



# Invest in Tainan- A Future Without Limits



**Tainan City Government**

August, 2018

# Presentation Outline



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**Invest in Tainan- A Future Without Limits**

2.

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## 2. Investment Opportunities in Tainan

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**b.**

**Development Project of the Commercial/Manufacturing Park  
of HSR Tainan Station District (276-1)**

**c.**

**Development Project of the Commercial/Manufacturing Park  
of HSR Tainan Station District (279)**

**d.**

**Tainan Sinji Industrial Park**

**e.**

**Tainan Cigu Technology Industrial Park**

a.

# Re-zoning Area of Pingshih Military Base in Tainan East District

Zoning	Residential			Commercial	
Site coverage	60%			60%	
Plot ratio	210%			360%	
Section	Pingshih				
Land number	17	24	25	45	46
Area(m <sup>2</sup> )	4,720	4,545	4,688	5,988	6,102
Estimated/ actual price NT\$10,000 per ping (3.3m <sup>2</sup> )	NT\$463k Unsold (reserve price)	NT\$583k Sold (Bid price)	NT\$655k Sold (Bid price)	Yet to set a reserve price	

## Advantages of Development Potential

- The re-zoning area of Pingshih is situated at the interchange of East District and Yongkang District, belonging to the downtown area.
- The commercial area is adjacent to Sec.1, Zhonghua East Road on the opposite of T.S. Mall and Ambassador Theater; it is also close to Dawan Interchange of National Highway No.1 with convenient transportation.



b.

## Development Project of the Commercial/Manufacturing Park of HSR Tainan Station District (276-1)

- ◆ Site location: Lot 276-1, Sec. Wudong; Site area: 43,494 m<sup>2</sup>
- ◆ Project schedule: : To announce tender in December, 2018
- ◆ Construction schedule: To obtain hotel occupation permit within 4 years
- ◆ Subject to auction at conditional market price; either the whole site or in divided sections
- ◆ The constraints for development/operation : **To build hotels that have at least 150 rooms**
- ◆ Development projects covering **hotels**, business services and exhibition, shopping center, commercial services, tour and sightseeing, health care services, industrial R&D services, etc.

### Advantages of Development potential

- Convenient transportation:  
Nearby HSR Tainan station and Taiwan Railway Shalun station; accessible to National Highway N0.1 and No.3 via Expressway No.86.
- Surrounding resources:  
Tainan Expo Center, SGESC, Academic Sinica in Southern Taiwan, and NCTU Tainan Campus



C.

## Development Project of the Commercial/Manufacturing Park of HSR Tainan Station District (279)

- ◆ Site location: Lot 276, Sec. Wudong
- ◆ Site area: 97,370m<sup>2</sup>
- ◆ Project Schedule: To announce tender in December, 2018
- ◆ Construction schedule: To obtain occupation permit within 4~6 years
- ◆ Subject to **auction at conditional market price** or **superficies**; either the **whole site** or in **divided sections**
- ◆ Development projects covering business services and exhibition, shopping center, commercial services, tour and sightseeing, health care services, industrial R&D services, etc.

### Advantages of Development potential

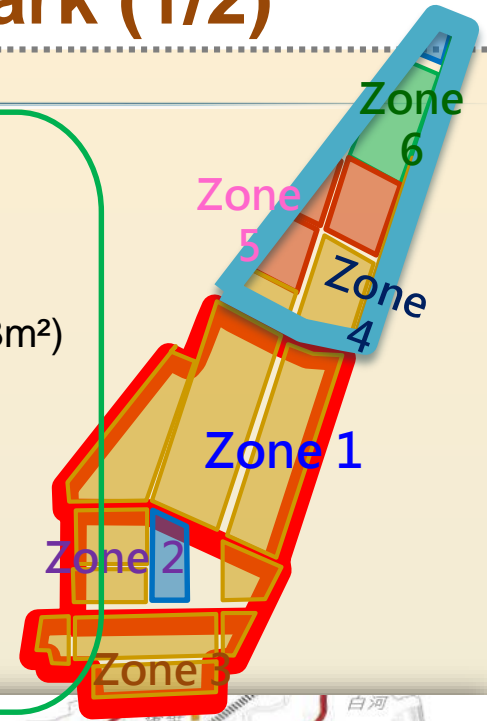
- Convenient transportation:  
Nearby HSR Tainan station and Taiwan Railway Shalun station; accessible to National Highway N0.1 and No.3 via Expressway No.86.
- Surrounding resources:  
Tainan Expo Center, SGESC, Academia Sinica in Southern Taiwan, and NCTU Tainan Campus



d.

