



SOUTHERN TAIWAN SCIENCE PARK

# INVESTING GUIDE STSP





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## **Southern Taiwan Science Park, Your Best Investment Option**

The Southern Taiwan Science Park (STSP) aims to create a high-quality and convenient living environment with comprehensive living facilities, education for employees' children and medical resources. We also plan for the talent demand through industry-academia cooperation, enriching the talent resources needed by manufacturers, and making the Southern Taiwan Science Park the first choice for investment by major domestic and foreign companies.

## I. Excellent Living Environment

Tainan Science Park provides an excellent living environment. Facilities include PARK 17 Shopping Mall, Wellness Center, STSP Community Center, and STSP Commercial Center, as well as a dormitory complex that suits different occupancy needs. The community is equipped with services that satisfy all your day-to-day needs. To help parents settle in more easily, it provides daycare centers and kindergartens. It has also established the National Nanke International Experimental High School — including high school, middle school, primary school, and bilingual school — that focuses on the development of diverse intelligence with emphasis on science education. It is the first green architecture school with EEWH (Ecology, Energy Saving, Waste Reduction, and Health) diamond certification in Taiwan and a leading educational institution with visions and global perspectives.

The Kaohsiung Science Park standard factory provides employee cafeteria, dormitories with amenities such as 7-11 convenient stores, affordable high-quality childcare centers for employees in the park. The administrative service area currently provides mail collection services. The shopping center adjacent to the administrative service area has a 7-11 convenient store as well as light-meal catering services. Preschools and electric vehicle charging stations are located in the surrounding area. In addition, Kaohsiung Show Chwan Memorial Hospital is also located in



the Park. It opened in 2024 and provides more comprehensive living facilities and services for Kaohsiung Science Park.

Ciaotou Science Park, Nanzih Science Park, Chiayi Science Park, and Pingtung Science Park will provide convenient living amenities and services in the commercial office buildings, including convenient stores, employee cafeteria and restaurants, childcare centers and more.

## II. Good Location and Easy Accessibility

Tainan Science Park boasts excellent accessibility. Free shuttle service runs between the park to train station, high-speed railway, and bus stations. The park can be accessed from National Highways No. 1, 3, and 8. For public transportation, visitors can take Taiwan Railway Shalun Line to Nanke Station, then connect with the Park's free shuttle bus to arrive at the Park. Visitors can also take Taiwan High Speed Rail to Tainan Station then connect with the High-Speed Rail Line shuttle bus to arrive at the Park. It is a comprehensive transportation accessibility plan.

Kaohsiung Science Park is a 25-minute drive from both Tainan and Kaohsiung, about 40 minutes away from Kaohsiung International Airport and Kaohsiung Harbor, and 7 minutes away from both Luzhu and Gangshan downtown areas. It has all the necessary facilities and services. Visitors traveling by car can take Kaohsiung Science Park Interchange off National Highway No. 1 to go to the park directly. Visitors who wish to use public transportation can take Kaohsiung MRT to Gangshan Station, or Taiwan Railway to either Gangshan Station or Luzhu Station then take a shuttle bus to enter the park, or take Kaohsiung Bus or Great City Life Bus from Gangshan Station to enter the park. In 2027, Kaohsiung MRT is expected to complete the Gangshan Luzhu Line extension from Gangshan District to Hunei District, which will give direct access to Kaohsiung Science Park Station, and greatly improve transportation accessibility.

Ciaotou Science Park is located in Ciaotou District, part of Kaohsiung New Municipal Special District, and near National Kaohsiung University of Science and Technology. It has National Highway No. 1, Taiwan Railway, and Kaohsiung MRT Red Line on the west, bordering Taiwan High-Speed Railway on the east, Gangshan Interchange 1.7km away on the north, and Nanzih Interchange 2.4km away on the south. The MRT Ciaotou Railway Station (Taiwan Railway Ciaotou Station), Ciaotou Sugar Refinery Metro Station, and Taiwan High Speed Rail Zuoying Station are 1.6km, 1.5km and 14km away from the park. To meet the transportation needs of companies in the Science Park, a free shuttle bus service has been launched to provide shuttle services between the Science Park and the Ciaotou MRT station.

The Nanzih Science Park is located in the Nanzih District of Kaohsiung City. To the north, it is adjacent to the Nanzih Campus of National Kaohsiung University of Science and Technology. It borders the Nanzih Technology Industrial Park to the west, and the Banpingshan to the south. To the east, it is connected to National Highway No. 1, Provincial Highway 1, and Provincial Highway 22. To the west, it is connected to Provincial Highway 17. To the north, it is connected to the Taiwan Railways and the Kaohsiung MRT Red Line. The Nanzih Science Park is located approximately 3.5 kilometers from the Nanzih Interchange to the north, approximately 2 kilometers from Taiwan Railway's Nanzih Station, and approximately 1 kilometer from the Oil

Refinery Elementary School on the KMRT Red Line. A shuttle service is provided between the Science Park and Oil Refinery Elementary School Station to supplement the well-developed and convenient transportation system.

Chiayi Science Park is located at Taibao City in Chiayi County, adjacent to Chiayi County Special Administrative Region. Transportation systems around the park include Provincial Highway 18, Provincial Highway 37, and National Highway 1 on the east; Gugong Boulevard and Provincial Highway 82 on the south; County Highway 157 on the west, and County Highway 59 on the north side of the park. Chiayi High Speed Rail Station, on the east side of the park, with about 56 trains passing through daily, provides additional transportation convenience.

Pingtung Science Park is located within the designated zone reserved for High Speed Rail Pingtung Station in Pingtung County, and adjacent to the industrial clusters of Pingtung Technology Industrial Park and Automobile Professional Zone. Transportation systems nearby include National Highway 1 on the south; County Highway 189, Provincial 88 Expressway and National Highway 3 on the west, and Taiwan Railway Liukuaicuo Station on the north side of the park. Additionally, future High Speed Rail Pingtung Station and newly-constructed Taiwan Railway New Liukuaicuo Station, located on the north side of the park, will greatly enhance the park's transportation convenience.

### III. Adequate Supply of Water and Electricity

STSP provides adequate water and electricity supply. The water supply consists of tap water and reused water. In addition, a dual-circuit power supply system is built in the park to ensure high power reliability. Descriptions about each park as follow:

- ① The Tainan Science Park receives up to 335,000 tons of water and up to 3.29 GW of electricity daily.
- ② The Tainan Science Park Phase III receives up to 8,000 tons of water and up to 100 MW of electricity daily.
- ③ The Kaohsiung Science Park receives up to 60,000 tons of water and up to 1 GW of electricity daily.
- ④ The Ciaotou Science Park receives up to 40,000 tons of water and up to 450 MW of electricity daily.
- ⑤ The Nanzih Science Park receives up to 134,000 tons of water and up to 1.284 GW of electricity daily.
- ⑥ The Chiayi Science Park receives up to 29,000 tons of water and up to 260 MW of electricity daily.
- ⑦ The Pingtung Science Park receives up to 5,000 tons of water and up to 66MW of electricity daily.

## IV. Environmental Friendliness

STSP is equipped with a well-designed sewage system, a wastewater disposal plant, and a waste recycling center (in Tainan Science Park). Both Tainan and Kaohsiung Science Parks have been granted a "diamond rating" ecological community and green building label by the Ministry of the Interior. As of February 2025, STSP is home to 18 EEWH diamond-rating green buildings, giving STSP the densest concentration of diamond-rating green buildings in any of Taiwan's science parks; there are also ten gold-rating and nine silver-rating buildings in STSP. Tainan Science Park's waste recycling center is the first waste disposal facility in Taiwan to be certified by passing the ISO 50001 energy management standard, which is a solid indicator of the park's achievements in energy conservation and reducing greenhouse gas emissions. For three years in a row, it received the Silver Medal of the ROC Enterprises Environmental Protection Award and Honorable Awards from the EPA. (24th~26th) The center is committed to eco-friendliness, sustainable development, and environmental responsibility. It also sets a good example of sustainable development for other waste disposal facilities. Ciaotou Science Park, Tainan Science Park Phase III, Chiayi Science Park, and Pingtung Science Park are built on the basis of the current park management experience and promote environmental protection management measures, which include the construction of sewage sewer systems, scheduled monitoring of air quality, noise, vibration, and surface water quality to ensure the environmental quality of the parks.

## V. Adequate Supply of Human Resources

The parks are located in the vicinity of several universities and colleges, including National Cheng Kung University, National Chung Cheng University, National Sun Yat-sen University, National University of Kaohsiung, Kaohsiung Medical University, National Kaohsiung University of Science and Technology, Southern Taiwan University of Science and Technology, National Chiayi University, National Pingtung University, National Pingtung University of Science and Technology, and more than 50 other public and private schools. Collaboration between academia and industry provides the parks with a ready and able workforce.



2



## Incentives and Support

We work to encourage R&D and innovation through emerging technology application programs and talent cultivation support programs. Furthermore, due to industrial development needs, seminars, and matchmaking activities are held on an ad hoc basis to meet the needs of enterprises terms of innovation and starting up a business. These are part of our efforts in building a base of innovation and R&D at Southern Taiwan Science Park.



## I. Tax Incentives

The Science Park is a bonded area where machinery, equipment, raw materials, fuel, supplies, samples, and semi-finished goods imported by resident businesses for production purposes are exempt from customs duty and commodity and business taxes, and must clear customs under relevant regulations. Businesses are not required to file for tax exemption, guarantee, book-keeping or duty advance fees. The business tax rate is zero for goods and services exported by resident businesses. Commodity tax is exempted.

## II. Adequate R&D Resources

STSP has programs such as emerging technology application programs and talent cultivation support programs to encourage scientific enterprises to form alliances with other industries or academia. They are encouraged to jointly engage in emerging technology research and development and cultivate innovative technical talents to promote industrial innovation, transition, and sustainable development.

## III. Government Capital Investment

( I ) Investors may apply to the National Development Fund of the Executive Yuan for government investment.

### National Development Fund, Executive Yuan

7F., No. 49, Guancian Rd., Zhongzheng District, Taipei City, Taiwan

<https://www.df.gov.tw/eng/>

+886-2-2389-0633 for Business Division or Division Chief

( II ) Go Incubation Board for Startup and Acceleration Firms (GISA): Positioned as a fundraising mechanism for non-public-listed, small-size, and innovative startups, GISA provides stock right fundraising function, but transactions can only be made on TPEX's GISA system. The STSP Bureau can assist resident businesses by providing recommendation letters or formal documents supporting a business's status as innovative.

### Taipei Exchange

11F., No. 100, Sec. 2, Roosevelt Road, Taipei City, Taiwan

<https://www.tpex.org.tw/en-us/index.html>

+886-2-2369-9555 for persons in charge

## IV. Ample Opportunities: Matchmaking and Promoting Industry-Academia Collaboration

To stay up to date with industry developments, seminars, corporate recruitment events, and partnership matchmaking fairs are held from time to time to meet businesses' needs for innovation, starting up, human resource matchmaking, and technical exchanges, and subsidies, as well as improving employees' expertise. These activities also establish STSP as a base for innovation, research, and development.

