



2021-2022

臺北市建築管理雙年刊

Taipei City Construction
Management Biennial



2021-2022

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Preface by Commissioner of Department of Urban Development



As a building management sector in Taipei City government, the Taipei City Construction Management Office provides services closely related to citizens' life and the urban environment. The Taipei City Construction Management Office is responsible for all kinds of building-related business in Taipei City such as approval of building permits and various management work including construction sites, building usage, illegal structures, condominiums, construction companies, and architects. Apart from these routine tasks, the Office has continued to carry out projects such as inspecting old buildings, maintaining exterior walls, renovating old and unsafe buildings, training renovation facilitators, setting up renovation work stations, renewing advertising signage, holding best condominium competitions, and promoting green rooftops and green communities. The Office has been maintaining and enhancing the quality of the living environment for citizens through policies and incentives.

In recent years, the Office has been engaged in digitization such as setting up a one-stop building permit service counter for buildings of less than five floors, digitizing and archiving the Department of Urban Development's architectural drawings and documents, and creating an advanced and smart assistant system for building permit approval. By establishing new websites and databases and providing an information service platform to interconnect related work, the Office has significantly improved administrative efficiency, simplified policy enforcement, and increased the accessibility of government services to citizens.

This biannual publication documents the Office's achievements over the past two years. Besides developing and amending regulations associated with building management and carrying out routine work and all kinds of projects, the Office has made two breakthroughs. In April 2020, the Office took the lead in providing safety inspection and registration services for exterior walls to develop a SOP for maintaining and improving the safety of buildings' exterior walls. The Office also formed the Taipei City Condominium and Illegal Construction Dispute Mediation Committee to help with disputes between condominiums and disputes regarding the identification and demolition of reported unauthorized structures. The committee is formed by internal and external experts and scholars and the parties involved are able to express their opinions on the mediation meetings. The committee not only ensures a fair and transparent process but also takes human nature, ethical reasoning and legal principle into account during settlement. All of these efforts will make Taipei City a more harmonic and sustainable place to live in.

Commissioner of Department of Urban Development

黃一平

Preface by Director of Taipei City Construction Management Office



Weather extremes exacerbated by climate change in recent years highlight the importance of the public safety and sustainability of a building, which is closely related to the Taipei City Construction Management Office's work. Laws and regulations associated with building management have been constantly enacted and amended to make sure the living environment is safe, comfortable, and sustainable.

With public safety in mind, the Taipei City government has aggressively conducted renovation of old and unsafe buildings. Since the launch of the renovation facilitator training program in July 2018, the government has trained more than 10,000 facilitators as of 2022 and established 125 renovation work stations. With more than 900 renovation applications received and 700 applications approved so far, the Taipei City government has outperformed the other cities in Taiwan. Furthermore, 82 sea sand buildings (equivalent to 4500 households) required to be renovated or reinforced have been put under the government's supervision.

To reduce the urban heat island effect, the Office has been implementing green roof and community-led renewable energy projects, providing subsidies for green and smart building retrofits, assisting communities in improving building sustainability, promoting the Self-government Ordinances for Green Buildings, and ensuring new buildings meet energy efficiency requirements to create a low-carbon city.

In the meantime, the Office continues to enhance the accessibility of buildings, level arcade pavement, move towards a completely paperless process for building permit approval, digitize permit documents and illustrations, and assist with the formation of condominium management committees. With these efforts, the government aim to improve administrative efficiency and make life more convenient.

This biennial publication summarizes and reflects upon the efforts made by the Office in these two years, including issuing building permits, maintaining public security, and managing construction safety to make sure every citizen live and work happily in Taipei. Your support and encourage will drive us to improve each and every day.

Director of Construction Management Office

劉美秀

Chapter 1 · Topics



1. Increase User Convenience and Environmental Friendliness with Digitized Services
2. Enhance Condominium Management in Taipei City
3. Build a Livable and Green City
4. Renovation of Old and Unsafe Buildings
5. Create a Safe Living Environment
6. Crack Down Unauthorized Structures to Protect Property Buyers' Rights
7. Ensure Public Safety by Eliminating Threats of Unauthorized Structures

Increase User Convenience and Environmental Friendliness with Digitized Services

○ Computer-assisted Building Permit Review & Approval Processes

Delegating External Entities to Approve Building Permit Applications

1. Project Introduction and Vision

Besides internal approvals, the Department of Urban Development of Taipei City Government launched a pilot project to delegate building permit approval authority to an external entity on September 16, 2021. With the dual-track approval strategy which allows building permits to be approved either internally or externally, the government is able to utilize the external entity's expertise to improve the quality of the approval process while imposing administrative liability on the external entity.

During 2008-2021, the Department of Urban Development of Taipei City Government had outsourced the work of building permit approval to Taipei Architects Association. The association's assistance not only helped the competent authority save time and effort but also allowed the government agency to focus on other civil services. With a large number of experts, the association rapidly established a building permit approval process for applicants and designers, which significantly increased the efficiency of building development and renewal in Taipei City.

2. Development

After the budget for outsourcing building permit approval to a third party was canceled in 2021, the Building Permit Section had to review the applications all by itself. Given that the staff was already overwhelmed by their work and the association entrusted by the government over the past 13 years had accumulated abundant experience in this job, Taipei City Mayor decided to review existing building management processes. After examining the outsourcing process and based on the "user pays" principle, the government decided to adopt a dual-track approval strategy with building permit applications approved internally by the Building Permit Section or externally by a delegated entity. The external entity is required to bear administrative liability, enhance the qualifications of its reviewers, and include an insurance system.

To delegate building permit approval to a third party under an administrative contract, the Taipei City Construction Management Office held a meeting with Taipei Architects Association on August 16, 2021, to discuss the implementation of the strategy. After both parties agreed on the administrative contract and the schedules, the Taipei Architects Association drafted an execution plan and the Department of Urban Development of Taipei City Government made an official announcement outlining the initiation of the pilot project. Since September 16, 2021, the dual-track approval strategy has been implemented.

After putting the strategy into practice, Taipei City Construction Management Office held several discussions with Taipei Architects Association over execution details. So far, several measures have been announced to expand the scope of delegation including lifting the restrictions on the types of building permits and change of occupancy permits accepted as well as adding approval of miscellaneous permits for advertising signs and reviewing of permit registration applications. By expanding the scope of delegation, the government can narrow the gap in the type of permits reviewed between the association and the government.

3. Results

From September 16, 2021 to June 30, 2022, Taipei Architects Association accepted 26 building permit applications and 154 permits for other purposes. As the scope of delegation expands, people can submit a wider variety of permit applications to Taipei Architects Association. The increased number of applications received by the association also indicates people are more willing to pay for the approval process. The Department will constantly review the delegation to make sure the strategy meets people's expectations.

4. Outlooks

In the future, the government will continue to improve the dual-track approval strategy by keeping external approval in alignment with internal approval and simplifying the administrative process, thereby improving approval efficiency and achieving lean operations. By keeping all reviewers on the same page through a standard approval process and adopting a paperless approval system, the government can digitize building management.

Enhance Condominium Management in Taipei City

Create a Harmonic and Safe Living Environment

Taipei City Government's Guidance on the Formation of Condominium Management Committees

Staircases piled with miscellaneous objects, peeling tiles and objects on the exterior walls, filthy water storage tanks, damaged facilities, and dirty environments are common problems for old and poorly-managed condominium buildings. These problems not only result in an unpleasant living environment, but also increase safety risks. To improve the quality of living for tenants of old condominiums, the Taipei City Construction Management Office has offered free assistance in forming condominium management committees. Condominiums with more than 7 floors that acquired occupancy permit before June 27, 1995, but have not formed a management committee are eligible to apply for such assistance. The assistance ranges from getting legal advice to convening unit owner meetings, forming management

committees and registering management committees. These efforts will enhance tenants' safety while enabling them to apply for government subsidies in the name of the committee.

According to Mei-Hsiu Liu, Director of Taipei City Construction Management Office, after a condominium management committee is formed and registered, a registration certificate will be issued to prove the validity of the committee. This certificate can prove the committee's authority during litigation or legal proceedings while protecting tenants' rights and improving their quality of life. A condominium management committee provides the following benefits:

1. Ensure sound financial management

After a condominium management committee is established and registered, the tenants can open a bank account in the name of the committee to avoid keeping the community's fund in a personal bank account, thus reducing the risk of provisional attachment or embezzlement. The interest on this saving account is also exempted from income tax. In addition, the management committee must publish its financial results regularly to keep all tenants informed of the community's spending and income, thus ensuring sound financial management.

2. Apply for the city government's awards and subsidies

After forming a management committee, the tenants can apply for maintenance and refurbishment subsidies (up to 49% of the total cost and a maximum of NT\$100,000 to 200,000 depending on the size of the community) for the shared space to improve the quality and safety of the living environment. Major maintenance subsidies include installation of new elevators (up to NT\$2.2 million), installation of green roofs and transformation to a green community (up to NT\$3 million), refurbishment of exterior walls (up to NT\$10 million), and enhancement in building seismic performance (up to NT\$4.5 million). Well-managed condominiums are also eligible for the Taipei City Best Condominium Competition where winners will be given awards and publicly announced. The awards will increase the added value of the condominiums and the tenants will be more pleased and honored to live in the communities.

3. Manage community affairs centrally

Like a babysitter, the management committee takes care of everything in the condominiums. A good committee is multi-functional such as managing, maintaining, and repairing shared facilities, settling disputes on community affairs such as management and use of shared assets, organizing and conducting regular fire and life safety inspections while reporting inspection results to the government, creating community rules and management regulations, and obtaining first-hand information on the government's new policy and subsidies.

Taipei City Condominium Dispute Mediation Committee

Due to differences in living habits, living environments, personal philosophies, ideas, and reactions to situations, community residents usually have diverse opinions on condominium management, leading to a variety of disputes and deadlocks. Failing to solve the disputes in time will disrupt the harmony within the community. Therefore, dispute settlement is essential in the Taipei City Construction Management Office's condominium management work. Besides providing legal support, the Office will call for a meeting with both parties present in case of complicated disputes. While most of the disputes can be settled based on the Condominium Management Regulations and the Ministry of the Interior's explanation of the regulations, some disputes may remain unsolved as both parties refuse to reach an agreement. Disputes regarding committee formation, sharing of public facility repair cost, effectiveness of community regulations, water leakage problems, community facility checkout upon handover, committees' management measures, and the use of pipelines all require objective and professional judgment. As a result, the Taipei City Government has established a mediation committee, known as the Taipei City Condominium and Building Act Dispute Mediation Committee, to assist with disputes related to condominiums and violation of the Building Act. The committee consists of experts with abundant knowledge and experiences in building maintenance and construction, social welfare, land administration, law, and dispute settlement to help residents solve problems and arguments efficiently, hence creating a harmonious living environment.

Between September 2018 and June 2022, the mediation committee held 17 meetings to settle 55 disputes, including the registration application filed by several management units in the same management committee, public pipeline blockage, management and maintenance of parking areas, roof leaks, reelection of the committee chairman, incomplete handover between new and old management committees, and the management committee's refusal to allow residents to review community documents. During the meetings, the mediation committee explained applicable laws and the Condominium Management Regulations to both parties to help them reach an agreement.

To solve condominium disputes more efficiently and effectively, the mediation committee has encouraged residents to exhaust administrative remedies before proceeding to court, thereby protecting their rights while reducing the number of litigations. As court proceedings are usually time-consuming and cause great inconvenience to residents, the government hopes the professional advice and legal consultation services provided by the mediation committee will reduce the need for expensive litigation and improve the living quality for condominiums. The ultimate goal is to solve citizens' problems efficiently and maintain harmony within the community.

Since February 4, 2021, the Taipei City Condominium and Unauthorized Structure Dispute Mediation Committee has been merged with the business unit responsible for disputes concerning illegal use of buildings. The entity was renamed to the Taipei City Condominium and Building Act Dispute Mediation Committee. The government has also developed guidelines for the establishment of the committee to help citizens resolve related disputes continuously.

Build a Livable and Green City

○ Green Roof and Green Community Projects

Green Roof and Green Community Demonstration Project

1. Origin of the Project

To facilitate the development of a sustainable, energy-efficient city, the Taipei Construction Management Office has rolled out eight key projects in alignment with the Taipei City government's Energy Saving and Carbon Reduction Program. The Office has also helped community residents use green building technology and methods to make their living environments more intelligent and sustainable. Through all kinds of energy efficiency measures, the government aims to reduce energy consumption and carbon emissions, raise public awareness of global warming which will then evolve into a consensus, and establish Taipei City as a smart and eco-friendly city.

2. Strategy and Technique

The Taipei City Construction Management Office developed the "Green Roof & Green Community 234" strategy to incrementally improve building's carbon footprints and energy efficiency.

"2" stands for two focuses, including green buildings and intelligent buildings.

"3" stands for three steps, including advocacy, assessment, and renovation.

"4" stands for four indicators, including the four indicators in the green building labeling system and the four indicators in the intelligent building labeling system:

1. Ecological protection
2. Energy efficient buildings
3. Construction waste reduction
4. Healthy buildings and environments
5. Safety management and disaster prevention
6. Property management
7. Residential services
8. Infrastructure integration

3. Content

Held promotional campaigns: target buildings listed in Article 2 of Instructions on Green and Smart Renovation of Existing Community Buildings and Taipei Construction Management Office' Subsidy Scheme.

