

해외출장복명서

기 간: 2014. 12. 16~2014. 12. 18

출장지: 일본

출장자: 박미선

국토연구원



기획경영본부

I. 출장개요

1. 출 장 지: 일본 도쿄

2. 출장기간: 2014. 12. 16 ~ 12. 18

3. 출 장 자

소속	직급	성명	비고
국토연구원	책임연구원	박미선	

4. 출장목적

- ☐ ADBI (ADB 연구소)에서 주택전문가의 브레인스토밍 워크숍을 개최하여 한국의 주택정책에 대하여 소개하고 한국의 경험을 다른 나라와 공유
- ☐ 국토연구원과 ADB 연구소의 추가적인 협력 방안 모색

II. 출장일정

날짜	출발지	도착지	방문기관/장소	주요 수행업무	관계자
12.16 (화)	김포	도쿄		- (15:50) 김포공항 출발 - (17:55) 도쿄 하네다 공항 도착	
12.17 (수)			ADB	ADB-ADB Brainstorming workshop 참석 : Housing Policies for Emerging Asia 한국의 주택정책 발표 및 토론	Naoyuki Yoshino ADBI 소장, Jae Ha Park ADBI 부소장, P h a n g Sock-Yang 싱가포르 경영대 교수 등 15인
12.18 (목)	도쿄	김포		- (10:00) 도쿄 하네다 공항 출발 - (12:20) 김포공항 도착	

III. 수행사항

〈ADB-ADB Brainstorming Workshop: Housing Policies for Emerging Asia〉

□ 일시 및 장소: 2014. 12. 17(수) ADBI 회의실

□ 참석자: Naoyuki Yoshino ADBI 소장, Jae Ha Park ADBI 부소장, Phang Sock-Yang

싱가포르 경영대 교수 등 15인 참석

□ 주요 논의내용

○(선진국의 주택정책 경험) 미국, 영국, 스웨덴의 주요 주택정책 수단 발표

○(아시아 주요국의 주택정책 경험) 한국, 일본, 싱가포르의 주택정책 발전 및 이슈 논의

○(아시아 개발도상국의 주택정책 경험) 중국, 홍콩, 인도의 주택정책 현안 공유

○(추후 협력 방안 논의) 선행한 국가들의 경험을 통하여 주요한 주택정책 수단의 공과를 명확히

하고 이를 타 국가에서 벤치마킹할 수 있도록 추후 협력 방안을 논의

ADB-ADBI Brainstorming Workshop

Housing Policies for Emerging Asia

09:30 – 17:45, 17 December 2014

ADBI, Kasumigaseki Building 8F

Draft Agenda

09:30 – 09:40 Registration

09:40 – 09:50 Opening Remarks: Naoyuki Yoshino, Dean, ADBI

Session 1: Housing Markets and Policies in Advanced Countries

Moderator: Jae Ha Park (Deputy Dean, ADBI)

09:50 – 10:20 **Housing Market and Housing Policies in the UK, USA and in Switzerland** (via video-conference)

Presentation by Prof. Christian Hilber (London School of Economics)

10:20 – 10:30 Q&A

10:30 – 11:00 **Housing Market and Housing Policies in Japan**

Presentation by Mr. Kobayashi (Director General, Japan Housing Finance Agency)

11:00 – 11:10 Q&A

11:10 – 11:20 Coffee Break

11:20 – 11:50 **Housing Market and Housing Policies in the Republic of Korea**

Presentation by Dr. Miseon Park (Korea Research Institute for Human Settlements)

11:50 – 12:00 Q&A

12:00 - 12:30 Housing Market and Housing Policies in Singapore

Presentation by Prof. Phang (Singapore Management University)

12:30 – 12:40 Q&A

12:40 – 13:40 Lunch Break

Session 2: Housing Market and Housing Policies in Emerging Asia

Moderator: Ganesh Wignaraja (Director Research, ADBI)

13:40 – 14:10 Housing Market and Housing Policies in PRC and Hong Kong, China
Presentation by Dr. Victor Li (Research Fellow, City University of Hong Kong)

14:10 – 14:20 Q&A

14:20 – 14:50 Housing Market and Housing Policies in India
Presentation by Prof. Piyush Tiwari (University of Melbourne and RICS, New Delhi)

14:50 – 15:00 Q&A

15:00 – 15:10 Coffee Break

15:10 – 15:40 Housing Challenges in Developing Asia
Presentation by Bruno Dercon (Senior Human Settlements Officer, UNHABITAT, Fukuoka)

