This chapter is divided into three sections to elaborate on Taipei’s efforts in 2013 in defining the prospects of the city, in shaping the charm of the city, and in showing the glory of the city once again. These efforts involved 27 projects carried out by the Department of Urban Development, Taipei City Government to perfect Taipei as a livable city through careful projects, software and hardware upgrades and revision of related regulations. The concrete achievements of the projects will also be presented.
Defining Taipei’s Prospects

1. Looking at the Future

(1) The LivCom Awards

The LivCom Awards are recognized by the United Nations Environment Programme (UNEP) and have been held since 1997 to encourage community planning around the world and promote exchange between cities in different countries. Cities can learn from one another and enhance citizens’ identification with their hometowns.

As it is the city’s policy to take an active part in various international competitions, the Taipei City reviewed its participation experiences of the past 2 years and submitted 5 projects in 2013 to the LivCom Competition, namely the Zhongshan District Jiantan Borough, Yangmingshan Zhuzihu Community, Feitsui Reservoir Yellow-margined Box Turtle Reservation, Shilin Xishan Community and the Urban Regeneration Station URS program. All of them passed the initial evaluation and became finalists at the competition in Xiamen City, China between November 28 and December 2. Taipei Deputy Mayor Chang Chin-oh led a delegation to attend the award ceremony and give the final presentation. In the end, Xishan Community won a silver medal and the Yellow-margined Box Turtle Reservation a bronze medal in the Natural Project Category, the URS program was awarded a bronze medal in the Socioeconomic Category, and Jiantan Borough and Zhuzihu both won bronze medals in Group A of the City Awards.

(2) Construction of International Standard Sports Facilities for the 2017 Summer Universiade

To provide the venues for the 2017 Summer
Universiade and also to upgrade the tennis facilities in Taipei to meet the expectations of the public for an international tennis center, Taipei reviewed existing tennis courts to work out the appropriate location to build the international tennis center with numbers of spectator seats meeting the requirement in order to host international tournaments. After evaluation, the land reserved for the Taipei City Baohu Junior High School and Elementary School that would no longer be instituted was reclassified as land for sports venues and the tennis center would be constructed there to train tennis players in the country and also satisfy the public's demand for tennis facilities. The plan was announced and implemented on April 23, 2013. Currently, it is undergoing urban design review procedures. The Urban Design Review Committee convened the first meeting on November 18, 2013 and achieved the conclusion of reserving and greening the open space first to improve the environment.

The basketball stadium would be built on the land reserved for Taipei Heping Elementary School. The "Heping Elementary School and Basketball Stadium Construction Project" has already passed urban design review and was approved on October 22, 2013.

(3) Promotion of a Creative Taipei and Community Regeneration

To build a creative city, the Department of Urban Development, Taipei City Government continued to perfect the Taipei creative space network and promotion mechanism in 2013. After analyzing patterns of urban development in the city, it was decided that Taipei's "creative concept areas" would include "cultural and creative neighborhoods," "creative industry clusters" and "metropolitan cultural and creative corridors and creative nodes." According to the characteristics of each type of area, relevant departments were to work out space development strategies.

Charles Landry, the internationally renowned urbanist and author of "The Creative City," recommended that Taipei set up creative platforms that could meet the needs of creative talents so they would have incentives to stay in Taiwan. To facilitate the establishment of such platforms, the Taipei City Government invited Mr. Landry to visit again in 2013 to conduct a series of workshops to clarify how the platforms could be constructed.

