Taipei City Investment Environment and Building Permit Simplification Measures

Submitted by: Chinese Taipei
Taipei City Investment Environment and Building Permit Simplification Measures

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October 5, 2010
APEC Seminar on Enhancing Ease of Doing Business in APEC Developing Economies

Outline

I. Taipei’s Environment
II. Vision and Challenges
III. Investment Environment
IV. Permit Simplification Measures
I. Taipei’s environment

1. Taipei Basin

- Basin terrain: Contains rivers and surrounding mountains
- Area: 272 km²
- 4 main rivers: Danshui River, Keelung River, Xindian River and Jingmei River
- 5 major mountain ranges (chains): Datun Mountain, Qixing Mountain, Wuzhi Mountain, Nangang Mountain and Erge Mountain

2. Population and Density

Statistics at the end of July, 2010:
Population: 2,600,000
Population density: 9,586 person/square kilometers
Unemployment rate: 5.5% (June, 2010)
3. Industry Structure

The employed population in 2010 is approximately 1.16 million persons.

4. Land Use and Distribution

Non-Urban Development Area
- Agricultural area, conservation area, waterway, and national park
- Occupied percentage (area): 53.4%

Urban Development Land
- Residential area: 29.7%
- Commercial area: 7%
- Public facilities: 57.6%
- Others: 6%
- Occupied percentage (area): 46.6%
5. Spatial Development Framework

- **Multi-core Development (Multiple Points)**
  - Forming the downtown nodes

- **Multi-axial Development (Multiple Axes)**
  - Taipei Rapid Transit System
  - Taipei Technology Corridor
  - Hiking Trails
  - Blue Highway

- **Integration Development (Overall Planning)**
  - Downtown – Administration and Finance
  - Urban Marginal Areas – Residential
  - Mountain Areas – Entertainment and Recreation Activities

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II. Vision and Challenges

- **Sustainable Eco Taipei**

  - International
  - Happy
  - Charming
  - Culture
  - Green
  - Friendly
  - Lively
  - Efficient
  - Convenient
  - Safe
Neihu Technology Park
Chinese Taipei’s first metropolitan hi-tech park

- Total site area: 536 hectares
- 2008 Annual revenue: USD 84.39 billion
- Companies: 2,906
- Employees: 94,086 pp
- Research and Development centers: 10 centers
- International operation headquarters: 24
- Major corporations: Compal, Acer
  (2007 US Business Week’s the Info Tech 100)
Nangang Software Park

An intellectual industry park

- Total site area: 9 hectares
- 2008 Annual revenue: USD 5.39 billion
- Companies: 270
- Employees: 13,741 pp
- Research and Development centers: 7 centers
- Major corporations: IBM, SONY, NEC, PHILIPS
- Phase III expansion of the park scheduled for opening in December 2007 (Total Floor Area: 171,600 m2)
Nangang Software Park

Shilin-Beitou Technology Park
(planning stage)

**Direction of Development**
- Knowledge-intensive industry, biotechnological, information industry and the 3C industry

**Planned Area**
- 194.29 hectares

**Floor Area for Industrial Development**
- 753,000 m²
Permit Simplification Measures

- Urban Planning Assistance
- Urban Design Review
- Building Permit Review

Urban Planning Assistance

The Approval Process by Central Administration shall be reviewed to assist Project Modification

- In accordance with Sub paragraphs 3 or 4, Paragraph 1, Article 27 of the Urban Planning Law.
- The plan can be revised prior to the overall review.
- The higher-level authority can also directly revise plans in accordance with Paragraph 2, Article 27 of Urban Planning Law.
- Simplify review procedures.
Urban Planning Assistance

Review of Land-use Control

In response to rapid industrial development, transformation, and the trend of deregulation, the restriction of commercial and industrial areas are changed to a list of excluding, such as manufacturing fireworks in the commercial area, in order to decrease obstacles to investment.

A list of exclusion

- Relaxed items
  Gradually relax the condition terms for the establishment of daily service businesses, general service businesses, general offices and professional freelance offices within the industry area to provide and meet with industrial requirements.

- Expected benefits
  This shall benefit towards industrial competitiveness, and meet with flexible requirement and promote sound development for industries.

Institutionalized Urban Design Review

- Commission meeting regularly held every two weeks.
- Establish “Permit review for Taipei City urban design and land use development regulations” for transparent review processes.
- Convene a project review meeting

Submit a complete illustration and description

Correction to be completed within a given time. The application will be rejected if the correction is not completed within the given period.

Executive board meeting held within 10 days

The Public Works Department convenes a review discussion meeting for “integrated design relax regulation” applications. The conclusions will be sent to the executive board for discussion.

Commission review

The conclusions will be sent to the project committee for discussion.

