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Abstract

This paper examines th n Korea, and the constraints on their financing of post-displacement housing. Since the mid-1980s, urban renewal of slums and dilapidated neighbourhoods in Seoul has been geared towards clearance and wholesale redevelopment. This approach is accompanied by legalization of land tenure for dwelling owners without de jure property rights, and is based on profit-led partnerships between property owners (both on-site dwelling owners and absentee landlords) and developers. Since the end of the 1980s, tenants have been given the option, if eligible, of in-kind compensation (access to a public rental flat) or cash compensation. Neither choice, however, reflects the needs of poor tenants who still find it difficult to finance inevitably increased housing expenditures. Policy measures are necessary to increase the range of options available to tenants upon displacement.

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3. In 1987, UN—Habitat named South Korea as one of two countries that had exercised forced eviction in the most brutal and inhumane manner. See ACHR (1989), *Battle for Housing Rights in Korea: Report of the South Korea Project of the Asian Coalition for Housing Rights*, Asia Coalition for Housing Rights and Third World Network, Bangkok, 72 pages.
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7. Renaud, Bertrand (1989), ″Understanding the collateral qualities of housing for financial development: the Korean *chonsei* as effective response to financial sector shortcomings″, Discussion Paper INU—49, The World Bank, page 13.
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8. See reference 7, page 12.
9.
9. According to the Korea Exchange Bank, the average annual closing exchange rate in 2000 was about US$1 to KRW (Korean Won) 1,131.
10.
10. The average annual disposable income in 2000 was KRW 25,362,000. For the bottom 20 per cent, it was KRW 9,854,400. See NSO Korea (2001b), *Annual Report on the Household Income and Expenditure Survey 2000*, Korea National Statistical Office, Daejeon.
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12. See reference 1, pages 109—110.
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13. In South Korea, the major means-tested social assistance programme is called the National Basic Livelihood Security (NBLS) system. The programme takes into account household income and assets to determine eligibility. A household is eligible if it earns less than the national minimum cost of living set by the government and if it does not have any other family members on whom to depend. For more information, see OECD (2000), *Pushing Ahead with Reform in Korea: Labour Market and Social Safety Net Policies*, Organization for Economic Cooperation and Development, Paris, pages 127—143.
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16. See reference 15, SMG (2002), page 95.
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37.
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38. See reference 15, SMG (2002).
39.
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