15:40 – 15:50 Q&A

Session 3: Housing Policies' Research Needs for Emerging Asia

Moderator: Naoyuki Yoshino, Dean, ADBI

15:50 – 16:20 Housing Policies in Asia and ADB Projects
Hasan Rana (Assistant Chief Economist, ADB)

16:20 – 16:30 Q&A

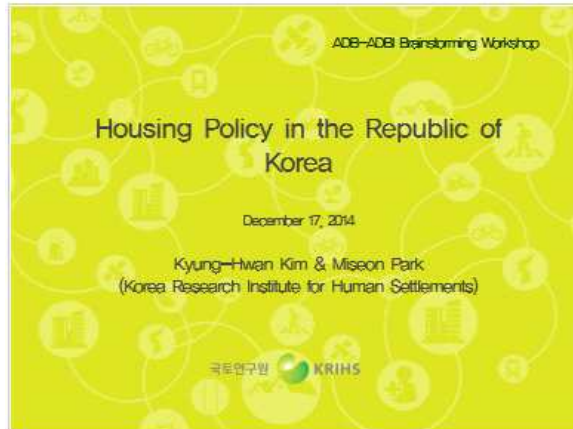
16:30 – 17:30 Open floor discussion

17:30 – 17:45 Closing remarks by Naoyuki Yoshino, Dean, ADBI

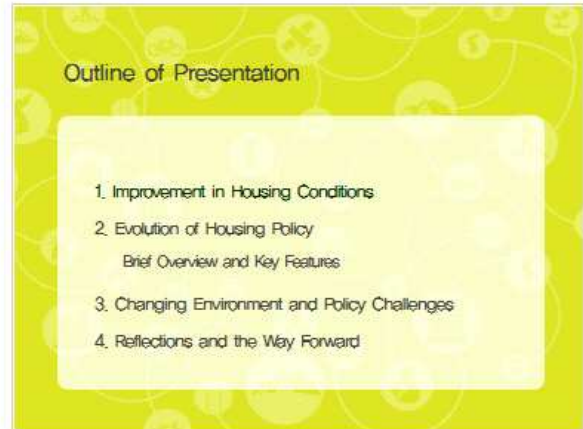
18:00 Dinner

IV. 부록

□ 발표자료



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II. Evolution of Housing Policy

1. Brief overview
2. Key Features



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1962~1980 Housing Shortage, Speculation, and Policy Experimentation

- Socio-economic situation**
 - Industrialization and rapid growth
 - Five-year Economic Development Plans (52-55/ 67-71/ 72-76/ 77-81)
- Housing issues**
 - Housing shortage due to rapid urbanization
 - Housing price hike and speculation
- Policy remedy**
 - Massive production of high-rise apartments: Gangnam Development
 - Housing Construction Promotion Act
- Program**
 - Institutions for financing housing: Korea Housing Bank, housing lottery
 - Price ceiling on newly built apartments, housing allocation system

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1981~1997 Massive Expansion in Housing Supply

- Socio-economic situation**
 - Democratization, Seoul Olympic Games, Economic boom
 - Housing shortage emerged as a core social issue
- Housing issues**
 - Demand and supply mismatch, housing price hike
 - Overheated housing construction, unsold housing, lack of rental units
- Policy remedy**
 - Construction of two million housing units, including 5 New towns
 - Provision of rental units for different income groups (250K permanent)
- Program**
 - Expansion of funding for housing: National Housing Fund, Housing Finance Credit Guarantee Fund, Expanding private fund by banks

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Two Million New Housing Project

Category	Income Class	Housing Type	No. of Units Built (1,000 Units)	Financial Assistance	Project Entry
Public sector	Urban poor	Permanent rental (20 ~ 56㎡)	250	Government fund	LH, local government
		Long-term rental (33 ~ 50㎡)	350	National Housing Fund	LH, local government
	Potential middle class	Small house (40 ~ 60㎡)	250		private company
Private sector	Middle class	Medium-sized house (60 ~ 85㎡)	480	Private housing fund	Private company
	Below middle class	Medium-sized or large (85㎡ or above)	670	Housing owners'	Private company

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1998~2002 Overcoming Crisis and De-regulation

