Thanks for
Han Bao-De Architect Autographing in 2014 Autumn.
Preface by Commissioner of Department of Urban Development

Building Taipei to be a sustainable city has been the Taipei City Government’s vision. The ultimate goal is to create a friendly and humane city that is not only an international metropolis but also a happy home for citizens. Therefore, Department of Urban Development of Taipei City Government has continued to research, review, and maintain laws and policies related to urban development and constructions based on the positioning of Taipei City and the principle of a balanced and environmental development. Through these positive, flexible, and practical efforts, Department of Urban Development will be able to help the government achieve its goal.

In response to the influence of the climate change, Department of Urban Development has continued to promote green buildings. With Taipei City Construction Management Office’s support for green building design and inspection, provisioning of energy saving services, and expansion of green building design laws and polices, we are heading towards lower carbon emissions and higher energy efficiency which will then slow down the pace of global warming.

Building management is an endless task. Apart from conforming to the laws, the management work also has to benefit citizens and meet their expectations without disturbing their lives. To fulfill the promise of creating a comfortable, safe, and beautiful living environment, Taipei City Construction Management Office has continued to conduct arcade leveling, public safety inspections, beautification of advertising signs, and removal of large illegal constructions to improve the landscape, cleanliness, and safety of Taipei City.

In addition, the Office has constantly revised related laws and policies and adjusted management processes to enhance administrative quality, establish just and reasonable regulations, and ensure a fair and efficient allocation of public benefits. With all of your support and encouragement, we will bring Taipei City towards an excellent and sustained future.

Tai-Ming Ben, Commission of Department of Urban Development
Preface by Director of Taipei City Construction Management Office

Building management is the top priority when it comes to maintaining urban environment quality. Besides the structure, height, and courtyard of a building, building management also involves the maintenance of the construction environment and building public safety as well as removal of illegal buildings. All of these require the support of strict regulations and a positive attitude. Therefore, Taipei City Construction Management Office has speeded up the amendment of related laws and regulations and the establishment of automatic building permit review systems, while expanding the inspection on building safety and environment quality.

To promote rooftop greenery and water conservation, increase greening plants, and enlarge the amount of carbon dioxide fixation, the Office has enacted “Regulations on Greenery of Statutory Vacant Land at New Construction Sites in Taipei City” and “Taipei City Green Buildings Bylaws” in the hope of enhancing the quality of life and establishing a comfortable and healthy environment with lower energy consumption and carbon footprint. Every year, the Office will hold regular law seminars to promote and explain new or amended laws and important policies. The seminars have been well attended by various industries. Apart from the promotion of laws and policies on building management, urban development, and urban renewal, the Taipei City Fire Department and the Taipei City Geotechnical Engineering Office have also been invited to promote regulations with regard to construction environments. The government will continue to hold seminars in the similar patterns.

The establishment of an automatic building permit review system is one of the Office’s most important tasks. Besides building permit review, the information provided by the system will also be used in construction investigations and the management of usage licenses (including application and changes), interior design, and illegal constructions. In other words, the system will help the government manage the information in the entire building life cycle. The government’s efforts to maintain building safety and environmental quality has been highly recognized, as evidenced by winning the Ministry of the Interior’s Excellence Award for two consecutive years. In the future, we will continue to enhance building management strictly and diligently to ensure a healthy, safe, and sustained development of buildings in Taipei.

Wen-Ting Kao, Director of Construction Management Office
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**New Green Building Policies**

To reduce the carbon emissions of buildings, the Ministry of the Interior launched the Green Building Labeling System in 1999, followed by the announcement of Green Building Promotion Project in 2001 led by government departments. In 2005, green building regulations were included in the Technical Specifications on Building Design and Construction, requiring new privately owned buildings to introduce green building design. The scope of the regulations has constantly been expanded with increasingly strict design requirements. Currently, the government is approaching the stage of reviewing green building labels.

The government signed the “Urban Environmental Accords” in 2005 to declare its determination for maintaining a sustainable environment. Besides including green buildings in the action plans, the government will also draft Taipei City Green Buildings Bylaws and include them into the government’s whitepapers. Due to the concerns of urban heat island effect, lack of green fields, and flooding caused by torrential rain, the draft is likely to raise the bar on green design.

**Achievements:**

There were 155 buildings awarded green building labels as of late December 2013. 387 buildings were awarded green building candidate certificates.

The Straits Exchange Foundation, Silver Grade

Xinsheng Hall of Taipei International Flora Expo, Diamond Grade
categories and construction standards such as water conservation of the construction site, rainwater harvesting systems or domestic water recycling systems, water conservation equipment, energy-efficient lights, photovoltaic power supply systems, and green roofs. To live up to its energy efficiency claims, the government will expand the applicable scope of green building labels for new public and private buildings and increase the grades of the labels.

The Taipei City Green Buildings Bylaws is expected to provide the following benefits:

1. **Climate**: ease heat island effect; increase energy efficiency and reduce carbon emissions of buildings; create a healthy living environment with a well managed ecology.

2. **Construction industry**: enhance the green building design techniques and integration ability of people working in the construction industry; encourage utilization and development of energy-efficient materials and equipment; achieve a healthy development of the green building industry.

3. **Government policy**: set an example by taking the lead in establishing green building policies and strict green building design standards.
Energy Saving Taskforce (EST)

Residential and commercial buildings account for the largest share of greenhouse emissions. According to the Ministry of the Interior’s survey, the ratio of new to old buildings in Taiwan is 3:97, suggesting the need for carbon emission reduction for existing buildings.

Due to high levels of urban development, Taipei City is now characterized by a high density of buildings and serious energy consumption problems. Taipei Sustainable Development Committee has thus established a taskforce on energy saving to improve energy efficiency of existing buildings. Apart from building a website to promote energy saving, holding educational seminars, and training seed workers, the taskforce has also conducted free energy-saving inspections on existing buildings and provided suggestions for future policy reference. With the help of the taskforce, the government hopes to effectively transform existing buildings into more comfortable and healthier environments with low energy consumption and carbon emissions.

