

Are housings early demolished in urban renewal area?

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Objectives

- comparing the building life of housings between urban renewal market and free market
- to check how old are housings would be included in renewal areas

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How to do the paper?

- how old a housing would be demolished in a free market?
 - analyzing the demolished housing data by checking the “torn down certification”
- how old are housings included in an approval urban renewal unit?
 - analyzing the building life in a renewal unit by reviewing the usage licenses

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Where could be implemented a renewal project?

- Designated by local government (Urban Renewal Act # 5)
 - Designation of the **renewal area (RA)**
- Apply to designate by the owners of land and legal buildings (Urban Renewal Act # 11)
 - The owners of the lands and legal buildings can designate the **renewal units (RU)** by themselves

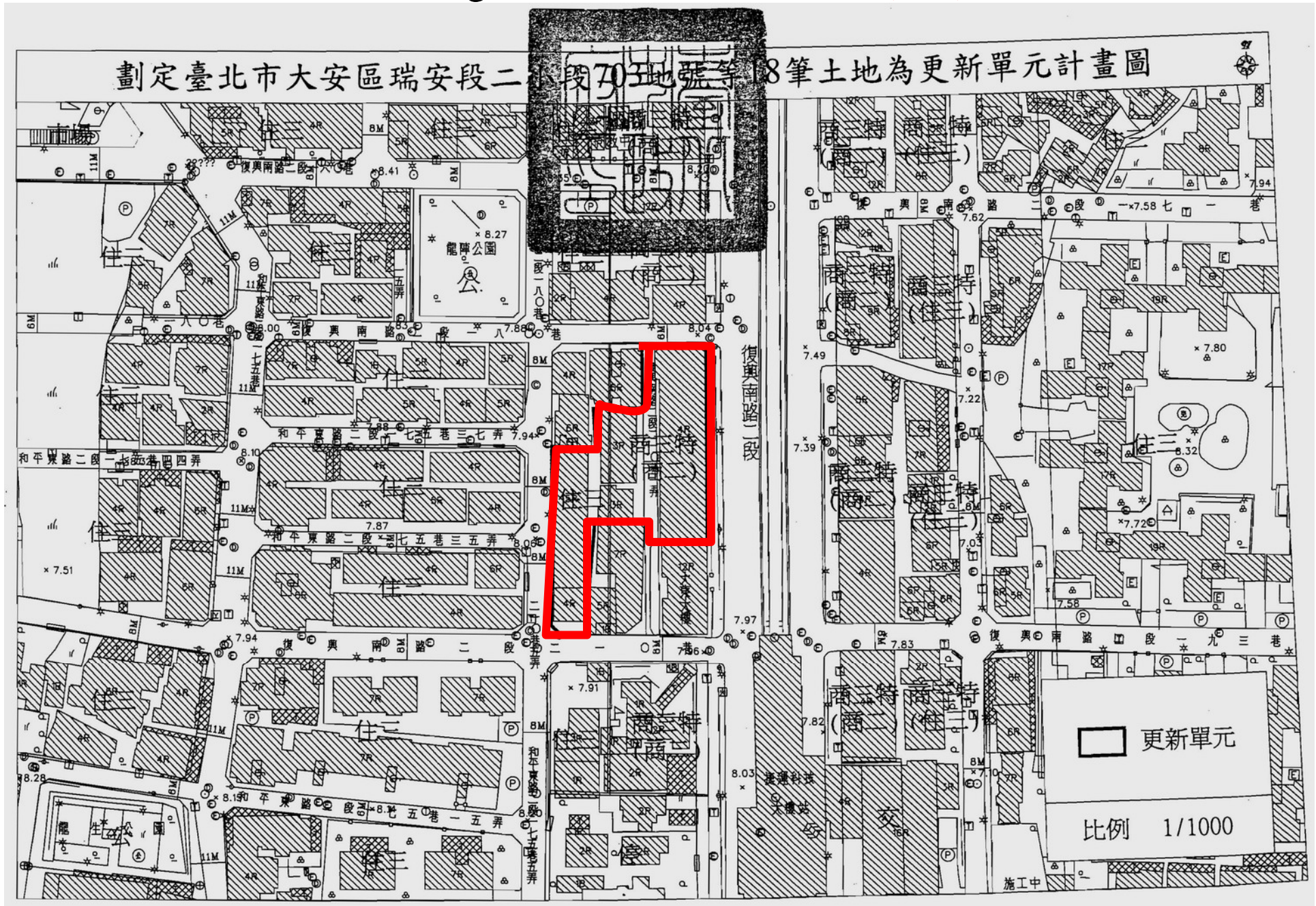
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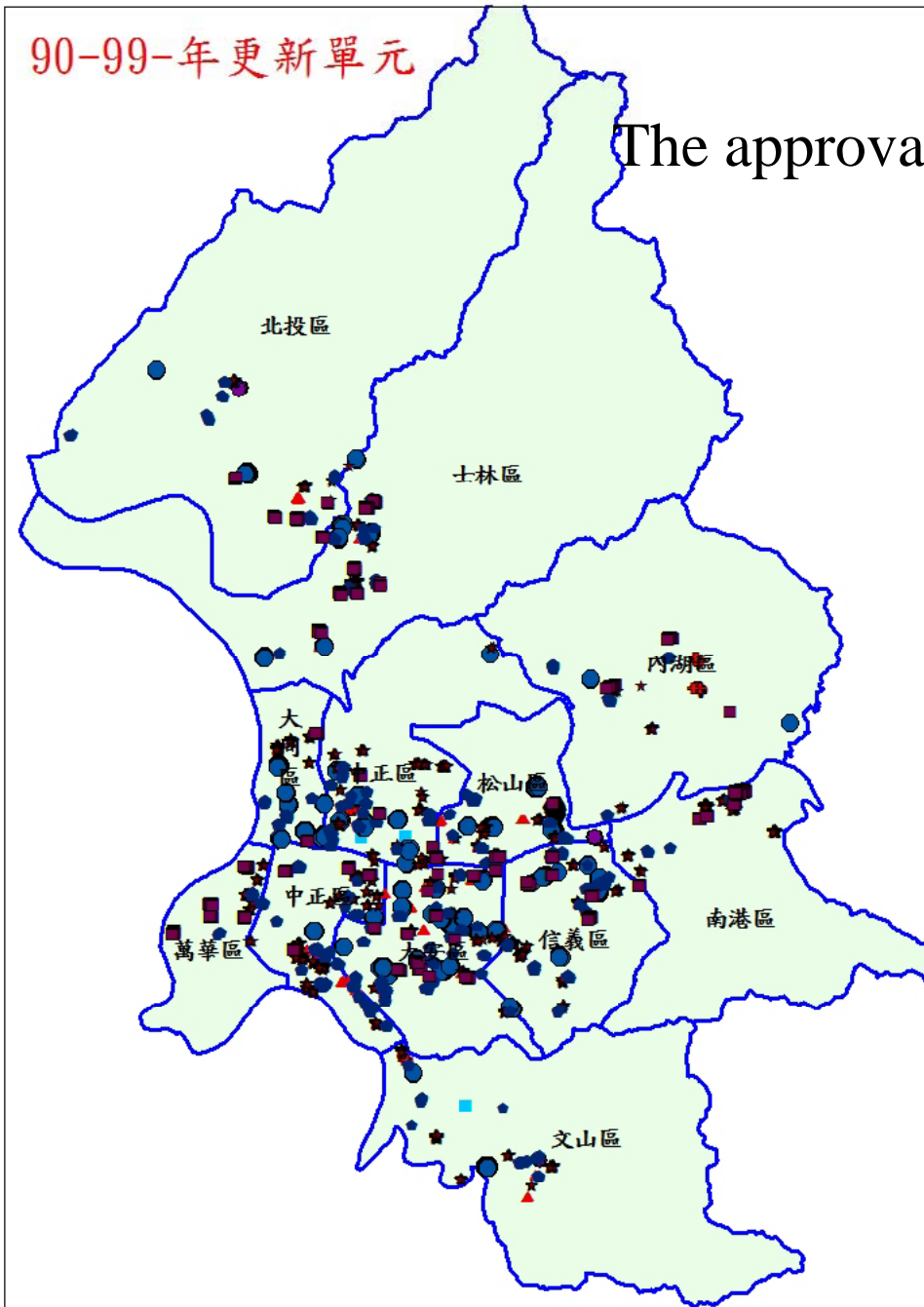
Designation of the **renewal area (RA)**