## V. Domestic and Global Market Expansion

Every year, we conduct preliminary surveys on the exhibition plans of companies in Southern Taiwan Science Park and assist them in participating in major domestic and international exhibitions to increase their exposure. We also arrange networking and matchmaking activities to secure cooperation opportunities and international orders, thereby expanding business opportunities.

## VI. Tax Preferences under New Town Development Act for Ciaotou Science Park

Ciaotou Science Park is located in Kaohsiung's specified new town district. Under the New Town Development Act, tax preferences include income tax deduction and housing tax exemption for profit-seeking enterprises.

## VII. Others (Resources from Local Governments)

Local governments offer advantages and R&D subsidies from time to time to attract enterprises to set up residency in science parks under their administration.

### Contact Information

Economic Development Bureau, Tainan City Government

Website <https://economic.tainan.gov.tw>  
Telephone +886-6-632-2231



Economic Development Department, Chiayi County Government

Website <https://economic.cyhg.gov.tw/en/>  
Telephone +886-5-362-0123



Investment Promotion Division, Economic Development Bureau, Kaohsiung City Government (Invest Kaohsiung)

Website <https://invest.kcg.gov.tw/en/>  
Telephone +886-7-336-0888  
Fax +886-7-536-0611



Department of Urban and Rural Development, Pingtung County Government

Website <https://www.pthg.gov.tw/planeab/Default.aspx>  
Telephone +886-8-732-0415



# 3





## STSP Bureau Organization and Functions

STSP Bureau aims to deliver full services to the resident enterprises through its "one-stop service" mechanism. STSP Bureau is authorized by the competent authority to manage all tenant company related administrative services, including investment, labor, business, construction management, land development, environmental protection, and industrial safety issues.



STSP Bureau

Investment Services Division

Business Division

Land Development Division

Environment and Labor Affairs Division

Construction Management Division

Planning Division



### Investment Services Division

Oversee investment recruitment, investment applications from foreign nationals and overseas Chinese, investment promotion, exchange and collaboration with science parks and relevant organizations abroad, subsidies for industry-academia collaborations and R&D projects, and the innovation and entrepreneurship environment in the Science Park.



### Business Division

Services include assisting with the establishment of park enterprises and the admission of commercial and service providers; handling various commercial and industrial registrations; issuing import/export permits, certificates of origin, and ECFA certificates of origin; managing high-tech goods control, bonded and customs automation services; collecting management fees; coordinating matters related to the affiliated experimental high school; and facilitating the entry of lifestyle service providers.



### Land Development Division

Oversee the overall park planning and development, urban and regional planning within the parks, land use control and building management, land acquisition, land, factory and dormitory leasing, construction and maintenance of public buildings, etc.



## Environment and Labor Affairs Division

Oversee labor-management regulations and affairs, coaching and consultation, occupational health and safety, labor inspection, environmental protection affairs planning and management, environmental quality control and monitoring, inspection and analysis, air pollution emissions control and management.



## Construction Management Division

Oversee planning and development of park land, public facilities, public parking, construction of landscaping, parks, green space and landscaping maintenance and management, temporary publication review and management, application review and management of displays of posters and banners, review and management of excavation applications, traffic planning and management, tap (reused) water-related affairs, power supply and coordination planning, etc.



## Planning Division

Oversee development strategies and measures, evaluation and setup of the Science Park, policy implementation and results, administrative reform and service quality, R&D for administration-related affairs, business operation budgeting, financial planning and allocation, legal advice regarding regulatory requirements, contracts, lawsuits, etc.



# 4





## Application for Establishing a Business in the Park

STSP is the core of Taiwan's Science and Technology Corridor. It currently includes Tainan Science Park (including Phase III), Kaohsiung Science Park, Ciaotou Science Park, Nanzih Science Park, Chiayi Science Park, and Pingtung Science Park. The total land area is about 2,301 hectares. Known for international competitiveness, STSP seeks to expand its resident enterprises.

## I. Obtaining a Science-Based Enterprises Qualification

### (Administering Agency: Investment Services Division)

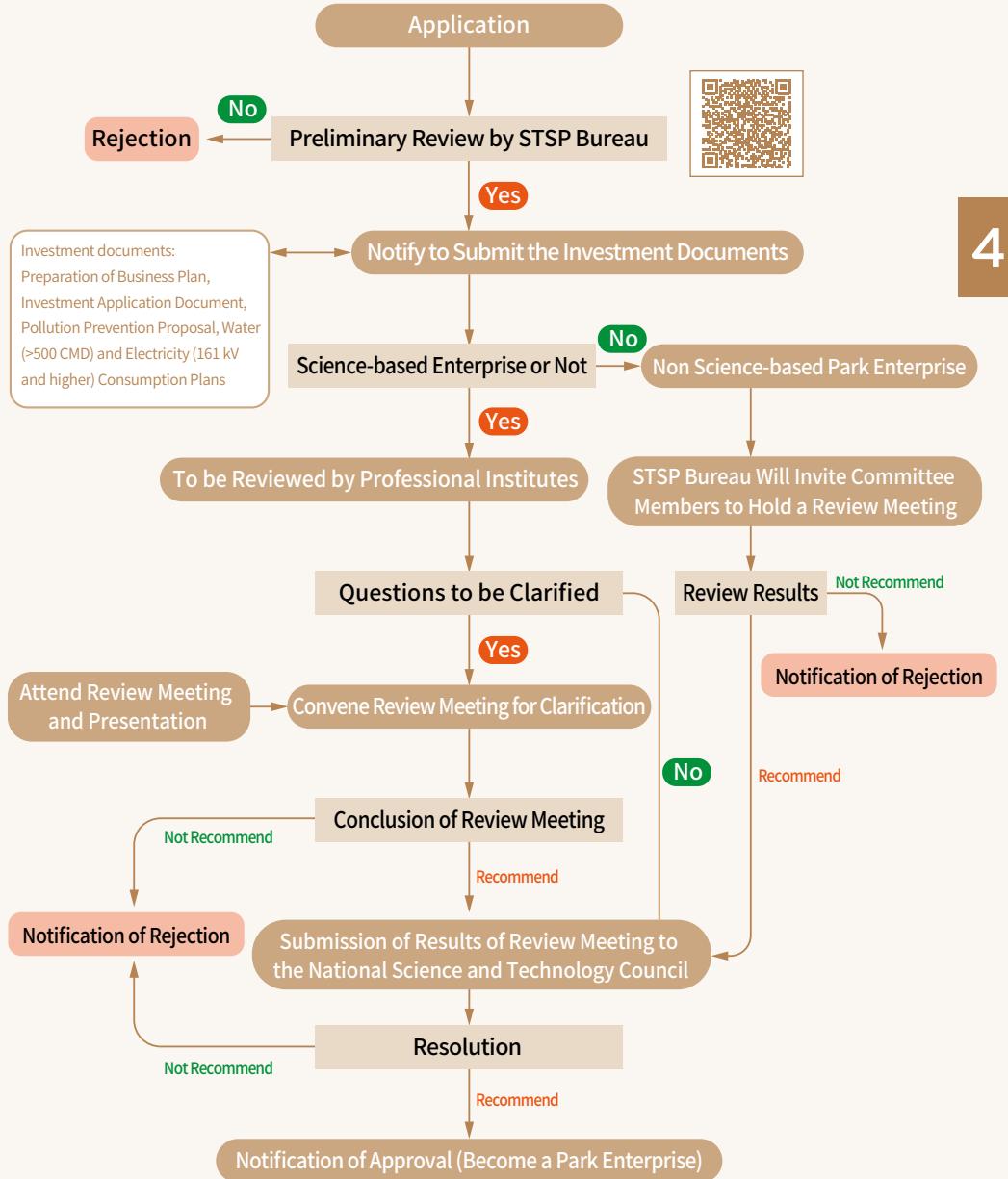
(I) The science-based enterprises shall be a company, branch or other commercial organization duly incorporated or recognized according to law. Its investment plans shall coordinate with industrial development of the country capable of using or cultivating more native scientific and technological professionals. Besides, the funds invested by such a science-based enterprise into R&D shall be above a specific percentage of its business turnover and shall meet any one of the following requirements:

- ① The enrolled science-based enterprises shall embody full designing capability of products or services, and undergo integrated development plans.
- ② The products or services should have passed the initial research and development phase, and proceeded to the growth phase.
- ③ The products or services should possess the potential for development and innovation.
- ④ The enrolled science-based enterprises should engage in high-level innovation, research, and development work.
- ⑤ The enrolled science-based enterprises should bring in and cultivate high-level science and technology professionals, and incur higher R&D expenditure.
- ⑥ The operation of enrolled enterprises shall contribute significantly to domestic economic development or national defense.

(II) STSP plans to bring in the following key industry categories:

- ① Tainan Science Park and Kaohsiung Science Park plan to bring in the integrated circuits, precision machinery, optoelectronics, telecommunications, biotechnology, computer peripherals industries and others.
- ② Tainan Science Park Phase III will bring in the integrated circuits(excluding advanced manufacturing process), smart machinery, precision health and industrial innovation industries.
- ③ Ciaotou Science Park will bring in the integrated circuits, aerospace, precision health, smart machinery, and industrial innovation industries.
- ④ Nanzih Science Park will bring in the integrated circuits and other emerging technology industries.
- ⑤ Chiayi Science Park will bring in the precision health, smart vehicles, smart agriculture, and other emerging technology industries.
- ⑥ Pingtung Science Park will bring in the smart agricultural medicines, green materials, space technology and other emerging technology industries.

Required documents: Visit the STSP Bureau website to download and for more information.  
<https://www.stsp.gov.tw>  
(Path: Home/Investor Services/Application Process and Forms/Investment Business)

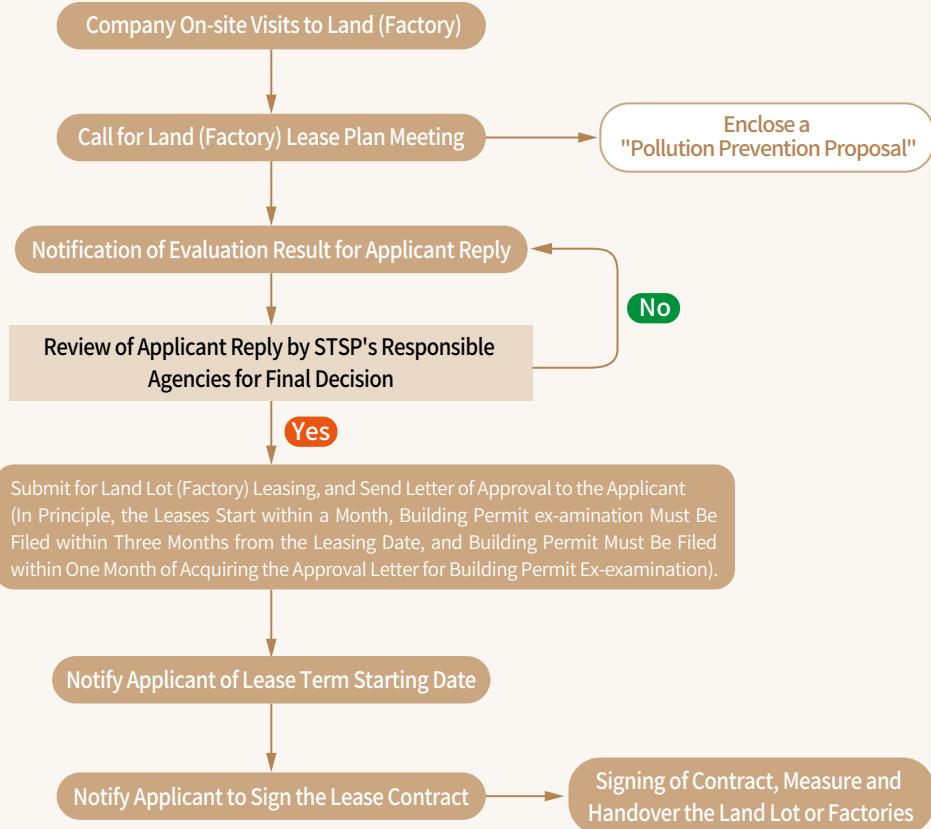


(After submitting the formal application, the processing time is approximately 1-1.5 months.)