(4) Promotion of International Exchange and Cooperation on Urban Planning Design

Facing global, regional and intercity competition, the Taipei launched the "Taipei International Co-workshops by University/NPO Grant Program" in 2010 to solicit more cross-border and interdisciplinary creative urban planning cooperation projects that were consistent with the city's historical context in the hope of shaping unique city styles. In 2013,
domestic universities with related departments, non-profit organizations and internationally prestigious scholars and specialists exchanged ideas and brainstormed on creative urban space reformation concepts and planning design and came up with three planning themes for the program with the focus set on “green ecology” and “cultural innovation.” The 3 themes were the “Taipei Railroad Workshop – Cultural Preservation and Property Utilization,” “Establishment of Taipei Urban Design Guidelines” and “Improvement of Building Appearances and Green Planning Design.” Through joint exploration and study, young students were able to expand their international perspectives and increase their experience, and the achievement presentation was held from October 23 to 29, 2013 to introduce Taipei, a vibrant and fascinating city, to international urban planners.

(5) Exchanges Regarding Housing Policies and Prospects with Other Asian Countries

As Japan, Korea, Hong Kong and Singapore have all gone through post-WWII public housing shortages and rapid urbanization, the Taipei City Government therefore requested the Organization of Urban Re-s (OURs) to hold the International Workshop on Asian Public Housing Policy in order to learn from their public rental housing systems and maintenance and management experience. In August and October 2013, scholars and specialists from Japan, Korea, Singapore and Hong Kong were invited to visit Taiwan in two different groups to share their experiences.

The topics of these seminars covered renovation of old buildings, reconstruction and continuous maintenance, purchasing or leasing
private homes by the city government to increase the inventory of public rental homes, collaboration with social welfare organizations to provide public rental homes, eligibility of applicants for public rental homes, rentals and lease lengths, and planning of public and commercial facilities on lower floors and management modes, and so on. The experiences in these countries could serve as references for Taipei's public housing policy.

2. An Eco-City in the Making

(1) Qiyan Eco-City Design Standards

In response to extreme weather and the growing concept of the eco-city around the globe, the Taipei City incorporated ecological sustainability and green building into its urban planning and design to build an eco-city. Initially, plans were made and executed to transform Beitou Qiyan Community into an ecological community.

Being an ecological corridor connecting the Danfeng Mountain and Guandu Plain, Qiyan Community had the potential to develop into an ecological community. To reduce disasters resulting from sudden rainstorms caused by climate change, increased water cycle reuse in the community and consolidation of existing hydrological resources were engineered, whereas rainwater conservation, flood prevention, water storage, and linking of ecological corridors were included in public facility planning. Meanwhile, ecological design was also incorporated in planning for land reserved for residential purposes to connect the entire blue belt and green belt ecological systems.

The items in the urban design of Qiyan Community that were placed under control included complete “building planning design,” “water resource control,” “green resource control,” “green traffic control” and “green building control.” At the same time, considering the likelihood of impact from inbound building floor area transfer on the ecological environment, the Taipei City Government made it mandatory to upgrade the quality and quantity of open space and green building level in floor area transfers in order to safeguard the concept of ecological community and quality of life in the peripheral area.

(2) The Taipei Ecological Corridor Plan—The Area around Treasure Hill

The mountains and water bodies around the Taipei Basin are important resources for the city. However, urban development over the years has led to struggles for land between humans and animals and created a lack of buffer zones along city borders, concealment of aquatic ecological resources, interruption of the green corridor and isolation of green patches.

After reviewing the city’s ecological distribution, the city selected the riverside forest belt south of Treasure Hill to be the improvement demonstration zone. Some ecological genetic resources still remained in this low altitude foothill area; hence, the landscape was unique.
It was also part of the Xindian River area where there was no embankment and the blue and green belts were connected. The water and land ecological exchange and the riverside forest belt made it an important section of the ecological corridor.

The ecological engineering proposals in this project included establishing a new water and land ecological exchange zone and an biology-friendly corridor, building a dragonfly habitat and connecting the riverside forest belt. All the engineering methods adopted were eco-friendly, such as use of coconut fiber cushions (organic material capable of storing water) and cellular confinement revetments (water-pervious), installation of gabions to provide diverse environments for vegetation, planting lantern seedbox, roundleaf rotala, small shellflower and ginger lily. The engineering was completed and the area was opened to public access. When people visited the place, they would be moved by the dragonflies and flowers and the ecological symbiosis created.