A. Held law orientation seminars and demonstrated achievements

The Taipei Construction Management Office held a law orientation on green roof and green

community pilot projects on March 22, 2021 to increase promotional outcomes and public engagement. This orientation was attended by 250 people, including residents from the 25 communities rated excellent by the government. During the seminar, the Taipei City Construction Management Office not only introduced the assessment process of green renovation projects and the subsidy scheme, the staff also the techniques for green roofs, green buildings, and smart buildings. The Public Works Department of Taipei City Government was also invited to promote garden cities. Cases studies regarding the subsidized communities were presented to share the experience of the communities engaged in the project, residents' feedbacks, and the achievements of the project.

B. Arranged visits to the subsidized communities

Project staff and vendors assisting with the assessments are expected to visit the subsidized communities on November 2 of 2021 to gain a better understanding of the improvements, project outcomes, and sequential maintenance. They will also visit the smart life demonstration sites to learn more about the facilities.

C. Website update and follow-up

The Taipei City Construction Management Office's website was updated with information pertaining to the promotional campaigns, green building assessment (including green roof and green community), application results of renovation subsidies, and related regulations.

Green renovation assessment

A. Assessment of the green or smart potential of public buildings:

In 2021, three public buildings in Taipei City with the potential to become green or smart buildings were chosen, including Taipei Astronomical Museum, the Main Hall of Taipei City Archives, and Beitou Hot Sprint Museum. Advice was then provided based on the conditions of the buildings to help them achieve a certain level, or move to a higher level in the EEWH green building labeling system. An assessment report was also provided which can be used as reference for future budget planning.

Item	Year	Building name	Smart building level		Green building level	
			Original	Current		
1	110	Taipei Astronomical Museum	No	Qualified	No	--
2		Main Hall of Taipei City Archives	No	Qualified	No	--
3		Beitou Hot Sprint Museum	No	Qualified	No	--

B. Green roof assessment

The government planned to entrust vendors to assess the ecological protection capability of 10 community buildings in 2021 to understand their green roof potential. An assessment report with suggestions for green walls or roofs was then provided based on the residents' intention and the conditions of the buildings, including measures for achieving 30% of green roof coverage.

C. Assessment of green community pilot project

Also, the government planned to assess 10 community buildings on their energy efficiency, reduction in construction waste, in-building environment, public safety and disaster prevention, property management, residential services, and infrastructure integration. Advice was provided based on the residents' intention and the conditions of the buildings to help these communities achieve a certain level or move to a higher level in the EEWH green building labeling system. Measures to improve energy efficiency by more than 10% annually were also provided, in addition to a renovation assessment report.

Renovation subsidy and outcomes assessment

A total of 14 subsidy applications are under review in 2021. The government has also been tracking the sequential maintenance and energy consumption of the subsidized communities to compare their actual performance to planned or expected results. The communities with lower-than-expected energy efficiency were reviewed to identify the causes of their problems and were then announced on the government's website.



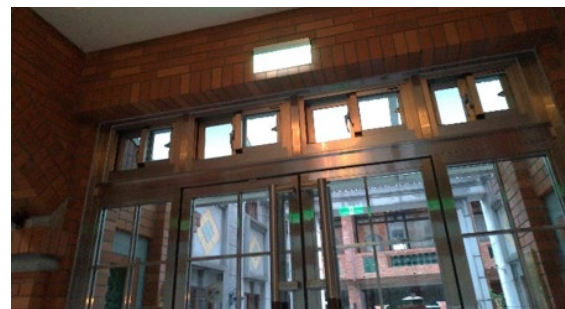
Green roof at Taipei mansion Presbyterian Church



Waste Disposal at Q-square Building



More energy-efficient Lighting System at Lijing Community Building



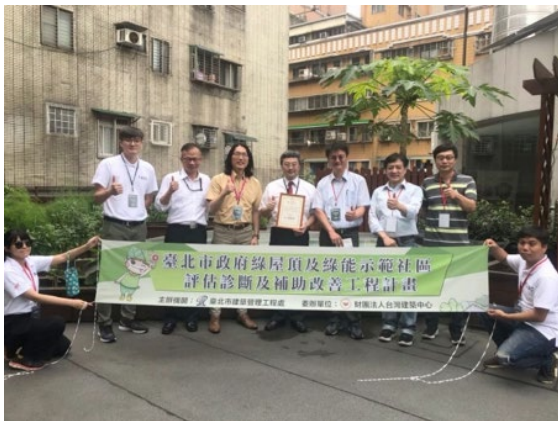
More energy-efficient Lighting System at Lijing Community Building



Surveillance System at Kaixuan Technology Building



Achievement Presentation of Subsidized Communities



Visits to Subsidized Communities and Charter Ceremony



Rooftop Aquaponics Farm at First Bank's Office Building



Green Roof at First Bank Office

Renovation of Old and Unsafe Buildings

○ Improve Property Owners' Understanding of Building Seismic Performance

Improve Property Owners' Understanding of Building Seismic Performance

To help citizens better understand the seismic performance of their residential buildings, the Department of Urban Development of Taipei City Government launched Directions for Applying for Old Building Inspections and Subsidy in Taipei City in 2011. In 2016, the collapse of the Weiguan Jinlong Complex in Tainan prompted the Department to up its urban renewal plan. In alignment with the central government's subsidy scheme, the department rolled out a three-year inspection program for old buildings in 2016. Under this program, the Taipei City government has expected to receive 7,500, 4,500, and 2,750 applications for seismic assessment of old buildings every year (totaling 14,750 applications). The total subsidy for this program is NT\$118 million with NT\$103.2 million provided by the central government and NT\$14.8 million by the Taipei City government. The central government will cover the majority of the subsidy with the rest allocated from the Department of Urban Development's reserve fund or the Taipei City Construction Management Office's budget.

The buildings corrupted and damaged during the earthquakes on September 21, 1999 and March 31, 2002 caused severe losses of lives. In addition, the older population continues to grow at an unprecedented rate with population aged 65 and above accounting for 13% of the total population. However, most five-floor or lower buildings have no elevators. Due to an urgent need to create a more accessible living environment for the elderly, the government needs to speed up the renovation of old, hazardous buildings. Therefore, the president announced the Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings (this Statute) on May 10, 2017. Implementation of this Statute was a main task of the Taipei City government in 2018. Following the announcement of Regulations for Expediting Reconstruction of Unsafe and Old Buildings in Taipei City on December 28, 2017, the Taipei City government started to accept applications for initial seismic performance assessment of existing buildings, evaluate detailed assessment spending, approve reconstruction plans and subsidy on January 1, 2018.

On June 13, 2019, the MOI amended Regulations for Central Competent Authority Subsidizing the Structural Safety Performance to adjust the subsidy scheme for initial seismic performance assessments. In alignment with the amendment, the Taipei City government also revised Regulations for Expediting Reconstruction of Unsafe and Old Buildings in Taipei City, under which the subsidy for initial seismic performance assessments is increased to NT\$12,000 (from NT\$6,000) for buildings with a total floor area of less than 3,000m² and to NT\$15,000 (from NT\$8,000) for buildings whose floor area exceeds 3,000m².

Item	Category	Subsidy (NT\$)
1	Initial assessments	Buildings with a total floor area of less than 3,000 m ² : NT\$12,000 per building
		Buildings with a total floor area of more than 3,000 m ² : NT\$15,000 per building
		Inspection fee: NT\$1,000 per building
2	Detailed assessments	No more than 30% of total assessment cost or NT\$400,000 per building
3	Inspection	No more than 30% of total assessment cost or NT\$400,000 per building
		Each building can receive a subsidy of 15% of its detailed assessment cost, but no more than NT\$200,000

Subsidy Scheme for Seismic Performance Assessments

○ Train Facilitators to Assist with Old Building Renovation

On June 4, 2018, the Taipei City Construction Management Office announced a facilitator training program to speed up reconstruction of hazardous and old buildings in Taipei City. By training facilitators to offer citizens free assistance such as explaining regulations, helping them reach an agreement, and assisting them in applying for seismic performance assessment, citizens will be more willing to engage in the renovation. Buildings conforming to the Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings after assessments will receive support in terms of renovation planning and application. The government's ultimate goal is to accelerate renovation of old buildings in Taipei City, improve the city landscape, and strengthen disaster preparedness.

Due to the complexity of renovating unsafe and old buildings, coupled with the wide range of specialties required, from planning to designing, construction management, financing, trust, sales management, and ownership registration, the Taipei City Construction Management Office has been recruiting facilitators passionate to serve people since October 2018. The Office has also formed a service team consisting of people with different expertise while establishing renovation work stations. Facilitators with different professionalism are stationed at the work stations to provide free consulting services for local people.

By June 2022, 16,012 renovation facilitators were trained and 130 work stations were established in the 12 administrative districts to provide local services.

To enhance citizens' recognition and trust in the facilitators and work stations, while raising public awareness about the importance of renovating old and unsafe buildings, the Office has solicited opinions on the design of a label that represents the spirits of the facilitators and work stations. This label will be adopted in the near future.



Certificate ceremony for the first round of facilitator training



Commissioner of the Department of Urban Development visited the renovation workstation



Renovation workstation label

Relaxation on Regulations Regarding Renovation of Old and Unsafe Buildings Brings a Turning Point for Renovation of Sea Sand Buildings

To facilitate the renovation of old and unsafe buildings, the Department of Urban Development of Taipei City has been recruiting facilitators with a passion to serve people. With these facilitators, the Office has formed a service team and established 130 renovation work stations. The facilitators are stationed at the work stations to provide free consulting services for local people. In addition, to simplify administrative processes and speed up renovation, the Department relaxed five regulations in 2019.

1. Increase subsidies for initial seismic performance assessments:

The subsidy for initial seismic performance assessments is increased to NT\$12,000 (from NT\$6,000) for buildings with a floor area of less than 3,000m² and NT\$15,000 (from NT\$8,000) for buildings whose floor area exceeds 3,000m².

2. Exempt approved renovation plans from odd-shaped lot restrictions:

If the owner of the odd-shaped lot next to the renovation site is willing to sell the lot at the government's suggested price, the builder may include the odd-shaped lot in the construction site when applying for a building permit. This enables the builder to use the approved renovation plan without reapplying for a building permit.

3. Legally-built buildings without title deeds are eligible for renovation

Owners of such buildings may provide documentary proof such as household certificates, address plate certification, utility receipts, and property tax receipts to apply for seismic performance assessments and renovation. Once the proof is approved, they may organize the assessments and renovation on their own.

4. Relax regulations on building coverage ratio for renovation of old and unsafe buildings in specific business districts

If the buildings to be renovated are located in business districts that were initially residential areas before urban renewal, the building coverage ratio for these buildings will be relaxed. For example, the building coverage ratio for buildings in a Class 3 residential zone is 45%; if the area of the renovation site in this zone is less than 1000m², the building coverage ratio is raised to 60%. The relaxation aims to speed up the pace of forming a consensus among residents.

5. Buildings located on city-owned land are also eligible for renovation:

City-owned properties located in the renovation site are prioritized for auctions and sales. The city-owned properties that are not allowed for sales or fail to be sold are eligible for renovation as long as no additional budget support is required. However, if the area of a city-owned property accounts for more than 50% of the renovation site, the government shall consider carrying out a government-led urban renewal project instead.

○ Approval of First Occupancy Permit for Taipei City's Reconstruction of Urban Unsafe and Old Buildings Project

The first case of Taipei City's Reconstruction of Urban Unsafe and Old Buildings Project is located on No. 40 of Section 1 of Chang'an East Road (in the type 3 commercial area). The size of the building lot, originally a 47-year-old apartment with 2 floors, is 361 square meters. In light with the renovation frenzy driven by the Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings, the construction company completed building seismic performance assessments in March 2018 and had its reconstruction plan approved in September of the same year. After acquiring the building permit in January 2019, the company finished the construction of an apartment with elevator on February 2, 2021. With 10 floors above ground and 3 floors below ground and a total floor area of 2056.48 square meters, this apartment has been granted an occupancy permit.



So far, 448 of the 593 applications for Taipei City's Reconstruction of Urban Unsafe and Old Buildings Project have been approved. With about 20 applications approved per month, the Taipei City government has led in the approval rate among the cities in Taiwan. The government also encourages property owners to seize the chance since floor area bonuses decrease annually and the 8% floor area bonus is only valid until May 12, 2021.

Reconstruction Case on Kinmen Street

Another case of the Reconstruction of Urban Unsafe and Old Buildings Project is located in Kinmen Street of Zhongzhen District. A 10-minute walk from the Guting MRT station, the 50-year-old building had three floors above ground. Taiwan Urban Regeneration & Financial Services Company, a government-invested business founded to assist with the government's strategy, was in charge of coordinating with the property owners and providing comprehensive services to facilitate the reconstruction.



This case is located in the type 3 residential area and has been granted by the Reconstruction of Urban Unsafe and Old Buildings Project. The property owners are aggressively vying for a 40% floor area bonus which will boost the total floor area after reconstruction to 1890 square meters. With 9 floors above ground and 3 floors below ground, the new building will significantly improve residents' safety and living quality.

According to Mei-Hsiu Liu, Director of Taipei City Construction Management Office, this case was approved in July 2020 and granted a building permit in April 2021. The old building was demolished in early 2022, followed by the groundbreaking ceremony in February. Once the reconstruction is completed in 2024, the residents will have a safe place to live in.



Mrs. Liu also says buildings more than 40 years old account for a large share in Taipei City due to the early development of the city. After Taipei City Mayor Ko Wen-je took office, reconstruction of unsafe and old buildings has been one of the most important policies. The Taipei City Construction Management Office says the city government will continue to drive this policy to speed up the renewal of old buildings in Taipei City and improve the cityscape, thereby reducing disaster risk. The government also reminds property owners to hurry up as the incentives for reconstruction decrease annually and the 6% floor area bonus is only valid until May 12, 2021.