## II. Leasing a Lot to Build a Factory or Leasing a Standard Factory (Administering Agency: Land Development Division)

Required documents: Visit the STSP Bureau website to download and for more information.  
<https://www.stsp.gov.tw>  
(Path: Home/Investor Services/Application Process and Forms/Construction Management)



### III. How to Conduct Soil Pollution Assessment Investigations and Testing

#### Operations (Administering Agency: Environment and Labor Affairs Division)

Under regulations of Ministry of Environment, an enterprise officially announced by the central competent authority, as defined in Article 9, Paragraph 1 of the Soil and Groundwater Pollution Remediation Act, shall perform soil assessments and testing, and relevant documents shall be submitted to the local environmental protection agency for future reference.

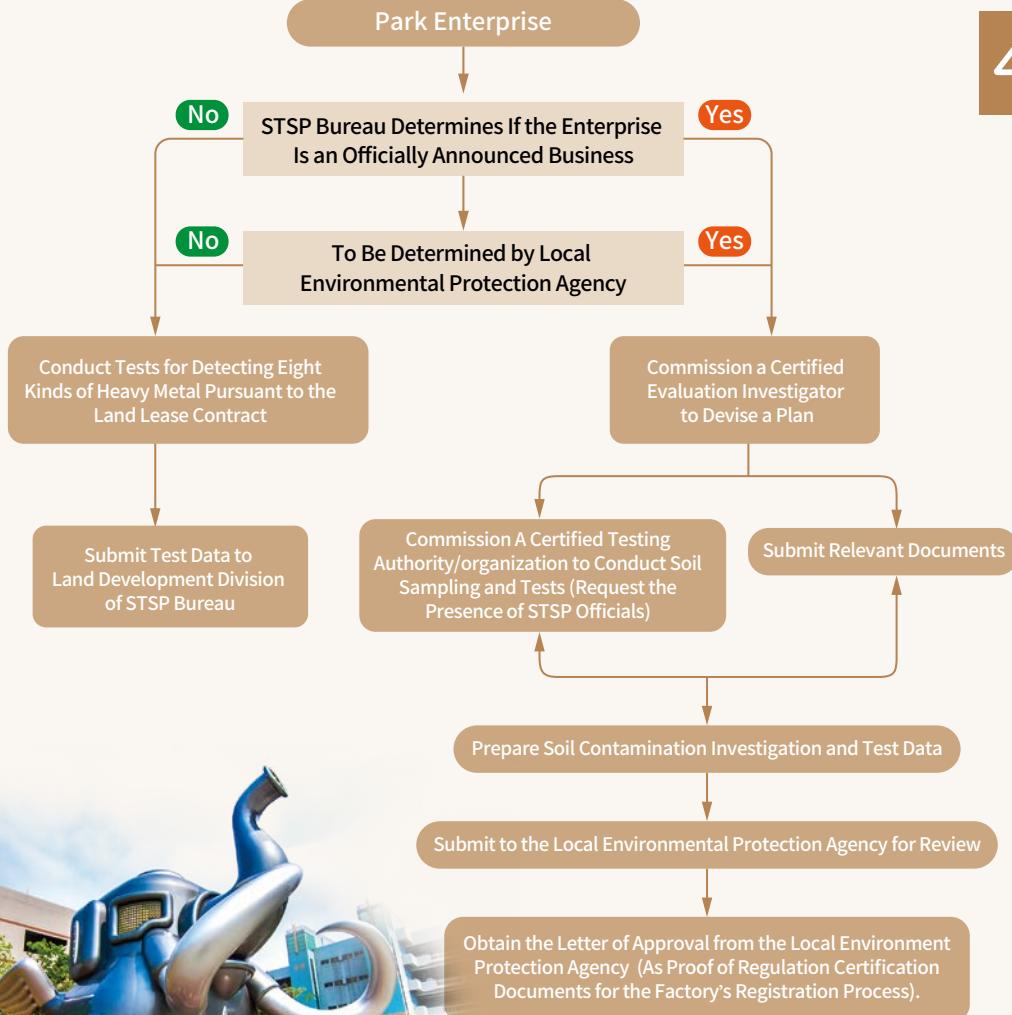
Required documents: Visit the STSP Bureau website to download and for more information.

<https://www.stsp.gov.tw>

(Path: Home/Investor Services/Application Process and Forms/Environmental Management)



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3 to 6 months required for the process  
(depending on actual local conditions)

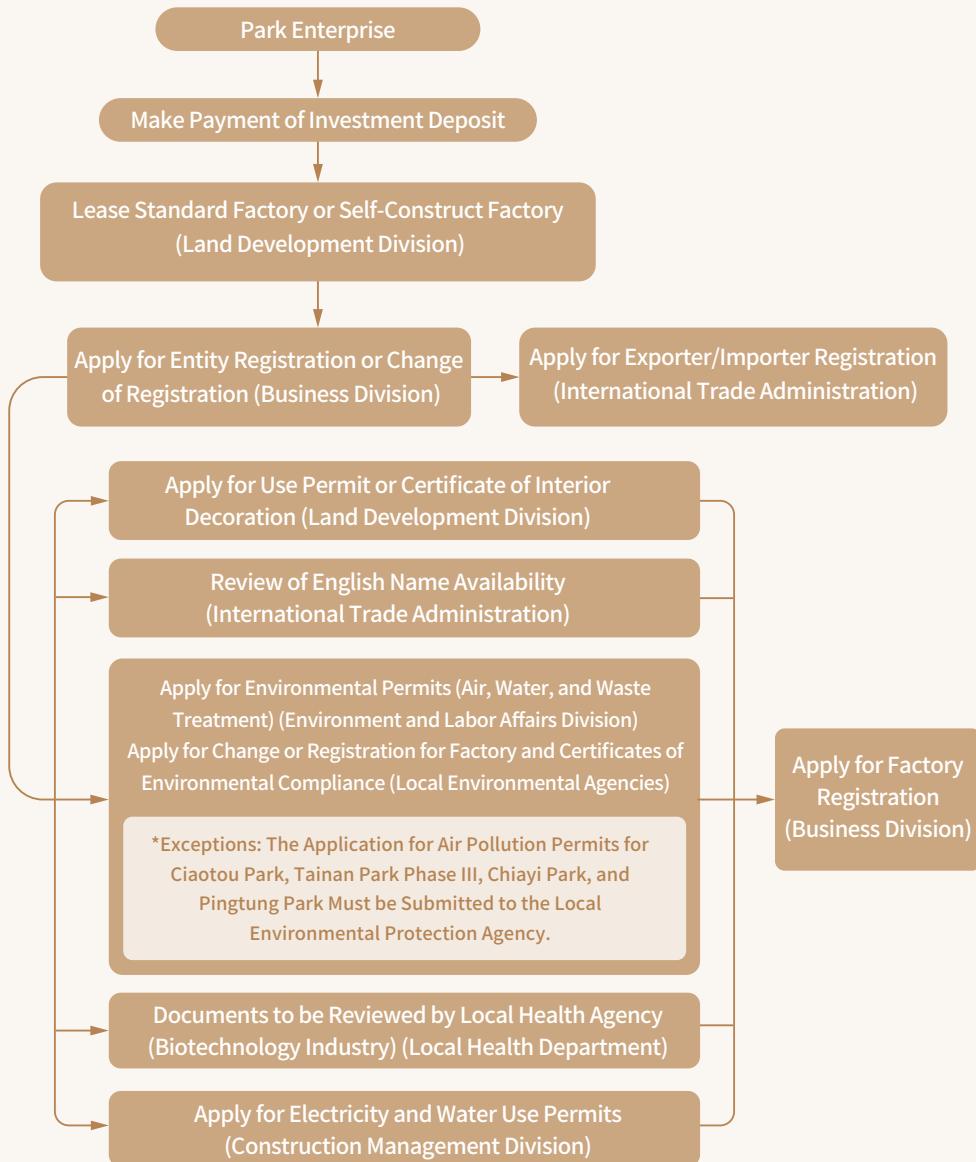
## IV. Registering a Company and Factory

(Administering Agency: Business Division)

Required documents: Visit the STSP Bureau website to download and for more information.

<https://www.stsp.gov.tw>

(Path: Home/Investor Services/Application Process and Forms/Industrial and Commercial Business)



4



# 5



## Fees

All you need to know when joining STSP, including investment deposit, lease rates, management fees, etc.

## I. Investment Deposit

After the applicant is approved to establish business in STSP, an investment deposit of 0.3% of the entity's total approved investment amount will be collected as the security deposit. The deposit will be returned without interest when the investment plan has been completed.

## II. Payment for Land and Standard Factory Leases

Current rates were set in 2024 and are subject to adjustment every two years. A business tax of 5% will apply (unit: NTD).

### (I) Lease Rates for Land Lots:

- ① Tainan Science Park (including Phase III): NT\$35.19/m<sup>2</sup>/month.
- ② Kaohsiung Science Park: NT\$20.99/m<sup>2</sup>/month.
- ③ Ciaotou Science Park: NT\$21.44/m<sup>2</sup>/month.
- ④ Chiayi Science Park: NT\$16/m<sup>2</sup>/month.
- ⑤ Pingtung Science Park: NT\$15/m<sup>2</sup>/month.

### (II) Lease Rates for Standard Factories:

#### ① Tainan Science Park:

Five phases of standard factories are available for lease. Phase 4 factories have a high-ceiling design. Rates are subject to phase, number of levels, and construction costs, ranging from NT\$94 to NT\$142 per square meter per month.

#### ② Kaohsiung Science Park:

Two phases of standard factories are available for lease. Rates range from NT\$91 to NT\$120 per square meter per month. See Appendix I for more detail.