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Owners designate the **renewal units (RU)**





The approvals of RU from 2001 to 2010

- RAs should be carried out urban renewal projects as soon as possible
→the areas are obsolete

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The criteria of designation of RUs with property owners

- 7 designation criteria for processing urban renewal sites
 - limitations of minimum area of sites and blocks
- 14 index of the conditions of buildings and neighbouring environment
 - The conditions of buildings
 - minimum building life, lacking anti-fire or anti-earthquake materials...
 - the conditions of local environment
 - land use are not consistence with urban plans and zoning regulations
 - housing area per household is lower than the standard area
 - ...

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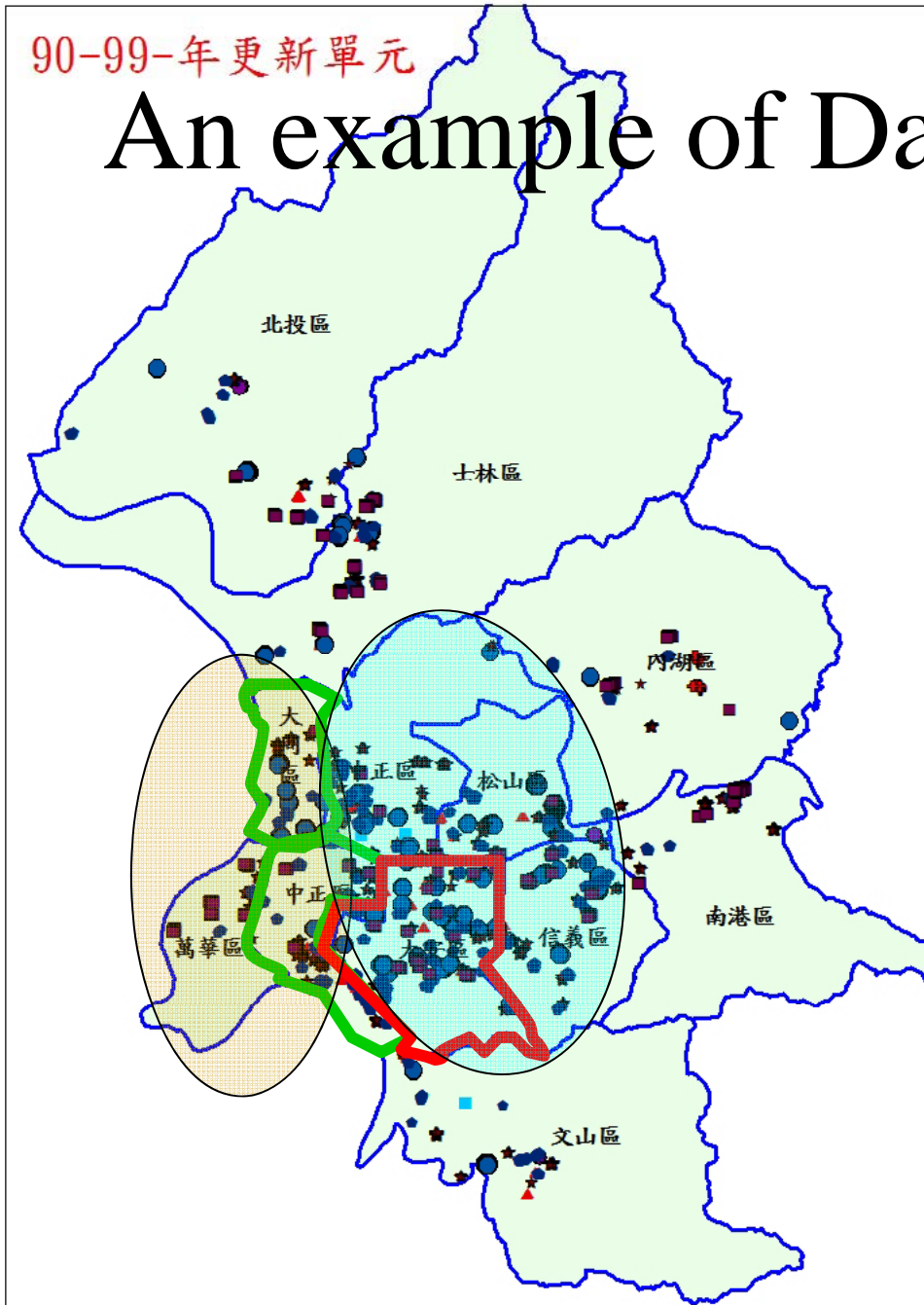
RAs and RUs in Taipei City from 2001 to 2010