Beginning from the public buildings of Taipei City Government, the taskforce had conducted energy saving inspections on 14 buildings in Taipei City Government, Taipei City Council, and the 12 administrative districts in 2009 and had provided improvement suggestions, setting an example...
for other departments to follow. The inspection has been extended to private buildings across Taipei City after the successful implementation at public buildings. A total of 16 energy efficiency promotional campaigns were held to encourage citizens to adopt an energy saving lifestyle. By 2012, the government had completed free energy saving inspections on 36 private buildings. In addition, free energy and water conservation inspections had been carried out on the public area of 45 communities (over 6,000 households). The average energy consumption for public spaces is estimated to decrease by 52.49%.

In an attempt to encourage communities to participate in the green building renewal project, the Department of Urban Development of Taipei City Government announced “Notices on Green Building Subsidies for Existing Community Buildings” in 2013. The application proposal must be drafted by certificated architects having completed green building renewal inspection and improvement evaluation training. Once the proposal is approved through public review processes, 49% of the total construction expenses will be subsidized. The architects will also receive subsidies for construction planning, designing, and supervision.

Under the subsidy program, the 30-year-old Juguan Village in Wanhua District has completed a 118-meter long and 1.5-meter wide “breathing sidewalk” in 2014. Before the renovation, the sidewalk was hot, stuffy, and slippery in rainy days. After the use of wear-resisting, skidproof, and permeable green materials, the sidewalk now allows rainwater to permeate into the ground immediately. This not only ensures water conservation, but also reduces heat island effect. The renovation of the sidewalk is expected to conserve 204.20cbm of water and reduce 7.27 tons of carbon emissions.
Green Roof Promotional Program

In a concrete jungle, green roofs yield many benefits: heat insulation, energy conservation, landscape beautification, and can serve as ecological stepping stones for urbanites. This is the most direct way to improve the environment. According to the United Nations Environment Programme, a city with over 70% green roof coverage will reduce carbon dioxide in the air by 80%, thus easing heat island effect.

The green roof promotional program will begin with city-owned properties and spread to non-city owned properties. Below is a brief introduction of the program:

1. Increase green roof coverage of city-owned buildings to encourage owners of non-city owned buildings to follow suit.
   a. New city-owned buildings: new city-owned buildings whose construction costs exceed NT$50 million are required to install green roofs from 2014. The green coverage must exceed half of the roof and a rainwater harvesting and irrigation system must be in place.
b. Existing city-owned buildings: the Ministry of Education will complete the installation of green roofs at two schools in 2014 for demonstration purposes. The green roofs will not only achieve the goals of energy conservation and carbon reduction, but also provide an environment for teachers, students, and community residents to learn more about the ecology.

2. Non-city owned buildings: new non-city owned buildings required to pass the Green Building Labeling System must install green roofs based on the regulations of the Taipei City Green Buildings Bylaws.

3. Promotional campaigns: to enhance the knowledge of government agencies, school faculties, construction employees, apartment building management committees, and citizens regarding green roof policies, construction techniques, and maintenance skills, Department of Urban Development of Taipei City Government has held a seminar in collaboration with Taiwan Green Roof & Green Wall Association in 2013. Themed around reducing heat island effect with green roofs, the seminar offered a place for people to exchange knowledge and technology information.

4. Other promotional activities: the government is planning to launch a green roof competition and awards scheme jointly with private associations in alignment with the execution schedule of the green roof policy. By encouraging citizens to install green roofs, the government hopes to create a trend among the general public.
Smart Green Building

With so many green-labeled buildings in Taipei, Taipei City Government has been connecting these buildings with the central government’s smart life and smart Taiwan projects to create a sustainable environment. By introducing smart ICT systems to the buildings, the buildings will be equipped with intelligent sensing capabilities. The development of smart green buildings will further enhance energy efficiency and intelligence levels in green buildings.
In 2013, Taipei City Government evaluated the green-labeled buildings in the 12 administrative districts with regard to their potentiality to become intelligent green buildings and the priority of the transformation. The government will provide improvement advice based on the results of the potentiality evaluation and the demand of the users or managers to facilitate the development of smart green buildings.

Connect to the World

While many Taiwanese cities have joined ICLEI and UCLG, none of them are a member of the C40 Cities Climate Leadership Group (C40), one of the most high-profile organization tackling climate changes.

The role of cities as leaders in climate action and the vision of creating low-carbon cities will put Taipei City on par with other cities in the world. Not only will this increase our advantages when allying with other cities, it will also help Taiwan break through diplomatic impasse while solving the global warming problem.
New Construction Management in Digital Era

- Construction License E-application System

In World Bank’s Doing Business report in 2013, Taiwan was ranked 7th in “Dealing with Construction Permits”. To further increase the convenience of doing business and simplify the administrative processes of construction license application, the Taipei City Government has continued to improve the joint review system for construction license application. Through the use of digital information, the government hopes to increase the transparency of the review process while standardizing and digitizing the review items, thereby enhancing review efficiency remarkably. The effort will significantly strengthen Taipei City’s competitiveness in the globalization era.

To simplify construction license application and increase issuing efficiency, the Taipei City Construction Management Office launched a pilot run on joint review of construction license application in collaboration with the Taipei Architects Association on March 1, 2008. Following the pilot run, the association was officially entrusted with the review work on October 1 of the same year. In January 2010, the review work entrusted to the association expanded to include change of construction license design, change of usage licenses, and miscellaneous license and demolition license application. The existing joint review of construction license application is subject to the labor services contract of the 2014 joint review of construction license application.

Review items by joint review panel (association)

1. Joint review: including the items in the initial review of construction license application, joint review records of construction license application, and the items required in the administrative review of construction license application.

2. Administrative review: including administrative reports, related administrative work requiring the engagement of associated organizations before approval of construction licenses and during construction, administrative work (notification, presentation, filing reports) related to administrative investigation, announcement of the construction license application review results conducted by the entrusted body, and review of professional certificates required by the Taipei City Government.

