEW TOWNSHIP

VI . PIONEERING THE FUTURE : HOUSING FOR ALL



CORPORATE GOVERNANCE



Launching of LH



Overview



KNHC: Construction, Supply and Management of Housing

Established in July, 1962



Residential Welfare



KLC: Development of Residential Land, New Towns and Industrial Complexes

Established in April, 1975



Balanced Development of National Land

Objective of Establishment

- ✓ Remove inefficiency from duplicated functions
- ✓ Eliminate over-competition for expansion



Credit Overview

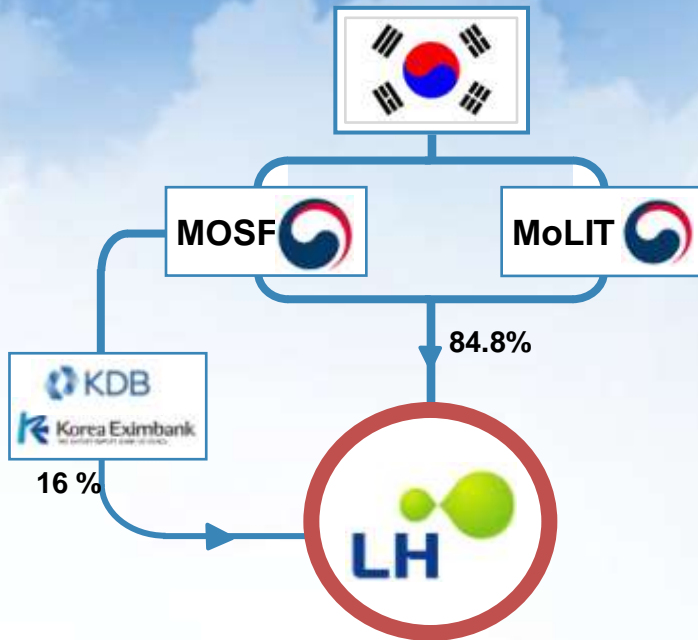
	 <small>McGraw-Hill Financial</small>		
	A+ (Stable)	A1 (Stable)	AA- (Stable)
	A+ (Stable)	Aa3 (Stable)	AA- (Stable)

- 1 Improvement of National Housing Welfare
- 2 Promote Efficient Use of National Land
- 3 Contribute to Economic Development

Ownership Structure



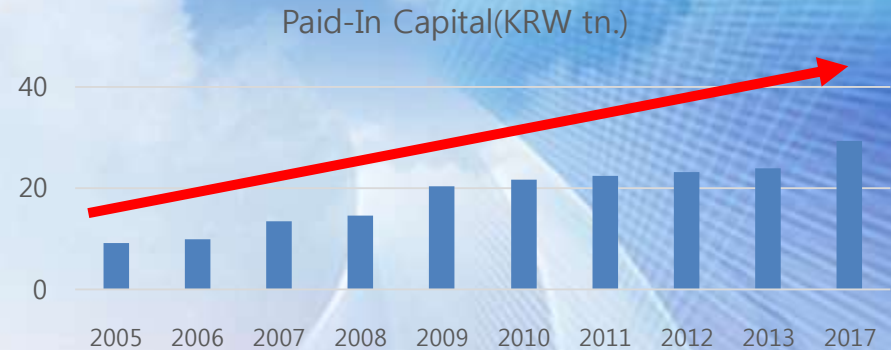
Ownership structure of LH



- ✓ As of 2017 YE
- ✓ The Ministry of Strategy and Finance (MOSF)
- ✓ The Ministry of Land, Infrastructure and Transport (MoLIT)
- ✓ Korea Development Bank(KDB), Korea Eximbank (K-exim)

Historical paid-in capital

(KRW tn, as of 2017 YE)

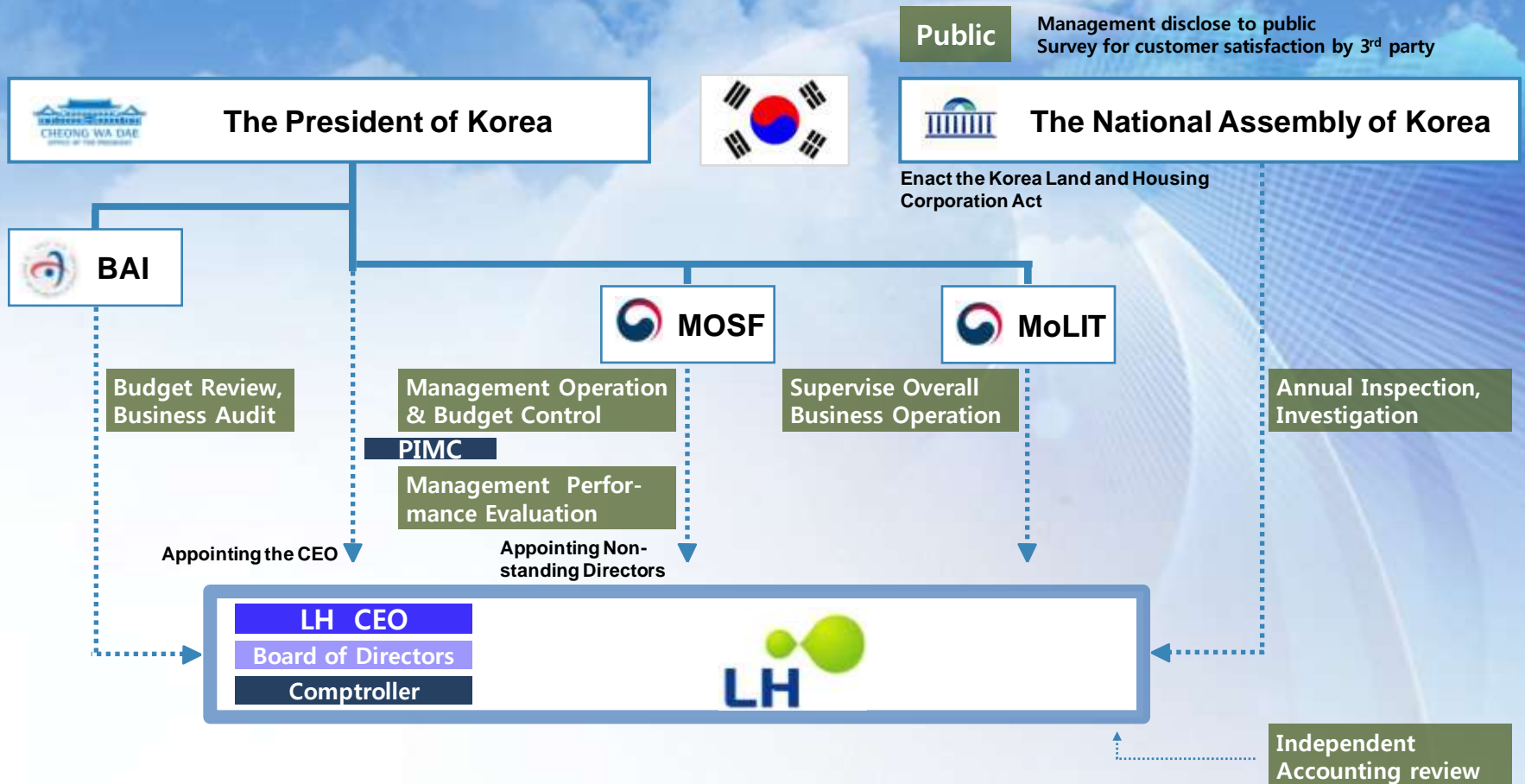


- Authorized Capital: KRW 35.0 tn (USD 40Bil.)
- Paid-in Capital: KRW 29.4 tn (USD 34Bil.)

