

Industrial Hub of
Gyeonggi

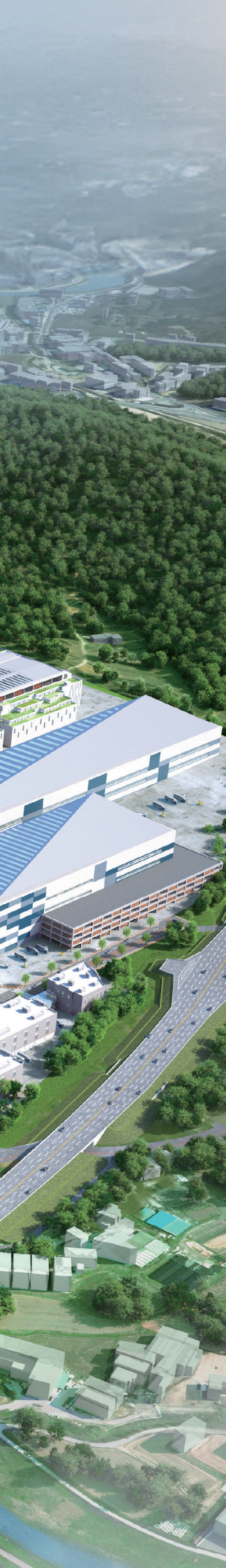
Yangju Eunnam Industrial Complex



GYEONGGI HOUSING &
URBAN DEVELOPMENT
CORPORATION

[Sales Inquiries]
+82-31-8082-5980~5982





Leading the shift,

A Core Hub for Next Generation Industries

Yangju Eunnam Industrial Complex

Yangju Basic status



Area

310.4km²

(3.04% of Gyeonggi)



Administrative districts

1eup, **4**myeons, **7**dongs

(305 tong-ri / 2,709 ban)



Financial scale

KRW **1.252** trillion

General account: KRW 1.024 trillion,
Special account: KRW 184.1 billion



Medical institutions

196



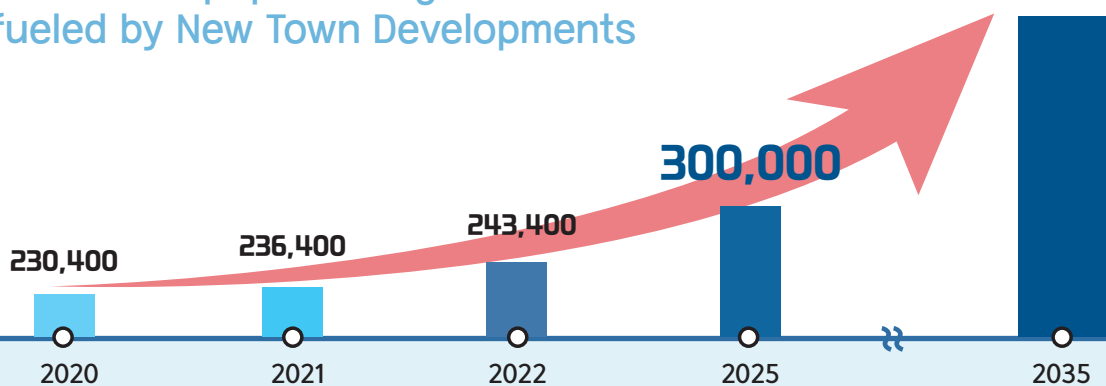
Population

305,597 (including registered foreign residents)

Consistent population growth
fueled by New Town Developments

Target Population for 2035

504,000



Status of major facilities



Public libraries

10



Learning centers

7



Culture and art spaces

18



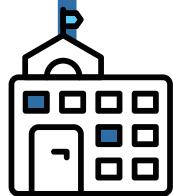
Enterprises

29,246

Total Employment : 104,133

Where Enterprises Converge

Where Talent Thrives



Schools

Elementary, middle,
and high schools

64 schools

30,685 students

35 elementary schools (13,987 students)

11 middle schools (6,860 students)

8 high schools (5,488 students)

Universities

3 universities

13,377 students



Seojeong
University



Kyungdong
University



Yewon Arts
University

Over the last decade,
the student population
has grown by

34%

2025 **44,062** students

2015 **32,993** students

Yangju : A Future Education
Cooperation District
designated as a special
educational development
zone!!

Transportation Nexus of Northern Gyeonggi

Yangju

.....

Yangju is rapidly evolving into the Transportation Nexus of Northern Gyeonggi, powered by major expressway and mass transit connections to Seoul. With ongoing urban development and enhanced regional accessibility, Yangju creates the ideal environment for nurturing a high-skilled, vibrant workforce.

Public transportation



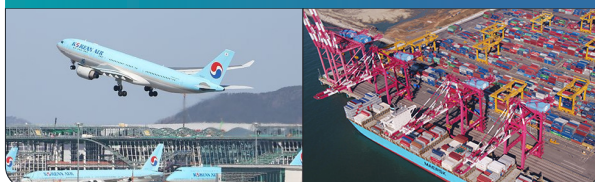
- **Seoul Subway Line 1** (Yangju Station, Deokgye Station, Deokjeong Station and Hoejeong Station (scheduled))
- **Seoul Subway Line 7 extension to open in 2027** (Planned stations: Okjeong Station, Goeup Station(tentatively named))
- **GTX-C Line to open in 2031** (Deokjeong Station)
- **Metropolitan express buses to Seoul areas :**
 - 1100** (Deokjeong↔ Nowon)
 - 1101** (Deokjeong↔Seoul Station)
 - G1300** (Deokjeong↔Jamsil)
 - G1304** (Hongjuk↔Jamsil))

Roads

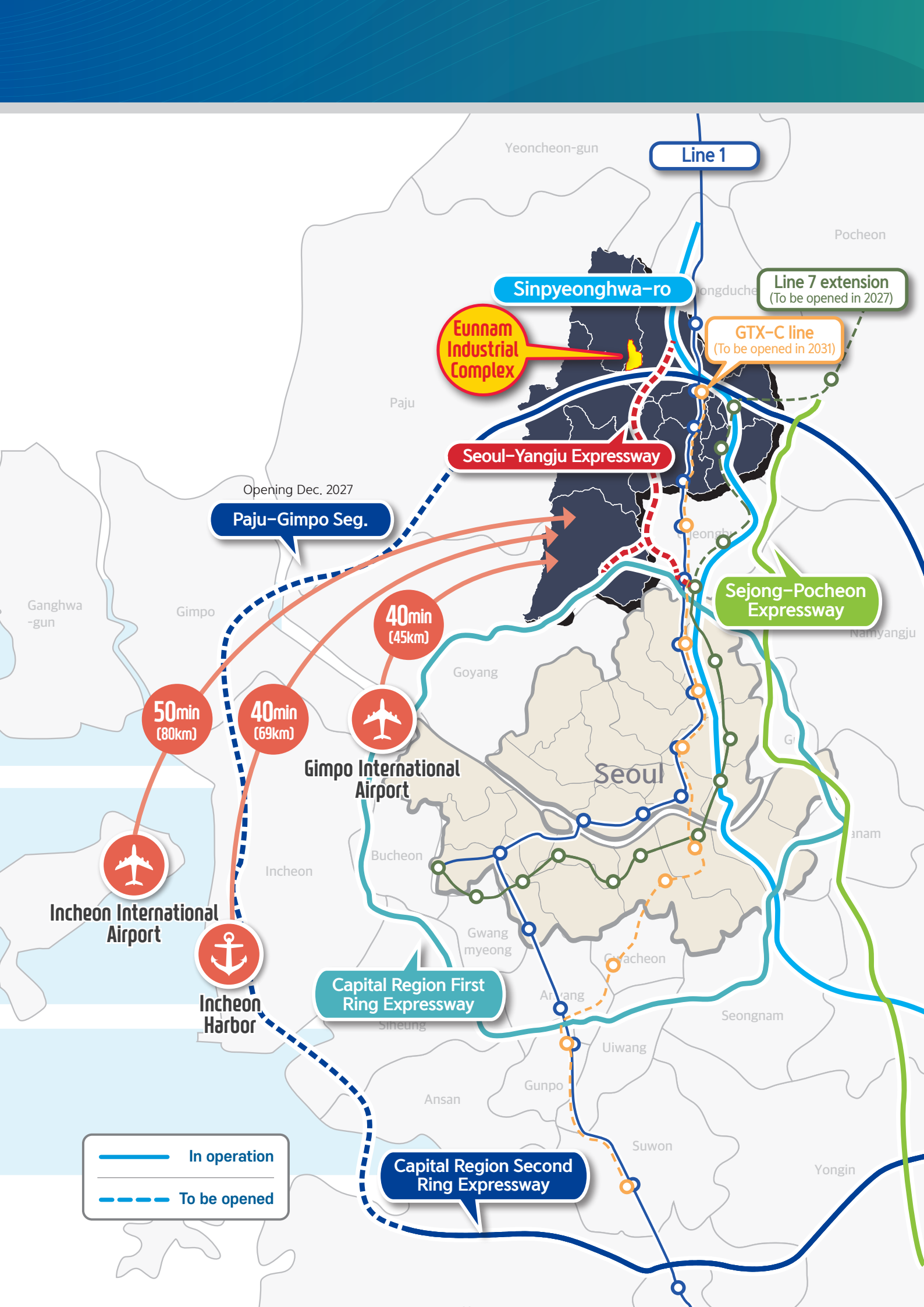


- **Capital Region First Ring Expressway** (Songchu IC)
- **Capital Region Second Ring Expressway** (full opening expected by 2029)
- **Seoul - Yangju Expressway** (Construction to begin in 2026, Opening planned for 2031)
- **Sejong-Pocheon Expressway** (Connecting to Yangju IC on the Capital Region Second Ring Expressway and other major routes)
- **National Route 3** (Sinpyeonghwa-ro), **Pyeonghwa-ro**