3. Reviewers’ duties, rights, and obligations: the initial review must take place in five days from the next day after the application arrives. The reviewer for the initial and second review should be different people.
Paperless Cloud Service Platform

Taipei City Construction Management Office’s BIM (Building Information Model) plan has started as early as 2009. A two-phase BIM research study was launched in 2010 with the aim to renovate government agencies’ administrative processes and enhance the government’s service efficiency through the advantages of BIM. In 2013, Department of Urban Development of Taipei City Government kicked off a five-year BIM development plan for urban planning and construction license application review as an extension to the two-phase BIM research study. The goal is to integrate the department’s business processes and IT systems while creating a BIM-assisted environment for construction license application review. The BIM development plan attempts to integrate all business processes in the life cycle of a building from the review of urban design plans, urban renewal plans, and construction license application to the construction and management of state-run residences (Figure 1). The BIM development plan also involves the establishment of a shared database for easy management of data and graphs. The database platform, also known as Taipei Paperless Cloud Service System (TPCSS), provides a paperless application system and an information platform for construction management. In the meantime, the construction of a BIM-assisted environment for reviewing construction license application has continued to progress.

<table>
<thead>
<tr>
<th>Administrative processes of government agencies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban design review</td>
</tr>
<tr>
<td>Building planning</td>
</tr>
<tr>
<td>Period of planning and designing (1 to 2 years)</td>
</tr>
</tbody>
</table>

Life Cycle of a Building and Business Processes at Different Stage

Integration of urban design review, urban renewal review, and construction license review information

While the Taipei City Government has established a comprehensive GIS (Geographic Information System), cadastral information system, and data/graph overlay mapping system for building management, there has yet to be a way to effectively integrate the urban development and
building management information at different administrative agencies. To bring out the best in BIM, the government must provide a comprehensive information system. TPCSS (Figure 2) is a data/graph management system designed for integrating urban design, urban renewal, and construction license review systems. At the frontend, citizens, applicants, designers, joint review panels, and government agencies can look up and perform review work according to their user access level and the type of application (Figure 3). At the backend, ProjectWise would integrate databases associated with the Department of Urban Development’s review work and manage related processes while integrating the graphic information from MIS and GIS. Through exchanging information with Taipei City Government’s systems, TPCSS can access directly or indirectly graphic information from the Taipei Urban Planning Commission, Department of Civil Affairs, Taipei City Office of Commerce, Department of Economic Development, Department of Cultural Affairs, Department of Rapid Transit Systems, and Department of Land.
The platform has further integrated the shared information in urban design, urban renewal, and construction processes. By providing the information for the joint review panel and other government agencies, they can rapidly map the area of the construction site in the application, the application data, building coverage ratio, and the effective period of applicable laws, hence achieving higher review efficiency.

**Paperless Application Process for Construction Licenses**

The BIM development plan launched in 2013 is to integrate data/graph management platforms and establish an electronic submission system. Therefore, the Department of Urban Development has entrusted the Taipei City Construction Management Office to integrate existing building management information systems with the electronic submission system for construction licenses. The project is known as “Establishment of Construction License E-application System” and will be connected to the data/graph review platform mentioned earlier.
Standardization of construction license application submission

To facilitate application review processes and propel long-term development of BIM, the project has renovated existing building management information systems and standardized application processes. In the future, architects can create and submit construction license application online.
The applicant can select the type of application and fill out common information. The system will guide the applicant through the entry of required information and notes based on the type of application chosen. The related prospectus and maps will be delivered to the government agency via the Internet.

Creating review rules for application forms and general review forms using computer systems, checking the integrity and accuracy of the application form and related prospectus and maps automatically with dedicated computers, and providing the information for reviewers spontaneously will reduce the workload of information mapping and review, while enhancing review efficiency and accuracy.
24-7 Online Application

Submitting application documents online significantly cuts down the use of paper and is expected to save the government NT$355 million per year. Architecture companies also dramatically decrease their costs deriving from providing printed documents. In addition, applicants can submit applications during non-office hours, avoiding the time-consuming process of sending registered mail and gaining more time for preparation before their deadline. The paperless application system will also reduce carbon footprints and save energy.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Item</th>
<th>Before implementation</th>
<th>After implementation</th>
<th>Cost reduction per year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Urban development review</td>
<td>NT$400 million</td>
<td>NT$200 million</td>
<td>NT$200 million</td>
</tr>
<tr>
<td>2</td>
<td>Urban development review panel</td>
<td>NT$18 million</td>
<td>NT$9 million</td>
<td>NT$9 million</td>
</tr>
<tr>
<td>3</td>
<td>Building permit review</td>
<td>NT$500 million</td>
<td>NT$140 million</td>
<td>NT$340 million</td>
</tr>
<tr>
<td>4</td>
<td>Building permit review panel</td>
<td>NT$30 million</td>
<td>NT$15 million</td>
<td>NT$15 million</td>
</tr>
</tbody>
</table>

From 2015, the Taipei City Government will conduct construction license e-application in two ways. In addition to electronic review processes of urban design and urban renewal plans, the government will further expand BIM-based construction license review (research on the feasibility of administrative and technical verification and related developments) and building life cycle management services. Through close collaboration with the central government, the academic field, and the industries, along with the establishment, development, and capitalization of the cloud service platform, the Taipei City Government will push the joint review for construction license application to a new level and ensure constantly improving competitiveness of Taipei City.
Making a Change to the Environment by Having a Change of the Heart
- Construction management started with Fence Greenery and Beautification (FGB)

People have always tried to avoid construction sites not only because of the noises, air pollution, traffic jams, and workers’ behavior, but also due to the fear of danger caused by careless operation. Hence, management of construction sites has been the one of the biggest challenges in highly developed cities.