Modifications made by applicant

Project committee meeting

Apply for building permit by law after submitted illustrations and descriptions are approved.
Urban Design - Simplification Procedures for Review of Advertising Materials

- Simplification of review procedures for advertising materials has been approved (Approved on the 252nd Urban Design Review Discussion, July 2, 2009)
  - General review procedures: Executive board → Commission → Approval

<table>
<thead>
<tr>
<th>Procedure</th>
<th>Simplification review procedure (Executive board → Approval → Commission)</th>
<th>Document review procedures (Document review → Approval)</th>
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</thead>
</table>
| Large     | 1. Total area does not exceed 1/3 of the floor area, and height not taller than floor height.  
2. Advertising material exceeds regulated standards of above, but applies fiber optic or LED as the illumination source and has no dazzle effect. | -                                                          |
| Intermediate - Frontage type with vertical length 3 meters and less.  
- Side suspension type with vertical length 6 meters and less. | -                                                          | 1. Frontage type advertising materials with vertical length 1.5 meters and less.  
2. Side suspension type advertising materials with vertical length 3 meters and less. |
| Small     | - 1.2 square meters and less.                                                 | -                                                          |
Building Permit Review

- Simplification measures
- Simplification procedures for projects below provided with scales
- Simplification procedures for residential interior decoration

Simplification Measures for Building Frontage Lines

- For applications which have completed digital cartographic re-measurement, urban land replotting, sectional expropriation or overall industrial area development, the application for building frontage line is not required after notice.
Simplification Measures for Building Permit Acquisition (1)

**Building Permit Joint-review System:**
In order to simplify the application procedures for building permit acquisition and to enhance the efficiency of issuing building permits, Taipei City Government and Taipei Architects Association have coordinated together to implement the building permit joint-review system. This approach sufficiently combines professional civil human resource to create a win-win achievement between the people and Taipei City Government.

- Transparent review system
- One-time correction notice
- Enhance permit review efficiency
- Simplification of administrative procedures

![Diagram of Building Permit Joint-review Procedure]

(The diagram illustrates the joint-review procedure for building permits, outlining the roles and steps involved in the process.)
Achievements in Building Permit Simplification

1. Before joint-review implementation
   Total approved cases 408, average processing duration 199 days (Architect: 155 days; Building Administration Office: 44 days).

2. Joint-examination stage (March-September of 2008):
   Total approved cases 109, average processing duration 96 days (Architects Association: 7 days; Architect: 58 days, Urban Development Department: 31 days)

   Total approved cases 928, average processing duration 24 days (Architects Association: 16 days, Urban Development Department: 8 days)

Simplification Measures for Building Permit Acquisition (2)

- Establish a direct contact

- During the application process for the building permit, the completion documents of address number application, fire protection equipment and sewage treatment equipment should be submitted to the Building Administration Office then the documents will be sent to the related agencies for review.

- The Building Administration Office will forward applications for water and electricity utilities to corresponding departments for the applicant upon the examination of building permit.
Measures in Response to Chinese Taipei’s “WB Business Environment Promotion Rating Renovation Project”

- **Simplification measures of the first stage** (simplification for building permit construction documents under a certain scale)
  - **Beginning Stage**
    The applications are allowed not to submit the approved illustrations of water, electricity, telecommunications, and major wire/pipe routes at the beginning stage to simplify the procedure. A total of 3 indicating items are simplified according to the 2010 investigation report for building permit application.
  - **Completion stage** (Application for permit)
    A “Direct Contact” is established to process address number, fire protection equipment completion and other application documents. A total of 5 indicating items are simplified according to the 2010 investigation report for building permit application.

- **Simplification measures of the second stage**: Promoting a revised law to further simplify construction examination procedures. Completion of revised article items are then sent to the Taipei City Council for review.

Simplification of Administrative Control for Interior Decoration with Residential Purpose and Buildings Below a Certain Scale

- **Reference to revise and augment in residential interior decoration simplification**
  - The scope of the simplification process is suitable if the application meets with any of the following regulations in floor area:
Simplification Procedures for Residential Interior Decoration under a Certain Scale

- **Interior decoration“design”**

  Issue “Construction permit”
  By review authorization agency

- **Construction conducted according to construction drawings**

  Issue “Indoor decoration approval document” by Department of Urban Development

  Completion with examination

Separation of Administrative and Technical Work

- The interior decoration of new constructions may be applied together with building permit submission

To simplify the process and provide convenience to the people, the building designer is to **sign and provide the documents** when applying for a building permit. This is also applied when recise the permit.
Taipei City Government Contact Window

- Urban planning: 2725-8263  Li-Kuo Wang, Division Chief
- Urban design: 2725-8275  Chien-Hua Chen, Division Chief
- Urban redevelopment: 2357-2911  Ting-An Fang, Deputy Chief Engineer
- Building administration: 2725-8351  Wen-Ting Kao, Chief Secretary
- Building permit joint-review: 2725-2704  Chia-Wei Ho, Chief of Sub Division.

Joint-review organization: Taipei Architects Association
2377-3011
http://web.arch.org.tw/

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Department of Urban Development, Taipei City Government
http://www.planning.taipei.gov.tw
Building Administration Office of Taipei City Government