

The Housing Owners in Squatting Areas in Seoul(II)

— A Socio-Economic Survey of Oksoo #3 —

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4. Opinions on Repairs of Houses

Among the surveyed, those who claimed they had no place to repair in their houses accounted for about 40.5 percent of the total. It is believed that a majority of these houses have already been renovated under the government's housing renovation programs conducted in 1972 and 1973.

Those who replied they needed housing repairs gave the places needing repair as seen in Table 53 below

Table 53. Places Needing Repair

Overall repair	87 houses(27.6%)
Interior structural change	36 houses(11.3%)
Repair of wall	16 houses (5.0%)
Repair of roof	50 houses(15.8%)
Repair of fence	27 houses (8.5%)
Expansion	19 houses (6.0%)
Partial interior repair	73 houses(24.0%)

Others	6 houses (1.6%)
Total:	314 houses (100%)

The following table shows repairing costs estimated by the researchers according to details of repair works pointed out as needed.

Table 4. Cost of Repair

No more than 10,000 won	21 houses (6.7%)
10,001 won to 50,000won	62 houses(19.8%)
50,001 won to 100,000won	58 houses(18.5%)
100,001 won to 200,000won	33 houses(10.5%)
200,000 won to 300,000 won	35 houses(11.2%)
300,001 won to 400,000 won	32 houses (7.0%)
400,001 won to 500,000 won	38 houses(12.1%)
500,001 won to600,000 won	8 houses (2.5%)
More than 600,000 won	35 houses(11.2%)
Not clear	2 houses (0.6%)
Total:	314 houses (100%)

The owner of houses needing repairs presented those seen in Table 55 as the reasons for their failures to make needed repairs:

Table 55. Reasons for Failure to Make Repairs

Lack of money	132 houses (42.1%)
In fear of forced removal	124 houses (39.5%)
Authorities' permission not obtainable	31 houses (9.9%)
Repair time has been deferred	22 houses (7.0%)
Others	5 houses (1.5%)
Total:	341 houses (100%)

5. Prices of Houses

Residents in the slum area of Seoul are very sensitive about issues like forced removal of unauthorized houses, loans, compensation, relief for being removed from government, housing renovation and land prices. It appeared that the residents in the area covered in this survey were no exception. As seen in the table above, even repair of houses has been affected by the fear of removal. This phenomenon was reflected, also, in their answers to the question about the prices of their houses.

The residents estimated the prices of their houses as seen in Table 56:

Table 56. Prices of Houses Estimated by House Owners

Not more than 300,000 won	17 houses (3.2%)
300,001 won to 600,000 won	25 houses (4.7%)
600,001 won to 900,000 won	21 houses (4.0%)
900,001 won to 1,200,000 won	61 houses (11.5%)
1,200,001 won to 1,500,000 won	56 houses (10.5%)
1,500,001 won to 1,800,000 won	17 houses (3.2%)
1,800,001 won to 2,100,000 won	73 houses (13.8%)
2,100,001 won to 2,400,000 won	2 houses (0.4%)
More than 2,400,000 won	210 houses (39.6%)
Not sure	48 houses (9.1%)
Total:	530 houses (100%)