For this reason, Taipei City Government drafted construction site management regulations in 2009 to be in line with the “Taipei Beautiful” and “Taipei City Garden” projects. With the implementation of green construction fences, the government hopes to improve people’s negative impression of construction sites. The ultimate goal is to change construction workers’ frame of mind and enhance the quality of their working environment, hence also improving the quality of the construction work.
section 3  |  Making a Change to the Environment by Having a Change of the Heart

The government has focused on the following aspects:

1. Revise the regulations pertaining to traffic and public safety during construction in Taipei City.
   a. Greening or beautification is a mandatory requirement of all construction fences. If the construction site is next to ten-meter or longer roads, parks, greens, squares, or places announced by other authorities, at least half of the fence must be greened in a dense planting manner. If the adjacent road is less than ten meters, the fence can be beautified with color paintings, canvases, stickers, or green plants.
   b. Leak-proof decks must be placed in the gap between the bottom of the safety fence and the ground to prevent water from the construction site leaking out from the base. For a three-meter and longer safety fence, the deck should be 60cm tall and 30cm wide. For safety fences shorter than three meters, the deck should be 30cm tall and 15cm wide.

2. Hold promotional campaigns:
   a. Seminars
      Law seminars are held weekly. Managers of new construction sites and existing sites constantly violating the laws are required to attend the seminar at least once.
b. Seeking external support
Several promotional campaigns have been made at the Real Estate Development Association of Taipei. Companies in the construction industry are invited to jointly promote fence greening and beautification to achieve low carbon footprints, an environmental life, and sustainable urban development. At the promotional campaigns, the government has highlighted the importance of combing fence greening/beautification with corporate images as this will result in better effects than renting billboards or buying TV commercials.

c. Holding fence greening/beautification competition
The government conducted five green construction fence competitions from 2010 to 2013. The judges included government agencies, associations, and professionals and scholars in the field. Several evaluation meetings and on-site investigations were made to find out the most enthusiastic and diligent construction sites in implementing green fences.

d. Issuing green construction fence competition book
The competition results are compiled into a special edition which is given out upon request. The information is also published online. With this information, companies can learn from others and reverse people’s negative impression of construction sites.
e. Enhancing greening techniques

The government has collected all kinds of vertical greening techniques and provided the information for construction site managers by compiling the techniques into a book. The government has also actively helped construction site managers maintain green fences using systematic green fences and automatic watering systems.

f. Collaborating with the industry

Public engagement is always a major driver for government policies. Through communications and awarding prizes for the best practices, we have successfully earned the industry’s support for our win-win policies, thereby enhancing citizens’ quality of life and improving construction site culture.

With the amendment of the laws and the performance of the policies, the area of green fences in Taipei has reached 25,000 square meters, equivalent to 38 small parks. The green fences are expected to reduce 2,500 tons of carbon emissions every year.

Shaping the city of the future should not simply focus on high-quality public buildings but should pursue a green environment. Taipei City has taken the lead to promote green construction fences by legislation which have not only enabled Taipei City to align with the global trend, but also demonstrated unlimited creativity. These efforts help construction companies to enhance their corporate images while transforming the construction sites into city gardens. What’s more, these achievements have cost Taipei City Government almost nothing. The refreshed and greener city landscape will surely leave a long-lasting memory with foreign tourists visiting Taipei for the first time.
Excellent Condominiums in Taipei City
-How to Build Excellent Condominiums

Taipei City Government has set eyes on the vision of creating a sustainable and ecological city that is future-proof, pleasant to live, cultural, environmental, informational, and safe. The quality of living space has the most significant impact on the quality of people’s lives.

There are over 200,000 buildings in Taipei City. With so many buildings yet a limited workforce, Taipei City Government must rely on residents’ self-management and the support of administrative resources to get twice the result with half the effort. Therefore, Taipei City Government has actively instructed communities to set up management committees to solve residents’ disputes. Taipei City Government hopes to maintain a good living environment by increasing citizens’ spontaneous engagement in community management.

Registration of Condominium Management Committees Enhances Community Safety

The management committee can bring residents to a consensus and act as a negotiator in residents’ disagreements, creating a happy and harmonious living environment. Although the management committee is considered legal as long as the formation adheres to the regulations of the Apartment Building Regulations and registering with Taipei City Government is not mandatory, we have aggressively encouraged condominiums to hold a meeting of the unit owners, form management committees, and complete registration processes due to the following reasons.

1. **Assures legal status**
   
   Although registration of condominium management committees is not required, the registration certificate issued by Taipei City Government will assure their legal status when involved in lawsuits.

2. **Maintain residents’ rights**
   
   Registration allows the government to manage the management committees more effectively.
When the community interest is jeopardized by certain residents due to their violation of the regulations, Taipei City Government can urge the management committees to step in. If the management committees break the regulations of the Apartment Building Regulations, the government can also help residents secure their rights.

3. Tax exemption on interest

Once the management committees receive the registration certificate, they can apply for a tax serial number from National Taxation Bureau of Taipei and a tax exemption certificate for the bank where they deposit their public funds. The interest of the community’s public funds will not be included in the committee chairman’s income tax.

A total of 6,944 cases have been filed as of April, 2014.
Executive Performance – Formation of Condominium Management Committees

Since January 1, 1941, Taipei City Government has issued 57,916 usage licenses, including 11,693 usage licenses for 7-floor and above buildings. Since the announcement of the Apartment Building Regulations (January 2, 2001), there have been 6,987 buildings eligible to file for registration (excluding schools, hotels, government agencies, and buildings owned by one person). As of July 2014, Taipei City Government had issued 6,676 registration certificates, of which 5,205 were for 7-floor and above buildings, marking a 74.5% registration rate.