Sea routes



- **Incheon International Airport** approx. 50 minutes away (80 km)
- **Gimpo International Airport** approx. 40 minutes away (45 km)
- **Incheon Harbor** approx. 40 minutes away (69 km)





Gu-am Industrial Complex 3 companies, 237 employees

C13. Textile manufacturing industry
C26. Electronic components, computers, video, audio, and communication equipment manufacturing industries
C21. Medical quality and pharmaceutical manufacturing industry



Nammyeon Industrial Complex 44 companies, 561 employees

C13. Textile manufacturing industry (excluding clothing)
C15. Leather, bag, and shoe manufacturing industries
C25. Processed metal products manufacturing industry (excluding machinery and furniture)

Sangsu Industrial Complex 10 companies, 306 employees

All manufacturing industries in the Korean Standard Industrial Classification Table/List



Geomjun Industrial Complex 61 companies, 1,229 employees

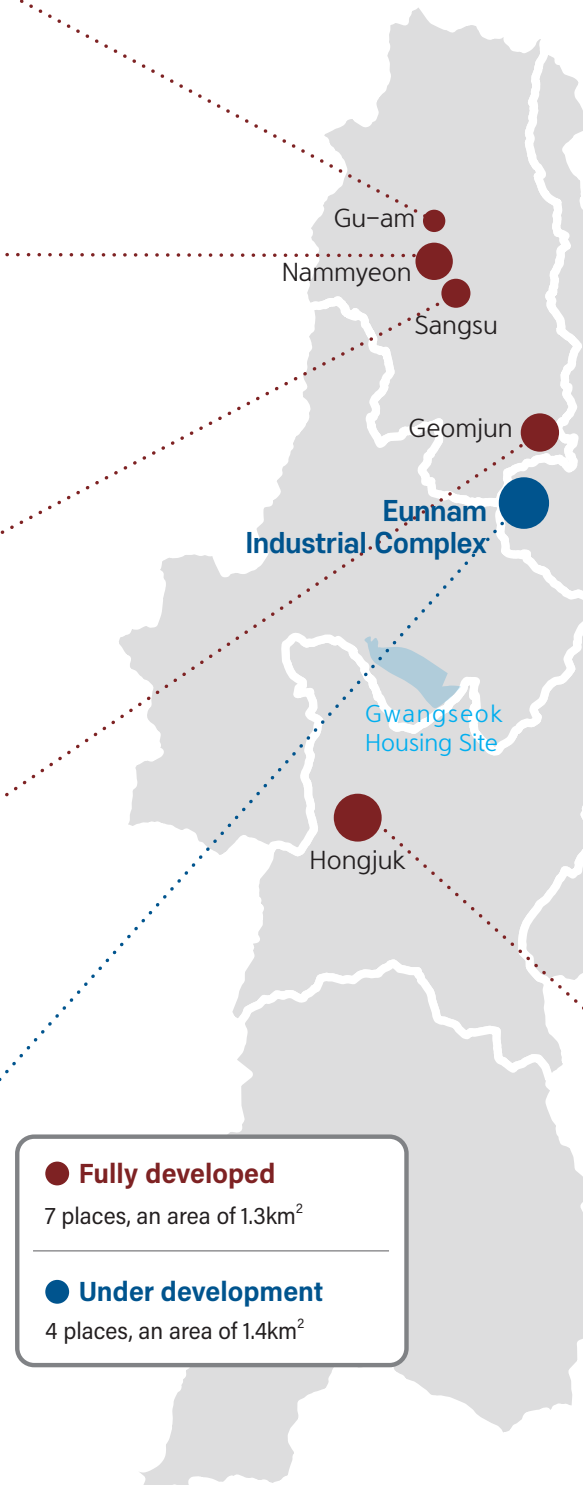
C134. Textile products dyeing, organizing, and finishing industries
C201. Basic chemical manufacturing industry
C259. Other metal processed products manufacturing industry



Eunnam Industrial Complex (Completion: December 2027)

C10. Food manufacturing industry
C13. Textile manufacturing industry (excluding clothing)
C22. Rubber and plastic manufacturing industries
C25. Processed metal products manufacturing industry (excluding machinery and furniture)

209 companies
4,759 employees



New Industrial Complexes - Yangju Techno valley, Eunnam and Hoecheon 300 - 400 Companies , 10,000 + Employees

Doha Industrial Complex
1 company, 352 employees
C24. Primary metal manufacturing industry

Won Industrial Complex
(Completion: December 2026)
1 company, 150 employees
Manufacture of concrete, such as ready-mixed concrete

Seoul Milk Industrial Complex
1 company, 448 employees
C10. Food manufacturing industry

Hoecheon Urban High-tech Industrial Complex
(Completion: December 2026)
55 companies and 3,000 employees (expected)
High-tech Industries and knowledge culture industries

Gyeonggi Yangju Techno Valley
(Completion: December 2026)
Manufacturing industries:
C26. Electronic components, computers, video, audio and communication equipment manufacturing industries
C27. Medical, precision, scientific instruments and watches manufacturing industries
C28. Electrical equipment manufacturing industry, etc.
R&D-type industries:
J58. Publishing industry
J59. Video and audio recordings production and distribution industries
J60 Broadcasting industry, etc.

Hongjuk Industrial Complex
88 companies, 1,476 employees

C10. Food manufacturing industry
C13. Textile manufacturing industry (excluding clothing)
C15. Leather, bag and shoe manufacturing industries, etc.

Yangju Facilities and Institutions



Major Institutions



경기지방중소기업청

Northern branch office of Gyeonggi
Regional SMEs and Startups office



KOTRA Northern Gyeonggi
Support Group



경기신용보증재단
Gyeonggi Credit Guarantee Foundation

Gyeonggi Credit Guarantee
Foundation, Yangju Branch Office



경기대진테크노파크
Gyeonggi Daejin Technopark

Gyeonggi Daejin Technopark



Korea High Tech Textile
Research Institute



Gyeonggi General Textile
Support Center



Gyeonggido Business &
Science Accelerator



Gyeonggi Transport Corporation



한국여성경제인협회
Korean Women
Entrepreneurs Association



Major Local Enterprises



서울우유
Seoul Milk



CAS



WOOREE NEWOPTICS
NEWOPTICS



Nungwon Metal Industrials



inter-M



O9WOMEN





Key Business Tenants by Industrial Complex

Sangsu General Industrial Complex

Taeyoung Chemical Ind. Co., Ltd.	Burim Chemical Co., Ltd.	Samwon Ind.	Seaho	SMI Co., Ltd.
SEALON Co., Ltd.	TAI SAN HITECH CO., Ltd.	RICOVILL	MayHome Co., Ltd.	Damdapack

Geomjun General Industrial Complex

GREENWEAR Co., Ltd.	Namdo C&T	Daegwang Print Trade	Daewon C&T	Daejin CS
Daejin Textile	D&B Tradings	Bitna	Seoheung Textile	Eco Textile
WooSung Foam	WooSung Foam Factory 2	Ilgu	Jinwoong Industry	Changjin Co. Ltd.
CAN Textile	Tower Co., Ltd.	Turning Point Co., Ltd.	Hansol Textile	Hyundai Metal
Hyundai Plating	Hyundai Plating	Seyoung Textile	Gobang Textile	Nasan Textile
Daeyong C&T	Daewon C&T	Daewon Textile	TheZone1	Duksan Metal Co., Ltd.
Dong Gwang Metal	DS Chemical	Samho C&T	Samho Textile	Seonyeopsa
Seongbo Textile	Seongsu Dyeing	Seongeun Textile Solution	Seonghwa Industrial Co., Ltd.	Seonghwa Textile
Sero Textile	Suseong Dyeing	Shinmyeong Industrial	Shinmyeong Industrial	Yangpyeong Metal
Youngjin Industry	Youngjin Industry	Yegwang C&T	Yoowon C&T	Youjin industry
Jeongwon	Dankook Co., Ltd.	Jinseon Metal Plating	Jinheung C&T	Taegwang ENG
Taegwang Metal	Taeyoung Industry Corp.	Pyeonghwa Textile	Foryou Textile	Hansol Textile
Hyundai Special Plating				

