

Space Planning

Administrative Service Zone

Tainan Science Park has set aside 27 acres of the Administrative Service Zone for the construction of the Administrative Building, Service Center, Police Station Building and Conference/Exhibition Center. Based of the concept of “resource integration and space upgrades,” the STSP Administration works with Tainan County Government to expand the regional-level development services to international-level services. The undertaking has met with the Executive Yuan’s approval. The Administration continues to carry out the original plans and reserves the flexibility of land uses for the construction of an international conference and exhibition hall to attract international exhibitions to the southern Taiwan.



Figure 5-5-1 Administrative Service Zoning Plan - Illustrated

International Village

A 49-acre international Village is planned with a residential area, a comprehensive business center and a business lodge inside. Necessary facilities such as a school for foreign students, parks and parking lots have been arranged to accommodate families of foreign technicians or technological experts who return from overseas regions to serve at Tainan Science Park, that so more will be willing to work in Taiwan to enhance Taiwan’s technological development. Related facilities are under construction.

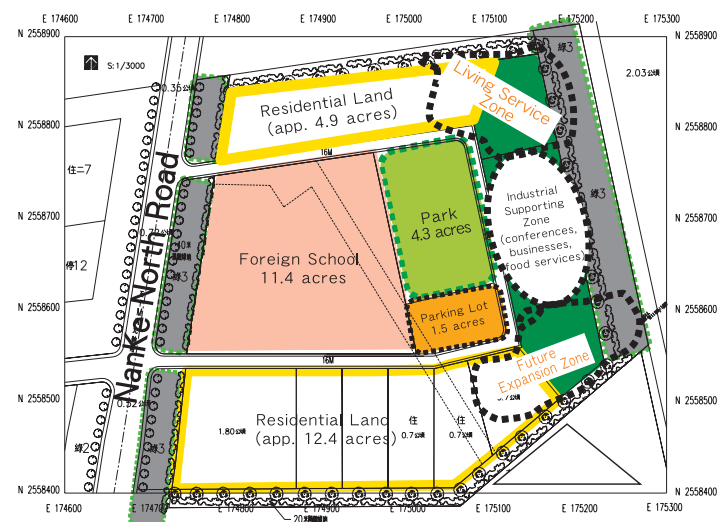


Figure 5-5-2 International Village Project - Illustrated

Facility Maintenance

Flood Prevention and Drainage

In 2003 there were 12 typhoon or storm alerts for the southwestern part of Taiwan. During these alerts the Flood Monitoring Center was on guard around the clock to monitor rainfall and water levels within and without the Park. There was no flood-related disaster in 2003. In April 2003 Flood Detention Pond D and the Flood-prevention Water Pumping Station were completed. With an area of approximately 49.4 acres the Flood Detention Pond has the capacity to contain 300,000 m³ of rain storm runoff, and the Flood-prevention Water Pumping Station is capable of handling 20 m³ per second. To reduce required official manpower, in June 2003 through open process, a contractor was selected to run and maintain the Flood-prevention Water Pumping Station. Before the flood season each year sediments were removed. Designated staffs were dispatched to periodically inspect waterways within and without the Park to ensure unhindered drainage.

has been formulated, so through park enterprises' participation in public services the environment of the Park may be enhanced. Furthermore, a mechanism has been created for reporting public facility problems and repairing buildings to enhance the effectiveness of landscape maintenance, cut down costs and establish a neat, beautiful, highly efficient Science Park.



Figure 5-5-3 Flood-prevention Drainage Project Completed

Facility Maintenance

To allow pipeline agencies to inquire about and/or download underground pipeline data, and to allow park enterprises and the general public to inquire about the pipelines, agencies and work schedules involved in intermittent road excavation through the Internet, in 2003 the Geographic Information System (GIS) was renewed to incorporate information on all pipelines. In December 2003 the STSP Administration became the first agency in Taiwan, except municipal cities, to employ online application for road excavation.

