Research of Public Housing Policy in Taiwan

Presenter: Yi-Hsuan Lin

Department of Real Estate & Built Environment, National Taipei University
Outline

• Introduction
  – Housing Policy in Taiwan
  – Public Housing Program

• Public Housing Program
  – Past and Now
  – Four Different Types
  – Dilemmas

• Summary
Introduction

• Housing Policy in Taiwan
Introduction

• Public Housing Program
  – Purpose
    • help the middle and low income family to solve the problem of un-affordable rents or prices of housing.
  – Ways
    • built by the government or people built by themselves with low interest loan, or built by the non-governmental company.
  – Effects
    • more than 300,000 families were settled down.
Public Housing Program

- Past and Now
  - Begins at 1953
    - to settle down the disaster-stricken family caused by a typhoon and for the army's family.
    - the government rebuild the house and army's family's village.
  - After the crisis of oil
    - the inflation and price rise
      - people purchase the housing to preserve their property,
      - the prices of real estate rised dramatically.
    - the government imitated the Singaporean system.
    - announced the 「Public Housing Act」 in 1975.
Public Housing Program

- 「Public Housing Act」
  - public housing was constructed by the government and rent out or sell to low income family.
  - assist lower-income households in remote areas self-built houses.
  - stipulate the ways of obtaining the lands of public housing to ensure the government have stable source of lands to build the public housing.

- purchasing public housing was the main way for middle and low income group to enter the housing market
Public Housing Program

• Revised the 「Public Housing Act」 in 1982
  – reason
    • had the problems of getting the lands.
    • lacking flexibility process.
  – additional ordinances
    • Constructed by Dweller with Government Subsidized Loans.
    • Constructed by Subsidized developers
Public Housing Program

- Reduced to build the public housing program due to the depression in the real estate market in 1986.
- In 1987, there was a prosperous improvement in the real estate market and it met the high peaks in 1989.
- Housing prices increased significantly.
- Most of the public could not afford the houses.
- "Snails without Shells Revolution" to protest the sharply raised housing prices and imperfect housing policy.
Public Housing Program

- **1990~1999**
  - the government constructed the public housing in a great number.

- **2000~2004**
  - the supply exceeds the demand → depressing
  - the government revised 「Public Housing Act」, loosen the restrictions of reselling the public housing.
    - the owners could sell the house as long as after living full one year.
    - the buyer did not have any qualifications.
Public Housing Program

• After 2005
  – the government rewrote 「Public Housing Act」
    • following the 「Apartment Building Regulations」.
    • urge people managed the community.
  – From provided or increased “units” to maintenance and management the community.
Public Housing Program

• Dilemmas
  – Poor design and maintenance.
  – The restrictions of resale are loosen.
    The grantor lived at least one year → can resell it to common people.
  – The price of public housing is not par.
    The qualifications of the buyer is loosen, the investor has a chance to purchase the public housing and resell it → gets lots of gain from it.
Summary

- 「Public Housing Program」
  - solve the problems of high housing price.
  - help the middle and low income family to rent or purchase the house.

- Difficulties
  - Obtaining the lands
  - Maintenance (the surface, the design)
  - Extravagant Profits
Thanks For Your Listening