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2024

113 年度 雙年成果集 臺北市建築管理

Taipei City Construction Management Biennial



2023

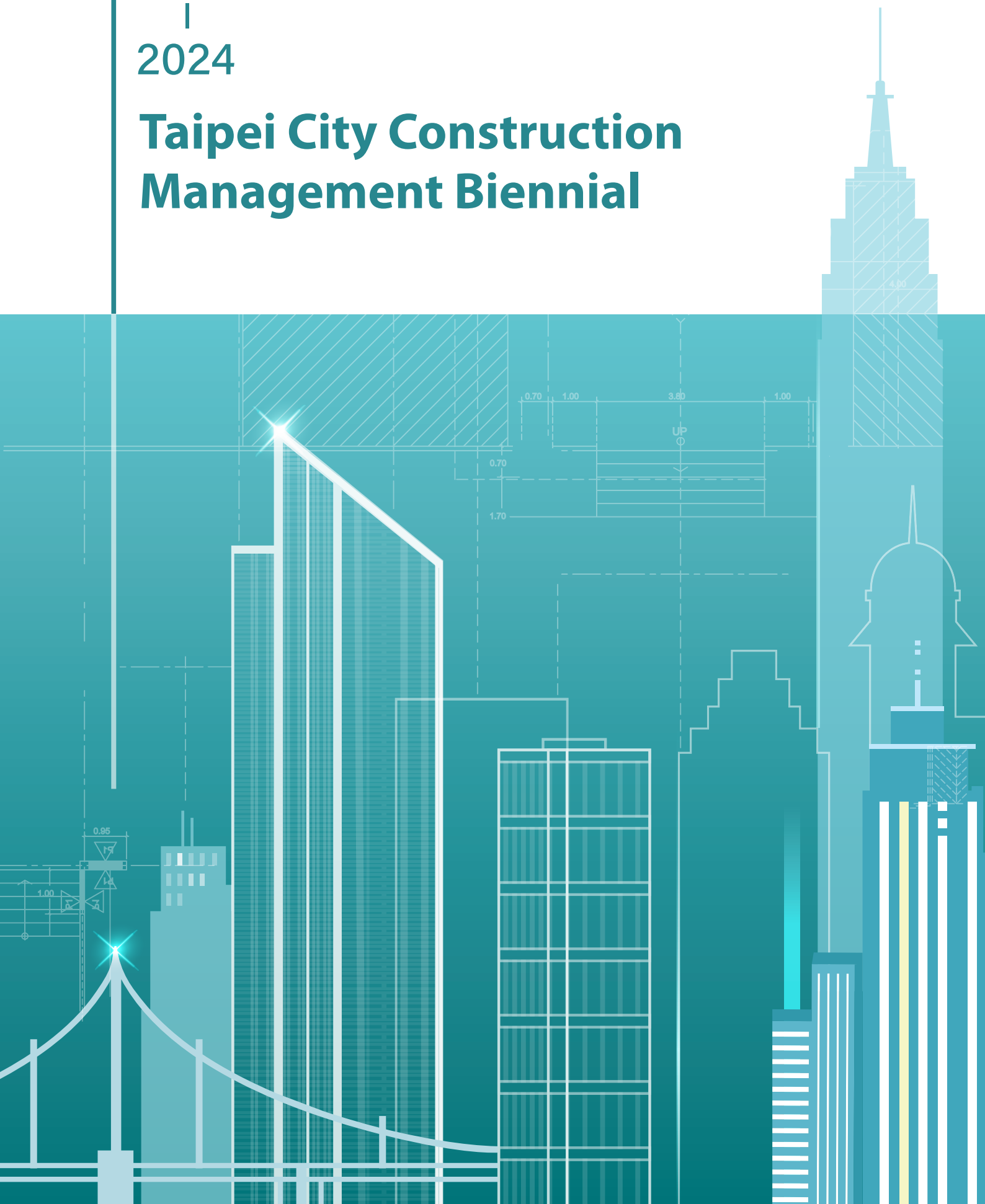
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2024



臺北市政府
Taipei City Government

Taipei City Construction Management Biennial





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Chapter 1 Topics

1. Green Sustainable City
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

Green Sustainable City

2024 Taipei City Construction Fence Green Beautification Award

1. Project Background

The Taipei City Government has been actively promoting the greening and beautification of construction site fences within the city. On July 13, 2009, the city revised the "Taipei City Improvement Plan for Construction Sites Obstructing Traffic and Public Safety." According to this regulation, any construction site fence adjacent to a road with a width of 10 meters or more must have at least 50% of its surface area greened. The remaining area can be beautified or greened through methods such as painting, canvas, stickers, or the installation of greenery. This initiative aims to give construction sites a friendly and appealing appearance while also contributing to urban beautification and energy conservation.

2. Work Items

To encourage construction companies in enhancing urban aesthetics and reducing carbon emissions, and to recognize their efforts in promoting the greening and beautification of construction site fences, the Taipei City Government, in collaboration with the Real Estate Development Association Of Taipei, has organized the 2024 Green Fence Beautification Contest. This follows the success of similar contests held in 2019 and 2020, with this year's event marking a continued effort as the pandemic situation eases.



Greening:

- ※ Safety fencing adjacent to roads, parks, green areas, squares, and other areas announced by the competent authority, where the road is wider than 10 meters, should have over half of its area densely planted with greenery.
- ※ Fencing located along safety corridors should have a minimum height of 3 meters from the ground.
- ※ At road corners or turns, fencing from a height of 80 centimeters above the ground should be in a net-like design.
- ※ Red-brick sidewalks should be equipped with safety fences that provide a secure corridor at a height of at least 3 meters. The spill-prevention base should measure 60 centimeters in height and 30 centimeters in width. Additionally, the safety corridor should be fitted with lighting equipment.



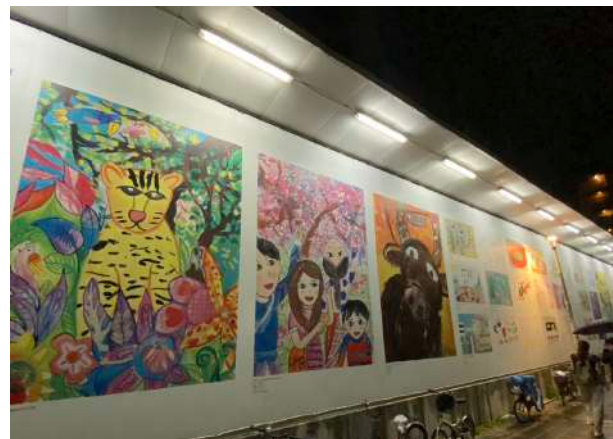
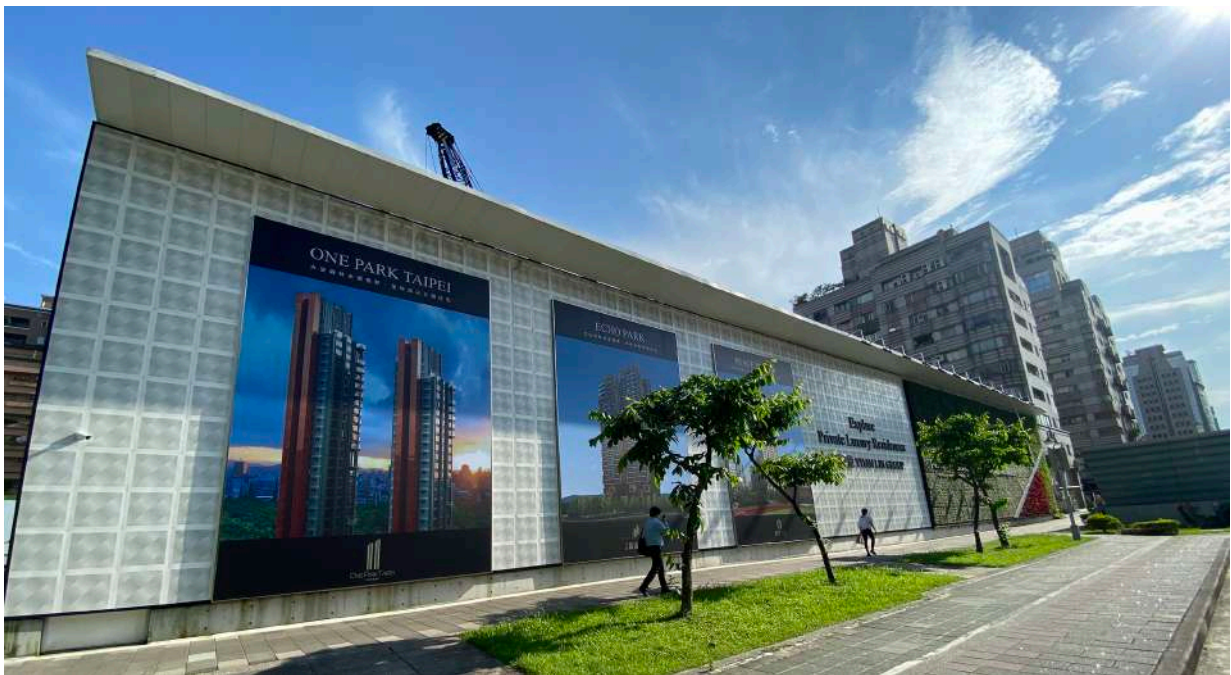
Beautification:

- ※ Fencing adjacent to a road less than 10 meters wide should be aesthetically enhanced through the use of painting, canvas, stickers, or the installation of green vegetation, all subject to proper design and planning.
- ※ Fencing not adjacent to safety corridors should have a minimum height of 2.4 meters from the ground.
- ※ Fencing that is 2.4 meters tall should be equipped with an overflow protection base measuring 30cm in height and 15cm in width.

3. Results

Since 2009, the Taipei City government has been actively promoting the concept of green construction fencing. The purpose is not merely to showcase temporary beauty in a green and sustainable city. The most significant achievement of this policy is to illustrate the dedication of award-winning construction site owners and contractors involved in Taipei City Government projects in maintaining a high standard of site management. They have fully integrated this standard into their construction culture, providing the best guarantee for the quality of buildings.

According to the Taipei City Plan for Improving Construction Site Impact on Traffic and Public Safety, construction site fencing adjacent to roads wider than 10 meters must allocate at least half of its area for greenery. The remainder can be beautified through painting, canvas, stickers, or the addition of green vegetation. This policy transforms construction sites into vibrant, creative, and beautiful works of art, adorning and astonishing Taipei, overturning the stereotypical impression of construction sites as noisy, messy, and unattractive. It gives construction sites a lovable, friendly appearance while achieving the goals of urban beautification and energy conservation and carbon reduction.



▲ Awarded Artwork of Green Construction Fence Competition in 2024

Enhance Condominium Management in Taipei City

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 permits before June 27, 1995, but have not yet formed a management committee are eligible for various forms of assistance. The Office's assistance includes legal advice, organizing unit owner meetings, establishing management committees, and registering those committees. These efforts will enhance tenant safety and allow them to apply for government subsidies through the committee.

According to Yu Chi-hsueh, Director of Taipei City Construction Management Office, after a condominium management committee is formed and registered, a registration certificate will be issued to validate the committee. This certificate serves as proof of the committee's authority during litigation or legal proceedings, protecting tenants' rights and enhancing their quality of life. A condominium management committee offers 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, tenants in older apartment buildings can apply for subsidies for the maintenance and repair of shared spaces according to regulations. The maximum subsidy for a community filing for the first time is NT\$1.3 million, while for non-first-time filings, the maximum is NT\$800,000. These subsidies aim to enhance the quality and safety of living environments. Additionally, subsidies for major renovations include the installation of new elevators (up to NT\$2.2 million), green roof and green energy community transformations (up to NT\$3 million), exterior wall refurbishment (up to NT\$10 million), and phased seismic reinforcement (up to NT\$4.5 million). Well-managed communities can also participate in the Best Apartment Building Competition, where winners receive cash prizes and certificates of recognition, along with public commendation. These awards add value to the properties, transforming them into desirable and prosperous living environments.

3. Manage community affairs centrally

Like a babysitter, the management committee oversees all aspects of the condominium. A proficient committee has multifaceted responsibilities, including managing, maintaining, and repairing shared facilities, resolving disputes related to community affairs such as shared asset management and use, organizing and conducting routine fire and life safety inspections, reporting inspection results to the government, establishing community rules and management regulations, and staying updated on government policies 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 often hold diverse opinions on condominium management, leading to various disputes and deadlocks. Failing to promptly resolve these disputes can disrupt the harmony within the community. Therefore, dispute resolution is a crucial aspect of the Taipei City Construction Management Office's work in condominium management. In addition to offering legal support, the Office arranges meetings with both parties involved in complex disputes. While many disputes can be resolved by referencing the Condominium Management Regulations and the Ministry of the Interior's interpretations of these regulations, some disputes may persist when both parties are unwilling to reach an agreement. Disputes related to committee formation, allocation of public facility repair costs, the effectiveness of community regulations, water leakage problems, inspections of community facilities during handover, committee management practices, and pipeline usage all require objective and professional judgment. To address these issues, the Taipei City Government has established a mediation committee known as the Taipei City Condominium and Building Act Dispute Mediation Committee. This committee comprises experts with extensive knowledge and experience in building maintenance and construction, social welfare, land administration, law, and dispute resolution. Their role is to efficiently assist residents in resolving problems and disagreements, thereby fostering a harmonious living environment.

Between September 2018 and June 2024, the mediation committee conducted a total of 35 meetings aimed at resolving 122 disputes. These disputes encompassed a wide range of issues, such as registration applications submitted by multiple management units within the same management committee, public pipeline blockages, management and maintenance of parking areas, roof leaks, the re-election of the committee chairman, incomplete handovers between new and old management committees, and the management committee's reluctance to allow residents to review community documents. During these meetings, the mediation committee explained relevant laws and the Condominium Management Regulations to both parties involved to help them reach agreement.

In order to address condominium disputes in a more efficient and effective manner, the mediation committee has encouraged residents to explore administrative remedies before resorting to legal action in court. This approach not only safeguards residents' rights but also helps in decreasing the number of legal disputes. Given that court proceedings are often time-consuming and entail significant inconvenience for residents, the government aims to reduce the reliance on costly litigation by providing professional advice and legal consultation services through the mediation committee. The overarching objective is to enhance the quality of life for condominium residents by offering alternatives to prolonged legal battles and to ensure efficient problem resolution while fostering harmony within the community.

Since February 4, 2021, the Taipei City Condominium and Unauthorized Structure Dispute Mediation Committee merged with the business unit responsible for addressing disputes related to the illegal use of buildings. The entity was renamed to the Taipei City Condominium and Building Act Dispute Mediation Committee. The government has also developed the Guidelines for Establishment of the Taipei City Condominium and Building Act Dispute Mediation Committee to assist citizens in the ongoing resolution of related disputes.

Build a Livable and Green City

Green and Smart Retrofitting of Existing Buildings

1. Project Background

To establish an energy-efficient and green city, the Taipei Construction Management Office has actively implemented eight key initiatives in line with the Taipei City government's Energy Saving and Carbon Reduction Program. The Office has also provided guidance to community buildings on the use of green building renovation techniques and measures to transform them into smart and green environments. The goal is to achieve energy savings and carbon reduction through various energy-efficient measures and improvements, enhance public awareness of carbon reduction and global warming, and gradually making Taipei City a smart, eco-friendly, and low-carbon city.

2. Strategy and Methods

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

"2" represents two main themes: green buildings and smart buildings.

"3" consists of three steps: advocacy and promotion, assessment and diagnosis, and engineering improvement.

"4" includes four main indicators from both the Green Building Labeling System and the Smart Building Labeling System: ecological protection, energy efficiency in buildings, reduction of construction waste, healthy building environments, safety monitoring and disaster prevention, property management, convenient services, integration of infrastructure

3. Content

◎ Promotional Activities:

According to the Guidelines for Taipei City Construction Management Office's Subsidy Program for Green and Smart Retrofitting of Existing Community Buildings, Point 2 specifies the target audience for this program's promotion.

