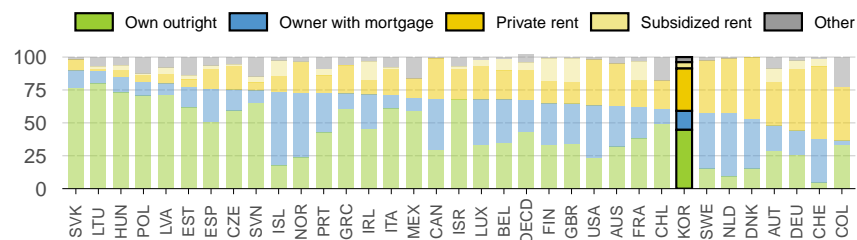


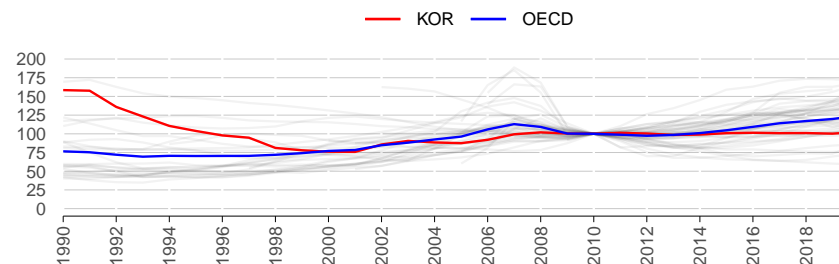
# KOREA

Housing policies affect well-being through a wide range of channels including access to decent shelter, environmental quality, efficient use of scarce resources, type and extent of commuting, as well as its contribution to strong and resilient economic growth. This snapshot provides a cross-country perspective on Korea's housing-related indicators and policy settings. Households' tenure choices depend on demographics and/or socio-economic factors, as well as policies related to public promotion of housing, housing taxation and rental regulations. There are large differences in tenure structure across OECD and key partner countries: homeownership in Korea is lower than OECD average (Figure a). Real house prices have risen strongly across the OECD since the 1990s, with increases reaching up to 100% in some countries (Figure b). In Korea, house prices have experienced a significant drop in the years 1990-2000, but then have picked up. However, this masks large regional differences, in particular relatively strong price increases in the capital region recently. Korea's housing investment rate is quite volatile by comparison with other OECD countries (Figure c).

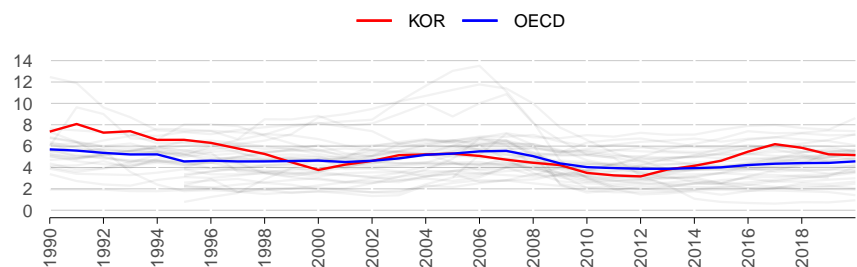
(a) Housing tenure distribution (percentage)



(b) Real house price index (2010=100)



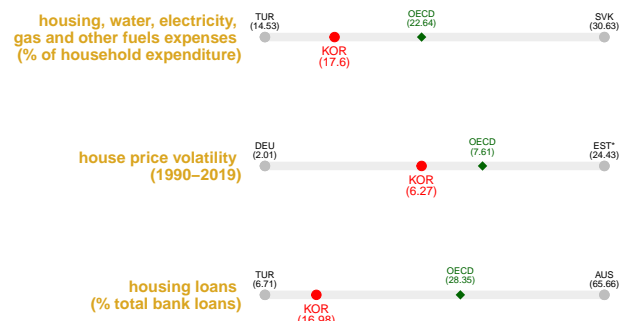
(c) Housing investment as share of GDP (percentage)



(d) Housing finance: mortgage claims as a share of GDP (percentage)

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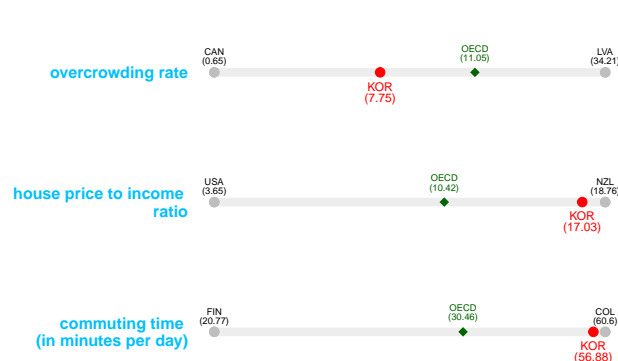
## Efficiency



\*House price volatility in Estonia refers to the 2005-2019 time period.