(3) Green Buildings in Taipei—The Green Building Ordinances

Due to high temperatures and high humidity in Taipei, plus the Urban Heat Island Effect created by intensive development, promotion of green building became an urgent matter and establishing a set of green building ordinances was thus regarded a key work target and the draft Taipei City Green Building ordinances were completed under such circumstances. The key provisions include:

A. Establishment of a “green building label and evaluation system” in conjunction with a classified green building certification system to be applied extensively on buildings of various levels. A green building label of a qualified grade is required for new buildings with a total construction cost reaching NT$30 million and a label of bronze grade or higher for those costing NT$50 million or more. Meanwhile, according to the scale of floor area increase, green building labels between qualified grade and silver grade are required for private new buildings undergoing floor area transfer or increase and high rises.

B. Enforcement of water resource management, energy saving and greening policies: The water retention capacity standards of new building sites are raised and rainwater or wastewater collection systems, water-saving devices and energy saving lighting equipment must be installed. In line with the policy of vertical greening, public construction projects and new buildings that cost NT$50 million or more and require a green building label must have greeneries on at least half of the rooftop terrace.

C. To ensure green buildings and their affiliated facilities are well maintained, buildings are required to appropriate funds designated for such work.

The Treasure Hill Ecological Corridor Engineering Project – Wansheng Creek

Shaping the Charm of Taipei

1. City Landscape Improvement

(1) Improvement of the Overall Landscape of the Xingyi Road Hot Spring Area when Development Permit Applications are Filed

Taipei’s hot springs are concentrated in 4 major areas, namely Xinbeitou, Xingyi Road,
Macao and around the Chungshan Building. The hot springs along Xingyi Road are located in the conservation area. The Taipei City Government acted according to the overall development program set forth in the Hot Spring Area Administration Plan to make urban planning changes and also rearranged the hot spring water pipe lines, dismantled illegal buildings and improved wastewater discharge systems during the review period to better the environment.

After being reviewed by Urban Planning Commission, Taipei City Government, the main urban planning projects were approved by the Urban Planning Division, Ministry of the Interior at the 806th Meeting on June 25, 2013 and publicly announced on October 8. Once the detail plans are announced, all hot spring operators will have to follow the development permit application procedure and corresponding regulations as well as complying with the conditions on aggregate hot spring water control and environmental carrying capacity to apply for licenses. They are also required to improve architectural styles, make decent walkways and riverbank retreat spaces under the principle of charging the users and internalizing public facility costs. Besides increasing the base flow of the Sulfur Creek and restoring the riverside habitats, these measures will also facilitate the sustainable development of hot spring businesses and the surrounding environment.

(2) Vacant Lot Greening and Utilization

To develop new urban looks, the Taipei City Government launched the Taipei Beautiful program under which the Series 2 Subproject of “Taipei Environment Renewal and Reduction of Idle Buildings” was executed. Under the concept of performing acupuncture on the metropolis, dilapidated buildings were dismantled and vacant lots were turned into greeneries. One spot after another, the city turned green and communities participated to transform the looks of the city gradually.

In 2009, Taipei started to consolidate the efforts of private citizens and social groups and turned Roosevelt Road into a green axis that met the needs of the city. In 2011, the “One Leaf Taipei” project was launched to solicit creative ideas for turning vacant lots into greeneries. 8 creative teams were recruited to make their ideas come true (building walkways by hand, making green curtains, etc.), and a variety of green ideas were sorted out and communities were organized to participate and transform the local environment. This helped increase people’s understanding of the characteristics of local resources. In addition, an international forum on “liberating space and nurturing the city” was held to learn the experiences of similar practices carried out in Korea, Japan and Seattle.

(3) Green Construction Fences

Taipei started to promote green construction fences in 2009. To facilitate this promotion, related regulations were revised and the city government worked with the Real Estate Development Association of Taipei to hold

The winner of the Green Construction Fence Competition: Qiyan Qingchuan Building
the Green Construction Fence Competition for 4 consecutive years to affirm the effort of construction businesses in improving the appearance of building site fences. The measure has been well received among the judges, builders and the public.