Government support highlights

- Financial and regulatory support from the Government
- Committed to maintain direct and indirect ownership of LH
- Gov't can guarantee bond issuances
- Gov't converted the borrowing of NHF into Subordinated debt
- More than all, the Government protects LH's loss from the designated projects such as Haengbok housing(Happy Housing), Industrial Complexes, Sejong and Innvation Cities projects, and Rental Housing Operation

Supervisory Organizations



- ✓ The Board of Audit and Inspection of Korea (BAI)
- ✓ The Ministry of Strategy and Finance (MOSF)
 - The Public Institutions Management Committee (PIMC)
- ✓ The Ministry of Land, Infrastructure and Transport (MoLIT)
- ✓ All Government-controlled entities are subject to the Act on the Management of Public Agencies

- The budget of LH is reported to the MOSF, the MoLIT, and the BAI
- The actual performance of LH is also reported to the National Assembly of Korea, the MOSF, the MoLIT, and the BAI

CORPORATE PERFORMANCE



650km²



LH has developed and supplied over 650km² of land, which takes 85% of entire land development needs in Korea

4.5 Mil. Units



LH has supplied over 4.5 million units of housing in Korea, in which every 1 of 4 households live (As of 2017)

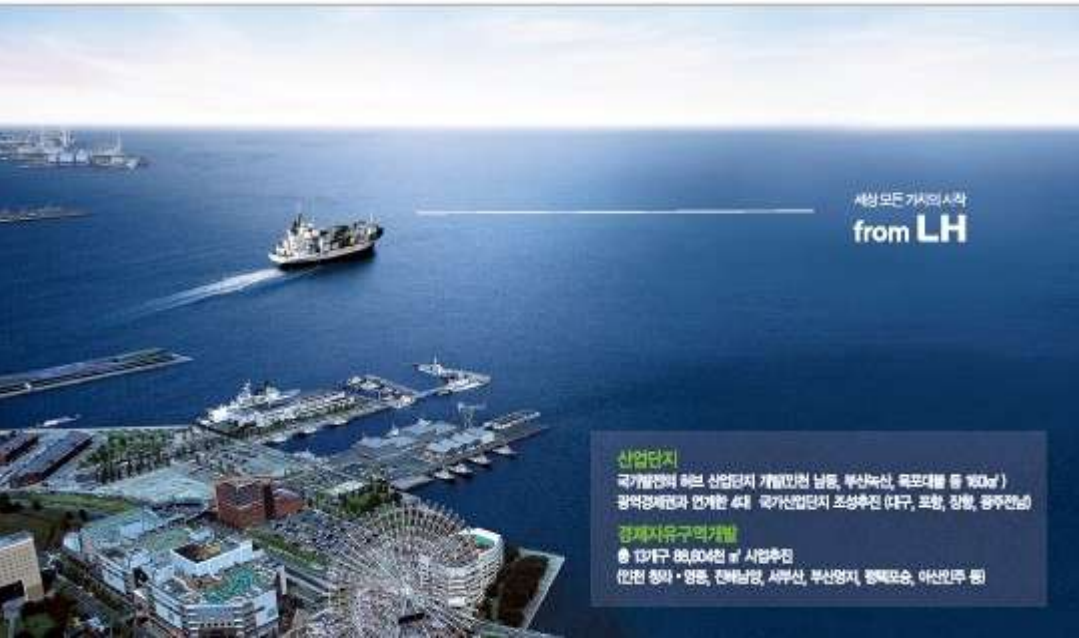
1.33 Mil. Units



LH is responsible for supporting socially weak people by providing them with low cost, affordable long term rental housings at 30 to 60% of average market prices

KRW 169 tn. (App.USD 200Bil.)

LH developed many industrial complexes generating 320,000 decent employment opportunities with GDP of KRW169 tn.



세상 모든 가치의 시작
from LH

산업단지

국가발전의 핵심 산업단지 개발(인천 남동, 부산녹산, 목포대동 등 90여)
광역경제권과 연계한 4대 국가산업단지 조성추진 (대구, 포항, 창원, 광주전남)

경제자유구역개발

총 13개구 86,004천㎡ 사업추진
(간편 청사·영문, 간해남영, 서부산, 부산영지, 영해모음, 아산인주 등)

Government's Special Projects



감동의 무대

100,210 km²

국책개발
사업



백역의 균형, 배우의 조화,
그것을 이어가기는 훌륭한 연줄이 있을 때
감동적인 무대가 완성되듯

LH는 세종시, 혁신도시, 여수엑스포 조성,
미군기지 이전사업 등의 대형 정책개발사업을 주도하며
국토의 곳곳을 균형 있게 발전시키고 그 변화들을
대한민국의 큰 비전으로 완성해가고 있습니다.



**LH is carrying out
Government's Special
Projects such as, *Sejong
Administrative City,
Innovation City, USFK
Relocation program etc.***

행복으로 가는 길
5,516 km

SOC확충
 사업



5,516km의 도로와 15,932km의 수로
 소중한 사람을 만날 수 있도록
 기다림에 목마른 사람이 없도록
 자동차와 지하철과 호트고, 물이 흐르는 길

LH는 자유로 분당선, 일산선, 평촌선 전철 등의
 사회간접자본(SOC)을 확충해가며
 국민이 더 행복해지는 길을 열어가고 있습니다.

LH performed

- **13.5%** of entire School facilities
- **24.5%** of land for public use
- **16.5%** of Urban Parks
- **6.5%** of water supply & sewage
- **12.7%** of Green spaces
- **6.4%** of Road works nationwide in Korea

LH has also successfully contributed the Nation's major SOC construction works such as road, waterways etc.

세상 모든 가치의 시작
 from LH



The background features a composite image. On the left, a person's hands are shown writing on a document with a silver pen. On the right, there is a large, stylized blue arrow pointing upwards and to the right, overlaid on a grid pattern. The top half of the image shows a bright blue sky with white clouds.

PLANNING AND MANAGEMENT- AFFORDABLE HOUSING IN KOREA

Home ownership VS. Opportunity Cost



How can I buy a home of my own?



Home, Sweet Home for Everyone



Child heads of household



Childs heads households with a grandparent only



Newlyweds



Other socially vulnerable groups (Veterans, Migrant workers, farmers, handicapped etc.)

FROM **VICIOUS** CIRCLE....

**Residential
Insecurity**

Low Birth rate

**Unaffordable
Housing Prices**

Marriage delay

**Desperation,
Self abandonment**

Lower Family Function

Population Decrease

Reduced Labor force

Increasing Social Cost

Nation's Potential Major Risks

TO VIRTUOUS CIRCLE

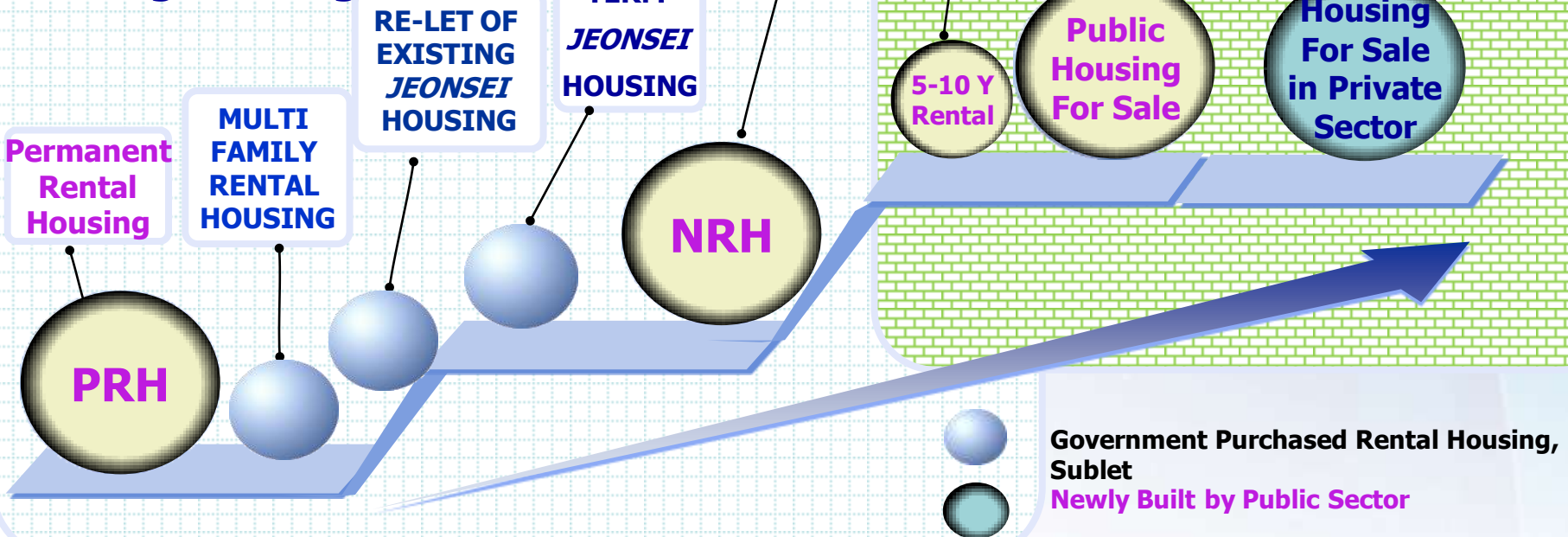


HOUSING POLICY PLANNING & Residential Welfare Safety Net

Home Owning Support Scheme

1. Newly built For Socially weak

2. Gov't Purchased Existing Buildings



HOME Ownership

Public Housing For Sale

5, 10 YEAR RENTAL HOUSING

5-10 Y Rental

Public Housing For Sale

Housing For Sale in Private Sector

Government Purchased Rental Housing, Sublet
Newly Built by Public Sector

PUBLIC INITIATIVES FOR RESIDENTIAL SECURITY



Public Housing

Newly-built

Public Sector

Private Sector

Government Purchased Rental Housing, Sublet

Public Sector

Private Sector

Public Housing for Sale

Permanent RH

50-year RH

National RH

5-year RH(Rent to Own)

