

## Abstract

A purpose of this study is analysis of residential movements of Bundang new town residents, located in Seoul metropolitan area from the viewpoint of property formation.

Sample households were classified into four types as the parent dependence type, the independence type, the high margin acquisition type and the property gradual increase type.

The parent dependence type migrate within Gangnam district especially in 1980's. In 1990's, a lot of residential movements generated from Gangnam and the former built-up area of Seongnam city to Bundang new town.

The independence type experienced long distance residential movements in 1980's. In 1990's, residential movements occurred intensively from a metropolitan area to Bundang new town.

The property gradual increase type household caused a lot of movements to Gangnam and Seongnam city in 1980's. In 1990's, movements within Bundang new town and movements from Seongnam city to Bundang new town were found frequently.

In 1980's, the high margin acquisition type made a lot of movement within Seongnam city. Frequent movements from Seongnam city to Bundang new town,

from the metropolitan area to Bundang new town and within Seongnam city, in 1990's were observed, and they moved within Bundang new town.

Results of the investigation showed that the parent dependence type is the most efficient for the property formation behavior, however, the property gradual increase type which purchased the first residence after repeats of the *cheonse* made property slowest. The *cheonse* as the unique residential lease system acts as efficient fund supply. Furthermore, the sample households of Bundang new town in 1980's traced outward the expansion of residential area in the Seoul metropolitan area. And they arrived at Bundang new town by the development in 1990's. But, most of residents in Bundang new town make frequent movements within Bundang new town for the sake of more property formation. The fact suggests the spatial restructuring of the Seoul metropolitan area.

keywords: Bundang new town, residential movements, property formation,

Seoul metropolitan area, *cheonse*