In 2013, 30 construction sites (including 26 sites in the greening group and 20 in the beautification group) entered the competition held for the 5th year. The judging panel was composed of 13 representatives from relevant agencies, specialists and scholars. On November 20, the results were unveiled. For each group, there were 1 premium prize, 2 outstanding prize and 3 honorable mention prizes, and the award ceremony was held on December 10. Additionally, special awards were added this year and given to commercial facilities and condominiums with green construction fences that were well maintained in order to commend construction companies and condominium management committees for their efforts and also to deepen the public’s impression of green construction fences.

Statistics showed that the total area of green construction fences measured 20,800 square meters, equal to 31 small neighborhood parks in Taipei and capable of reducing 2,080 tons of CO₂ emissions.

2. Building Livable Spaces

(1) Public Housing Policies and Services Continued

Besides increasing public housing supply, the Taipei City has also taken into consideration the tendency of growing rental housing rates in major cities across the globe in the city’s public housing policy. The city intends to develop the rental housing market and increase the number of public housing units to achieve the long-term target of 5% housing stock. In the meantime, rental subsidies will also be provided while plans for public rental housing unit improvement and urban regeneration will also be carried out to upgrade the quality of living environments and meet the citizens’ demand for comfortable homes.

Public housing planning, rental service and rental subsidization were continued in 2013. Meanwhile, in response to the implementation of the Housing Act, a number of research projects were outsourced to establish mid-term housing plans and transform public rental housing units into social housing units. The plans included the “Taipei City Mid-term Housing Plan”, “the Taipei City Public Housing Management Plan” and “the Complementary Measures for Transformation of Taipei City Public Rental Housing Units into Social Housing Units”. In addition, the “Community Participation in Public Housing Design and Planning Program” was also launched as part of the World Design Capital Taipei 2016 project. Under the program, preliminary planning and research for subsequent development at the Ankang Low-cost Public Housing compound were conducted and the city government also established the “Taipei City Regulations on Rental Social Housing” to set the guidelines for leasing of social housing units. The regulations were promulgated and took effect on October 17, 2013.

(2) The Public Rental Housing Unit Improvement Plan

To improve the living environments of public rental housing communities, the Taipei City established the Public Rental Housing Unit Improvement Plan to upgrade the public space and facilities at 23 public rental housing communities and make them barrier-free.

The achievements included overall improvements at Huaisheng, Zhongzheng, Yanping and Wanle public housing communities; public facility and landscape upgrades at Wanfang Stage 3C, Donghu C, Donghu E and Wanmei public rental housing communities; generator replacement at Wanle and Wanmei public housing communities; stairwell repainting and reparation, maintenance and renewal of lighting systems and water reservoir cleaning at Xining, Huachang and Qiyan Communities; universal design improvement, roof waterproofing and elevation improvement; installation of communal antennae and lightning rods; and renewal of monitoring equipment. Among these
projects, the “universal design” concept was adopted in response to the trend towards an aging society. Public housing units whose leases were terminated were remodeled in batches and barrier-free facilities were installed. In 2013, 70 public rental housing units were renovated with universal design and existent public housing unit lessees with disabled persons, pregnant women and senior members in the family were given priority to apply. Meanwhile, equipment was also installed in public rental housing communities near hillsides to monitor and ensure water conservation facilities were functioning normally and able to protect the safety of these communities.