<table>
<thead>
<tr>
<th>Administrative districts</th>
<th>As of December 31, 2011</th>
<th>As of December 31, 2012</th>
<th>As of December 31, 2013</th>
<th>As of July 31, 2014</th>
<th>Changes between July 1 and July 31, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of actual registration</td>
<td>Number of expected registration</td>
<td>Registration rate</td>
<td>Number of actual registration</td>
<td>Number of expected registration</td>
</tr>
<tr>
<td>Songshan Dist.</td>
<td>310</td>
<td>593</td>
<td>52%</td>
<td>317</td>
<td>598</td>
</tr>
<tr>
<td>Xinyi Dist.</td>
<td>300</td>
<td>328</td>
<td>91%</td>
<td>305</td>
<td>337</td>
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<tr>
<td>Da'an Dist.</td>
<td>759</td>
<td>1061</td>
<td>72%</td>
<td>777</td>
<td>1083</td>
</tr>
<tr>
<td>Zhongshan Dist.</td>
<td>798</td>
<td>1108</td>
<td>72%</td>
<td>818</td>
<td>1130</td>
</tr>
<tr>
<td>Zhongshan Dist.</td>
<td>386</td>
<td>714</td>
<td>54%</td>
<td>397</td>
<td>734</td>
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<tr>
<td>Datong Dist.</td>
<td>236</td>
<td>332</td>
<td>71%</td>
<td>247</td>
<td>346</td>
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<tr>
<td>Wanhu Dist.</td>
<td>177</td>
<td>273</td>
<td>65%</td>
<td>187</td>
<td>283</td>
</tr>
<tr>
<td>Wenshan Dist.</td>
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<td>446</td>
<td>91%</td>
<td>418</td>
<td>464</td>
</tr>
<tr>
<td>Nangang Dist.</td>
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<td>175</td>
<td>89%</td>
<td>164</td>
<td>187</td>
</tr>
<tr>
<td>Neihu Dist.</td>
<td>603</td>
<td>675</td>
<td>89%</td>
<td>643</td>
<td>708</td>
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<tr>
<td>Shilin Dist.</td>
<td>353</td>
<td>485</td>
<td>73%</td>
<td>362</td>
<td>500</td>
</tr>
<tr>
<td>Beitou Dist.</td>
<td>326</td>
<td>366</td>
<td>89%</td>
<td>343</td>
<td>380</td>
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<tr>
<td>Total</td>
<td>4807</td>
<td>6556</td>
<td>73.32%</td>
<td>4978</td>
<td>6750</td>
</tr>
</tbody>
</table>

Registration Rate of Condominiums in Taipei City

Executive Performance – Formation of Condominium Management Committees

Since January 1, 1941, Taipei City Government has issued 57,916 usage licenses, including 11,693 usage licenses for 7-floor and above buildings. Since the announcement of the Apartment Building Regulations (January 2, 2001), there have been 6,987 buildings eligible to file for registration (excluding schools, hotels, government agencies, and buildings owned by one person). As of July 2014, Taipei City Government had issued 6,676 registration certificates, of which 5,205 were for 7-floor and above buildings, marking a 74.5% registration rate.
Government Mediation Committee Provides Support for Dispute Settlements

Due to differences in their living habits and opinions on the best management practices, community residents are likely to disagree with each other in terms of building management, leading to deadlocked disputes. Unable to solve the disputes in time will further dampen the harmony within the community. Taipei City Government is thus planning to establish a mediation committee to provide dispute settlement support. The committee will consist of experts with abundant knowledge and experience in building maintenance and construction, public welfare, land administration, law, and dispute settlement to help resident solve problems and arguments while creating a harmonious community.

Through the mediation committee, we hope to provide citizens with professional advice and legal consultation services, while enabling citizens to resort to administrative measures for disputes before taking legal actions. The aim is to resolve community disputes effectively, protect residents’ rights, and maintain harmony in the community.

Case Study Seminars to Increase Policy Awareness

The development of Taipei City has driven its population to a new peak. As the amount of land available for development decreases, community property management has emerged as a key concern for residents, on par with house prices. Citizens have come to realize the importance of quality of life and future-proofing of their homes. Therefore, community management and development plans have become a key indicator for citizens when renting or buying a property.

The government has held seminars to share success stories and promote laws and policies. These awareness enhancement campaigns not only help citizens enhance the quality of their life, but also provide legal and appropriate solutions when they encounter disputes or accidents. The ultimate goal of the Apartment Building Regulations is to encourage Taipei citizens to inspect and manage their living environments actively and objectively, hence achieving a healthy and high-quality life.
Expected Outcomes

Through the seminars, we hope to arouse citizens’ consensus, encouraging them to pay more attention to their living environments actively and objectively, while understanding the laws and regulations regarding condominiums. In addition, we hope to understand management committees’ needs and difficulties through mutual communications and use the information for future policies. With these joint efforts, Taipei will become the world’s most beautiful city.
The Awarded Condominiums of 2013 & 2014

EEC Activities

- Yi Sian - Shou Fu Condominiums
- Jian-An Condominiums (B)
- Jhen-Jin-Dian Condominiums
- Nankang Software Park II
- Nan-Shan Condominiums
- Yi Sian - Shou Fu Condominiums
- Nan-Shan Condominiums
- Jhen-Jin-Dian Condominiums
- Jian-An Condominiums (B)
Highly Recognized Evaluation of Excellent Condominiums

15 years have passed since the practice of the Evaluation of Excellent Condominiums and a total of 150 communities have been awarded. The evaluation includes six categories and 16 awards. The number of awarded communities indicates their commitment in the evaluation.
The 2014 evaluation has placed a high focus on community safety management including public facility management and disaster prevention (such as pipeline maintenance, open space management, air-raid shelter and equipment maintenance, parking space management, natural disaster prevention, and hillside management) as well as fall protection (such as protective measures at the opening of the outside wall on each floor, balconies, terraces, and roofs). The aim is to provide a safer and more comfortable place to live.

**Expected Outcomes**

The evaluation has enabled communities to build consensus among their residents and encourage the residents to partake actively. In addition, the communities will be given practical solutions from the judges when they discover invisible management problems during their on-site investigations. This feedback will significantly improve the management of the condominiums.
After the evaluation, the results will be compiled into an achievement booklet. Besides the awards ceremony, an achievement exhibition is held to share the success stories with the public. The results of the previous evaluations will also be published on http://www.powerring.com.tw/tpgc/.

Competition drives advancement and evaluation brings breakthrough. By increasing communities’ awareness of the Evaluation of Excellent Condominiums and attracting their participation, the government hopes to turn the activity into a momentum that propels community improvements and enhance residents’ sense of honor and value.