Nammyeon General Industrial Complex

Vision Land	Sangyoung Tech	Songrim Water Tech	Air Tech CNS	LEJ & Partners
Eun Sung Aluminum co., Ltd.	ENL	Jeho	Jungbu P&C	Jinseong Safes
K-WON ELECTRONICS	Kaylune Company	Taeyoung C&T	Taeyoung PolyChem	Hanabar Co., Ltd.
YK Metal	Gangseong Pieces	Daekwang Metal	Daedong Industrial	Donggwang Textile
BALLPIN TEC	B&A Tech Co., Ltd.	Saeong engineering	Seojin System	Seojin Precision
Shinshin Textile	HSP	Yeongshin plating	Yeongjin Trade	WooShin Heat Treatment Inc.
Eunseong	Jungwoo Metal	JD & S	KC Tech Co., Ltd.	Korea Renewable Energy
Jungbu Industry Corporation	Junghwa Textile	Chungmu Steel Processing	Taeseong Plating	Taeyoung Chemical Ind. Co. Ltd.
Korea Precision Steel Ball Co., Ltd.	Hanseong Metal s.t	i-engraving Hansung	Hyundai Industry	

Guam General Industrial Complex

NEWOPTICS	IMPACTRUM	NOBOS International
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Hongjuk General Industrial Complex

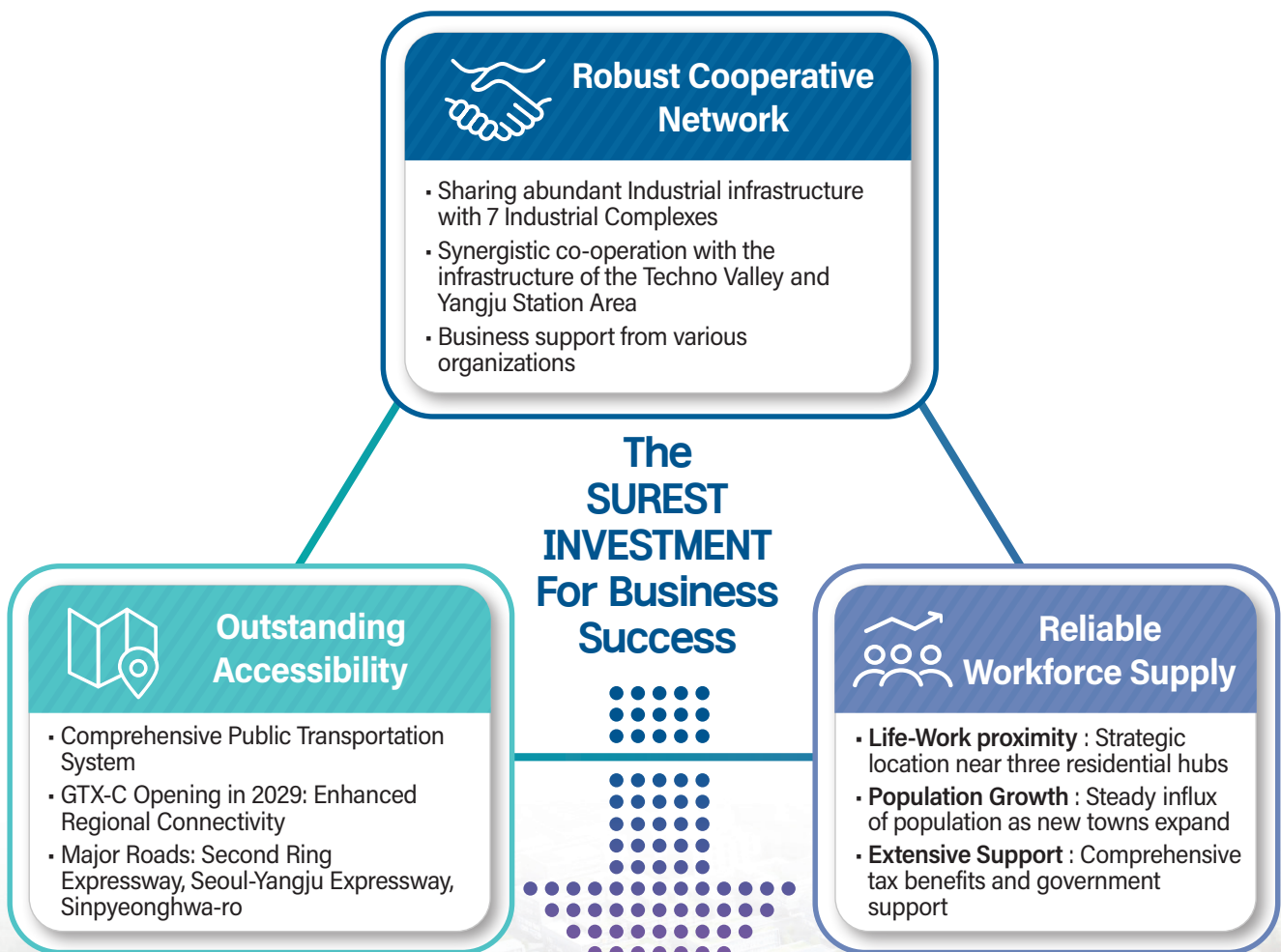
YONGWON E.N.C LTD	Dongyang Textile	Samhyup	Misung C&T	Asan Textile
Changyoung Machinery Co., Ltd.	Deoham C&E	Monocam	JMT	Seongwon Air Tech
The Sun	Hung San Hwa Sung Co., Ltd.	A-one	Venishoo	Hyeseong Provision Factory 1
CUP&PACK	Universal	Donga Food	Daetaeyon North Generation Co., Ltd.	Daesung Industrial Machine Co., Ltd.
Newziro	Evergreen	EP Care Industry	Hyupjin Precision Industry	Kookje Commerce Group
Samsung Tec	Duri Steel	Eunbit Metal	Dura Food	Byuckdoo Door
Byuckdoo NHT	Oreum	Youho Electric	Dongbang Pastec Co., Ltd. Factory 2	Modern & Unique
JM C&F	Egong	Seongwon Air Tech Factory 2	AirFlex	Daegwang Glass Factory 1
Daegwang Glass Factory 2	Bless Industry	Shinheung Coupling	Yousung C&F	Taegyeong ECO
MIRAEDO	Bless Industry Factory 2	Seongwon Air Tech Factory 3	Hyunbo Leather	CampTwo Factory 1 and 2
CampTwo Factory 1 and 2	Daetong Planning	CAFFEBENE	An agricultural corporation, Natural	IT's OLLE
Donggyeong Co., Ltd.	KUKJE21	Hyeseong Provision Factory 1	inter-M	Yeongil Education System
Boryong Industrial	Taesan Systems	Junyoung Tech	Sehwa Pallet Tech	DAON
Junyoung Security	Suppullim Foods	Jungsfarm Co., Ltd.	Gilsan Pipe	Junjuna
Soundcom	Cormorant Co., Ltd.	Junjuna	SovicoPro	COMING
ABLE FACTORY	Ghi Well	Birac Korea	REFIT	Hyupjin Covering
Sejong Life	Bless Industry Factory 3	Hyupjin Precision Industry Factory 2	YZNE	KeumSung Bed
Dongbang Pastec Co., Ltd.	Dongbang Family Co., Ltd.	Gilsan ST		

Industrial Hub of Gyeonggi

Eunnam Industrial Complex

Eunnam Industrial Complex, where manufacturing and distribution industries are concentrated in Northern Gyeong-gi, enables active human exchange and cooperation with the other 7 industrial complexes.

With the establishment of a circular regional transport network, it provides a solid foundation for businesses to enhance their competitiveness.



Yangju Eunnam Industrial Complex:
Strategic Hub for Industrial Logistics,
Leading the Future Growth of Gyeonggi

Yangju Eunnam Industrial Complex – Project Overview

Location Sangsu-ri (Nam-myeon) - Doha-ri (Eunhyeon-myeon), Yangju, Gyeonggi-do

Development area 992,361m²

Development costs KRW 604,113/m²

* Final cost to be determined upon project completion (area reconciliation).