A. Organized an orientation and achievement presentation for the Taipei City Construction Management Office's Subsidy Program for Green and Smart Retrofitting of Existing Community Buildings:

On March 15, 2024, the Taipei City Construction Management Office held an orientation for the Green and Smart Retrofitting program to increase its outreach efforts. Residents from 25 excellent-rated community buildings in Taipei City, as well as Taipei City community residents, were invited to participate in this event. It aimed to provide a platform for the public to understand the subsidy programs and methods for improving their communities, thereby encouraging community engagement in assessment, evaluation, and improvement assistance. Nearly 500 people attended the event. During the event, the project assessment, diagnosis, and subsidy application processes were explained. Topics related to green roofs, green buildings, and smart buildings were covered, along with case study results, community experiences, resident feedback, and project outcome videos.

B. Arranged community visits:

On November 17, 2023, visits were conducted to excellent-rated community buildings

participating in the program. The purpose of these visits was to gain a firsthand understanding of the subsidized improvement projects, their effectiveness, and subsequent maintenance issues. Participants also toured smart living demonstration sites and exemplary green infrastructure projects, providing an opportunity for relevant staff and collaborating partners involved in the project assessment and diagnosis reports to observe and learn from each other.

C. Website update and follow-up:

Regular updates on project-related promotional activities, assessments and diagnoses for green roofs or green energy community transformations, outcomes of applications for improvement subsidies, relevant regulations, and other news are uploaded to the project's website for public viewing.

© Green Renovation Assessment

A. Conducted green building or smart building renovation assessments for public buildings:

In 2023, two public buildings were selected for potential green building or smart building renovations, including Taipei City Hall and the Nangang Precinct, Taipei City Police Department. The project-commissioned vendors, based on the willingness of the property owners and the current conditions of the buildings, provided renovation recommendations aiming to achieve the qualifying level for green building or smart building certification or to elevate the original certification level by one grade. An assessment and diagnosis report was prepared, which can be used as a reference for future budget allocations by the authorities.

Item	Year	Building name	Smart building level		Green building level	
			Original	Current	Original	Current
1	2023	Taipei City Hall	--	--	No	Qualified
2		Nangang Precinct, Taipei City Police Department	No	Qualified	No	Qualified

B. Performed green roof assessment and diagnosis:

In 2023, a total of 11 green roof assessments and diagnoses were completed. Vendors were commissioned to evaluate and assess the "ecological protection of buildings" for existing community buildings. Based on the community's intentions and the condition of the buildings, proposals for green roof coverage reaching 30% or more of the available area were presented, including recommendations for wall or roof greening.

C. Performed assessment and diagnosis of green energy demonstration communities:

In 2023, a total of 10 assessments and diagnoses for green energy communities were completed. Vendors were commissioned to inspect and evaluate various aspects of existing community buildings, including energy-saving in buildings, reduction of construction waste, healthy building environments, safety monitoring and disaster prevention, property management application, convenient and considerate services, and integrated infrastructure application. Based on the community's intentions and the condition of the buildings, recommendations were made to achieve a higher qualification level for green building or smart building certification or to elevate one level of the original certification. Additionally, measures to achieve electricity savings or

energy conservation of over 10% on an annual basis were provided. Assessment reports for the renovation were then created.

© Retrofitting Subsidy and Evaluation of Improvement Benefits

In 2023, a total of 11 engineering subsidies were approved. The government has been closely monitoring the subsequent maintenance and energy-saving benefits of the subsidized communities. In addition to assessing the differences between the estimated and actual benefits, the government also analyzes the reasons when the actual benefits do not meet expectations. This information is documented for reference in future government projects and published on the website to serve as a resource for upcoming initiatives and projects.



▲ Fengzhe Community - EV Charging Cable Tray and Duck



▲ Cuihengcun Apartment - Rooftop Green Garden



▲ Songwu Cunchiu Apartment – Security Surveillance System



▲ Rooftop Green Garden



▲ YC Group Headquarters - Rooftop Green Garden



▲ Outcome Presentation



▲ Exemplary Case Study Visit - Fu Fu Hua He



▲ Yang Ming Marine Transport Chongqing Building - Rooftop Aquaponics

Renovation of Old and Unsafe Buildings

Improve Property Owners' Understanding of Building Seismic Performance

To enhance citizens' comprehension of the seismic performance of their residential buildings, the Department of Urban Development of the Taipei City Government introduced the Taipei City Directions for Applying for Old Building Inspections and Subsidies in 2011. In 2016, following the collapse of the Weiguan Jinlong Complex in Tainan, the Department took a more cautious approach and formulated a comprehensive urban renewal strategic execution plan. In alignment with central government subsidies, the Department also developed the 3-year Taipei City Old Building Inspection Implementation Plan, which was implemented starting 2016. Within the framework of this program, the Taipei City Government anticipated receiving 7,500, 4,500, and 2,750 applications for seismic assessments of old buildings each year, totaling 14,750 applications. The total subsidy budget for this program amounted to NT\$118 million, with NT\$103.2 million funded by the central government and NT\$14.8 million by the Taipei City Government. The funding sources include central government subsidies, the Department's reserve fund, and budget allocations from the Taipei City Construction Management Office.

On May 10, 2017, the President promulgated the Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings (referred to as "this Statute"). The legislative purpose of this Statute is in response to the occurrence of earthquakes on September 21, 1999, and March 31, 2002, which resulted in the collapse and damage of buildings, causing harm to the lives and properties of the people. Moreover, the elderly population continues to grow at an unprecedented rate, with individuals aged 65 and above accounting for 13% of the total population. However, many buildings with five floors or fewer lack elevators. Considering that Taiwan has entered an aging society, with those aged 65 and above accounting for approximately 13% of the population, and the fact that many old buildings with five floors or fewer lack elevators, there is an urgent need to improve the accessibility and quality of living environments, especially for the elderly. Hence, the acceleration of the reconstruction of unsafe and old buildings is deemed necessary. Therefore, the Taipei City Government focused on promoting the Statute in 2018. Following the issuance of the Regulations for Expediting Reconstruction of Unsafe and Old Buildings in Taipei City on December 28, 2017, the Taipei City Government commenced accepting applications for subsidies related to preliminary seismic performance assessments, detailed assessments, and the review and subsidy of reconstruction plans on January 1, 2018.

Due to the Ministry of the Interior's amendment to the Regulations for Central Competent Authority Subsidizing the Structural Safety Performance on June 13, 2019, which adjusted the subsidy amounts for initial seismic performance assessments, the Taipei City government aligned its Regulations for Expediting Reconstruction of Unsafe and Old Buildings in Taipei City accordingly. This led to an increase in the subsidy amounts for initial seismic performance assessments. For buildings with a total floor area of less than 3,000 m², the original subsidy of NT\$6,000 was raised to NT\$12,000; for those with an area exceeding 3,000 m², the original subsidy of NT\$8,000 was increased to NT\$15,000.

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	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

In order to accelerate the reconstruction of old and hazardous buildings in Taipei City, the Taipei City Construction Management Office announced a facilitator training program. This plan came into effect on June 4, 2018, with the aim of training individuals interested in promoting the reconstruction of old buildings to become Hazardous and Old Building Reconstruction Facilitators. These facilitators will provide free assistance to residents, including explaining legal regulations, helping residents coordinate their intentions within the community, and guiding them through the process of applying for seismic performance assessments. This initiative is designed to motivate residents to participate actively in the reconstruction of hazardous and old buildings. Buildings eligible for reconstruction under the Statute after assessments will receive support from the facilitators in submitting renovation plans. 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 the hazardous and old building renovation work, which spans various professional domains such as planning, design, construction management, financing, trust, sales management, and property rights registration, the Taipei City Construction Management Office has been actively recruiting facilitators with a strong passion for service since October 2018. In addition to this recruitment effort, the Office has formed an interdisciplinary service team and established Hazardous and Old Building Renovation Workstations. These workstations are staffed with facilitators from different professional backgrounds to provide free localized consulting services to the public.



▲ Renovation workstation label

As of June 2024, a total of 18,066 renovation facilitators have been trained, and 112 hazardous and old building renovation workstations have been established across all administrative districts to offer localized services.

To increase public recognition and trust in these facilitators and workstations, and to raise awareness about the importance of renovating old and unsafe buildings, the Office has sought input on the design of a label that embodies the spirit of the facilitators and workstations. This label will be made available for use in the near future.



▲ Community briefing on unsafe and old buildings



▲ Director interviewed explaining policies



▲ Discussion with private organizations on policy improvement practices

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

To actively support the renovation of hazardous and old buildings, the Department of Urban Development of Taipei City has been recruiting dedicated facilitators. With these facilitators, the Office has formed a service team and established 112 renovation workstations. The facilitators are stationed at the workstations to provide free, localized consulting services to the public. In addition, to streamline government procedures, improve public convenience, and accelerate the renovation of hazardous and old buildings, the Department introduced five additional regulatory relaxations in 2019 and further streamlined processes and enhanced measures in 2023.

1. Increase subsidies for initial seismic performance assessments:

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

2. Exclude approved renovation plans from the impact of an irregularly shaped lot:

If the owner of the odd-shaped lot adjacent to the renovation site is willing to sell it at the government's suggested price, the builder may include these odd-shaped lots in the application for a construction permit. The builder is exempted from reapplying for approval for the previously approved reconstruction plan.

3. Legally-built buildings without registered property rights are eligible for renovation:

Regulations for legally built buildings without registered property rights were relaxed. For such buildings, owners may use documents such as household certificates, address plate certifications, utility payment receipts, and property tax receipts as proof to proceed with seismic performance assessments and participate in the reconstruction of old and unsafe buildings.

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

For specific commercial zones within urban planning areas that were originally residential zones, the reconstruction of old and unsafe buildings may have their building coverage ratio relaxed, following the standards set for residential areas. For instance, in the case of a Class 3 residential zone, the current building coverage ratio is 45%. However, for reconstruction sites with an area of less than 1000 m² in this zone, the building coverage ratio can be relaxed to 60%. This is aimed at facilitating the integration of residents' opinions and expediting the reconstruction of old buildings.

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

City-owned properties located within the renovation site are given priority for auctions and sales. Any city-owned properties that do not meet the criteria for sale or fail to be sold can participate in renovation without the need for additional budget allocation. However, when the area of city-owned land accounts for more than 50% of the total renovation site area, the government will conduct a separate assessment to consider leading an urban renewal project.

6. Exemption from Re-evaluation of Seismic Capacity:

In July 2023, the regulations were revised to exempt buildings that did not meet the minimum seismic performance level in the preliminary structural safety assessment from having to submit proof of approval by the reviewing authority. This qualifies them for application under the Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings and allows them to enter directly into the review process for reconstruction plans under this act, shortening the overall process by one month.

Taipei City Government Regularly Inspects Supervised Sea Sand Buildings

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

To establish clear criteria for the immediate demolition of buildings with excessive chlorine content, also known as sea sand buildings, the Taipei City Construction Management Office has formulated the Principles for Priority Compulsory Demolition of High Chloride Ion Content Concrete Buildings in Taipei City. These regulations came into effect on December 15, 2019, serving as the basis for compulsory demolition. The Office will retain the building transcripts, measurement diagrams, and occupancy permit descriptions of the sea sand buildings forcefully demolished by the government. In subsequent urban renewal processes, these documents can be used to calculate the agreement ratio according to the provisions of Article 12-3 of the Enforcement Rules of the Urban Renewal Act to protect the rights of the original property owners.

Current Number of Registered Cases

As of June 25, 2024, there were 120 registered and publicly announced cases of sea sand buildings, comprising a total of 6,280 units.

1. "Demolition and reconstruction required" - 112 cases, 5,945 units.
2. "Can be strengthened and reinforced" - 8 cases, 335 units.

Compulsory Identification through Three Major Associations

In order to encourage the registration of sea sand buildings, promote community integration for urban renewal, facilitate the demolition and reconstruction of sea sand buildings, and address situations where sea sand buildings continue to be used without complying with regulations, the Office has revised relevant regulations to impose heavier penalties on cases that have been under supervision for more than 2 years without cessation of use. This is aimed at motivating property owners to accelerate the reconstruction process.

Additionally, for cases that have been registered for over 3 years and require demolition and reconstruction, the Office has established an on-site inspection mechanism. The Office regularly invites three major associations to dispatch technicians and architects to conduct on-site inspections. Initial inspections are conducted to determine whether the buildings are suspected to meet the "Principles for Priority Compulsory Demolition of High Chloride Ion Content Concrete Buildings." If they are suspected to meet the criteria, a review meeting is convened on a case-by-case basis with members of the Sea Sand Review Committee to discuss the need for mandatory identification. For cases where mandatory identification is deemed necessary based on the results, the Office will proceed with compulsory demolition to ensure public safety.

Within the five years following registration, property owners who apply for building permit registration in accordance with the Building Act or who apply for approval of their urban renewal business plans as stipulated by the Urban Renewal Act will be eligible for increased floor area ratio (FAR) incentives. Furthermore, after demolition, each household can apply for a demolition and reconstruction subsidy of NT\$200,000. This initiative aims to expedite the demolition of sea sand buildings, enhance urban disaster prevention, and improve the quality of living environments.

Between September 6 and 15, 2021, the Office conducted preliminary on-site assessments for 30 of the "Demolition and Reconstruction Required" buildings that had been registered for over three years as "High Chloride Ion Content Concrete Buildings Requiring Demolition and Reconstruction." The result of the initial inspection showed that none of these buildings were required to undertake compulsory identification.

From September 4 to September 20, 2023, preliminary on-site inspections were conducted for 37 buildings that had been listed for over three years as requiring demolition and reconstruction due to high chloride ion concrete issues. On November 20, 2023, the Taipei City Committee for Review and Dispute Resolution of High Chloride Ion Concrete Building Assessment Reports held a re-examination and determined that these buildings must undergo mandatory evaluation. On June 27, 2024, a contract was awarded to the Taiwan Structural Engineers Association to carry out the subsequent mandatory evaluations as per the contract terms.

Relax FAR Incentive Requirements and Subsidize Demolition

According to legal regulations, sea sand buildings that have been announced as "Demolition and Reconstruction Required" are eligible for a 30% FAR incentive and a demolition subsidy of NT\$200,000 per household if they apply for demolition and reconstruction. However, they must cease using the premises within two years from the date of the announcement and demolish them within three years. In order to encourage the demolition and reconstruction of such buildings, the Office amended the Taipei City Self-government Ordinance for Tackling Concrete Buildings with Excess Chlorine Content on December 28, 2018, which relaxed standards related to parking space and building height for sea sand building reconstruction. On December 20, 2021, further amendments were made, allowing those who apply for reconstruction within a specified timeframe to enjoy a 30% bonus in the statutory floor area ratio, original floor area ratio, or original total floor area. Subsequently, on July 19, 2023, the regulations were amended to eliminate the 5% annual reduction in FAR incentives starting from the 6th year after the public announcement.

Include Sea Sand Buildings Required for Demolition in Urban Renewal Area

To facilitate the integration and renewal of sea sand buildings, and to expedite administrative efficiency, the Department of Urban Development of Taipei City Government has taken the lead nationwide in designating all 19 "Demolition and Reconstruction Required" sea sand buildings as urban renewal areas. This allows owners of land or legal buildings to apply for urban renewal business plans or rights conversion plans as long as they reach a consensus of over 50%. This streamlined process, coupled with administrative assistance, shortens the timeline for sea sand building renewal and reconstruction. The Department also actively assists sea sand building residents with relocation, providing solutions such as temporary housing assistance, priority placement in social housing, assistance in finding rental homes, and rent subsidies to ensure they can maintain a basic quality of life during the transition period.

Milestones

August 1, 2018

Amended the penalty standards for sea sand buildings that were required to be demolished by the Taipei City government but failed to stop using them within the specified deadline. This amendment was made on July 11, 2018, and took effect on August 1, 2018.