(3) Construction of Public Rental Housing Units

Taipei has stepped up diverse approaches to increase public housing capacity. The projects undergoing design or engineering processes in 2013 are as follows:

A. Renewal or reconstruction of old public housing units – the project of “Ankang Low-income Housing Unit Renewal and Transformation into Public Housing Units”: The Ankang Community in Wenshan District and the underused public land where Ankang Market and the parking lot were located were consolidated to build over 3,000 public housing units under the Xinglong Public Housing Project to be carried out in three stages. The building base to be developed in the first stage included Xinglong Public Housing Zone 1 (originally Base D of Ankang Community) and Zone 2 (originally the Ankang Market). The award of a lump sum contract for Zone 1 was concluded in January 2013 and engineering will be completed in 2015 to provide 272 units. Construction in Zone 2 would commence in 2014 and come to an end in 2017 to provide 580 units.

B. Construction on public land – the “Zhongyang Social Housing Base (Baoqing Section in Songshan District and Qingnian Section in Wanhua District) Development Plan”: planning and design presentations and telephone surveys of public opinion were completed. Both projects had the support of more than half of the citizens. Detailed designs for the Wanhua District Qingnian Public Housing and the Songshan District Healthy Public Housing Projects (Baoqing Section) were established in 2013 and engineering will begin in 2014. Both projects will be completed in 2016 to provide 777 units.

(4) Promotion of Barrier-Free Environments

In order to make the Taipei City a barrier-free environment, condominiums over 6 stories or less than 5 stories but containing over 50 units have been included in the “Taipei City Project for Improvement of Barrier-free Facilities in Public Buildings in Stages (Stage 5)” and inspections were to be completed within 10 years (by the end of 2022). Government assistance would be provided to help make improvements.

Arcade walkways are a unique space design in Taiwan. The Taipei City launched the arcade walkway leveling project in 2002 in the hope of making the city a really barrier-free environment. The effort made citizens begin to value the significance of the project. Large-scale engineering was carried out between 2008 and 2009 during the Flora Expo and sections of major business neighborhoods and along city arteries were completed. A total of 161,000 meters of arcade walkways were leveled between 2002 and 2012. The target in 2013 was to increase the
Surveys indicated that the total length of arcade walkways in Taipei was about 220,000 meters. This means there are still around 50,000 meters of arcade walkways in smaller streets and alleys. The feasibility of expanding the project is now being studied to perfect the result of the project.

3. Convenient Government Services

(1) Online City Government Service Applications

Adopting the concept of “using the Internet more and making fewer trips,” the Taipei City has been urging the public to file applications on Taipei e-service online for services in the urban development category, including “Taipei City digital topographic maps”, “certificates for land reserved for public facilities in different urban planning areas in Taipei City”, “Taipei building line charts” and “printing out cadastral overlays for building licenses” in order to save time as well as improve the city government’s services.

After online applications are approved, the system will make related arrangements automatically, produce the files and notify the applicants who can then print out fee payment sheets and pay at any branch of Taipei Fubon Bank (Taipei Treasury’s agent bank), transfer the amount through an ATM or pay at a store of any of the four major convenience store chains. The Taipei city government has taken over responsibility for the NT$10 fee collection service charge since January 1, 2013. The change is to make online services more convenient for the public. It has been well received among the citizens.

(2) Achievements of the Building Energy-Saving Diagnostic Services

According to surveys conducted by the Ministry of the Interior, the new and old building ratio in Taiwan today is 3:97 and residential and commercial buildings emit the largest amounts of CO₂. Therefore, the Taipei City has created an “building Energy-saving Diagnostic Services” to inspect buildings and come up with proposals for energy saving, carbon reduction, comfort upgrades, and health improvements in these buildings.

In 2006, the Building Energy-saving Diagnostic Services began with public buildings belonging to Taipei and also trained 264 seed workers. The seed workers helped promote energy-saving work in various agencies from 2011 to 2013 and made free diagnoses for green buildings. They inspected 45 communities (over 6,000 units) and helped save 52.49% of communal power consumption.
(3) The Urban Development Review Service Platform

The Urban Development Review platform was set up to be a database of urban development review precedents. The main function is to make urban development review processes transparent and open to public access. Applicants can download case information from the platform and also use the query function of the database to obtain related geographic data and maps and learn about related regulations. Currently, the platform is connected to Taipei City Government’s other map databases and allows application status queries. Users can enter cadastral information or lot numbers, street names and house numbers to find corresponding maps and related meeting records. In addition, the public can also download regulations, directions and guidelines with regard to urban design and land use permit evaluation in Taipei.