- Socio-economic situation**
 - Asian Financial Crisis(1998): housing market suffered, bankruptcy among home builders
 - Soaring housing price after 2002 due to recovery and unmet demand
- Housing issues**
 - Housing became less affordable for low-income households
 - Overheated housing market and concerns over housing bubble
- Policy remedy**
 - Policy cycle of regulation, de-regulation, and re-regulation
 - LTV, DTI regulation: plan to increase rental housing units (12% of total stock by 2018)
- Housing Finance**
 - Financial assistance to home buyers and homebuilders
 - Secondary mortgage market (MBS, MBS), reverse mortgage

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2003~present Housing Welfare and Normalization of Market

- Socio-economic situation**
 - Redevelopment for old housing complexes
 - Soaring price after 2002, Subprime mortgage crisis in 2008
- Housing issues**
 - Instable housing market: Rental market changes
 - Affordability issue for low-income households
- Policy remedy**
 - LTV, DTI regulation: Housing welfare roadmap
 - Diverse public rental housing provision efforts (GB, Purchased-Happy)
- Housing Finance**
 - Housing Fund subsidies for the first time homebuyers & working group
 - Rent subsidy program for very low-income households (Housing Voucher)

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Major Characteristics

- Owner-occupation bias
 - ✓ Promote ownership through massive supply and incentives
- Focus on housing price stability
 - ✓ Curb speculation to stabilize housing price
- Interventionist approach
 - ✓ Government control of supply of developable land and finance, regulations
- Institutions to support policy
 - ✓ Comprehensive Housing Plan, Housing & Land Corporation, National Housing Fund, House Construction Promotion Act, Korea Housing Finance Corporation

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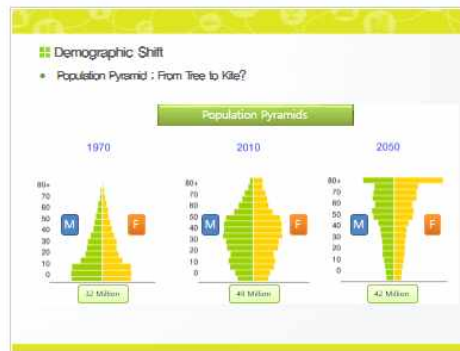
III. Changing Environment and Policy Challenges



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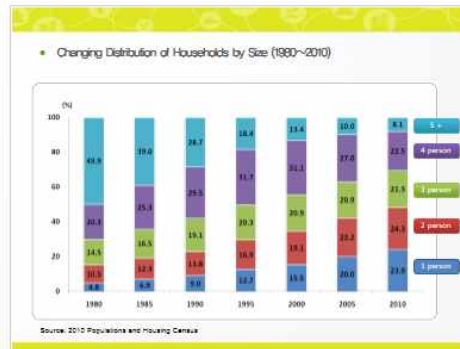
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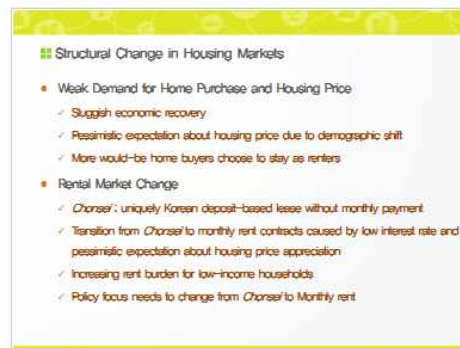
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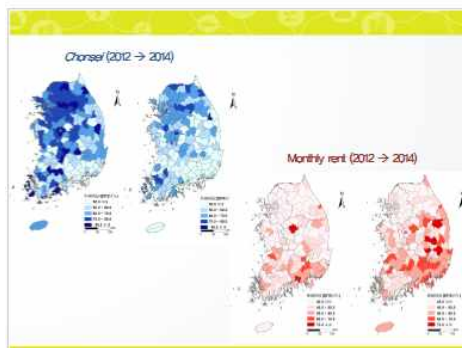
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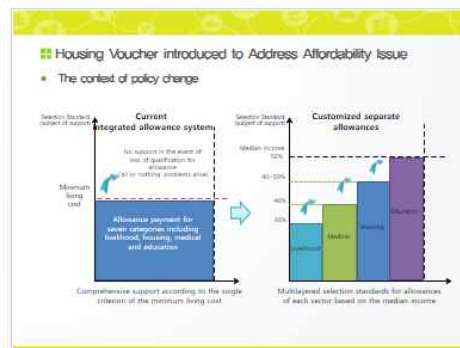
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