
Abstract

- Realities and tasks of individually located factories in Gyeonggi Province
 - In the metropolitan area and Gyeonggi Province, the proportion of individual locations is high due to the limited amount of industrial area and the designated area of industrial complexes is small compared to the demand.
 - In response to this, it is necessary to improve the production environment of small and medium-sized factories, as well as to alleviate conflicts with villages and residents by reorganizing areas with individual locations.

- Limitations and challenges of the semi-industrial complex
 - The purpose of semi-industrial complexes is to reorganize poorly developed individually located factories, but in reality, there are no clear regulations or guidelines for demolishing existing factories and extending and reconstructing new factories on the maintained sites, so the system cannot be activated.
 - In addition, industrial complexes have a lot of support from the state and local governments for supporting facilities, and resident companies have many benefits such as acquisition tax and property tax reduction, but semi-industrial complexes do not be applicated such benefit.

- Suggestions for institutional improvement in semi-industrial complexes
 - It is proposed to designate a semi-industrial complex and change the nature of the project to a semi-public project. By including semi-industrial complexes mutatis mutandis in special regional development projects, various licensing procedures are simplified and improved to be subject to integrated deliberation.

- Improvement of designation requirements to increase the inclusion rate of production and conservation management areas and change the actual use area to realize new factory expansion and renovation

- For the promotion of semi-industrial complex projects, the government and local government-affiliated public company(such as LH Corporation and GH Corporation), the cooperative and trust company allow to join the development and play a major role.

- In case of expansion, renovation, or new construction of an existing factory, the acquisition/registration tax is exempted for the area of the existing factory.

- Established the 「Guidelines for Designation and Development of Semi-Industrial Complexes」 to clarify the details and procedures of designation of semi-industrial complexes and projects

- Semi-industrial complex pilot project proposal

- For the site selection, we propose several criteria, the ratio of factories and the number of companies in individual locations is high, the effect of maintenance of poorly developed areas is high, the willingness to participate in the city and county is high, etc. As a target area, we propose an area where companies willing to participate in the project are located among 5 cities/guns including Hwaseong, Gimpo, Yangju, Namyangju, and Gwangju.

Keyword Semi-Industrial Complex, Individually located factory, disordered land use development