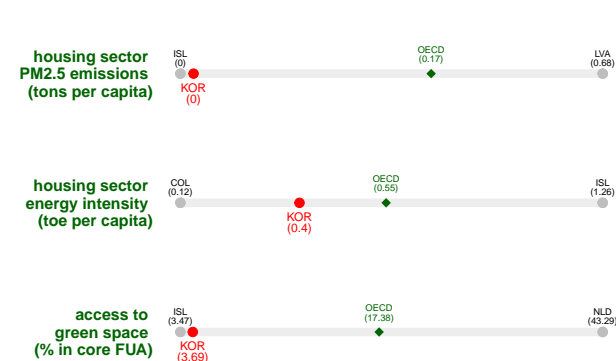
Efficiency measures the economy’s capacity to align housing supply with demand, thereby limiting excessive price and rent increases, contributing to macroeconomic stability and facilitating residential mobility. In Korea, housing costs, comprising actual and imputed rents as well as maintenance and repair of dwellings and utility bills, make up a low share of overall household expenditure compared with the average OECD country, albeit with large regional differences. House price volatility, which can be an indicator of vulnerability in the housing sector when elevated, is moderate in Korea. The ratio of housing loans to total bank loans is relatively low by international comparison. Factors contributing to these outcomes include policies to increase housing supply over the past decades, measures to contain the rise in household indebtedness and a greater role of bank loans in corporate finance than in many other OECD countries.

## Inclusiveness



Inclusiveness refers to the housing sector’s capacity to deliver adequate and affordable homes across the income distribution while limiting residential segregation. Korea displays relatively low overcrowding rate. Conversely, it is among the countries with the highest level of house price to income ratios, measured by the years of disposable income equal to the price of a 100 square metres dwelling. Average commuting time is among the highest, by international comparison, which suggests that relatively few people can afford living close enough to their workplace. Factors contributing to these outcomes include the high density of the main urban areas, which constrains supply, and relatively high income inequality, which restricts access to housing for low-income households.

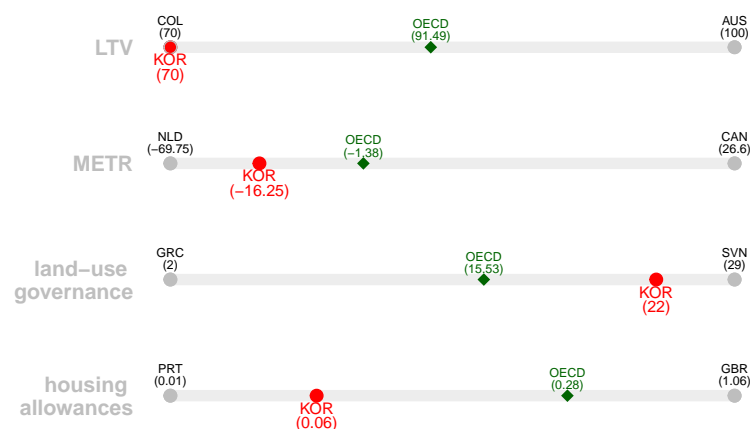
## Sustainability



Sustainability assesses the housing sector’s readiness for the transition to a low-carbon economy and its capacity to attenuate pressures on the ecosystem by preserving biodiversity and residents’ health. Residential activities are responsible of 44 percent fine particulate matter (PM2.5) emissions on average across OECD countries, which is the air pollutant that poses the greatest risk to health globally. Korea displays among the lowest housing-related PM2.5 and it ranks relatively low in terms of housing-related energy intensity. Lastly in Korea, the average access to green space in urban areas, which is linked to a variety of health and well-being benefits, is among the lowest by international comparison.

## Policy Profile

Housing policies shape the efficiency, inclusiveness and sustainability of the housing sector. The chart below shows the principal indicators capturing the policy profile for Korea.



Loan-To-Value (LTV) caps help to contain credit risk, limit the build-up of house price bubbles and thereby foster economic resilience. Higher marginal effective tax rates (METR) on housing property help containing house price dynamics, thereby contributing to housing affordability over the long run. Higher values of the land-use governance indicators reflect more decentralisation to the municipalities and/or more overlap across government levels; they have been empirically linked to housing supply that is less responsive to changes in demand. More spending on housing allowances typically facilitates residential mobility in some countries, which is often a condition for labour mobility. Higher rent subsidies can however inflate rents and prices where supply fails to respond flexibly to demand. Korean property tax system is however complex and figures different rates depending on area and tenure. In addition, the government has recently increased taxation to curb speculation.

