

2011년 1월 16일 키워드 스피킹 방송 / 주제: 전세대란

Paul's Summary (transcribed)

Korea has a unique **property leasing system called Jeonse**, in which **tenants** pay a **lump sum** as "**key money**" to their **landlord** at the beginning of their lease. And when they move out the landlord **refunds** the full amount back. This lump-sum can be anywhere from perhaps 40 to 50 percent of the market value of the house or apartment. During the term of the lease there is no monthly rent paid but the landlord is free to invest the large amount of money **at their disposal** until the end of the contract. This system was able to take root in the 70's and the 80's when the Korean economy was growing rapidly and investors could **capitalize on the huge demand for cash**. Often landlords could get a higher return on their investments than the interest from the banks. Recently there is a "**Jeonse fiasco**" as the **supply of Jeonse is drying up**. This is due to **potential home buyers' fear of a drawn out slump in the property market**. Potential buyers have **put off purchasing** homes preferring to rent under the Jeonse system, creating a strong demand for Jeonse homes. As the tenants of these Jeonse homes are mostly mid to low income families the government should come up with measures to address this dilemma. One solution is to increase the supply of "**public houses**" which are **leased to low income households on a long term basis**.

Key Words

1. 전세 jeonse, leasing
2. 전세대란 jeonse fiasco
3. 보증금 security deposit, key money
4. 계약금 down payment
5. 주택대출 mortgage
6. 단기월세 monthly rent
7. 장기임대 lease (보통 1년이상 계약)
8. 일시불로 지불하는 큰 금액 lump sum
9. 전세 끼고 집 사기 buying a house through jeonse leverage
10. 은행을 거치지 않다 bypass banks
11. 부동산 property
12. 집주인 landlord
13. 세입자 tenant
14. 부동산중개업자 real estate agent, realtor (일상적으로 사용)
15. 금리 인하로 전세를 월세로 돌리다 convert from jeonse to monthly rent due to low interest rates
16. 소형평수 전세 물량이 부족하다, 품귀다 small-size jeonse houses are in short supply
17. 잠재적 부동산 구매자가 가격 하락을 우려한다 potential buyers of houses do not wish their assets to decrease in value
18. 바닥을 치다 (더 이상 하락할 가능성 없을 정도로 떨어짐) bottom out, hit rock bottom
19. 바닥을 치고 상승세로 반동하다 rebound

More Key Words

1. 부유층 위주로 설정되어 있다 be geared towards the rich
2. (전세금을) 전액 환불하다 refund the full amount
3. 독특한 부동산 장기계약 체계 unique property leasing system
4. 자유롭게 투자하다 invest at one's disposal
5. 부동산 시장의 장기침체 drawn-out slump in the property market
6. 공공임대주택 public houses
7. 장기임대 leased on a long-term basis