### III. Management Fees

Management fees are collected pursuant to relevant regulations to maintain the park's environment, safety, and infrastructure.

A minimum management charge is calculated based on the surface area of the land lot or factory leased; for any resident entity that leases both land lots and factories, the higher management charge will prevail. For any business entity, company, branch office, or limited partnership that has been approved to establish business in STSP and has completed registration as a resident, the management fee will be the minimum charge or 0.19% of the entity's turnover, whichever is higher. Fee collection will begin on the first day of the second month after the resident entity, company, branch office, or limited partnership completes business registration with the taxing authorities, or on the first day of the second month following the first anniversary of the company's founding registration, whichever comes first. Those that have not received approval for business registration from the competent authority shall complete the payment on the first day of the following month after the first anniversary of the registration of the company, branch office, or limited partnership. Fees will be collected every two months thereafter. The business entity, company, branch office, or limited partnership should automatically file with the STSP Bureau no later than the 20th day of the odd months and remit the fees to the designated bank account.

### IV. Sewerage Fees

To prevent water contamination and maintain the wastewater treatment facilities, sewerage fees are charged in accordance with the "Regulation for the Use and Management of Wastewater Treatment and Sewage System in the Science Park." Fees are subject to the quantity and quality of wastewater discharged. Chargeable items and units are shown in the table below.

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Please refer to the STSPB website for a list of services and prices. <https://www.stsp.gov.tw> (Location: Homepage/Investor Services/Related Fees/Sewerage Fees).

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### V. Tainan Science Park Waste Treatment Fees

To properly handle waste produced in Tainan Science Park, waste treatment fees are collected in accordance with "Directions for Waste Clearance and Treatment at Tainan Science Park of STSP." Fees are subject to the type and weight of the waste.

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Please refer to the STSPB website for a list of services and prices. <https://www.stsp.gov.tw> (Location: Homepage/Investor Services/Related Fees/Waste Disposal Fees).

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## VI. Other Fees

(1) Dormitories: Dormitories are available for lease for resident enterprises and their staff members.

① Tainan Science Park



**Family Apartment**

NT\$ 10,746–23,323 / unit / month



**Twin Room**

NT\$ 4,390–5,987 / unit / month



**Single Room**

NT\$ 3,296–6,312 / unit / month



**Studio Apartment**

NT\$ 9,422–11,442 / unit / month

② Kaohsiung Science Park



**Family Apartment**

NT\$ 13,069–21,000 / unit / month



**Single Room**

NT\$ 5,103 / unit / month

### ③ Application (Tainan and Kaohsiung Parks)

Applications to lease a dorm or electronic device or to terminate the lease have to be filed online; the company contact person must apply through "NSTC e-Park" under "Investor Services" on the website of the Bureau ([www.stsp.gov.tw](http://www.stsp.gov.tw)).

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For any log-in problems, contact the STSP Bureau (Tel: 06-5051001#5566).

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## (II) Registration and License Fees

- ① For company registration/changes of registration, and factory construction/registration modification fees: subject to relevant regulations set out by the Ministry of Economic Affairs (these also apply to non-park areas)
- ② Construction permit and use permit fees: subject to relevant regulations prescribed by the Ministry of the Interior (also applicable to non-park areas). °
- ③ For other registration and certificate fees, contact the responsible agency or visit the STSP Bureau website: ([www.stsp.gov.tw](http://www.stsp.gov.tw)).

## (III) Water and Electricity Fees

- ① Electricity fee: NT\$2.12-8.12/kWh for low voltage (LV) electricity, NT\$2.32-18.33/kWh for high-voltage (HV) electricity, and NT\$2.18-17.05/kWh for extra-high voltage (EHV) electricity (subject to Taipower's pricing policy).
- ② Water fee: NT\$7-12 per cubic meter  
(subject to Taiwan Water Corporation's pricing policy)

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However, when the total amount of water usage in Tainan Science Park exceeds 99,300 CMD, resident enterprises will be responsible for a short-term transfer of agricultural water fees of approximately NT\$4.25-10.5 per cubic meter (depending on the amount of water and water conditions). For long-term usage, the fees will be based on the new water source.

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- ③ Reused water fee: Pay according to the reused water contract, or the transfer fee rate.

# 6



## Q&A

STSP Q&A: Answers to any questions about STSP can be found here.



# 1 Approval for Foreign Investment

## 1.1 Does the applicant need to incorporate a firm before filing for residency?



Any entity interested in becoming a resident enterprise of STSP is required to be a legally established or approved company, branch office or other commercial organization. The applicant must be a Taiwanese citizen. Once the qualification of a science-based business entity has been granted, a company, branch company, or limited partnership registration is required to be made within six months.

## 1.2 Does a foreign-owned enterprise need to file a foreign company investment application?



If the shareholders of a company are foreign business entities or foreign nationals, when applying for the science-based business entity qualification, it does not need to go through the Foreign Investment Procedure. The application should be completed before the business entity is registered. Foreign Nationals investment application should be filed for in accordance with the Statute for Investment by Foreign Nationals for ease of inward and outward remittance.

## 1.3 Are Mainland Chinese investors permitted to join STSP as resident enterprises?



If the investor is considered a Mainland Chinese investor in accordance with the "Act Governing Relations between the People of the Taiwan Area and the Mainland Area" and the "Regulations Governing the Permission of Investment by Nationals in Mainland Area," they can apply to join STSP. However, the Bureau will first issue a letter of inquiry to the Department of Investment Review of the Ministry of Economic Affairs to verify whether the investor's qualifications and investment in production of certain products comply with the relevant laws and regulations in Taiwan. The application will then be forwarded to the Science Park Review Committee of the National Science and Technology Council for further review.

## 1.4 Can one company invest in business activities that are beyond its registered business scope? In this situation, does the company have to set up a new entity for the new business activities?



The company may modify its business scope and submit for approval. There is no need to set up a new company.

## 1.5 Is the application process for STSP different from other science parks or industrial parks in Taiwan?



Yes, it is different. The STSP Bureau requires applicants to submit documents such as a business plan, gaining the approval qualification as a science-based business entity from the Science Park Review Committee before leasing of land for factory construction or leasing of standard factory is allowed.

### Q: 1.6 What are the documents required for the investment application?



Investment application document, business plan, pollution prevention proposal, water (for consumptions higher than 500 cubic meters per day) and electricity (for consumptions higher than 161 KV) plans are required. All documents should have one original and 11 duplicates.

### Q: 1.7 After an application is filed, what is the process for granting a business permit and how long does it take? For example, preparation of the application form and company establishment applications, permits, etc.



After the application is received, the process takes about 1-1.5 months. Once the qualification of a science-based business entity has been granted, a company or branch company registration shall be made within six months. Within 15 days after shareholders or the board have decided to set up or relocate to STSP, documents must be submitted for approval. Approval will be issued within seven days if the documents are complete with no omission. When preparing to build a factory, the applicant must complete a land (factory) lease presentation, sign the lease, and apply for a building permit. After the factory is built, the applicant must obtain environmental documents, the usage license, and water and electricity approval letters. After the equipment is installed, the application for a factory establishment permit may be filed. After obtaining factory registration (which shall be issued within seven days after an on-site inspection if all documents are complete with no omission), the applicant may start mass production.

### Q: 1.8 To become a resident enterprise in STSP, are there any restrictions on the ratio of paid-in capital to total investment?



No. However, the investment amount and scope should be appropriately allocated. The investment review will consider if the amount of paid-in capital supports the implementation of the business plan. If necessary, investment loans can be considered.

### Q: 1.9 After the residency is approved, how to determine the investment deposit amount? How is the deposit refunded?



To ensure that companies adhere to their investment plans, STSP Bureau asks resident companies to pay an investment deposit of 0.3% of the approved investment amount (its approved stock capital or its total operation capital). For companies registered for less than one year that apply for capital increase, 0.3% of the total increased capital or additional total operation capital of the branch company will be collected as the investment deposit. All deposits will be refunded without interest after the companies have completed implementing their investment plans.

Requirements for investment deposit refund applications

(1) The applicant must have completed implementing its investment plan

(2) Any entity that has not registered the establishment of a head office or branch office, has not leased land or factory space in the park, and has completed the procedures to terminate the investment plan (the application process takes 14 working days).

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**Q:1.10** Is a foreign-owned enterprise allowed to establish a joint venture with a Taiwanese firm, or does the company have to be wholly-owned if it intends to become a resident enterprise in STSP?

 An enterprise in STSP may be wholly-owned by foreign investors and may also establish a joint venture with ROC government agencies or local enterprises.

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**Q:1.11** Are companies from traditional industries allowed to become a resident enterprise in STSP?

 If the applicant applies for residency in STSP as a science-based business entity, its investment plan must be in line with Taiwan's industrial development goals, or employ or help cultivate technical specialists in Taiwan. The applicant must set aside a certain portion of revenues for R&D, possess research facilities and, may not cause a hazard to the public. Specific requirements need to be met for the application to be successful (see Article 4 of the Act for Establishment and Administration of Science Parks).

## 2 Establishing a Factory



**Q: 2.1** What are the requirements to establish a factory in STSP?

 If the applicant applies for residency in STSP as a science-based business entity, its investment plan must be in line with Taiwan's industrial development goals, or employ or help cultivate technical specialists in Taiwan. The applicant must set aside a certain portion of revenues for R&D, possess research facilities and, may not cause a hazard to the public. Specific requirements need to be met for the application to be successful. The following are six major industries that attracted to STSP: integrated circuit (IC), precision machinery, optoelectronics, telecommunications, biotechnology, computers, and peripheral devices.

#### Q: 2.2 Is there any limitation to the establishment of a factory in STSP ?



Yes. See building regulations on park zoning and land use prescribed by the Ministry of the Interior and the STSP Bureau. Please refer to the STSPB website for relevant regulations. <https://www.stsp.gov.tw> (Location: Home/Investor Services/Application Process and Forms/Construction Management/Construction Management Page)

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#### Q: 2.3 What are the restrictions to the building coverage and floor area ratios of factories to be built in STSP ?



Tainan Science Park (including Phase III): building coverage ratio 60%; plot ratio 240%.

Kaohsiung Science Park: building coverage ratio 60%; plot ratio 240%.

Ciaotou Science Park: building coverage ratio 60%; plot ratio 240%.

Chiayi Science Park: building coverage ratio 70%; plot ratio 300%

Pingtung Science Park: building coverage ratio 70%; plot ratio 300%

In accordance with the "Program for the Three-Dimensional Renewal Development of Urban Industrial Zone" approved in April 2019, companies who have reached the maximum floor area ratio (FAR), are encouraged to apply under two categories, namely "new investment" and "energy management," for FAR bonuses. If additional FAR is still needed, then companies can donate industrial spaces or pay financial compensations for extra increases in buildable spaces. According to the "Program for the Three-Dimensional Renewal Development of Urban Industrial Zone," the maximum FAR after bonus buildable spaces are added is 360% for Tainan Science Park (including Phase III) and Ciaotou Science Park, and 400% for the Kaohsiung Science Park, Chiayi Science Park, and Pingtung Science Park. Resident enterprises with needs for the abovementioned FAR bonuses should contact with the Land Development Division, STSP Bureau for additional information.