## Definitions\*

Structural indicators	
Housing tenure	Arrangement under which the household occupies all or part of a housing unit. 2018 or latest year available. Source: OECD Affordable Housing database and Adva Center (2017); Gran Encuesta Integrada de Hogares (DANE, 2020) for Colombia; *Public Housing Option: Adva Center's Response to the Housing Crisis in Israel* for Israel. Notice that tenants renting at subsidized rent are lumped together with tenants renting at private rent in Australia, Canada, Chile, Denmark, Mexico, the Netherlands and the United States, and are not capturing the full extent of coverage in Sweden due to data limitations. For Colombia, data on subsidized rents are missing, and the category "Other" includes usufruct, de facto occupancy and collective property. In the case of Israel over outright and owner with mortgage are displayed together.
Real house price index	Real house (hedonic) prices evolution (100=2010). Source: OECD House Price Analytical Database
Housing finance	Loans for house purchasing, in percent of GDP (in %). 2020 or latest year available. Source: OECD Resilience database, National Bank of Belgium, Central Bank of Chile, DANE for Colombia, Central Bank of Ireland
Housing investment	Housing investment as share of GDP (%) (1990-2019). Source: OECD National accounts data, and Cuenta Nacionales Anuales (DANE) for Colombia
Efficiency	
Housing, water, electricity, gas and other fuels expenses (% of household expenditure)	Housing consumption as a share of total household expenditure (in %). The indicator includes expenditure for actual and imputed rents, maintenance and repair of the dwelling, water, electricity, gas and other fuels. 2019 or latest year available. Source: OECD National accounts data
House price volatility (1990-2019)	Standard deviation of (de-trended) real house prices (1990-2019). Source: OECD calculations based on OECD Analytical House Price Database
Housing loans (% total bank loans)	Housing loans as share of total bank loans (in %). 2020 or latest year available. Source: OECD Resilience database and Central Bank of Chile, 2019 for Chile
Inclusiveness	
Overcrowding rate	Share of household that does not have at its disposal a minimum number of rooms relative to their household size and composition (in %). 2018 or latest year available. The minimum number of rooms is equal to: one room for the household; one room per adult couple in the household; one room for each single person aged 18 and over; one room per pair of single persons of the same sex between 12 and 17 years of age; one room for each single person between 12 and 17 years of age and not included in the previous category; one room per pair of children under 12 years of age. Source: OECD Affordable Housing database. Data for Colombia comes from Censo Nacional de Población y Vivienda 2018 - Metodología Deficit Habitacional 2020
House price to income ratio	Years of disposable income equal to the price of a 100 square meter dwelling. 2016 or latest year available. The concept of income used is per capita gross disposable income of households. Source: HouseLev Dataset of Price Level Estimates, 2019
Commuting time (in minutes per day)	Average time spent travelling to and from work or study for all 15-to-64-year-olds (in minutes per day). Latest available year, ranging from 1999 (Portugal) to 2019 (USA). Source: OECD Family Database; Casen 2017 for Chile and DANE (Encuesta Nacional de Calidad de Vida) 2019 for Colombia
Sustainability	
Housing sector pm2.5 emissions (tons per capita)	Estimates of the annual volume of emissions of PM2.5 with respect to man-made emissions from non-industrial combustion sources, in tons per capita. 2018 or latest available year. Source: OECD Environment database, 2019
Housing sector energy intensity (toe per capita)	Residential energy consumption (in tonnes of oil equivalent per capita). 2019. Source: CO2 emissions from fuel combustion database, IEA (2020) and World energy balance, IEA (2020)
Access to green space (% in core fua)	Share of green space area in core functional urban areas (in %). 2020. (The indicator is computed at FUA level and aggregated using the weighted average by FUA population in 2015). Source: OpenStreetMap and OECD calculations
Policy indicators	
LTV	Maximum loan-to-value ratios applied to mortgage loans (in %). 2019. Source: IMF Integrated Macroeprudential Policy (iMapp) Database, ESRB Macroeprudential Database and OECD Questionnaire on Affordable and Social Housing (QuASH, 2019)
METR	The indicator combines information on property taxes and housing-related provisions of income taxes. It is computed as the difference between the pre and post-tax rates of return of a marginal investment divided by the pre-tax rate of return of that investment where post-tax real rate is the minimum rate of return necessary to make the investment worthwhile (in %). 2016. Source: Preliminary illustrative estimates pending the publication of the final estimates of the forthcoming OECD Tax Policy Studies
Land-use governance	Indicator of restrictiveness of the land use regulation. It comprises two components: decentralisation and overlap of government levels in land planning decisions. The indicator ranges between 2 and 30 with a higher number indicating greater stringency. 2019. Source: OECD calculations based on OECD Questionnaire on Affordable and Social Housing (QuASH, 2019)
Housing allowances	Public spending on means- and/or income-tested housing allowances and transfers to households (in % of GDP). 2018 or latest year available. Source: OECD Affordable Housing database

\*The choice of indicators may vary by country depending on data availability.