

## **South Korea Facility Management - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2026 - 2031)**

Market Report | 2026-02-09 | 100 pages | Mordor Intelligence

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### **Report description:**

South Korea Facility Management Market Analysis

The South Korea facility management market was valued at USD 25.77 billion in 2025 and estimated to grow from USD 26.53 billion in 2026 to reach USD 30.71 billion by 2031, at a CAGR of 2.97% during the forecast period (2026-2031). This growth is being underpinned by hyperscale data-center construction, stringent safety regulations, and rising demand for energy-efficient building operations. Outsourced, technology-enabled service models are gaining momentum as corporations focus on core competencies and delegate increasingly complex building tasks to specialist providers. Steady urbanization in the Seoul Capital Area and government incentives for zero-energy buildings are expanding the addressable base for professional facility services. Meanwhile, risk-transfer motives linked to the Serious Accidents Punishment Act (SAPA) and emerging ESG disclosure mandates are accelerating the shift toward certified, compliance-oriented partners.

South Korea Facility Management Market Trends and Insights

Technology-led Integrated FM Drives Market Transformation

IoT-enabled sensors, AI analytics, and building-management platforms are converging to deliver predictive maintenance that cuts facility downtime by 15-20% while shrinking energy bills by close to one-quarter. Korean service providers embed cloud-based diagnostics in elevators, HVAC units, and security networks, enabling real-time fault isolation in dense urban complexes. Labour shortages and rising wage costs are pushing owners to automate inspection routines, sustaining investment in

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building-automation software even during economic slowdowns. Indoor 5G roll-outs promise faster device-to-device communication, allowing high-bandwidth data streams from smart cameras and environmental sensors to feed central dashboards. Integrated FM contracts built around guaranteed uptime and energy-saving metrics command premium pricing and foster deeper, multi-year alliances with occupiers.

### ESG Compliance Mandates Reshape Service Delivery Models

From 2026, listed firms with assets above KRW 2 trillion must publish ESG reports in line with IFRS Sustainability Standards, expanding to all listed companies by 2030. The Korea Sustainability Standards Board has specified carbon-reduction and energy-performance indicators that facility managers must monitor, audit, and improve. Building owners therefore bundle metering, waste-management, and environmental data analytics into FM contracts to prove year-on-year progress. Outcome-based agreements-where providers are remunerated for delivering specific carbon-emission cuts-are gaining traction, particularly among conglomerates seeking to future-proof regulatory disclosures. The shift is steering investment toward smart meters, renewable-ready electrical infrastructure, and LEED/G-SEED certification advisory services, positioning FM partners as guardians of corporate sustainability credentials.

### Economic Pressures Constrain Service Expansion

Construction revenues slid 6.7% to USD 166 billion in 2023 as tighter monetary policy cooled new-build pipelines, prompting building owners to defer non-essential upgrades. Steel and cement prices surged 35% and 28% respectively in 2024, squeezing capex budgets and steering demand toward minimal-scope maintenance contracts. Facility management teams now pitch demonstrable ROI via energy-cost reductions, deferred capex through asset-life extension, and stricter safety compliance as antidotes to owners' budget caution.

Other drivers and restraints analyzed in the detailed report include:

Urbanization Accelerates Demand for Sophisticated FM Services  
Labour Standards Enforcement Creates Compliance Opportunities  
Workforce Skills Gap Limits Service Quality Advancement

For complete list of drivers and restraints, kindly check the Table Of Contents.

### Segment Analysis

Hard services accounted for 59.42% of the South Korea facility management market in 2025 and remain indispensable because mechanical, electrical, and plumbing systems must meet strict uptime and safety codes. Asset-management revenues are rising as 72.3% of national water infrastructure is forecast to reach obsolescence by 2035, amplifying the need for proactive maintenance. Compliance with SAPA has also boosted demand for certified life-safety inspections. Integrated hard-service contracts have delivered 30% downtime reductions and 25% energy savings compared with siloed outsourcing models.

Soft services, though smaller, are projected to outpace hard services at 4.41% CAGR to 2031. Robotic cleaning, AI-driven security analytics, and premium workplace amenities are reshaping expectations among technology tenants in Seoul's Grade-A offices. Hybrid-work footprints compel continuous re-planning of desk allocation and conference areas, fostering growth in space-optimisation advisory. As ingredient prices climbed 18% in 2024, catering providers introduced menu-engineering software and dynamic pricing to safeguard margins while maintaining employee-experience standards.

The South Korea Facility Management Market Report is Segmented by Service Type (Hard Services, Soft Services), Offering Type (In-House, Outsourced), End-User Industry (Commercial, Hospitality, Institutional and Public Infrastructure, Healthcare, Industrial

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and Process, and More). The Market Forecasts are Provided in Terms of Value (USD).

List of Companies Covered in this Report:

CBRE Group Inc. S-1 Corporation Seoul Facility Management Sodexo Korea Veolia Korea Savills PLC Korea Facilities Corporation Hyundai GBFMS Samkoo Inc Co., Ltd SGS SA Sean Technical Company Hines Group JLL Korea ISS Facility Services Korea SK ecoplant FM Johnson Controls Korea Cushman & Wakefield Korea

Additional Benefits:

The market estimate (ME) sheet in Excel format  
3 months of analyst support

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