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#### Q: 2.4 Does an advanced payment need to be made before factory construction begins? If an advanced payment has to be made, how much is it?



There is no specified payment required. The amount depends on each business entity's construction funding plan.

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#### Q: 2.5 Is there any temporary office available that can be used before the construction of factory is completed?



No. The enterprise can either build their own temporary offices or rent a standard factory. STSP does not offer the office for free.

# 3 Land



## 3.1 What is the procedure to acquire a land lot in STSP? How long does the procedure take?

 The land lots in STSP are for rent only. The process takes around one month from the presentation of land rental to the contract signing process.

## 3.2 What is the time limit for construction after the signing of the contract?

 Please file for the application for construction license review within the first three months of rental. Construction license must be filed within one month after obtaining the approval form. Construction must begin within six months of the day construction permit is granted. If construction cannot start within the specified time, an explanation is required. A one-time extension of three months may be applied for.

## 3.3 What is the nature of the land leased to enterprises for factory construction?

 The land is designated for businesses or industrial use for the development of science-based industry.

## 3.4 How much are rental fees? How long is the lease term? Before the contract expires, is a renewal required? Will the rental be adjusted? If so, how often is it adjusted?

 The current unit prices for land rental in each park (set in 2024 subject to an additional 5% business tax) are as follows:

The rent in Tainan Science Park (including Phase III) is NT\$35.19 per square meter per month.

The rent in Kaohsiung Science Park is NT\$20.99 per square meter per month.

The rent in Ciaotou Science Park is NT\$21.44 per square meter per month.

The rent in Chiayi Science Park is NT\$16 per square meter per month.

The rent in Pingtung Science Park is NT\$15 per square meter per month.

The land is for rent and not for sale. A notice for renewal will be sent when the contract nears expiration. If early termination of the lease is required, please notify the STSP Bureau in advance and in writing to terminate the lease. Rates are adjusted every two years, subject to amortization over the declared land value and construction cost.

**3.5** When do rental fees begin to be paid after the lease application is approved? The fees start after the signing of the contract.**3.6** Are there any other required fees in addition to rental fees? Yes, there are registration and certification fees, sewerage fees, waste disposal fees (subject to actual use), utility bills, and management fees (see relevant sections in Chapter Five).**3.7** Can a geological survey be conducted before construction begins? When can it be conducted? After the presentation of land rental, the applicant may conduct a geological survey if the STSP Bureau approves. If it is soil sample testing pursuant to Article 9 of the Soil and Groundwater Pollution Remediation Act, please contact with Environment and Labor Affairs Division of the STSP Bureau.**3.8** What if the geological survey finds something questionable? In situations where legal issues could arise, contact STSP Bureau (administering agency: Land Development Division, Environment and Labor Affairs Division) for clarification.**3.9** Can representatives from the enterprise be present for on-site measurements? Yes.**3.10** Can the enterprise perform land grading? Which agency oversees land grading and related affairs? After the Bureau transfers the land to the tenant companies in accordance with the designed elevation requirements, the tenant companies may perform land grading according to its construction requirements. In principle, cut-and-fill balance should still be maintained. If the land foundation has low areas that may require filling up, the management authority may assist in designating the site for acquiring soil.**3.11** How is "site" defined? "Site" refers to the entire land lot area rented by the resident enterprise for construction purposes.

3.12

### How does archaeological sites influence land development and factory construction?



1. Among the parks under the jurisdiction of the Bureau, three of the parks — Tainan Science Park (Phases I, II, III), Chiayi Science Park and Ciaotou Science Park — are affected by archaeological sites:
  - (1) Tainan Science Park: The Bureau will inform the tenant companies of the archaeological site discoveries located in special business areas and other public facilities, upon leasing the land; coordinate with the tenant companies to include the archaeological site as statutory vacant land to ensure on site preservation; and adjust the building structures in the base, in order to avoid disturbance to archaeological layers as much as possible.
  - (2) Chiayi Science Park: Any excavation in the park, in accordance with the Cultural Heritage Preservation Act, the tenant companies should first hire archaeological professionals to submit an archaeological survey plan. No excavation activity is permitted prior to the approval by the governing authority.
  - (3) Ciaotou Science Park: Some of the mounds located within the range of known archaeological sites will not affect the factory structure planning in principle.
2. To protect the archaeological sites in the park, prior to any act of excavation during construction in the Tainan Science Park (Phases I, II, III), Chiayi Science Park, and Ciaotou Science Park, must be processed as follow:
  - (1) Before excavating, all relevant information of the archaeological site should be referenced to evaluate the impact created by the depth of excavation. (Inquire with the Bureau)
  - (2) If the location of the construction's excavation project involves the environmentally sensitive area such as an archaeological site, the tenant company should first hire archaeological professionals to conduct survey. For Tainan Science Park and Chiayi Science Park, the tenant company is required to submit a construction monitoring plan to be approved by the government authority before implementation.
  - (3) If an archaeological site is discovered during a project's development or construction, the development or construction procedures must be halted immediately. The tenant company is required to notify the STSP Bureau, who will forward the case to the competent authority. The competent authority will review in accordance with the provisions of the Cultural Heritage Preservation Act. Construction and/or development procedures can resume only when the competent authority provides further instructions to proceed.
3. The Bureau has also entrusted a professional archaeological unit to conduct archaeological site inspections in the parks. Tenant companies and construction units are required to observe the reminders, suggestions and instructions provided by these on-site archaeologists, and avoid violation of the relevant provisions of the Cultural Heritage Preservation Act.
4. Information about the areas impacted by the archaeological sites is disclosed on the official website of the STSP Bureau.

### 3.13

### What are the impacts of Chegualin fault on Ciaotou Science Park?



1. For construction within the base area, please devise the seismic design of the building in accordance with the provisions of "Building Technical Regulations" and the "Seismic Design Specifications and Commentary of Buildings."
2. If an active fault passes through the base, or the location is near an active fault geological sensitive area, or all or part of the construction base is located within a geological sensitive area, a geological survey and geological safety assessment should be conducted in accordance with the provisions of the Geology Act. The geological survey and geological safety assessment report should then be submitted to a professional group that meets the qualification requirements for review and approval. In addition, the structural computation statement and structural drawings of the relevant building shall be submitted by the builder to a professional body that meets the qualification requirements for review and approval.

## 4 Water



6

### 4.1

### What type of water is provided in STSP?

STSP supplies 611,000 tons of tap water and reclaimed water, the water supply and rates of each park are as follows:



1. Tap water supply: Tainan Science Park has a daily water capacity of 242,000 tons, Kaohsiung Science Park 60,000 tons, Tainan Science Park Phase III 2,000 tons, Ciaotou Science Park 10,000 tons, Nanzih Science Park 8,000 tons, Chiayi Science Park 14,500 tons, and Pingtung Science Park 1,250 tons.
2. Reclaimed water supply: Tainan Science Park has a daily water capacity of 93,000 tons, Tainan Science Park Phase III 6,000 tons, Ciaotou Science Park 30,000 tons, Nanzih Science Park 126,000 tons, Chiayi Science Park 14,500 tons, and Pingtung Science Park 3,750 tons.
3. Tap water fee: NT\$7 to NT\$12 per cubic meter (subject to Taiwan Water Corporation's pricing policy) However, when the total amount of industrial water usage in Tainan Science Park exceeds 99,300 CMD, the enterprise will be responsible for a short-term transfer of agricultural water fees, approximately NT\$4.25–10.5 per cubic meter (depending on the amount of water and water conditions). For long-term usage, the fees will be based on the new water source.
4. Reclaimed water fee: Pay according to the reclaimed water contract, or the water source exchange rate.

#### 4.2

#### What is the temperature and quality of the water?



The tap water is at normal temperatures and meets national qualifications for drinking water. The reused water is around 15–35 °C, while the water quality standards shall follow individual water contract.

#### 4.3

#### What are the regulations for water reuse percentage?



In terms of the water reuse percentage, Tainan Science Park should reach 80%, Kaohsiung Science Park should reach 75%, and Tainan Science Park Phase III, Ciaotou Science Park, Nanzih Science Park, Chiayi Park, and Pingtung Science Park should reach 82%. Semiconductor companies that manufacture wafers are required to reach 85%. For semiconductor and optoelectronics businesses, a minimum of 85% of water used for manufacturing processes should be recycled or reused. The semiconductor industry of water reuse rate in Tainan Science Park Phase III is 86%.

#### 4.4

#### Kaohsiung Science Park's reservoir capacity



For Tainan and Kaohsiung Science Parks, the effective storage capacity for water reservoirs must exceed two days of water consumption. Tainan Science Park Phase III, Ciaotou Science Park, Nanzih Science Park, Chiayi Science Park, and Pingtung Science Park must exceed three days of water consumption capacity.

## 5

## Wastewater Disposal



#### 5.1

#### What is the sewage treatment capacity and sewer line cost of STSP?



Tainan Science Park (including Phase III) has a daily wastewater treatment capacity of 262,000 tons, Kaohsiung Science Park 50,000 tons, Ciaotou Science Park 45,000 tons, Nanzih Science Park 91,000 tons, Chiayi Science Park 20,000 tons, and Pingtung Science Park 3,900 tons.

To prevent water pollution and ensure the effective operation of wastewater treatment plant, sewerage fees are collected pursuant to the "Regulation for the Use and Management of Wastewater Treatment and Sewage System in Science Park." Please refer to the STSPB website for the most up-to-date items and fees. <https://www.stsp.gov.tw>

(Path: Homepage/Investor Services/Related Fees/Sewerage Fees).

## 5.2 Should the resident enterprise be equipped with its own wastewater treatment facilities?



STSP has its own sewage system and wastewater treatment plant. Any wastewater must comply with STSP's standards before being discharged into the sewage system. If the wastewater doesn't meet these standards, the enterprise must establish its own pre-treatment facility.

# 6 Electricity



# 6

## 6.1 What is STSP's power supply capacity and how is electricity priced?



The maximum power supply for each park: Tainan Science Park has a maximum capacity of 3,290 MW, Kaohsiung Science Park 1,000 MW, Tainan Science Park Phase III 100 MW, Ciaotou Science Park 450 MW, Nanzih Science Park 1,284 MW, Chiayi Science Park 260 MW, and Pingtung Science Park 66 MW. NT\$2.12-8.12/kWh for low voltage (LV) electricity, NT\$2.32-18.33/kWh for high-voltage (HV) electricity, and NT\$2.18-17.05/kWh for extra-high voltage (EHV) electricity (subject to Taipower's pricing policy, actual consumption, and time of use).

## 6.2 What are the voltage levels of the power supply?



Voltage: 161kV, 22.8kV, three-phase four-wire system 380V/220V, T.R110V/190V (Appendix: Information on Self-Constructed Factory and Standard Factory)

## 6.3 How is the electricity quality of STSP?



From 2011 to 2023, according to the results of SEMI Curve C Voltage Sag incident, Tainan Science Park has an average of 5.4 incidents per year, while Kaohsiung Science Park has an annual average of 3.3 incidents per year.