10-year (Rent to own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

PERMANENT RENTAL HOUSING



PRH

- **Stabilization of living of the destitute**
 - important role of stabilizing people from 1 decile or the recipients for basic livelihood security
- **85% of construction (by public sector) resource = Gov. grant**
- **Period : '89~'93, 190,077 units, reopen in *Bogumjari* housing policy**



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year RH (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

50-YEAR Rental Housing



50 - YEAR Rental Housing

- Implemented since 1992 with NHUF, smaller than 60m² in size
 - * Suspended in 1997, now defunct
- Qualification
 - 《qualification》HSBA holder , Nat'l Veteran
 - *HSBA : Housing Subscription Bank Account
- 《Condition for provision》
 - less than 90% of market rent
 - Deposit 6.8M~17.2M KRW (USD 7K to 18K)
 - Rent 5~26K won(USD 5~30 a month)
 - Total no. of units provided : 10K units



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year RH (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

NATIONAL RENTAL HOUSING



NRH

- In replacement of PRH, NRH was introduced for the stabilization of the socially weak
- Construction (by public sector) resource = Gov. grant, NHF loan
- Target : centering on 2~4 deciles including 1 decile
- Provision Period : 1998~present



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year RH (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

5-YEAR RENTAL HOUSING (RENT TO OWN)



5-year Rental Housing

- **Introduction** : Encourage moderate-income household to own his or her home
- **Provision Period** : 1993~Present
- **Transfer ownership after lease period (Rent to Own)**



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

10-YEAR RENTAL HOUSING (RENT TO OWN)



10-YEAR RENTAL HOUSING

- **Introduction** : After rent period, ownership is transferred, Encourage homeownership
- Introduced in '03, revised in '08 with *Bogumjari* housing policy



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

Long term *Jeonsei* Rental Housing



Long term *Jeonsei* RH

- To meet various types of rental housing needs of the tenants
- Initiated in '04 by Local Gov. (Seoul) then inspired National Housing Policy in '08
- *Jeonsei* is rent contract in which a tenant pays the deposit(without monthly rent) to the landlord and get it back without interest when he or she leaves the house.
- LH pays the keymoney(*Jeonsei*) on behalf of the tenants
- The Landlord can use the *Jeonsei* key money(deposit money for the lease of a house(or room)). Generally, the *Jeonsei* contract is revised every 2-year
- 243,856 UNITS PROVIDED('18)
- No social mix issues
- Meet the location needs of the tenants

PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year (Rent to Own)

10-year (Rent to Own)

Long term *Jeonsei*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

GOV'T-PURCHASED MULTI HOUSEHOLD



Gov't Purchased Multi Household

- To stabilize the living of low-income household at their community
- After repairing, provide them with the housing (30% of market rent)
- Contract between LH and the tenants
- 81,698 UNITS PROVIDED (^18)



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Purchased Multi-household RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

GOV'T-PURCHASED FORECLOSED RH



Gov't-Purchased foreclosed RH

- To protect tenants in foreclosed housing
- Buy and re-let at a very low price
- ('06~'10) : 18,747unit of housing (LH)



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year RH (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

GOV'T-PURCHASED UNSOLD RH



Gov't-Purchased Unsold RH

- **Supporting construction companies**
- **Government buys the unsold and sublet**



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year RH (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

GOV'T-PURCHASED URBAN RENEWAL RH



Gov't-Purchased Urban Renewal RH

- To redeem the Capital gain through urban renewal and to stabilize the living of low-moderate income household
- After taking over (by Local Gov. or LH), provide the housing as rental housing



PRH : Permanent RH

50-year RH

NRH : National Rental Housing

5-year RH (Rent to Own)

10-year (Rent to Own)

Long term *Jeonse*

Multi-household Purchased RH

Purchased foreclosed RH

Purchased Unsold RH

Purchased Urban Renewal RH

● Funding sources of National Rental Housing ('17)

- **Gov. grant : USD25,000 (per unit)**
- **NHUF loan : USD30,000(per unit, paying after 10-years deferment, interest 3%)**
- **Developers : USD10,000 (per unit)**
- **Tenants : USD25,000(per unit)**

Type (Excl. living Space) 1py=3.3m ²	Standard scale	Construction cost (USD/unit)	Funding			
			Gov. Grant	NHF	Developers (LH, Local Gov.)	Tenants
Type I (36-50m ²)	43m ²	70K	45%	35%	10%	10%
Type II (51-60m ²)	56m ²	90K	27%	25%	10%	25%
Type III (61-85m ²)	73m ²	120K	15%	30%	10%	30%
Average	59m ²	94K	25%	40.8%	10%	24.2%

● Average Sizes of Public Housing Types

Permanent Rental Housing	National Rental Housing	5-year Rental Housing (Rent to Own)	10-year Rental Housing (Rent to Own)	Long Term <i>Jeonse</i> Housing	Public Sales Housing
27 ~ 29m ² (8py)	39~49m ² (12~15py)	39~71m ² (12~22py)	68~105m ² (21~32py)	54m ² (16py)	49~85m ² (15~26py)
Studio	1~2 bedrooms	2~3 bedrooms	2~3 bedrooms	2 bedrooms	2~3 bedrooms

TYPES, PURPOSES AND FUNDING SOURCES



	Type	Purpose	Funding Resource	Rent Level
Newly Constructed RH	Permanent RH	Housing assistance for destitutes	Gov. grant 85% / tenant 15%	30% of market rent
	National RH	Housing assistance for 1~4 deciles	Gov. grant 15 ~ 45% /NHUF 35 ~ 45% / Developer 10% / Tenant 10 ~ 30%	55 ~ 83%
	50-year RH	Housing assistance for low-income tenants	NHUF(per unit) - (under 60m ²) 55 mil. won	90%
	5/10-year RH	Encouragement tenants to own house	- (over 60m ²) 75 mil. Won	
Purchased RH	Multi-family RH	Housing assistance for the poor within their community	Gov. grant 45% /NHUF 50% / Tenant 5%	30%
	Dishonored RH	Preserve the deposit of tenant in dishonored housing Housing assistance for them	Gov. grant 15 ~ 45% /NHUF 35 ~ 45% / Developer 10% / Tenant 10 ~ 30%	55 ~ 83%
	Urban Renewal RH	Redemption Capital gain Housing assistance for existing tenants	NHUF(per unit) - (under 60m ²) \ 55 mil. - (over 60m ²) \75 mil.	90%
	Unsold RH	To assist private sector To acquire rental housing	NHUF 50%	80%
Sublet 'Jeonse' RH	Sublet <i>Jeonse</i> RH	Housing assistance for the poor within their community	NHUF 95% / Tenant 5%	30%
	For youth (without parent)	Housing assistance for children and youth	NHUF 100%	30% (free by 20-year old)
	For newly-married couple	Housing assistance for the newly-married couple at their community	NHUF 95% / Tenant 5%	30%

● Main role of public sector

- Provision of small & medium size housing
- Provision of public rental housing

**Large size housing(over 85m²)
: sales housing by private sector**

**Medium size housing(60m²~85m²)
: sales housing, public RH**

**Small size housing (under 60m²)
: sales housing, public RH**

**Norm of
Housing scale**

**: National
Housing Standard
= 85m²**

**(exclusive use of
living space for
household)**

**Private housing
Without public assistance
(ex) National Housing &
Urban Fund)**

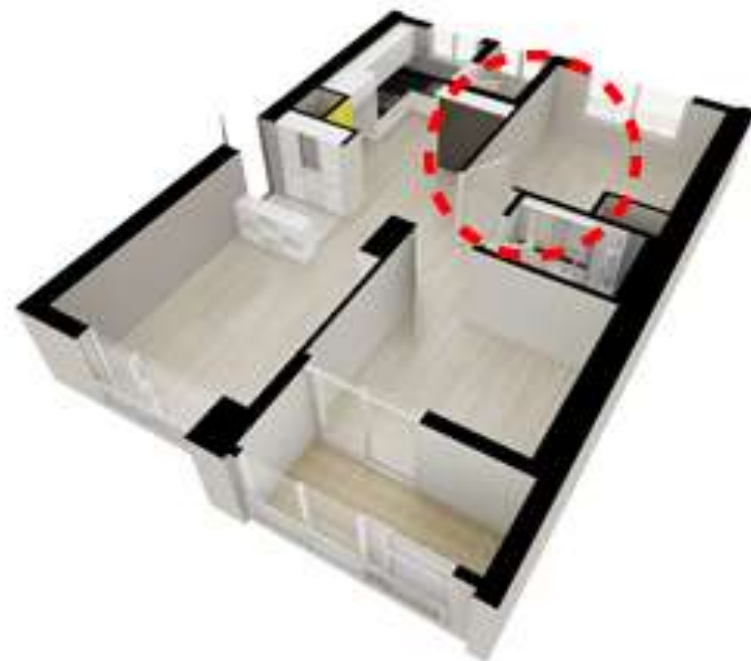
**Public housing
(Gov. grant, NHUF,
Construction of Public
sector(LH, Local Gov.)**