September 6, 2018

Announced operational guidelines for the review of appraisal reports and resolution of disputes for concrete buildings with excessive chloride ion content on September 6, 2018. These guidelines, consisting of eleven articles, came into effect on October 1, 2018.

November 16, 2018

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

October 23, 2019

Taipei City Department of Urban Development updated the list of sea sand buildings under Taipei City government's supervision as of December 28, 2018. These buildings had been supervised for more than five years but had not been reconstructed as required. From the date of this announcement until December 24, 2022, these 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 of 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 at No. 193, 195, 197, 199, 201, and 203 of Section 3 of Dadu Rd in Beitou District.

July 7, 2020

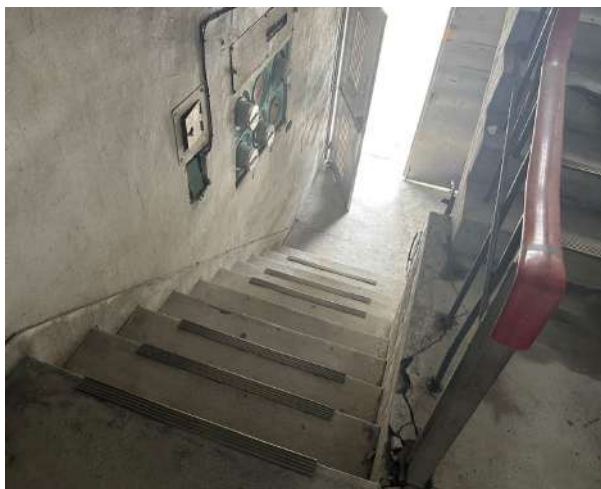
Demolition of buildings located at No. 193, 195, 197, 199, 201, and 203 of Section 3 of Dadu Rd in Beitou District was completed.

December 20, 2021

Announced amendments to The Taipei City Self-government Ordinance for Tackling Concrete Buildings with Excess Chlorine Content on December 20, 2021. The amendment specifically pertains to Article 7 of the regulations.

July 9, 2023

Announced further amendments to Article 7 of The Taipei City Self-government Ordinance for Tackling Concrete Buildings with Excess Chlorine Content on July 19, 2023.



▲ In 2023, preliminary on-site assessments were conducted for "Demolition and Reconstruction Required" buildings that had been registered for over three years as "High Chloride Ion Content Concrete Buildings Requiring Demolition and Reconstruction."

Create a Safe Living Environment

Management of Building Exteriors - Safety Inspection and Reporting

In recent years, there has been an increase in incidents where pedestrians are injured by peeling objects on building exteriors. To prevent the same accidents from reoccurring, the Taipei City Government has established the Taipei City Implementation Plan for Inspection and Handling of Facade Peeling of Buildings. In addition to receiving reports and petitions from the public through the 1999 Citizen Hotline and the Mayor's Mailbox, a regular quarterly patrol and reporting mechanism has been established with borough wardens and officers. Upon receiving and consolidating reports of suspected exterior facade peeling cases, the Taipei City Construction Management Office dispatches personnel for on-site inspections and verification. If there is a confirmed risk to public safety, apart from posting "Beware Falling Objects" notices on-site and announcing the information online, notifications are issued to the building's management committee or property owner, mandating them to complete repairs or implement temporary safety protection measures within a specified deadline. Additionally, the Taipei City Construction Management Office has produced a Q&A booklet concerning the management of building exteriors. This booklet offers a range of security measures, reference prices, and other pertinent information to assist in building exterior management.

To reduce incidents such as the peeling of exterior facades and the loosening of attachments on buildings, the municipal government has been allocating an annual budget since 2015 to commission professional organizations to conduct on-site inspections and assessments according to the "Taipei City Implementation Plan for Inspection and Handling of Facade Peeling of Buildings." As of June 2024, professional architects have been commissioned to conduct on-site inspections and assessments for a total of 5,723 cases of exterior facade peeling. Building owners (or management committees) have been guided and assisted in carrying out the necessary repairs. For cases where there is a potential public safety hazard, in addition to posting a "Beware of Falling Objects" notice on-site, notifications are issued to the management committee or property owner, mandating them to complete repairs or implement temporary safety protection measures within a specified deadline. If the required improvements are not made within the deadline, fines ranging from NT\$60,000 to NT\$300,000 may be imposed under the Building Act, or fines ranging from NT\$5,000 to NT\$300,000 may be imposed under the Administrative Execution Law, with the possibility of consecutive fines. As of June 2024, out of the 1,719 cases identified as hazardous, 1,652 cases have been improved, achieving a repair rate of over 96%.

To expedite the repair of building exteriors, the Taipei City government amended the "Taipei City Guidelines for Applying for Facade Peeling Repair and Subsidy" in 2024. This subsidy program applies to legally constructed, privately owned buildings that are over ten years old, where the exterior facade peeling affects public safety, specifically for facades facing roads (including legally defined open spaces and uncovered sidewalks) or privately established paths and open spaces accessible to the public. The subsidy covers two categories: crane fees and facade renovation fees, with expenses reimbursed based on actual costs. The maximum subsidy for exterior wall renovation per case is capped at NT\$200,000. As of June 2024, a total of 504 subsidy applications have been approved, with a total allocation of NT\$24,156,017 for repair subsidies.

To implement a system for voluntary building exterior wall safety inspections, the Taipei City Government, under the authority of Article 31-1 of the Taipei City Self-Government Ordinance for Building Management, enacted several regulations in early 2020. These include the "Taipei City Regulations for Building Exterior Wall Safety Diagnosis and Declaration" (effective February 4, 2020, with amendments announced on June 11, 2021), the "Requirements for Building Exterior Wall Safety

Diagnosis and Declaration in Taipei City" (effective March 31, 2020), the "Taipei City Principles for Management of Organizations and Personnel Responsible for Building Exterior Wall Safety Diagnosis and Declaration" (effective February 25, 2020), and the "Taipei City Subsidy Guidelines for Building Exterior Wall Safety Diagnosis and Declaration" (effective March 12, 2020). These regulations apply to buildings with 11 or more floors that are required to submit their first safety declaration by December 31 of the year following the 30th anniversary of their occupancy permit issuance, a second declaration by December 31 of the year following the 50th anniversary, and every 10 years thereafter. Buildings previously identified as having potential exterior wall hazards are prioritized for declaration. The property owners, management committees, or designated managers of such buildings must engage professional diagnostic organizations or personnel to conduct the safety inspections and handle the declarations. Failure to comply with these regulations may result in fines. These measures are intended to prevent incidents of facade peeling from aging and poorly maintained buildings, thereby ensuring public safety.



Crack Down Unauthorized Structures to Protect Property Buyers' Rights

Taipei City Government's Measures to Prevent New Unauthorized Structures

In order to strengthen building management and effectively curb the creation of new unauthorized structures, the municipal government has established the "Taipei City Government Measures to Prevent the Creation of New Unauthorized Structures." This measure applies to newly constructed buildings that have been issued occupancy permits since September 1, 2015. In the future, when applying for the first registration of property ownership or transferring property ownership, owners can attach a certificate of "No Unauthorized Structures in the Building" issued by a licensed architect. If the owner fails to provide this certificate, the land authorities will report the matter to the Taipei City Construction Management Office after registration. Through this mechanism, the government aims to eliminate any citizens who might take a chance, thereby preventing the emergence of new unauthorized structures, ensuring public safety, protecting consumer rights, and reducing transaction disputes.

The primary purpose of these measures is to establish mutual trust between parties during property transactions, preventing buyers from unknowingly purchasing properties with unauthorized structures and thus being held responsible for their removal in the future. Therefore, buyers can proactively request the seller to provide this certification during the transaction. The establishment of this mechanism is expected to help maintain orderly transactions, reduce property transaction disputes, and effectively prevent the creation of unauthorized structures.

From July 1, 2020, to June 30, 2024, the various land offices in the city received reports of 16,857 cases (equivalent to 30,763 households) where the certificate of "No Unauthorized Structures in the Building" was not provided during property ownership registration. After conducting investigations at the sites of these cases, the Office's inspectors have reported and demolished unauthorized structures in accordance with regulations.

Year of Reporting	Number of Cases	Number of Households
July – December 2020	2,644	3,733
January – December 2021	4,121	7,619z
January – December 2022	4,142	7,578
January – December 2023	3,740	7,450
January – June 2024	2,210	4,383
Total	16,857	30,763

Table 1 Number of Cases without a Certification of Unauthorized Structures-Free Reported by Land Office

Installation of Smoke Detectors in Illegal Rooftop Dwellings

In recent years, fires in illegal rooftop extensions in Taipei City have resulted in severe injuries and loss of lives, highlighting the high potential fire hazard of rooftop extensions with rapid fire spread and difficult evacuation. To prevent the recurrence of such accidents, there is an urgent need to install indoor smoke detectors to assist people in escaping. Consequently, the Taipei City Construction Management Office has developed the Execution Plan for Installing Smoke Detectors in Rooftop Dwellings in Taipei City jointly with the Taipei City Fire Department to enhance fire safety in rooftop extension residential areas. This plan mandates the installation of smoke alarms in rooftop extensions in Taipei City (indoor spaces enclosed by temporary or permanent walls on all four sides with a roof or canopy). The aim is to improve the success rate of early evacuation and reduce casualties in case of a fire. If any properties are reported by the fire department for non-compliance with the installation plan, the Office prioritize their forced removal to safeguard public safety.

Since 2017, our office has collaborated with the Fire Department to implement this project, identifying a total of 32,363 existing illegal rooftop structures and requesting the department's assistance in promoting the installation of residential fire alarms (referred to as "home fire alarms"). To date, 27,605 installations have been completed, achieving an installation rate of over 85% and thereby meeting the project's interim goals. The Fire Department continues to prioritize this promotion during home visits or post-disaster inspections. For locations where entry is not possible, notices regarding the installation of home fire alarms are posted as part of the awareness campaign. Our office also continues to require the installation of home fire alarms in existing or newly identified illegal structures. If construction is taking place, we also mandate that interior renovation materials comply with fire-resistant standards to ensure the safety of residents in the city.

This project has successfully met its interim goals since its implementation in 2017, and the key tasks have been integrated into regular operations. Therefore, starting from January 5, 2024, the project will no longer be in effect, and the responsibilities will revert to the Fire Department and the Taipei City Construction Management Office according to their respective jurisdictions.



▲ Figure 1 Types of Residential Smoke Detectors



▲ Figure 2 Installation of Residential Smoke Detectors

Ensure Public Safety by Eliminating Threats of Unauthorized Structures

Formation of the Taipei City Condominium and Building Act Dispute Mediation Committee to Address Illegal Structures

On February 10, 2020, the Taipei City government took the initiative to establish the Taipei City Condominium and Building Act Dispute Mediation Committee to handle reporting and disputes related to unauthorized structure inspections and demolitions. The committee has shown concrete benefits in the management of unauthorized structures:

1. Enhance Demolition Efficiency through Professional Review:

The committee conducts professional reviews from a neutral standpoint, inviting individuals involved in unauthorized structures to express their opinions. This approach effectively alleviates public grievances and resistance encountered during compulsory enforcement.

2. Consider Legal, Rational, and Humanitarian Factors When Setting Appropriate Demolition Deadlines:

The committee has formulated demolition deadline principles by taking into account factors such as local customs, cultural considerations, and relocation needs to institutionalize the demolition schedule.

3. Ensure Transparency with Public Announcement of Review Outcomes:

Decisions made during committee meetings are publicly disclosed on the Construction Management Office's official website, with personal data appropriately protected. This published information includes report dates, report references, partial report addresses, meeting dates, and decision details.

4. Nationally Pioneering, Setting an Example for Other Cities:

The establishment of the illegal building dispute resolution committee by our government has proven to be highly effective, earning the 2020 Integrity and Transparency Award. Numerous counties and cities have reached out for consultation or sent delegations to learn about the related operational procedures, using our approach as a reference for enhancing the efficiency of unauthorized structure management policies.

The committee has been operating as planned and has successfully achieved its intended objectives. As of June 2023, the committee had reviewed and upheld the original decisions in a total of 1,651 cases, all processed in accordance with regulations. The committee remains committed to enhancing the efficiency of resolving unauthorized structure disputes.

Curbing Illegal Structures - Large New Illegal Structures Included in Special Demolition Project

To thoroughly implement the demolition of new illegal structures, starting from 2023, the government has adopted a scoring system based on factors such as the size of the illegal structure, the year it was reported, and whether it is a rebuild after demolition. Large new illegal structures with an area exceeding 300 square meters are included in the annual demolition plan. Each year, the top 12 cases with the highest scores are selected for phased demolition. Through strong guidance from the Construction Management Office, property owners of illegal structures have been encouraged to voluntarily demolish or improve their structures. As of the end of June 2024, a total of 18 large new illegal structures, each exceeding 300 square meters, have been demolished.

The government will continue to target illegal structures that pose public safety risks and prevent the construction of new illegal structures. Citizens are urged not to take chances by building illegal structures. If an illegal structure has already been reported, property owners are advised to demolish it as soon as possible to ensure compliance with the law.



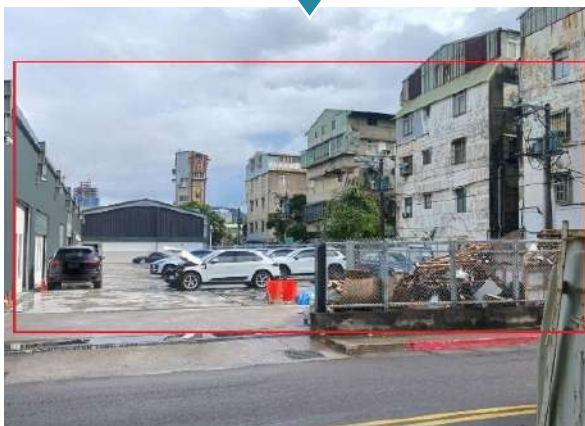
Before demolition



Before demolition



After demolition



After demolition



Demolition of All Existing Unauthorized Buildings Endangering Public Safety

In recent years, the Taipei City Government has been dedicated to safeguarding the residential safety of its citizens. It has actively promoted and established special projects to rectify unauthorized constructions that pose a threat to public safety. As of the end of June 2024, the government had successfully addressed 2057 cases of unauthorized constructions that jeopardized public safety, underscoring the high regard the government holds for the quality of life and safety of its residents.

Among the 2,057 cases of illegal constructions, there were 222 instances reported as emergencies through the 1999 hotline, 48 cases of buildings with illegal extensions of two or more floors on top of the roofs, 158 cases of encroachments on fire compartments (alleys), 208 cases of rooftop constructions subdivided into three or more residential units (multiple suites), 214 cases of illegal constructions used as commercial kitchens, 58 cases where illegal constructions led to fires, and 1,149 cases of existing rooftop illegal constructions without installed residential fire alarms, all of which posed threats to public safety. The city government has consistently prioritized citizen safety as its foremost duty. By cracking down on unauthorized constructions that endanger public safety, the government not only upholds legal fairness but also makes a significant contribution to the public safety of the city's buildings.

The Construction Management Office has given top priority to the removal of unauthorized constructions that endanger public safety. In cases where forced demolition is executed, the demolition costs are borne by the responsible parties. If unauthorized constructions are rebuilt after demolition, the matter is referred to judicial authorities for investigation and potential prosecution. In accordance with Article 95 of the Building Act, penalties may include a maximum of one year's imprisonment. Additionally, if unauthorized constructions result in injury or loss of life, those responsible for the unauthorized constructions will also face civil and criminal liabilities.