## 6.4

### Is the power supply stable?



The Science Park has implemented a dual-circuit power supply system, providing higher power reliability and minimizing the risk of unexpected outages.

## 6.5

### What are the regulations on renewable energy in STSP?



1. Tainan Science Park: Renewable energy installation by companies shall be carried out in accordance with the requirements stipulated in the Tainan Low-Carbon City Autonomous Regulations. For companies with a contracted electricity capacity of 800 kW or above, the required renewable energy installation capacity is calculated as 10% of the company's average contracted capacity from the previous year. In addition, advanced-process manufacturers are required to obtain 20% of their actual electricity consumption from renewable energy each year.
2. Kaohsiung Science Park: Renewable energy installation by companies shall be carried out in accordance with the compliance requirements stipulated in the Renewable Energy Development Act. For companies with a contracted electricity capacity of 5,000 kW or above, the required renewable energy installation capacity is calculated as 10% of the company's average contracted capacity from the previous year.
3. Ciaotou Science Park: Renewable energy installation by companies shall be carried out in accordance with the compliance requirements stipulated in the Renewable Energy Development Act. Within the park's renewable energy planning framework, tenant companies whose contracted electricity capacity reaches 800 kW or above must install renewable energy equipment equivalent to 20% of their average contracted capacity from the previous year. Semiconductor companies are required to source 25% renewable energy by 2025, 45% by 2040, and 100% by 2050 based on their actual electricity consumption.
4. Tainan Science Park (Phase III): Renewable energy installation by companies shall be carried out in accordance with the compliance requirements stipulated in the Renewable Energy Development Act. Within the park's renewable energy planning framework, tenant companies whose contracted electricity capacity reaches 800 kW or above must install renewable energy equipment equivalent to 20% of their average contracted capacity from the previous year. Semiconductor companies are required to source 25% renewable energy by 2025, 45% by 2040, and 100% by 2050 based on their actual electricity consumption.
5. Chiayi, Pingtung, and Nanzih Science Parks: Renewable energy installation by companies shall be carried out in accordance with the compliance requirements stipulated in the Renewable Energy Development Act. Within the park's renewable energy planning framework, tenant companies whose contracted electricity capacity reaches 800 kW or above must install renewable energy equipment equivalent to 20% of their average contracted capacity from the previous year. Semiconductor companies are required to source 25% renewable energy by 2025, 45% by 2040, and 100% by 2050 based on their actual electricity consumption.

# 7 Employee Benefits Insurance



## 7.1 How can resident enterprises recruit employees?



The enterprise can recruit employees themselves or go to employment service centers under the Workforce Development Agency of the Ministry of Labor for referrals. There are no limitations on employing Taiwanese nationals, but applications should be made for the employment of foreign nationals. In addition, STSP cooperates with the Workforce Development Agency, labor affairs departments of city and county governments, and private recruitment agencies in the public and private sectors to provide multiple recruitment strategies.

1. Host on-site recruitment events with single or multiple partners;
2. Post job recruitment announcements for manufacturers in STSP through the official website's employment service page;
3. Coordinate with relevant talent recruitment policies and regulations launched by the Ministry of Labor, such as employment explore supporting programs for middle-age and elder, white-collar foreigners, and youth, to assist manufacturers in their talent recruitment process;
4. Provide flexible and digital online application services to facilitate the needs of manufacturers and the public, and to quickly matchmake employers with their employees.

## 7.2 Are there any regulations or limitations on the employment of foreign specialists (white-collar workers)?



Yes. The STSP Bureau is entrusted by the Ministry of Labor to process work permit applications for foreign professionals. Visit the STSP Bureau website (<https://www.stsp.gov.tw>) for more information about procedures and regulations. (Location: Home/Investor Services/Application Process and Forms/Labor-Management/Foreigner Hiring)

## 7.3 Does the STSP Bureau provide information regarding hiring translators or technical operators?



No. Companies can recruit employees themselves or seek assistance from employment service centers under the Workforce Development Agency, Ministry of Labor.

## 7.4 What are the regulations regarding employees' benefits and allowances?



These issues are to be determined by respective company policy.

### 7.5 How is payroll disbursed?



Companies may select disbursement methods or ask financial institutions to make salary transfer.

### 7.6 Are there any regulations regarding the total weekly working hours and overtime? Can employees work night shifts, work shifts, or holidays (long hours)?



These matters are governed by the Labor Standards Act.

### 7.7 Are there medical facilities in STSP?



Tainan Science Park houses the STSP Clinic, which provides five major outpatient services, including cardiovascular medicine, gastroenterology and hepatobiliary medicine, stress management clinic, rehabilitation, and pediatrics. The groundbreaking ceremony for the “Nanke Chi Mei Hospital” was held in March 2025. It is expected to expand services with the construction of a regional hospital that has more than 200 beds, set for completion and inauguration by 2028, to provide 24-hour emergency medical services in Tainan Science Park. The surrounding area is also home to Chi Mei Hospitals (Chi Mei Medical Center in Yongkang district, Chi Mei Hospital in Liuying district, and Chi Mei Hospital in Jiali district), the National Cheng Kung University Hospital, Tainan Municipal An-Nan Hospital (commissioned to be built and operated by China Medical University, Taiwan), the Ministry of Health and Welfare Tainan Hospital, Tainan Municipal Hospital (commissioned by Show Chwan Medical Foundation), Tainan City Sin-Lau Medical Foundation, etc.

In addition, Kaohsiung Science Park now includes Kaohsiung Show Chwan Memorial Hospital. The first phase of the medical building was opened in November 2024, providing outpatient services and 300-bed inpatient services to take care of the health of park employees and residents in the area. Kaohsiung Science Park is also near Kaohsiung Municipal Gangshan Hospital, Kaohsiung Armed Forces General Hospital Zuoying Branch, E-Da Hospital, Yanchao Jingho Hospital, Kaohsiung Veterans General Hospital, etc. Chiayi Science Park is near Chiayi Chang Gung Memorial Hospital, Puzi Hospital of the Ministry of Health and Welfare, Chiayi Hospital of the Ministry of Health and Welfare, Taichung Veterans General Hospital Chiayi Branch, and Chia-Yi Christian Hospital. Pingtung Science Park is near Pingtung Veterans General Hospital, Kaohsiung Armed Forces General Hospital Pingtung Branch, Pingtung Hospital of the Ministry of Health and Welfare, Pingtung Christian Hospital, and Paochien Hospital, etc.

**7.8** Are there any regulations regarding the term and type of employment contracts?

These matters are governed by the Labor Standards Act.

**7.9** Are workers in the park entitled to pension benefits?

Yes. These affairs are governed by the Labor Standards Act and Labor Pension Act.

**7.10** Are companies required to provide workers with facilities such as cafeterias and dormitories?

No. Each company can decide if it will build its own cafeterias and dormitories. STSP has staff dormitories, shopping malls, eateries, a day care center, schools, a post office, a clinic, a gym, a basketball court, and a swimming pool.

**7.11** What is the insurance premium policy for employee health insurance, labor insurance, occupational accident insurance, employment insurance and other insurances?

Implemented in accordance with the National Health Insurance Act, the Labor Insurance Act, the Labor Occupational Accident Insurance and Protection Act, and the Employment Insurance Act.

**7.12** Are there any limitations on the number of foreign professionals employed by a company? Is it easy to apply for a work permit for them?

No. There is no limit on the number of foreign professionals employed. The application process is simple and convenient.

**7.13** In the event of a labor dispute, will the government or the STSP Bureau provide assistance?

The STSP Bureau has a Labor Relations Section responsible for handling labor-related affairs and resolving labor-management issues.

**7.14** Is it mandatory to form a union?

No. Tenant companies are not required to form labor unions but may do so in accordance with the Labor Union Act.

### 7.15 Are there any special limitation for employment of foreign workers? Is there any limitation on the ratio of foreign to local employees?



Relevant matters should be handled in accordance with the Employment Service Act and the Regulations on the Permission and Administration of the Employment of Foreign Workers, subjecting to restrictions on the percentages for industries with specialized manufacturing operations. These regulations are the same as those applied outside STSP. Contact Workforce Development Agency (02-89956000) or the Agency's Direct Hiring Service Center (02-66130811) for more details.

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### 7.16 What are the eligibility and application method for admission to National Nanke International Experimental High School (NNKIEH), National Experimental High School at Chiayi Science Park (NEHS@CYSP), National Experimental High School at Pingtung Science Park (NEHS@PTSP), and National Experimental High School at Kaohsiung Science Park (NEHS@KHSP)?



National Nanke International Experimental High School includes elementary, junior high, senior high and bilingual department; National Experimental High School at Chiayi Science Park includes elementary, junior high, senior high and bilingual department; National Experimental High School at Pingtung Science Park includes elementary, junior high, senior high and bilingual department; National Experimental High School at Kaohsiung Science Park includes elementary and junior high sections. For information on eligibility and admissions, please visit the Admissions section on the school's website:

National Nanke International Experimental High School <https://www.nnkieh.tn.edu.tw/>

National Experimental High School at Chiayi Science Park <https://www.nehs.cyc.edu.tw/>

National Experimental High School at Pingtung Science Park <https://nehs.ptc.edu.tw/>

National Experimental High School at Kaohsiung Science Park <https://www.nehs.kh.edu.tw/>

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### 7.17 How to apply for dormitory in STSP?



Applications to lease a dorm or electronic appliances or to terminate the lease have to be filed online; the company contact person must apply through "NSTC e-Park" under "Investor Services" on the website ([www.stsp.gov.tw](http://www.stsp.gov.tw)). For any log-in problems, contact the STSP Bureau (Tel: 06-5051001#5566).



# 8 Environment, Safety, and Sanitation

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## 8.1 What are the regulations regarding air pollution, noise, odors, and wastewater discharge?



The emission of air pollutants by the resident enterprises must meet the national emission standards, and the emission amount is verified and allocated according to the total amount based on the environmental impact assessment review. Tainan Science Park Phase III, Ciaotou Science Park, Chiayi Science Park, and Pingtung Science Park are required to obtain the emission offset rate of 1.2 times the air pollutant emissions. Additionally, Kaohsiung, Ciaotou, and Pingtung Science Parks are located in areas under The Total Air Pollutant Emission Controlling Plan in Kaohsiung and Pingtung. Resident enterprises that meet the criteria as control target must obtain the emission offset rate in accordance with the Air Pollution Control Act and The Total Air Pollutant Emission Controlling Plan in Kaohsiung and Pingtung. The noise and odor levels must meet the national standards set by the Ministry of Environment. Wastewater discharged from resident enterprises into the sewage system must comply with limits set by STSP (industry wastewater must be treated by resident enterprises until it meets the requirement standards, before being discharged into the park sewage system).

