SHIN & KIM



Hyun Heo

Partner

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Mr. Hyun Heo is a partner at Shin & Kim. Mr. Heo's main areas of practice include real estate development, construction, trust, finance, administration, international trade insurance and others.

Mr. Heo is a recognized expert in resolving various disputes related to property development businesses by providing various counsels and litigations services for contractors, constructors, trust companies and financial institutions, etc. that participate in property development projects. His work covers a broad range of counsel and litigation services related to real estate trust (land trust, security trust, management trust, administrative service contracts, etc.), redevelopment and reconstruction projects, urban development projects, construction projects, etc. He has successfully handled civil and criminal cases related to serious or industrial accidents in construction sites, one of his notable wins being the civil case related to the Goyang terminal fire accident, which he won by developing a groundbreaking legal logic. He also won numerous not-guilty verdicts, acquittals in various criminal cases, including the Yongin Complex Center case. Other areas of his successful practice includes trade insurance, family affairs (divorce and property division).

Professional Career

2026-Present	Member, Land, Infrastructure and Transport Regulatory Rationalization Committee, Ministry of Land, Infrastructure and Transport (MOLIT)
2024-Present	Legal Advisor, Gyeonggi-do Council, Korea Housing Builders Association
2023-Present	Member, REITs Fund Investment Review Committee, Korea Housing & Urban Guarantee Corporation
2020-Present	Korea Trade Insurance Corporation, Regulation Committee, External Committee Member
2019-Present	Member of Public Property Development Advisory Committee, Korea Asset Management Corporation (KAMCO)
2013-2014	Visiting Researcher, ICR Center, Korea University
2012-2014	Outside Member, Restructuring Company Examination Committee, Korea Trade Insurance

	Corporation
2011	Expert Course of City Development Academy
2008-Present	Shin & Kim LLC
2005-2008	Judge Advocate, Republic of Korea Army
2003-2005	Judicial Research & Training Institute of the Supreme Court of Korea

Key Experience

- Registration of transfer of ownership and lawsuit to compel the completion of the disposal procedure to acquire the ownership of real estate on trust through subrogation of the trust beneficial interest held by the financing company by the construction company (the first case in Korea)
- Administrative proceedings seeking the revocation of an decision to cancel the decision on the selection of the preferred bidder for a large-scale development project
- Lawsuit to claim the increase of project budget due to price and design changes of a BTL project
- Lawsuit to claim the guaranteed profit from side business of a BTL project
- Litigation and advising on various disputes between the builder and the developer (e.g. business arrangements, construction contract, etc.)
- Litigation and advising on various disputes between the builder and the project owner (e.g. contract amount, liquidated damages, etc.)
- Litigation and advising on various disputes related to unit sale agreements
- Litigation and advising on various real estate trust and administration agreements
- Litigation and advising on urban maintenance projects, including lawsuits for revocation of a management disposal plan
- Litigation and advising on urban development projects, including lawsuits for revocation of the decision to cancel the designation of land reserved for replotting
- Litigation and advising on complex surrender procedure giving rise to collective disputes
- Litigation and advising on various construction-related laws (e.g. National Land Planning and Utilization Act, Housing Act, Building Act, Framework Act on the Construction Industry, and Construction Technology Promotion Act)

Education

2013-2017	Korea University Graduate School of Law
1997-2003	Korea University College of Law (LL.B., 2003)

Qualifications

2005	Admitted to bar, Korea

Languages

Korean, English

Professional Activities

- Effectiveness of original book, and public disclosure, of trust (BFL, March 2019)
- Legal issues regarding the restriction on participation of unfair competitor in bidding procedure (“Beobje,” September 2014)
- Necessity for modification of Article 47(1) of the Enforcement Decree of the Housing Act relating to the regulation of public passage (“Beobjo,” August 2014)
- Responsibility for soil contamination, and the limit thereof (‘Regulation and Legal Policy,’ April 2014)

Professional Accolades

- "Leading Lawyer" for Construction and Real Estate, Legal Times, 2021-2026
- "Best Lawyer" for Construction and Real Estate 2022-2025 / for Litigation 2023, Hankyung Business
- "Best Lawyer" for Real Estate & Construction, JoongAng Ilbo, Korea In-house Counsel Association, 2024

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