

Plan for Use of Land



Education · Medical Services	Research	Electricity Supply Facilities
75.4%	23.9%	0.7%
662,000 m ²	210,000 m ²	6,000 m ²

Lot Division and Rental Information

> Siheung-si Research site (about 142,148 m²)

Classification	Area	Main Facilities	Remark
Research site 1	63,741 m ²	Unmanned Vehicles and Bio	KRW 1,363,000/m ² (as of 2021)
Research site 3-1	79,791 m ²		KRW 1,294,000/m ² (as of 2021)

> Buildings (total 4,380 m²) *As of October 2020

Education Cooperation Building (600 m²), Future Mobility Center (1,450 m²), Unmanned Vehicles Research (280 m²), R&D Building (2,050 m² to be established)

> Main Facilities

Unmanned Vehicles and Biomedical-related R&Ds and related institutions



(17962) Pyeongtaek Port Marine Center, 73, Pyeongtaekhangman-gil, Poseung-eup, Pyeongtaek-si, Gyeonggi-do, Republic of Korea
 Lot Division Inquiries_ +82-31-8008-8635
<http://ggfez.gg.go.kr>

Unmanned Ground · Underwater · Aerial Vehicles Establishment of Biomedical Research Clusters

Siheung Baegot District



Business Overview

Location: the whole area of Baegot-dong, Siheung-si
 Area: 0.88 km²
 Business Operator: Seoul National University, Siheung-si
 Business Period: 2020 ~ 2027



Incentives

> Tax Reduction or Exemption

	Corporate Tax · Income Tax	Acquisition Tax	Property Tax
Domestic Companies	for 4 years 100% exemption ↓ Later 50% exemption ↓	for 2 years 75% exemption ↓ until the end of 2022	for 5 years 35% exemption ↓
Foreign-Investment Companies	for 5 years 100% exemption ↓	for 7 years 85% exemption ↓ Later 50% exemption ↓	for 10 years 85% exemption ↓ Later 50% exemption ↓

Business Support and Exclusion from the Application of Other Statutes (Articles 17 and 21 of the Special Act on the Designation and Management of Free Economic Zones)
 - Exclusion from the application of preferential hiring persons eligible for employment protection
 - Permission for undeclared foreign exchange transactions up to \$20,000

Assistance in Management Activities of Foreign-Invested Enterprises (Articles 16 and 17 of the Special Act on the Designation and Management of Free Economic Zones)
 - Long-term rental (50 years) of state- public property and permission to construct permanent facilities
 - Reduction or exemption of rent (50-100% rent reduction or exemption available in accordance with ordinances)

Exclusion from application of the Seoul Metropolitan Area Readjustment Planning Act
 The excluded regulations for foreign-investment enterprise occupants are as follows:
 - 「Seoul Metropolitan Area Readjustment Planning Act」 Article 7 (Restriction on Acts within Overconcentration Control Region)
 - Article 8 (Restriction on Acts within Growth Management Region)
 - Article 12 (Imposition and Collection of Overconcentration Charges)
 - Article 18 (Total Quantity Regulations of Population-concentrating Facilities)
 - Article 19 (Regulation of Large-scale Development Projects)

Administrative Procedures Support
 - Considered as a designation for various areas and the establishment, approval, or change of various plans, which are regulated in 11 Acts, including the Urban Development Act and Housing Site Development Promotion Act
 - Agenda for various authorizations and permissions considered to be legal authorizations and permissions of 40 laws, including the Mountainous Districts Management Act and Farmland Act

Location Conditions of GGFEZ

Transportation



Airport

Incheon International Airport	Siheung	20 minutes
Gimpo International Airport	Siheung	40 minutes
Cheongju International Airport	Pyeongtaek	About an hour
	Pyeongtaek	About an hour

Railway

Gwangmyeong KTX Station	Siheung	20 minutes
Jije SRT Station	Seoul	20 minutes
Pyeongtaek Station	Seoul	40 minutes
Seohaeh Double-track Railway	* Anjung Station will be open	

Port

Incheon Port	20 km from Siheung Baegot District, within 15 minutes - A total of 125 new seats, consisting of port facilities such as Inner Port, South Port, and North Port, as well as coast and port hinterland for the International Passenger Wharf
Pyeongtaek Port	50 km from Siheung Baegot District, within about an hour - 4th in container throughput in Korea, 3rd in domestic passenger transport, total harbor volume exceeded 100 million tons

Road

- Connecting Seohaeh Expressway and Pyeongtaek-Siheung Expressway
- Adjacent to six Expressways (Yeongdong Expressway, Gyeongin Expressway No. 2 and 3, etc.)

Securing industrial experts in Siheung Baegot District

- Distribution of National Industrial Complexes in 5 km (Siheung Smart Hub, Sihwa MTV)
- Located within 15 km of the Maehwa Industrial Complex, Gwangmyeong Siheung Techno Valley
- Easy securing industrial experts through Korea Polytechnic University, Gyeonggi University of Science and Technology, Seoul National University International Campus
- Economically active population between the ages of 20 and 40 is about 40% of the total population of the city (about 200,000 persons)



Create Unmanned Vehicles Complex and Medical Bio-industrial Complex

Unmanned Ground · Underwater · Aerial Vehicles | Research Center

Future Mobility Research Center (Ground)

Ground Area: 14,549 m²
 Scale: 7 floors and a basement

Test Tank Research Center (marine)

Ground Area: 25,699 m²
 Scale: 4 floors and a basement

Intelligent Unmanned Vehicles Research Center (aerial)

Ground Area: 5,449 m²
 Scale: 4 floors and a basement

Drone Complex Education and Training Center

Ground Area: 28,000 m²
 Scale: 2 floors

Future Mobility, Medical Bio Industry

Create University-Industry Collaboration Complex for Future Mobility (Ground · Underwater · Aerial)

Ground	Autonomous Driving Test Track, Future Mobility (Self-driving Cars) Research Building ※ Occupant Institution: Smart Radar System, Perseus, etc.
Marine	Seoul National University's test tank with the world's largest 300 m towing tank and the world's second-largest cavitation tank ※ Occupant Institution: DSME
Aerial	Runway for Intelligent Aerial Unmanned Vehicles testing, such as drones and UAMs, and Research Buildings, Drone Complex Education and Training Center (to be open in November 2020) ※ Occupant Institution: Korea Research Association for Unmanned Vehicle, etc.

Proceed with the establishment of Biomedical Research Clusters

- Siheung Baegot Seoul National University Hospital (tentatively named) to be established (Scale: 800 beds)
- Siheung Baegot Seoul National University Dental Hospital (tentatively named) to be established (Scale: 228 unit chairs)

Proceed with cooperation for Siheung-si Smart City Business

- Siheung-si is now working on a "Smart City National Innovative Growth Project," hosted by Ministry of Land, Infrastructure, and Transport.
- Proceed with demonstration of a business-creating living labs and operate a pilot data marketplace
- Operate Siheung-si "Establishment of Smart City Data Clusters," develop business models using related data, provide support for business start-ups
- ※ Occupant Institution: Advanced Institute of Convergence Technology, LX, SLZ inc.