- Differentiate public sector from private sector in terms of price control and allocation criteria

- **85 m² Size Apartment Plan Types (Nat'l Housing Standard)**



[51 m² Size Types]



● Housing for Sale

- **Small and medium size housing**
 - **Purpose : Stabilize Housing market and Encourage home ownership under National housing standard(under 85m²) by NHUF and so on**
 - **housing price : Avg. 25% lower than market price**
- **Medium and large size housing by public sector**
 - **Purpose : Cross-Subsidy**
(Revenue used for social needs – financial source of NRH, Social-Mix)

types	Support from NHUF
Small size housing	under 60m ² by NHUF loan
Medium size housing	60~85m ² National housing (inclusive of NHUF loan support, low interest rate)
Large size housing	over 85m ² exclusive of NHUF loan

● Housing Subscription Deposit(Bank Acct.) System

- Applicants' Qualification : Households without home ownership who is 20 years old or older
- Priority : 1st priority – over 24 times of savings (maintaining the acc. for 2 years or more)
 - 2nd priority – over 6 times savings
 - 3rd priority – Housing subscription bank account holders
- Special Beneficiaries : the destitute, North Korean defectors, Household with seniors to support, etc.



● Target and Rent level of Key Public Rental Housing

- Housing size, Rent level according to types of public rental housing
- Rent level system according to affordability-income-related housing support

1 decile	2 decile	3 decile	4 decile	5~6 decile	Rent level / Housing size
Permanent RH					30% of market rent, below 60m ²
Multi-Family RH Sublet <i>Jeonse</i> RH					
National Public Rental Housing					55~83% of market rent, 40m ² ~60m ²
5-year, 10-year RH (Rent to Own), Long-term <i>Jeonse</i> Housing					80~90% of market rent, 60m ² ~85m ²

● Public Housing Provision EFFECTS

- Meeting Affordable housing demands within city
→ **Manage housing supply within inner city**
- Providing continuous affordable housing
→ **Mitigate rent burden**
- Activate community and neighborhood
→ **Social mix between various income level and age groups**

PLANNING AND MANAGEMENT - NEW TOWNSHIP DEVELOPMENT



PROVISION PHASES OF NEW TOWNS

- Housing construction strategy
: Newtown construction

1st Phase of five New Towns

(red color) : late 80's~

- Bundang, Sanbon, Ilsan, jungdong, Pyungchon

2nd Phase of New Towns

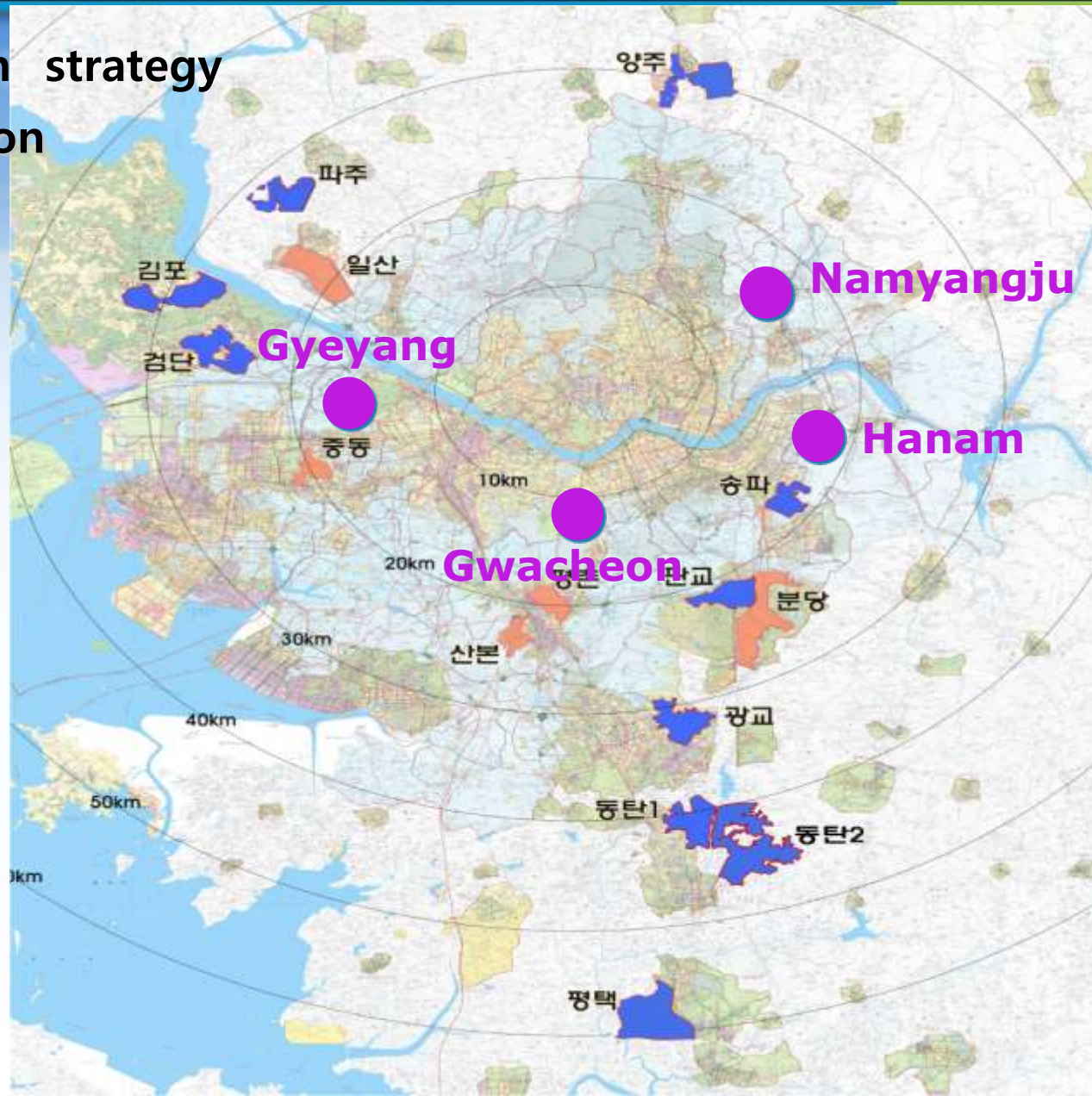
(blue color) : 2000's~

- Pangyo, Paju, Kimpo, Dongtan, Yangju, etc.

3rd Phase of New Towns

: 2019~

- Gwacheon, Hanam, Namyangju, etc.



KOREAN INITIATIVES OF NEW TOWNSHIP

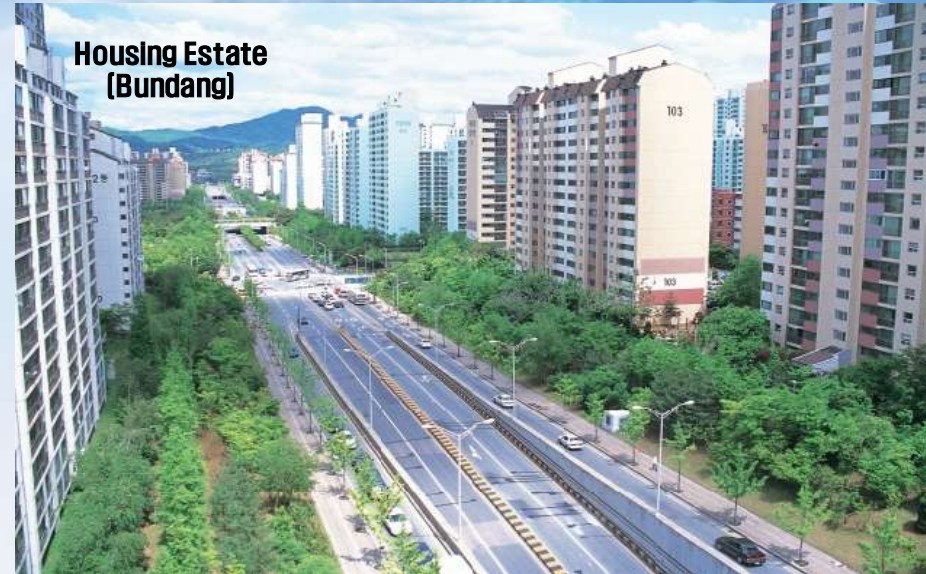


Phase 1 New Township (1989~1996)

Lake and Central Park
(Bundang)



Housing Estate
(Bundang)



