

## Housing and Accommodation



### Types of housing and accommodation in Korea

#### 1 Detached Single-Unit Housing

Houses that are detached by unit and occupied by a single family. Many foreigners reside in single-unit housings in neighborhoods such as Ichon-dong, Itaewon, and Pyeongchang-dong.



#### 2 Apartment

A type of multi-unit housing in which each floor of the building is divided into multi-family residences. Some have built-in home appliances and wardrobes, but most of them are unfurnished, thus requiring the residents to purchase furniture and appliances themselves.



#### 3 Officetel

A combination of the words “office” and “hotel.” An officetel is a studio apartment that usually serves as a workplace during the day, and as a place to sleep and eat at night. Unlike an apartment, an officetel usually has “full-options,” meaning it is fully equipped and that there is no need to buy basic furniture or appliances. Officetels consist of either one room (single residential space) or two rooms (two separate residential spaces).



## 4 Hanok

“Hanok” is a traditional Korean house or structure made with wood. Recently, many of them have undergone remodeling. In Seoul, hanok houses are concentrated in the Hanok Villages in Bukchon and Namsan.



## 5 Residence

Short for “Serviced Residence.” Similar to an officetel, a residence is equipped with kitchen utensils, a washing machine and other items of furniture. Moreover, such facilities as a sauna, a swimming pool, and a fitness club, as well as the usual hotel services, are often available.



- **Han Suites**

Tel: 82-2-2280-8000

Web: [www.hansuites.com](http://www.hansuites.com) (English)

- **Oakwood Premier**

Tel: 82-2-3466-7000

Web: [www.oakwoodseoul.com](http://www.oakwoodseoul.com) (English)

- **Somerset Palace**

Tel: 82-2-6730-8888

Web: [www.somersetpalaceseoul.com](http://www.somersetpalaceseoul.com) (English)

- **Vabien**

Tel: 82-2-6399-0078

Web: [www.vabienseoul.com](http://www.vabienseoul.com) (English/Japanese)

## 6 Hotels

For international visitors visiting Korea for a short-term stay or needing assistance from staff speaking English, the best accommodation option is a hotel with foreign language service and a full set of amenities. But, staying at a hotel is the priciest option as well.



## Finding a house in Korea



### 1 Lease on a Lump-Sum Deposit (Jeonse)

A method of leasing apartments that is unique to South Korea. The renter pays the landlord a certain lump sum as a deposit and resides in the apartment for the contracted period, at the end of which the landlord returns the deposit to the tenant in full. It is possible to lease an entire apartment or a part of it (one floor or one or two rooms). When leasing an entire apartment, the deposit is usually 60-70% of the property's value. These contracts are usually renewed every two years, and the landlord is prohibited by law from terminating the contract before the two years are up, unless the tenant wishes to do so. Utilities and other costs (electricity, water, gas, phone, internet, cable, etc.) are paid separately by the tenant.

### 2 Monthly Rent (Wolse)

A method of leasing apartments with a deposit as well as monthly rent. For wolse, the deposit is much smaller compared to jeonse for a residential space of a similar size. The landlord may be open to adjustment or negotiation between the deposit and the monthly rent, i.e. a larger deposit for a lower monthly rent, or a smaller deposit for a higher rent. The amount of rent differs according to the size and number of rooms and other facilities. Monthly rent often does not include utilities and other costs (electricity, water, gas, phone, internet, cable, etc.), so the tenant must pay them separately.

### 3 Pre-paid Lease

A lease is similar to monthly rent (wolse) except that the rent for one whole year is paid up front as a lump sum. Targeting foreigners in particular, this is probably the easiest way to find a house in Korea. Houses for lease are concentrated in Pyeongtaek, Songdo, and Itaewon. Utilities and other costs (electricity, water, gas, phone, internet, cable, etc.) need to be paid separately.





## Tip

In Korea, the official unit for measuring an area is  $m^2$ . However, 'pyeong', a traditional Korean unit of measurement, is still widely used. One pyeong measures approximately  $3.3 m^2$ . Real estate prices vary depending on the type of housing, size, location, and other factors. In Seoul, apartment prices, jeonse (lump-sum deposit) prices and monthly rent in Gangnam-gu, Seocho-gu, Songpa-gu, and Yongsan-gu are higher compared to other districts in city.