For effective utilization of public facilities, the Managerial Guidelines on Utilization of Public Facilities have been revised to encourage park enterprises to take advantage of the Park's facilities. The managerial mechanism for sharing the responsibility of maintaining public facilities



Figure 5-5-4 Geographic Information System



Figure 5-5-5 Facility Maintenance

Leasing Management

Land Management

Up to 2003, 84% of phase 1 development and 86% of phase 2 development of Tainan Science Park, as well as 36% of Lujhu Science Park, have been leased out. Since 2002 when the overall economy began to pick up and the investment in the TFT-LCD industry began to expand, the demand for land has increased. Toward the end of 2003 CMO expressed an interest in 182.8 acres of land and HannStar Display in 165.6 acres. The total demand for 348.4 acres accounted for 70.5% of the phase 2 development of Tainan Science Park.

The area of the industrial zone of Tainan Science Park is about 1,156 acres. The Optoelectronics industry leases the majority of the industrial land (29.5%).

At present Lujhu Science Park has approved All Ring Tech, Waan Chii Industry, Chinup Technology, Char Sire Biotechnology, Eternal, E-SUN Precision and Sunnytec Electronics. Approximately 28.9 acres of land is required. CMO has also submitted a request for 148.3 acres of land. Demand for land at Lujhu Science Park is expected to increase in line with the overall economic recovery.

Table 5-5-1 Land Leased in STSP

Phase	Total Area of the Industrial zone (acre)	Total Area Leased (A)(acre)	As a Percentage of Industrial zone(%)	Area to be Leased (B)(acre)	As a Percentage of Industrial zone (A+B) (%)	Area not Leased (acre)	Interested Enterprises
Phase 1 Of Tainan Science Park	662	494	75	59	84	109	UMC、Chiao Sheng Machinery、Hermes Systems、Green Heath Biotechnology、Advanced Multimedia Internet Technology、Helix Technology、Kaiser Biological Science、Gene Ferm Biotechnology、DELTA Electronics
Phase 2 Of Tainan Science Park	494	74	15	349	86	71	CMO、HannStar Display、Optimax Technology
Lujhu Science Park	496	3	0.65	177	36	316	ChinupTechnology、Char Sire Biotechnology、Eternal、E-SUN Precision、Sunnytec Electronics、CMO

Table 5-5-2 Area of Land Leased at Tainan Science Park Each Year

	1997	1998	1999	2000	2001	2002	2003
Leased Area (acre)	123	47	64	82	7	94	151
Total Leased Area (acre)	123	170	234	316	323	417	568

Table 5-5-3 Area of Land Leased at Tainan Science Park - by Industry

Industry	Semi-Conductor	Telecommunications	Precision Machinery	Biotechnology	Optoelectronics	Computer Peripherals
Area (acre)	163	15	20	27	341	2
(%)	14.1	1.3	1.7	2.4	29.5	0.2

Dormitories

Of the 25 VIP dormitories of Pu Yuan 19 have been leased out; 93 out of the 164 family dormitory units of Sin Yuan; 12 out of the 14 family units of Hua Yuan and 830 out of the 861 single units of Hua Yuan. Up to the end of 2003 the housing needs of over 1,500 employees and their families have been satisfied.

Standard Factories

A total of 77% of the 118 units of phase 1/2/3 standard factories (Chuang-Sin Bldg. 1/2/3) have been leased out. Phase 4 standard factory that meet the cGMP standard is being built for biotechnology industries. A four-story building with one underground floor and 24 units (each unit is about 518 square meters in area) will be completed in May 2004. Phase 5 standard factory includes three five-story buildings (each with one underground floor) and a total of 60 units (each unit is about 495 square meters in area). Construction will be completed in March 2005.

Phase 1 standard factory of Lujhu Science Park is under construction. This two five-story steel structure buildings include two underground floors each and a total of 40 units (each unit is about 594 square meters in area). Construction will be completed in June 2004.



Figure 5-5-6 Pu-Yuan (Tainan Science Park's VIP Dormitories)

Table 5-5-4 Leasing of Tainan Science Park's Standard Factories

Phase	Available Units	Number of Units Leased (A)	Number of Units in Leasing Process (B)	Number of Units not Leased	A+B Percentage of Units Leased
Phase 1	32	27	2	3	91%
Phase 2	26	21	0	5	81%
Phase 3	60	41	0	19	68%
Total	118	89	2	27	77%