Demolition of Old Office Building Near Taipei Arena

Located on Dunhua North Road in Songshan District, the 32-year-old office building with 12 floors had a floor area of 17570 square meters before reconstruction. The land owner of the building has worked with a construction company to reconstruct the building under the Reconstruction of Urban Unsafe and Old Buildings Project. Although the land owner had intended to reconstruct the building long time ago and had discussed with potential construction companies, the process was not as easy as expected due to failure to gain other tenants' consent. After the announcement of the Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings, the incentives of floor area bonuses and tax reduction enabled the land owner to find a construction company which helped the land owner solved all kinds of reconstruction challenges and requirements. The reconstruction of the building was finally approved in November 2020.

To improve the living quality of the residents and the seismic performance of the building, the construction company has applied for the seismic certification. If the building is granted a 40% floor area bonus, which is the highest ratio under the project, the total floor area after reconstruction will reach 27665 square meters. Demolition of the old building is currently underway after the building permit was awarded in June 2021. The groundbreaking ceremony is scheduled for mid-May in 2022 with the construction expected to be completed in 2029, which will see a new residential building with 23 floors above ground and 6 floors below ground.

Since Taipei City is located in one of the oldest regions in Taiwan, 66.29% of the buildings in this city are more than 40 years old. Therefore, Taipei City Mayor Ko Wen-je has placed a high focus on reconstructing unsafe and old buildings after he took office. As the incentives for reconstruction decrease

annually and the 4% floor area bonus is only valid until May 12, 2021, the government has urged property owners to take the chance.

Mrs. Liu says the Taipei City government will continue to implement the policy to speed up the renewal of old buildings in Taipei City to improve the cityscape and reduce disaster risk.



○ Taipei City Government Regularly Inspects Supervised Sea Sand Buildings

Regulations Regarding Prioritizing Buildings with Excess Chlorine Content for Compulsory Demolition in Taipei City

To facilitate immediate demolition of buildings with excess chlorine content, also known as sea sand buildings, the Taipei City Construction Management Office announced Regulations Regarding Prioritizing Buildings with Excess Chlorine Content for Compulsory Demolition in Taipei City which took effect on December 15, 2019, to serve as a principle for compulsory demolition. The Office will preserve the registration transcriptions, measurement diagrams, and usage licenses of the sea sand buildings demolished by the government forcefully. When sequential urban renewal processes take place, these documents, required by Article 12-3 of the Enforcement Rules of the Urban Renewal Act, can be used to help calculate the percentage of agreement among property owners according to protect owners' rights.

Number of Supervised Sea Sand Buildings

As of June 25 2022, there were 82 supervised sea sand buildings, equivalent to 4428 homes.

1. Reconstruction required: 74 buildings (equivalent to 4093 homes)
2. Reinforcement required: 8 buildings (equivalent to 335 homes)

Compulsory Identification Performed by Three Entrusted Associations

To encourage sea sand building owners to register their buildings for supervision, motivate residents of sea sand buildings to take part in urban renewal plans, facilitate the demolition and reconstruction of sea sand buildings, and make sure sea sand buildings are vacated as required, the Office has amended the regulations to impose heavier penalties on supervised sea sand buildings that failed to be vacated as required for more than 2 years to encourage property owners to engage in reconstruction.

The Office also established an on-site inspection system for sea sand buildings that have been under supervision for more than three years and required to be reconstructed. The Office will ask three major associations to dispatch technicians and architects regularly to inspect the buildings and see if the buildings meet the Regulations Regarding Prioritizing Buildings with Excess Chlorine Content for Compulsory Demolition. If yes, a review meeting will be held case by case to discuss with the members of the Sea Sand Review Committee about the need to impose compulsory identification. The Office will then carry out compulsory demolition based on the identification result to maintain public safety.

Building owners applying for building permit registration in accordance with the Building Act or applying for the approval of their urban renewal business plans based on the Urban Renewal Act will be awarded with more floor area bonuses. In addition, each household can apply for a subsidy of NT\$200,000 for reconstruction. The subsidy will expedite demolition of the sea sand buildings, thereby enabling effective urban risk governance and enhancing citizens' living environment.

From September 6 to 15 of 2021, the Office inspected the buildings with excess chlorine content that had been under supervision for more than 3 years and required for compulsory reconstruction. The result of the initial inspection showed none of these buildings were required to undertake compulsory identification.

Relax Floor Area Bonus Requirements and Subsidize Demolition

For sea sand buildings required to be demolished and rebuilt, the owners will be given a floor area ratio bonus of 30% and a demolition subsidy of NT\$200,000 per household if they apply for renovation spontaneously. However, the owners must stop using the premises within two years from the date the buildings were declared as sea sand buildings and demolish the buildings spontaneously within three years. Starting from the sixth year of the declaration, the floor area ratio bonus will be decreased 5% annually. To assist owners with renovation, the Office amended the Taipei City Self-government Ordinance for Tackling Concrete Buildings with Excess Chlorine Content on December 20, 2021 which

relaxed requirements for parking space and building height after renovation. The Office also amended the Taipei City Self-government Ordinances for Use of Odd-shaped Lots on December 28, 2018 to exempt the renovation site from the requirements of old-shaped lots. Owners applying for building permits in accordance with the Building Act or submitting their urban renewal business plans based on the Urban Renewal Act before December 24, 2022, will still enjoy a 30% floor area ratio bonus.

Include Sea Sand Buildings Required for Demolition into Urban Renewal Area

The Department of Urban Development of Taipei City Government has designated 19 sea sand buildings required to be demolished and rebuilt as urban renewal precincts to encourage their owners to conduct renovation as soon as possible. This allows owners of the land or property to submit urban renewal business plans or rights conversion plans for approval as long as half of the owners reach an agreement. The Department also reduces the time required for renovation by providing administrative support. In addition, the Department has proactively assisted the owners in relocation such as providing temporary housing, giving them priority to stay in social housing, helping them find a rental home and offering rent subsidies, so they can maintain essential quality of life during the transition period.

Milestones

Amended the punishment standards for buildings with excess chlorine content that had been under supervision by the Taipei City government and required to be demolished within the deadline but failed to do so. The amendment was made on July 11, 2018, and took effect on August 1, 2018.

September 6, 2018

Established operational guidelines on forming a committee to review the appraisal reports of buildings with excess chlorine content and resolve related disputes. The guidelines consisting 11 articles were announced on September 6, 2018 and came into effect on October 1, 2018.

November 16, 2018

Announced the amendments to Article 7 of the Taipei City Self-government Ordinance for Tackling Concrete Buildings with Excess Chlorine Content on November 16, 2018

October 23, 2019

The Taipei City Department of Urban Development updated a list of buildings with excess chlorine content under the Taipei City government's supervision (buildings with excess chlorine content that had been under the Taipei City government's supervision for more than five years but yet to be reconstructed as required as of December 28, 2018).

From the date of this announcement until December 24, 2022, the supervised buildings are eligible for the floor area bonus specified in Paragraph 2, Article 7 of the Taipei City Self-government Ordinance for Tackling Concrete Buildings with Excess Chlorine Content.

December 4, 2019

Developed regulations for buildings with excess chlorine content prioritized for compulsory demolition. The regulations took effect on December 15, 2019

January 8, 2020

Announced the amendments to the principles for disposing buildings with excess chlorine content on January 8, 2020

January 20, 2020

Amended the Handbook of Appraisal Guidelines for Buildings with Excess Chlorine Content. The amendments took effect on February 4, 2020

March 5, 2020

Demolished buildings located on No.193, 195, 197, 199, 201, and 203 of Section 3 of Dadu Rd in Beitou District.

July 7, 2020

Demolished buildings located on No.193, 195, 197, 199, 201, and 203 of Section 3 of Dadu Rd in Beitou District was completed.

December 20, 2021

Amended Article 7 of the Taipei City Self-government Ordinance for Tackling Concrete Buildings with Excess Chlorine Content.





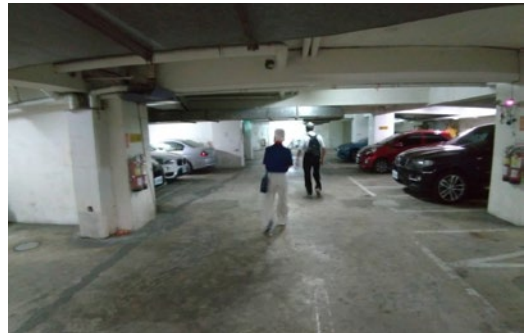
An initial inspection was conducted in 2021 on buildings with excess chlorine content that had been under supervision for more than 3 years and required for compulsory reconstruction.



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Create a Safe Living Environment

○ Inspections of Old Buildings' Environments

Management of Building Exterior - Safety Inspection and Reporting

Recent years have seen many pedestrians injured by peeling objects on the building exterior. To prevent the same accidents from recurring, the Taipei City government has approved a plan to inspect peeling on the building exterior. Citizens can report peeling problems via the 1999 hotline or the mayor mailbox. Borough wardens and officers are required to patrol regularly. When peeling objects are reported, the Taipei City Construction Management Office will dispatch inspectors to the site immediately. If the peeling objects are considered to pose a threat to public safety, the building will be marked with a warning notice reading “Beware Falling Objects” and announced on the Office’s website. In addition, a notification will be issued to the management committee or property owner of the building, requiring them to make improvements or provide temporary protection before deadline. The Taipei City Construction Management Office has also published a Q&A booklet regarding building exterior management. The booklet provides a variety of security measures, reference prices, and other related information.

To prevent wall peeling and unsecured objects, the Taipei City government has allocated a budget every year since 2015 and entrusted a professional organization to inspect the building exterior based on the Inspection and Execution Plan for Peeling Objects on Building Exterior. As of June, 2022, the organization has inspected a total of 4,956 peeling cases and provided property owners (management committee) with improvement assistance. If the peeling objects are considered to pose a threat to public safety, the building will be marked with a warning notice reading “Beware Falling Objects” and announced on the Office’s website. A notification will be issued to the management committee or property owner of the building, requiring them to make improvements or provide temporary protection before deadline. If they fail to meet the requirement before deadline, they will be fined NT\$60,000 to NT\$300,000 under the Building Act. The management committee may also be charged a fine between NT\$5,000 to NT\$300,000 under the Administrative Execution Law and may be fined consecutively per violation. By June 2022, 1,382 of the 1,410 peeling cases listed as hazardous were improved, posting a 98% improvement rate.

exterior, the Taipei City government introduced Guidelines for Building Exterior Renovation and Subsidy in 2022. The subsidy applies to legally built and privately owned buildings that have existed for more than ten years. In addition, the peeling wall must be located by the road or unsheltered sidewalks and must be considered hazardous to public safety. The subsidy includes a fee for hiring a hoist and a fee for wall renovation. The maximum subsidy for each renovation application is NT\$100,000. As of June of 2022, 406 subsidy applications were approved with NT\$18.108 million given out.

To ensure residents carry out exterior wall inspection spontaneously, the Taipei City Council established four regulations under the authority of Article 31-1 of the Taipei City Building Management Self Government Ordinance in 2020. These regulations are the Regulations Governing Exterior Wall Safety Diagnosis and Declaration of Buildings in Taipei City (enacted on February 4, 2020, with amendments announced on June 11, 2021), Requirements for Exterior Wall Safety Diagnosis in Taipei City (enacted on March 31, 2020), Directions for Management of Organizations and Personnel Responsible for Exterior Wall Safety Diagnosis and Declaration of Buildings in Taipei City (enacted on February 25, 2020), and Directions for Subsidies for Exterior Wall Safety Diagnosis and Declaration of Buildings in Taipei City (enacted on March 12, 2020). For buildings with more than 11 floors, those that have existed for 15 years from the issuance date of their occupancy permit must declare their safety status on a six-year cycle, while those that have existed for 30 years from the issuance date of their usage licenses must do so on a three-year cycle. Buildings whose exterior walls had been declared unsafe before are prioritized for safety inspections. Property owners, building management committees, or managers of the abovementioned must entrust professional organizations or specialists to declare the safety status of the buildings. A fine will be imposed if they fail to do so. The regulations will effectively reduce public safety risks caused by peeling objects of aged, unmaintained buildings.



Crack Down Unauthorized Structures to Protect Property Buyers' Rights

○ Measures to Prevent New Unauthorized Structures

Taipei City Condominium and Building Law Dispute Mediation Committee

To resolve community disputes and unauthorized structures endangering public safety more efficiently, the Taipei City Construction Management Office formed the Taipei City Condominium and Unauthorized Structure Dispute Mediation Committee on February 10, 2020 (renamed to the Taipei City Condominium and Building Act Dispute Mediation Committee on February 2021) to help the Taipei City Department of Urban Development clarify and solve disputes related to condominiums, illegal use of condominiums, and unauthorized structures in condominiums. To promote civic participation, the committee is composed of experts and scholars from inside and outside the government to review citizens' petitions. To ensure the fairness, justice, and transparency of the process, the parties involved may be present to express their opinions. The formation of the committee represents the government's determination to resolve unauthorized structures and maintain public safety.

The vice chairperson has designated three to five external experts and scholars to form a review panel to review citizens' petitions regarding unauthorized structure disputes. If they are unable to resolve the disputes due to the complexity of the cases, they will hold a meeting with the committee members from inside and outside the government (including the 21 members from the Department of Urban Development, the Department of Social Welfare, the Department of Land Administration, the Department of Legal Affairs, the Department of Government Ethics, and the Construction Management Office) to make decisions jointly. Details of the decisions will then be published online for open access.