※Real estate consulting for foreigners: [INTRUFRIEND](http://INTRUFRIEND)

Tel: 82-2-793-2021 Web: [www.intrufriend.com](http://www.intrufriend.com)

### ■ Tips for Renting an Apartment/ Officetel Unit

Rental agreements are signed in Korea through the intermediary of a real estate agent. A safer way than entering into a rental agreement directly with the landlord is to use the service of a real estate agent. However, this involves a cost in the form of a brokerage fee (see the brokerage fee rate table below). Ask a licensed real estate agent in the neighborhood of your choice to show you apartments that fit your criteria. If you find one that you like, have your agent draft a rental agreement. Once you have signed the agreement, you pay the agent the brokerage fee and move in on the date agreed upon under the agreement.

### ■ Brokerage Fee

In Korea, a licensed real estate agent, serving as the go-between for a purchase or rental agreement on a residential or commercial property, charges a brokerage fee based on the value of the transaction. Although there is some difference depending on the region, the difference is generally quite negligible. Using the rate table for the City of Seoul below, you can fairly accurately estimate the brokerage fee you will be paying.



\*Note: Residential property transaction-related information provided below is subject to change with subsequent amendment of provincial or municipal ordinances following an amendment of real estate law.

### ■ Real Estate Brokerage Fee (applied from 2016) - Residential Properties

Type of Transaction	Value of Transaction	Maximum Rate	Upper Limit
Sale/Exchange	Less than 50 million won	0.6%	250,000 won
	50 million won or more, but less than 200 million won	0.5%	800,000 won
	200 million won or more, but less than 600 million won	0.4%	
	600 million won or more, but less than 900 million won	0.5%	
	900 million won or more	Rate set by the real estate agent, not exceeding 0.9%	
Rental etc. (transactions other than sale or exchange)	Less than 50 million won	0.5%	200,000 won
	50 million won or more, but less than 100 million won	0.4%	300,000 won
	100 million won or more, but less than 300 million won	0.3%	
	600 million won or more, but less than 900 million won	0.4%	
	900 million won or more	Rate set by the real estate agent, not exceeding 0.8%	



### Tip Details that must be included in the contract

- Location of the residence (The location in the certified register must be the same as the address of residence indicated in the contract.)
- Contracted price (deposit and monthly rent)
- Exact sum and date for the down payment, middle payment (payment before moving in), and final payment (payment upon moving in). (It is advisable to keep the down payment to within 10% of the deposit.)
- Contract period
- Signature or thumbprint of both the landlord and the tenant

### ■ Nonresidential Properties (land, commercial properties, officetels, etc.)

Type of Transaction	Maximum Brokerage Fee Rate	Determination of Brokerage Fee	Determination of Transaction Value
Sale/exchange, rental, etc.	Rate set by the real estate agent, not exceeding 0.9%	Amount negotiated between the real estate agent and the customer below the maximum rate set by the former which should not exceed 0.9%.	Same as residential properties

- ※ Maximum brokerage fee = Transaction value × Maximum brokerage fee rate (The amount may not exceed the upper limit specified)
- ※ Real estate agents are required to set the maximum brokerage rate for each of the three categories of transaction ('Residential property sale/exchange 600 million won or more in transaction value,' 'Residential rental 300 million won or more in transaction value,' and 'Sale, exchange or rental of properties other than residential properties') below the respective maximum rate under the law, and specify it in the above rate table.
- ※ The above real estate brokerage fee schedule was established by the Business Affairs of Licensed Real Estate Agents and Report of Real Estate Transactions Act and the City of Seoul's Residential Property Brokerage Fees Etc. Ordinance.



## Tip Things to check before signing a contract

- **Certified copy of real estate register**

Checking the certified copy of real estate register before you sign the contract is almost more important than inspecting the house itself. The register confirms the name of the landlord, the address, the size and structure of the house, and any liabilities on the house. You can acquire a certified copy at the registration office or through the Internet. It is better to ask a Korean friend for help if you are not sure.