## Tainan Sinji Industrial Park (1/2)

- ◆ Site area: 123.26 hectares; **industrial site area: 76.75 hectares**
- ◆ Construction schedule: Completion is estimated in June, 2020
- ◆ Land price: Current average selling price at NT\$64,000 per ping (3.3m<sup>2</sup>)
- ◆ Investment results: Currently 78% sales ratio
- ◆ Subject to conditional sales – factory establishment is required to be completed within 2 years; factory is required to be registered within 3 years to enable transfer of land ownership, and the land cannot be resold within 5 years of acquiring land property rights



### Advantages of Development potential

- Convenient transportation:  
Facing Provincial Highway 17A on the East side, drive 500m eastwards to connect to Sinji interchange of Provincial Highway No.8 (Tainan branch route)
- Expected result:  
Upon completion, this industrial park is expected to create **NT\$38 billion worth of production value** and **9,935 employment opportunities**.



d.

# Tainan Sinji Industrial Park (2/2)

## Investment results

	Available area (hectare)	Sold area (hectare)	Unsold area (hectare)	Sales ratio (%)	No. of household
Zone 1	32.00	22.83	9.17	71	34
Zone 2	7.94	7.94	0	100	25
Zone 3	11.34	8.5	2.83	75	20
Zone 4	7.99	7.23	0.75	91	24
Total	59.27	46.52	12.75	78	103

### Sectors introduced:

Metal products manufacturing, basic metal manufacturing, machinery and equipment manufacturing and repairing, plastic products manufacturing, automotive and components manufacturing, electronic components manufacturing, food manufacturing, garment and clothing manufacturing, leather/fur products manufacturing, wholesale, warehousing, information and communication, and professional/scientific/technical services





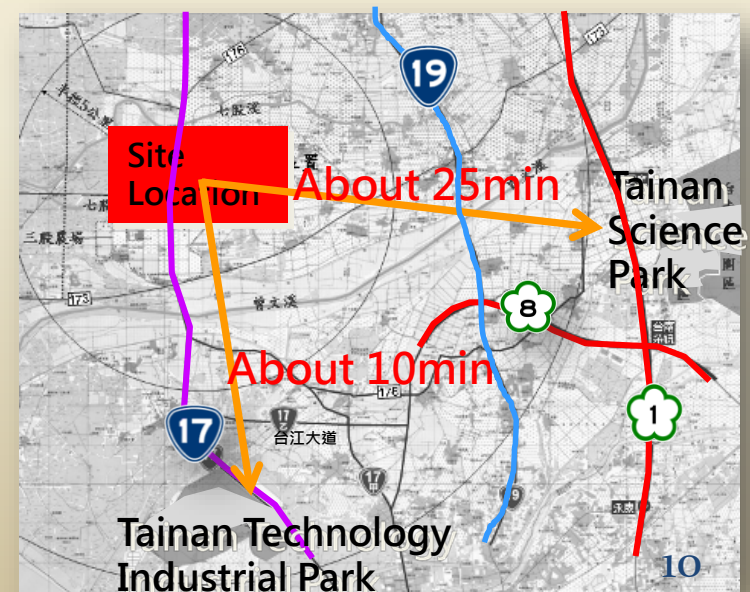
e.

# Tainan Cigu Technology Industrial Park

- ◆ Site area: Designated area of 141.34 hectares
- ◆ Detailed plan: To obtain development permit in August 2018
- ◆ Designation of industrial zone: **To be submitted to the Industrial Development Bureau (M.O.E.A.) in September, 2018 for approval/designation**
- ◆ Land acquisition: To be completed in December, 2019
- ◆ Developer selection and tendering: To select developer in March, 2020.
- ◆ To provide **77.5 hectares** of land for vendors to set up factories (1<sup>st</sup> site: 68.76 hectares, 2<sup>nd</sup> site : 8.74 hectares); to include distinct local sectors with low levels of pollution and power/water consumption