The committee received 1403 petitions concerning unauthorized structure disputes as of June 27, 2022, including 23 disqualified petitions which were rejected and 124 withdrawn petitions.



Unauthorized Structure Dispute Mediation Committee

○ Installation of Smoke Detectors in Illegal Rooftop Dwellings

Fires at illegal rooftop extensions in Taipei City in recent years have caused severe injuries and taken a lot of lives. To prevent the recurrence of the same accident, there is an urgent need to install indoor

smoke detectors to help people escape. As a result, the Taipei City Fire Department has developed the Execution Plan for Installing Smoke Detectors at Rooftop Dwellings with the Taipei City Construction Management Office targeting existing illegal rooftop extensions in Taipei City. Illegal rooftop extensions without a smoke detector as required by the Taipei City Fire Department will be demolished immediately to ensure public safety.

This project was carried in two phases. In the first phase which began on September 14, 2017, the Taipei City Construction Management Office provided the Taipei City Fire Department with a list of 29,760 rooftop dwellings required to have smoke detectors. Although the residents had been notified by the Taipei City Fire Department to install smoke detectors, 6,491 of them still failed to submit a completion verification form as required to the Department. After the Taipei City Construction Management Office informed them again to complete the installation by the deadline and communicated with the residents face to face several times, all of them completed the installation by December 2019.

The Office then provided a list of 962 illegal rooftop dwellings reported between September 15, 2017 and June 30, 2019 to the Taipei City Fire Department which informed the residents to install smoke detectors. On July 31, 2020, the Office provided the Department with another list of 183 illegal rooftop dwellings without smoke detectors reported between July 1, 2019 and December 31, 2019. 203 cases failing to install smoke detectors after the notification of the Department have been placed under supervision.

The project is currently in the third phase where the Taipei City Construction Management Office is investigating the rooftop dwellings without smoke detectors reported by the public and other government agencies and putting together a list for supervision. On August 2, 2021, the Office submitted a list of 541 illegal rooftop dwellings reported between January 1 of 2020 and June 30 of 2021 to the Department. According to the Department, 264 of the illegal rooftop dwellings still had no smoke detectors. The Office will look into these cases in accordance with the government's regulations.



Types of Residential Smoke Detectors



Installation of Residential Smoke Detectors

Ensure Public Safety by Eliminating Threats of Unauthorized Structures

○ Demolition of Old Unauthorized Structures

Formation of the Taipei City Condominium and Building Law Dispute Mediation Committee to Crack Down on Illegal Structures

On February 10, 2020, the Taipei City government took the lead in establishing the Taipei City Condominium and Building Law Dispute Mediation Committee to deal with petitions concerning unauthorized structure inspection and demolition disputes. The committee has demonstrated substantial benefits in terms of tackling unauthorized structures.

- 1. Provides professional mediation to increase demolition efficiency:** the committee acts as a third-party mediator and invites the parties involved to express their opinions, significantly reducing complaints and resistance during compulsory execution.
- 2. Determines the demolition deadline based on legitimacy, rationality, and humanity:** provides principles for setting demolition deadlines by factoring in traditions, culture, and residents' relocation needs, thus developing a systematic approach to scheduling demolition.
- 3. Maintain transparency of the review process:** all decisions made during mediation meetings, except information related to personal privacy, will be published on the Office's website such as inspection dates, inspection codes, property address (partially), meeting dates, and decisions made.
- 4. Encourages other city governments to follow suit:** the committee was given the government's Integrity Awards in 2020 due to its outstanding achievements. Other city governments have constantly asked the committee for advice or visited the mediation committee to improve the efficiency of cracking down on unauthorized structures.

The committee has been in operation as planned and has achieved the expected objectives. As of June 2022, the committee had reviewed 1191 cases with original decision upheld. The committee will continue to improve the efficiency of unauthorized structure dispute settlement.



○ Schedule Existing Illegal Buildings Endangering Public Safety for Demolition

In alignment with Taipei City Mayor Ko Wenje's zero tolerance policy for public safety threats, Taipei City Construction Management Office has prioritized unauthorized structures built before 1994 that represent a public safety hazard for demolition.

Since 2015, the Office has executed several public safety projects including cracking down 1890 structures occupying fire escape alleys, 520 illegal rooftop structures with more than two layers, 1,843 illegal buildings whose rooftop structures were subdivided into more than three tenant units, 998 illegal extensions used as commercial kitchens, 418 illegal structures occupying firefighting passageways, and 1,274 cases reported through the 1999 Citizen Hotline. The Office also compelled the installation of fire alarms in 1,756 illegal buildings. In addition, 51 unauthorized structures were reported during the government's joint safety inspections and 16 unauthorized structures were reported by the Taipei City Fire Department. So far, the Office has removed 8,766 unauthorized structures endangering public safety.

Committed to maintaining public safety, the Office will continue to prevent new unauthorized structures while proactively cracking down on unauthorized structures built before 1994 that pose a threat to public safety. Instead of simply taking photos of the buildings for registration, the Office will give a higher priority to these illegal structures for inspections and demolition.



Number of Illegal Structures Tackled between July 1, 2020 and June 30, 2022						
Administrative districts	New illegal building works		New illegal building works after demolition		Common illegal building works	Total
	Demolished immediately	Common illegal building works	Demolished immediately	Common illegal building works		
Neihu	271	312	1	49	179	812
Nangang	225	150	1	30	69	475
Da'an	315	397	2	126	332	1172
Wenshan	412	463	50	57	234	1216
Datong	347	149		22	143	661
Zhongshan	454	523	1	105	278	1361
Shilin	382	400	6	37	89	914
Beitou	615	359	3	89	129	1195
Songshan	322	226		45	143	736
Xinyi	317	215		44	116	692
Zhongzheng	57	224		47	62	390
Wanhua	306	278		125	104	813

○ Petitions Processed by Taipei City Condominium and Building Act Dispute Mediation Committee

Last update: June 29, 2022 (data as of the decision made on June 20, 2022)

Types			Number of Cases
Total petitions			1412
Rejected			24
Withdrawn			124
Reviewed	To be clarified (including reconsidered cases)		2
	Cases with original decision upheld	Cases closed	901
		Pending	290
	Cases with original decision reviewed		5
	Cases temporarily with original decision upheld		15
	Waiting for more pictures		12
To be reviewed			39

Chapter 2 · Achievements



1. Enactment and Amendment of Building Management Laws
2. Value-added Services in a Livable City
3. Excellent Condominium Competition, Presentation, and Award Ceremony
4. Digital Archiving of Architectural Drawings and Permit Documents
5. Management of Unauthorized Structures
6. Management of Construction Companies and Professional Technicians
7. Orientation Meeting on Building Management Laws and Regulations

Enactment and Amendment of Building Management Laws

○ Taipei City Self-government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants

1. Project Introduction and Vision

Due to the large market size of the construction sector in Taipei City, the amount of residual soil and mixed waste generated from construction is huge. To make use of the construction residual soils and mixed waste while disposing them properly to ensure environmental sustainability, the Taipei City government announced the Provisional Instructions for Establishment and Management of Construction Residual Soil Treatment Plants and Mixed Waste Sorting Plants on May 31, 1999 (hereafter referred to as the Provisional Instructions). After undergoing amendment several times, the latest version of the Provisional Instructions was announced on August 15, 2019. If the plants are set up for temporary use based on the Provisional Instructions, their locations are exempted from the regulations of the Taipei City Self-Government Ordinance for Land Use Zoning Control (hereafter referred to the Self-Government Ordinance for Land Use) and the Detail Plan of Urban Planning.

In line with the Taipei City government's amendments to the Self-Government Ordinance for Land Use to provide assistance in residual soil treatment plant management, the Taipei City Department of Urban Development drafted the Taipei City Self-Government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants (hereafter referred to as the Self-Government Ordinance) and held a meeting with the Construction Residual Soil Association, Mixed Construction Waste Sorting Association, and operators of such plants currently in operation to explain the government's policies and the draft on February 4, 2021. After the pre-announcement of the draft on February 9, 2021, it was approved by the Taipei City Department of Legal Affairs on May 11, 2021 and submitted to the Taipei City Council for approval on March 23, 2021. On July 1, 2021, the draft passed the third reading stage. The Taipei City Self-Government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants consist of 27 articles which are summarized below.

- A. The location should comply with the regulations of the Urban Planning Law and Land Use Zoning
The amendments specify that the location of residual soil treatment plants established in accordance with the Self-Government Ordinance must follow the rules of the Urban Planning Law and Land Use Zoning.

The Self-government Ordinance focuses on residual soil treatment plants. With the committee's consent and the Taipei City government's approval based on environmental protection regulations,

the plants are allowed to take in mixed waste (the daily amount should not exceed that of residual soils). There should be a transition period after the Self-government Ordinance is announced and enforced to give construction companies responsible for Taipei City's construction projects enough time to process their residual resources and set up the plants according to the Self-government Ordinance.

B. A sunset clause is added to maintain the city's residual resource treatment capacity

Currently, there are four mixed construction waste sorting plants in industrial parks where land expropriation or development plans are unavailable in the future. Although there is no sunset date specified for these plants, land owners can develop the land used by these plants in accordance with market demand such as building a factory if the land has a high value. Given that sorting plants need to be set up step by step, the Taipei City government has required such plants in industrial parks to be regulated by sunset clauses.

If existing treatment plants are located on undeveloped land reserved for public facilities and the government has no land expropriation or development plans for these places in the short term, plant operators can continue to seek legal sites for relocation. If expropriation plans are announced in the future, a one-year sunset clause will be applied to these plants by the Self-government Ordinance so the government can carry out its original development plans for the land.

Other plant operators are given a three-year sunset clause to ensure they have enough time to find a legal site and set up plants in accordance with the Self-government Ordinance. To encourage the relocation of existing residual soil treatment plants and mixed waste sorting plants to a proper place and acquire operating licenses, the operators are permitted to operate for one more year after the sunset clause expires (3+1 year in total). The Self-government Ordinance also authorizes the competent authority in charge of the industry in question to establish regulations for the management of existing treatment plants (the Managed Plan).

According to the draft, if existing residual soil treatment plants and mixed waste sorting plants are approved by the Provisional Instructions and are currently in operation, they should stick to their business plans and shall not change their operation models in order to comply with the sunset clause and management regulations.

C. Rules regarding operation management and punishment are specified

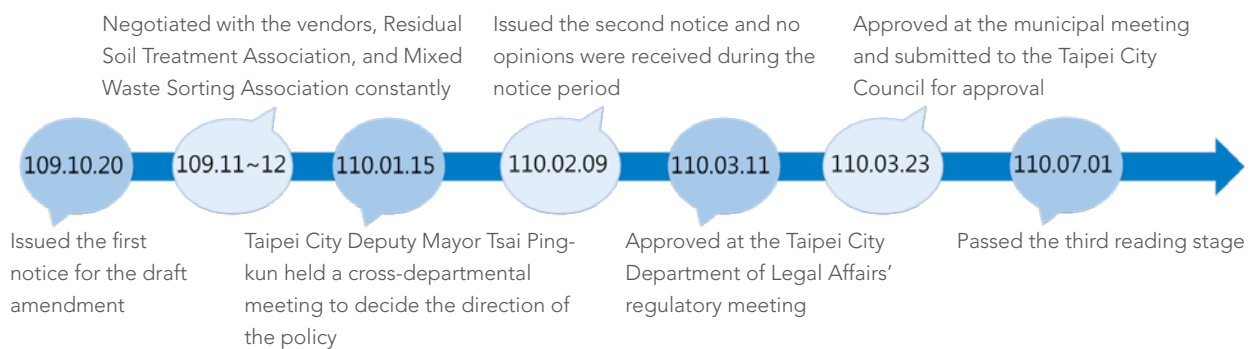
The target of the Self-government Ordinance, which is management of residual soil treatment plants, falls within the scope of management of construction residual soils in special municipalities (Item 6, Subparagraph 6, Article 18 of Local Government Act). To improve management of such plants, protect urban environments, and facilitate recycling and reuse of soil resources, it is necessary to restrict plant operators' rights and obligations such as restricting their operations, increasing their responsibility for managing their operations, and specifying punishments. According to Subparagraph

2, Article 28 of Local Government Act, these plants must be regulated in the form of self-government ordinances instead of instead of through other means such as outsourcing the management to private companies or providing assistance for the operators. This is why the Taipei City Self-government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants must be established.

The Self-government Ordinance was submitted to the Executive Yuan for approval on July 8, 2021.

2. Development

Legislation progress



3. Results

Restricted by the hierarchy of the Provisional Instructions, no punishments are available for violating the regulations, making it extremely difficult to recycle and reuse residual soils and protecting the environment. Therefore, it is necessary to promote the Provisional Instructions to the Self-government Ordinance level. To manage residual soils plants more efficiently, the Self-government Ordinance has specified regulations for the establishment and management of residual soil treatment plants, management of existing plants and their exit strategies, as well as punishment for violating the regulations.

4. Outlooks

To achieve sustainable urban development, the Taipei City government has placed a high focus on the sorting and disposal of construction residual soil and mixed waste. In line with the central government's policy, the Taipei City government has imposed control measures from the source, which are construction sites. By creating a management system to effectively reduce environmental impacts and pollution, while reusing resources and providing full support, the government can make sure the construction industry coexist with urban development in harmony.