Number of Illegal Structures Tackled between July 1, 2022 and June 30, 2024				
Administrative districts	New illegal building works	New illegal building works after demolition	Common illegal building works	Total
Neihu	960	63	255	1278
Nangang	377	25	146	548
Da'an	858	106	322	1286
Wenshan	792	50	235	1077
Datong	633	25	72	730
Zhongshan	932	118	321	1371
Shilin	981	66	156	1203
Beitou	962	100	122	1184
Songshan	518	51	211	780
Xinyi	685	48	243	976
Zhongzheng	512	58	173	743
Wanhua	649	93	380	1122
Total	8859	803	2636	12298

Applications Processed by Taipei City Condominium and Building Act Dispute Mediation Committee

Last update: June 30, 2024 (data as of the decision made on June 24, 2024 as determined by Order No. 11320605)

Types			Number of Cases
Total petitions			2483
Rejected			84
Withdrawn			264
Reviewed	Cases with original decision reviewed		22
	Cases with original decision upheld	Cases closed	1735
		Pending	259
	To be clarified (including reconsidered cases)		6
	Waiting for more pictures		3
	Cases temporarily with original decision upheld		29
	Cases with Deadline for Application		72
	Pending review		9



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

Formulation of the Review Procedure for Building Permits Involving Spaces for Fire Vehicle Rescue Activities and Fire Rescue Routes

1. Project Introduction and Vision

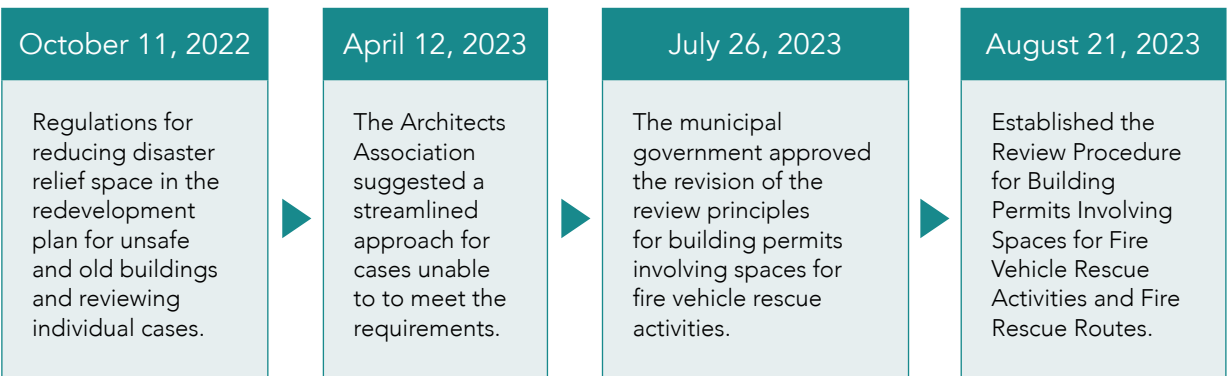
To establish the operational procedures for reviewing building permits involving spaces for fire vehicle rescue activities and fire rescue routes in Taipei City and enhance the self-rescue capabilities of buildings, the Taipei City government has formulated the Review Procedure for Building Permits Involving Spaces for Fire Vehicle Rescue Activities and Fire Rescue Routes. Implemented on August 21, 2023, this procedure will facilitate the process of permit issuance.

The key points of this operational procedure are as follows:

- a. If the Fire Department's review determines that the disaster relief space does not comply with the guidelines or that the disaster relief route is not accessible, but the building is exempted from further management, the permit will be issued upon review and approval by the Fire Department during coordination.
- b. If the Fire Department's review finds that the disaster relief space does not comply with the guidelines or the disaster relief route is not accessible, and continues to fail to meet the requirements for fire vehicle disaster relief spaces and routes after the design architect's self-review, the design architect may sign and certify an alternative or reduction plan. In this case, the permit will be issued without the need for further review by the Fire Department. Subsequent reviews will encompass fire equipment as well.
- c. If the design architect has self-certified that compliance with the disaster relief space guidelines and accessibility of disaster relief routes is not achievable, they can proceed to obtain a building permit based on the alternative or reduction plan provisions. Subsequent reviews will also include fire equipment.
- d. For building sites that do not fit the above scenarios and still cannot comply with alternative or reduction plans, they will be referred to the pre-review panel for deliberation. Only if approved by the panel can the permit be issued based on the approved plans.

2. Development

Legislation Progress



3. Executive Results

The Review Procedure for Building Permits Involving Spaces for Fire Vehicle Rescue Activities and Fire Rescue Routes was issued and implemented on August 21, 2023, to enhance the efficiency of building permit issuance.

4. Future Outlooks

In recent years, Taipei City has been actively promoting the accelerated reconstruction of old and unsafe buildings. These unsafe and old structures are typically situated in areas of Taipei City that urgently need redevelopment due to their aged and cramped conditions. The environmental conditions of these building sites are not comparable to those in newly planned urban areas. Difficulties in planning disaster relief spaces or routes to access these spaces due to external site conditions led to challenges in obtaining Fire Department approval and subsequently, building permits. This, in turn, hindered the redevelopment of these areas and old buildings.

Taipei City has effectively enhanced the reconstruction of unsafe and old buildings within the scope of urban renewal plans. Not only has the living environment improved, but building safety and the overall quality of life for citizens have also been enhanced, contributing to a better urban landscape.

Revision of the Principles for Handling Construction Applications on Partial Land within Licensed Building Sites in Taipei City

1. Project Introduction and Vision

To facilitate construction on parts of land within licensed building sites in Taipei City, whether individually or in conjunction with adjacent land, the Taipei City Department of Urban Development issued these principles under Order No. 10363625400 on August 1, 2014. The full text consists of six articles.

The current provisions, specifically points three and four, outline requirements for land that had already undergone cadastral division prior to the enactment of the Building Site Statutory Open Space Division Regulations (referred to as the division regulations) on February 2, 1986. However, due to issues arising from practical operations and the complexity of various scenarios, these provisions simplify the requirements for constructing on partially divided land, whether individually or in conjunction with adjacent land. Moreover, there are no specific guidelines for handling cases where the remaining building site's air raid shelters or parking spaces do not comply with the regulations in effect at the time of construction. Therefore, it became necessary to amend these principles to ensure the regulations are more comprehensive and clear. The revised principles were issued on September 8, 2023, with the following key points.

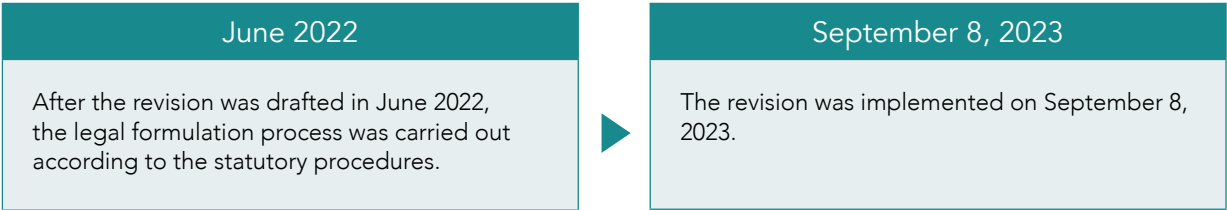
- a. Amended the wording of the existing Article 1 based on the legal framework of the current administrative regulations at the department level.
- b. Added an amended Article 2 to provide clear definitions for the terms "Building Site," "Application Site," and "Remaining Building Site."
- c. The current Article 2 was renumbered as Article 3 to specify that buildings within the building site and the statutory open spaces retained must obtain a statutory open space division certificate for cadastral division purposes, for clarity.
- d. Added an amended Article 4 to specify situations in which the statutory open space of a building site is not subject to the restrictions mentioned in Article 3.
- e. The current Article 3 was renumbered as Article 5. The effective date for the division regulations was amended to February 2, 1986. For those that had completed cadastral division before the

effective date of the division regulations, the requirements for separate or combined applications for construction on the building site were detailed. The requirements include allowing legally retained private roads to connect to the building line, the required width of setbacks, and the requirement of shared elevator space for access to buildings on the remaining building site.

- f. The current Article 4 was renumbered as Article 6, and it is stipulated that for cases when the application for building construction is made for the base where the cadastral division has been completed before the promulgation of the division regulations, it is necessary to review whether the remaining building site's air raid shelter facilities or parking spaces comply with current legal regulations and the corresponding handling mechanisms.
- g. Deleted the existing Article 5, as it is considered that in practical operations, the overlay drawings and attached licenses can already clearly distinguish the scope of the remaining building site with the original use permit from the scope of the new building base. Thus, the current Article 5 is no longer necessary and should be deleted.

2. Development

Legislation Progress



3. Executive Results

For cases of partial reconstruction applications on the same licensed building site, the amendments will facilitate cases where the existing legal building's air raid shelter or parking spaces do not meet regulations by providing alternative options to follow, greatly increasing opportunities for reconstruction of existing legal buildings.

4. Future Outlooks

There are currently 300,000 legally existing buildings in Taipei City that are over 30 years old. After the revision of these principles, the amendments will greatly benefit cases of partial demolition and reconstruction of row buildings.

Amendment to the "Application Guidelines for the Certification of Combined Use of Public and Private Irregular Lots in Taipei City"

1. Project Content and Vision

To implement Article 11 of the " Taipei City Self-government Ordinances for Use of Irregular Lots," which stipulates that when the neighboring land of irregular lots is publicly owned, the landowner must obtain a certification from the Department of Urban Development of the Taipei City Government to confirm that the private land has been combined with the adjacent public land to form a complete building site. Accordingly, the "Application Guidelines for the Certification of Combined Use of Public and Private Irregular Lots in Taipei City" have been established.

This amendment addresses practical issues encountered in the current regulations and operational needs. The existing provisions did not clearly require that the drawings submitted by applicants

be certified by an architect, leading to operational challenges. Therefore, the regulations have been updated to include this requirement. Furthermore, in conjunction with the amendment of the "Taipei City Self-government Ordinances for Use of Irregular Lots," a comprehensive review of the outdated provisions was conducted to enhance clarity and completeness. The amendment was promulgated on March 19, 2024, and came into effect on March 25, 2024. The key points of the amendment are outlined as follows:

1. Removal of abbreviations used for the Taipei City Government.
2. Standardization of terminology, revising the wording for "private land to be merged" and "public land proposed for merging."
3. Addition of required drawing items and implementation of the architect certification system.
4. Revision of the website for downloading relevant forms.
5. Removal of the review responsibilities of the Irregular Lot Mediation Committee of the Taipei City Government.

2. Development

Legislation Progress



3. Executive Results

The "Application Guidelines for the Certification of Combined Use of Public and Private Irregular Lots in Taipei City" were amended and promulgated on March 19, 2024, and came into effect on March 25, 2024. The amendments now enforce the architect certification system by requiring that the drawings submitted by applicants be certified by an architect. This enhancement contributes to improving administrative service efficiency and the quality of architectural design, thereby expediting the issuance of certification for the combined use of public and private irregular lots.

4. Future Outlooks

The amended "Application Guidelines for the Certification of Combined Use of Public and Private Irregular Lots in Taipei City" aim to enforce the architect certification system in alignment with the principle of separating administrative and technical responsibilities. This is expected to enhance administrative service efficiency and the quality of architectural design. In addition, the certification will significantly promote the utilization of publicly owned irregular lots.

Revision of the Taipei City Self-government Ordinances for Use of Irregular Lots

1. Project Introduction and Vision

In accordance with social and economic conditions and practical needs, there is a need to improve the fairness and justice of land development while increasing the utilization of irregular lots. Therefore, old and deteriorating buildings, legal buildings damaged by natural disasters, building sites constrained by topography are excluded from the requirements for irregular lot usage to accelerate the integration of land with old and unsafe buildings. By relaxing the construction restrictions on such land or existing legal buildings, the government can expedite the redevelopment of these areas, facilitate urban land development, encourage the reconstruction of aging structures, and drive urban renewal, thereby enhancing the overall quality of the built environment.

When a building site or urban renewal unit adjoins an irregular lot and is the sole property to be merged with that irregular lot, a notification regarding the option to jointly use or purchase the irregular lot must be provided to safeguard the rights and interests of the irregular lot's owners. However, if the irregular lot is co-owned and one of the co-owners is unwilling to merge after being notified, or if the construction site is adjacent to multiple irregular lots and one of the irregular lot owners has no intention to merge their land, there is no need to notify the other landowners.

There are times when consolidation with irregular lots cannot achieve reasonable land use due to special site conditions or the owners of adjacent public-owned irregular lots are unwilling to sell their lands. In these cases, there is no need for further notification for sale or proof of the merging of public or private after review and approval by the irregular lot mediation committee. This accelerates land development through the exemption from merging.

2. Development

Legislation Progress



3. Executive Results

This self-governing ordinance is aimed at promoting rational land use, maintaining the cityscape, and ensuring the planning and design of building sites adheres to the principles outlined in Article 44 of the Building Act. For properties that are not considered irregular lots, there is no need to go through the adjustment process. However, when a property is adjacent to an irregular lot and serves as the sole adjacent property that could merge with it, it is specified that a notification regarding the option for joint use or purchase of the irregular lot shall be provided, thereby safeguarding the

4. Future Outlooks

Originally named the Taipei City Regulations for Use of Irregular Lots, the Taipei City Self-Government Ordinances for Use of Irregular Lots has undergone multiple amendments. To achieve a consensus, input and feedback were sought from relevant organizations such as the Taipei City Architects Association and the Real Estate Development Association Of Taipei during the amendment process. This collaborative approach aimed to simplify the resolution of irregular lot issues, expedite urban land integration, and reduce coordination time, ultimately making urban land integration and building permit applications more efficient.

Formulation of the Taipei City Building Energy Consumption Control Regulations

1. Project Content and Vision

Since the United Nations adopted the Paris Agreement in 2015, the goal has been to limit the global temperature rise to below 2°C this century, with efforts to keep it within 1.5°C. In recent years, Taipei City has been increasingly affected by climate change, high levels of urbanization, the heat island effect, and its basin topography, resulting in record-breaking summer temperatures year after year. Statistics indicate that the residential and commercial sectors contribute significantly to global greenhouse gas emissions, accounting for approximately 27% globally (20.7% in Taiwan). To avert climate catastrophe, numerous countries and cities worldwide have declared their commitment to achieving net-zero emissions by 2050 or have proposed related policies, focusing on reducing carbon emissions from both new and existing buildings.

In order to achieve the 2050 net-zero emissions target, the Taipei City Government has developed a net-zero roadmap and carbon reduction strategies for 2050. The goal is to turn the challenge of achieving net-zero emissions into an opportunity for economic and social transformation and upgrading within the city. The process of striving for net-zero emissions is expected to create more job opportunities, stimulate economic and technological growth, and make Taipei a healthier, safer, and more livable sustainable city.

2. Development

Legislation Progress



3. Executive Results

The regulation was implemented in line with the city's Net Zero Roadmap Report and building-related policies, adhering to the principles of "public before private," "new before old," and "demonstration before requirements." It mandates that public buildings in the city must be actively managed and improved by the responsible authorities to reduce energy consumption. Furthermore, the enhancement of building energy efficiency in the city necessitates a collaborative effort across various sectors. Consequently, organizations and schools are permitted to formulate policies as needed, leveraging building energy consumption data and integrating multiple approaches such as green finance, tax incentives, ESG, subsidies through the Forward-looking Infrastructure Development Program, urban renewal floor area ratio bonus, CSR, and ESCO to collectively promote and execute these initiatives.

4. Future Outlooks

The implementation of this new regulation involved a comprehensive stakeholder engagement process. Key industry bodies, including the Taipei Architects Association and the Real Estate Development Association of Taipei, were invited to provide input and help build consensus. This consultative approach underscores the city government's resolute commitment to achieving its net-zero emissions target and tackling the wider climate and environmental issues facing the city.

