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## SOUTH KOREA - COUNTRY FACT SHEET

### ▶ GENERAL INFORMATION

<b>Climate &amp; Weather</b>	Continental climate with four distinct seasons.	<b>Time Zone</b>	GMT + 9 hours.
<b>Language</b>	Korean	<b>Currency</b>	Won (KRW).
<b>Religion</b>	Buddhism, Protestantism, Catholicism, etc.	<b>International Dialing Code</b>	82
<b>Population</b>	About 50 million.	<b>Internet Domain</b>	.kr
<b>Political System</b>	Democracy.	<b>Emergency Numbers</b>	112(Police) 119(Fire&Medical)
<b>Electricity</b>	220 Voltage.	<b>Capital City</b>	Seoul.
<b>What documents required to open a local Bank Account? Can this be done prior to arrival?</b>	Passport & Proof of employment (after 3days of arrival).	<b>Please confirm how salaries are paid? (eg monthly directly into a Bank Account)</b>	Monthly directly into a Bank Account.



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## ➤ GENERAL INFORMATION

<b>Culture/Business Culture</b>	The traditional Confucian social structure is still prevalent. Age and seniority are important and juniors are expected to follow and obey their elders. It is also considered as an important manner at business. Therefore, people often ask you your age and sometimes your marital status to find out their position. These questions are not meant to intrude on one`s privacy.
<b>Health care/medical treatment</b>	Hospitals and clinics in Korea are generally equipped with the latest medical equipment, and the quality of medical service is quite high as well. Normally, hospitals open from 9 AM to 6 PM, but some hospitals operate a 24-hr emergency medical center offering advice and assistance over the phone and free interpretation service.
<b>Education</b>	As of May, 2015, there are 56 international schools in Korea: 21 in Seoul, 7 in Gyeonggi-do, 6 in Busan, 4 in Jeju island, and the rest in other provinces or cities. English is the main language in most international schools in Korea, and U.S style curricula are taught. The number of students enrolled varies widely, from 100 to as many as 1,500. The Tuition ranges from US \$ 15,000 to 25,000 annually. Other expenses such as the school bus fee, textbook costs and extracurricular activity costs must also be considered.
<b>Utilities</b>	<b>Electricity:</b> Most houses use 220-volt electricity. It is needed to have a transformer to convert from 220 volts to 110 volts.  <b>Gas:</b> Koreans use gas for cooking. Heating: There are many types of boilers and they may consume oil, LPG, LNG city gas or briquettes. Electric heaters and electric mattresses are commonly used for household heating. In general, Koreans use floor heating system.
<b>Food &amp; Drink</b>	Korean cuisine is made up of rice, soup, and three to four side dishes, including Kimchi. Koreans use a spoon to eat rice and soup, and chopsticks for side dishes. SOJU, a traditional alcohol unique to Korea, is the most popular drink in the country.
<b>Leisure/Entertainment/Sport</b>	The peak vacation season is from late July to early August. People flock to beaches, mountains, lakes and to some of the many islands in this season. People spend time watching sports game or movie in daily life. Baseball, golf and football are most popular sports game. Movie theatres are mostly multiplex cinemas, and most of them are connected to subway stations, inside department stores, or shopping centres.



## ➤ GENERAL INFORMATION

<b>Security</b>	Korea has great security. Detection system or CCTV is established along the street and in the buildings, and patrol cars can be seen at night to keep people secure. Normally high-rise apartments have security guards and automatic security systems.
<b>Driving</b>	It is not possible to drive with a foreign issued license only. However, people with a valid foreign driver's license granted by a responsible government authority can request for an exchange of their driver's license. Children under the age of 19 are not allowed to drive in Korea.
<b>Public Transport</b>	Use a transportation card named T-money to pay public transportation fare. <b>City Bus:</b> KRW 1,250 <b>Subway:</b> KRW 1,350 <b>Taxi:</b> KRW 3,000 (base fare) Express bus & Train (fare is depends on the city).
<b>Taking Pets</b>	The number of people raising pets has increased. However, there are still a lot of places which don't allow pets such as restaurants, taxis, hotels, etc. Small pets may be accepted depending upon the place. Dogs and cats are most common pets for Koreans.
<b>Expat Groups</b>	The number of expats exceeded 1.7 million last year. They are mostly from China, Japan, Taiwan, America and Vietnam. In Seoul, expat areas such as Itaewon and Seorae village(French village)are well developed. Foreigners have no difficulty living in Korea because of the great environment.
<b>Cost of Living</b>	Cost of living will depend on one's lifestyle which can be costly or inexpensive.  <div style="display: flex; align-items: flex-start;"> <div style="margin-right: 20px;"> <p>How much is 1 litre milk:</p> <p>A loaf of bread:</p> <p>1 litre of petrol:</p> </div> <div> <p>- KRW 2,400.</p> <p>- KRW 2,000.</p> <p>- KRW 1,400.</p> </div> </div>