➡ 10% financial support for land acquisition
(final sales price: KRW 543,593/m²)

Primary target industries 10 business types including food manufacturing, metal processing, and other machinery manufacturing businesses

Project operators Yangju (30%),
Gyeonggi Housing & Urban Development Corporation (70%)

Key Investment Highlights of Eunnam Industrial Complex

- Adjacent to Seoyangju IC (approx. 400m)
- Approx. 50 minutes to Incheon International Airport and 40 minutes to Incheon Port
- Within approx. 10 minutes of nearby new towns
- Surrounding population: 200,000+
- Commuter shuttle bus service for the industrial complex in operation

Infrastructure support

- Installation of industrial water and wastewater treatment systems
- Installation of a new substation within the complex for reliable and continuous power supply

**Gradual land parcel sales from 2025,
With full development completed by 2027**

Promotion plan

Jun 2021

Approval of industrial
complex plan

Feb 2023

Commencement of
construction

2025–2026

Phased Land Supply
and Sale

2027

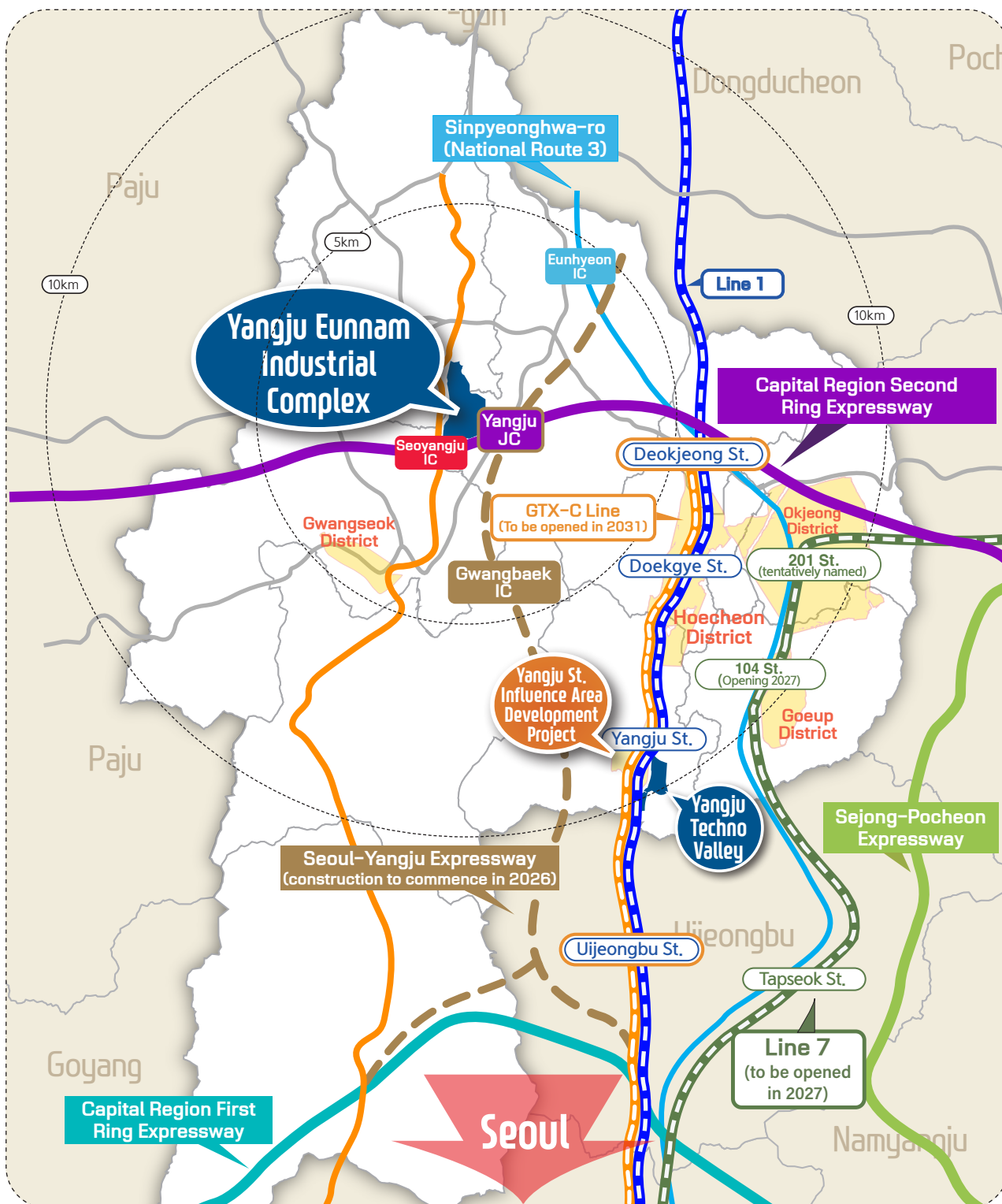
Completion of
business

※ The timeline for the project may change depending on various factors

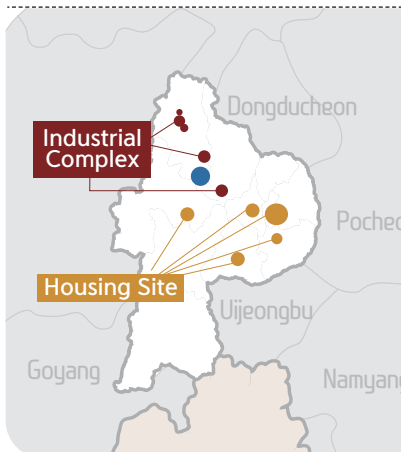
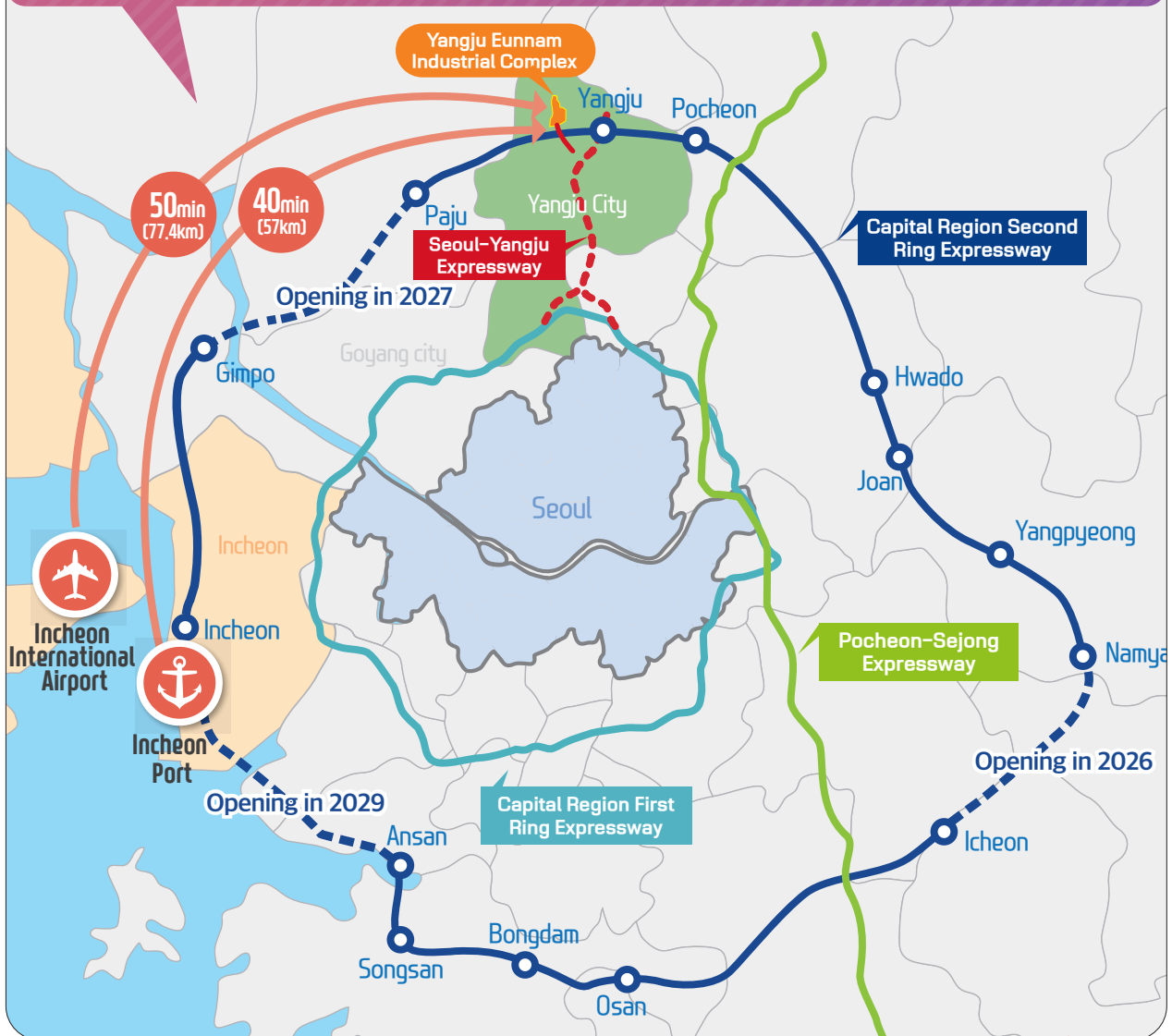
Yangju Eunnam Industrial Complex

Location

Transportation and Livability



Extensive Transportation Network: Direct connectivity to Seoul and across Gyeonggi Province via the Capital Region First and Second Ring Expressways, the Pocheon-Sejong Expressway, and the planned Seoul-Yangju Expressway.



