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<b>Typology of Land Tenure and Property Rights in Seoul, South Korea</b>																
0 percent <span style="float: right;">100 percent</span>																
High Security																
Degree of security in practice																
Low security																
<b>Tenure category</b>																
<b>Property rights</b>	*Street dwellers	Squatter settlement tenant (no ownership) in public land	Squatter settlement tenant (no ownership) in private land	Displaced people living in private properties paid by government	Settlers in unauthorised buildings	**Jjimjilbang/PC-bang dwellers	***Hostel/motel dwellers	Homestay/sharehouse w/o formal contract	****Gosiwon/gositel dwellers with contracts	Tenant on short-term contract with monthly rent	Tenant on long-term contract with monthly rent	Tenant on long-term contract partly <b>Jeonse</b> with lower monthly rent	Tenant on <b>Jeonse</b> with mortgage	Tenant on <b>Jeonse</b> w/o mortgage	Owner with mortgage	Freeholder
Occupy / use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Enjoy	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dispose		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restrict				X	X	X	X	X	X	X	X	X	X	X	X	X
Buy																
Inherit											V	V	V	V	X	X
Develop/ improve		X	X		X					V	V	V	V	V	X	X
Cultivate/produce		X	X		X					V	V	V	V	V	X	X
Sublet				X	X			X		X	X	X	X	X	X	X
Sublet and fix rent				X	X			X		X	X	X	X	X	X	X
To access services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
To access formal credit	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Key:	Black: Permanent right Red: Temporary right Blue: Right can change from temporary to permanent Orange: Informally practiced right								X Right available equally to men and women V Where the situation varies from one case to another							
Notes:	<p>*<b>Street dwellers</b> often make shelters in train or metro stations.</p> <p>**Some people spend nights in a spa (<b>Jjimjilbang</b>) or <b>internet cafe(PC-bang)</b> instead of a formal housing.</p> <p>***Some people spend nights in a hostel/motel instead of a formal housing (some places rent out based on hours during the day/night)</p> <p>****<b>Gosiwon/gositel</b> is an affordable housing options for students or individuals. The living space is very small(7m2) and consists of a tiny bathroom or a shared bathroom.</p> <p><b>Jeonse</b> is a concept that only exists in Korea that is equivalent to long-term lease of a house/flat with big (around 50-80% of cost of the house) lump-sum deposit without monthly rent. <b>Half/partly Jeonse</b> is higher amount of deposit (but lower than regular Jeonse) and lower amount of monthly rent in compensation.</p>															