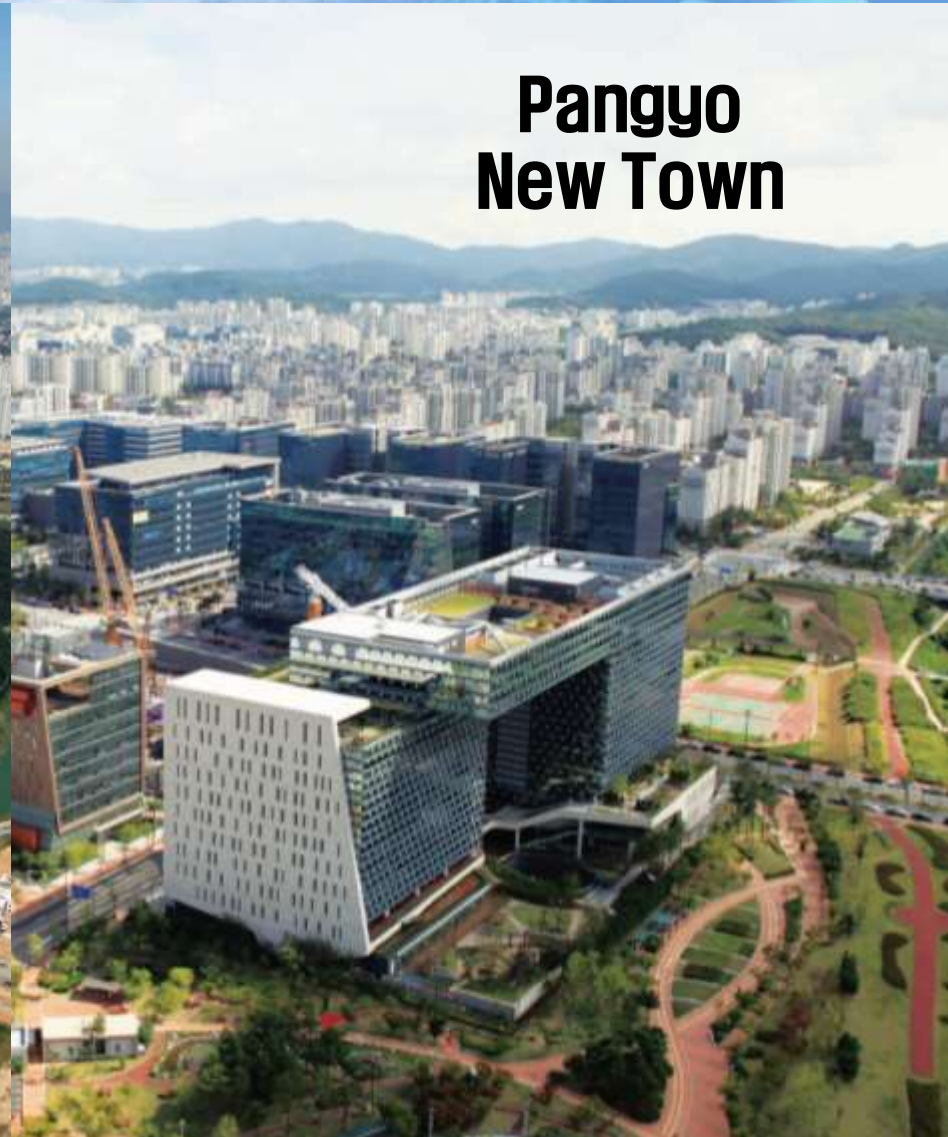
Park Town
(Bundang)



KOREAN INITIATIVES OF NEW TOWNSHIP



Phase 2 New Township (2000~2019)



1st Phase of New Township - Bundang



Objectives	To ease housing shortages by providing affordable and decent housing	Zoning	Area	%
		Residential	6,350	32.3
Location	25km Southeast of Seoul	Commercial	914	4.7
		Business	726	3.7
Total Areas	19,639,000m ²	Public	168	0.8
Population	390,320persons	School	732	3.7
N. of Households	97,580	Road	3,860	19.7
Developed and Program Managed by	LH	Green spaces	3,810	19.4
		etc.	3,081	15.7
Completed in	1996	Gross total (thousand m ²)	189,639	100.0

1st Phase of New Township - Peyongchon



Objectives	To provide decent living environment harmonized with existing urban area	Zoning	Area	%
		Residential	1,931	37.8
Location	20km South of Seoul, Anyang city	Commercial	185	3.6
		Business	62	1.2
Total Areas	5,106,000m ²	Public building	150	2.9
		School	343	6.7
Population	168,188 persons	Road	1,233	24.1
		Green spaces	666	13.0
N. of Households	42,047	etc.	536	10.7
		Gross total (thousand m ²)	5,106	100.0
Developed and Program Managed by	LH			
Completed in	1995			

1st Phase of New Township - SANBON



Objectives	To expedite housing supply and to disperse concentrated population in SEA	Zoning	Area	%
Location	Sanbon-dong, Keumjung-dong, Gunpo City, Anyang city	Residential	1,811	43.1
Total Areas	4,203,000㎡	Commercial	161	3.8
Population	167,896 persons	Public Offices	99	2.4
N. of Households	41,974	School	327	7.8
Developed and PgM by	LH	Road	639	15.2
Completed in	Aug 1999 ~ Jan 1995	Green spaces	649	15.4
		etc.	517	12.3
		Gross total (thousand ㎡)	4,203	100.0

1st Phase of New Township - JUNGSDONG



Objectives	To stabilize housing supply and to establish regional hub city in SEA	Zoning	Area	%
Location	Bucheon City, Gyeonggi-do province 20km South-west of Seoul	Residential	1,878	34.4
Total Areas	5,452,000㎡	Commercial	568	10.4
Population	165,740 persons	Public Offices	169	3.1
N. of Households	41,435	School	416	7.6
Developed and PgM by	LH	Road	1,390	25.9
Completed in	1994	Green spaces	737	10.7
		etc.	294	7.9
		Gross total (thousand ㎡)	5,452	100.0

1st Phase of New Township – ILSAN



Objectives	To prevent speculation and maximize housing supply	Zoning	Area	%
		Residential	5,261	33.4
Location	20km North of Seoul, Goyang city	Commercial	443	2.8
		Business	790	5.0
Total Areas	15,735,000㎡	Public building	92	0.6
Population	276,000persons	School	584	3.7
N. of Households	69,000	Road	3,290	20.9
		Green spaces	3,630	23.1
Developed and Program Managed by	LH	etc.	1,645	10.5
		Gross total (thousand ㎡)	15,735	100.0
Completed in	1995			

2nd Phase of K-SMART CITY – PANGYO



Objectives	To prevent Urban Sprawling and provide housing continuously	Zoning	Area	%
Location	20km South of Seoul, Seongnam city	Residential	2.37	26.6
Total Areas	15,735,000㎡	Commercial/ Business	0.28	3.1
Population	276,000persons	Public building	0.03	0.3
N. of Households	69,000	Urban Utilities	0.43	4.8
Developed and Program Managed by	LH	School	0.29	3.2
Completed in	1995	Green Spaces	3.35	37.6
		Road n etc.	2.17	24.4
		Gross total (thousand ㎡)	8.92	100.0

2nd Phase of New Township – DONGTAN



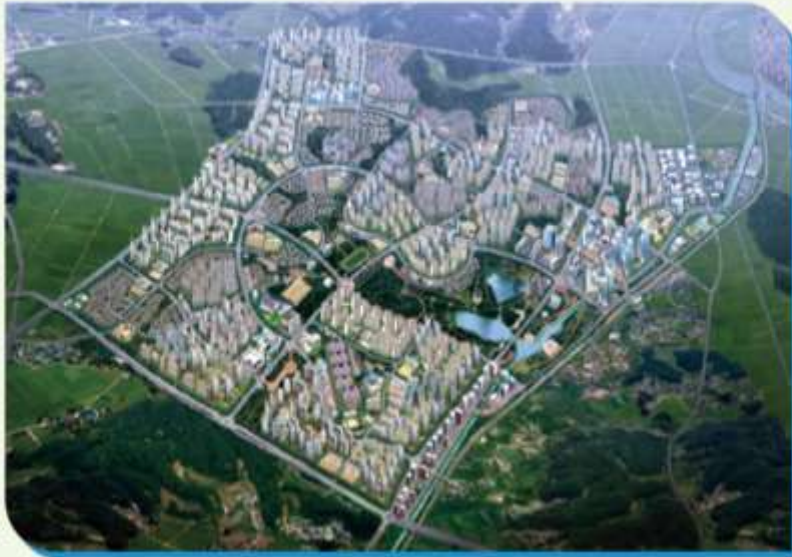
Objectives	To prevent Urban Sprawling and to construct regional urban hub	Zoning	Area	%
Location	40km South of Seoul, Hwaseong city	Residential	2.69	29.7
Total Areas	903,000㎡	Commercial/ Business	0.38	4.2
Population	124,326 persons	Road	1.49	16.5
N. of Households	40,921	Green Spaces	2.25	25.0
Developed and Program Managed by	LH	etc.	2.22	24.6
		Gross total (thousand ㎡)	9.03	100.0