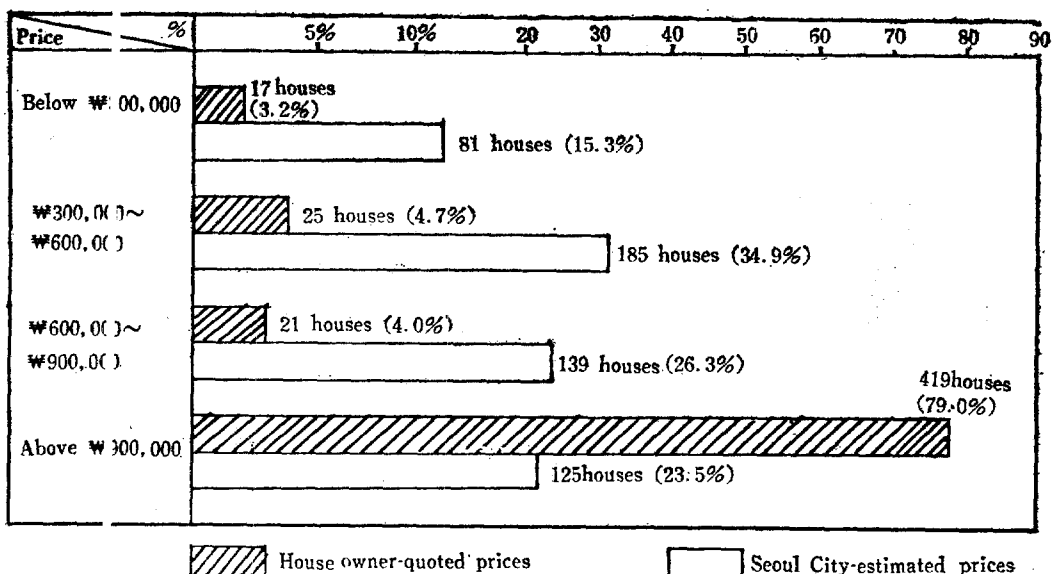
Here, those who claim that the prices of their houses stand at 1,200,000 won or more account for 67.5 percent of the total, even not counting those who replied they were not sure about the prices. However, as seen in Table 57, materials on government estimates indicate that even those houses valued 1,000,000 won or more number no more than 118(22.3%). The government assesses the value of houses at its own discretion in order to obtain criteria for assessment of property taxes. If this is taken into account, the materials shown in Table 57 may have been prepared two or three years ago. Therefore, it appears that the government's estimate is a little lower than the going prices. The materials shown in Table 57 below were produced by Seoul City as to the values of the houses in this survey.

Table 57. Prices of Houses Estimated by Seoul City

₩200,000 and below	44 houses (8.3%)
₩200,000—₩300,000	37 houses (7.0%)
₩300,000—₩400,000	55 houses (10.4%)
₩400,000—₩500,000	60 houses (11.3%)
₩500,000—₩600,000	70 houses (13.2%)
₩600,000—₩700,000	72 houses (13.6%)
₩700,000—₩800,000	37 houses (7.0%)
₩800,000—₩900,000	30 houses (5.7%)
₩900,000—1,000,000	7 houses (1.3%)
₩1,000,000 and above	118 houses (22.2%)
Total:	530 houses (100%)

As seen in the previous two tables, there are gaps between the prices quoted by house owners and the prices estimated by Seoul City. How large the gaps are is hardly understood here because the price figures in Tables 56 and 57 are not grouped by the same interval. But in Table 58, the sizes of the gaps are shown as clearly as possible.

Table 58. Comparison between Owner Prices and Seoul City Prices



Note: 1) See Tables 56 and 57.

2) Because price intervals are not the same in the two tables, prices of more than ₩900,000 are grouped into one section.

3) Owners of 48 houses (9.1 percent of the total surveyed) failed to quote prices, and they were excluded from this table.

6. Loans for Repair and Purchase

Opinions on house repair and its cost and reasons for no repair were discussed above.

Here are discussed loans for house repair and purchase. Residents of this area are greatly interested in loans, especially in long-term, low-interest loans, as discussed earlier. This may be said to be an ill effect of the government effort for industrial development. Under this policy, the government gave various favors to industries lacking funds, such as tax and tariff favors, construction of infrastructure and compensation for losses, and long-term, low-interest loans has been one of these measures.

Long-term, low-interest loans are considered great financial favors in Korea, which is suffering chronic inflation. Long-term, low-interest loans come from banking institutions, and these loans

not only bear much lower interest than private loans but also have a far longer repayment periods—five or six years—than private loans, which are usually repayable within a year. Because of the unabated inflationary spiral, bank loans are greatly depreciated in value after five or six years. Under the circumstances, some people have come to consider bank loans grants or that “You don’t have to pay back bank money.” There are few businessmen who do not use bank loans.

This attitude towards bank loans had been intensified because of corruption in bank service, and it was almost impossible for low income people to get bank loans. Although this situation has been much redressed under the government’s anti-corruption campaign, unfair practices in bank service has been so chronic in banking circles that it cannot disappear in a day or two.