Housing Sites and Infrastructure

The site is located within approximately 10 minutes of the Okjeong New Town area.

- Surrounding population of over 200,000 (Okjeong, Hoecheon, Samsung District, etc.)
- Commuter bus connections available (operating 4 trips daily via the nearby Geomjun Industrial Complex)



Yangju, Where Enterprises Converge



Yangju, a city conducive to business, is home to a strong base of leading enterprises that continue to grow and expand.

CAS (listed on the KOSDAQ)

Since Apr 19, 1983

CEO: Kim Tae-in

324 employees

Main products: Wholesale of electronic scales and load cells, indicators for manufacturing/industrial purposes, etc.



inter-M (listed on the KOSDAQ)

Since Oct 5, 1983

CEO: Cho Nam-yong

280 employees

Main products: Speakers, recorders, broadcast receivers, general broadcasting equipment, etc.



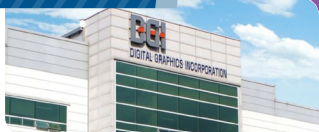
DGI & d-gen. (listed on the KOSDAQ)

Since Nov 28, 1991

CEO: Choi Dong-ho

88 employees

Main products: Manufacturing of inkjet plotters and cutting plotters, etc.



Nungwon Metal Ind. (MSE)

Since Apr 30, 1996

CEO: Lee Jang-Wook

396 employees

Main products: Manufacturing of copper tubes and brass tubes, etc.



Donggyeong Co., Ltd. (MSE)

Since May 31, 2000

CEO: Kim Jae-min

805 employees

Main products: Korean restaurants, bakeries/food (ribs) manufacturing, etc.



Seoul Dairy co-op, Yangju Factory

Since Sep 15, 2000

Union representative:
Moon Jin-seop

430 employees

Main products: 65 kinds of dairy products, beverages, etc. (Up to 1,690 tons per day for raw milk processing)



NEWOPTICS (MSE)

Since Aug 1, 2005

CEO: Shin Jeong-gon

207 employees

Main products: Manufacturing of LCD backlight parts, etc.



09WOMEN (listed on the KOSDAQ)

Since Nov 2, 2006

CEO: Kim Joo-yeong

111 employees

Main products: Manufacturing of plus-size women's clothing, miscellaneous goods, etc.





Eunnam, Where Talent Thrives

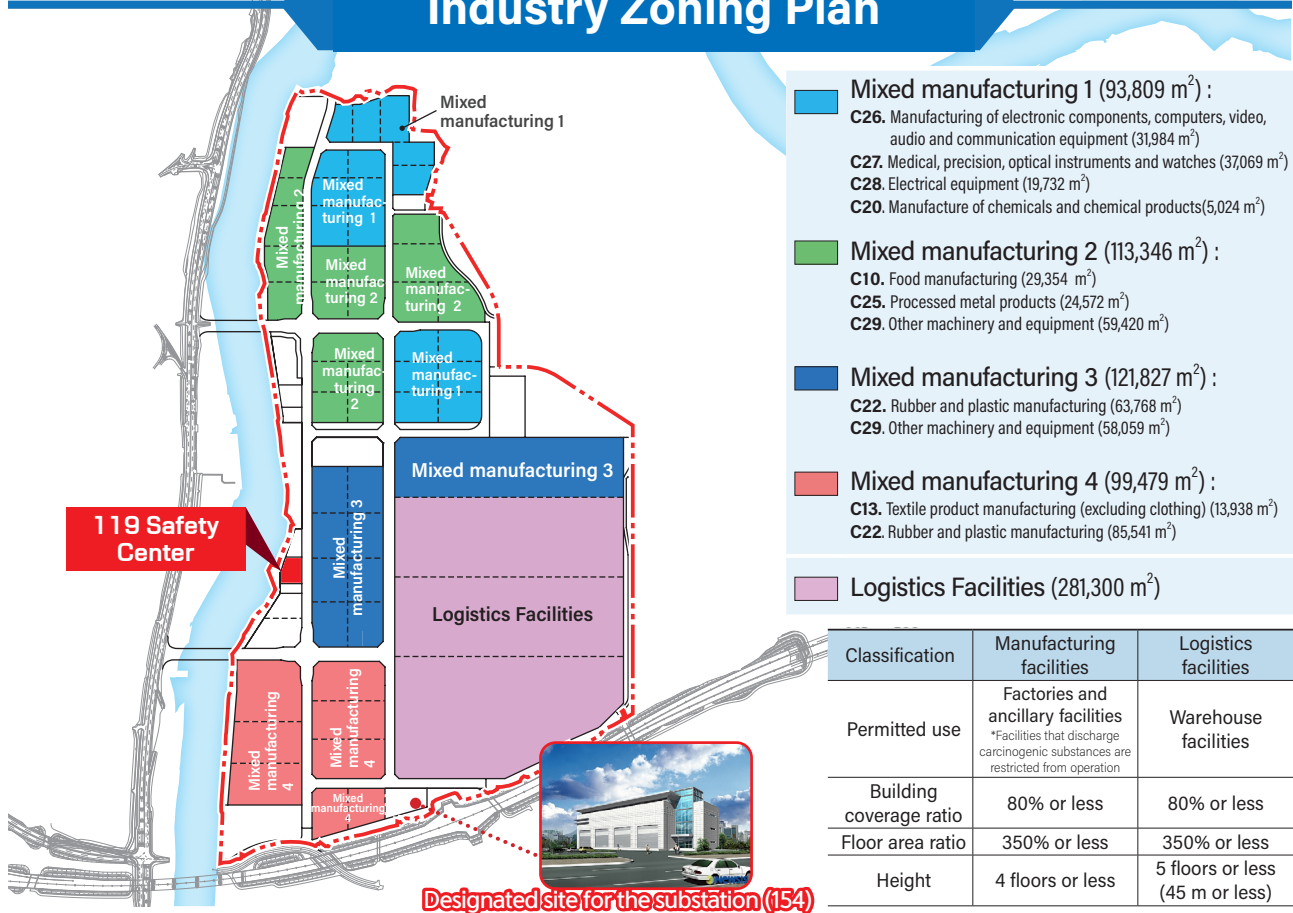
With seven established industrial complexes and the planned GTX-C Line, the region provides a robust foundation for industry-academia collaboration across diverse fields. Renowned universities in northern Seoul and Gyeonggi further enhance its appeal by drawing young and skilled talent



Opening of the GTX-C Line is expected to enhance workforce accessibility from northern Seoul and northern Gyeonggi

Industry Placement · Land Zoning plan

Industry Zoning Plan



Classification		Area m ² / (pyeong)	Composition ratio (%)	Note
Total		992,361 (300,715)	100.0	
Industrial facility site	Subtotal	709,761 (215,079)	71.5	
	Manufacturing facilities	428,461 (129,836)	43.2	
	Logistics facilities	281,300 (85,243)	28.3	
Residential site		5,007 (1,517)	0.5	
Ancillary facility site		12,101 (3,666)	1.2	
Public facility site	Subtotal	265,492 (80,453)	26.8	
	Roads	113,145 (34,268)	11.4	
	Parking lots	6,664 (2,019)	0.7	
	Parks	29,629 (8,978)	3.0	
	Green areas	84,968 (25,747)	8.6	
	Reservoir	23,819 (7,218)	2.4	
	Government office building	2,500 (756)	0.2	Eunhyeon 119 Safety Center (concluded a sales contract)
Substation		4,504 (1,362)	0.5	
Wastewater relay pumping station		263 (80)	0.0 (0.02)	

※ The above details are subject to change according to the project's progress.

1. Land Acquisition Support for Tenant Companies

- **Details:** 10% financial support for land acquisition costs for tenant companies within industrial facilities in Yangju
 - An agreement reflecting the reinvestment of participation share pursuant to the joint implementation enforcement agreement (as resolved by the Yangju City Council on September 14, 2021)
- **Legal basis:** Guidelines for Land Acquisition Support for Yangju Eunnam Industrial Complex (August 20, 2025)

2. Tax Incentives for Tenant Companies

Category		Corporate and Income Tax (for investments exceeding the prescribed threshold) ¹⁾	Acquisition Tax	Property Tax
New Business Establishment		Exemption for 3 years; 50% reduction for the following 2 years	85% reduction	35% reduction for 5 years
Business Relocation	²⁾ From Metropolitan Cities → Yangju	–	85% reduction	85% reduction for 5 years; 50% reduction for the following 3 years
	From Capital Region → Yangju	–	85% reduction	35% reduction for 5 years
	From Other Regions → Yangju	–	60% reduction	35% reduction for 5 years

* Where multiple incentives apply, only the highest applicable reduction rate shall be applied.

