



## Abstract

# A Study on the Introduction of Industrial Complex for the Balanced Regional Development in Gyeonggi-Do

- Combined development of industrial complexes is necessary in terms of revitalization of industrial complexes in the Northeastern region of Gyeonggi, which has poor industrial infrastructure (on the level of regional balance), promotion of the transition to planned locations of individual production locations (on the level of location competitiveness), and strengthening the functionality as a corporate support hub (on the level of integrating local innovation centers), thereby inducing companies to innovate with nearby areas.
- In this context, this study aims to develop a model for a balanced regional industrial complex by reinvesting the development profits of industrial parks with good business feasibility to the industrial parks with poor business feasibility through combined development of two or more industrial complexes.
- The direction of combined development of industrial complexes is a way to reinvest the development profits from the industrial facility sites and the supporting facility sites in industrial complexes that can generate profits in the southwest region to the northeast region, where the industrial base is poor, and to compensate for the loss of development profits.
- Under the current legal system, the profits from the sale of the <Industrial Facility Sites> concerned allow for loss compensation to the industrial complexes and other

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industrial complexes. However, despite such legal grounds, there are no cases of applying for the combined development due to the lack of provisions for loss compensation procedures and methods. Therefore, this study intends to suggest a plan that can be promoted as a pilot project for combined industrial complex development.

- On the other hand, under the current legal system, losses from the industrial complex concerned can be compensated by the sale of <Supporting Facility Sites>, but not for other complexes. In other words, under the current legal system, there is no provision stating, “the loss compensation to other industrial complexes is possible by the development profits of supporting facility sites, which are supplied by the appraised value”.
- Therefore, improvement of the system is required so that more than 25% of the profits from the development of the supporting facility sites can be reinvested in not only the industrial complexes concerned, but also other industrial complexes.
- In addition, the loss of other industrial complexes should be compensated by the development profits generated from the supporting facility sites.