Table 59. Opinions on Loans for House Repair

1) No need for repair	206 houses(38.9%)*
Want to use loans	288 houses(54.3%)
Don't want to use loans	36 houses (6.8%)
Total:	530 houses (100%)
2) Reasons for no use of loans	
Enough own money	11 houses(30.5%)
Unable to repay	15 houses(41.6%)
Fear of forced removal of house	4 houses(11.1%)
Movement to other areas	2 houses (5.5%)
Others	4 houses(11.1%)
Total:	36 houses (100%)

*Note: Houses requiring repair numbered 314 in Table 53, and houses not requiring repair were 216. But in Table 59, house owners who said that their houses did not require repair numbered 206, 10 less than the figure in Table 53, and this difference is believed to have resulted from the general trend of longing for bank loans. In this survey, the residents saw some possibilities of getting bank loans and expressed hope for such money, though they had no definite use for the money.

Therefore, bank loans are still considered a big privilege in this society.

Shown in Table 59 are attitudes on bank loans for house repair.

As for the house sites in this area, 77.9 percent of total houses are in government-owned or public land as 3.7 percent are partially in government-owned or public land as discussed before (see Table 26). Houses in these two categories

Table 60. Attitude pertaining to Planned Purchase of House Sites

Nothing to do with it	91 houses(17.2%)*1
Willing to buy	422 houses(79.6%)
No purchase plan due to no financial power	12 houses (2.3%)*2
Never thought of purchase	5 houses (0.9%)*2
Total:	530 houses (100%)

*Note; 1) Two of those who live in private sites owned by others are included in "nothing to do with purchase"category.

2) Some of those who live in private sites owned by others are included in these two categories.

Table 61. Purchase Prices of Sites

Price	Willing to buy	Not thinking or purchase (Buy at lower price)	No purchase plan due to no financial power (Buy at lower price)	Total
Below ₩1,000	14 houses		5	19 (4.3%)
₩1,000—₩3,000	67	3	4	74 (16.9%)
₩3,000—₩5,000	140		2	142 (32.4%)
₩5,000—₩7,000	64	1	1	66 (15.1%)
₩7,000—₩10,000	27			27 (6.1%)
₩9,000—₩10,000	77	1		78 (17.8%)
₩10,000—₩20,000	24			24 (5.4%)
₩20,000—₩30,000	4			4 (0.9%)
Above ₩30,000	0			0
Unknown	5			5 (1.1%)
Total	422	5	12	439 (100%)

Table 61-1. Relations between Purchase Plans and Movement Plans

Movement Plan	Purchase Plan:		
	Yes	No	Total
Yes	44 houses (10.4%)	20 houses (18.5%)	64 houses (12.1%)
No	376 houses (89.1%)	88 houses (81.5%)	464 houses (87.5%)
Don't know	2 houses (0.5%)	0 (9%)	2 houses (0.4%)
Total	422 houses (100%)	108 houses (100%)	530 houses (100%)

numbered a total of 430.

Table 60 shows attitudes of house owners pertaining to purchase of these sites.

It is interesting to note that of the 12 who replied that they did not have purchase plans because of no financial power, five said that they would purchase the sites if prices were less than 1,000 per pyong, and four said that they would buy if the price was less than 3,000 per pyong.

Table 61 shows replies to a question, "At what price would you buy a site?"

As seen in the above tables, the residents who replied that they could not buy the land because they had no money and who replied that they had no thought of site purchase said that they would buy the site at a very low price. The government has sold public land at prices lower than market prices in most cases, and this has caused severe competition for the purchase of such land. In view of this situation, it is understandable that the residents of this area hope to purchase government and public sites of their houses at prices lower than market prices.

Most residents of the area expressed hope for site purchase, and the owners of 376 houses, 89.1 percent of the 422 owners who expressed hope for site purchase wanted to continue to live in the area. (see Table 61-1)

The attitude toward bank loans for site purchase is shown in Table 62.

It is necessary to see the incomes of those who

Table 62. Will you seek loans for site purchase?

1) Yes	398 houses(75.1%)
No	132 houses(24.9%)
Total :	530 house (100%)
2) Reasons for No	
No power to repay	16 houses(12.1%)
No power to buy	43 houses(32.6%)
Others(not on public sites, etc.)	73 houses(55.3%)
Total :	132 houses (100%)

want to buy their house site and get loans for site purchase, and shown in Tables 63 and 64 are the monthly incomes of those who want to buy their house sites and receive bank loans for site purchase.

