An Analysis of Housing Leasing for Foreign Residents and Plans for Improvement

Lee, Ok-dong**  Lee, Sung-geun***

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<ABSTRACT>

외국인 거주자와 주택임대차의 실물 및 개선방안

이 목 동
(경성대학교, 경영학부)

이 성 근
(교수, 경영과학교, 경성대학교 행정학원 부동산학과)

글로벌 경영시대를 맞이하여 기업간의 국제적인 교류가 활발해짐에 따라 국내외에 전달하는 외국기업 및 외국인 상사 주택임대차의 수는 점점 증가 추세에 있다. 이러한 시장의 침해화는 편안적으로 외국인을 대상으로 하는 임대저당 사업에 대한 관심을 갖게 하였던 바, 불행하게도 부동산시장의 관심은 지금까지 대대적 해체작 전통적인 임대차와 차원을 떠나 오직 외국인을 대상으로 통상적인 임대수익 이상의 효과수익률을 올리겠다는 데에만 그 초점이 맞춰져 있는 듯한 느낌이다.

앞 본 연구는 국내외외국인의 임대차 실태에 대해 업계형태, 임료수준, 선호도 등을 중심으로 살펴보고, 이에 대해 외국인들의 주택 임차사 주로 이용되던 방법인 소위 임대방식을 대체할 만한 방안을 소개하고 이를 대안들로서의 전환 가능성을 조사한 후 기존 방식을 다른 방식의 전환에 따른 문제점과 보완책 등에 대해 제시하고자 한다.

결론적으로, 현재의 거주방식을 다른 방식으로 전환하는 방안에 대해 살펴보면 경유형태를 임대차가 아닌 차가 형태로 전환하는 문제는 점차상의 어려움 등의 이유로 아직은 시기상조라고 판단하며, 대안으로서

* 2005년 12월 2일 접수, 심사 후 수정한
** Professor, Dr., Sungkyul University lolollo@hanmail.net
*** Professor, Dr., Graduate School of Public Administration, KyungHee University
Ⅰ. Introduction

1. Posing the Problem

With the lively international interchange among corporations marking the global management era, the number of foreign corporations entering the domestic marker and the number of foreign commercial residents are gradually increasing. The demand for houses for these foreign long-term guests is also expected to increase with the escalation of foreign investors advancing into Korea after the Asian crisis.

This change of market conditions has awakened interest in the housing leasing business targeted at foreigners. Unfortunately, the current real estate market seems only leasing. This is being achieved by going off track from the traditional reinvesting level and leasing flats only to foreigners.

In other words, the current housing leasing market for foreigners is not seeking to gain the normal leasing yields through leasing of a flat based on key money or the monthly rent system for Korean lessees. Rather, it is showing an extremely distorted phenomenon of merely pursuing high profit yields that come close to almost twice the level of bank rates.

From a long-term viewpoint considering the entire domestic real estate market, this is definitely not an advisable situation as it is no different to charging a customer an exorbitant price just because he is not familiar with the local price levels. If we also consider the fact that, due to law amendments, foreigners can now freely acquire domestic real estate and run real estate related businesses, then there is worrying potential for an unsettling of the entire accommodation leasing market for foreigners in Korea. This might be catastrophic under the situation where market volume of housing leasing for foreigners reached 100 billion won.

As has become apparent, the distorted market structure of the leasing business targeted at foreigners must be set straight. It is for this reason that I have come to proceed my research on [An Analysis of Housing Leasing for Foreign Residents and Plans for Improvement].

The research will be analysed through the following three stages:

First of all, the current situation of leasing for foreign residents will be examined based on types of accommodation leased, the level of rent, and preferences.

Secondly, methods to replace the so-called rent system that has been used up to now for