## 8.2 Are resident enterprises required to conduct an environmental impact assessment (EIA)?



STSP has passed the EIA and uses a total emission method. Each enterprise or factory is required to complete a pollution prevention proposal for review. If the enterprise or factory falls into an industrial category approved in the EIA and its emission volume meets STSP's control goals, then no additional EIA needs to be conducted.

## 8.3 Which government agency oversees and reviews EIAs?



The Ministry of Environment.

## 8.4 How to prove that the factory land is not contaminated?



Qualified institutions are commissioned to run tests and examine if the regulation standards are met. These test results can be used to determine if the land is contaminated.

## 8.5 How should factories handle waste treatment? If there is waste disposal operator, how much is the fee charged?



1. Tainan Science Park (including Phase III): Resource recycling is prioritized. Wastes that cannot be recycled or reused will be disposed of by Tainan Science Park Resource Recycling Center or outsourced to other qualified waste disposal companies.

2. Kaohsiung Science Park: Resource recycling is prioritized. Wastes that cannot be recycled or reused will be outsourced to other qualified waste disposal companies.
3. Ciaotou, Nanzih, Chiayi, and Pingtung Science Parks: Resource recycling is prioritized. Wastes that cannot be recycled or reused will be disposed of by treatment facilities affiliated with Southern Taiwan Science Park.
4. Disposal costs are calculated according to the type and quantity of waste materials.
5. Other issues will be subject to the latest environmental impact assessment review of each park.

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### 8.6

#### Are there any standards for the use of chemical and hazardous substances?



1. The provisions are found in the Toxic and Concerned Chemical Substances Control Act, the Occupational Safety and Health Act, and the Fire Services Act.
2. STSP tenant companies that use any of the 70 chemical substances listed in the Environmental Assessment must submit a hazard identification report. If it is a carcinogen listed by IARC as Group 2B or above, the unit risk or slope factor can be used to initially estimate the carcinogenic risk value. If the initial carcinogenic risk ratio reaches 10% or more within 10×10 km range, a raw material assessment is required, and alternative solution of other green raw materials must be adopted and undergo annual inspection. Use of substances that contribute to health risks (such as nickel, arsenic, benzene, etc.) require regular monitoring.

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### 8.7

#### Do technical workers who operate electrical systems, boilers, forklifts, or those in safety and health management, who use chemicals, or who conduct equipment inspections require qualifications or credentials?



Yes. These tasks must be conducted by qualified personnel. For more information about industrial safety certificates, please refer to the Occupational Safety and Health Education and Training Rules.

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### 8.8

#### What are regulatory standards for green space?



According to the land use zoning and urban design regulations of Tainan Science Park, Kaohsiung Science Park, Ciaotou Science Park, Chiayi Science Park, and Pingtung Science Park, the Bureau has set the following greening standard governing land use for factories inside the parks:

##### 1. Green Coverage Rate:

Tainan Science Park (including Phase III): The greenery area of factory site shall be at least larger than 20% of the total site area.

Kaohsiung Science Park: The greenery area of factory site shall be at least larger than 25% of the total site area.

Ciaotou Science Park: The greenery area of factory site shall be at least larger than 20% of the total site area.

Chiayi Science Park: The green coverage ratio of factory construction may not be less than 50% of statutory vacant space requirements.

Pingtung Science Park: The green coverage ratio of factory construction may not be less than 50% of statutory vacant space requirements.

2. Building setback: The front setback of a factory-building site shall be 6, 8 or 10 meters depending on the width of the road. Building setbacks not facing a road shall be 4 meters.
3. For other detailed regulations on greening control, please refer to the Directions Governing Urban Land Use, Zoning Control and Planning for the Science Parks on the Bureau's website <https://www.stsp.gov.tw> (Location: Home/Investor Services/Application Process and Forms/Construction Management/Construction Management Page)

#### 8.9

 What are fire safety standards for offices, dining areas, and kitchens? Which government agencies oversee fire safety? Which agencies are responsible for handling fire safety applications?



Fire safety-related affairs must be performed in accordance with the Fire Services Act. The supervision and application body for fire safety-related affairs in each Science Park is as follows:

Tainan Science Park: Tainan City Government Fire Bureau.

Kaohsiung Science Park, Ciaotou Science Park, and Nanzih Science Park: Kaohsiung City Fire Department.

Chiayi Science Park: Chiayi County Government Fire Bureau.

Pingtung Science Park: Pingtung County Fire Department.

#### 8.10

 What are the regulations regarding carbon dioxide emissions and waste disposal in STSP?



1. The carbon dioxide emission in the park shall comply with relevant regulations of the Ministry of Environment's Greenhouse Gas Reduction and Management Act. Tenant companies in Ciaotou Science Park, Nanzih Science Park, Tainan Science Park Phase III, Pingtung Science Park and Chiayi Science Park must adopt Best Available Control Technology (BACT) in accordance with regulations, utilize 20% renewable energy upon operation, and follow the "Offset Principles for Increased Greenhouse Gas Emissions Caused by Development Activities" guidance under the Ministry of Environment during subsequent operation period. In addition, if the enterprise is a semiconductor manufacturer, it must set a goal to achieve 100% renewable energy by 2050.
2. All waste disposal must comply with regulations set out in the Waste Disposal Act and the STSP's EIA requirements. The summaries are listed below:

- (1) Tainan Science Park (including Phase III):

Resource recycling is prioritized. Wastes that cannot be recycled or reused will be disposed of by Tainan Science Park Resource Recycling Center or outsourced to other qualified waste disposal companies.

(2) Kaohsiung Science Park:

Resource recycling is prioritized. Wastes that cannot be recycled or reused will be outsourced to other qualified waste disposal companies.

(3) Ciaotou, Nanzih, Chiayi, and Pingtung Science Parks:

Resource recycling is prioritized. Wastes that cannot be recycled or reused will be disposed of by treatment facilities affiliated with Southern Taiwan Science Park.

(4) Other issues will be subject to the latest environmental impact assessment review of each park.

## 9 Customs Declaration Procedures



### 9.1 What is the tax rate in STSP?



The income tax rate for profit-seeking enterprises is 20%.

### 9.2 What are customs duties, business taxes, and commodity tax rates?



Science parks are bonded areas. No import duties, commodity taxes, or business taxes will be levied on machinery, equipment, raw materials, fuel, supplies, semi-finished goods, samples, or trade-purpose finished products that are for the enterprises' use only. No application for exemption, guarantee, bookkeeping, or tax deposit is required. The business tax rate is zero for goods and services exported by resident businesses. Commodity tax is exempted. For more information, see Article 23 of the Act for Establishment and Administration of Science Parks.

**9.3****What is the property tax rate in STSP?**

House tax is a type of property tax levied on various types of houses or improved buildings that may increase the use value of a house. The house tax is levied between May 1 and May 31. Taxpayers of the house tax, in principle, are building owners. Hence, taxes related to public buildings at STSP (including standard factories and dormitories) are paid by the STSP Bureau while park enterprises are responsible for their self-constructed factories and dormitories. The formula for the house tax is as follows: 1. For residence: current value of house  $\times$  1.2%. 2. For business operation: current value of house  $\times$  3%. 3. For non-residence and business operation: current value of house  $\times$  2%. For information of house tax breaks and incentives, please consult with the tax authority of each local government.

**9.4****What are the import duties that a resident enterprise must pay for equipment?**

No duties will be imposed on machinery or equipment imported for the importer's own production purposes.

**9.5****Can a resident enterprise sell all or part of its imported equipment?**

Yes. However, the import duties, commodity tax, and business tax shall be collected for those transported to duty levying areas within five years from the importation.



# Appendix



## Information on Standard Factory and Self-Constructed Factory

## I. Standard Factory Introduction

### Basic information on standard factory buildings in Tainan Science Park

Name of Factory	Location (Xinshi District, Tainan)	Facilities
Chuang-xin Buildings 1 and 2 (Phase I)	No. 1 to No. 15, Nanke 3rd Rd.	Restrooms, kitchenette, fire prevention system, 9-person (load capacity of 600 kg) passenger elevator, and freight elevator with load capacity of 1,500 kg
Chuang-xin Building 3 (Phase II)	No. 17 to No. 27, Nanke 3rd Rd.	Restrooms, kitchenette, fire prevention system, 17-person (load capacity of 1,150 kg) passenger elevator, and freight elevator with load capacity of 2,000 kg
Chuang-xin Buildings 4, 5, and 6 (Phase III)	No. 2 to No. 30, Lane 31, Sec. 1, Huandong Rd.	Restrooms, kitchenette, fire prevention system, 17-person (load capacity of 1,150 kg) passenger elevator, and freight elevator with load capacity of 2,000 kg
Biotech Standard Factories (Phase IV)	No. 5 to No. 15, Nanke 2nd Rd.	Restrooms, kitchenette, fire prevention system, 10-person passenger elevator, and freight elevator with load capacity of 2,000 kg
Chuang-xin Buildings 7, 8, and 9 (Phase V)	No. 2 to No. 30, Chuangye Rd.	Restrooms, kitchenette, fire prevention system, hydraulic unloading platform 6T and 11T, 15-person (load capacity of 1,000 kg) passenger elevator, and freight elevator with load capacity of 2,000 kg

Ceiling Height (cm)	Line Frequency/Voltage/Water Supply
450	<ul style="list-style-type: none"> <li>▪ 60Hz.</li> <li>▪ Voltage: three-phase four-wire system 220/380V, T.R 15KVA 110/190V.</li> <li>▪ Water supply: Pipe diameter of 1.5." Two connected 53.46 m<sup>3</sup> tanks are installed on each rooftop.</li> </ul>
450	<ul style="list-style-type: none"> <li>▪ 60Hz.</li> <li>▪ Voltage: three-phase four-wire system 220/380V, T.R 30KVA 110/190V.</li> <li>▪ Water supply: Two 18 m<sup>3</sup> water tanks and one 36 m<sup>3</sup> water tank are installed on each rooftop to supply water for 26 tenants and dining areas. 1HP×2 pressure inverter pumps are located on the 4th, and 5th floors.</li> </ul>
450	<ul style="list-style-type: none"> <li>▪ Frequency: 60Hz.</li> <li>▪ Voltage: three-phase four-wire system 220/380V, T.R 30KVA 110/190V.</li> <li>▪ Water supply: Pipe diameter of 1.5." Two 18 m<sup>3</sup> water tanks are installed on each rooftop to supply water for 20 tenants. 1HP×2 pressure inverter pumps are installed on the 4th, and 5th floors.</li> </ul>
695	<ul style="list-style-type: none"> <li>▪ Frequency: 60Hz.</li> <li>▪ Voltage: Three-phase four-wire system, 220V/380V, T.R 20KVA, T.R 5 KVA 110/190V.</li> <li>▪ Water supply: Pipe diameter of 2." Three 61-ton water tanks are installed on each rooftop for the use of 25 tenants.</li> </ul>
480	<ul style="list-style-type: none"> <li>▪ Frequency: 60Hz.</li> <li>▪ Voltage: three-phase four-wire system 220/380V, T.R 15KVA 110/190V.</li> <li>▪ Water supply: Pipe diameter of 1.5." Four 17 m<sup>3</sup> water tanks are installed on each rooftop and three 47 m<sup>3</sup> water tanks are installed in the basement of each building.</li> </ul>

## Basic Information on Standard Factory Buildings in Tainan Science Park

Name of Factory	Power Load
Chuang-Xin Buildings 1 and 2 (Phase I Factory)	(4-1/C150E30)×2, PEX CABLE (CABLE TRAY). Main switch NFB, 3P, 400AT/400AF, IC 35KA. Load capacity may differ depending on use.
Chuang-Xin Building 3 (Phase II Factory)	Wire diameter 200mm <sup>2</sup> × 4, E-50mm <sup>2</sup> , 4" Φ. Main switch NFB, 3P, 200AT/225AF. Load capacity may differ depending on use.
Chuang-Xin Buildings 4, 5, and 6 (Phase III Factory)	Wire diameter 200mm <sup>2</sup> × 4, E-50mm <sup>2</sup> , 4" Φ. Main switch NFB, 3P, 200AT/225AF. Load capacity may differ depending on use.
Biotech Standard Factories (Phase IV Factory)	Wire diameter 250mm <sup>2</sup> × 8, E-38mm <sup>2</sup> , 4" Φ, with wire groove. Main switch NFB, 3P, 500AT/600AF. Load capacity may differ depending on use.
Chuang-Xin Buildings 7, 8, and 9 (Phase V Factory)	(4-1/C150 E 30)×2, PEX CABLE (CABLE TRAY). Main switch NFB, 3P, 400AT/400AF, IC 35KA. Load capacity may differ depending on use.