Table 63. Monthly Incomes of House Owners Wanting Site Purchase.

No income	6 houses (1.4%)*	75%
₩30,000 and below	57 houses(13.5%)	73.1%
₩30,000—₩50,000	151 houses(35.8%)	84.8%
₩50,000—₩100,000	173 houses(41.0%)	79.0%
₩100,000—₩150,000	25 house (5.9%)	89.3%
₩150,000—₩200,000	6 houses (1.4%)	42.9%
₩200,000 and above	4 house (1.0%)	80.0%
Total :	422 houses (100%)	79.6%

*Note : The figure represents the ratio of the number of those who want to buy their house sites to the total number in each income bracket.

**Table 64. Monthly Incomes of House Owners
Waiting Loans for Site Purchase**

No income	6 houses (1.5%)*75.0%
Below ₩30,000	56 houses(14.1%) 71.8%
₩30,000—₩50,000	140 houses(35.2%) 78.7
₩50,000—₩100,000	166 houses(41.7%) 75.8%
₩100,000—₩150,000	22 houses (5.5%) 78.6
₩150,000—₩200,000	6 house (1.5%) 42.9%
Above ₩200,000	2 house (0.5%) 40.0%
Total :	398 houses (100%)

*Note : The figure is the ratio of the number of those who want to receive loans for site purchase to the number in each income bracket.

As seen in these tables, most of those who earn less than ₩159,000 a month want to buy their house sites and receive bank loans for site purchase. Is this because they still think that bank loans are grants?

The interviewers of this survey estimated roughly the prices of these houses after repair and improvement as shown in Table 65.

**Table 65. Quoted Prices of Houses After
Repair and Improvement**

Below ₩500,000	19 houses (3.6%)
₩500,000—₩1 million	35 houses (6.6%)
₩1 million—₩1.5 million	45 houses (8.5%)
₩1.5 million—₩2 million	58 houses(10.9%)
₩2 million—₩2.5 million	50 houses (9.4%)
₩2.5 million—₩3 million	47 houses (8.9%)
₩3 million—₩3.5 million	30 houses (5.7%)
₩3.5 million—₩4 million	24 houses (4.5%)
Up to ₩4.5 million	67 houses(12.6%)
Unable to estimate or did not estimated.	155 houses(29.3%)
Total :	530 houses (100%)

Chapter 4. Family Goods and Living Environment

1. Family Goods

As in other countries, acquisition of family goods means formation of wealth in Korea. Kinds and

quantities of family goods are indicators of family wealth. In bygone days, the wealth of a family was measured by the amount of brass tableware (the thicker tableware one had, the richer one was), big cooking pots for rice (The bigger the pots one had, the richer one was) and silver spoons and chopsticks. Some of this kind of remainder of estimating family wealth is still seen in remote rural areas of the country.

The indicators of family wealth has been changed into automobiles, television receivers, refrigerators, telephones and washing machines, etc. Until a few years ago, radios played an important part in family wealth, but they no longer enjoy such a position because of their wide distribution among the people.

This change in family wealth indicators or symbols is due to political, economic and social changes in the country, and the changes differ by social class. For example, the status symbols of businessmen and white-collar workers in Seoul are expensive watches such as Omega, suits cut and made by first-class tailor shops such as those in Myong-dong, shoes made by first-class shoemakers such as those in Myong-dong, automobiles, haircuts at first-class barbershops such as those in tourist hotels, eating at first-class restaurants, golf and so on. The status symbols of high-society ladies and entertainment girls in Seoul are dress cut and made by first-class dressmakers in Myong-dong, ornaments imported from foreign countries or bought at first-class department stores and visits to first-class beauty parlors (such as those in first-class hotels) and first-class department stores.

A systematic and close study of changes in family wealth indicators and status symbols of the people in Korea is considered necessary.