## ➤ HOUSING AND TENANCY INFORMATION

Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?	Itaewon & Gangnam in Seoul/ the preferred accommodation type is depending on the assignees.
How long does it take between finding and securing a property?	Average 2 or 3 days.
How many days face to face home search package without any unforeseen problems are required for	<b>Single</b> 1 - 2 days <b>Couple</b> 1 - 2 days <b>Family</b> 2 - 3 days
Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)	In general, it is partially furnished properties in Korea equipped with A/C, refrigerator, washer, etc. For the fully furnished properties, we arrange the rental furniture.
What is the length of a normal tenancy agreement?	24 months.
When are rental payments due?	Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Yearly <input type="checkbox"/> Other <input type="checkbox"/> Explain when other:
What is normally the term to give notice?	60 days before.
What are usually the tenancy renewal terms?	12 months.
What break clauses are generally available e.g. business/diplomatic, and what time scale can notice be given eg. 2 months after 6 months	The early termination clause can be accepted in expat area and for 2year contract, it gives 1 year guarantee period with 2 months advance notice.
Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?	Security deposit is equivalent to minimum six month rental or more, but it is decided by landlord. It is paid to the landlord and we can register to protect the security deposit. Please see below.
In what name can the tenancy agreement go? Eg. Individual, company	Both Individual and company is possible.
When a property has been found - does a holding deposit has to be paid and how much? Will this secure the property	10 % down payment of security deposit or total amount of lease amount should be paid to lessor when signing the lease and, it will secure the property.



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## ➤ HOUSING AND TENANCY INFORMATION

What information does a tenant or occupier need to provide before being able to secure the property eg. References, employer's reference, ID copies	Employer or company`s reference, ID copies.
Can properties be taken and rent paid at any time of the month or only on the 1st of the month?	It should be paid before or on the date of lease agreement.
Are rents paid in currency of the country	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is short term accommodation available?	Yes, but for the small size of accommodation.
During tenancy who normally manages the property?	The tenant should manage the property, but if there is any damage or repairs required that were not caused by the tenant then those can be managed by the landlord.
Are there any broker/government/agency fees to be paid	<b>Real estate commission fee:</b> Initial lease -3% of total lump sum payment Renewal - 2% of total lump sum payment.
Any other cost that client should be aware of when taking on a property? Such as tenancy preparation charges, government and service charges	Management fee, utility fee, Registration fee for the mortgage.
Are tenancy agreements in English?	Both in English and Korean.

## ➤ OTHER SERVICES

Is Rental furniture available?	Yes, it is available.
Is there any information you wish to share with us?	



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## OTHER SERVICES

### Renting in Korea:

In principle there are three ways to rent a house in Korea, these are 'Jeonse', 'Wolse' and 'Rent'.

#### 1. Jeonse (Key Money Deposit)

Jeonse is unique rental system for Korea. A large lump sum payment (usually 30-70% of the house price) is deposited into the landlord's bank account for the duration of the contract. Then the whole deposit money is returned to the renter upon termination of the contract. Typical lease is for 2 years and many locals prefer the Jeonse system.

#### 2. Wolse (Security deposit + Monthly rent)

The "Security deposit" is equivalent to a minimum of six month rental or more; however it is ultimately decided by the landlord's financial capability. Security deposit is to be paid on or before commencement date of the Lease agreement.

The "Monthly rent" will be payable either every month or in a one-time lump sum amount.

Typical lease is for 2 years - One year living is guaranteed with two month in advance notice is required. Therefore minimum lease period is typically 14 months.

**REAL ESTATE COMMISSION FEE** is calculated and invoiced based on 'Real Estate Commission Rate Table' with the above two rental system.

• **Agency Fee Example 1 under Jeonse condition: Jeonse (Key money deposit) - KRW 500,000,000 / Period-2 years.**

(FYI - this is almost equivalent to KRW 5,000,000 monthly in expatriate area).

### Real Estate commission fee is calculated as below:

KRW 500,000,000 X 0.8% [The percentage of it is different based on the amount of key money deposit] = **KRW 4,000,000.**

#### • Agency Fee Example 2 under Wolse Condition:

- Wolse (Security deposit + Monthly rent)
- Security Deposit (KRW 30,000,000)
- Monthly payment (KRW 3,000,000 / Period 2 years).

### Real Estate commission fee is calculated as below:

KRW 50,000,000 (S.D) + (KRW 3,000,000 (M.P) X 100) X 0.8% [The percentage of it is different based on the amount of key money deposit] = **KRW 2,800,000.**

#### 3. RENT - only applicable to housings in expatriate areas:

Paying, the whole lump sum payment of monthly rent in advance, on or before the move-in date. There is a special payment system which is applied to the foreign expatriate market which is called 'RENT'. The whole lump sum amount of monthly rental during the lease period is requested to be paid once on or before move-in date and the monthly rent is deducted from this lump sum payment as each month goes by.

### The Agency fee applied is as follow:

- 3% of total lump sum rent (New lease agreement)
- 2% of total lump sum rent (Renew lease agreement)

**Agency Fee Example under 'RENT' condition:** Monthly payment - KRW 3,000,000 / Period 2 years.

### Real Estate commission fee is calculated as below:

KRW 3,000,000 (M.P) X 24month X 3% = **KRW 2,160,000.**