Prospects

In the hustle and bustle of modern life, people only want to have a good rest at home after work. They could not be bothered to look into any improvements that could be made in their communities. We hope the meaning of home will be expanded from an individual’s residence to the condominiums or the community they live. We expect to see every resident express more care for their living environments.

The government’s long-term goal is to provide not only a safe and comfortable home but also a community that is pleasant and nice to live. Therefore, helping residents forge a consensus to care for their communities and living environments, and in turn influencing residents of neighboring condominiums to jointly build a peaceful and joyful city, will be the government’s top priority goal at this moment.
Building a Friendly and Accessible City
-Create an Accessible Living Environment

Creating a safe environment with arcade leveling

1. Arcade leveling benefits all citizens

Taipei City Government’s Arcade Leveling Plan (ALP) dated back to 2001, with pilot run kicking off later on. The plan is carried out based on division of work, with the district office and borough presidents acquiring and integrating feedbacks from shop owners and the Taipei City Construction Management Office do the planning. The construction is performed by the Public Works Department of Taipei City Government. Leveling work which centers on stations, sightseeing spots, commercial areas, and hospitals spreads out in different directions. The total length of arcades to be leveled in Taipei City is 220,000 meters and as of late 2013, 170,000 meters had been completed. The rest of the 50,000 meters is projected to be done in the next three years (2014-2016).

The most direct benefits of ALP are improved city landscape and enhanced pedestrian safety and convenience. Apart from providing a better walking environment, arcade leveling also drives up business activities and regional prosperity. In other words, all citizens have benefited from the arcade leveling project.
2. **Shop owners’ consent as first priority**

While the construction itself is not difficult, communications and negotiation with residents and shop owners have posed a great challenge since arcades are their personal properties. Although by law the government needs not obtain consent from the owner or user of the arcades for leveling purposes, the government has decided to use a soft approach which involves persuasion and exhortation to minimize complaints resulted from the government’s good intention. Hence, borough presidents and secretaries have been tasked with the painstaking duty of obtaining shop owners’ consent.

3. **Communications and negotiation with multiple targets**

To ensure successful construction, seminars have been held to collect feedback from shop owners, residents, and authoritative agencies, and construction will not take place until the schedule and processes have been negotiated and confirmed. With years of experience, the Taipei City Government has been able to keep the construction period under 10 days, minimizing the impact on people’s lives.

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**Building a friendly city with accessible living environment**

1. **Accessibility a key measure of modern city**

With high economic growth and increased national income, Taiwan is moving towards being a developed country. Due to a growing aging population, the importance of creating an accessible living environment has been on the rise, which is also closely related to the government’s senior care policies, the improvement in the quality of life, and the reduction of the social insurance burden. Therefore, creating an accessible living environment for people with disabilities or mobility problems to ensure they have the right to live independently, whether in medication, education, employment, or any other aspects of their lives, and hence able to take part in social activities with fairness and dignity has become a critical measure of a country’s development level.
section 5  
Building a Friendly and Accessible City

2. Staged and classified implementation plan for public building accessibility

To create an accessible living environment for a higher quality of life, the Taipei City Government has launched the "Staged and Classified Implementation Plan for Public Building Accessibility" in 1999. In line with the Ministry of the Interior’s various amendments to the "Technical Specifications on Building Design and Construction", the Taipei City Government has announced a series of executive actions for each stage. So far, the executive actions of six stages have been announced, as shown in the following table.

<table>
<thead>
<tr>
<th>Stage</th>
<th>Building Type</th>
<th>Execution Period</th>
<th>Number of Registered Items</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>18 types of public buildings including cinemas, social welfare organizations for seniors, department stores, government agencies, schools, banks, public toilets, etc.</td>
<td>January 1, 1999 – December 31, 2008</td>
<td>2,593 cases</td>
</tr>
<tr>
<td>2</td>
<td>Convenient stores, wholesale stores, large cram schools and after-school care centers</td>
<td>November 1, 2008 – December 31, 2012</td>
<td>1,138 cases</td>
</tr>
<tr>
<td>3</td>
<td>General tourist hotels and gas stations</td>
<td>August 10, 2010 –</td>
<td>90 cases</td>
</tr>
<tr>
<td>4</td>
<td>Cinemas and social welfare organizations for seniors</td>
<td>January 10, 2012 – December 31, 2017</td>
<td>175 cases, 1,881 cases</td>
</tr>
<tr>
<td>5</td>
<td>Six-floor and above congregate residences and five-floor and below congregate residences accommodating over 50 households</td>
<td>January 1, 2013 – December 31, 2022</td>
<td>5,279 cases</td>
</tr>
<tr>
<td>6</td>
<td>General tourist hotels and large restaurants</td>
<td>January 1, 2013 – December 31, 2016</td>
<td>1,036 cases, 39 cases</td>
</tr>
</tbody>
</table>

- Completed
- In process
3. Formation of dedicated team to provide improvement guidance

To facilitate improvements in building accessibility, the Taipei City Government has organized a team based on the public building accessibility regulations. Composed of competent authorities, the Taipei Architects Association, various disability organizations, and experts and scholars in the field, the team will provide guidance on improving building accessibility while reviewing improvement plans.

4. Accessible restaurant and accessible seating labels

Restaurants with a floor area of over 300 square meters are subject to the Central Government’s public building regulations (estimated 690 restaurants in Taipei City). According to the regulations, these restaurants must provide accessible facilities in the following areas: outdoor passageways, wheelchair ramps and handrails for evacuation, emergency exits/shelter entrances, indoor entrances and exits, indoor passageways, and toilets. Department of Urban Development has included large restaurants in the sixth-stage executive actions of the “Staged and Classified Implementation Plan for Public Building Accessibility”. Hence, the government will inspect the accessible facilities of these restaurants and urge them to make improvements if necessary.
between 2013 and 2016. Department of Urban Development has also developed Taiwan’s first “accessible restaurant label” which will be awarded, along with an “accessible seating” label, to restaurants having completed the improvements. The awarded restaurants will also be published on Taipei City Construction Management Office’s website.