In the present study, a survey of family goods which indirectly of the people in the area was conducted, without considering their family wealth

Table 66. Family Goods

TV sets	362 houses(68.3%)
Radios	472 houses(89.1%)
Telephones	145 houses(27.4%)
Newspaper subscriptions	334 houses(63%)
Radio-phonographs	182 houses(34.3%)
Bicycles	45 houses (8.5%)
Automobiles	18 houses(3.4%)*
Clocks and watches	495 houses(93.4%)
Refrigerators	101 houses(19.1%)

*Note: These are considered owners of taxis and three-wheel trucks for business use.

or social status.

Shown in Table 66 are the results of this survey.

Residents of this area said that they seldom or never went to movies, mountain-climbing or fishing, and more than half of the people surveyed (68.1%) never went out with family members, including children, on holidays, as shown in Table 67.

They said that they could not afford much leisure hours, nor could they go to leisure places, during such hours.

Table 67. Use of Leisure Hours

	Seldom or never	Once or twice a year	Once or twice a month
Movies	401 houses (75.7%)	87 houses (16.4%)	42 houses (7.9%)
Mountain-climbing or fishing	441 houses (83.2%)	38 houses (7.2%)	51 houses (9.6%)
Outing with family	361 houses (68.1%)	132 houses (24.9%)	36 houses (6.8%)

*Note: A person who gave a "Don't know" reply was excluded from this table.

Table 68. Places of Spending Leisure Hours with Family

1. At home	68 houses(12.8%)
2. Suburbs	100 houses(18.9%)
3. Parks	40 houses (7.5%)
4. Ancient palaces	18 houses (3.4%)
5. Amusement places	9 houses (1.7%)
6. Houses of relatives	7 houses (1.3%)
7. Others	2 houses (0.4%)
8. No leisure hours	286 houses (54%)
Total:	530 houses (100%)

As seen in Tables 66 through 68, the living conditions of the people surveyed in this study are much better than they are asserted to be. For example, an average of 2.7 telephones for every 100 families is close to the national average of 2.9 telephones per 100 families, families having television receivers account for 68.3 percent and families with refrigerators 19.1 percent. These figures are believed to be above the average level

or at least average of Seoul citizens. But they said that their incomes were very low and that they wanted to buy their house sites at very low prices. This must draw particular attention. They may be financially capable of abiding by government regulations concerning housing construction and city planning. It is considered that those needing government support and thus posing problems in the area are people who live in rented rooms or houses, rather than owners of houses, in the area.

2. Living Environment

What do the people of this area think of living environment in the area? Shown in Table 59 are the replies to this question obtained on an item-by-item basis.

As seen above, the residents of the area surveyed do not feel much inconvenience in the living environment of the area, except a few items. For example, most Seoul citizens have no

Table 69. Opinions on Living Environment

Item	Reply	Inconvenient	Convenient
Markets(distance)		454 (85.7%)	76 (14.3%)
Water supply(failure due to low water pressure)		291 (54.9%)	236 (45.1%)
Bus stops(distance and trip number)		18 (3.4%)	512 (96.6%)
Noise		81 (15.3%)	449 (84.7%)
Stench		47 (8.9%)	483 (91.1%)
Sewers		99 (18.7%)	431 (81.3%)
Public bathhouses (distance)		117 (22.1%)	413 (77.9%)
Width of roads		227 (42.8%)	303 (57.2%)
Power supply		27 (5.1%)	503 (94.9%)
Children's playgrounds		27 (5.1%)	503 (94.9%)
Excrements disposal		306 (77.5%)	119 (22.5%)
Health centers and hospitals		319 (60.2%)	211 (39.8%)
Gov't offices(distance toward tong offices)		28 (5.3%)	502 (94.7%)
Public telephone booths		31 (5.8%)	499 (94.2%)
Location of schools (distance)		28 (5.3%)	502 (94.7%)

adequate places for their children to play in, and this is also true in this areas.

Table 70. Places Where Children Play

At home	326 houses(61.5%)
Back alleys	85 houses(16.0%)
On streets	22 houses (4.1%)
Others	5 house (10.9%)
No children	92 houses(17.5%)
Total:	530 houses (100%)

They said that they knew their neighbors very well and that neighborhood relations were friendly.

Table 71. Do you know your neighbors very well?

Know very well	Don't know much	Don't know at all	Total
374 (72.6%)	151 (28.5%)	5 (0.9%)	530(100%)

They also said that they were friendly and cooperative to neighbors.

