

Summary of the “National Property Administration Office Buildings Acquisition Project” – Revision

1. Background

The National Property Administration (hereinafter referred to as NPA) office building was originally located at Lane 116, Guangfu South Road, Da'an District, Taipei City. The land area is 1,939 square meters, divided into Site A and Site B by an 8-meter planned road. The existing two buildings are, which are three and four stories high, are both over 50 years old. The buildings have reached the standards for old and unsafe buildings, and the existing space does not meet usage needs. A detailed assessment of the structural seismic capacity completed in July 2010 revealed insufficient seismic resistance. After several earthquakes, the building structures rapidly deteriorated. After multiple evaluations by different agencies, “rebuilding on the original site” was deemed the most suitable plan for the office building. Additionally, to ensure the safety of employees and to construct a safe, earthquake-resistant building, the office was relocated to the Finance Building on Aiguo West Road on December 18, 2023, where it currently operates temporarily.

2. Objectives

To promote site reconstruction and re-use and in consideration of the government's financial burdens, the “MOF Training Institute and Peripheral National Land Co-Development Project” model (hereinafter referred to as the “MOF Training Institute Co-Development Model”) is proposed to introduce private investment in this government development project. In this model, the royalty of the superficies for the national land will be the construction consideration of project developers. In addition, the floor area ratio bonus will be determined according to the “Statute for Expediting Reconstruction of Urban Unsafe and Old Buildings” (hereinafter referred to as “Unsafe and Old Building Statute”). The project completion, interior decoration inspection and

acceptance, handover and relocation to the original address will be completed in March 2032. The project objectives are as follows:

- (1) Combine private resources and vitality, enhance land use efficiency and provide additional space for use by government agencies currently renting offices elsewhere to increase asset value and increase treasury income.
- (2) Create a quality office environment to meet the office spatial needs, enhance seismic capacity, and optimize fire prevention design according to current building and construction laws and regulations to enhance public safety, while implementing human rights protections to realize the right to the highest attainable standard of physical and mental health.
- (3) Introduce energy conservation and environmental protection concepts to architectural design. By acquiring the Intelligence Building Label, Green Building Label, and using energy conservation design and electronic access control, environmental protection, energy conservation, and carbon reduction are achieved in pursuit of environmental sustainability. The project promotes the realization of the right to an adequate standard of living.
- (4) Adopt friendly and safe planning in architectural design to facilitate convenient, reasonable and safe building use. In addition, in consideration of different gender needs and special needs, accessible and gender-friendly common space will be planned. This ensures that persons with disabilities have access, on an equal basis with others, to the physical environment.
- (5) Enhance user satisfaction to maintain office spatial quality and user needs.
- (6) Ensure gender equality in decision-making and design considerations to create a friendly office environment for all genders.

3. Benefits

- (1) Social benefits: On-site office reconstruction can improve the urban landscape and environment and promote regional development. The establishment of 2 superficies on national land for developers can create job opportunities. According to the feasibility survey report, if the project runs smoothly, based on the unit office spatial needs at about 13m² per person, it

is estimated that the 2 superficies on national land project can create job opportunities for at least 1,742 persons.

- (2) Economic benefits: Introduce private investments for construction to enhance the development efficiency and service quality of government construction projects and reduce the consumption of administrative costs and resources. In addition, the adoption of intelligent building and green building designs can make building management more automated and intelligent.
- (3) Financial benefits: Private investment and construction by private developers can make the project profitable from the rent and royalty of superficies on national land. After project completion, the NPA can work in the original location and the remaining space can be used by the Tourism Bureau, Ministry of Transportation and Communications to save huge expenses from office leasing or procurement.
- (4) Cost benefits: This project adopts the “MOF Training Institute Co-Development Model” alongside the “Unsafe and Old Building Statute.” The financial evaluation result shows that it is feasible to attract private investments.