Revision of the "Taipei City Guidelines for Commissioned Review of Special Structure Buildings"

1. Project Introduction and Vision

The legislative purpose of external structural reviews is to mandate the commissioning of structural reviews during the architectural design phase for structures with high geological risks or specific geotechnical engineering conditions that are prone to disasters. This process involves professional engineers from relevant associations providing expert opinions to assist in appropriate structural planning. In light of several incidents where basement excavation during construction projects led to the collapse of neighboring buildings, the guidelines have been revised to enhance the quality of design for structures with high geological risks or specific geotechnical conditions and to ensure appropriate structural planning at the architectural design stage, thereby safeguarding public safety. Consequently, the "Guidelines for Commissioned Review of Special Structures Related to Building Permit Applications in Taipei City" have been revised and renamed as the "Taipei City Guidelines for Commissioned Review of Special Structure Buildings." These revisions were promulgated on June 7, 2024, and came into effect on June 27, 2024. The key points are outlined as follows:

1. Amendment to Article 1:

Clearly defined the legislative intent of these guidelines to align with the legal framework.

2. Amendment to Article 2:

- 1). This revision includes prestressed or precast concrete systems, basic structural systems of buildings that are not part of the load-bearing wall system, frame system, moment-resisting frame system, or dual system as specified in Seismic Design Specifications and Commentary of Buildings, as well as buildings that adopt seismic isolation or passive energy dissipation systems in accordance with Chapters 9 and 10 of Seismic Design Specifications and Commentary of Buildings, thereby categorizing them as special structural buildings.
- 2). A map indicating areas with weak or loose geological conditions has been added for reference and comparison. The areas of Beian and Jintai sections in Zhongshan District

have been designated as weak geological areas within the Taipei Basin. Furthermore, considering the high soil liquefaction potential in certain areas of the Taipei Basin, excavation methods for underground construction are now explicitly restricted based on the reasonable and appropriate geological suitability for retaining walls during excavation. In addition, considerations have been made for deep single-layer underground excavations or varying floor heights during excavation. For the safety of hillside development, retaining structures exceeding certain limits are now required to undergo review as special structure buildings.

3. Amendment to Article 3:

- 1). Revised the name of the agency accepting commissioned reviews.
- 2). Clearly defined the qualifications for reviewers in building structural engineering and geotechnical engineering.
- 3). Added the requirement that reviewing agencies or organizations must maintain a register of their reviewers and submit it to the Department of Urban Development for reference, with information clearly indicated.

4. Amendment to Article 4:

- 1). Specified the documents and drawings required for review applications to prevent incomplete submissions.
- 2). The review procedures for commissioned reviews of special structures now include both preliminary review and the final review process. The wording has been revised for clarity, aligning with the principles of integrating site geological investigation and geological safety assessment with the review of development activities.

5. Amendment to Article 5:

- 1). Removed the overly broad criteria that previously included master's degrees in geotechnical-related fields to tighten the qualification requirements for professional reviewers in geotechnical engineering.
- 2). In response to the significant impact of geological conditions on building structural safety in areas with weak or loose soils in this city, at least two professional geotechnical engineers are now required for the commissioned review of special structures in such areas. The review timelines for the responsible agencies have also been clearly defined to avoid misunderstandings.

6. Amendment to Article 6:

Based on relevant association feedback, review fees are now paid directly to the commissioned review agency or organization.

7. Amendment to Article 7:

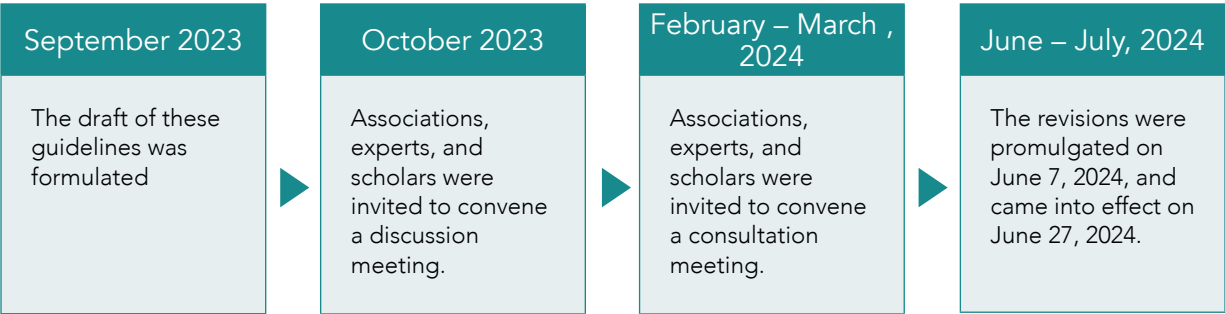
Considering in practical operations that the expanded scope of special structure buildings may impact the progress of special structure reviews, a provision has been added in the second paragraph allowing for a one-time extension of the structural review deadline before it expires. A final deadline for completing the entire review is also added.

8. Amendment to Article 8:

To align with the document's structural format, the original Article 6 has been moved to Article 8. The subsequent procedures for handling cases that have passed the review have been clearly defined.

2. Development

Legislation Progress



3. Executive Results

The "Taipei City Guidelines for Commissioned Review of Special Structure Buildings" came into effect on June 27, 2024. Moving forward, applications for building permits will place greater emphasis on the review of structural design, thereby enhancing the safety of buildings constructed in high-risk areas prone to disasters.

4. Future Outlooks

In response to the recent increase in construction safety incidents caused by basement excavations and building demolitions in new construction projects in this city, the revision of the "Taipei City Guidelines for Commissioned Review of Special Structure Buildings" expands the scope of external structural reviews. It also requires the reviewing agencies or organizations to focus on the specific structures or geological conditions in each applicable case, thereby strengthening public safety for both new constructions and neighboring buildings.

Establishment of the Design Principles for Decorative Structures Attached to Buildings in Taipei City

1. Project Introduction and Vision

The Compilation of Attached Resolutions for Spot Checks and Approval of Building Permits by the Taipei City Government has been in effect since September 15, 2017. After five years of implementation, it became evident that some of its provisions faced practical challenges in application. To increase the diversity in the city's building aesthetic design and cityscape while providing a compliance basis for decorative structures attached to buildings, Taipei City Construction Management Office and the Architects Association have formulated these principles after numerous discussions and deliberations.

The key points of these principles are as follows:

- a. Limitations on the dimensions, transparency, and related height and area of decorative structures attached to balconies, balcony edges, parapets, terraces, awnings, roof projections, exterior walls, structural overhangs of buildings, and perimeter walls.
- b. Designs of decorative structures attached to buildings that are approved by the Taipei City Building Permit Preliminary Review Panel are exempt from the restrictions outlined in these principles.

2. Development

Legislation Progress



3. Executive Results

The Design Principles for Decorative Structures Attached to Buildings in Taipei City are scheduled to be published by December 2024.

4. Future Outlooks

With the primary goal of achieving urban environmental development as its guiding principle, the Design Principles for Decorative Structures Attached to Buildings in Taipei City have been formulated to promote diverse and aesthetically pleasing architectural designs, ultimately enhancing the cityscape. These principles aim to shape a favorable urban landscape, create regional distinctiveness, and maintain a high environmental quality.

Formulation of the Review Procedures for Establishment and Approval of Construction Residual Soil Treatment Plants and Mixed Waste Sorting Plants in Taipei City

1. Project Introduction and Vision

The Taipei City Government promulgated 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) under the official letter No. 8802320500 of the Taipei City's Public Works Department. Subsequently, in accordance with the letter No. 0960035196 issued by the Ministry of the Interior's National Land Management Agency (formerly known as Construction and Planning Agency) on March 15, 2007, the Construction Residual Soil Treatment Plan was enacted. On January 27, 2012, the Taipei City Government announced the Taipei City Construction Residual Resource Management Regulations under the official letter No. 10133668300. Taipei City has consistently revised and improved these regulations based on the actual management of construction residual soil and mixed waste. On December 7, 2017, the Taipei City Government issued provisional guidelines under the official letter No. 10635012600, which was elevated to Taipei City Self-government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants under official letter No. 1103043068 on October 8, 2021.

The Review Procedures for Establishment and Approval of Construction Residual Soil Treatment Plants and Mixed Waste Sorting Plants in Taipei City were established in accordance with the provisions of Paragraph 4 of Article 4, Paragraph 2 of Article 7, and Article 8 of the Taipei City Self-

government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants regarding the examination procedures for applying to establish residual soil treatment plants, required documents, procedures for changes to such sites, management plans for existing treatment plants, and calculation methods for operational deposits. The Review Procedures are expected to be officially promulgated and implemented by the end of December 2024.

The Review Procedures consist of twelve articles, with the key points as follows:

- Article 1. specifies the legal basis for this regulation
- Article 2. specifies that the competent authority responsible for the procedures is the Taipei City Department of Urban Development and further clarifies the duties of other relevant municipal agencies.
- Article 3. lists the required documents for applying for permission to establish such plants.
- Article 4. lists the required documents for applying for permission to establish such plants.
- Article 5. specifies the procedures for applying for permission to establish or change such plants, deadlines for corrections, and related rejection provisions.
- Article 6. specifies the requirements for applying for operational permits and changing operational permits, including regulations regarding application documents, application procedures, deadlines for corrections, and criteria for rejection.
- Article 7. explains the method for calculating operational deposits.
- Article 8. specifies the timing and procedures for applying for extensions of operating permits and the required documents.
- Article 9. specifies the procedures for ceasing operations.
- Article10. addresses the requirements for setting up remote monitoring and recording equipment at the plants.
- Article11. specifies that the Taipei City Department of Urban Development is authorized to establish the formats for documents and forms.
- Article12. specifies the effective date of the Review Procedures.

2. Development

Legislation Progress



3. Executive Results

The Taipei City Self-government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants was implemented on October 8, 2021. This ordinance allows for the establishment of construction residual soil treatment plants in accordance with urban planning regulations in areas such as agricultural zones, conservation zones, and industrial zones, subject to certain conditions. Existing treatment sites are mandated to reapply for establishment within three years after the promulgation of the ordinance. Therefore, there is an urgent need to formulate the Review Procedures for Establishment and Approval of Construction

Residual Soil Treatment Plants and Mixed Waste Sorting Plants in Taipei City to provide a legal basis for existing plants to transition smoothly in compliance with the law.

4. Future Outlooks

The Taipei City Self-government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants was implemented on October 8, 2021. It is anticipated that once the Review Procedures for Establishment and Approval of Construction Residual Soil Treatment Plants and Mixed Waste Sorting Plants in Taipei City are passed, they will provide a legal basis for both new and existing plants. This legal framework will assist operators of these plants in applying for permits and transitioning effectively, significantly benefiting the establishment and management of such facilities in Taipei City.

Value-added Services in a Livable City

Building Safety Inspections

Project Background and Introduction

On May 1, 2011, the Taipei City government established a cross-departmental public safety joint inspection team, which conducts surprise inspections on specific high-risk locations. Venues that fail to meet the required standards are not only fined up to NT\$300,000 according to the law but also have a public safety violation notice posted on-site. Between July 1, 2023, and June 30, 2024, a total of 24 such notices were posted. This approach leverages consumer pressure to jointly encourage business operators to complete the necessary improvements within the specified timeframe, thereby ensuring public safety in consumer venues.

Process

Random safety inspections have been carried out in venues with high population density, including large department stores, wholesale stores, cinemas, hotels, KTVs, restaurants located on upper floors, pool halls, Internet cafes, and arcades. Venues found to violate safety standards may face fines ranging from NT\$60,000 to NT\$300,000 and are required to make the necessary improvements within a specified timeframe.

Actual Results or Expected Outcomes

To maintain the quality of inspections, the CPAMI (Construction and Planning Agency, Ministry of the Interior) requires a reexamination rate of 15% or higher. Since 2006, the Taipei City government has allocated a budget and enlisted private entities to perform these reexaminations through established government procurement procedures. After years of implementation, the government has achieved remarkable results in upholding public safety. For 11 consecutive years since 2011, Taipei City has consistently earned a "premium" rating in the Metropolis category of the building safety supervision competition organized by the Ministry of the Interior, surpassing other cities in Taiwan. This recognition underscores the city's dedication to ensuring building safety and supervision.

No.	Project	Implementation Period	Target	Number of spot-checks/qualified/disqualified/ others
1	Joint safety inspections on larges department stores during anniversary sales	October 16, 2023 – November 6, 2023	Department stores covering 5000 square meters with anniversary sales underway	39/35/4/0
2	Year-end joint safety inspections on larges department stores and restaurants	January 8, 2024 – January 24, 2024	Large department stores and restaurants	44/41/3/1
3	Joint safety inspection	July 1, 2023 – June 3, 2024	Nightlife establishments such as bars and pubs	82/71/11/4
4	Entertainment hotspots for teenagers during summer breaks	July 1, 2023 – June 3, 2023	Large department stores, cinemas, KTVs, Internet cafes, pool halls, arcades	157/154/3/0

Buildings Failing to Pass Public Safety Inspections in 2023 and 2024

Year	Number of reported cases	Number of reexamination reexamination	Reexamination rate	Number of disqualified cases	Disqualification rate	Numbers of demerit points
2010	5485	1793	32%	43	2.3%	14
2011	7018	1342	19%	27	1.4%	10
2012	7902	2215	28%	68	3.4%	2
2013	9400	1346	14%	27	2.0%	10
2014	11858	2216	18%	43	1.9%	2
2015	12545	2217	17%	51	2.3%	17
2016	11638	2214	19%	21	0.9%	5
2017	13074	2232	17%	41	1.8%	12
2018	11810	2252	25.2%	17	0.7%	2
2019	12608	2264	22.9%	42	1.86%	9
2020	9361	2400	25.6%	51	2.12%	23
2021	8569	2400	28%	45	1.87%	21
2022	10004	2500	25%	61	2.44%	34
2023	11989	2500	20%	47	1.88%	19
1H 2024	5807	829	14%	19	2.29%	8

History of Safety Spot Checks in Taipei City

Building Accessibility Inspection and Supervised Improvement

In order to promote accessible environments in buildings, the Taipei City government has established several initiatives, including the Taipei City Accessibility Promotion Taskforce, a consulting and review team for improving facilities for people with mobility challenges in public buildings, a committee for subsidizing accessibility improvements in existing residences, and the creation of the building accessibility improvement fund. These efforts are aimed at conducting legal advocacy, outsourcing inspections, providing personnel training, and offering subsidies for improving accessibility in existing residences.

To assist in creating a barrier-free environment in existing residential buildings within the city, benefiting individuals with disabilities, the elderly, pregnant women, parents with strollers or shopping carts, and others with temporary mobility challenges, the government launched the Taipei City Subsidy Program for Accessibility Improvement Costs in Existing Residences in 2014. This program provides subsidies for the improvement of shared areas in residential apartment buildings, including refuge floor ramps and handrails, elevators, straight or curved stairlifts, and platform lifts. The program encourages and guides residents to independently enhance their accessible living environment. The subsidy covers up to 45% of the total improvement cost, with priority given to those living in the same building who hold disability certificates.

To continuously improve the accessibility environment in this city, an announcement has been made to include the following venues in the ninth phase of the improvement implementation plan: theaters, cinemas, performance halls, karaoke venues, exhibition halls, sports halls (venues) and facilities with seating areas over 200 square meters, music halls, cultural and recreational centers, social education centers, assembly halls (venues), community (village) activity centers, stations (road, rail, mass transit), airports, indoor swimming pools, conference halls, exhibition halls, museums, art galleries, libraries, aquariums, science museums, display halls, data centers, history museums, observatories, art museums, music halls, cultural and recreational centers, social education centers, assembly halls (venues), community (village) activity centers, sports halls (venues) with seating areas less than 200 square meters, elementary school classrooms, teaching buildings, related teaching spaces, classrooms and teaching buildings of junior high schools, high schools, vocational schools, colleges, and universities, as well as cram schools (training centers) and after-school care centers with a floor area of over 500 square meters.

In addition, the following venues, including those with business halls such as financial institutions, securities trading venues, financial and insurance institutions, cooperatives, banks, postal services, telecommunications, water, and power utility business locations, will be included in the tenth phase of the improvement implementation plan. These plans will run concurrently with the ninth phase, with inspections to be completed by the end of 2026.