Taipei City Guidelines for Application for Renovation of Legal Buildings in Conservation and Agricultural Areas

1. Project Introduction and Vision

Amendments to the Taipei City Guidelines for Application for Renovation of Legal Buildings in Conservation Areas were announced on November 15, 2013 due to the need to review, assess, and rectify the identification of legal buildings in these areas including the original site of a building, building address, ownership, and eligibility. In addition, based on the decisions made during the technical meeting held by the Taipei City Department of Urban Development on March 21, 2019, regulations for managing legal buildings in conservation and agricultural areas should be consistent; therefore, regulations governing the application for renovation of these buildings should be the same. This is why the government has included agricultural areas in the Guidelines. The Guidelines were announced on October 20, 2021, and came into effect on November 1, 2021.

Below are the major amendments:

A. Amended Article 1: Included the application process for renovation of legal buildings in agricultural areas. As the Guidelines were designed to execute the detailed and technical regulations in Article 71-1 and Article 75-2 of the Taipei City Self-Government Ordinance for Land Use Zoning Control, the text of Article 1 was revised to be more specific.

B. Amended Article 2: Rectified the standards for identifying the original site of legal buildings. If existing legal buildings have no use licenses or fail to acquire use permits in accordance with the Taipei City Provisional Instructions for Farmhouse Renovation, the original site of the buildings should be compared with the geographic map and cadastral map before the date of enactment of the urban plan. If the cadastre of the buildings was divided before January 14, 2008, the number of the new land parcel can be used as the construction site. The amendment also allows the original site of the buildings to merge adjoining unconstructed land, but the merged land can only be used for certain facilities. Land with special construction requirements, difficulty in provisioning buildings, or safety concerns are exempted from these rules provided the Department of Urban Development has agreed.

C. Amended Article 3: Rectified the requirements for applying for renovation of legal buildings in conservation or agricultural areas. Legal buildings reserved for agricultural use or buildings recognized as legal in accordance with Article 35 of the Taipei City Self-Government Ordinance for Construction Management are exempted from the requirements in Subparagraph 1 of Paragraph 1. To simplify administration procedures, if buildings with building permits issued by the Guidelines are demolished and reconstructed within the required deadline, property owners reapplying for building permits for the original building sites after the initial building permits are expired are exempted from the requirements in Paragraph 1 of the Guidelines. Before the amendments of the Guidelines take effect, if buildings with demolition permits have been demolished, the property owners are exempted from the requirements in Subparagraph 2, Paragraph 1 of the Guidelines if the demolished buildings are proved to be legal by

the demolition permits and the demolition has been deemed necessary by architects, civil engineering technicians, or structure engineering technicians due to natural disasters, force majeure events, structural safety concerns or environmental impacts. Details are provided in Paragraph 3 and Paragraph 4.

D. Removed Article 5: the initial intention of Article 5 of the Guidelines was to allow residents in conservation areas to renovate their properties to provide sufficient living space for new family members while preventing conservation areas from intensive development due to the increased migrants. However, according to Article 5, the land and the buildings can still be traded before the owners apply for renovation or after use permits are issued. Given that Article 5 is unable to effectively restrict trading and violates people's property rights protected by the Constitution, this article has been removed.

E. Amended new Article 5: Besides moving Article 6 forward due to the removal of Article 5, the content of new Article 5 was also modified based on the regulations for roads in urban plans, roads used as public paths, or other types of passages. If the building site comes with a parking space, the width should be at least 3.5 meters based on Article 61 of Building Design and Construction under Building Technical Regulations.

F. Amended new Article 6: Besides moving Article 7 forward due to the removal of Article 5, the wording in new Article 5 was modified based on Subparagraph 2, Paragraph 1 of Article 3 which states the purpose of field site investigation is to identify whether original and existing legal buildings still exist. To simplify the process, district offices and household registration offices need no participate if the legal buildings have been granted use licenses, have acquired use permits based on the Taipei City Provisional Instructions for Farmhouse Renovation, or have been recognized as legal based on Article 35 of Taipei City Self-Government Ordinance for Building Management.

2. Development

Law Amendment Progress



3. Results

The building to be renovated should still exist when the property owner applies for renovation. To protect property owners' rights of renovation, buildings demolished before the enforcement of the amendments due to structural safety concerns, environmental impacts, and force majeure events such as natural disasters are eligible for the amendments given that the renovation of such buildings has little impact on the use of the conservation and agricultural areas. For buildings recognized as legal and have building permits, if they are demolished and reconstructed within the deadline but the building permits expire due to certain reasons, the buildings are exempted from the requirements in the Guidelines when reapplying new building permits in order to avoid increasing administrative costs.

4. Outlooks

The amendments make sure the regulations governing the renovation of legal buildings in Taipei City's conservation areas and agricultural districts align with the Taipei City Self-Government Ordinance for Land Use Zoning Control to avoid disputes. By including agricultural areas into the Guidelines, the renovation application process for legal buildings in conservation and agricultural areas will be consistent, thus enhancing the explicitness of the technical regulations in the Taipei City Self-Government Ordinance for Land Use Zoning Control.

Taipei City Self-government Ordinance for Tackling Buildings with Excess Chloride Content

1. Project Introduction and Vision

The Taipei City Self-government Ordinance for Tackling Buildings with Excess Chloride Content was enacted and announced on August 25, 1997, to facilitate the demolition and reconstruction of sea sand buildings. The Self-government Ordinance has speeded up the reconstruction of old and unsafe buildings under urban renewal plans, thereby improving the living environment, construction safety, and the quality of life. The Self-government Ordinance contains 11 Articles. On December 20, 2021, the Taipei City government announced amendments to Article 7. Below are the highlights of the amendment.

A. Article 7:

- a. Lifted restrictions on the height ratio and backyard depth ratio of buildings located in a Type 3 residential area (in accordance with Article 18 of the Taipei City Urban Renewal Act to provide good levels of daylight on lower floors) to encourage reconstruction of the buildings, thereby speeding up the disposal of buildings with excess chloride content and maintaining public safety.
- b. Unclear regulations for exempting small building lots from providing parking spaces
- b. Added a proviso in Paragraph 4. According to Subparagraph 1 of Paragraph 1 of Article 2 of the Taipei City Self-Government Ordinance for Cash-in-lieu and Management of In-building Parking, if a

building lot is less than 350 square meters and any of its widths or depths is less than 18 meters, spaces should be reserved for arcades or roofless pavements. The width, depth, and area will be based on the measurement excluding the arcade and pavement.

To encourage reconstruction of sea-sand buildings, the government has allowed building lots conforming to the abovementioned regulation to use the applicable regulations at the time the building permit was approved when providing parking spaces. Even if the building lot is the combination of the sea-sand building and other lots, it is still eligible for the applicable regulations at the time the building permit was approved as long as the building lot is less than 350 square meters with any of its widths or depths less than 18 meters.

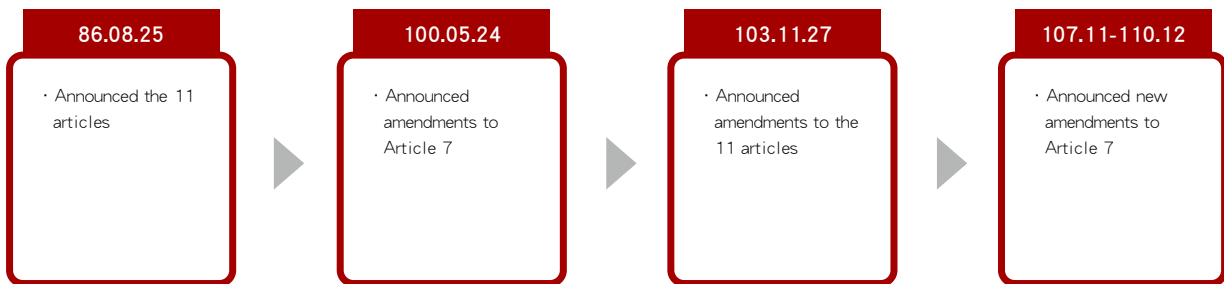
Since the design of a building is subject to its space and sea-sand building owners tend to be the economically disadvantaged populations, the government has allowed such buildings to use the applicable regulations at the time the building permit were approved with regard to reserving parking spaces (including loading/unloading spaces), instead of complying with Paragraph 4. The aim is to encourage the reconstruction of sea-sand buildings with a small building lot, thereby protecting citizens' safety and properties.

Comparison of Type 3 Residential Buildings before and After Reconstruction

	<p>Before reconstruction</p> <p>According to the Taipei City Self-Government Ordinance for Land Use Zoning Control:</p> <p>Article 11 The height ratio of a residential building shall not exceed 1.5</p> <p>Article 11-1 Front yard depth: 3M</p> <p>Article 15 Back yard depth: 2.5M; back yard depth ratio: 0.25</p>
	<p>After reconstruction</p> <p>According to the Taipei City Self-government Ordinance for Tackling Buildings with Excess Chloride Content</p> <p>Article 7 If the building to be reconstructed is located in a Type 3 residential area, the height ratio must comply with the abovementioned regulations. If the distance from the rear building line to the building is less than double the back yard depth required by the law, the back yard depth ratio shall not be less than 0.25. The back yard ratio requirement does not apply to the distance over the range.</p>

2. Development

Law Amendment Progress



3. Results

By amending the regulations and providing demolition subsidies to motivate property owners to reconstruct their buildings, the government aims to reduce the number of sea-sand buildings failed to be vacated as required. As the number of buildings with excess chloride content decreases, the government has successfully improved citizen safety.

To eliminate buildings with excess chlorine content (also known as sea-sand buildings) in Taipei City, the Taipei City Construction Management Office has been accepting citizens' appraisal reports based on the Taipei City Self-government Ordinance for Tackling Buildings with Excess Chloride Content. After the buildings are placed under supervision and made public, the government will use various means to encourage property owners to demolish or reconstruct the sea sand buildings such as ordering the buildings to be vacated within a specific period of time, offering tax relief, and relaxing restrictions on floor area bonuses and demolition subsidy, thereby enhancing the performance of the buildings, maintaining public safety, and protecting citizens' properties.

4. Outlooks

The amendments to the Taipei City Self-government Ordinance for Tackling Buildings with Excess Chloride Content removed outdated regulations and further improved public safety in Taipei City.

To eliminate buildings with excess chloride content in Taipei City, the government has amended applicable laws and provided various incentives such as tax relief and floor area bonuses to encourage property owners to stop using and reconstructing their properties. The government also conducts on-site inspections regularly to keep track of the buildings under supervision, thereby reducing potential risks and enhancing citizen's living quality.

○ Principles of Adding and Refurbishing Public Washrooms

1. Project Introduction and Vision

To improve public spaces while setting a good example, the Taipei City Construction Management Office has altered the ratio of men's to women's toilets and raised the standards of providing accessible and unisex washrooms at Taipei City Hall and schools across Taipei City. After taking regional variation into account, the Office developed the principles of adding and refurbishing public washrooms and gave the principles a higher priority than existing rules. Following the announcement and enforcement of the principles on April 24, 2020, amendments to certain regulations were made on June 22, 2020, which have been effective since then.

At the 15th ad hoc meeting held by the 13th term of the city council, a proposal was submitted which suggested the Taipei City government to set up a machine providing various female sanitary products in unisex washrooms as the one in New Taipei City Plaza to create a menstruation-friendly culture and promote gender equality. At the 5th meeting on the 7th ordinary conference held by the 13th term of the city council (April 13, 2022), a decision was made to suggest the Taipei City government amend the principles of adding and refurbishing public washrooms.

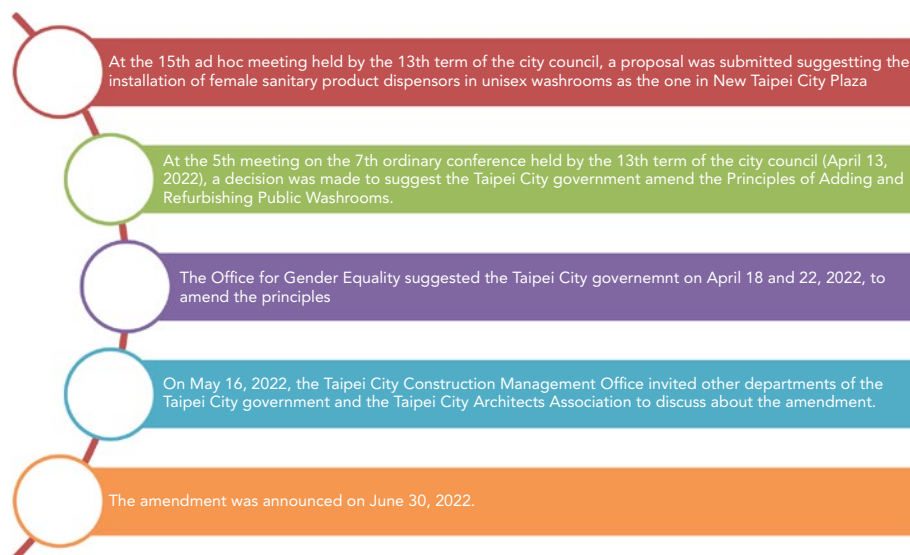
The amendment was based on the Office for Gender Equality's interpretation of regulation No. 1113063243 on April 18, 2022 and its interpretation of regulation No. 1110114517 on April 22, 2022. The first interpretation suggests Paragraph 6 of Article 11 be revised as "soap dispensers, mirrors, paper towel dispensers, feminine hygiene product dispensers or vending machines and flip top or sensor bins should be provided in washrooms along with hand dryers if necessary. The second interpretation states the Office for Gender Equality has notified the Taipei City Construction Management Office on April 18, 2022, to amend the principles of adding and refurbishing public washrooms and suggested adding the rule of providing feminine hygiene product dispensers or vending machines in Article 11 via gender equality project teams' proposals or through consultation meetings.