2nd Phase of New Township –GIMPO HANGANG



Objectives	To replenish regional urban hub and provide stable housing	Zoning	Area	%
Location	40km South of Seoul, Gimpo city	Residential	4.06	34.5
Total Areas	1,173,000㎡	Commercial/ Business	0.44	3.8
Population	167,115 persons	Road	2.23	19.0
N. of Households	60,345	Green Spaces	3.62	30.9
Developed and Program Managed by	LH	School	0.37	3.2
		etc.	1.01	6.6
		Gross total (thousand ㎡)	11.73	100.0

2nd Phase of New Township – PAJU



Objectives	To replenish regional urban structure in NW SMA and maintain stable housing supply	Zoning	Area	%
Location	25km Northwest of Seoul, Paju city	Residential	6.04	36.5
Total Areas	1,653,000㎡	Commercial / Business	0.57	3.5
Population	212,804 persons	Road	3.19	19.1
N. of Households	86,379	Green Spaces	4.57	27.7
Developed and Program Managed by	LH	etc.	2.22	13.2
		Gross total (thousand ㎡)	16.55	100.0

KOREAN INITIATIVES OF NEW TOWNSHIP



Sejong Smart City



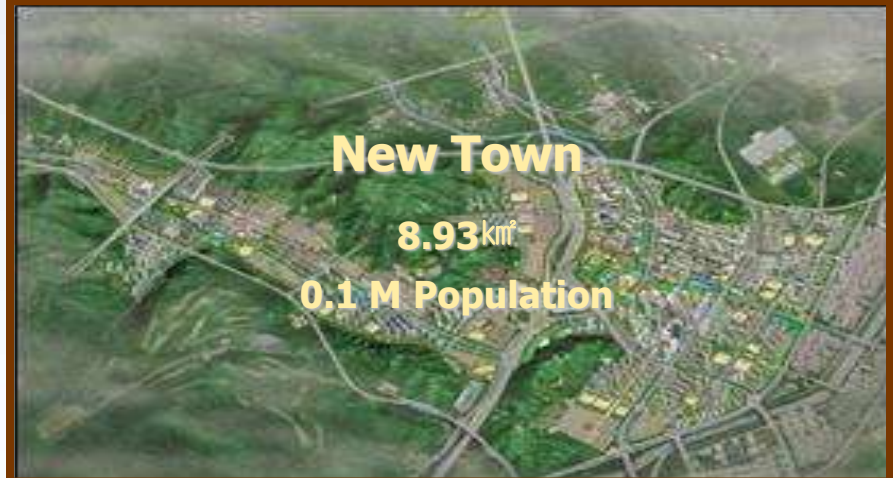
Chung Ra Smart City



Dong Tan Smart City



Pan Gyo Smart City



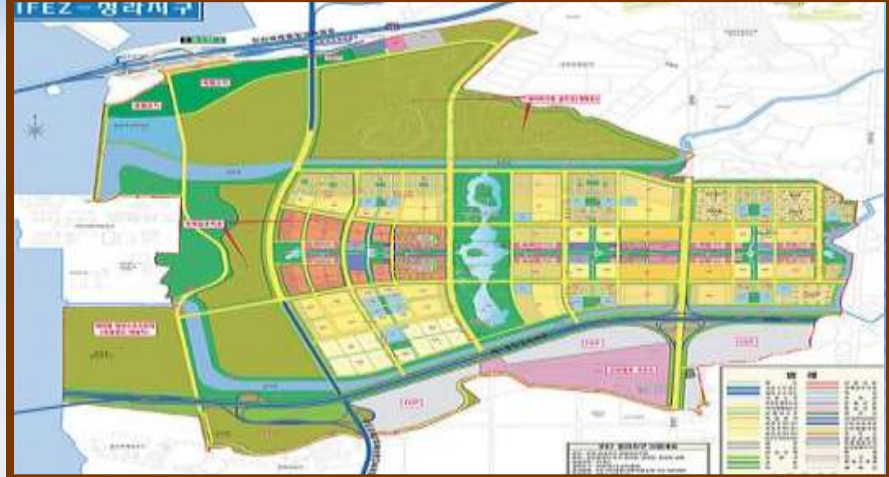
KOREAN INITIATIVES OF NEW TOWNSHIP



Sejong Smart City



Chung Ra Smart City



Dong Tan Smart City



Pan Gyo Smart City



The background features a blurred image of a person's hands in a white shirt writing on a document with a silver pen. A large, blue, 3D-style arrow points upwards and to the right, overlaid on a grid pattern. The overall color palette is light blue and white, with a soft, ethereal glow.