Improving Pedestrian Arcades and Sidewalks for Enhanced Pedestrian Mobility

In order to create accessible pedestrian pathways and high-quality, aesthetically pleasing sidewalks in the city, the Taipei City government launched the plan for leveling pedestrian arcades in 2002. This plan was executed in phases through interdepartmental collaboration, district by district. The leveling efforts primarily focused on areas around transportation hubs, tourist attractions, commercial districts, and healthcare facilities, expanding in various directions. By the end of 2016, more than 180,000 meters of leveling had been completed.

After years of execution, major roads in Taipei City have largely completed the arcade leveling work. This achievement has made a significant contribution to the improvement of the pedestrian

environment in various regions and has received strong approval from the citizens. To carry forward the spirit of the arcade leveling initiatives and extend our efforts to diverse public pedestrian spaces within urban areas, starting from 2017, the Taipei City government has placed its emphasis on improving aging communities located within building sites, as well as open spaces along streets designated for public pedestrian access. This encompasses sidewalks and uncovered pedestrian pathways. These areas have been included in the improvement scope due to persistent issues such as damage, loosening, and uneven surfaces, which have not only compromised safety but also affected the aesthetic appeal of these pedestrian walkways. Additionally, completed routes have been interconnected to establish an accessible network of pathways, creating a secure and inviting pedestrian environment. From 2017 to 2022, a total improvement length of 24,723 meters has been successfully completed, with ongoing improvements of approximately 2,400 meters planned for 2023.



▲ Minquan East Road, Section 6 - Before Arcade Improvement



▲ Minsheng East Road, Section 4 - Before Sidewalk Improvement (Without Canopy)



Excellent Condominium Competition, Presentation, and Award Ceremony

2022 Taipei City Best Condominium Competition: Results and Award Ceremony

In order to encourage proactive community maintenance among condominium residents and the optimal utilization of condominium designs and features, thereby enhancing the quality of life and living environment, the Taipei City Construction Management Office has organized the Taipei City Best Condominium Competition on an annual basis. By engaging the public's participation, the Office aspires to elevate Taipei City to a world-class city and a source of pride for Taiwan.



▲ Main visual design of the 2022 Taipei City Best Condominium Competition and the award ceremony

小型住宅社區組



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優良公寓大廈



鉞金苑社區



2020年爆發的新冠肺炎疫情，2021年突如其來的三級警戒，有如一顆顆試金石，不只考驗政府的應變能力，也考驗出每個社區的包容力與韌性。

去年間「確診」色變的期間，許多社區手忙腳亂、家家戶戶自掃門前雪。然而，鉞金苑全體居民與物業管理處，展現了高度的防疫執行力與包容力，不只在防疫物資上超前部署，提供社區最嚴密的防護網，對確診居民與工作人員也予以適當的關懷與協助，讓每位居民、工作人員與訪客都能安心康復、重返正常軌道。

疫情爆發三年來，鉞金苑管委會不曾懈怠，該開的會議、該做的決策一項也沒落掉，與新美齊物業一起攜手合作，傾全力不讓病毒擾亂社區運作。

此次能獲得評審們青睞拿下第一名，鉞金苑全體居民除了感謝評審們高度的肯定，更重視給予的批評指教，那都是促使我們再進步的動力，此刻心中的激動與感動已無法言喻，只能用一句話來形容：「那當跑的路我已跑盡，那美好的仗我已打過」



民權世紀大廈



民權世紀社區位於台北市內湖區民權東路六段123巷內，為地上10層、地下3層，共80戶大樓，周邊有三車總醫院、圖書館、學校、公務大樓及防災科學教育館且鄰近高速公路因交通十分之便利。

民權世紀社區管理委員會成立至今已邁入第24年，歷屆管理委員會一直以來均盡心盡力的為社區做出貢獻，對於各項制度之執行及推動，均以同理心及尊重關懷的態度作為考量，保持住戶及廠商間的和睦，務求長遠維持社區現狀，逐步的執行及處理社區各項大小事務。社區內的多數住戶也非常熱心、熱情的加入里內的各項志工服務行列，除清掃區內街道及夜間定點安全巡邏，每月資源回收處理及老人供餐服務等讓區內居民都感受到滿滿正能量。

本次為社區第一次參加「臺北市111年度優良公寓大廈評選活動」，當通知入圍複選時對社區來說已是莫大的肯定，到最後非常榮幸獲頒優良小型社區評選第二名及鄰里志工獎，非常感謝評審們的肯定與給予社區這份殊榮及後續可作加強項目的意見，讓社區可持續改善缺失盡力做到完美以創造更安全、更舒適、更美好的家園。同時謝謝東亞物業管理公司及北國霖機電公司等團隊給予社區協助與配合，我們帶著榮耀，更加持續保持下去。



森濤苑大廈



得知市府有優良公寓大廈評選活動，各位評選委員均為各界翹楚，為求提升社區故報名參加。建設綠化環境是全體住戶的共識，希望能營造出一個節能低碳又有優美環境的森濤苑。評比委員對社區不吝提出修正方向，我們將逐步改良，讓社區成為內湖區一顆美麗的珍珠，使住戶享有舒適和美的生活環境。

非常感謝能獲得評審委員們的青睞，獲得第三名的成績，這也對繼續營造社區，予以莫大的鼓勵。感謝各位委員、協會及台北市政府。



台北日內瓦社區



台北日內瓦社區是一個成立將近12年的社區，很感謝台北市建管處及物業管理協會所舉辦的111年度優良公寓大廈評選活動，借助各個領域專家的評鑑來了解社區經營的優秀之處。台北日內瓦社區管委會秉持著社區除了完善的硬體設施外，社區最重要的主體是人，因此如何營造一個具有質感、相互理解，進而成為和諧溫馨的社區，是台北日內瓦社區管委會與住戶們共同努力的目標。此次參賽，獲得優等獎的成績，我們非常的感謝，同時我們也會聽取委員們的意見，讓社區未來規劃更好。

▲ Winner list: small-sized condominiums

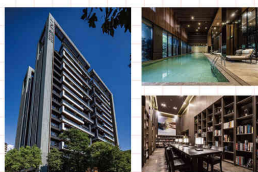
中型住宅社區組



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靜心文匯社區



靜心文匯社區千坪壯闊基地，正對靜心高中名校，週邊有市立、社區圖書館與文化中心，是名副其實的人文學區，書香滿園。沐浴在這柳絮芬芳的學風環境，文匯主人對於居所的規格與生活品質更是有著堅持。管委會以「悠居繁華，縱享世外，氣質人文，優靜自在」為管理目標邁進。當日理真機的主戶在踏入社區門廳公設部刻起，享受療癒慢活的輕音樂，放鬆心靈猶如置身自然大地。Villa般的溫水泳池，全年開放使用並聘請專業級救生員守護住戶游泳安全。社區圖書室融合多元及在地生活的圖書規劃，並為兒童規劃更舒適的圖書空間以培養文學氣質。健身房的運動設備器材每季固定維護並增購畫架及拳擊健身設備，豐富多元的健身器材讓住戶盡其所有。靜心文匯社區成為台北市南區地標具有指標性的建築地標，管委會也相當重視及要求物業管理團隊服務的禮儀、人員服務培訓與管理SOP的持續完善，以期得到切熱情的住戶居家服務、設施維護得以日久彌新、舒適整潔與優美的植栽綠地環境與多彩多姿的社區文康活動等等。

回顧過往，我們一直堅守原則與信念，並執著於社區事務的品質與細緻，有計劃及規劃性管理並完成社區大小事務。今日能獲選台北市中型住宅社區組第一名及組織經營特色獎之肯定，我們將繼續保持下去，並成為台北市優良社區的傳奇典範！

我在好宅 靜心文匯 擁護瑞而無價



圓山1號院社區



感謝評委對圓山1號院的支持與肯定，讓我們榮獲了第二名的殊榮，也在評選過程中讓社區有機會面對面說出社區經營的內心話。

家不應當只是冰冷的建築，也是承載著許多不同溫度與溫暖的地方。在疫情嚴峻期間擔任主委的不慎確診了，第一時間通知了物業公司及與我接觸過的鄰居們，在隔離期間，來自於鄰居們貼心的關懷開通，遂覺，遠離從未停止過，令我十分感動。正所謂遠親不如近鄰，千金難買好鄰居，在此時此刻全然體現，社區的硬體可以經過長期規劃管理及充足的經費投入得以改善或更新，但是住戶之間的和諧與家人的氛圍卻是難以經營的，此刻的我，深深感受到圓山1號院最美的風景就是這些好鄰居們，而你們對「家」的想像是什麼呢？

對我來說圓山一號院就是我的家！美山園、樂活台北，只有1號院能超越1號院，邀請您一同分享 我們美的家園！



閱讀春樹社區



本次很榮幸能夠參與2022台北市公寓大廈評核比賽，在眾多優秀的社區大廈角逐競爭下，今年度有幸獲頒第三名以及節能減碳獎實屬不易，首先要感謝評審委員實地走訪並給予專業建議讓社區可以邁向更好的社區建設，也很感謝主委及社區各位委員、總幹事的悉心領導下，不斷優化社區，也辛苦洪英物業管理公司，協助社區大小事，社區建設並非一朝一夕，永續維護才能擁有更好的居住品質，今日能夠獲獎除了對社區的肯定，也鼓勵了每一位辛苦付出的委員、住戶、物業共同一起打造更好的優質社區。



桂林苑社區



感謝所有評審委員的肯定，讓首次參選的桂林苑榮獲「臺北市111年度優良公寓大廈」中型社區組優等獎及防疫管理特色獎，全體住戶深感與有榮焉！桂林苑首次參與優良社區評選，委員們踴躍試評，如同社區辦喜事，過程中集思廣益產生凝聚力，幫助桂林苑成為「安宜宜」的優質社區。首次能獲此殊榮，即是最好的鼓勵與肯定。最後感謝委員們的悉心規劃，以及麗池物業的全力配合！

▲ Winner list: medium-sized condominiums

大型住宅社區組

111年度
臺北市
優良公寓大廈



雙湖滙社區



本社區原址為內湖德安百貨，民國101年間興富發建設透過多目標使用申請，打造本社區為結合一二樓商場及住家的超高层建築，延續德安百貨成為內湖區地標建築。

本社區大樓四週並有面積廣闊的開放空間及植栽綠覆，故歷任管理委員會，除了依法執行區分所有權人會議決議等集體規程事項，監督管理維護公司例行性工作外，主要工作重點就在於公設缺失(包括營造、消防、機電等)之查驗、改善，及社區軟、硬體設備週四週開放空間的環境維護及改良，落實商場和住家的分流管理。

為此，社區特別建立Line群組將所有住戶納入其中，並由物業經理、副理和管理委員即時在群組中回覆住戶大小問題，讓住戶的需求或意見都能得到妥適的處理回應。而在住戶情感的聯繫上，除了舉辦各種活動外，也由住戶自發性成立高爾夫球隊等團體。更期待社區是全體住戶可以共同參與分享的社區。

本次，非常感謝臺北市建築管理工程處及台灣物業管理協會舉辦的優良公寓大廈評選活動，讓我們知道社區還有很多不足和需要努力的地方，也非常感謝評選委員會願意給予本社區機會，讓我們能在大型住宅社區中脫穎而出，獲得大型住宅社區第一名和組織經營特色獎的殊榮。展望未來，在內部關係上，落實服務要求，優化整體居住品質；在對外關係上，期待能與周邊社區深化鄰里關係，加強互动交流及社會關懷，提升社區人文素養。



時尚之星社區



時尚之星已邁入第十二個年頭，為了提升生活品質，從107年起，管委會啟動社區改造計畫。配合臺北市建管處的綠智慧綠能社區專案，陸續申請了多項硬體補助，像是防災監控系統、綠屋頂綠美化工程、車道ETC系統、LED燈具更換、加上中央門禁監控設備，在建管處的積極輔導之下，一連串建設讓社區煥然一新，令人刮目相看。

正所謂「大處著眼，小處著手」，成功沒有僥倖，「宜居住宅」一直是我們努力推動的目標，希望讓每個住在時尚之星的住戶，都能夠感受到安全、舒適與光榮感，感謝臺北市政府提供了優良公寓大廈評選的平台，讓我們在競賽的過程當中檢討改進，也自我期許社區的營運能夠蒸蒸日上，成為一個人人稱羨的優質社區。



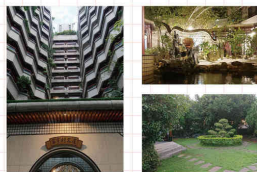
▲ Winner list: large-sized condominiums

風華再現組

111年度
臺北市
優良公寓大廈



翠亨村名廈



感謝臺北市建築管理工程處和台灣物業管理學會，及評選委員會給予翠亨村名廈社區首次參加111年度臺北市優良公寓大廈評選，即獲得「風華再現組」第一名及「田園綠屋頂美化特色獎」的肯定與鼓勵。

本社區在民國70年代以中式園林建築美學手法，讓陽光、氣流、花園、植物與人互動的氛圍而享有名宅美譽；今歷經37年，建物老舊、設施設備多處損壞，近兩年管委會制定短、中、長期的修繕計劃，逐步實行已現成果新象：外牆結構安全檢查、一樓魚池修護並增設自動抽水系統(公共用水年減65%)、各樓層消防設施及高層供水系統更新、空壓機維修、監視系統更新46支、增設停車場E-tag系統，公區燈具更換LED達80%，台電受電室6座高壓變壓器更新；公共污水管接電工程進行中、拆除停車場老舊圍牆功能的排風管改增噴射導風機、空氣品質偵測，增設網路雲端系統替代原舊式增設的有線對講機等。

建築物的維護、修繕等工程需要巨額公共基金，雖有過往管委會謹慎使用所留存款項，為免未來有捉襟見肘之虞，今年除原有的管理費外，經區分所有權人會議通過，每月撥收公共修繕基金設立專戶，為長期修繕預作準備，利用整體維護方式讓大樓生命永續而美麗！

感謝 管委會及所有住戶都動員起來產生無比向心力與凝聚力，全力支持與協助推動各項維護工作，秉持永續的精神，配合政府法令，積極改善與創新。除硬體設施更新，也強化社群營造，透過實體人文活動、電子社群軟體，將人與人的事、與家的事連結起來。

最後，感謝 社區服務同仁及美居都管理公司，讓社區好鄰居們住的更遑寧、安全與舒適，長者的生活有更多關懷；未來機能流暢、環保節能持續推動，更用心維護及管理，成為風華再現的典範社區。謝謝！



台北科學家大廈



台北科學家大廈，36年的老舊社區能在今年的優良公寓大廈評選中榮獲風華再現組第二名，社區全體住戶都與有榮焉，社區得票對社區住戶來說是一件得來不易的禮物，對服務社區的永傳公寓大廈管理顧問有限公司來說，也是一件很有成就感的績效。

台北科學家大廈雖然老舊，但因社區住戶組成份子單純，且大部分是社會菁英份子，如醫師、老師、公務員、中小型企業負責人，我們社區的住戶相處和諧、融洽，對於社區管委會的活動也都非常配合，再加上我們有一位積極任事的總幹事，因此能在這短短的3年間讓社區有了明顯的改變與進步，也因此台北科學家大廈這次才有條件再次參加台北市優良公寓大廈評選。最後，感謝各位評選委員們的細心指導與建議，讓民國75年落成至今的「台北科學家大廈」無懼歲月，依舊風華再現，感恩！謝謝！



▲ Winner list: refurbished condominiums

商務型大樓組

111年度
臺北市
優良公寓大廈

1 南港軟體工業區二期



首先感謝主辦單位台北市政府對南港軟體工業區二期管理委員會經營管理維護能力的肯定讓我們獲得商務類綜合評比第一名，其次要感謝南港二期管理委員會所有委員們悉心規畫各項設施維護標準作業熱心的參與與付出，還有管理維護公司認真執行委員會各項交辦任務，細心維護各項公共設施更是獲獎的關鍵。

能夠獲獎是南港二期所有進駐戶的配合與支持，是管理團隊落實管理確實執行工作，是管理委員會、進駐戶與管理團隊三方共同團結合作展現的成果，這份榮耀是屬於全體所有一起為完善園區努力的夥伴。