* Where the acquisition tax is at least KRW 2 million and the property tax is at least KRW 500,000, the reduction rate shall be capped at 85%.

* The scope of application may vary depending on individual eligibility criteria. For further details, please contact the Uijeongbu Tax Office or Yangju City Hall's Taxation Division.

▪ Relevant Regulations basis:

- Reflected in the Study for Comprehensive Development Plans and Support Strategies for the Adjacent to Districts Granted to the U.S. Armed Forces in South Korea
- Articles 6 and 121-17 of the Act on Restriction on Special Cases Concerning Taxation
- Articles 58-2, 75-4, 78, 79, and 80 of the Act on Restriction on Special Cases Concerning Local Taxation
- Article 6 of the Gyeonggi-do Ordinance on Reduction of and Exemption from Provincial Taxes

Tax incentives for tenant companies may vary depending on the industry sector and the individual investment conditions of each company.

1) Investment threshold criteria by industry sector for the establishment of new businesses

- Manufacturing, etc.: Minimum investment of KRW 2 billion and at least 30 full-time employees
- Research and Development: Minimum investment of KRW 500 million and at least 10 full-time employees
- Logistics, etc.: Minimum investment of KRW 1 billion and at least 15 full-time employees

2) Metropolitan Cities: Seoul Metropolitan Area Overconcentration Control Zone (excluding industrial complexes)

3. Financial Support and Other Incentives for Tenant Companies

○ Agreement concluded with the Korea SMEs and Startups Agency (April 16, 2021)

- Industrial Complex Facility Funds: Preferential rate of 0.3% below the prevailing base rate for companies relocating to the industrial complex
 - Facility Funds Outside the Industrial Complex: Base rate + 0.5% applied (approx. 0.8% reduction)
- Industrial Complex Operating Funds: Interest rates based on the prevailing base rate, subject to the company's credit rating and financial conditions

○ Partner Banks for Interim Payment Loans (consultation available)

Bank Name	Representative Branch		
	Branch Name	Contact	Address
Korea Development Bank	Nowon Branch	02-950-9504	1-2F, 712-1 Sanggye-dong, Nowon-gu, Seoul
Hana Bank	Nowon Station Financial Center Branch	02-935-1900	4F, 712-1 Sanggye-dong, Nowon-gu, Seoul
NongHyup Bank	Yangju Branch	031-822-4250	134 Godeok-ro, Yangju, Gyeonggi-do
Shinhan Bank	Yangju Financial Center	031-859-0267	214 Okjeong-ro, Yangju, Gyeonggi-do
Industrial Bank of Korea	Yangju Financial Center	02-908-6126	651-8 Sanggye-dong, Nowon-gu, Seoul

* Consultation available at all branches, including those not listed above.

Payment Terms: 3-Year Equal Installments with Interest

Category	Payment Period	Down Payment	Interim Payments and Balance
Installment Payment	3 years	10% of the supply amount upon contract signing	Equal semiannual installments from the contract date

Installment Interest: 3.5% (current)

Installment interest is charged on outstanding balances from the earlier of the land use approval date and the area confirmation date at the current annual rate of 3.5%.

Early Payment Discount: 5% (current)

1. If the land payment is made in advance before the installment interest commences, a discount is applied based on the number of prepaid days, using the current annual rate of 5%.

* If payment is made after the installment interest commences, a discount equivalent to the applicable installment interest is applied for the prepaid period.

2. However, if, after receiving the early payment discount, the land use approval is granted or the area is confirmed before the scheduled payment date of the purchase price, the discounted amount corresponding to the period from the land use approval date or the area confirmation date to the original payment due date must be refunded to Gyeonggi Housing and Urban Development Corporation (GH).

* For further details regarding payment terms, please contact the GH Industrial Complex Sales Division.

Corporate fund support and balanced corporate support policies

Fund support for Small and Medium Enterprises (SMEs) in Gyeonggi

Support target

SMEs and small business owners in Gyeonggi-do

Recommended limit

Operating funds: KRW 1.2 trillion
Start-up and competitiveness enhancement funds: KRW 500 billion

Application guidelines

Application Period: Until the funds are depleted
- Gyeonggi Credit Guarantee Foundation +82)1577-5900
- Yangju Branch Office of Gyeonggi Credit Guarantee Foundation (031-850-3803~9)
- Uijeongbu Technology Evaluation Center +82)31-820-0300

Special guarantee to provide support for SMEs

Simplified evaluation process compared to general guarantees, funded by municipal governments' contributions, with the aim of reinforcing SME competitiveness and revitalizing the local economy

Support target

A SME under Article 2 of the Framework Act on Small and Medium Enterprises, which has completed factory registration and business registration in Yangju as of the date of application and has been operating continuously for at least one year

Recommended limit

Recommendation of issuance of a special guarantee of up to KRW 300 million per company

Application guidelines

Support period: Year-round (Until the available amount is depleted)
- Yangju Branch Office of Gyeonggi Credit Guarantee Foundation +82)31-850-3803~9
- Yangju City Government, Self-sufficient City Development Division, Self-sufficient Industry Planning Team +82)31-8082-6013

Compensation of interest difference for SME Operating Fund

Promotes the stabilization of management for companies that have technical skills and competitiveness but suffer from financial difficulties by compensating a part of loan interest rates

Support target

SMEs located within the district (as defined by Article 2 of Framework Act on Small and Medium Enterprises)
Small business owners operating with a place of business within the district
Other enterprises deemed necessary by the Mayor to foster SMEs

Recommended limit

- 1% interest subsidy for loan rates of 4% to less than 6%
- 2% interest subsidy for loan rates of 6% or higher
* Not applicable where the loan rate is 4.0% or lower

Application guidelines

Support period: Year-round (Until the available amount is depleted)
Yangju City Corporate Support Division, Textile Industry Support Team
(Tel. 031-8082-6014)

Yangju City Government Website

<https://www.yangju.go.kr>



Additional Contact Information and Consultation Requests

[Sales]

Yangju City Corporate Support Division
(Investment Promotion Team) **+82)31-8082-5980**

Yangju City Seoul Office **+82)31-8082-5180**

Gyeonggi Housing and Urban Development Corporation,
Industrial Complex Support Division **+82)31-220-8964**

[Development]

Yangju City Corporate Support Division
(Industrial Complex Development Management Team) **+82)31-8082-6020**

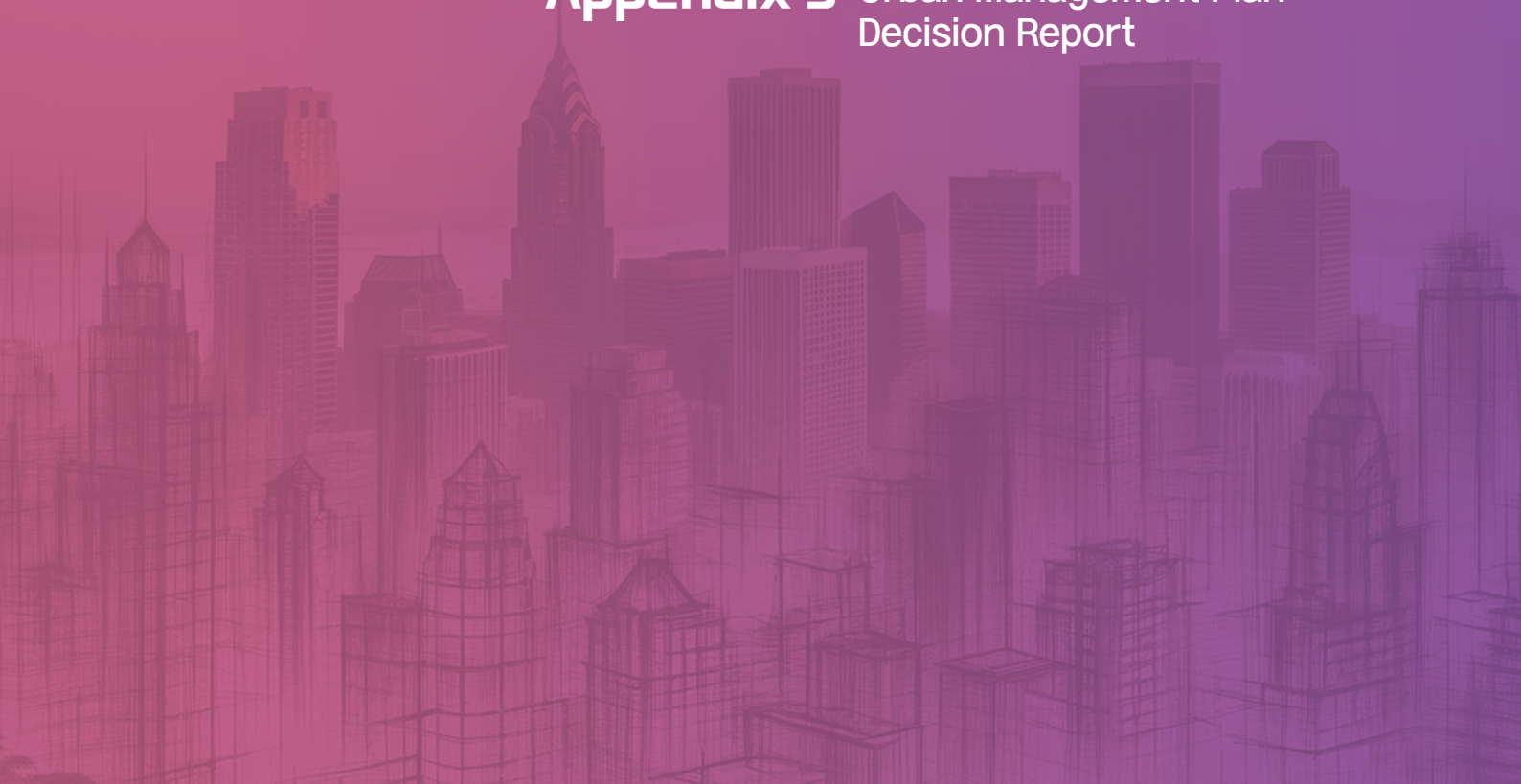
Gyeonggi Housing and Urban Development Corporation,
Industrial Complex Development Division: **+82)31-220-7451**