- **Sum and method of payment**

The down payment is usually 10 percent of the deposit. For instance, if the deposit is 2 million Korean won, the down payment will be 200,000 won. Of the remaining 1.8 million won, a certain amount should be paid before moving in, within a contracted period of time, and the rest is paid on the day you move in. Sometimes you can pay all of the remaining 1.8 million won on the day you move in. Remember to keep the receipt.

## Moving



### 1 Moving Within Korea

- **Do-it-Yourself Moving**

Do-it-yourself moving is definitely a cheaper way of moving than paying a professional mover, and is ideal if you do not have too much to move. The price for the rental of a moving van or truck varies depending on the time, distance, the size of the vehicle and the rental company. If you need no help with loading and unloading, rent your vehicle from a rent-a-car company, rather than a moving company, as it is most often slightly cheaper.

- **Door-to-Door Moving Service**

A door-to-door mover takes charge of the entire process of a move, from packing and transportation to unpacking. As the rate varies depending on the amount of household goods, it is best to ask for an estimate beforehand. Also, in most cases, you need to make a reservation with a mover at least 15-30 days before the moving date. It is certainly a costlier way of moving than doing the move yourself. Nowadays, many movers offer not only unpacking, but also cleaning service.

- **Household Goods Moving and Storage Service**

Moving and storage services come in handy when you need to store your household goods due to a temporary reassignment out of the town, overseas business trip for a lengthy period, remodeling project or hiatus between two residences. The moving and storage service costs twice the moving service, as the move takes place twice (from your home to the storage, and from the storage to your home). The storage fee can be a daily or a monthly fee. For short-term storage, it is best to have the fee charged on a daily basis.



## 2 International Moving

International moving takes time and organization. It is therefore best to choose a mover early and plan the process well ahead of your planned relocation date. The general procedure of international moving is as follows:

### ① Arrangement for a home visit and estimate

Movers send their staff to your home to see the amount of household goods to be moved and provide an estimate. If the estimate seems reasonable, you notify the mover and give them the go-ahead.

### ② Packing and inventory

After sorting your household goods by type and packing them, the movers write up an inventory list containing serial numbers and hand it over to you. When checking the inventory, make sure to see if you have items that require extra-packaging, in a wooden crate for instance.

### ③ Cargo insurance

When the packing part is completed, you need to make sure that you are covered by a cargo insurance which compensates you for any loss, theft or damage to your goods while in transit to the destination.

### ④ Transportation and cargo loading

The packed goods are then transported, unless there is a special request from the customer, to a seaport or to an airport for customs clearance. With the export permit issued, the shipment is transported according to the itinerary, by plane or by ship, to the destination. At this time, documents related to the shipment are sent to the moving company's branch at the destination port. If you have any questions or requests, this is the time to ask or make them.





## Taking care of utility bills and making arrangements to have mail forwarded

Before moving out of a house, you need to pay the final utility bills. On the day of the move or the day before, call up the gas, electricity and water companies to report the amount of consumption you see on the meter, and they will tell you the total amount of money you owe.

Since there is usually a time lag of one month before you are billed, you will have to arrange with the next tenant or the landlord so that you can pay your portion of the bill the next month.

The telephone and internet services can be transferred to your new residence. The post office forwards your mail to your new address for three months.

For the phone numbers of utility companies and other public service organizations, check the directory. (P. 171)

## Garbage disposal and recycling



Remove laminated covers.



Rinse and dry.

### 1 Paper

<b>Newspapers</b>	Newspapers should not be wet and must be piled flat into a pile about 30 cm thick and tied with a string.
<b>Books, paper sheets, paper shopping bags, etc.</b>	<ul style="list-style-type: none"> <li>- Should be free of laminated advertising flyers and other types of plastics and should not be soiled.</li> <li>- Laminated book or magazine covers and metal or plastic notebook springs are not recycled or re-used.</li> </ul>
<b>Milk packages, beverage packages, paper cups</b>	After emptying beverage packages, they must be rinsed with water and crushed. They may be placed inside a bag or nested inside another packages in piles of 5-6, or be flattened, and dried.
<b>Boxes</b>	All tapes and metal pins should be removed from boxes, and they must be flattened and piled into a form easy to pick up.