Live Load	Wastewater Discharge
0.5t/m <sup>2</sup> at roof and basement levels; 0.6t/m <sup>2</sup> on 1F to 4F.	Resident enterprises must ensure that industrial wastewater is treated to meet the standard before being discharged into an external wastewater treatment basin and later into the park's sewage system.
Ranging from 0.3t/m <sup>2</sup> to 0.8t/m <sup>2</sup> depending on the floors.	
Ranging from 0.3t/m <sup>2</sup> to 0.8t/m <sup>2</sup> depending on the floors.	Resident enterprises must ensure that industrial wastewater is treated to meet the standard before being discharged into a wastewater storage tank and later into the park's sewage system.
1t/m <sup>2</sup> on the 1st floor; 0.8t/m <sup>2</sup> on other floors	
0.5t/m <sup>2</sup> at roof and basement levels; 0.6t/m <sup>2</sup> on 1F to 5F.	Resident enterprises must ensure that industrial wastewater is treated to meet the standard before being discharged into an external wastewater treatment basin and later into the park's sewage system.

Tainan Science Park Standard Factory Rent (Unit: NT\$)

Category		Area (m <sup>2</sup> )	Rent per month (pre-tax)
Chuang-Xin Buildings 1 and 2 (Phase I)	1F	750~770 (interior area 495)	NT\$109/m <sup>2</sup>
	2F	753~773 (interior area 495)	NT\$104/m <sup>2</sup>
	3F	753~773 (interior area 495)	NT\$98/m <sup>2</sup>
	4F	753~773 (interior area 495)	NT\$94/m <sup>2</sup>
Building 3 (Phase II)	1F	831~886 (interior area approx. 455~485)	NT\$109/m <sup>2</sup>
	2F	893~919 (interior area approx. 485~499)	NT\$104/m <sup>2</sup>
	3F	894~923 (interior area approx. 485~502)	NT\$101/m <sup>2</sup>
	4F	894~923 (interior area approx. 485~502)	NT\$98/m <sup>2</sup>
	5F	894~923 (interior area approx. 485~502)	NT\$94/m <sup>2</sup>
Chuang-Xin Buildings 4, 5, and 6 (Phase III)	1F	791~851 (interior area approx. 455~483)	NT\$109/m <sup>2</sup>
	2F	820~835 (interior area approx. 483~492)	NT\$104/m <sup>2</sup>
	3F	820~835 (interior area approx. 483~492)	NT\$101/m <sup>2</sup>
	4F	820~835 (interior area approx. 483~492)	NT\$98/m <sup>2</sup>
	5F	820~835 (interior area approx. 483~492)	NT\$94/m <sup>2</sup>
Biotech Standard Factories (Phase IV)	1F	878~928 (interior area approx. 508~521)	NT\$142/m <sup>2</sup>
	2F	795~816 (interior area approx. 508~521)	NT\$135/m <sup>2</sup>
	3F	795~816 (interior area approx. 508~521)	NT\$131/m <sup>2</sup>
	4F	795~816 (interior area approx. 508~521)	NT\$127/m <sup>2</sup>
	5F	705 (interior area approx. 267)	NT\$122/m <sup>2</sup>
Chuang-Xin Buildings 7, 8, and 9 (Phase V)	1F	898~946 (interior area approx. 470.76)	NT\$109/m <sup>2</sup>
	2F	860~874 (interior area approx. 489.46)	NT\$104/m <sup>2</sup>
	3F	860~874 (interior area approx. 489.46)	NT\$101/m <sup>2</sup>
	4F	860~874 (interior area approx. 489.46)	NT\$98/m <sup>2</sup>
	5F	860~874 (interior area approx. 489.46)	NT\$94/m <sup>2</sup>

Name of Factory	Kaohsiung Science Park Phase I Standard Factory	Kaohsiung Science Park Phase II Standard Factory
Location (Luzhu District, Kaohsiung)	No. 82 to No. 100, Luke 5th Rd	No. 55 to No. 69, Luke 2nd Rd
Facilities	Restrooms, kitchenette, fire prevention system, 15-person (load capacity of 1,000 kg) passenger elevator, and freight elevator with load capacity of 2,000 kg	Restrooms, kitchenette, fire prevention system, passenger elevator (disabled access, 950Kg, 14-person), 2,000Kg freight elevator
Ceiling Height (cm)	450 (1st–5th floors)	490
Line Frequency/Voltage/Water Supply	<ul style="list-style-type: none"> <li>▪ Frequency: 60Hz.</li> <li>▪ Voltage: Three-phase four-wire, 220V/380V, T.R20KVA, TR 5KVA 110/190V.</li> <li>▪ Water supply: Pipe diameter of 2." Two 17.5-ton and two 27-ton water tanks are installed on rooftops for the use of 40 tenants.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Frequency: 60Hz</li> <li>▪ Voltage: Three-phase four-wire, 220V/380V, 110/190V, T.R 50KVA, T.R 100KVA.</li> <li>▪ Water supply: Pipe diameter of 2-1/2" (1<sup>st</sup> –3<sup>rd</sup> floors) and 3" (4<sup>th</sup> –5<sup>th</sup> floors). A 45-ton water tank is installed on the rooftop for tenant use.</li> </ul>
Power Load	AWG: 250 mm <sup>2</sup> *8, E-38mm <sup>2</sup> , 4" Φ, PVC pipes, main switch NFB, 3P, 225AT/200AF (plant areas). Load capacity may differ depending on use.	AWG: 200 mm <sup>2</sup> *8, main switch NFB, 3P600AF/600AT (1-3F plant areas), AWG: 200mm <sup>2</sup> *12, main switch NFB, 3P800AF/800AT (4-5F plant areas). Load capacity may differ, depending on use.
Live Load	800 kg/m <sup>2</sup> each floor	500 kg/m <sup>2</sup> for basement levels, 1000 kg/m <sup>2</sup> for the 1 <sup>st</sup> floor indoor space, 1500 kg/m <sup>2</sup> for the 1 <sup>st</sup> floor outdoor space, 800 kg/m <sup>2</sup> for the 2 <sup>nd</sup> to 5 <sup>th</sup> floors, 800 kg/m <sup>2</sup> for the rooftop level
Wastewater Discharge	Resident enterprises must ensure that industrial wastewater is treated to meet the standard before being discharged into a wastewater storage tank and later into the park's sewage system.	

Kaohsiung Science Park Standard Factory Rent ————— (Unit: NT\$)

Category	Area (m <sup>2</sup> )	Rent per month (pre-tax)
(Phase I)	1F	1111~1182 (interior area approx. 477~507) NT\$106/m <sup>2</sup>
	2F	1050~1117 (interior area approx. 477~507) NT\$101/m <sup>2</sup>
	3F	1050~1117 (interior area approx. 477~507) NT\$98/m <sup>2</sup>
	4F	1050~1117 (interior area approx. 477~507) NT\$95/m <sup>2</sup>
	5F	1050~1117 (interior area approx. 477~507) NT\$91/m <sup>2</sup>
(Phase II)	1F	960.38~1069.75 (interior area approx. 497.39~548.12) NT\$120/m <sup>2</sup>
	2F	987.14~1053.21 (interior area approx. 524.42~548.12) NT\$113/m <sup>2</sup>
	3F	987.14~1053.21 (interior area approx. 524.42~548.12) NT\$111/m <sup>2</sup>
	4F	2040.35 (interior area approx. 1,072.54) NT\$108/m <sup>2</sup>
	5F	2040.35 (interior area approx. 1,072.54) NT\$103/m <sup>2</sup>

## II. Regulations on Factory Construction

Building coverage ratio, plot ratio, number of parking spaces, site entry and exit, setback depth, first floor elevation, grading, setback green space, vegetation quantity, signage, building materials, colors, as well as other affairs related to land use prohibitions and building management must comply with the park's zoning requirements. Please visit the STSPB website for relevant regulations. <https://www.stsp.gov.tw> (Location: Home/Investor Services/Application Process and Forms/Construction Management/Construction Management Page)

- (I) Tainan Science Park (including Phase III): building coverage ratio 60%; plot ratio 240%  
Kaohsiung Science Park: building coverage ratio 60%; plot ratio 240%  
Ciaotou Science Park: building coverage ratio 60%; plot ratio 240%  
Chiayi Science Park: building coverage ratio 70%; plot ratio 300%  
Pingtung Science Park: building coverage ratio 70%; plot ratio 300%
- (II) Construction site adjacent to traffic lanes must have setbacks of 6, 8, or 10 meters respectively as required.
- (III) The number of parking spaces is subject to zoning requirements.
- (IV) Parking must not be completely paved with asphalt and concrete.
- (V) Asbestos corrugated sheets and light-weight metal frames and steel plates cannot be used as construction materials.
- (VI) Building style and color shall blend with surrounding buildings and the environment.
- (VII) The use of air-raid shelter equipment (on underground levels) must comply with code requirements (Directions Governing Air-Raid Shelter Equipment Management and Maintenance).



Full view of Tainan Science Park





Photographed on Sep , 2024

Full view of Kaohsiung Science Park





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Photographed on May , 2025

Chiayi Science Park





Photographed on May 1, 2025

Ciaotou Science Park





Photographed on April 27, 2025 and August 21, 2025

Nanzih Science Park





Photographed on April 27, 2025 and September 15, 2025

Pingtung Science Park





Photographed on April 20, 2025

SOUTHERN TAIWAN SCIENCE PARK

# INVESTING GUIDE

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