南港軟體工業區二期未來規劃將著重朝向綠能智慧園區的方向發展，未來將增設太陽能板，智慧節能推動低壓智慧電表遠端換裝以及園區智慧安全網的完善二大目標努力，創造一個綠能、安全的南港二期園區。



2 中國信託行政大樓



很榮幸參加本次台北市政府建管處舉辦之111年台北市優良公寓大廈評選活動，感謝台北市政府及主辦單位及各位專家學者對中國信託行政大樓之肯定。感謝所有住戶及管理團隊之努力經營，今日才能獲此殊榮。

中國信託行政大樓一直致力於推動環境營造及提供各住戶舒適良好之辦公空間。期許未來朝下列目標邁進：

- 1.持續朝淨零碳排邁進。
- 2.持續推動屋頂、公共空間綠化、美化。
- 3.持續舉辦防災、急救等講習訓練。



3 威尼斯國際商務大樓



非常感謝各位評審委員及各個領域的專家肯定，獲得這份榮耀，在這次優良公寓大廈評選，更再次獲「商務型第三名」獎項。

民國99年成立大樓管理委員會後，開始依據商辦大樓原本設計之公共設施加以後續規劃，制定規約各項使用辦法及規定，在維護公共設施上的保養、修繕，都盡可能地做到完整。

自107年起管委會決議開始實行節能減碳計畫，全面更新停車場、公共區域、消防用電，LED燈泡、燈管、節能燈具，加強夜間、離峰時間的節電用電，可避免其他浪費，並於在短時間就能立即顯著減少電費、碳排放量的成效。

每一棟建築的完成及點交之後，在這片土地上及人們既定印象中，可能是個單純的硬體，要如何影響這棟大樓的價值，不動產價值、建築品質、裝潢設計、園藝景觀，持續著維護保養，加強物業管理人員的訓練，將硬體升級，落實服務品質、美化環境，每年編列預算進行各項軟體更新應用和維護，以上全是管委會中期規劃的重點。



▲ Winner list: commercial properties

特色獎

111年度
臺北市
優良公寓大廈

組織經營特色獎



双湖溪社區



靜心文匯社區

防疫管理特色獎



桂林苑社區

無障礙及外觀維護特色獎



中國信託行政大樓

最佳進步特色獎



忠貞國民住宅社區

環境整潔綠美化特色獎



大直寧靜香樹社區



欣聯方染社區

節能減碳特色獎



廣康寺樹社區

田園綠屋頂美化特色獎



青年社會住宅一期



木棉社會住宅

最佳總幹事獎



環光社會住宅-張琳



勞力LIFE社區-邱奕川

里鄰志工參與特色獎



東明社會住宅



民權世紀大廈

安全防災管理特色獎



景勝華社區

里鄰互助特色獎



景亨村客厝



燕山1號院社區

社區活動特色獎



時尚之星社區-黃啓明



民權世紀大廈-徐靜宜

社區活動特色獎



青年社會住宅一期-許傳浩



文心AIT-葉美賢



▲ Winner list: featured condominiums

Enhancing the Aesthetics of Advertising Signs

Signage plays a significant role in shaping the visual appeal of a city. To promote the creation of distinctive signage while encouraging store and building owners to update their advertising signs, the Taipei City government has established the Taipei City Application and Subsidy Guidelines for the Beautification and Replacement of Advertising Structures, as per the Taipei City Self-Government Ordinance for Advertising Signs. This initiative is designed to strengthen the unique identity of local areas and foster commercial districts with eye-catching advertising signs.

In 2022, this office completed the beautification and replacement of 12 advertising signs in the Bade commercial zone of Zhongzheng District and 6 signs along Yongkang Street in Da'an District. In 2023, 18 advertising signs were replaced in the Changlong commercial zone of Da'an District. This initiative not only allows store owners to apply for legal sign replacements but also helps remove outdated signage, thereby maintaining public safety and enhancing the overall image of the stores and commercial districts, ultimately achieving improvements in the street landscape.

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

In recent years, with the changing information work environment, people have increasingly been completing applications through the Internet. The Taipei City Department of Urban Development (hereinafter referred to as "the Department") stores architectural drawings and related license documents in physical files at the archive rooms in Da'an, Mucha, and Nangan. When individuals and government agencies need access to these documents, they need to be retrieved, reviewed, printed, and return manually. This operation not only consumes a significant amount of manpower and people's waiting time but also fails to achieve real-time information availability and complete business digitization.

To achieve the digitization of data and the government's goal of computerization of administrative work as well as the automation of public services, the Department has established an information system for architectural drawings. This system provides support for urban development planning, updates, various municipal construction references, and decision-making aids. Leveraging the speed, convenience, and precision of computers and Internet, the Department can scan and digitize architectural drawings and related license documents efficiently, turing paper documents into digital electronic files.

2. Project Goals

- A. Complete the scanning and archiving of architectural drawings dated before 2024 (including building permits, occupancy permits, demolition permits, prior approval for change of occupancy, change of occupancy permits, construction permits, construction completion permits, etc.), and related permit documents (including indexing). The operation data includes application forms, documents, and records related to building permits (sized A3 or A4), as well as engineering drawings (sized A1 or A0), with an expected total of 1,894 volumes of architectural permit-related drawings and documents.
- B. Address the issue of long-term non-return of court-reviewed files, which has resulted in challenges for business-related personnel, organizations, and the public in accessing these files.
- C. Provide reference materials for fire departments in building disaster rescue operations to achieve disaster prevention and rescue objectives.
- D. Cooperate with the Department's public service help desk to offer in-person inquiries and applications for the public. This will significantly reduce the time and manpower wasted in retrieving original files, eliminating the need to frequently travel to various archive rooms to retrieve and transport the required permit volumes for in-house viewing and subsequent return to the archive rooms. This reduction in time and manpower losses from retrieving original files serves the purpose of streamlining government services and making them more accessible to the public.

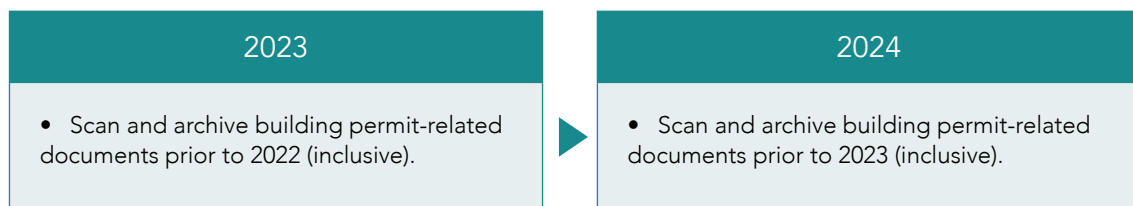
3. Project Content

- A. Digitization of Building Permits
 - a. Scanning and archiving of architectural permit drawings (including building permits, occupancy permits, demolition permits, prior approval for change of occupancy, change of occupancy permits,

construction permits, construction completion permits, etc.), as well as related permit documents, such as application forms, documents, and records (sized A3 or A4), and engineering drawings (sized A1 or A0). The architectural drawings are scanned in both full-color and black-and-white images, while the permit documents are scanned in full-color images.

- b. Scanning and archiving of permits (including building permits, occupancy permits, demolition permits, prior approval for change of occupancy, change of occupancy permits, construction permits, construction completion permits, etc.),) and drawings that were not previously scanned prior to 2024 (inclusive). The total number of architectural permits to be scanned is estimated to be approximately 1,894 volumes, with a projected total of approximately 45,336 architectural drawings and 457,253 document pages.
- c. Architectural drawings are scanned and produced in two formats: full-color and black-and-white images. The color images have a resolution of 300 DPI/24 bits in full color scanning, with a JPEG image format compression rate of 75% or higher (quality factor: high). The black-and-white images have a resolution of 300 DPI and are in TIFF G4 image format with an aspect ratio of 1:1. Blueprints, when folded and archived, may exhibit yellow (or red) creases, so when creating black-and-white architectural drawings, it is essential to preserve the information within these creases.

B. Project Schedule



4. Benefits and Vision

- A. The single-window counter service of Department significantly reduces the time and manpower costs for retrieving image files and managing document retrieval. The document retrieval process, which previously took 4 working days for item collection and 3 working days for document retrieval, is now reduced to same-day completion upon application, aligning with the goal of streamlined governance and convenience.

	Before digitization	After digitization	Improved efficiency
Collection	4 working days	Same day as application	400%
Retrieval	3 working days	Same day as application	300%

Table 1. Project Benefits

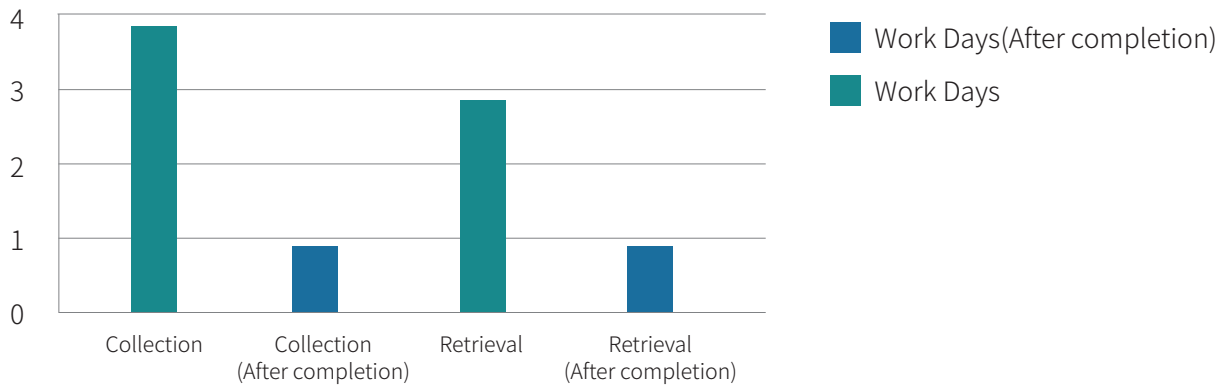


Figure 2. Project Benefits

- B. By digitizing the data and establishing an online application system for architectural drawings, the operational workflows are simplified, thus enhancing information service quality, improving administrative efficiency, and providing the public with a high-quality service platform, all in line with the policies and vision of the Mayor to "serve the citizens and innovate for the city."
- C. Electronic files of architectural permit drawings and documents can be permanently preserved, avoiding issues related to damage due to the age of physical volumes.
- D. All city government departments have real-time access to architectural drawings, enhancing the efficiency of retrieving building-related documents for the public. This minimizes the need for the back-and-forth handling of citizens' applications, ultimately achieving the goal of providing convenient services.

Management of Unauthorized Structures

Management of Unauthorized Structures

The development 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 and cracking down on such structures. To manage unauthorized structures more efficiently, the government has established the Rules for Handling Unauthorized Buildings in Taipei City to investigate and identify both new and existing unauthorized structures. Additionally, active measures are taken to address ongoing unauthorized construction (through immediate execution of demolition operations) to effectively deter the emergence of new unauthorized construction and ensure the safety of residents.

According to the Rules for Handling Unauthorized Buildings in Taipei City, new unauthorized buildings generated after January 1, 1995, are subject to reporting in accordance with the regulations. For existing unauthorized buildings that were present before December 31, 1994, no reporting is required for now if there is no ongoing construction at the site, or if their repairs comply with the regulations; in such cases, photographs are taken for documentation and temporary exemption from reporting.

To prevent potential hazards, the Taipei City Construction Management Office has established regulations for immediate forced demolition of new unauthorized construction in progress in accordance with Article 36 of the Administrative Execution Law. When citizens report ongoing unauthorized construction, inspectors are dispatched to the site for investigation. On the same day of reporting, the inspectors will inform the demolition team of the time and location for demolition.

They will lead the demolition team to the site, report the ongoing unauthorized construction, issue notices to the property owner, or publicly document the situation through photographs, after which the demolition team will execute the demolition.

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	546	635	0	101	260	1542
Xinyi	615	709	0	108	347	1779
Da'an	754	782	2	205	325	2068
Zhongshan	844	1226	3	266	454	2793
Zhongzheng	236	657	1	121	234	1249
Datong	707	461	0	55	188	1411
Wanhua	587	712	0	213	527	2039
Wenshan	765	957	46	103	254	2125
Nangang	379	501	0	61	186	1127
Neihu	601	1187	1	165	255	2209
Shilin	837	1423	6	130	213	2609
Beitou	1168	988	11	189	194	2550
Subtotal	8039	10238	70	1717	3437	23501
Percentage	34.21%	43.56%	0.30%	7.31%	14.62%	100.00%
Total	18277		1787		3437	23501

Number of Unauthorized Structures Reported between July 1, 2020, and June 30, 2024

Taipei City Condominium and Building Act Dispute Resolution Committee

To effectively manage significant disputes and enforce actions related to public safety involving unauthorized structures, while adhering to principles of openness and transparency, the Taipei City Government established the "Taipei City Condominium and Illegal Structure Dispute Resolution Committee" on February 10, 2020. This committee was renamed the "Taipei City Condominium and Building Act Dispute Resolution Committee" on February 4, 2021. The committee assists the Department of Urban Development in clarifying and resolving disputes involving condominiums, unauthorized usage, and unauthorized structures. To increase public participation, the committee consists of experts and scholars from both inside and outside the government who review citizen applications. Parties involved in disputes are allowed to attend meetings and present their opinions to ensure fairness, justice, and transparency. Through this committee, the government aims to demonstrate its commitment to addressing unauthorized structures and safeguarding public safety.

The operational procedure of the Illegal Structure Dispute Resolution Committee involves the vice-chairperson appointing a review panel consisting of 3 to 9 external experts and scholars to evaluate citizen applications. If a case is too complex for the review panel to reach a decision, it is escalated to a full committee meeting, which includes all internal and external members (a total of 21 members, including representatives from the Department of Land Administration, the Department of Legal Affairs, the Construction Management Office, and external experts and scholars). The decisions made by the committee are published online for public viewing.

As of June 30, 2024, a total of 2,483 applications related to unauthorized structure disputes have been received. This includes 88 cases that did not meet the application criteria and were not accepted, as well as 264 cases where the applicants voluntarily withdrew their applications.



▲ Figure 3. Illegal Structure Dispute Resolution Committee

Management of Construction Companies and Professional Technicians

Management of Construction Companies and Professional Technicians

Handling of Violations by Architects and Construction industry

Architects play a crucial role in construction management, especially in terms of design and supervision. From July 2021 to June 2023, only 3 disciplinary cases involving architects were referred, indicating that architects have increasingly recognized the importance of their roles in design and supervision. This trend deserves recognition. Therefore, practicing architects should continue to enhance their understanding of regulations, fulfill the responsibilities assigned by building laws and regulations, and improve their coordination skills to reduce the likelihood of disciplinary actions.

Regarding the handling of violations in the construction industry, a total of 35 cases were reviewed in 2022, 35 cases in 2023, and 18 cases from January to June in 2024, indicating the ongoing need for promoting compliance with construction industry regulations. Furthermore, during audits of comprehensive and specialized construction companies in operation, there is an emphasis on promoting the hiring of professional technicians. Construction companies are also informed about the renewal of licenses and the declaration of their net worth when these services are open for applications to prevent potential penalties during future audits.

Supervision of Full-time Engineers' Practice

Every year, the Taipei City Construction Management Office conducts 2 to 4 audits in accordance with the Construction Industry Act and the Taipei City Construction Industry Spot-check Regulations. While law enforcement is necessary, it is not the primary objective. The government's main focus is on providing service and strengthening awareness among the construction industry, its full-time engineers, site directors, and technicians to reduce violations resulting from ignorance of the law. Therefore, during every audit, we not only perform checks but also take the opportunity to provide guidance on common violations by employers, such as failure to update company registration details within the stipulated timeframe or not renewing their construction certificates every 5 years, which could result in fines ranging from NT\$100,000 to NT\$500,000 if overdue. Additionally, full-time engineers in the construction industry should be dedicated to their employing construction companies and should not concurrently hold positions or engage in activities with other comprehensive or specialized construction companies, so that they can focus on their duties as specified in Articles 32 and 35 of the Construction Industry Act. By improving construction firms' understanding of the laws during the audits, we can reduce the risk of legal violations and, consequently, public complaints. To facilitate notifications of regulations and deadlines, electronic email accounts for construction companies are also investigated and established we established, thereby contributing to the improved service quality and efficiency of the Office.