## Advantages of Development potential

- Convenient transportation:  
The road connected to the planned zone is Provincial Highway No.17. Other surrounding roads include National Highway No.1 and No.8, and Provincial Highway No.19.
- Expected benefit:  
127 vendors are expected to be introduced into this industrial park, creating **NT\$28.9 billion worth of production value** and **9,540 employment opportunities.**



# 3. Investment incentives in Tainan

## Tainan's investment incentives: Credit guarantee scheme for SMEs

- ◆ In order to assist SMEs with financing, the loan amount ranges from NT\$0.5~ 50 million with a 5-year repayment period. The loan interest rate is based on the variable rate of Chunghwa Post's two-year fixed deposit plus 1.45% of annual interest rate. The uses of funds are limited to establishment of factory and business site, purchase of machinery equipment, or application for operating working capital. 39 vendors have been financed since 2010. A total of NT\$68.70 million was loaned.

### Eligibility criteria

Project Category	Maximum loan amount	Eligibility
1 <sup>st</sup>	NT\$0.5 million	(1) R.O.C. national with household registered in Tainan and aged between 20~65 (2) Small business exempt from business registration but with tax registration (mandatory to apply for certificates of tax status and tax exemption from National Taxation Bureau)
2 <sup>nd</sup>	NT\$2 million	(1) Qualified as SME (2) Set up a company or trade name with business registration in Tainan
3 <sup>rd</sup>	NT\$5 million	(1) Qualified as SME (2) Set up a company or trade name with business registration in Tainan (3) As part of the strategic sectors (creative industry, fashion, green energy, biotechnology) in Tainan

# 3. Investment incentives in Tainan

**Tainan's investment incentives:** Self-governance ordinance to facilitate the development of technologies and innovative sectors

- ◆ In order to establish a friendly and high-quality investment environment, this self-governance ordinance is formulated to provide subsidies and coaching measures that are targeting on the strategic sectors in Tainan. The aim is to attract corporate investments to Tainan through policy incentives, and to strengthen the policy on subsidies.

Item	Summary										
<b>Strategic Sectors (Clause 4)</b>	<ol style="list-style-type: none"> <li>Green energy</li> <li>Biotechnology</li> <li>Fashion</li> <li>Meetings, incentives, conferences and exhibitions (MICE)</li> <li>Other creative industries</li> <li>Other sectors approved by the competent authority</li> </ol>										
<b>Eligibility for Subsidy (Clause 4)</b>	Investors with certain amounts of investment or capital increase on strategic sectors										
<b>Subsidized items</b>	<table border="0"> <tr> <td>1. House tax, land value tax</td> <td>(Clause 8)</td> </tr> <tr> <td>2. Land rent</td> <td>(Clause 9)</td> </tr> <tr> <td>3. Labor vocational training</td> <td>(Clause 10)</td> </tr> <tr> <td>4. R&amp;D innovation (reward)</td> <td>(Clause 11)</td> </tr> <tr> <td>5. Financing or interest subsidy</td> <td>(Clause 15)</td> </tr> </table>	1. House tax, land value tax	(Clause 8)	2. Land rent	(Clause 9)	3. Labor vocational training	(Clause 10)	4. R&D innovation (reward)	(Clause 11)	5. Financing or interest subsidy	(Clause 15)
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# 4. Conclusion

- ◆ Tainan City has been actively inviting investments. Since 2010, we have attracted **2,188 investment projects** with **over NT\$935.1 billion**, and created over 100,000 employment opportunities. Our investment environment has won recognition from enterprises.
- ◆ Known as **the ancient capital of Taiwan's history and culture**, Tainan City is **endowed with rich recourses for tourism**, such as historical sites, local delicacies and shopping districts. The number of visitors, tourism market and sector development in Tainan City have all grown substantially.
- ◆ Tainan City Government continues to establish a high-quality investment environment and set up major facilities including **Tainan Art Museum**, **Main Public Library**, **Tainan Asia-Pacific International Baseball Stadium**, **Tainan Expo Center**, **SGESC** and **Academic Sinica in Southern Taiwan** to improve the living quality in Tainan. Coupled with maturely developed industry clusters, Tainan has become the first choice for domestic investments. In the future, Tainan might have the great potentials to become a global city.





Thank you!