On May 16, 2022, Taipei City Construction Management Office invited other departments of the Taipei City government and the Taipei City Architects Association to discuss about the amendment. At the end of the meeting, the parties agreed to add the rule of providing feminine hygiene product dispensers or vending machines in Paragraph 6 of Article 11. The departments will then include the amendment in contracts.

The rule of providing feminine hygiene product dispensers or vending machines was added to Paragraph 6 of Article 11.

The amendment was announced on June 30, 2022, and has come into effect since then.

2. Development Amendment Progress



3. Results

Following the announcement of the amendments, other departments of the Taipei City government have included the amendments in their contracts.

4. Outlooks

All unisex public washrooms built by Taipei City authorities will provide female hygiene product dispensers to create a menstruation-friendly culture and promote gender equality.

Taipei City Regulations for Reviewing Effective Daylight Design of Buildings

1. Project Introduction and Vision

The Regulations are based on Article 39-1 of Building Design and Construction under Building Technical Regulations, which was added on December 21, 2017 by the Ministry of the Interior and took effect on July 1, 2020. This article aims to make sure buildings in the commercial or residential districts near a newly built or added building have at least one hour of daylight during winter in order to maintain the residents' health. However, business development should be the first priority of commercial districts. Even though buildings in commercial districts can be changed to residential use and maintaining residents' quality of life is essential in residential districts, it is equally important to protect the development rights of newly built or added building sites in the surrounding commercial districts. Currently, the Taipei City Self-Government Ordinance for Land Use Zoning Control have provided regulations for building height, yard, spacing, width, and depth, and the detail plan of the Taipei City government's urban development plan also have similar regulations which take into account the characteristics of land development in commercial districts. Therefore, the government has created the Taipei City Regulations for Reviewing Effective Daylight Design of Buildings specific to newly built

or added buildings. The Regulations are based on Subparagraph 3, Paragraph 1, Article 3-2 of General Principles of Building Technical Regulations, which states the municipal and county (city) competent authority may develop their own rules for building design, construction, architecture, or equipment with regard to effective daylight, daylight, ventilation, natural light, and energy conservation in order to adapt to the characteristics of local development and environmental conditions. The rules may be enforced once approved by the central competent authority of construction. The Regulations are also based on the MOI's explanation announced on June 10, 2020, saying "the municipal and county (city) competent authority shall enforce their own effective daylight rules after they are approved in accordance with Article 3-2 of General Principles of Building Technical Regulations".

The Taipei City Regulations for Reviewing Effective Daylight Design of Buildings consist of five articles:

Article 1: specifies the legal source of the Regulations.

Article 2: specifies the competent authority of the Regulations.

Article 3: specifies that effective daylight design of newly built or added buildings in Taipei City should be reviewed based on the Regulations instead of Article 39-1 of Building Design and Construction under Building Technical Regulations.

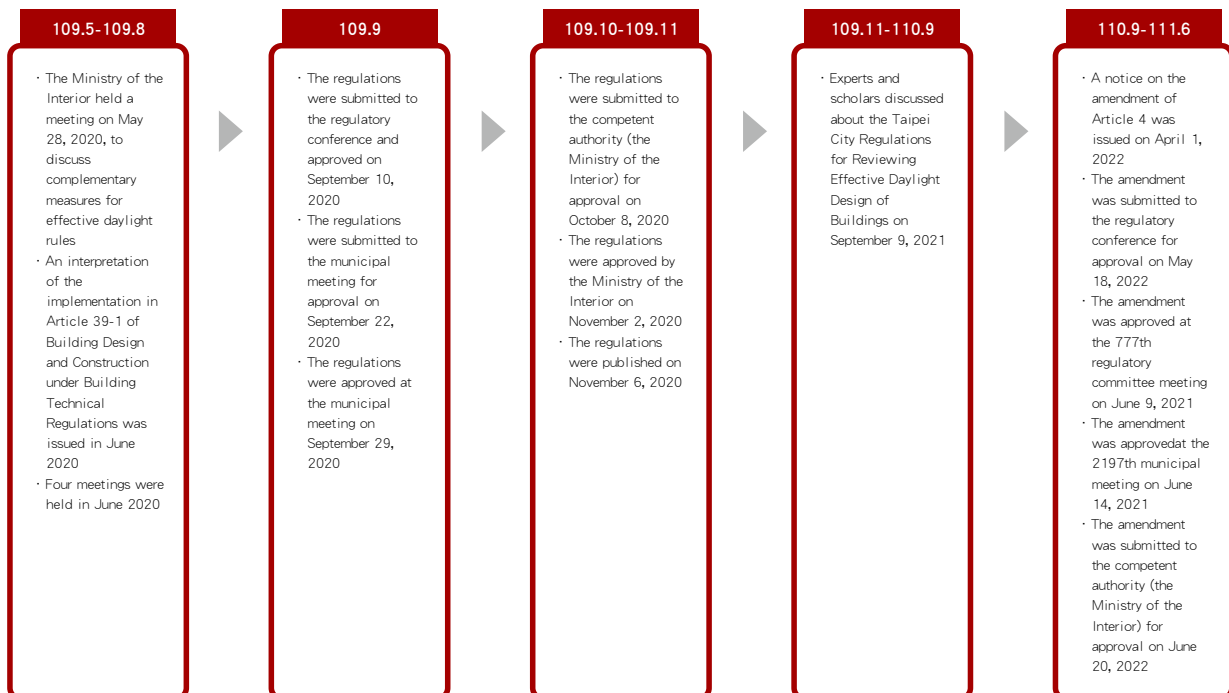
Article 4: specifies regulations for reviewing the effect daylight design of newly built or added buildings when they are adjacent to residential districts.

Article 5: specifies the enforcement date of the Regulations.

The Regulations were announced on November 6, 2020 by the Taipei City government.

2. Development

Law Amendment Progress



3. Results

Article 39-1 of Building Design and Construction under Building Technical Regulations was enforced on July 1, 2020. This article requires the same standard for daylight design to be applied to building sites adjacent to commercial districts or residential districts and buildings sites in residential districts. However, this requirement will hinder business development in commercial districts and thus restrict the development rights of buildings. To ensure there is sufficient daylight in residential buildings while protecting business development in commercial districts, the Taipei City government took the lead in establishing the Taipei City Regulations for Reviewing Effective Daylight Design of Buildings based on the power granted by Article 3-2 of General Principles of Building Technical Regulations. The Regulations were approved by MOI on November 2, 2020 and enforced on November 6, 2020. Since then, the effective daylight design of north-facing building sites adjacent to commercial districts in Taipei City no longer need to be reviewed to facilitate the development of commercial districts.

四、未來展望成果

4. Outlooks

Since the enforcement of Article 39-1 of Building Design and Construction under Building Technical Regulations on July 1, 2020, building sites adjacent to commercial districts or residential districts are subject to the same effective daylight regulations as those governing buildings in residential districts in order to maintain residents' living quality. However, applying the same regulation means buildings adjacent to commercial districts have to meet the same daylight requirements as residential districts, thus affecting business development in the commercial districts and encouraging them to change to residential use. To protect the development rights of building sites in commercial districts, regulations for such buildings should be distinguished from those for residential districts. Therefore, the government has established the Taipei City Regulations for Reviewing Effective Daylight Design of Buildings based on Article 3-2 of General Principles of Building Technical Regulations to ensure there is sufficient daylight in residential buildings while enabling business development in commercial districts to adapt to local conditions.

The amendment to Article 4 was submitted to the competent authority (the Ministry of the Interior) for approval on June 20, 2022. There are two major changes in the amendment. In original Subparagraph 1 of Paragraph 2 of Article 4, when the exterior wall of a building is required to be set back 6 meters from the north boundary of the building lot, the setback distance could include the width of the road adjacent to the north boundary of the building lot. Now the setback distance may include the width of the belt-shaped commercial area adjacent to the north boundary of the building lot. The amendment also added Paragraph 5 and illustrations to Article 4. Given that reviewing the effect daylight design of a building and calculating the setback distance is still based on the six supplementary illustrations in Article 39-1 of Building Design and Construction under Building Technical Regulations, the amendment has added regulations for using the abovementioned illustrations to make the regulations more completed. The description of the illustrations was also modified based on the amended Subparagraph 1 of Paragraph 2 of Article 4 to indicate the setback distance may also include the width of the belt-shaped commercial area adjacent to the north boundary of the building lot.

Taipei City Guiding Principles for Designing Parking Facilities Associated with Buildings

1. Program Introduction and Vision

To manage parking facilities associated with buildings more effectively, The Taipei City government has created the Taipei City Guiding Principles for Designing Parking Facilities Associated with Buildings. The aim is to address illegal use of the parking facilities in the design stage.

The Guiding Principles consist of six rules.

Rule 1 specifies the purposes of the principles

Rule 2 specifies the competent authority

Rule 3 specifies the principles for designing parking facilities at and above ground level inside a building

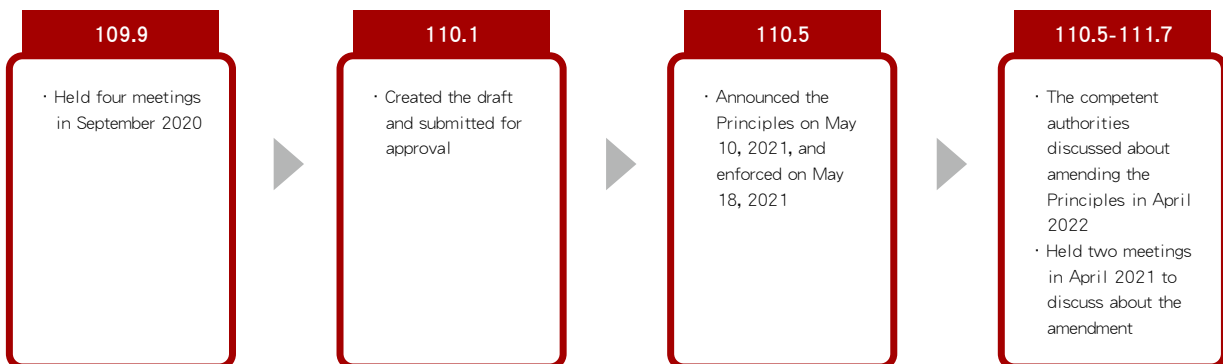
Rule 4 specifies the principles for designing parking facilities below ground level inside a building

Rule 5 specifies additional regulations regarding building permits

Rule 6 specifies exclusion due to factors not attributable to the applicant.

2. Development

Amendment Progress



3. Results

The Taipei City Guiding Principles for Designing Parking Facilities Associated with Buildings came into force on May 18, 2021. The principles aim to address illegal use of parking facilities associated with buildings in the design phase.

4. Future Outlooks

To make sure parking facilities associated with buildings are well designed and used legally, the government has created the Taipei City Guiding Principles for Designing Parking Facilities Associated with Buildings with the aim to address illegal use of the parking facilities in the design phase.

Taipei City Self-Government Ordinance for Cash-in-lieu and Management of In-building Parking

1. Project Introduction and Vision

On March 16, 2005, the Taipei City government announced nine articles of the Taipei City Self-Government Ordinance for Cash-in-lieu and Management of In-building Parking (hereafter referred as the Self-Government Ordinance). The Self-Government Ordinance has been in effect since then. Due to the operating conditions in recent years, coupled with the suggestions from the Taipei Architects Association and the Real Estate Development Association of Taipei, the government proposed a draft amendment after discussing with experts and scholars.

The coefficients of land cost and land use zoning in the calculation of cash-in-lieu are added repeatedly. In addition, if the construction of a building involves several phases, the cash-in-lieu amount will vary with the total floor area. Since the smaller the total floor area, the higher the cash-in-lieu, the cash-in-lieu for each vehicle in the same building will be different. Furthermore, existing cash-in-lieu regulations under the Self-Government Ordinance are too strict; therefore, there is a need to amend the regulations based on actual operating conditions.

2. Development

Law Amendment Progress



3. Results

Amending the Taipei City Self-Government Ordinance for Cash-in-lieu and Management of In-building Parking will legalize the parking spaces in existing buildings and make the most of the parking spaces. Owners of new buildings can also apply for cash-in-lieu based on the regulations and actual operating conditions. The rights holders of the buildings will be well protected and the space in the building will be used more efficiently.

4. Outlooks

The amount of cash-in-lieu and applicable conditions will be reviewed in the future to make sure the space in a building is used legally and wisely and the parking space is well designed and used.

○ Taipei City Implementing Regulations for Greenifying New Buildings

1. Project Introduction and Vision

The Taipei City Implementing Regulations for Greenifying New Buildings (hereafter referred as the Regulations) were enacted and announced on June 2, 2016. Since the amendment in 2013, the Regulations have remained unchanged. As the Construction and Planning Agency of Minister of the Interior amended the Building Design and Construction under Building Technical Regulations on August 19, 2019, changing “total fixed amount of CO₂” to “total equivalent amount of CO₂” and revising the baseline of the equivalent amount of CO₂, the government believed there was a need to amend the Regulations. Based on years of experiences and the need to increase urban green spaces, the government also thought it necessary to adjust the calculation of green area and green coverage ratio. Therefore, the government proposed a draft amendment to provide guidelines for administrators and the public.