In 2023 and 2024, inspections were conducted 3-4 times each year, and twice by June 2024, targeting comprehensive and specialized construction companies still operating in the city. Priority was given to inspecting construction companies that had previously violated construction regulations, companies whose dedicated engineering personnel or registration certificate renewal deadlines were approaching without having yet renewed, and companies that had recently undergone registration changes, been newly established, or relocated from other counties or cities. In 2023, inspections were completed for 474 construction companies, and by June 2024, inspections were completed for 250 construction companies and their dedicated engineering personnel. A comparison and reconciliation of relevant data revealed that the rate of illegal part-time employment

by dedicated engineering personnel was 1.1% in 2023, higher than in previous years, indicating a continued need for ongoing inspections. Our auditors also visited the registered addresses of construction companies to conduct checks and provide guidance. In cases where businesses have doubts or difficulties during the process of applying for related changes, timely explanations are given. This approach helps enhance the impression that businesses have of government agencies.



▲ Auditing comprehensive and specialized construction companies in practice

Building Management Policy Orientation

Building Management Policy Orientation

Every year, the Taipei City Construction Management Office organizes a regular policy orientation on urban planning and building management laws and regulations to promote and explain newly amended laws and important policies. In 2023, the event was conducted both in person and via YouTube live streaming. The orientation spanned two days and covered explanations of laws and regulations related to building management, urban development, and urban renewal. Furthermore, in 2023, there was a specific explanation regarding the public safety inspection, certification, and reporting requirements for residential buildings with eight or more floors in the city. This was done to ensure that industry professionals and related practitioners have a clearer understanding of the current government's policy direction and related measures. The significant topics covered in the 2023 policy orientation are as follows:

1. Explanation of TFAR (Transfer of Floor Area Rights) and TOD regulations in Taipei City.
2. Explanation of amendments to the Zoning Self-Governance Ordinance and criteria for conditional use standards.
3. Explanation of practical application of urban renewal laws and regulations, urban design review regulations, and case studies.
4. Explanation of regulations related to building permit and inspections of old and dangerous buildings.

The two-day event had approximately 1,250 on-site participants, with a cumulative online viewership of around 3,238 views. At the end of the event, a comprehensive discussion was held. An analysis of the 2023 session revealed that most questions centered around topics such as the "Dazhi Neighboring Property Damage Assessment," "Incentive Programs for Floor Area Ratio on Dangerous and Old Building Sites," the relaxation of building coverage ratio in the "Taipei City Self-Governance Ordinance for Land Use Zoning Control" in line with revisions for dangerous and old buildings, Transfer of Development Rights (TDR), TOD, and urban renewal review regulations. The feedback gathered from this event will be valuable for the government in considering future legislative amendments, effectively facilitating communication between the public and private sectors.



▲ Orientation - On-site course



▲ Orientation – Discussion panel





Chapter 3 Organizatic







Chapter 4 Milestones



Milestones of the Taipei City Construction Management Office

July 8, 2022

An online briefing on the "Urban Renewal for Dilapidated and Dangerous Buildings" regulations was held.

July 20, 2022

Starting in July 2022, notifications have been issued in phases for owners of privately owned buildings located in commercial areas and with an occupancy permit issued for over 30 years. This was the first group of buildings subject to declaration and the declaration is set to be completed by the end of June 2023.

July 23, 2022

An online briefing on the "Urban Renewal for Dilapidated and Dangerous Buildings" regulations was held.

July 29, 2022

An online briefing on the "Urban Renewal for Dilapidated and Dangerous Buildings" regulations was held.

August 8, 2022

An online briefing on the "Urban Renewal for Dilapidated and Dangerous Buildings" regulations was held.

August 31, 2022

Taipei City received the highest rating of 'Excellent' in the Ministry of the Interior's 2022 Building Construction Management Assessment in the Metropolis category.

September 16, 2022

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

September 18, 2022

Held the annual briefing on Taipei City urban and building regulations.

September 18, 2022

Held the annual briefing on Taipei City urban and building regulations.

September 23, 2022

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

October 14, 2022

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

October 24, 2022

Development of the Taipei City Guidelines for Building-related Parking Facility Design

The Guidelines were enacted with the principle of source control in mind, aiming to effectively manage the parking spaces associated with buildings in Taipei City and prevent the possibility of future violations at the design stage. The Principles were enacted and enforced on October 24, 2022.

October 27, 2022

Assisted the Department of Economic Development's Taipei City Office of Commerce in drafting "Regulations for Business Premises Inquiry of Teahouses and Bars in Wanhua District, Taipei" and attended implementation briefing.

October 28, 2022

2022 Taipei City Best Condominium Competition: Results and Award Ceremony

November 22, 2022

Guangci complex was awarded the occupancy permit

December 1, 2022

Received an outstanding score of 96.25 in the "Illegal Construction Supervision and Evaluation" by the Ministry of the Interior for 2022, placing excellent in the Metropolitan A Group.

December 8, 2022

Revision of the Taipei City Department of Urban Development's Acceptance Guidelines for Demolition Permit Applications

The Guidelines included obligations to cooperate in demolishing property without ownership rights in cases where demolition is entangled with private property disputes (including the written notice method, notice deadlines, and the procedures to be followed when objections are raised during the notice period). These principles were promulgated on December 8, 2022.

December 31, 2022

Provided subsidies for the Green Energy and Smart Building Improvement Project for existing buildings.

December 31, 2022

In 2022, 14 projects were completed (accumulating a total of 65 projects since 2016).

January 4, 2023

Starting from 2023, large-scale new illegal constructions exceeding 300 square meters with serious violations have been included in special demolition projects. The order of demolition, particularly for those reported after 1995 that have not yet been demolished, is determined based on factors such as the size of the illegal construction, the year it was reported, and whether it is a rebuild after demolition. These cases are prioritized and executed accordingly as part of the managed project.

February 20, 2023

Executed the "Wanhua Cramped Living Project" on 6 cases reported by the Social Affairs Bureau.

March 21, 2023

Launched the first phase of the 2023 priority demolition plan for new illegal constructions over 300 square meters based on evaluation criteria.

April 19, 2023

The owner of Taipei Dome reported completion of construction

June 2, 2023

Nanmen Market was awarded an occupancy permit

June 27, 2023

An announcement was made for buildings with 11 or more floors located in commercial zones that have reached 30 years since their building permit was issued. Owners of such buildings were required to commission professional diagnostic inspection agencies or personnel to conduct an inspection of the building's exterior wall safety starting immediately. The inspections must be declared to the Department of Urban Development, Taipei City Government, by December 31, 2026.

July 6, 2023

Held the annual accessibility facility workshop for the Taipei City Advisory and Review Team.

July 7, 2023

Assisted in the demolition of 6 illegal constructions within the evaluation scope of the Ministry of the Interior's 2023 "Urban Road Maintenance and Pedestrian Environment Accessibility Evaluation Project"

July 13, 2023

Held the annual Taipei City public building accessibility inspection workshop.

August 21, 2023

Formulation of the Review Procedure for Building Permits Involving Spaces for Fire Vehicle Rescue Activities and Fire Rescue Routes

The aim of the Review Procedure is to establish the operational procedures for reviewing building permits involving spaces for fire vehicle rescue activities and fire rescue routes in Taipei City and enhance the self-rescue capabilities of buildings. If the Fire Department's review finds that the disaster relief space does not comply with the guidelines or the disaster relief route is not accessible, and continues to fail to meet the requirements for fire vehicle disaster relief spaces and routes after the design architect's self-review, the design architect may sign and certify an alternative or reduction plan. In this case, the permit will be issued without the need for further review by the Fire Department. Subsequent reviews will encompass fire equipment as well. The Review Procedure was announced on August 21, 2023.

August 21, 2023

Formulated the "Review Procedure for Building Permits Involving Spaces for Fire Vehicle Rescue Activities and Fire Rescue Routes"

September 1, 2023

Held a general meeting of the Taipei City Condominium and Building Law Dispute Mediation Committee.

September 8, 2023

Revision of the Principles for Handling Construction Applications on Partial Land within Licensed Building Sites in Taipei City

Requirements for construction applications on partially divided land, either individually or combined with adjacent land, were relaxed; alternative solutions were offered for situations where the air raid shelters or parking spaces for the remaining building site fail to comply with the legal requirements at the time of construction, significantly enhancing the opportunities for the redevelopment of existing legal buildings. These principles were implemented on September 8, 2023.

September 8, 2023

Revised the "Principles for Handling Construction Applications on Partial Land within Licensed Building Sites in Taipei City".

September 12, 2023

Held the annual briefing on Taipei City urban and building regulations.

September 12, 2023

Held the annual briefing on Taipei City urban and building regulations.

September 21, 2023

The Mayor approved prioritizing the demolition of existing illegal buildings identified by the Fire Department as fire-prone.

September 21, 2023

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

September 28, 2023

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

October 13, 2023

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

October 26, 2023

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

October 27, 2023

2022 Taipei City Best Condominium Competition: Results and Award Ceremony

November 2, 2023

Received an outstanding score of 93.98 (excellent) in the "Illegal Construction Supervision and Evaluation" by the Ministry of the Interior for 2022, placing first in the Metropolitan A Group.

November 3, 2023

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

November 17, 2023

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

December 1, 2023

Establishment of the Design Principles for Decorative Structures Attached to Buildings in Taipei City

To promote the diversity of aesthetic design in the city and accommodate various possibilities for decorative structures attached to buildings while enhancing the city's visual appeal, limitations on the dimensions, transparency, and related height area of decorative structures attached to balconies, balcony edges, parapets, terraces, awnings, roof projections, exterior walls, structural overhangs of buildings, and perimeter walls were imposed. These principles are expected to take effect by December 1, 2023.

December 2, 2023

The Department Civil Affairs assisted in handling temporary altars during the 2023 Qingshan King Festival from December 2-4 by establishing a city-level response team.

December 31, 2023

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

Given that old building sites have limited space and face difficulties in providing parking spaces, new cases that meet the conditions of this ordinance will be allowed to be compensated through payment. Additionally, considering the limited and uneven distribution of public parking spaces, exceptions will be made for cases where practical implementation is challenging due to distance. A preliminary amendment draft is expected to be proposed in November 2023.

December 31, 2023

Formulation of the Review Procedures for Establishment and Approval of Construction Residual Soil Treatment Plants and Mixed Waste Sorting Plants in Taipei City

The procedures were established in accordance with the provisions of Article 4, Paragraph 4, Article 7, Paragraph 2, and Article 8 of the Taipei City Self-government Ordinance for Establishment and Management of Construction Residual Soil and Mixed Waste Treatment Plants regarding the examination procedures for applying to establish earth and stone resource processing sites, required documents, procedures for changes to such sites, management plans for existing sites, calculation methods for operational guarantees, and other related matters. The procedures were expected to be officially promulgated and implemented by the end of December 2023.

December 31, 2023

Revision of the Taipei City Self-government Ordinances for Use of Irregular Lots

In cases where consolidation with irregular lots cannot achieve reasonable land use due to special site conditions or the owners of adjacent public-owned irregular lots are unwilling to sell their lands. In these cases, there is no need for further notification for sale or proof of the merging of public or private after review and approval by the irregular lot mediation committee. This accelerates land development through the exemption from merging. On May 6, 2023, Councilor Hong Jianyi made a proposal and discussions about the proposal were scheduled for the next session.

December 31, 2023

Revision of Taipei City Implementing Regulations for Greening New Buildings

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. The draft amendment was published in the Taipei City Government Gazette on September 6, 2023, for a 60-day public notice period. It is anticipated that the amendment will be officially implemented by the end of December 2023.

December 31, 2023

Completed 1,603 priority public safety cases in 2023 with the following results:

141 emergency reports via the 1999 Taipei Citizen Hotline

46 cases of illegal rooftop extensions with more than 2 stories

190 cases of illegal extensions occupying fire alleys

131 cases of existing illegal rooftop extensions divided into 3 or more units

113 cases of existing illegal extensions used as kitchens

35 cases of fire incidents in illegal constructions

947 cases of installing residential fire alarms in existing illegal rooftop extensions

Prioritized handling 14 cases of new illegal constructions over 300 square meters in 2023.

January 26, 2024

Dispatched staff to assist with managing temporary stalls in Dihua Street area during the 2024 Taipei Lunar New Year Festival organized by Taipei City Office of Commerce from January 26 to February 8.

February 21, 2024

Registration opens for the 2024 Taipei City Construction Fence Green Beautification Award.

February 23, 2024

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

February 27, 2024

Held the annual briefing for inspection (re-inspection) personnel.

March 19, 2024

Revised the "Application Guidelines for the Combined Use of Fragmented Public and Private Land in Taipei City," effective from March 25, 2024.

March 26, 2024

Revision of the "Taipei City Building Exterior Wall Safety Diagnosis and Declaration Regulations" was published.

April 1, 2024

Revised the "Taipei City Fragmented Land Usage Self-Government Ordinance."

April 2, 2024

Launched the first phase of the 2024 priority demolition plan for new illegal constructions over 300 square meters based on evaluation criteria.

April 3, 2024

Following the April 3 earthquake, emergency assessment personnel were immediately mobilized and dispatched to district offices, ready for deployment. They also conducted on-site emergency evaluations.

April 19, 2024

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

May 1, 2024

Prioritized the implementation of energy efficiency assessments for existing buildings in the city.

May 2, 2024

The reporting period for buildings damaged by the April 3 earthquake concluded.

May 15, 2024

Taipei City received the "Excellence" award in the Ministry of the Interior's "2023 Supervision Plan for Local Government's Management of Construction Industry".

May 22, 2024

Revision of the "Taipei City Guidelines for Applying for Facade Peeling Repair and Subsidy " was published.

June 7, 2024

Revised the "Principles for the Review of Applications for Building Permits Involving Special Structures in Taipei City," effective from June 27, 2024.

June 7, 2024

Mayor approved amendments to the "Enforcement Plan for Buildings with Illegal Mezzanine Structures in Neihu Technology Park," effective July 1, 2024.

June 14, 2024

An online briefing on the urban renewal regulations for dilapidated and dangerous buildings was held.

June 17, 2024

Announcement of the outstanding construction sites for the Construction Fence Green Beautification Award.

June 19, 2024

Held the annual accessibility facility workshop for the Taipei City Advisory and Review Team.

June 30, 2024

Prioritized 358 public safety cases in the first half of 2024 with the following results: 56 emergency reports, 3 illegal rooftop extensions, 36 fire separation violations, 42 rooftop divisions into 3 or more units, 27 cases of illegal kitchens, 17 fire incidents in illegal constructions, and 177 installations of residential fire alarms. 2. Prioritized 4 cases of major new illegal constructions over 300 square meters in 2024.

July 1, 2024

Established the "Taipei City Building Energy Consumption Control Regulations," with the legislative process to commence after the announcement and implementation of the Taipei City Net Zero Emissions Management Self-government Ordinances.

July 30, 2024

Held the annual Taipei City public building accessibility inspection workshop.

August 19, 2024

Award ceremony for the outstanding construction sites in the 2024 Taipei City Construction Fence Green Beautification Award.

December 1, 2024

Established the "Design Principles for Decorative Structures Attached to Buildings in Taipei City," scheduled for implementation by December 1, 2024.

December 31, 2024

Established the "Regulations for the Establishment and Permit Review Procedures for Construction Waste Disposal Sites in Taipei City," scheduled for enactment by the end of December 2024.

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