Table 72. Are you friendly and cooperative to your neighbors?

Yes	No	Don't know	Total
472 (89.1%)	1 (1.5%)	50 (9.4%)	530(100%)

As seen in the above tables, house owners in this area appear not to feel great inconvenience in the living environment of the area, except in poor water supply, distant markets and poor excrements disposal which are all due to the location of the area on hillsides.

Some people riding in cars speeding along paved roads may get a bad impression of this slum area, congested with ugly, unsanitary and stinking shanties. It appears that people having their own houses in this area do not feel much of that kind of impression. It is people living in rented rooms or houses in these area who give such an ugly and stinking impression and as for these people, one may say such impression is actual one and to for those house owners. As seen in the following table, 87.5 percent of the house owners do not want to move to other areas.

Those who replied that they did not want to move from the area because of their affection for it were the most numerous, but their reasons for liking the area were not identified. There is an old saying in Korea, "Wherever you may live it is your hometown if you feel affectionated." The

Table 73. Do you want to move to other areas, and if you do what is the reason?

1) Yes	64 houses (12.1%)	1) No	464 houses (87.5%)
2) Reason		2) Reason	
a. Unplanned area	21 houses	a. Feel affection for the area	323 houses
b. Bad environment	14 houses	b. Friendly neighbors	59 houses
c. Included in list of houses for forced removal	14 houses	c. No better in other areas	47 houses
d. Inconvenience in child education	9 houses	d. Having business in the area	12 houses
e. Long distances to work places	3 houses	e. Short distances to work places	10 houses
f. Others	3 houses	f. Redevelopment area	5 houses
		g. Short distances to schools	4 houses
		h. Others	4 houses

Note: Two house owners who gave no reply were excluded.

house owners in this area must have built or bought their own houses for the first time in their lives, after leading hard lives in other areas similar to this one, and they must therefore have come to like the area where their own homes are. In addition, they hope to buy house sites and repair their houses to make the now shanty-looking houses real houses in name and reality. There is another way of looking at this fact. People in areas for redevelopment are sensitive to the government's assistance in movement costs and other such measures, and it is considered that the people in the area of this study must have given their replies to the above question, expecting such measures of government assistance.

Chapter 5. Prospects for Future Life

What prospect for future life do people of this area have? Do these people having their houses on public site think that they can buy the public site and renovate their house so as to make them real houses on their own land which do not look shanties?

Their replies to these questions are shown in Table 74 through 76.

As seen in the above tables, more than half (55.7 percent) replied that their living standards would improve, and it is interesting that 89

Table 74. Households with Improved Living Standards are Reasons

1. Increased incomes	93 households
2. Increase in wage-earning family members	92 households
3. Economic development of the country	56 households
4. Successful businesses	48 households
5. New business projects	4 households
6. Others	2 households
Total:	295 households (55.7%)

Table 75. Households with Deteriorated Living Standards and Reasons

1. increased expenses for child education	20 households
2. Increased cost of living	14 households
3. No wage-earning family members	11 households
4. Business failures	4 households
5. Others (don't know)	1 household
Total:	50 households (9.4%)

Table 76. Households with Unpredictable Futures and Reasons

1. No stable jobs	33 households
2. No definite plans	31 households
3. Unclear outlook for future	29 households
4. Others	5 households
Total:	98 households (18.5%)

Note: Answers falling under the categories

"Unclear outlook for future" and "Others" are considered the same.

households (16.8 percent) said that they would live better because the area would be redeveloped by the city government. This reply does not meet the requirement of the question but is relevant to the purpose of the survey. This is considered good proof that people are very sensitive to the government's redevelopment plans, especially when such plans covers their neighborhoods. They expected that they could have their houses in the sense discussed before on their own sites in the years shown in the following table.

Table 77. Expected Length of Time for Owning Their Houses

Within in 1 year	12 households
Within in 3 year:	11 households
Within in 5 year:	1 household
Within in 7 year:	3 households
Within in 10 years	0 household
More than 10 years	2 households
When the government sells site	28 households
Not expected	10 households
Unanswerable (because they have already)	47 households
Don't know	163 households
Total:	530 households (100%)

Noteworthy is the fact that owners of 281 houses, 53.0 percent, are waiting for the government's sale of the sites.

