

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

1. Background

Located in Lane 116, Guangfu South Road, Daan District, Taipei City, the office of the National Property Administration (NPA) occupies a land area of 1,939m² separated in sites A and B by an 8m-wide planned road. Currently, there are two 3~4-story aboveground buildings aged over 40 years. Both buildings have met the standards for unsafe and old buildings and the existing space is insufficient for use. The detailed seismic capacity evaluation in July 2010 shows that their seismic resistance capacity is insufficient. The “planning and relocation” was previously proposed as an alternative option for reinforcement after a comprehensive evaluation. As no suitable space has been found for years, the buildings have deteriorated rapidly after several earthquakes and it is necessary to immediately provide employees with a safe office, “onsite reconstruction” has become the most suitable solution after a re-assessment.

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 investments 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 completed in October 2028. 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.
- (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.
- (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.
- (5) Enhance user satisfaction to maintain office spatial quality and user needs.
- (6) Ensure gender equality in decision-making and include the considerations of both genders to create a friendly office environment for gender equality.

3. Benefits

- (1) Social benefits: On-site office reconstruction can improve the urban landscape and environment and promote regional development. The establishment of 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 project can create job opportunities for at least 1,765 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. During the construction period, the MOF Building on Aiguo West Road will be NPA's resettlement office to save rent from leasing offices elsewhere during the construction period.
- (4) Cost benefits: This project adopts the "MOF Training Institute Co-Development Model" alongside the "Unsafe and Old Building Statute." The pilot planning report shows that it is highly feasible to attract private investments.