(4) The Taipei Analogical Map Scanning and Archiving Project

Before 1991, old maps were recorded on paper, film, photo prints or negatives. They became damaged easily as a result of humidity and preservation for future use was a challenge. Between 2005 and 2013, Taipei carried out the “Old Analogical Taipei City Map Scanning and Archiving Program”. Survey maps, measured drawings and waterway charts from the Japanese Rule period, topographic maps established in 1958, pile layouts and topographic maps from 1969 and 1980, and aerial photographs and negatives from 1958, 1973, 1974 and 1991 were scanned and archived.

In 2013, the Taipei City Historical Map Display System was officially opened to access online. It provides aerial photographs taken over the years, old analogical maps and updated topographic maps of Taipei to be viewed and overlaid. The public can also enter cadastral information or lot numbers, street names and house numbers to find locations. Besides 2D map viewing, users can also switch between new-old comparison and 3D display modes to have a better picture of the developments of Taipei.

Under this project, the scanning and archiving of historical maps of Taipei was completed step by step. It will be continued to renew and maintain the Taipei City Historic Map Display System to facilitate queries and comparisons of changes in the city to provide references for various city development projects.
1. Promotion of Urban Regeneration

(1) Results of Urban Regeneration

Through revision of regulations, simplification of procedures, specification of inspections, increased transparency of information and establishment of collaborative inspection and review systems, Taipei has improved the efficiency and quality of the review process and has continued to seek assistance from related trade unions and professional groups to provide counseling and interpretation of laws and regulations.

As of November 30, 2013, 240 areas and 789 units had been designated as to undergo redevelopment according to the Urban Renewal Act. Starting from 2010 when the project for old apartment building regeneration was launched until November 30, 2013, 71 applications were filed, including 36 business outlines, 16 of which were approved and 35 business plans, 14 of which were reviewed and ratified by the Urban Planning Commission, Taipei City Government; 6 were approved by the Urban Design and Land Use and Development Permission Review Commission, Taipei City Government; and 5 were approved by the Urban renewal and Dispute Settlement Commission, Taipei City Government. In total, 4,100 households have been assisted. It was hoped that through Bulk Reward in this project as an incentive, the city government would be able to remove some eyesores in the city, improve the living environment, enhance the functions of old buildings, upgrade fire safety, disaster prevention and earthquake-proof capacity of old neighborhoods, strengthen building structures, ameliorate fundamental public facilities, transform old buildings into green buildings, and build new energy-saving and low carbon-emission communities. Meanwhile, Taipei also provided funding to encourage urban regeneration and building renovation in the private sector. As of November 30, 2013, the city had appropriated NT$17.66 million for 38 regeneration projects and NT$56.35 million for 15 of the 16 renovation projects approved.

(2) Collaborative Organizations and Urban Regeneration Measures

A. Use of Resources of Private Professional Organizations to Help Renewal Work

(A) Starting in 2010, the Taipei City has conducted urban regeneration specialist training for 4 consecutive years, the first city in the country to do so. So far, the program has trained 971 people.

(B) Taipei was the first city in the country to consolidate resources of private professional organizations to provide the citizens with legal counseling and guidance with regard to urban regeneration regulations. The city delegated the Taipei City Urban Redevelopment Association to provide the service as well as hold regional legal regulation presentations. Between 2010 and November 30, 2013, the association helped 15 people to countersign an application and held 540 presentations and 48 workshops on urban regeneration regulations in the 12 administrative districts in Taipei.

B. Continued Funding for Regeneration and Reconstruction by Private Organizations

To help private organizations carry out regeneration and reconstruction projects, Taipei continued the policy of providing up to NT$5.3 million to fund planning in various stages of projects by established redevelopment
organizations and new redevelopment organizations applying for registration.