**NEW SCHEMES TO BOOST
HOME OWNERSHIP IN
KOREA-
PHASE 3 NEW TOWNSHIP**

Total Access to HOUSING Democracy in Korea

I. Background

II. Urban Initiatives

III. Way Forward – Housing for ALL

Wangsuk, Namyangju



- Near North Eastern Seoul
- Greenbelt (11.34Mil.m²)
- 66,000 units

**Greenfield
Smart Urban
+
Urban Infra**

Gwacheon



- Near Gangnam, Seoul
- Greenbelt (1.55Mil.m²)
- 7,000 units

**Greenfield
Smart Urban
+
Urban Infra**

Gyosan, Hanam

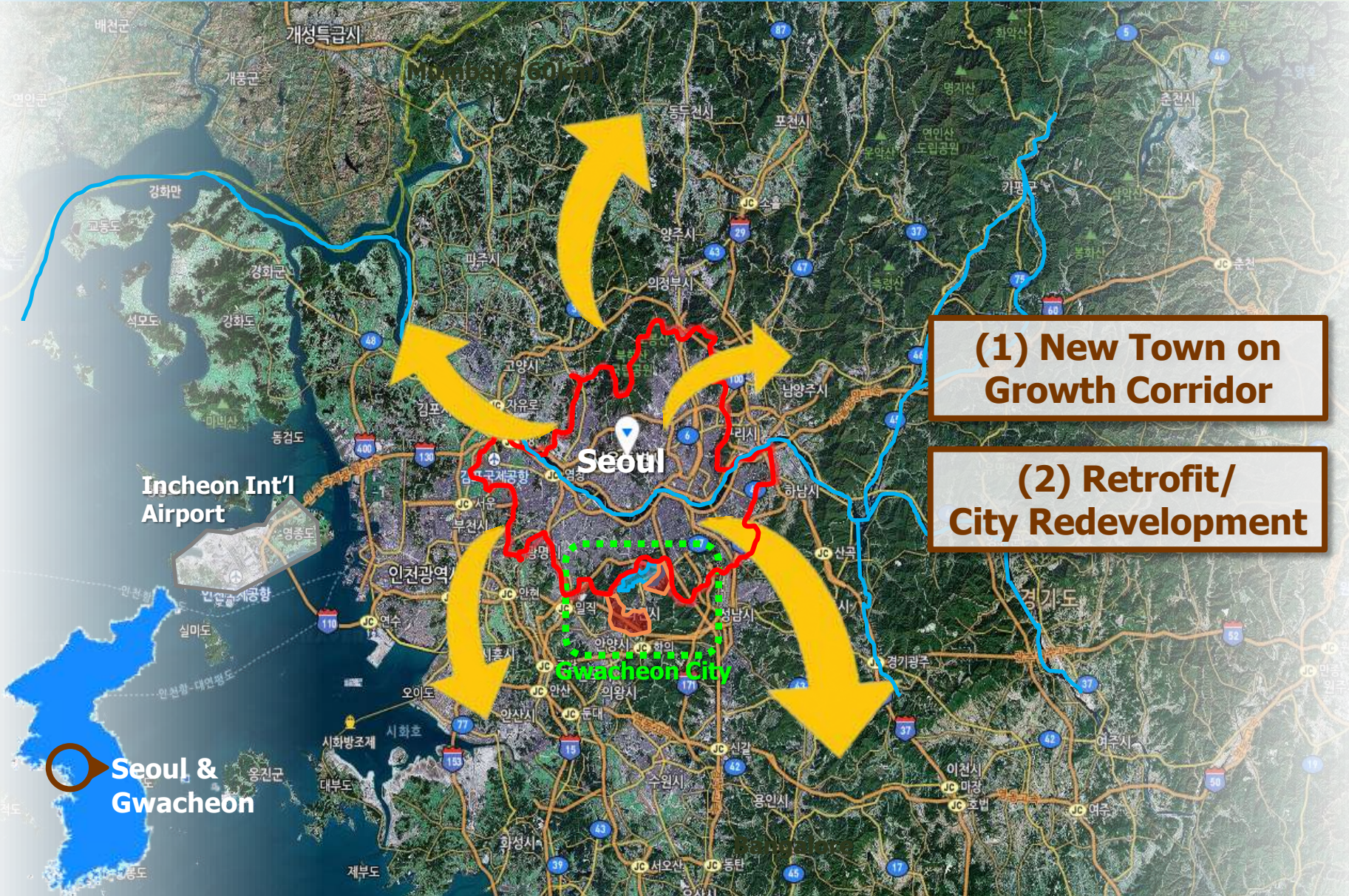


- Near Gangnam, Seoul
- Greenbelt (6.49Mil.m²)
- 32,000 units

**Greenfield
Smart Urban
+
Urban Infra**

Phase 3 New Township

I. Background



(1) New Town on Growth Corridor

(2) Retrofit/ City Redevelopment

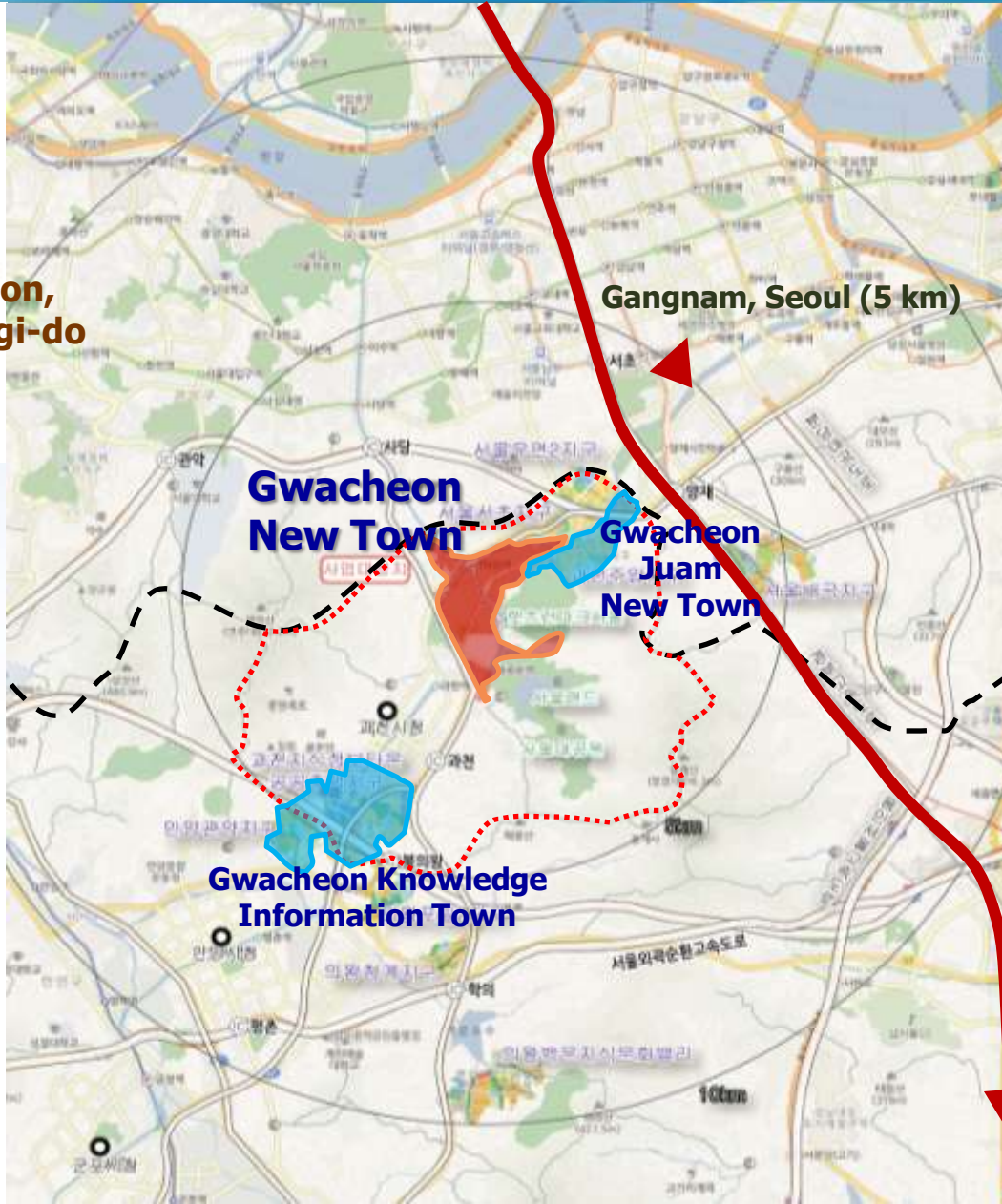
Seoul & Gwacheon

Phase 3 New Township

I. Background



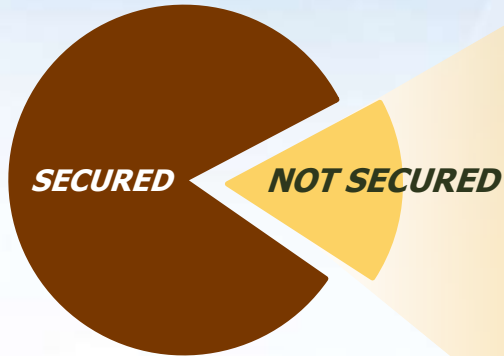
Seoul &
Gwacheon,
Gyeonggi-do



Busan
(360km
)

Korea's Clear Finance Model

Financial Viability



NHUF : KRW 163 tn. (2017)
(APP. USD 200 Bil.)



FINANCIAL STRUCTURE

NHUF
(Nat'l Housing & Urban Fund)

Ministry of Land, Infrastructure & Transport



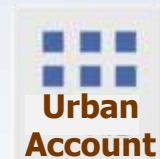
LH's Own Budget +
Senior Unsecured
Note(Bond) Issuance (\$, €)

Backed by Korean Gov't

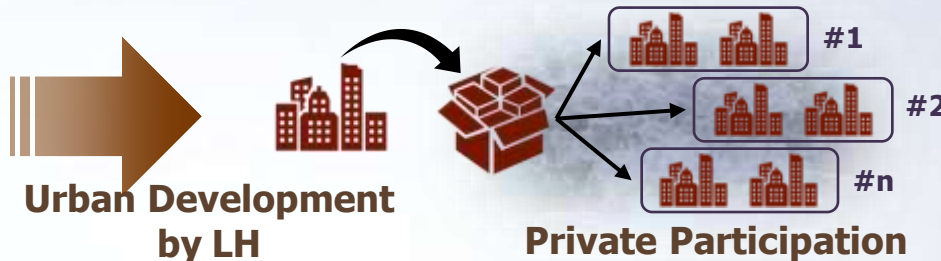
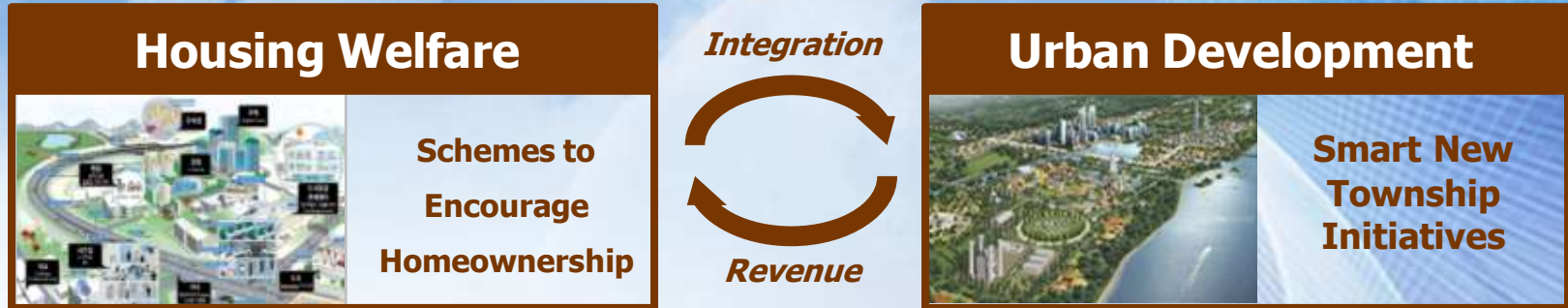