## 2 Plastic



Remove label.



Check the recycling symbol.



The vendor takes back packaging Styrofoam.

**Containers and packaging materials made of PET, PVC, PP, PS, PE, PSP**

Containers should be completely emptied of content, and any lids in another material (or aluminum foil or wrap, etc.) or labels attached must be removed. Make the bundle as compact as possible for easy recycling.

**Styrofoam buffers**  
**-Packaging synthetic foam resin used as buffer for electronics**  
**-Styrene foam used in packaging farm produces and dairy products**

- Foam resin buffers in the packaging of refrigerators, washing machines, TV sets, air conditioners, audio equipment, personal computers, cell phone handsets should be returned to the store where they were bought.
- Buffers should be clean and label-free.
- Do not recycle heavily-soiled styrofoam or foam styrene coated with another material.

## 3 Glass Bottles



Remove label.



Check the recycling symbol.



The vendor takes back packaging Styrofoam.

- Remove plastic or aluminum bottle caps.
  - Completely empty the bottles and rinse with water. Sort them by color into clear, blue, green and brown glasses.
  - Don't put cigarette butts or other waste inside bottles.
- ※ Empty beer bottles, soju bottles and soda bottles can be returned to the store for refund of the container deposit.





### 4 Cans & Steel Scraps

**Tin, steel or aluminum cans (for food)**

- The cans should be completely emptied and rinsed in water before recycling.
- Remove outer or inner plastic lids.
- Never put cigarette butts or other waste inside the can.

**Other cans (butane gas cans, pesticide cans)**

Pierce a hole to empty the content before recycling.

- Place them inside a paper or plastic bag or bundle and tie them with a string to keep them separate from other types of waste.
- Metal items heavily mixed with plastic and other materials are not suitable for recycling as steel scrap.



Put tab inside can.



Pierce a hole and crush the can.



Bundle them up to keep separate from foreign objects / Separate metal parts.

### 5 Clothes

- No mixed material items like carpets, leather bags, shoes or diaper pants.
- Remove and save buttons and zippers that can be re-used.
- Put them in a hemp sack to prevent them from getting wet and make a bundle about 30 cm thick.



Swap or give away.



Take off and save buttons and zippers.



Be careful not to break!

### 6 Fluorescent Tubes

- Sort and recycle only unbroken tubes.



## Tip How to purchase garbage bags

In Korea, you need to use specially designated plastic bags for garbage, which are available in nearby supermarkets or large discount stores. You need to use a different color of bag for everyday garbage and for food waste, so check before you buy them. Bags for everyday garbage come in volumes of 5, 10, 20, 30, 50, 75, 100 liters. An ordinary household usually uses a 10 or 20 liter bag. Food waste needs to be thrown out more frequently, so it is better to use bags of a smaller volume, such as 2-3 liters. In some regions food waste is collected in a designated container, so ask your neighbor to make sure. Garbage bags differ according to the district, so a garbage bag bought in one region cannot be used in a different district.



## Tip Useful smartphone apps for daily living

### Laundry Collection & Delivery

- Clean Basket: laundry collection and delivery service  
Tel: 82-70-7552-1385 Operating hours: 10:00-12:30

### Taxi Cab Service Apps Simple smartphone applications for calling a taxi

- Kakao taxi: [www.kakao.com/kakaotaxi](http://www.kakao.com/kakaotaxi)
- T-Money taxi: [www.t-money.co.kr](http://www.t-money.co.kr)
- T map taxi: [www.tmap.co.kr](http://www.tmap.co.kr)

### Food Delivery Apps

- Baedal Minjok: [www.baemin.com](http://www.baemin.com)
- Baedal Tong: [www.bdtong.co.kr](http://www.bdtong.co.kr)
- Yogigo: [www.yogijo.co.kr](http://www.yogijo.co.kr)
- McDonalds McDelivery App: [www.mcdelivery.co.kr/kr](http://www.mcdelivery.co.kr/kr)