Districts	RAs announced by local government	RUs applied by landowners
Shilin District	15	50
Datong District	27	20
Daan District	16	110
Zhongshan District	20	80
Zhongzheng District	27	64
Neihu District	11	20
Wenshan District	22	29
Beitou District	10	32
Songshan District	12	42
Xinyi District	11	56
Nangang District	10	19
Wanhua District	24	26
Total	205	548

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90-99-年更新單元

An example of Daan district



The building life of demolished housings in free market
between 2001 and 2010 in Daan District

Types Items Storeys	RC		Wood		Strengthen brick		Brick		Subtotal	
	Num	Avg. building life	Num	Avg. building life	Num	Avg. building life	Num	Avg. building life	Num	Avg. building life
1	1	26	1	32	4	32	1	16	7	29
2	2	28			11	40			13	38
3	2	29			4	36			6	34
4	8	31			6	37			14	34
5	5	23			2	33			7	26
6	1	23			1	40			2	32
7					2	31			2	31
8	2	34			1	40			3	36
9	1	25							1	25
12	1	28							1	28
13	2	28							2	28
14	1	20							1	20
16	1	19							1	19
20	1	34							1	34
Subtotal	28	28	1	32	31	37	1	16	61	32

The approvals of the RUs in Daan District

- 113 approvals of RUs between 2001 and 2011
- 15 approvals in 2011

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The building life of approvals of the RUs in Daan District in 2011

Types Items Storeys	RC		Strengthen brick		Subtotal	
	Num	Avg. building life	Num	Avg. building life	Num	Avg. building life
1	1	44			1	44
2	1	41			1	41
3	3	45	5	45	8	45
4	78	44	9	44	87	44
5	8	32			8	32
6	1	27			1	27
11	2	43			2	43
Subtotal	94	42	14	44	108	42

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building life

conditions years materials of buildings	Income Tax Act	buildings appraisal	urban renewal (index 3)
strengthen brick	35	52	20
RC	50	60	30
SRC	50	60	40

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Types	RC				Strengthen brick			
	free market 2001-2010		Rus in 2011		free market 2001-2010		Rus in 2011	
Items	Num	Avg. building life	Num	Avg. building life	Num	Avg. building life	Num	Avg. building life
Storeys								
1	1	26	1	44	4	32		
2	2	28	1	41	11	40		
3	2	29	3	45	4	36	5	45
4	8	31	78	44	6	37	9	44
5	5	23	8	32	2	33		
6	1	23	1	27	1	40		
7					2	31		
8	2	34			1	40		
9	1	25						
11			2	43				
12	1	28						
13	2	28						
14	1	20						
16	1	19						
20	1	34						
Subtotal	28	28	94	42	31	37	14	44

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findings

- property rebuilt in free market is slow
urban renewal might increase the speed of
property rebuilt
- the average building life in RUs is around 40
years, which is older than it in the free market

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findings

- four-storey buildings are the main rebuilt property in RUs



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*thank you
for your attention*

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