5. Accessibility improvement subsidies for congregate residences

Taiwan’s first subsidy program for building accessibility

The congregate residences in Taipei City built in the old days have lacked proper accessible facilities. To comply with the “People with Disabilities Rights Protection Act” and to meet growing demand for an accessible living environment in this aging society, the Taipei City Government took the lead by including congregate residences in the fifth-stage executive actions of the “Staged and Classified Implementation Plan for Public Building Accessibility”. A total of 5,279 congregate residences have been registered and a 10-year subsidy program has been devised.

Since 2013, the Taipei City Construction Management Office has been conducting related investigations and regulatory advocacy. A budget of NT$23 million has been put aside in 2014 as a subsidy for congregate residence accessibility improvements. However, the following types of buildings are not eligible for the subsidy in order to achieve fair allocation of administrative resources: grand houses, buildings as part of urban renewal plans identified by Urban Design Review, sea sand houses to be demolished or rebuilt, and new buildings applying for building licenses after 2013.

6. Subsidy as packages to ensure accessibility and availability of improved accessible facilities

Six-floor and above congregate residences, five-floor and below congregate residences accommodating over 50 households, or apartment buildings for mixed residential and commercial uses in which over 50% of the capacity is designated for residential uses are all eligible for the accessibility improvement subsidy. The public areas covered by the subsidy include outdoor passageways, wheelchair ramps and handrails in the emergency shelter area, exits and entrances, indoor passageways and corridors, lifts, and wheelchair lifts. The maximum amount of subsidy that can be awarded is 45% of the construction fee. In addition, the subsidy is provided as packages (from A to H) based on the accessibility and availability of the improved accessible facilities. The highest subsidy for an application is NT$410,000. It is expected to see at least 100 community buildings benefit from the subsidy program in 2014.
Entrusting inspections to external parties with active improvement support

Due to a limited labor force, the Taipei City Construction Management Office has entrusted the accessibility inspection for congregate residences, provisioning of improvement support, and examination of subsidy applications to Taiwan Architecture & Building Center via a tender process in accordance with the “Public Procurement Act”. In addition to holding law seminars and publishing a question & answer booklet to increase people’s understanding of building accessibility, the Center is planning to complete inspections on 525 congregate residences and help 100 residences complete improvements in 2014.
Executive Outcomes

1. **Taipei city government wins excellence award for five consecutive years**

To effectively promote building accessibility, the Construction and Planning Agency (CPA) of the Ministry of Interior has urged Municipal, County, and City governments as well as the authorities designated by the Ministry of Interior to carry out inspections and improvements actively. Their work has been supervised and assessed by the CPA to ensure maximum outcomes. The CPA classified all 25 municipal cities and counties into three types based on their scale and development style, staff arrangement, and resource potential, including Metropolis, Township, and Remote/Outlying Islands. Besides encouraging regional governments to be engaged in arcade leveling, the CPA has also included arcade leveling in the assessment of creating accessible living environments. The Taipei City Government has been honored with the Excellence Award for five consecutive years (2008 - 2012) in the assessment, the best result among the other four metropolises.

2. **Active Building Accessibility Awareness Campaigns (ABAAC)**

The Taipei City Construction Management Office has held several law seminars or workshops targeting different groups (architects, inspectors, construction directors, interior designers, building management committees, and companies in the industry) every year to enhance
their awareness of building accessibility. In addition to various marketing and educational materials, the Office has also built a dedicated webpage where people can download related information. With these efforts, the government has hoped to increase professionals’ skills and encourage communities to improve their accessible facilities, thereby achieving a high-quality and accessible living environment.
Make Taipei City a Safer Place to Live

- Public Safety Management of Buildings in Taipei

Health check program for old buildings

First city to kick off health check program for old buildings

There are 94,701 buildings in Taipei issued with a usage license. Among them, 64,941 buildings (68.6% of the total) are more than 30 years old. To improve citizens’ understanding of the status of their residences, the Health Check Program for Old Buildings was launched in 2013.

The aim of the Taipei City government’s Health Check Program for Old Buildings is to provide a fair and neutral platform specific for property owners through which they can entrust the safety inspection of their buildings to professionals. The government-led program and the fair and objective inspection reports will contribute to greater transparency in property information, thereby reducing disputes between the seller and the buyer after property transactions. Taipei City Government hopes that the Central Government will offer some incentives to help promote the program, such as a property tax reduction, since the program not only provides useful referential information for property services such as leasing, transaction, and management, but also improves the overall safety of living.

Full subsidies provided to encourage citizens’ participation

To encourage citizens’ spontaneous engagement, all costs derived from the Health Check Program for Old Buildings during its pilot run were subsidized by Taipei City Government. The inspection includes the entire building, but is only limited to the shared area and the outside wall. The results of the inspection will not only help property owners in future renovation and maintenance, but also enhance their understanding of their properties and eliminate their worries. When residents are aware of the need to improve their buildings or the low effect of improvements, they will be more supportive of the government’s urban renewal plans.

The building health check hinges on objects that affect building safety, including the structure, fire protection, evacuation, equipment, outside walls, and mounted objects. The results consist of five grades ranging from A to E with A being “excellent”, B being “good”, C being “acceptable”, D being “poor”, and E being “bad”. Buildings rated as D and E will receive concrete improvement suggestions from the inspection body. These suggestions will help the owner conduct renovation and maintenance, or reconstruct the building for urban renewal plans.

The inspection organizations approved by the government currently include Taipei Architects Association, Taipei Professional Civil Engineers Association, Taipei Structure Engineering Association, and National Institute of Building Technology.
Inspection of outside wall peeling and urge for improvement

Inspection and reporting of outside wall peeling by boroughs

In May 2013, the outside wall of a building located on the 2nd Section of Minquan East Road in Taipei peeled off and harmed pedestrians. To prevent recurrences of similar accidents, Taipei City Government approved a plan for inspecting the peeling of buildings’ outside walls in Taipei City. Individual citizens can report the peeling problem via the 1999 hotline or the major mailbox. In addition, a borough-based reporting system which is conducted regularly has been established. The Taipei City Construction Management Office has also published a question and answer booklet regarding the safety management of buildings’ outside walls. The booklet introduces different safety and protection measures, referential prices, and other related information.