Appendix

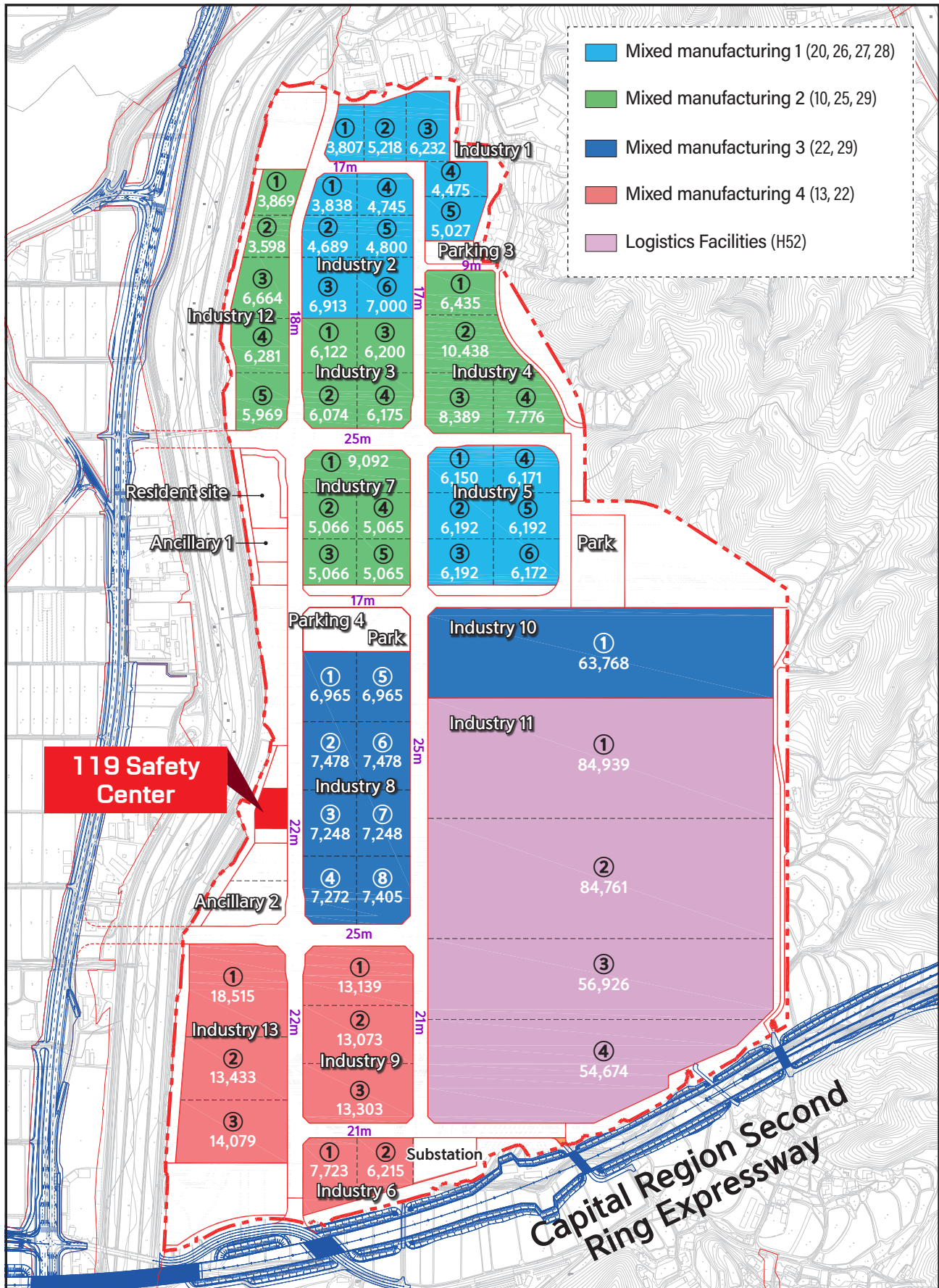
Appendix 1 Urban Management Plan

Appendix 2 Urban Management Plan
(District Unit Plan)

Appendix 3 Urban Management Plan
Decision Report



Industry Placement Plan



Industrial Facility Site

Drawing No.	획지		Area m ² / (pyeong)	Business-type
	Lot No.	Location		
	56 Lots		709,761 (214,703)	
Industry 1	①	477 ,Sangsu-ri	3,807 (1,152)	C20, C26, C27, C28
	②	243-2 ,Sangsu-ri	5,218 (1,578)	C20, C26, C27, C28
	③	245 ,Sangsu-ri	6,232 (1,885)	C20, C26, C27, C28
	④	242-4 ,Sangsu-ri	4,475 (1,354)	C20, C26, C27, C28
	⑤	238-3 ,Sangsu-ri	5,024 (1,520)	C20, C26, C27, C28
Industry 2	①	477-1 ,Sangsu-ri	3,838 (1,161)	C20, C26, C27, C28
	②	482-1 ,Sangsu-ri	4,689 (1,418)	C20, C26, C27, C28
	③	487-2 ,Sangsu-ri	6,913 (2,091)	C20, C26, C27, C28
	④	242-6 ,Sangsu-ri	4,745 (1,435)	C20, C26, C27, C28
	⑤	242-25 ,Sangsu-ri	4,800 (1,452)	C20, C26, C27, C28
	⑥	242-12 ,Sangsu-ri	7,000 (2,118)	C20, C26, C27, C28
Industry 3	①	489-16 ,Sangsu-ri	6,122 (1,852)	C10, C25, C29
	②	489-2 ,Sangsu-ri	6,074 (1,837)	C10, C25, C29
	③	237-4 ,Sangsu-ri	6,200 (1,876)	C10, C25, C29
	④	489-6 ,Sangsu-ri	6,175 (1,868)	C10, C25, C29
Industry 4	①	234-2 ,Sangsu-ri	6,435 (1,947)	C10, C25, C29
	②	235-2 ,Sangsu-ri	10,438 (3,157)	C10, C25, C29
	③	229-7 ,Sangsu-ri	8,389 (2,538)	C10, C25, C29
	④	229-9 ,Sangsu-ri	7,776 (2,352)	C10, C25, C29
Industry 5	①	San 44 ,Sangsu-ri	6,150 (1,860)	C20, C26, C27, C28
	②	San 44 ,Sangsu-ri	6,192 (1,873)	C20, C26, C27, C28
	③	535-2 ,Doha-ri	6,192 (1,873)	C20, C26, C27, C28
	④	San 44 ,Sangsu-ri	6,171 (1,867)	C20, C26, C27, C28
	⑤	San 87-1 ,Doha-ri	6,192 (1,873)	C20, C26, C27, C28
	⑥	535-7 ,Doha-ri	6,172 (1,867)	C20, C26, C27, C28
Industry 6	①	739-5 ,Doha-ri	7,723 (2,336)	C13, C22
	②	739-5 ,Doha-ri	6,215 (1,880)	C13, C22
Industry 7	①	228 ,Sangsu-ri	9,092 (2,750)	C10, C25, C29
	②	492-1 ,Sangsu-ri	5,066 (1,532)	C10, C25, C29
	③	776 ,Doha-ri	5,066 (1,532)	C10, C25, C29
	④	227-2 ,Sangsu-ri	5,065 (1,532)	C10, C25, C29
	⑤	545 ,Doha-ri	5,065 (1,532)	C10, C25, C29
Industry 8	①	773 ,Doha-ri	6,965 (2,107)	C22, C29
	②	770-4 ,Doha-ri	7,478 (2,262)	C22, C29
	③	767-2 ,Doha-ri	7,248 (2,193)	C22, C29
	④	764 ,Doha-ri	7,272 (2,200)	C22, C29
	⑤	547-1 ,Doha-ri	6,965 (2,107)	C22, C29
	⑥	555 ,Doha-ri	7,478 (2,262)	C22, C29
	⑦	558 ,Doha-ri	7,248 (2,193)	C22, C29
	⑧	557 ,Doha-ri	7,405 (2,240)	C22, C29
Industry 9	①	761 ,Doha-ri	13,139 (3,975)	C13, C22
	②	748 ,Doha-ri	13,073 (3,955)	C13, C22
	③	746 ,Doha-ri	13,303 (4,024)	C13, C22
Industry 10	①	San 85 ,Doha-ri	63,768 (19,290)	C22, C29
Industry 11	①	549-5 ,Doha-ri	84,939 (25,694)	H52
	②	San 82 ,Doha-ri	84,761 (25,640)	H52
	③	San 81-1 ,Doha-ri	56,926 (17,220)	H52
	④	590 ,Doha-ri	54,674 (16,539)	H52
Industry 12	①	480-1 ,Sangsu-ri	3,869 (1,170)	C10, C25, C29
	②	482-2 ,Sangsu-ri	3,598 (1,088)	C10, C25, C29
	③	486-2 ,Sangsu-ri	6,664 (2,016)	C10, C25, C29
	④	485-13 ,Sangsu-ri	6,281 (1,900)	C10, C25, C29
	⑤	485-4 ,Sangsu-ri	5,969 (1,806)	C10, C25, C29
Industry 13	①	759-1 ,Doha-ri	18,515 (5,601)	C13, C22
	②	754 ,Doha-ri	13,433 (4,063)	C13, C22
	③	743-3 ,Doha-ri	14,079 (4,259)	C13, C22