New Township
Development

Cross Subsidization



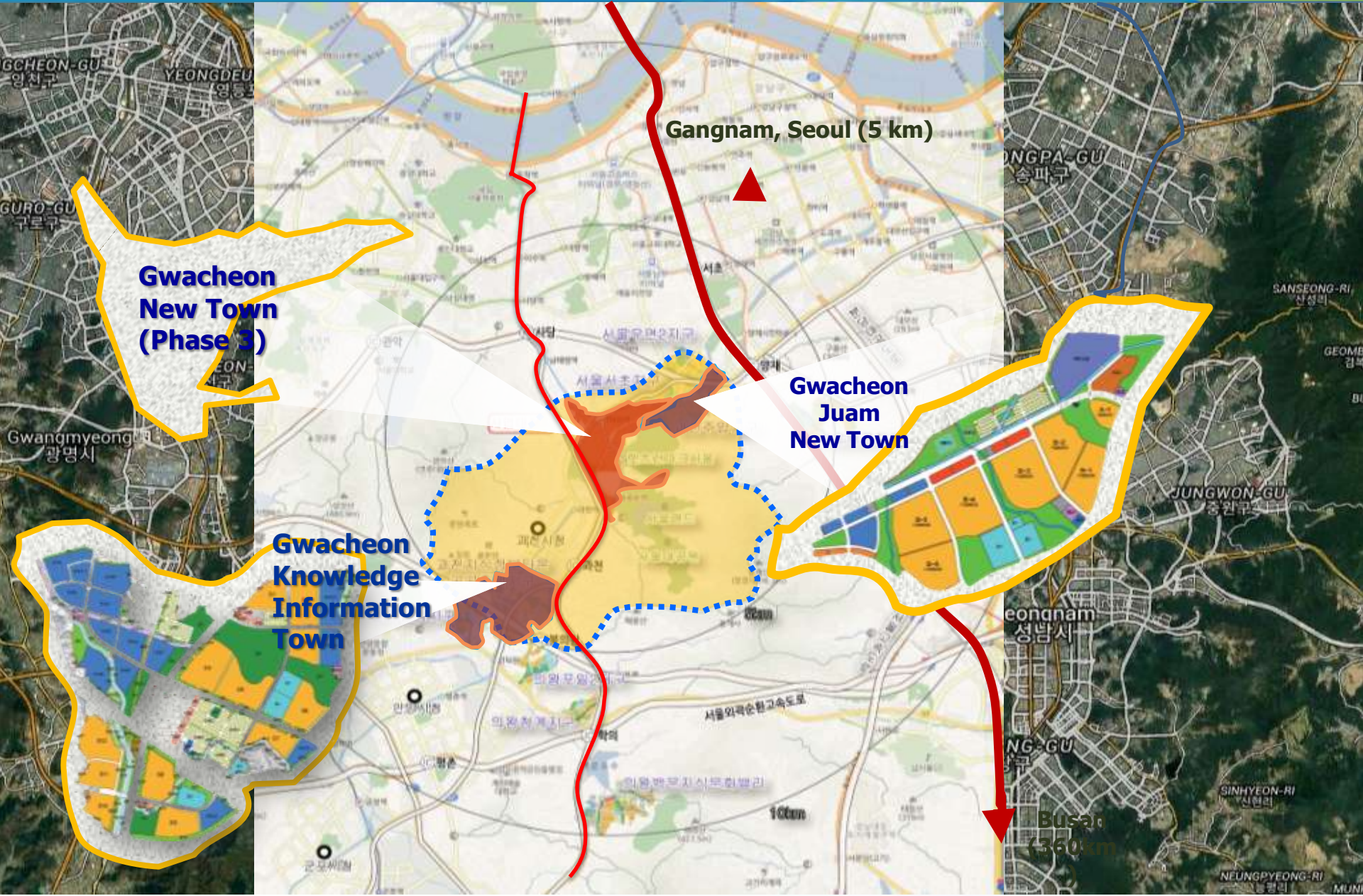
Korea's Unique Urban Development Initiatives



Packaging and Spreading Policy Implementation (Boost / Regulation)

Key Factors of Cross Subsidization

<p>Funding</p>  <p>NHUF + Own Budget & Funding through Bond Issuance Backed by Korean Gov't (MoLIT)</p>	<p>Urban Initiatives</p>  <p>Public Initiatives with Private Participation</p> 	<p><i>Rent to Own, Housing for Sale, Diverse Rental housing</i></p>  <ul style="list-style-type: none"> - Boost Home Ownership to All - Housing Market Stabilization - Regulatory tools to curb Overheated property prices
---	---	--



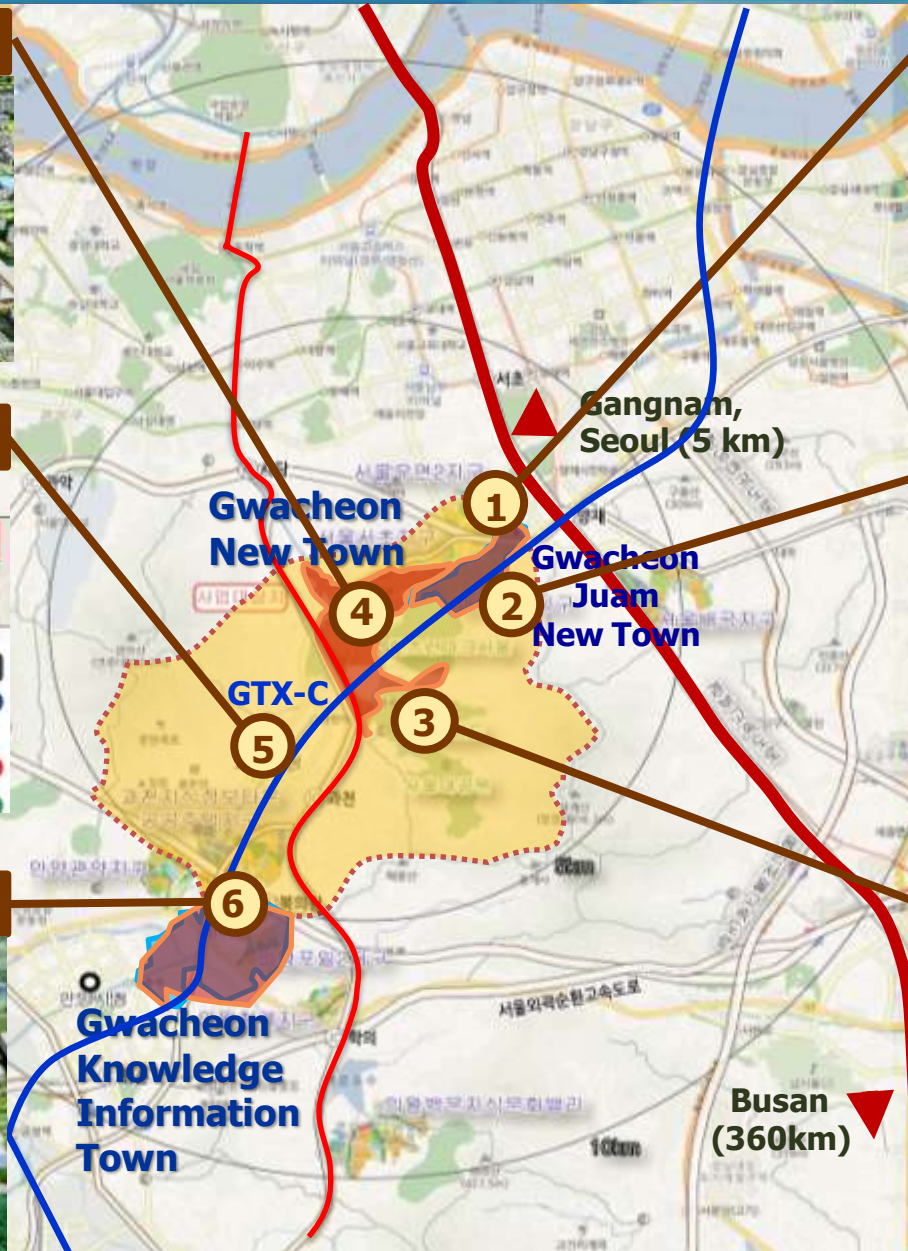
Smart City Center



Innovative GTX-C



Self Sufficient City IT/Knowledge Industries



Community Services



Prevention of Gentrification Floriculture Industries



BRT & SUBWAYS



Centralized Urban Governance



Intelligent City Management Hub



• e-Government Hub /Data Center



• Traffic/Safety/Infra Management Hub



• Medical/Education Hub



• Command Control Center



• e-Government Platform

Community Services Applied



Gwacheon Juam HaengBok Housing Project

Cultural Center



Fitness Center



Commercial Use
Rental for Young
Generation



Play Ground



Community Square



Daycare Center



* Happy Housing (Social Housing)

Haeng-Bok (Happy) Housing in Juam, Gwacheon City

College Students	20 %
Young Generation House Heads	45 %
Newlyweds	15 %
Old Generation	10 %
Housing Voucher Recipients	10 %



- **Close to Works & School**



- **Easy to use Public Transportation**



- **Lowest rent with Gov't support**

PIONEERING THE FUTURE : HOUSING FOR ALL



Successful Implementation of Urban Development and Housing Welfare Policy of the Republic of Korea



Solid Stepping Stones for Home Ownership and Market Stabilization

KOREA

FAST *with Rich Experience*

BEST *with Proven Technologies*

Thank You