C. Urban Regeneration Collaboration and Inspection Service Counter and Mechanism

To accelerate the review process of urban regeneration applications, Taipei created the Urban Regeneration Collaboration and Inspection Service Counter (Collaboration and Inspection Counter for short) on October 1, 2012 and also launched the “collaboration review mechanism” on August 22, 2013 to bring in private resources to help review urban regeneration applications.

(3) Revision of Urban Regeneration Regulations

The Taipei City reviewed its urban regeneration regulations and outsourcing of urban regeneration projects in 2013. Discussions were made to reexamine the city’s overall urban regeneration regulations and determine how to protect the rights of the public to participate in urban regeneration within the city’s local self-governance empowerment while remaining compliant with the direction in the central government’s urban renewal amendment and procedural legitimacy requested by grand justices in constitutional interpretation.

Taipei City Government promulgated on July 9 2013 the “Taipei City Government Provisional Operating Procedures in Compliance with the Judicial Yuan Shi-Zi No. 709 Interpretation” and the “Taipei City Government Urban Regeneration Public Hearing Procedures and Operation Guidelines”. Both took effect on July 17, 2013. All public hearings on urban regeneration have since been conducted in accordance with the public hearing procedures to ensure due protection of people’s property and legality of administrative procedures. Public hearing records will serve as references in review meetings and decisions must be accompanied by explanations of whether the public hearing records have been adopted or not, so that the opinions of private citizens can be well regarded by competent authorities and reasonable responses are given. Thus, the administrative cost derived from lawsuits people file against administrative agencies can be reduced.

(4) Taipei Urban Redevelopment Center

Taipei created the Taipei Urban Redevelopment Center on October 23 2012. The purposes and work targets of the team are as follows:
A. Provide assistance in evaluation of redevelopment feasibility in cases involving disadvantaged social groups in areas lacking market benefits. So far, the team has visited 22 buildings listed by the city government as to undergo renovation and 33 buildings constructed with sea sand and listed as to be dismantled for reconstruction, and also helped communities interested in redevelopment to assess feasibility, held presentations and answered questions about related regulations.
B. Provide counseling in public regeneration cases or help with planning.
C. Help review Taipei’s urban regeneration regulations and establish review mechanisms.
D. Provide counseling in regular urban regeneration cases.
E. Help the public to understand urban regeneration regulations and related rights and conduct training workshops at the Urban Redevelopment Center. Besides training professionals, the team also conducted courses in different communities.

(5) Results of Inspections of Old Buildings in Taipei

Taipei carried out old building inspections in 2013 to make citizens aware of safety issues and necessary improvements and take early action to ensure safety. The program was started in October 2013 first as a pilot program. By November 11, the quota was already filled up. After review, 100 applications were accepted while 15 more were put on the waiting list to be given priority for inspections in 2014.
Organizations helping with the inspections included the Taipei Architects Association, Taipei Structure Engineering Association and Taipei Professional Civil Engineers Association. To protect the rights and interests of building owners, inspection results were disclosed only to the owner to serve as reference in renovation or reconstruction evaluation. Owners could hire specialists or professional organizations at their own expense to make further appraisals.

Among the 100 applications accepted, there were 53 buildings ranging between 30 to 35 years, 35 between 36 to 40 years, and 12 over 40 years. 41 of all buildings were in Daan District.

(6) Reconstruction of Old Buildings

To speed up urban regeneration, the Taipei City Government launched the “Old Building Reconstruction” program to consolidate small building bases as well as offer people more choices. The targets were buildings over 30 year, 4 stories or higher, having over 50% legal structures, and with a building base over 500 square meters in area in a residential neighborhood or a district where the residential area floor area ratio was considered applicable by the city government and located next to a street over 8 meters in width. If the building site met the standards for installation of indoor parking spaces and the building line was set back to allow an arcade walkway for public use, the seismic capacity of the building was over the statutory standard, the green building complied with a certain level environmental contribution criterion, and the site passed the urban design review, the site could be reconstructed with a reward of a 20% statutory floor area increase or with the floor area before being dismantled.