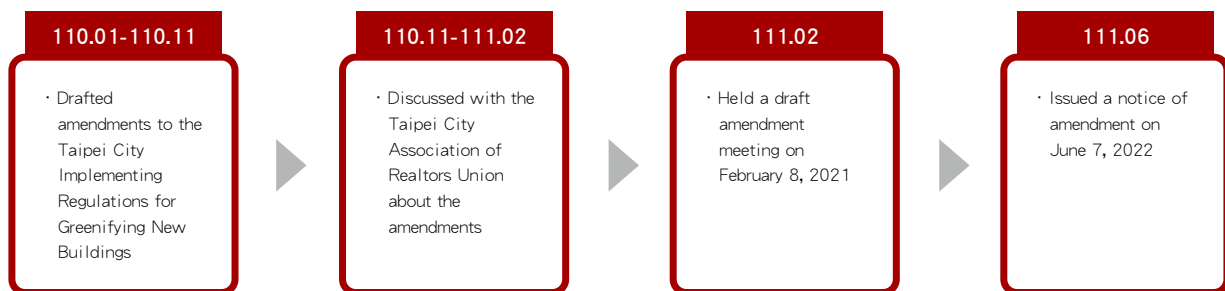
Below are the key points of the amendment to the Regulations which consist of 16 articles.

- a. **Article 1:** Since Paragraph 2 of Article 3 was deleted in response to the amendment to the Taipei City Self-government Ordinances for Green Buildings made by the Taipei City Government on July 6, 2020, Paragraph 4 of Article 3 was rearranged as Paragraph 3.
- b. **Article 6:** Corrected the baseline and wording of CO₂ equivalent based on Article 299 and Article 302 of Building Design and Construction under Building Technical Regulations.
- c. **Article 9:** Added the calculation for green area covered by plants other than vines; allowed the green area adjacent to roads, permanent vacant lots and existing alleys designated as building lines to be included in the calculation. To encourage property owners to increase the total green area of a building, the restriction on the green area of a building was lifted to no more than 30% of the green coverage of the statutory vacant land.
- d. **Article 10:** Raised green roof coverage of new public-owned and non-public-owned buildings without a green building label to 60% from 50% and allowed facilities unable to be greenified to be excluded.
- e. **Article 11:** Allowed the use of green facilities or landscape designs that are more than 90cm tall at the junction between the car ramp and the statutory vacant land to improve design flexibility.
- f. **Article 12:** Fuel leaks at gas stations will result in serious contamination. To prevent fuel leaks from polluting the soil while considering the unique features of gas stations and fire rescue spaces, Paragraph 2 was added to allow the ground of gas station driveways, sidewalks, squares, and fire rescue spaces not to be paved with water-permeable materials.
- g. **Article 13:** Modified the wording based on Article 299 and Article 302 of the Building Design and Construction under Building Technical Regulations.
- h. **Article 14:** Modified the wording based on Article 299 and Article 302 of the Building Design and Construction under Building Technical Regulations.
- i. **Article 3, 4, 5, and 7:** Added a comma after the subparagraphs to align with the legal system.

A notice of amendment was issued on June 7, 2022 and published in the 104th Edition of the Taipei City government's Newsletter in 2022.

2. Development

Law Amendment Progress



3. Results and Outlooks

In line with the Taipei City government's green resource planning and action plans, the Regulations have included the development of green corridors and urban ecological infrastructure by increasing the ratio of green roofs and easing restrictions on vertical green spaces, thereby maintaining the cityscape, justifying urban developments, and improving urban facilities.



Value-added Services in a Livable City



○ Building Safety Inspection

Origin and Introduction

On May 1, 2011, the Taipei City government set up a public safety inspection team with people from different departments to conduct raids on high-risk venues. Apart from a fine of up to NT\$300,000, a notice of disqualification will be posted on the buildings failing to meet public safety standards. From 2021 to June 30, 2022, such notices were posted in 55 venues. The government hopes the notices will urge property owners to improve their buildings within deadlines through the pressure from consumers.

Process

Random safety inspections have been conducted in venues with high population density such as large department stores, wholesale stores, cinemas, hotels, KTVs, restaurants on high floors, pool halls, Internet cafes, and arcades. Venues violating safety standards are fined from NT\$60,000 to NT\$300,000 and required to make improvements within a deadline.

Actual Results or Expected Outcomes

To ensure the inspection quality, the CPAMI (Construction and Planning Agency Ministry of the Interior)

requires a reexamination rate of 15% and above. Since 2006, the Taipei City government has set aside a budget and entrusted private entities to conduct reexaminations based on the government's procurement procedure. After years of execution, the government has achieved outstanding outcomes in public safety maintenance. For 10 consecutive years since 2011, Taipei City has been rated "premium" in the Metropolis category of the building safety supervision competition held by the Ministry of the Interior, leading other cities in Taiwan.

Buildings Failing to Pass Public Safety Inspections in 2021 and 2022

No.	Project	Implementation Period	Target	Number of spot-checks/qualified/disqualified/ others
1	Joint safety inspections on large department stores during anniversary sales	110/10/18-110/11/15 October 18 - November 15, 2021	Department stores covering 5000 square meters with anniversary sales underway	39/32/5/1
2	Year-end joint safety inspections on large department stores and restaurants	110/1/8-110/2/1 111/1/7-111/1/26 January 8 - February 1, 2021 January 7 - January 26, 2021	Large department stores and restaurants	43/37/3/3 45/41/1/3
3	Joint safety inspection	110/01/01-111/6/30 January 1 - June 30, 2021	Nightlife establishments such as bars and pubs	245/182/55/8
4	Entertainment hotspots for teenagers during summer breaks	110/7/1-110/8/31 July 1 - August 31, 2021	Large department stores, cinemas, KTVs, Internet cafes, pool halls, arcades	187/187/0/0

History of Safety Spot Checks in Taipei City

Year	Number of reported cases	Number of reexamination	Reexamination rate	Number of disqualified cases	Disqualification rate	Numbers of demerit points
99 2010	5485	1793	32%	43	2.3%	14
100 2011	7018	1342	19%	27	1.4%	10
101 2012	7902	2215	28%	68	3.4%	2
102 2013	9400	1346	14%	27	2.0%	10
103 2014	11858	2216	18%	43	1.9%	2
104 2015	12545	2217	17%	51	2.3%	17
105 2016	11638	2214	19%	21	0.9%	5
106 2017	13074	2232	17%	41	1.8%	12
107 2018	11810	2252	25.2%	17	0.7%	2
108 2019	12608	2264	22.9%	42	1.86%	9
109 2020	9361	2400	25.6%	51	2.12%	23
110 2021	8569	2400	28%	45	1.87%	21
111 1 st Half of 2022	5956	766	12.86%	26	3.39%	0

○ Building Accessibility Inspection and Instructions for Improvements

Building Accessibility Inspection and Instructions for Improvements

To make existing buildings more accessible to disabled people, the elderly, pregnant women, people carrying buggies or shopping trollies, and people with temporary disabilities, the government has launched a subsidy scheme for improving the accessibility of existing buildings in 2014. The subsidy, which covers up to 45% of the total renovation cost, targets the accessible facilities in the shared area of existing apartment buildings (outdoor pathways, slopes and handrails in a refuge, refuge exits and entrances, indoor pathways, elevators, and lifts). The subsidy aims to encourage residents to proactively improve the accessibility in their living area. People with a disability certificate or in need of accessible facilities have higher priority in the subsidy scheme.

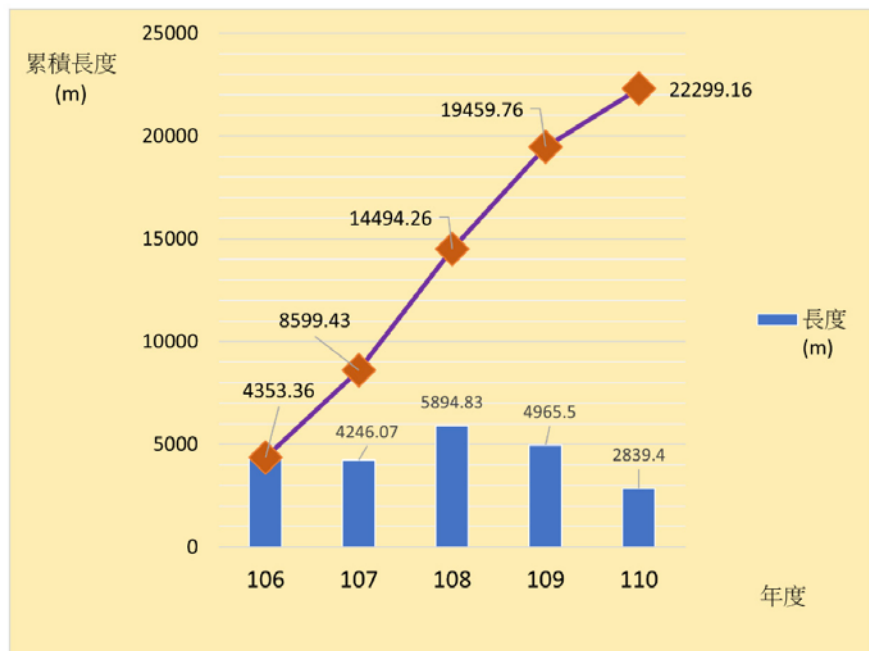
To continuously improve building accessibility in Taipei City, the government announced to include a number of new venues into the 9th phase of the improvement plan. These new venues include places with an audience seating area of more than 200 square meters such as theaters, cinemas, performing arts venues, live houses, viewing areas, stadiums, musical halls, recreation centers, social education centers, gathering halls, and community (village) activity centers, stations (highways, railways, public transport), airports, airport terminals, indoor swimming pools, meeting halls, exhibition halls, museums, art museums, libraries, aquariums, science museums, display museums, archive museums, history museums, astronomical observatory, and art galleries; places where the audience seating area is less than 200 square meters such as musical halls, recreation centers, social education centers, gathering halls, community activity centers, and stadiums; education venues like classrooms in elementary schools, high schools, vocational schools, colleges, universities, teaching buildings and other teaching facilities; cram schools and post-school daycare centers with a floor area of more than 500 square meters. Inspections are expected to be completed in late 2025.



Improving Pedestrian Arcades and Sidewalks for Better Pedestrian Mobility

The Taipei City government's pedestrian arcade leveling plan dated back to 2002, with an aim to allow for unobstructed pedestrian movement and create beautiful sidewalks. Through cross-office collaboration, the plan was carried out in phases on a district-by-district basis. Leveling work was centered on stations, sightseeing spots, commercial areas, and hospitals and spread out in different directions. As of 2016, 183,028 meters of pedestrian arcades were inspected.

年度	長度(m)
106	4353.36
107	4246.07
108	5894.83
109	4965.5
110	2839.4
111	刻正辦理中
合計	22299.16



After years of hard work, the pedestrian arcades on the main streets in Taipei City have been leveled, significantly enhancing the quality of pedestrian spaces. The arcade leveling project, which ended in late 2016, has been highly recognized by citizens.

Damaged, loose, and uneven floor tiles of pavements in old communities and in the walking space on the streets such as arcades and uncovered sidewalks not only endanger public safety but also affect the cityscape. Therefore, even though the arcade leveling project has ended, the government has continued to live up to the spirit of the project by launching a five-year plan since 2017 to improve the abovementioned open space. Pathways that have been improved are connected together to form a safe and accessible pedestrian network. From 2017-2021, 22,599 meters of pathways were improved with another 3,000 meters expected to be finished in 2022.

Excellent Condominium Competition, Presentation, and Award Ceremony



large-sized condominiums



small-sized condominiums



medium-sized condominiums



Main visual design



refurbished condominiums



commercial properties

○ 2021 Taipei City Best Condominium Competition: Results and Award Ceremony

To encourage condominium tenants to proactively maintain their communities while making the best use of the design and functions of condominiums, thus improving the living environment and quality of life, the Taipei City Construction Management Office has held Taipei City Best Condominium Competition every year. Through the participation of the public, the Office hopes to make Taipei City a world-class city and the pride of Taiwan.



Main visual design of the 2021 Taipei City Best Condominium Competition and the award ceremony



Winner list: small-sized condominiums



Winner list: medium-sized condominiums



Winner list: large-sized condominiums



Winner list: refurbished condominiums



Winner list: commercial properties

○ Beautification of Advertising Signs

Signage embodies the aesthetics of a city. To create featured signage while encouraging store and building owners to renew their advertising signs, the Taipei City government has introduced a subsidy scheme for improving advertising signs in Taipei City under the Taipei City Self-government Ordinance for Advertising Signs. The government hopes the scheme will reinforce local distinctiveness and create commercial districts with featured advertising signs.

In 2022, the Office has approved the renewal of 12 advertising signs in the Bade commercial zone of the Zhongzheng District. By allowing store owners to apply for replacing existing signage in accordance with the law, the government has successfully replaced old advertising signs, which not only maintains public safety but also improves the image of stores and the commercial zone, and hence the cityscape.

	
Before beautification	After beautification
	
Before beautification	After beautification

Digital Archiving of Architectural Drawings and Permit Documents

○ Digitization of Architectural Drawings and Building Permit-related Documents

1. Origin

Due to increased digitization, more and more people are applying for information over the Internet. However, most of the Taipei City Department of Urban Development's architectural drawings and building permit-related documents are preserved in written form in the archive rooms located in Da'an, Mucha, and Nangan districts. When people and governmental agencies want to access these documents, the staff needs to deliver them to the site in person and return them to the archive room afterwards. This labor- and time-consuming process not only prevents people from accessing the documents in real time but also slows down the digital transformation of the government.

