

Research of Public Housing Policy in Taiwan

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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



Siheyuan



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 p



sharply raised of the hous
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



chance to purchase and p
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