A survey of their view of life and society was conducted to find out whether the people of this slum area are anti-social and scoff at society. If they were anti-social, they would also distrust the government and this would pose a problem for government programs requiring people's cooperation. People distrusting the government are considered to think that honest and hard-working people cannot live well and that government officials are not kind.

But people having houses in this area were

found not to distrust the government, as seen in Tables 78 through 80, though the attitudes of those living in rented rooms and houses are not known.

Table 78. Do You Believe Honest People Live Better?

Yes	414 (78.3%)
No	98 (18.5%)
Don't know	17 (3.2%)
Total:	529(100.0%)

Note: One person did not give a reply.

Table 79. Do You Think You can Live Better if You Work Hard?

Yes	511 (96.4%)
No	12 (2.3%)
Don't know	7 (1.3%)
Total:	530(100.0%)

Table 80. Are Government Officials Kind to You?

Very Kind	125 (23.6%)
Somewhat Kind	320 (60.4%)
Somewhat unkind	62 (11.7%)
Very unkind	13 (2.4%)
Don't know	10 (1.9%)
Total:	530(100.0%)

Chapter 6. Conclusion

In this study, the socio-economic situation of people having houses in this redevelopment area was investigated, with emphasis placed on their dwellings.

Redevelopment projects in urban areas are designed to provide the urban populace with pleasant living environments. The degree of redevelopment in such projects is generally dependent on the government's financial condition. But the basic requirements of these projects are to provide basic facilities necessary for urban life. These facilities include, for example, wide roads, waterworks and sewers, excrement disposal

systems power supply, markets, hospitals and primary schools. In addition, residential districts should have green belts and children's playgrounds in a certain proportion of areas compared to the whole areas of such districts.

In the Republic of Korea urban redevelopment projects have another implication. They are of the nature of the Saemaul Movement started across the country in 1970 in that they are aimed at improving living environments. This movement started first to improve living environments in rural areas. It is a rural development movement of rural populace to improve their living environments through cooperation of people in the villages. In this movement, rural people improved their houses, replacing thatched roofs with tile roofs and building new fences, dug community wells and built community laundry places with some government assistance. They even contribute part of their farmland to expanding community roads and building bridges.

The Saemaul Movement has spread to cities and become a big economic, social and cultural reform movement across the country. It should be seriously studied whether the spirit of the Saemaul Movement can be applied to redevelopment projects in cities. In the Seoul City Government and ward (ku) offices there are sections in charge of the Saemaul Movement. In this respect, the following problems should be studied.

First, Seoul City should encourage people in well-off residential districts with well-developed living environments to improve waterworks and sewer and pave alleys at their own cost, instead of using city funds.

Second, not all the people in redevelopment areas need government assistance. Those requiring government assistance are people living in rented rooms and houses in such areas. Owners of houses in this area are considered to have some means of living and to be relatively well-off. Seoul City

is advised to study a plan encouraging these owners of houses in redevelopment areas to contribute in one way or another to redevelopment projects in their neighborhoods, as farmers do in the Saemaul Movement.

Third, in connection with the above problem, owners of houses in the area surveyed in this study appear to be much dependent on government assistance, as was found in various surveys for this study. Of course, it is understood that they have become what they are now after many hardships in life. But it is considered necessary for Seoul City to adopt a policy to correct their attitude of depending too much on government assistance.

Fourth, the government should conduct redevelopment projects, including housing construction, in such a manner that the benefits of these projects will go to people living in rented rooms and houses as much as possible, rather than to owners of houses in the redevelopment area. In this case, it is necessary to prevent possible adverse effects such as mass migration of rural people to the area, and this problem should be carefully studied.

Fifth, Seoul City should take institutional measures encouraging high-income people to contribute to redevelopment projects in slum areas. At present, for example, Seoul City invests much of its funds in expansion and pavement of roads in outlying areas, and those who benefit most from such investments are those who can afford to buy their own cars. Car owners are greatly responsible for traffic jams and air and noise pollution in the city. More taxes from these people are considered to be of help to raising funds for road pavement and redevelopment projects in slum areas, too.

Sixth, measures should be taken to hold more strongly and effectively in check the migration of rural people to Seoul.