



Tainan Rental Market

Setting the Right Expectations

PEOPLE FIRST RELOCATION

Tainan Rental Market – Setting the Right Expectations

Please note, this article is for relocation management companies or human resource professionals relocating people to Tainan. The goal is to build a better understanding of the market norms and better set expectations for the relocating professional. If you like more information on Tainan or Taiwan market conditions, please feel free to contact me.

Below is a deep dive into the Tainan rental market. I have broken down the most popular districts of Dongqiao Redevelopment Zone, Shanhua District, and Anping District. I also provided expectations before, during, and pre-departing the rental property. Many of the conditions are unique to the Tainan market and recommend review with your assignee pre-arrival. I would love to hear your experiences,

The Top 4 Districts



Townhouse community in the Shanhua District

high-speed rail station will take 30-40 minutes by car. Residents will also need to drive into Yongkang and Anping Districts to find nightlife and entertainment. For grocery shopping, you will also need to drive to nearby Yongkang District for shops like Carrefour, A-mart, and

Majority of the housing consists of semi-to-fully detached townhouses. They are clustered together in Most of the townhouses were built within the last five years and range from three-to-six floors high. Furnishings are usually sparse, but some items can be negotiated into the lease. Since the majority of the housing is low-rise developments, finding units available for rent can be challenging. We recommend also doing home finding in other Tainan districts in case you find nothing suitable in the Shanhua District.

Shanhua District - (medium-high rents) the Tainan Science Park is divided up alphabetically into special administrative zones. The area for housing development is in the “L” and “M” zones. The Park is home to TSMC, ASML, Applied Materials, and many other tech companies. Science Park employees like this area as they are only a 5-10 minutes drive away to their offices. Getting to the



Shanhua townhouse kitchen & laundry area



Apartment towers of Dongqiao Development Zone

Yongkong District - (med-high rents), specifically Dongqiao Redevelopment Zone, has become a popular place to live. The community is situated between the Science Park (Shanhua District) and the seaport in the Anping District. Driving to either work area will take 30-35 minutes. Grocery shopping, restaurants, and other entertainment is either walking distance or short drive away.

The neighborhood is a cluster of high-rise buildings, with construction completed within the last ten years. Dongqiao apartments are typical on the smaller side, with 80-100 square meters, 2-to-3 bedrooms, communal amenities, and full-service front desk. At street level, many of the buildings will have restaurants, coffee shops, and convenience stores. Single assignees like this area for the low maintenance living and accessibility to daily needs. Though the demand is high, there are more units available compared to the townhouses of the Shanhua District. It will be relatively easy to arrange a tour of 4-6 apartments on one home-finding trip.



Dongqiao apartment, living room & kitchen area



Buildings along the canal in Anping District

Anping District – (high rents), located on the coastal area of Tainan, Anping has an eclectic mix of old/new and mid/high rise apartment buildings. For assignees working at Tainan's port, the commute would be less than 10 minutes away by car. All shopping and entertainment can be done within the district, with both PX Mart and Carrefour with stores there. Anping Fort, the Eternal Golden Castle, and Anping Tree House are just a few of the attractions in the district.

The apartments can range from new construction to buildings that are over 15-years old. Many of the units are considered luxury apartments and will be bigger than the ones in the Dongqiao Redevelopment Zone, but usually have fewer amenities. This area is popular with families and engineers who are working nearby in the offshore wind industry. With beautiful vistas and attractions, Anping is also home to the highest rental rates in Tainan.



Anping apartment, living room & kitchen

Leasing Conditions

Documentation – tenant's passport, some landlords may require an alien resident certificate (ARC)

Deposit – two month's rent

Initial payment – the expectation of deposit and 1st months rent wired before move-in. However, this cannot be very easy if funds are coming from overseas. Depending on the landlord, they may accept the initial payment received after move-in but might attach conditions.

Ongoing Payment Terms – can be monthly but many landlords will push for quarterly payment, particularly if wired from overseas

Diplomatic Clause/Termination – one month notice and one- or two-months fee

Lease Template – landlords will accept government template which is in English and Chinese, with Chinese being the language used in any arbitration

Notarization – not required but the landlord may request signing with a notary public

Landlord Background

Like Taichung, many of the Tainan apartment owners are reluctant to rent them out. A lot of them are having factories in the area and use the apartments as investment properties. As they are usually not under heavy pressure to pay mortgages, they do not want to become landlords. Some of the hesitations come from requiring to be exposed to rental tax, tenancy management, and risk of getting a bad tenant.

Though it takes time, we are gaining more listings by building trust with potential landlords. In tandem with the rental agents we work with, we help educate them on the upside in working with us. Having consultants in Southern Taiwan is reassuring to the landlords that we can manage any issues that may come up.

Lease Negotiations

The Tainan market has some space for negotiating on the price and add-ons. Although not guaranteed, if there are no additional requests, the amount can be reduced by 5-10%. Usually, our assignees will opt for additions or upgrades to the items in the property. Frequently, the requests are family-size washing machines/separate dryer, dishwasher, or family size oven. Leases signed for two years; the landlords are more willing to accommodate these requests.

Apartments will usually be semi or fully furnished at the time of renting. Assignees will often request items to take out during their rental of the apartment. These requests cannot always be agreed to as the landlords may not have the space to store the items. For them to rent a storage locker could cost 2-3 times the value of the items. We tell our customers to inform us of their wishes, and we work with the landlord on the best solution.

Amenities

Swimming pools, exercise facilities, and a concierge will vary greatly depending on the district. Limited-to-no amenities will be standard in Shanhua as it's mainly townhouses. Donqiao Redevelopment Zone buildings will have quite a few facilities, which partially compensate for the smaller size apartments. The Anping District will have some-to-none, usually, depending on the year the buildings were constructed. Our assignees have had different feedback, with some saying they've only used the amenities a couple of times during their stay. While others, usually families, tell us they use the facilities almost daily.

One surprise to some of our customers is the limitations placed on amenities in Tainan apartments. Examples of this would be an outdoor swimming pool only open three months of the year, requiring building management to open public rooms or limited operating hours. The simple explanation is the facilities infrequently used; therefore, the building management may place these types of restrictions to keep management fees down.

Tenancy Management & Apartment Departure

Many times, the assignee may be the first person to live in the apartment. Therefore, it's not uncommon to have minor issues crop up during the first few months. Due to the hot summers, air conditioner units require the most attention, but other problems can arise during your stay. Minor repairs generally take a few days to complete. Taichung's construction quality is good but not great. During the home finding service, we set the expectation that some minor repairs may come up and contact us directly for handling the repairs.



Shanhua townhouse internal elevator

Note, the Shenhua townhouses have more square meters than an apartment; therefore, more maintenance issues will arise. If the apartment has an internal elevator, the government requires it to be inspected and calibrated once a month. Additionally, since townhouses have rooftops, water leakage is a common problem.

Rule of thumb is you need to hand back the property in the same condition it was received. Unique to the Taichung market, landlords professionally clean the apartments before the assignee moves in. Therefore, professional cleaning is required before departure. I recommend having a pre-inspection with the agent/landlord performed 3-4 weeks before the handover date. In essence, this way, any issues can be addressed, and repairs made in plenty of time before departing. The worst thing is having the negotiations at the handover of the property. As the situation can then become very emotive, and the landlord has all the leverage.