Residential Site

Drawing No.	House No.	Lot		Area m ² (pyeong)	Note
		Lot No.	Location		
Res. site	Res. site 1	–	485-7, Sangsu-ri	5,007 (1,515)	

Ancillary Facility Site

Drawing No.	House No.	Lot		Area m ² (pyeong)	Note
		Lot No.	Location		
Total		2 Lots		12,101 (3,661)	
Ancillary	Ancillary 1	①	494-7, Sangsu-ri	3,807 (1,152)	
	Ancillary 2	②	766, Doha-ri	8,470 (2,562)	

Public Office Site

Drawing No.	House No.	Lot		Area m ² (pyeong)	Note
		Lot No.	Location		
Public	Public 1	–	767-1, Doha-ri	2,500 (756)	

Parking lot site

Drawing No.	House No.	Lot		Area m ² (pyeong)	Note
		Lot No.	Location		
Total		4 Lots		6,664 (2,016)	
Parking lot	Parking 1	–	767-1, Doha-ri	2,348 (710)	
	Parking 3	–	238-1, Sangsu-ri	2,279 (689)	
	Parking 4	–	778-2, Doha-ri	2,037 (616)	

Appendix 3 Urban Management Plan Decision Report

Industrial Facility Site (Manufacturing Facilities)

Drawing No.	Location (House No.)	Classification		Details
Industry (Manufacturing)	Industry 1-10, Industry 12-13	Use	Permitted	- Factories and ancillary facilities under Article 2 of the Industrial Cluster Development and Factory Establishment Act - Among the target business types, facilities that discharge carcinogenic substances under consultation on environmental impact assessment are restricted from moving in. - Restricted substances: Formaldehyde - Critical discharge amount management: nickel, hexavalent chromium, benzene, vinyl chloride, cadmium, arsenic - Renewable Energy and Recycled Energy Facilities pursuant to Article 43, Paragraph 6 of the Enforcement Decree of the Act on the Promotion of Industrial Cluster Activation and Factory Establishment(Limited to solar energy facilities) - Limited to the outdoor areas of buildings and parking facilities
			Not permitted	Any undesignated use
		Building coverage ratio		80% or less
		Floor area ratio		350% or less
		Height		4 floors or less
		Structure boundary		- Wide road 3-1: 2 m - Middle roads 1-3, 1-4, 1-5, 1-6, 2-1, 2-2, 2-3, 2-4: 1 m

Industrial Facility Site (Logistics Facilities)

Drawing No.	Location (House No.)	Classification		Details
Industry (logistics)	Industry 11	Use	Permitted	- Factories and ancillary facilities under Article 2 of the Industrial Cluster Development and Factory Establishment Act - The following facilities are included among the building types by use in Schedule 1 of the Enforcement Decree of the Building Act - Warehouse facilities - Renewable Energy and Recycled Energy Facilities pursuant to Article 43, Paragraph 6 of the Enforcement Decree of the Act on the Promotion of Industrial Cluster Activation and Factory Establishment(Limited to solar energy facilities) - Limited to the outdoor areas of buildings and parking facilities
			Not permitted	Any undesignated use
		Building coverage ratio		80% or less
		Floor area ratio		350% or less
		Height		5 floors or less
		Structure boundary		- Wide road 3-1: 2 m - Middle roads 1-5 and 2-4: 1 m - Each lot boundary of Industry 11-① South side, Industry 11-② South and north sides, Industry 11-③ North side: 10 m

Appendix 3 Urban Management Plan Decision Report

Ancillary Facility Site

Drawing No.	Location (House No.)	Classification		Details
Ancillary	Ancillary 1, Ancillary 2	Use	Permitted	- The following facilities are included among the building types by use in Schedule 1 of the Enforcement Decree of the Building Act - Class 1 and Class 2 neighborhood living facilities (provided that public pubs, massage parlors, and other similar facilities are excluded, and golf driving ranges among Class 2 neighborhood living facilities are limited to indoor golf driving ranges.) - Cultural and assembly facilities (excluding zoos and botanical gardens) - Stores among sales facilities - Hospitals among medical facilities (excluding mental hospitals and nursing homes) - Institutes among education and research facilities (including training institutes), private educational institutes (excluding driving schools and dancing schools) - Facilities for senior citizens and children - Exercise facilities (excluding outdoor golf driving ranges and sports grounds) - Business facilities • Knowledge industry centers under Article 2, Clause 13 of the Industrial Cluster Development and Factory Establishment Act, (However, the additional (support) facilities should not exceed 30% of the total floor area of the knowledge industry center. • Renewable Energy and Recycled Energy Facilities pursuant to Article 43, Paragraph 6 of the Enforcement Decree of the Act on the Promotion of Industrial Cluster Activation and Factory Establishment(Limited to solar energy facilities) - Limited to the outdoor areas of buildings and parking facilities
			Not permitted	Any undesignated use
		Building coverage ratio		70% or less
		Floor area ratio		400% or less
		Height		-
		Structure boundary		2m road side

Residential Site

Drawing No.	Location (House No.)	Classification		Details
Res. site	Res. site 1	Use	Permitted	- The following facilities are included among the building types by use in Schedule 1 of the Enforcement Decree of the Building Act - Apartments among multi-unit dwellings (including service facilities)
			Not permitted	Any undesignated use
		Building coverage ratio		80% or less
		Floor area ratio		250% or less
		Height		-
		Structure boundary		2m road side

Parking Lot Site

Drawing No.	Location (House No.)	Classification		Details
Parking	Parking Lots 1, 3, 4	Use	Permitted	• An off-road parking lot under the Parking Lot Act (exclusive parking buildings permitted)
			Not permitted	• Any undesignated use
		Building coverage ratio		• 80% or less
		Floor area ratio		• Parking 1 : 400% or less • Parking 3, 4: 350% or less
		Height		-
		Structure boundary		• 2m road side

Public Office Site

Drawing No.	Location (House No.)	Classification		Details
Public	Public 1	Use	Permitted	• The following facilities are included among the building types by use in Schedule 1 of the Enforcement Decree of the Building Act - Public service facilities among Class 1 neighborhood living facilities - Public office facilities (including convenience facilities) among business facilities
			Not permitted	• Any undesignated use
		Building coverage ratio		• 80% or less
		Floor area ratio		• 250% or less
		Height		-
		Structure boundary		• 2m road side



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