Inspection and improvement assistance provided by professional associations

To prevent the peeling of buildings’ outside walls and the falling of wall-mounted objects, Taipei City Government has allocated NT$8.8 million from the second budget reserves for inspecting outside wall peeling in Taipei City. A total of 1,116 cases were reported and registered as of late July, 2014. Due to the huge number of cases, Taipei City Construction Management Office...
has entrusted Taipei Architect Association to inspect the buildings and help improvements. The government hopes to process at least 300 cases a month. Buildings identified as hazardous to public safety after inspections will be marked with a warning notice reading “Beware Falling Objects”. These buildings will also be announced on the Office’s website. Property owners are subject to make improvements within the deadline, and if failed, they will be fined NT$60,000 to NT$300,000 along with a default surcharge. If necessary, the government will put up mandatory temporary protective structures to ensure citizens’ safety.

**Subsidizing for renovation to accelerate improvements**

To accelerate renovation of outside walls, Taipei City Government allocated NT$30 million from the second budget reserves in August 2014 as subsidies. Regulations on applying for renovation of outside walls and the subsidies were drafted, with the application open on August 5 of the same year.

Legally established and privately owned buildings that are over ten years old are eligible for the outside wall renovation subsidy, given that the peeling is recognized as hazardous to public safety due to their location by the road or unsheltered sidewalks. The maximum wall renovation subsidy for each application is NT$40,000. To facilitate renovation of the walls on high floors, a subsidy for hiring a hoist is provided, with NT$10,000 for walls below the fifth floor and NT$20,000 for walls above the sixth floor. Once the subsidy application is approved by Taipei City Construction Management Office, the renovation must be completed in a month. A total of 1,000 communities are expected to benefit from the program by the end of the year.

**Reward for reporting to encourage citizens’ engagement**

The borough-based reporting system has helped Taipei City Government to inspect and register buildings with outside wall peeling problems; however, Taipei City Government has drafted regulations on rewarding for reporting buildings with outside wall peeling problems to prevent any slipping through the net. As long as the reported targets are not registered with the Taipei City Construction Management Office, the reporter will be rewarded with an award amounting to 50% of the fine paid by the owner for endangering public safety (up to NT$150,000). The Office will also amend Taipei Municipal Building Management Statute and advise the Central Government to make property owners obligated to conduct outside wall inspections (for buildings over specific year olds). These resorts will effectively eradicate the wall peeling problem.
Expand public safety inspections of congregate residences

The large population, high-density buildings, and illegal placement of objects, shoe cabinets, and bicycles in stairwells have put the public safety in Taipei City at a higher risk. With enhanced public safety in mind, Taipei City Government took the lead to expand safety inspections to 11-floor and above congregate residences on January 1, 2014. The period of application falls between January 1 and March 31 and is required once every three years.

Public facilities and equipment for priority inspection

There are over 900 congregate residences with 11 to 16 floors in Taipei City subject to the government’s new inspection regime. The management committees or owners of the buildings can look up and choose a professional inspection organization (staff) from the Ministry of the Interior’s Building Management Information System. Only public facilities including elevators, fire escapes, emergency exits/shelter entrances, lifts, lightening protectors, and emergency power supply equipment will be checked. The inspection results will be reported to Taipei City Construction Management Office by the inspection organization over the Internet.

The purpose of public safety inspection for congregate residences is to ensure evacuation of all building occupants during emergencies. Taipei City Construction Management Office has set up a dedicated webpage on its official website to provide consultation and support for citizens. The Office, which has notified management committees of the policy change in early 2014, will continue to follow up and provide assistance to them with regard to the application.

Improvements within deadline required for unqualified facilities

Since the inspected items of congregate residences are all public facilities of the buildings, maintenance, management, repair, and renovation of the facilities is the management committees’ duties, and thus involves the use of the public fund. Therefore, a meeting of the unit owners is required. Considering the time required for the meeting, the management committees of the congregate residences failing to pass the inspection will be given six months to make improvements as required by Department of Urban Development. The committees must complete all improvements and apply for a second inspection before the deadline.

Outstanding results with help from private inspection organizations

1. Excellence Award by Ministry of the Interior for Three Consecutive Years

To enhance buildings’ public safety management and protect people’s life and properties, the
CPAMI (Construction and Planning Agency of the Ministry of the Interior) has spared no effort to spur Municipal, County, and City Governments’ commitment in the inspection program. As a result, an annual assessment based on the governments’ administrative efforts (such as promoting online applications, actively notifying the committees of the inspection and application on a regular basis, and holding seminars with regard to related policies) and their implementation results (such as the application rate of the registered buildings, the re-inspection rate, the rate of unqualified buildings completing improvements, and public safety inspection results of large department stores, malls, wholesale stores, and stadiums) has been made. Taipei City Government was rated excellent for three consecutive years from 2011 to 2013, with full marks in the 2013 evaluation. The stunning performance shows Taipei City Government’s emphasis on maintaining a safe living environment for citizens.

2. Development of inspection certification labels and inspection outsourcing

On average, 8,000 applications for building safety inspection are filed every year in Taipei. To conduct the inspection effectively, Taipei City Government has drafted regulations to outsource the application processing and inspection work to private organizations. The regulations took effect in January 2012. With HsinChu County and Nantou County following Taipei City Government’s lead, the building management system will become a trend. Taipei City Government has also developed an inspection certification for buildings in Taipei that pass the inspection. The label will be posted at the entrance, exit, or other visible areas of the buildings, allowing consumers and the public to easily identify the buildings’ public safety conditions. The label not only ensures the efficiency of building safety inspection, but also integrates the activity with people’s lives, achieving the ultimate goals of public supervision and building a safe city. The label also presents the outstanding public safety image of buildings in Taipei City.
# Taipei City Construction Management Biennial

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