After the old building reconstruction program was launched, it was expected that owners of small scale old buildings with uncomplicated ownerships would be more willing to have the buildings reconstructed. The new building lines would be moved back to make space for arcade walkways or sidewalks. Green building techniques would be adopted and the buildings would be earthquake-resistant. Water retention capacity of the sites would be ensured and there would be indoor parking spaces. Once reconstruction was completed, the appearance of the city would be upgraded and the environment would be barrier-free.

The old building reconstruction program required the addition of related provisions to the “Taipei City Zoning Ordinance” to provide the legal basis. The draft amendment was approved in a city administration meeting and would be presented to be reviewed by the Taipei City Council. It would be promulgated and take effect in 2014.

2. Display of the City’s Vitality

(1) Community Management with Sustainable Creativity

Since launching regional environmental reformations programs in 1996, the Taipei City Government has always valued civic participation in public affairs. So far, environmental reformation planning and engineering have been carried out in over 100 places. Meanwhile, the Taipei City Guidelines for Organization of Community Development Promotion Committees have added three seats for civic groups to promote dialog with civic groups. Community centers in Taipei have also decided on the locations for community development projects and helped 14 communities and social groups with their community development plans. In addition, community planner training programs covering 11 community development issues were continued in 2013 and trained and certified 46 community planners. On October 5 and 6, 2013, an international forum on community planning was held. Specialists from Japan and Korea were invited to share their community development participation experiences during the forum.

To help bring creative and green life to realization, the “Community GreenLympics” was held with the cooperation of Daan District Green Living Circle and local communities and social groups. In the meantime, efforts were also made to encourage the residents of Shuanglian
Penglaiding in Datong District and the Jianazi Neighborhood in Wanhua District to engage in creative reformation of public space. Support was given to push making of documentaries of community stories and 12 films were produced. Three teams participating in this documentary filming project were given assistance to conduct various workshops in communities to transform the issues discussed in the films into action to improve the communities.

(2) The Urban Regeneration Station Program

Taipei launched the Urban Regeneration Station (URS) program under which energy from the private sector was activated to initiate creative efforts to build underused or idled spaces into local bases to revitalize neighborhoods in the vicinity. So far, 9 URSs have been established (2 of them have been transformed after their current missions were completed). Besides being 1 of the 6 major demonstrative projects in Taipei’s bid for the World Design Capital 2016 designation, the URS program was also presented at the International Building Exhibition IBA at Hamburg, Germany at the invitation of the organizer. It was the first time a non-European city was invited and Taipei Deputy Mayor Chang Chin-oh arrived in Hamburg to officiate the opening of the Taipei Pavilion on August 1. The exhibition lasted from August 2 to September 29 and the program was well applauded. Again, at the invitation of the organizer of the International Urban Development Association (INTA), the URS program was presented at the 37th Annual Conference of the INTA in December and was awarded a bronze medal in the Individual Community Project Category. As the online platform for the URS program and urban regeneration, Village Taipei was also rated among the Shopping Design Award – Best 100 Taiwan Designs. At the same time, the URS13 White Box Project also won the gold medal in the...
Taipei City Government Invited to Present the URS Program at the 2013 IBA International Building Exhibition in Germany

Exhibition Space Category in the Taiwan Interior Design Awards (TID Awards).

In 2013, nine teams of URS partners joined the community partnership program and held 52 creative urban regeneration activities. Through the URS program, ten urban regeneration projects were funded to help private organizations to build up their urban regeneration energy.

Conclusion

In 2013, Taipei adopted the concepts of greening, friendliness and sustainability to build a livable city. Technology was utilized to improve its administrative performance while efforts from the private sector were also solicited to maintain the vitality of the city to enable the city to continue to shine on the international stage.