To facilitate digitization of architectural drawings and automate public services, the Department of Urban Development has established an information system that simplifies the process of using the archived architectural drawings for urban development planning, urban renewal, and other municipal affairs. By taking advantage of fast, efficient, and accurate computing technology and the Internet, the Department has converted physical architectural drawings and permit-related documents into digital files.

2. Project Goals

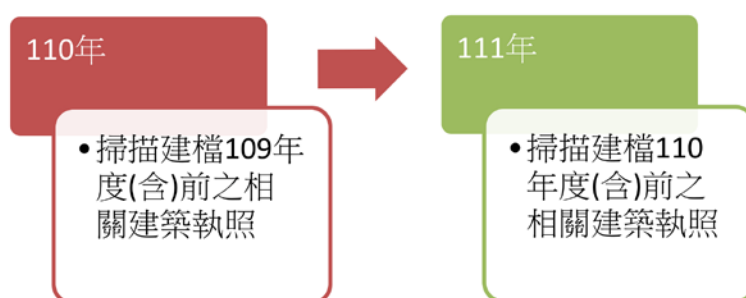
- a. Digitize the archive of architectural drawings (including building permits, occupancy permits, demolition permits, prior approval for change of occupancy, change of occupancy permits, building occupancy permits converted from the old system, building permits converted from the old system, and completion of change of occupancy) and permit-related documents (including indexes) dated before 2022. These documents include application forms and counterfoils for building permits (in A3 or A4 size) as well as engineering drawings (in A1 or A0 size). A total of 1,500 volumes of building permit-related drawings and documents are expected to be digitized.
- b. Enable staff, governmental agencies, and the public to access the archived documents delivered to the court for review but not returned.
- c. Help fire departments conduct rescue operations in a building to mitigate disasters and save lives.
- d. A help desk where people can inquire and request the archived documents in person has been set up to reduce the time and labor costs derived from retrieving the original copy physically as the staff no longer needs to travel to different archive rooms to retrieve and return the original copy.

3. Project Content

A. Digitization of Building Permits

- a. Digitized documents include building permit-related drawings (including building permits, occupancy permits, demolition permits, prior approval for change of occupancy, change of occupancy permits, building occupancy permits converted from the old system, building permits converted from the old system, and completion of change of occupancy) documents, application forms, and counterfoils (A3- or A4-sized) as well as engineering drawings (in A1 or A0 size). The building permit-related drawings are scanned in full color or in black and white color while the documents are converted into full-color images.
- b. Digitize building permit-related drawings and documents (including building permits, occupancy permits, demolition permits, prior approval for change of occupancy, change of occupancy permits, building occupancy permits converted from the old system, building permits converted from the old system, and completion of change of occupancy) that had not been scanned by 2022. Building permits to be digitized amount to 1,500 volumes. The total volume of architectural drawings and documents to be digitized is 19,000 pieces and 133,600 pages, respectively.
- c. The architectural drawings are scanned in full color (300DPI/24bits) or black and white (300DPI) with a compression rate of more than 75% for JPEG format (high quality) and an aspect ratio of 1:1 for TIFF G4 format. As folded-up blueprints usually have yellow (red) creases, it is important to make sure the information on one these marks is preserved when converted into black-and-white images.

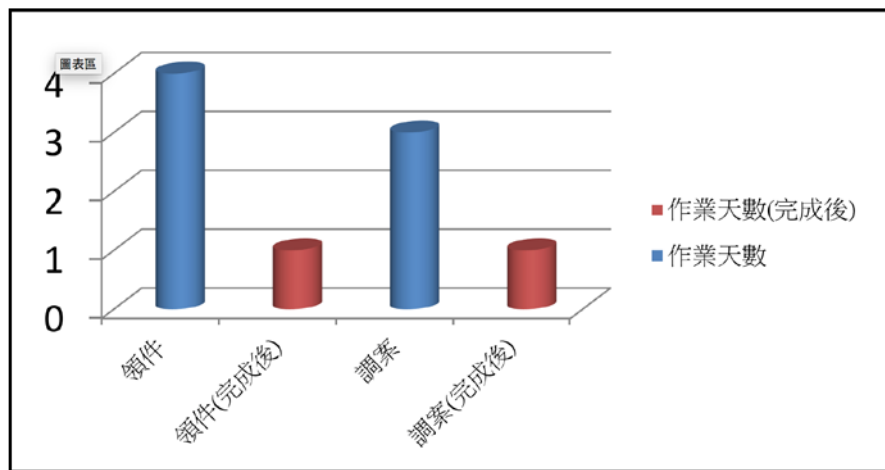
Project Schedule



Benefits and Vision

- A. The one-stop help desk significantly improves the efficiency and reduces the labor costs of providing archives for review. Prior to digitization, people could not collect the requested documents until the fourth day after registering with the staff and the file retrieval process took three days. Now, the whole process can be completed on the same day as registration.

	Before digitization	After digitization	Improved efficiency
Applicants collect requested documents	4 business days	Same day as registration	400%
Staff retrieves requested documents	3 business days	Same day as registration	300%



Project Benefits

- B. Turning physical documents into digital files and establishing an online application system can simplify the operational process, improve the quality of public services, and increase administrative efficiency, thereby realizing Taipei Mayor's vision of serving every citizen and building an innovative city.
- C. Building permit-related drawings and documents can be retained permanently as they are not susceptible to wear and tear from use.
- D. Every department of the Taipei City government can access the architectural drawings in real time, thus increasing the efficiency of providing requested documents for people. Without the need to deliver people's physical application forms back and forth, the staff can provide citizens with more convenient services.

Management of Unauthorized Structures

The formation of unauthorized buildings or structures in Taipei has a long historical background. Currently, the Taipei City government's unauthorized structure management places equal emphasis on providing assistance in legalizing unauthorized structures as well as clamping down on unauthorized structures. To manage unauthorized structures more efficiently, the government has set up regulations to investigate and identify new and old unauthorized structures. In addition, the government has aggressively looked into unauthorized structures that are currently underway and conducted demolitions without delay in order to prevent unauthorized structures and protecting public safety.

According to the Taipei City government's regulations on unauthorized structure management, unauthorized structures built after January 1, 1995, must be investigated and reported based on the applicable regulations. Those built before December 31, 1994, are classified as existing unauthorized structures which are exempted from investigation for now if no construction is underway at the site or if their maintenance complies with the government's regulations. The government will keep a photo of these buildings which will be then be placed under supervision.

To ensure public safety, the Taipei City Construction Management Office has established regulations on immediate and forceful demolition of unauthorized structures built according to Article 36 of the Administrative Execution Law. When a new unauthorized structure is reported, the Office will dispatch inspectors to the site for investigation. Once the construction is confirmed as illegal, the demolition team will be informed to meet at a specific time and location on the same day and the inspectors will lead the demolition team to the construction site. The property owner will be given a compulsory demolition notice or the demolition team will take a photo of the site for evidence collection and then demolish the structure.



Number of Unauthorized Structures Reported between July 1, 2020, and June 30, 2022

Administrative districts	New unauthorized structures		New unauthorized structures after demolition		Existing unauthorized structures	Total
	Demolished immediately	Existing unauthorized structures	Demolished immediately	Existing unauthorized structures		
Songshan	320	283	0	42	68	713
Xinyi	317	275	0	58	121	771
Da'an	312	356	2	100	118	888
Zhongshan	456	624	2	132	168	1382
Zhongzheng	56	288	0	59	67	470
Datong	348	220	0	36	96	700
Wanhua	305	342	0	100	100	847
Wenshan	405	462	44	53	61	1025
Nangang	224	250	0	35	45	554
Neihu	265	507	1	59	97	929
Shilin	384	653	6	46	83	1172
Beitou	615	554	4	97	96	1366
Subtotal	4007	4814	59	817	1120	10817
Percentage	37.04%	44.50%	0.55%	7.55%	10.35%	100.00%
Total	8821		876		1120	10817

Management of Construction Companies and Professional Technicians

○ Management of Construction Companies and Technicians

Architects play a key role in construction management, especially in terms of design and supervision. From July 2020 to June 2021, 9 architects faced disciplinary actions for violation of law but only 2 of them were punished (with the rest receiving one warning), indicating that architects have placed a higher value on their duties which deserves recognition. Therefore, practicing architects should keep improving their legal knowledge to take on the responsibilities endowed by the Building Law, while enhancing their collaborative abilities to avoid punishments for breaking the law.

In 2020, 2021, and the first 6 months of 2022, 29, 27, and 23 construction companies were examined for legal violations respectively, indicating a need to continuously improve construction companies' regulatory compliance. Therefore, the government has encouraged both synthesis and specialist construction companies to hire professional technicians. The government also notifies construction companies to renew their licenses and declare their net value as soon as these services are open for application to reduce the possibility of disciplinary actions.

○ Supervision of Full-time Engineers' Practice

Every year, the Taipei City Construction Management Office conducts two to four audits according to the Construction Industry Act and Regulations on the Spot-checks of Construction Companies. Although the Office is a law enforcement body, we have placed a higher priority on providing legal aid than on enforcing the law. Our goal is reduce the number of violations committed by construction firms, full-time engineers, construction site directors, and technicians due to ignorance of the law. Therefore, during our audits, we not only inspect the companies but also improve their knowledge on frequently violated regulations. For example, when a company changes registration content but fails to register the change with the Taipei City Construction Management Office within deadline or when a construction company fails to renew its construction certificate every five years before the reexamination date, they will be fined NT\$100,000 to NT\$500,000.

Furthermore, full-time engineers must be committed to the construction firms that hire them and should not work for any synthesis or specialist construction companies in order to concentrate on their duties specified in Article 32 and 35 of the Construction Industry Act. By improving construction firms' understanding of the laws, we can reduce the risk of legal violations and hence public complaints. To facilitate notification of regulations and process deadlines, we have built a construction company email list this year which significantly enhances the Office's service quality and efficiency.

The government conducted 3 audits in 2021 and 2022 separately and 2 audits in the first six months of 2022 on the synthesis and specialist construction firms still in business. During the audits, the following three categories were given higher priority: construction firms and full-time engineers with a record of violating the Construction Industry Act; construction firms whose construction certificates were about to expire but yet to apply for renewal; construction firms applying for change of registration, newly founded, or relocated from other counties or cities. These audits examined 371 companies and their full-time engineers in 2021 and 269 construction companies and their full-time engineers during the first six months of 2022. Compared with the previous year's data, the rate of full-time engineers facing disciplinary actions due to their illegal part-time jobs increased slightly to 3.9% in 2021, indicating a need for continued audits. During audits, the auditor will explain the process of changing business registration to clarify construction firms' confusion and improve people's impression of the government.



Auditing general and specialist construction companies in practice



Auditing general and specialist construction companies in practice

Orientation Meeting on Building Management Laws and Regulations

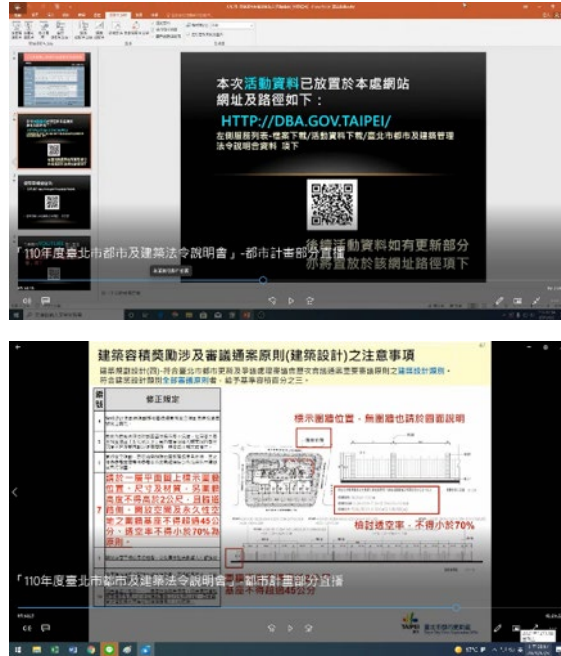
○ Building Management Policy Orientation

Every year, the Taipei City Construction Management Office holds a policy orientation to promote and explain new and amended laws or policies pertaining to urban planning and building management. Affected by the Covid-19 pandemic, the orientation was held on YouTube via live streaming in 2021. During the two-day orientation, the presenters explained laws and policies related to building management, urban development, and urban renewal. They also explained the new system of delegating building permit approval authority to an external entity and allowing competent authorities to approve reconstruction of old and unsafe buildings. The presenters also explained the letter of interpretation to help businesses and people working in related fields have a better understanding of the government's policies. Below are the agenda of the policy orientation in 2021:

1. Introduction to TFAR (Transfer of Floor Area Rights) regulations in Taipei City
2. Introduction amendments to the Zoning Self-Governance Ordinance and approval criteria
3. Introduction to urban renewal policies
4. Introduction to building permit management policies

The orientation attracted 2800 viewers. A seminar was held at the end of the orientation where people could ask questions and provide feedbacks. Most of the questions proposed were associated with allowing competent authorities to approve reconstruction of old and unsafe buildings and building setback bonuses, as well as the relaxation on building coverage ratio, transferable floor area, and fast-track zoning for urban renewal in accordance with the Taipei City Self-Governance Ordinance for Land Use Zoning Control. These suggestions will serve as reference for the government when amending the laws in the future to make sure the industry's voice is heard.





Orientation – Live streaming



Orientation – discussion panel

Chapter 3 · Organizational Structure





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- 網址：<https://dba.gov.taipei>
- 電話：1999 (外縣市 02-27208889) 轉 8405
- 行政指導：羅文明、洪德豪、梁志遠
- 主編：李豪偉、張智勝、林玉月、王行健
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